



112,968 SF  
VACANCY COMING TO MARKET

# 25

## YORK

ICONIC, AAA  
OFFICE SPACE  
STEPS FROM  
UNION STATION



VIRTUAL  
TOURS  
AVAILABLE



# 25 YORK

## AT A GLANCE

### BUILDING HIGHLIGHTS

- LEED EB:O+M Platinum certified
- Platinum BOMA BEST® Certification
- 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:** \$29.97 PSF (2024 estimate)
- Term:** Flexible (minimum 3-year term)
- Parking Ratio:** 1 / 3,500 SF leased

SUITE	SIZE	AVAILABLE
1400	11,500 SF	Immediate
2400	28,242 SF	December 1, 2024
2500	28,242 SF	December 1, 2024
2600	28,242 SF	December 1, 2024
2700	28,242 SF	December 1, 2024
<b>Total</b>	<b>112,968 SF</b>	

**LEASED**





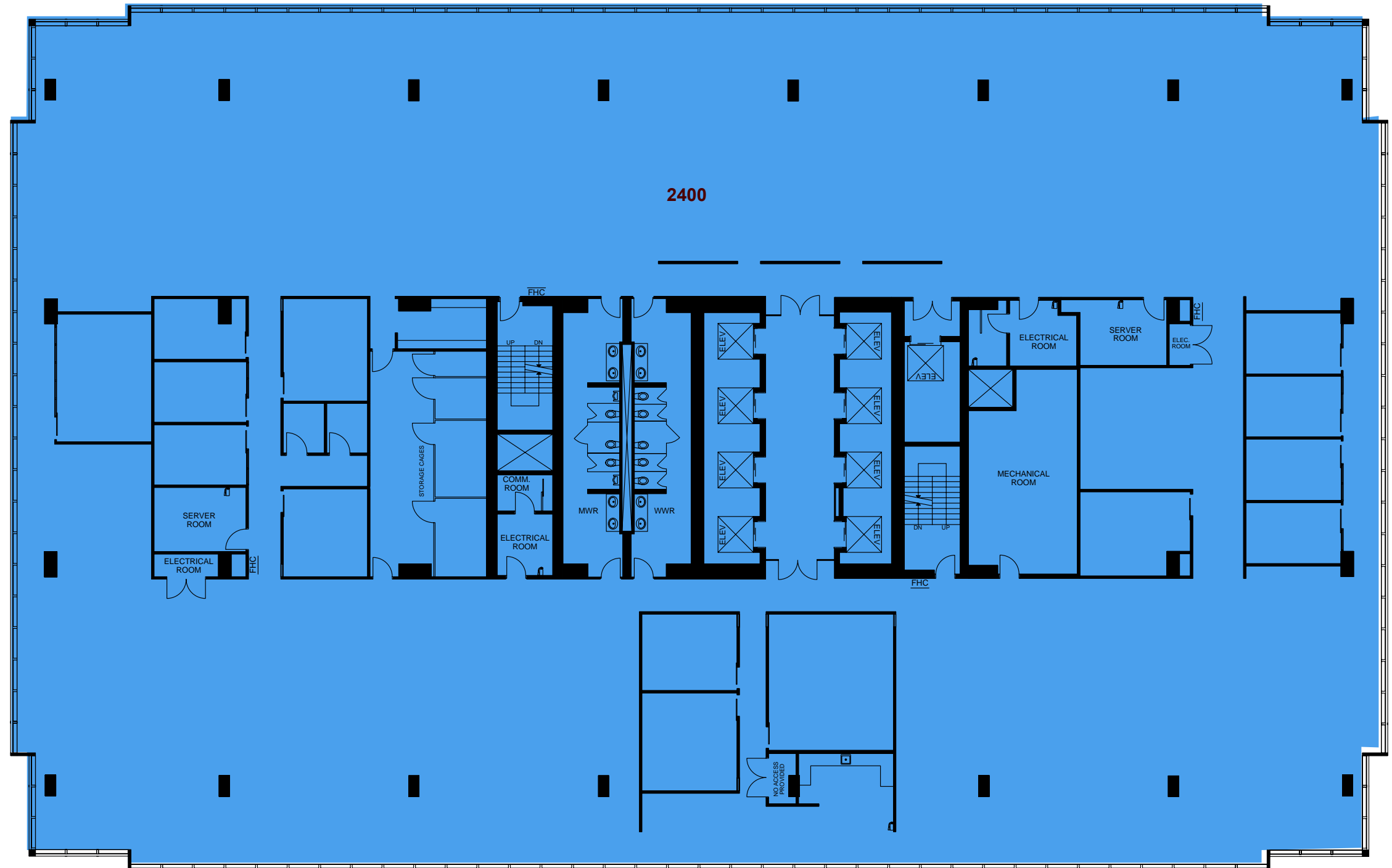
# SUITE 2400

28,242 SF | AVAILABLE DECEMBER 1, 2024

25 YORK  
FOR LEASE

## FEATURES

- Excellent views
- Great mix of team and dedicated workspaces throughout



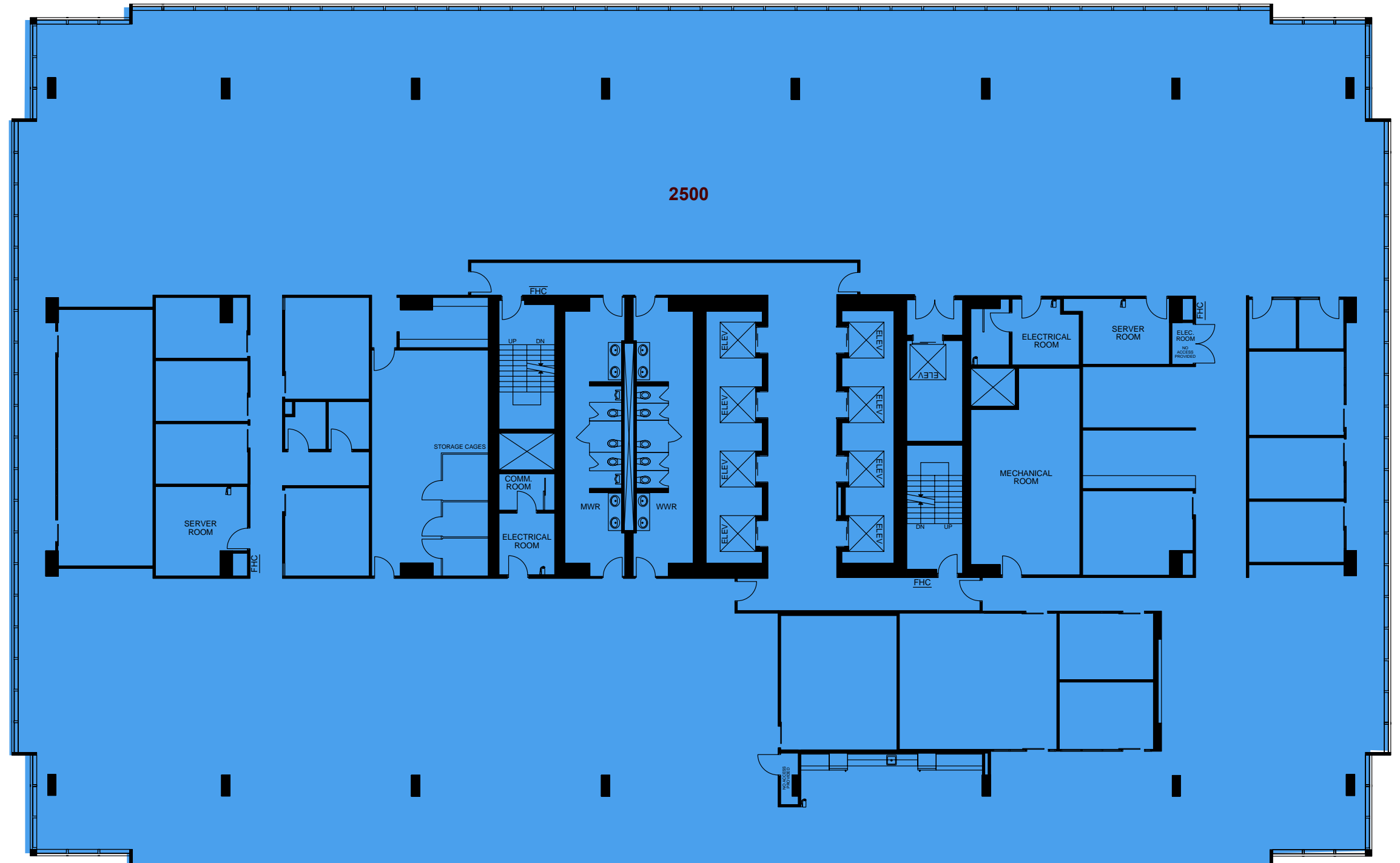
# SUITE 2500

28,242 SF | AVAILABLE DECEMBER 1, 2024

25 YORK  
FOR LEASE

## FEATURES

- Excellent views
- Great mix of team and dedicated workspaces throughout



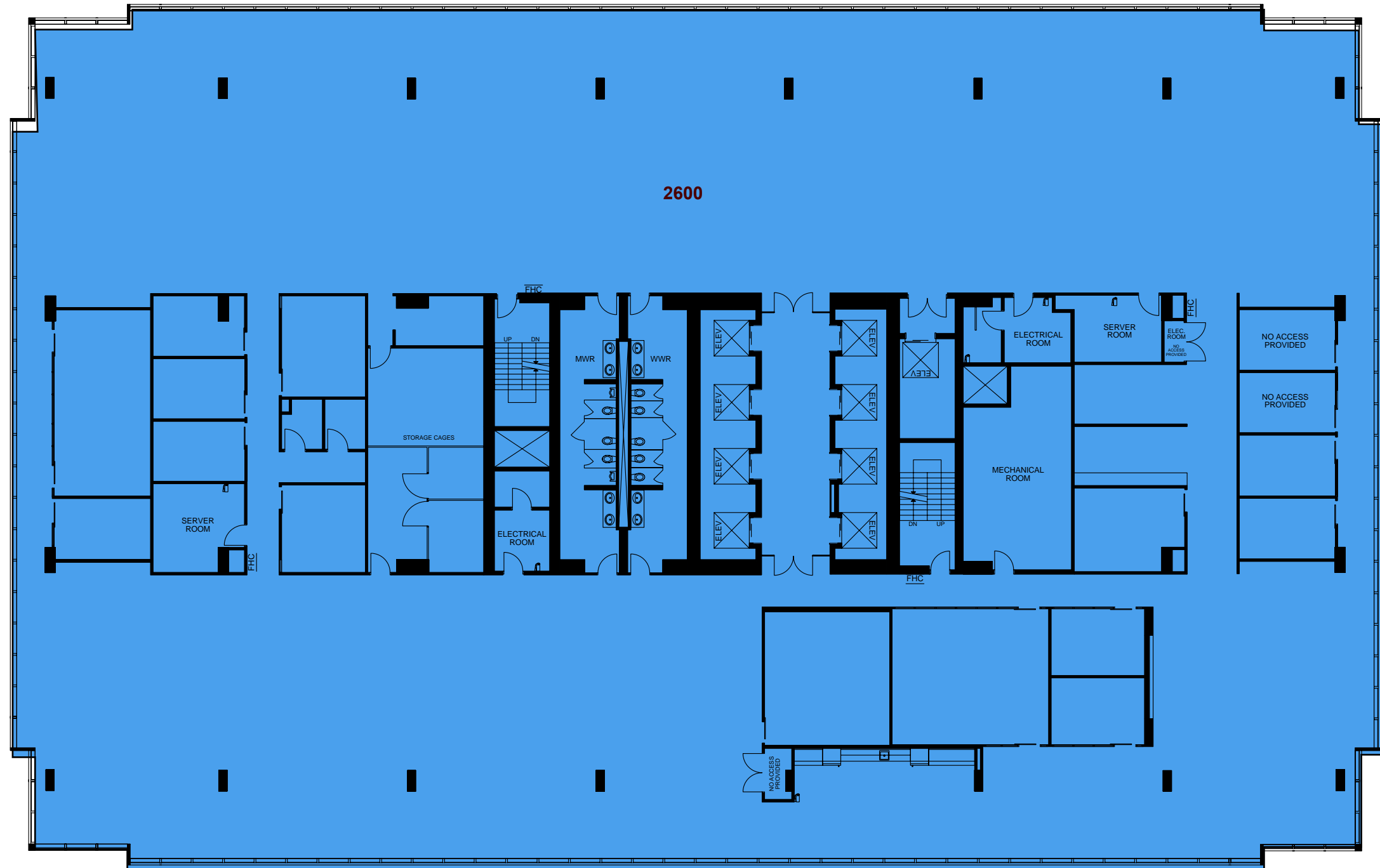
# SUITE 2600

28,242 SF | AVAILABLE DECEMBER 1, 2024

25 YORK  
FOR LEASE

## FEATURES

- Consistent quality of improvements throughout the 4 contiguous floors



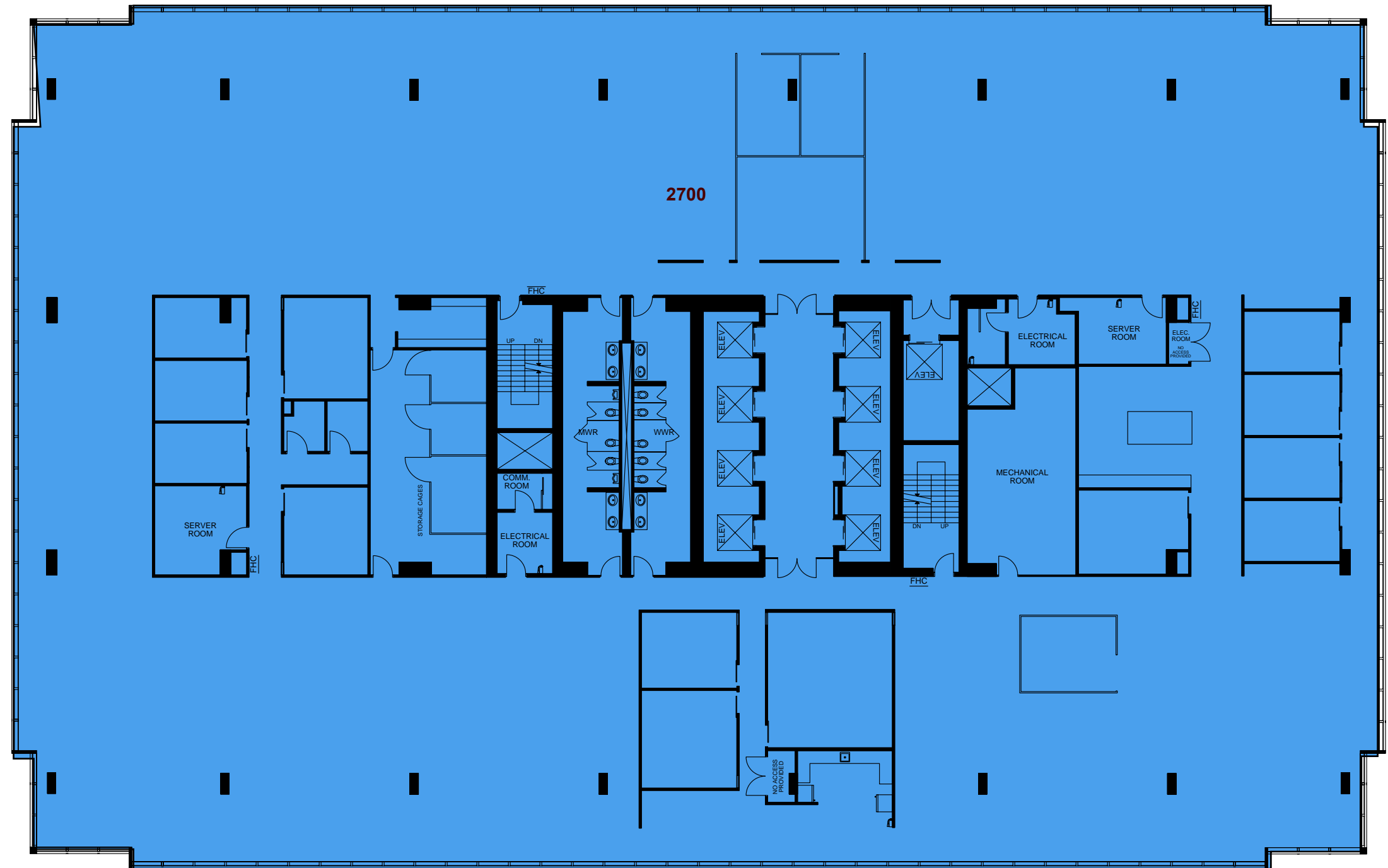
# SUITE 2700

28,242 SF | AVAILABLE DECEMBER 1, 2024

25 YORK  
FOR LEASE

## FEATURES

- Consistent quality of improvements throughout the 4 contiguous floors





# 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. Mercato
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

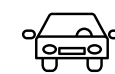
### ATTRACTIONS

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



**CUSHMAN &  
WAKEFIELD**



**HOOPP**  
Healthcare of Ontario  
Pension Plan

## FOR MORE INFORMATION, PLEASE CONTACT

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\*Sales Representative