

**CUSHMAN &
WAKEFIELD**

199 BAY STREET

COMMERCE COURT WEST

**PRIME BUILT OFFICE
SPACE FOR SUBLEASE**

46,615 SF

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COMMERCE COURT WEST

Prime Built Office Space
for Sublease
46,615 SF

Enjoy all the benefits of a premium business address, located in the heart of Toronto's Financial District. This long-term sublet is ideal for anyone looking for cost-effective business space in a well-connected location.

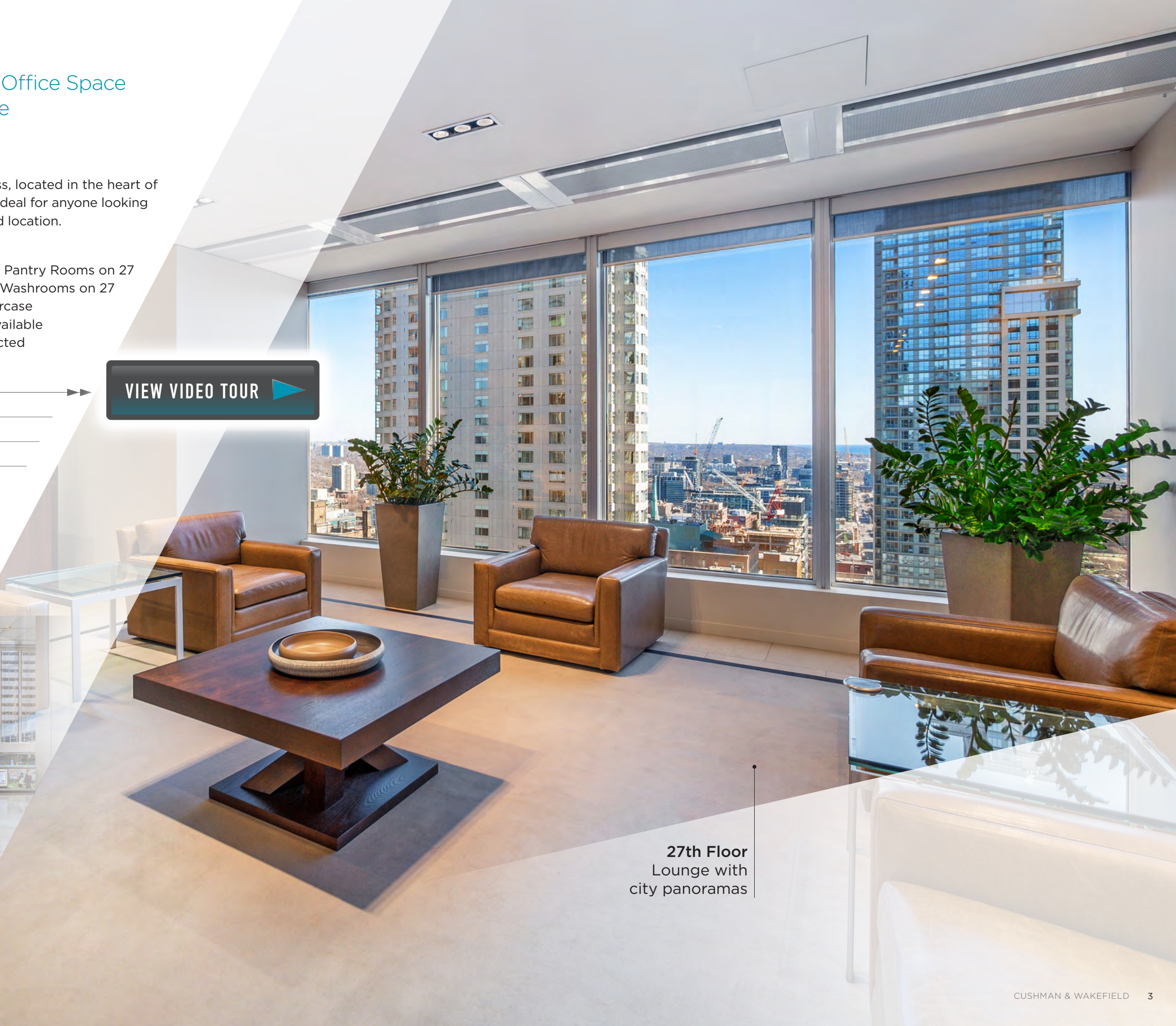
Available: Floors 26 and 27

- Executive Finishes
- Private Offices
- Interior Workstations & Open Areas
- Lunch Room and Wellness Room on 26
- 4 Kitchens / Pantry Rooms on 27
- 2 Executive Washrooms on 27
- Internal Staircase
- Furniture Available
- Path Connected

Available:	Immediate
Term:	September 2028
Rent:	Contact Agent (see back cover)
Additional Rent:	\$33.24 psf/yr (2021 Estimate)

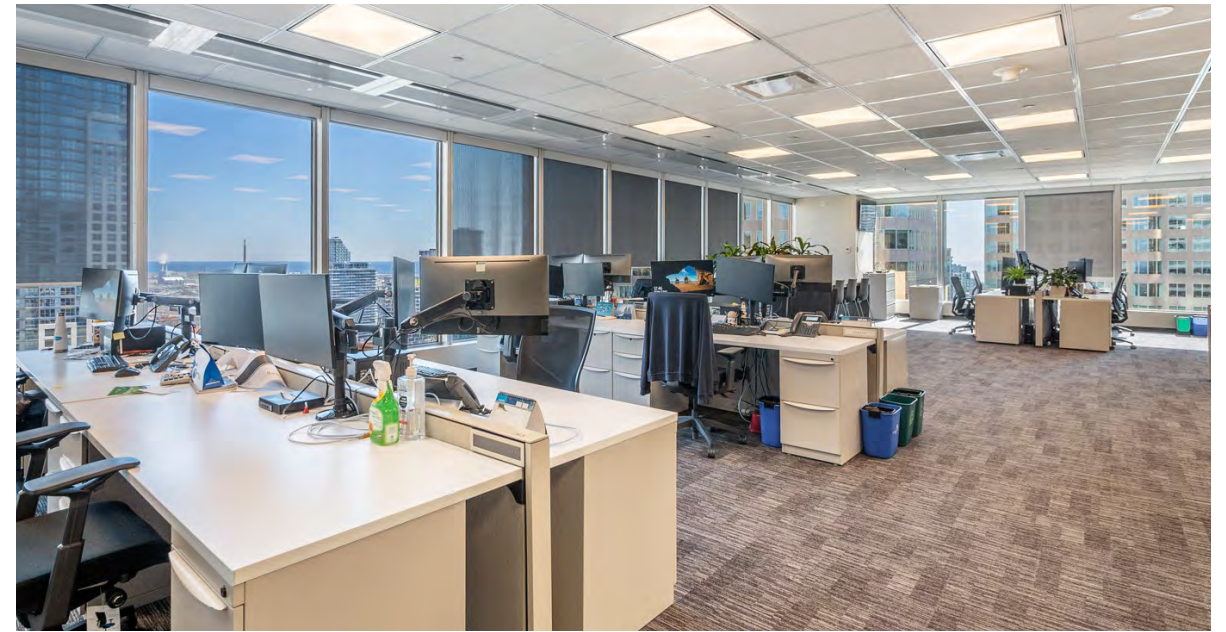
[VIEW VIDEO TOUR](#)

- **Connected to Underground PATH Network & Subway**
- **Full Food Court Below Tower**
- **Dineen Coffee @ Ground Level**
- **2 Fine Dining Restaurants**

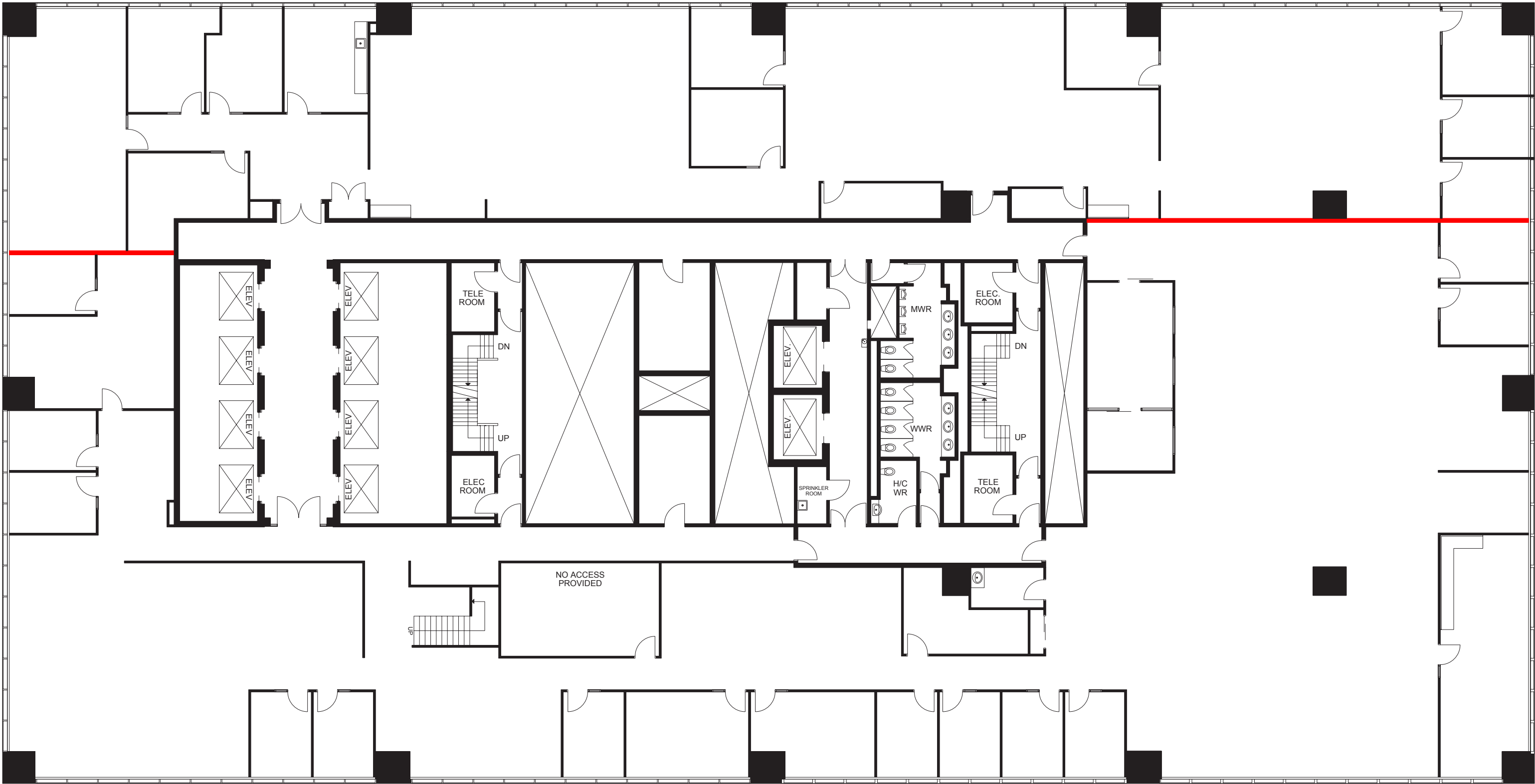


27th Floor
Lounge with
city panoramas

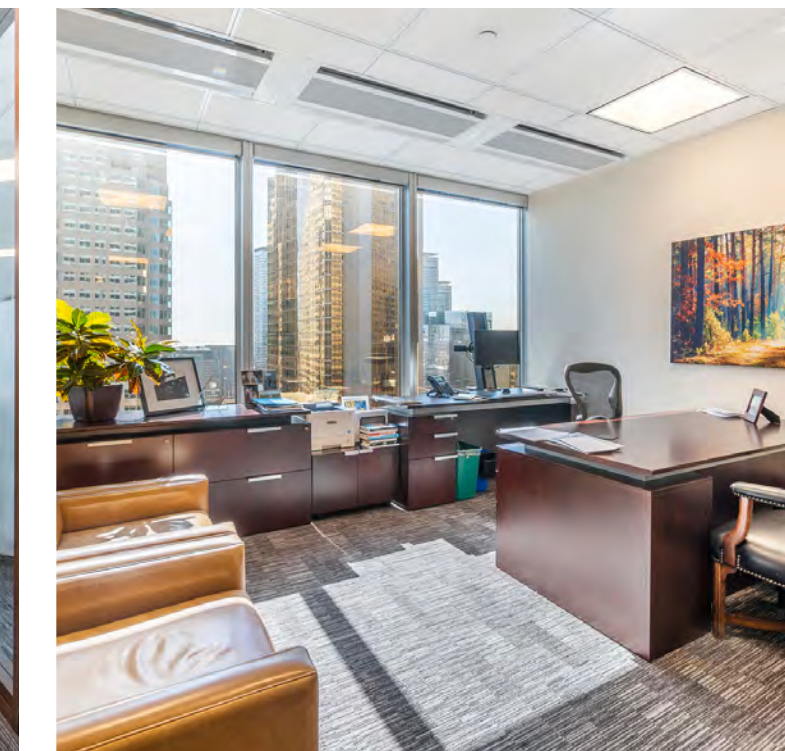
26TH FLOOR



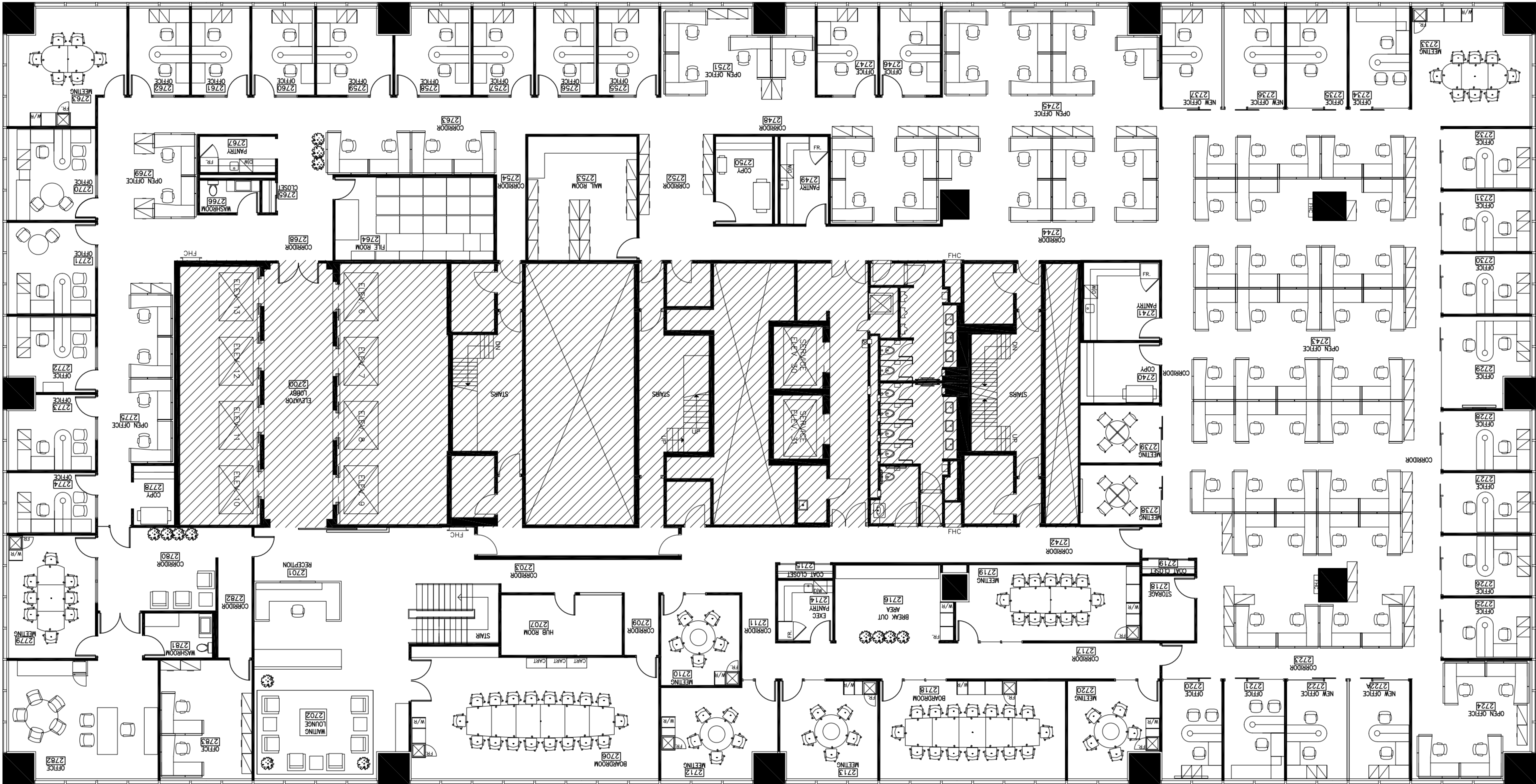
26th FLOOR PLAN | 23,306 RSF



27TH
FLOOR



27th FLOOR PLAN | 23,309 RSF



199 BAY STREET IS CONNECTED

LAKE ONTARIO



BILLY BISHOP AIRPORT

LEGEND

YONGE SUBWAY LINE

GO TRANSIT | UP EXPRESS | VIA RAIL

SUBWAY STOP

STREETCAR ROUTE

BUS ROUTE



SCOTIABANK ARENA

GARDINER EXPRESSWAY

199 BAY STREET

PATH

UNION STATION

ST ANDREW STATION

UNIVERSITY AVE

OSGOODE STATION

NATHAN PHILLIPS SQUARE

FRONT STREET

KING STATION

BAY STREET

YONGE STREET

KING STREET

CHURCH STREET

QUEEN STATION

EATON CENTRE

QUEEN STREET

DUNDAS SQUARE

DUNDAS STATION

DUNDAS STREET



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FOR MORE INFORMATION, CONTACT:

JULIAN BRANDON

Senior Vice President, Office Leasing

+1 416 564 0376

julian.brandon@cushwake.com

Cushman & Wakefield

161 Bay Street, Suite 1500

Toronto, ON M5J 2S1 | Canada

cushmanwakefield.com

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