



CUSHMAN &
WAKEFIELD



HOOPP
Healthcare of Ontario's
Pension Plan

25 YORK

ICONIC, AAA
OFFICE SPACE
STEPS FROM
UNION STATION



VIRTUAL
TOURS
AVAILABLE

25 YORK

AT A GLANCE

BUILDING HIGHLIGHTS

- 25 York achieved BOMA BEST® Platinum certification with a score of 99.2%, the highest score globally
- 30 storey, class “AAA” office tower
- Expansive 30’ high lobby ceiling
- Links directly to the PATH system, Union Station and the Scotiabank Arena
- Strategic location steps from the downtown core, the waterfront, restaurants, abundant retail, entertainment, hotels and the dynamic Metro Convention Centre
- Pressurized raised floor system provides individual temperature control and greater access to fresh air
- Floor to ceiling windows provide abundant natural light
- Building systems designed to accommodate 1 person per 100 square feet

AVAILABILITY OVERVIEW

Net Rent:	Contact Listing Agents
Additional Rent:	\$28.54 PSF (2022 estimate)
Term:	Flexible (minimum 3-year term)
Parking Ratio:	1 / 3,500 SF leased

	SUITE	SIZE	AVAILABLE	
	B	1400	27,470 SF	Immediate & Divisible
	C	700	27,470 SF	June 1, 2022 LEASED
	F	609	1,219 SF	Immediate LEASED
	G	601	14,685 SF	Immediate LEASED
	H	608	3,242 SF	Immediate
	Total	30,712 SF		



SUITE 1400

27,470 SF | AVAILABLE IMMEDIATELY

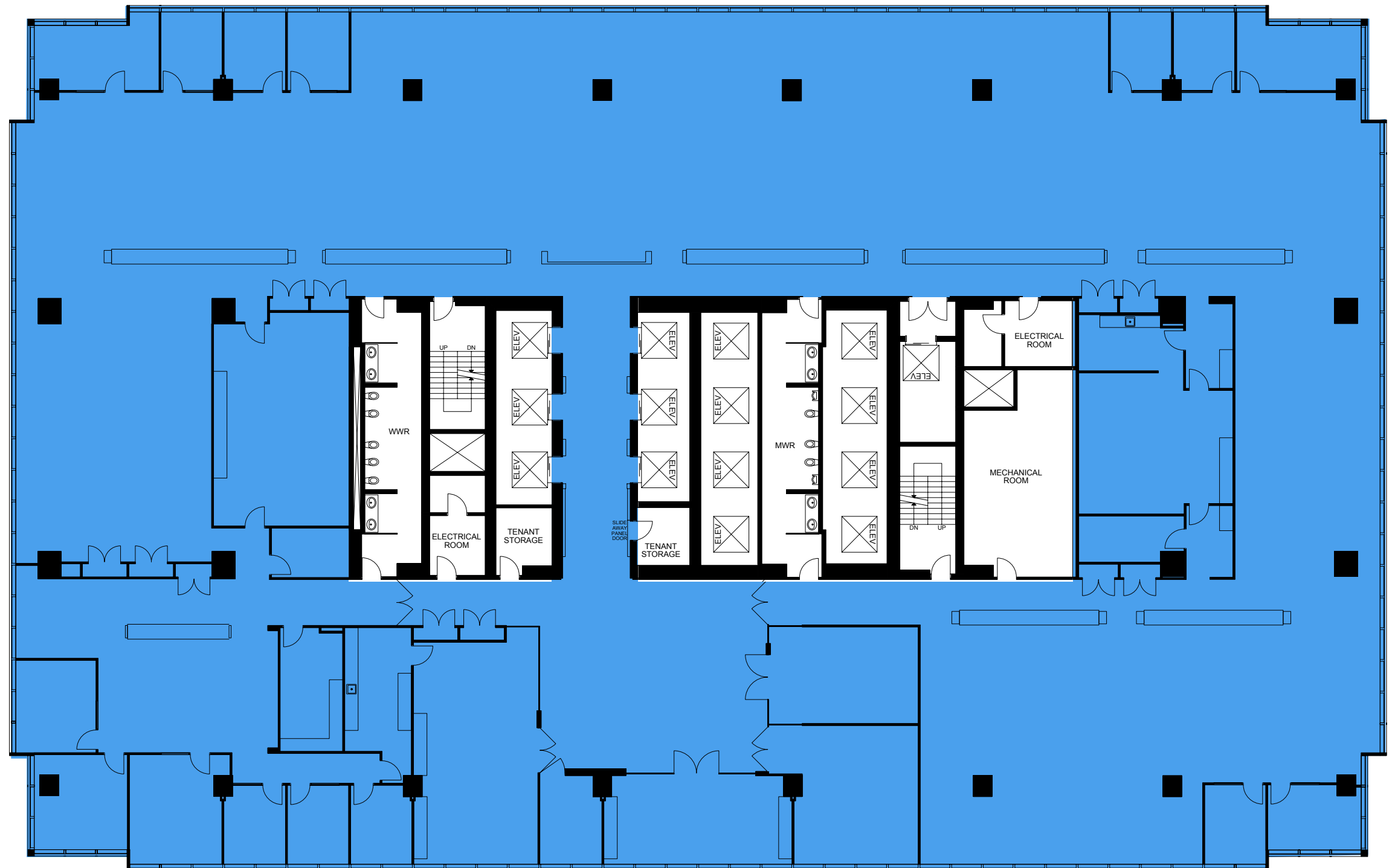
25 YORK
FOR LEASE

FEATURES

- Full floor or divisible opportunity available
- Contemporary build out complete with reception area, modern kitchen, meeting rooms in a variety of sizes, private offices, and open area space for ease of traffic flow and formal interaction



CLICK HERE
FOR VIRTUAL TOUR



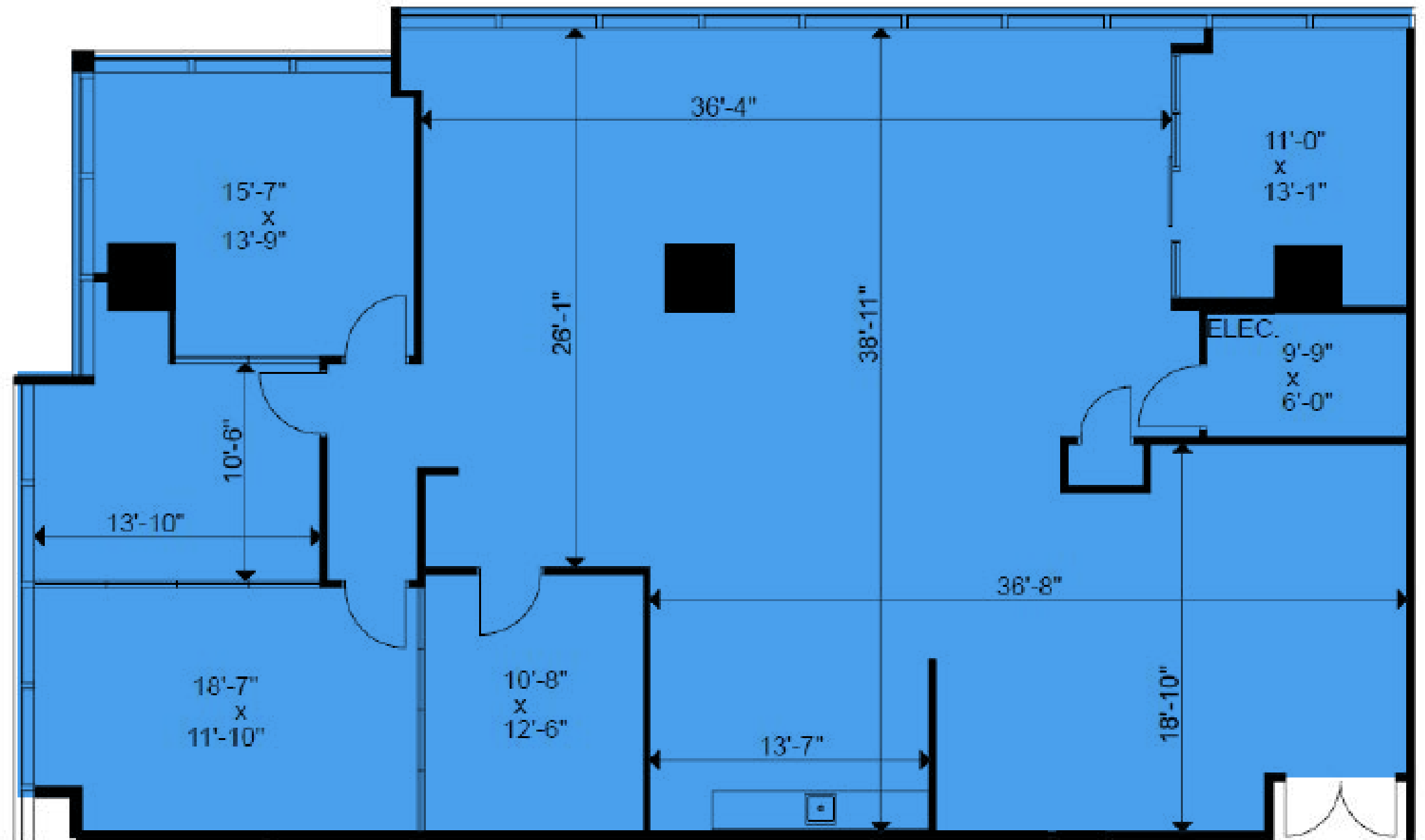
SUITE 608

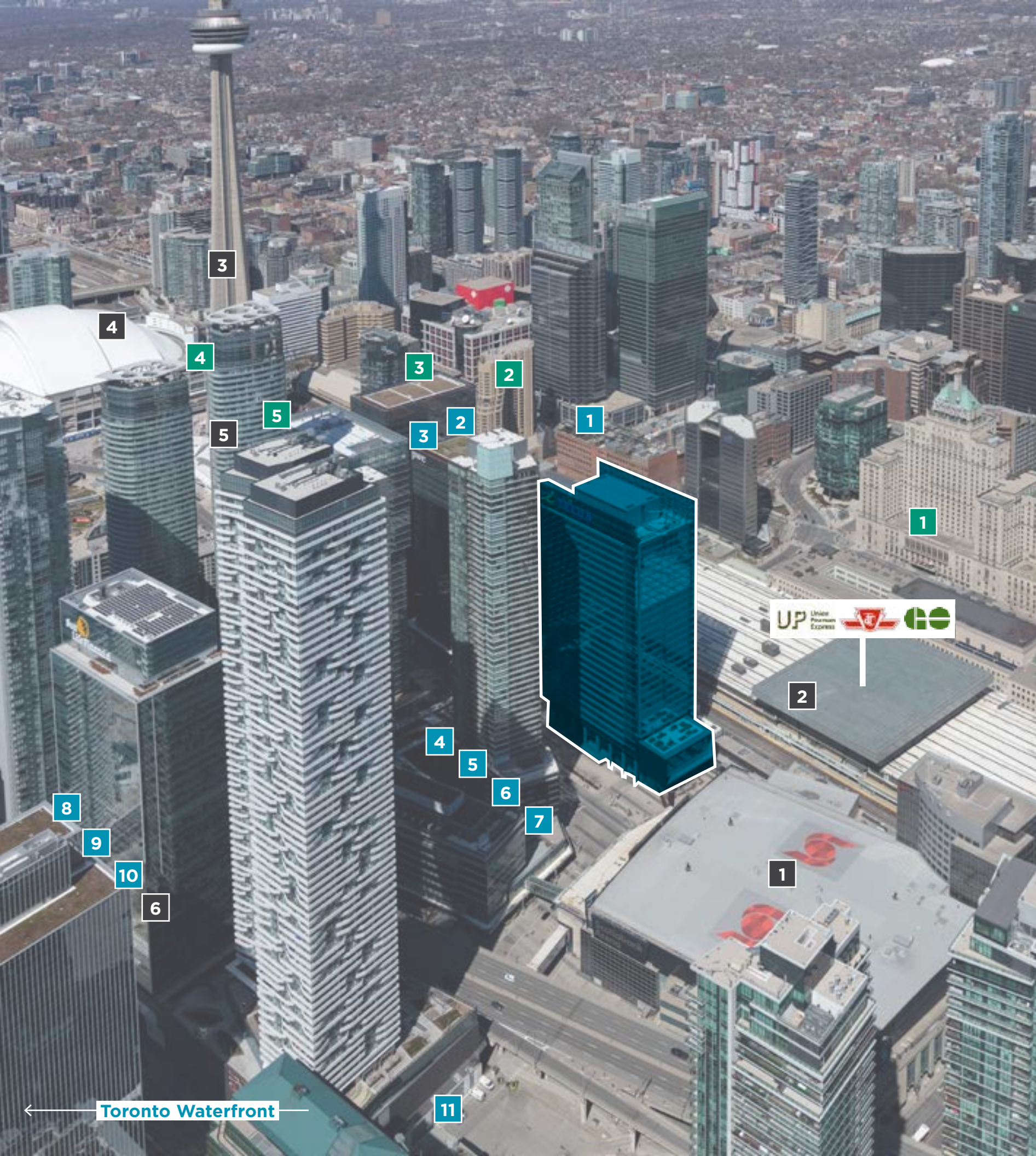
3,242 SF | AVAILABLE IMMEDIATELY

25 YORK
FOR LEASE

FEATURES

- Built out with reception area, kitchenette, four offices/meeting rooms and open area space for ease of traffic flow and formal interaction





25 YORK

AMENITIES

Linking directly to the major attractions of the downtown core, the PATH through 25 York provides direct indoor access to Union Station creating fast, easy access to the major transportation hub of Canada.

It is steps from the waterfront, the Scotiabank Arena, the entertainment district and the financial core, plus many major restaurants and retail chains.

25 York is home to the following retail amenities: Aria Ristorante, Sushi Shop, Pumpernickel's, Booster Juice and York Street Dental.

25 YORK IS THE ULTIMATE LOCATION FOR BOTH WORK AND PLAY.

RESTAURANTS & RETAIL

1. Scaddabush
2. iQ Foods
3. Mercatto
4. E11even
5. LCBO
6. Longos
7. Real Sports Bar
8. Kinka Izakaya
9. Kinton Ramen
10. Coppa's Fresh Market
11. Harbour 60

HOTELS & CONFERENCE FACILITIES

1. Fairmont Royal York
2. Intercontinental Toronto Centre
3. Metro Toronto Convention Centre
4. Toronto Marriott City Centre
5. Delta Hotels

ATTRACTIONS

1. Scotiabank Arena
2. Union Station
3. CN Tower
4. Rogers Centre
5. Ripleys Aquarium
6. Second City



99

WALK SCORE



100

TRANSIT SCORE



78

BIKE SCORE

← Toronto Waterfront



25 YORK



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*Sales Representative