UNITS AVAILABLE FROM 1,219 SF TO 27,470 SF

25 YORK
ICONIC, AAA OFFICE SPACE STEPS FROM UNION STATION

VIRTUAL TOURS AVAILABLE
25 YORK
AT A GLANCE

BUILDING HIGHLIGHTS
• LEED Platinum Certified, Canada’s first Fitwel certified property
• 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
• Secure bike parking stalls and shower facilities

AVAILABILITY OVERVIEW
Availability: 1,219 SF - 27,470 SF
Net Rent: Contact Listing Agents
Additional Rent: $29.01 PSF (2021 estimate)
Term: Flexible (minimum 3-year term)
Parking Ration: 1 / 3,000 SF leased

<table>
<thead>
<tr>
<th>SUITE</th>
<th>SIZE</th>
<th>AVAILABLE</th>
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<tbody>
<tr>
<td>A</td>
<td>1810</td>
<td>8,095 SF</td>
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<tr>
<td>B</td>
<td>1400</td>
<td>27,470 SF</td>
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<tr>
<td>C</td>
<td>1210</td>
<td>8,725 SF</td>
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<tr>
<td>D</td>
<td>612</td>
<td>2,673 SF</td>
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<tr>
<td>E</td>
<td>609</td>
<td>1,219 SF</td>
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<tr>
<td>Total</td>
<td>48,182 SF</td>
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SUITE 609
1,219 SF | AVAILABLE NOVEMBER 1, 2021

FEATURES
• Elevator Exposure
• Built out with 1 boardroom, kitchenette, and open area for ease of traffic flow and formal interaction
• Spectacular north cityscape views

CLICK HERE FOR VIRTUAL TOUR
SUITE 612
2,673 SF | AVAILABLE IMMEDIATELY

FEATURES
• Corner suite
• Built out with 1 boardroom, 1 meeting room, 4 private offices, open area seating and kitchenette
• Spectacular north-east cityscape views

CLICK HERE FOR VIRTUAL TOUR

SUITE 609 | 1,239 SQ.FT.
Available October 31, 2020

Suite 609 Features
• Elevator exposure with boardroom, kitchenette and open layout.

LEASED

SUITE 612 | 2,673 SQ.FT.
Available October 31, 2020

Suite 612 Features
• Corner suite with 2 boardrooms, kitchenette, private offices and open seating areas.
SUITE 1210
8,725 SF | AVAILABLE IMMEDIATELY

FEATURES
• Elevator exposure
• Space is in base building condition with new glass entry doors
• Spectacular north cityscape views

CLICK HERE
FOR VIRTUAL TOUR

25 YORK
FOR LEASE

SUITE 609 | 1,239 SQ.FT.
Available October 31, 2020

SUITE 612 | 2,673 SQ.FT.
Corner suite with 2 boardrooms, kitchenette, and formal interaction.
FEATURES
• Full floor opportunity
• 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

SUITE 1400
27,470 SF | AVAILABLE IMMEDIATELY

FOR LEASE
25 YORK
FOR VIRTUAL TOUR
CLICK HERE
SUITE 1810
8,095 SF | AVAILABLE IMMEDIATELY

FEATURES
- Elevator exposure
- Space is built out with perimeter offices, meeting rooms, kitchen and open area space for ease of traffic flow and formal interaction
- Spectacular south facing views

CLICK HERE FOR VIRTUAL TOUR
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. Elleven
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. Ripley’s Aquarium
6. Second City

99 WALK SCORE
100 TRANSIT SCORE
78 BIKE SCORE