



CUSHMAN &  
WAKEFIELD



**OFFICE SPACE  
FOR SUBLEASE**

**199**

**BAY STREET**  
4<sup>th</sup>, 5<sup>th</sup> & 56<sup>th</sup> FLOOR



# DETAILS

|                         |                                      |
|-------------------------|--------------------------------------|
| <b>Available Space:</b> | 4 <sup>th</sup> Floor - 22,532 SF    |
|                         | 5 <sup>th</sup> Floor - 22,512 SF    |
|                         | 9 <sup>th</sup> Floor - 22,498 SF    |
|                         | 14 <sup>th</sup> Floor - 22,296 SF   |
|                         | 56 <sup>th</sup> Floor - 24,717 SF   |
|                         | <hr/>                                |
|                         | Total Available - 114,555 SF         |
| <b>Net Asking Rate:</b> | Please call listing agent to discuss |
| <b>Additional Rent:</b> | \$34.91 PSF (2023 Est.)              |
| <b>Occupancy:</b>       | Immediate                            |
| <b>Term:</b>            | February 28, 2028                    |

# HIGHLIGHTS

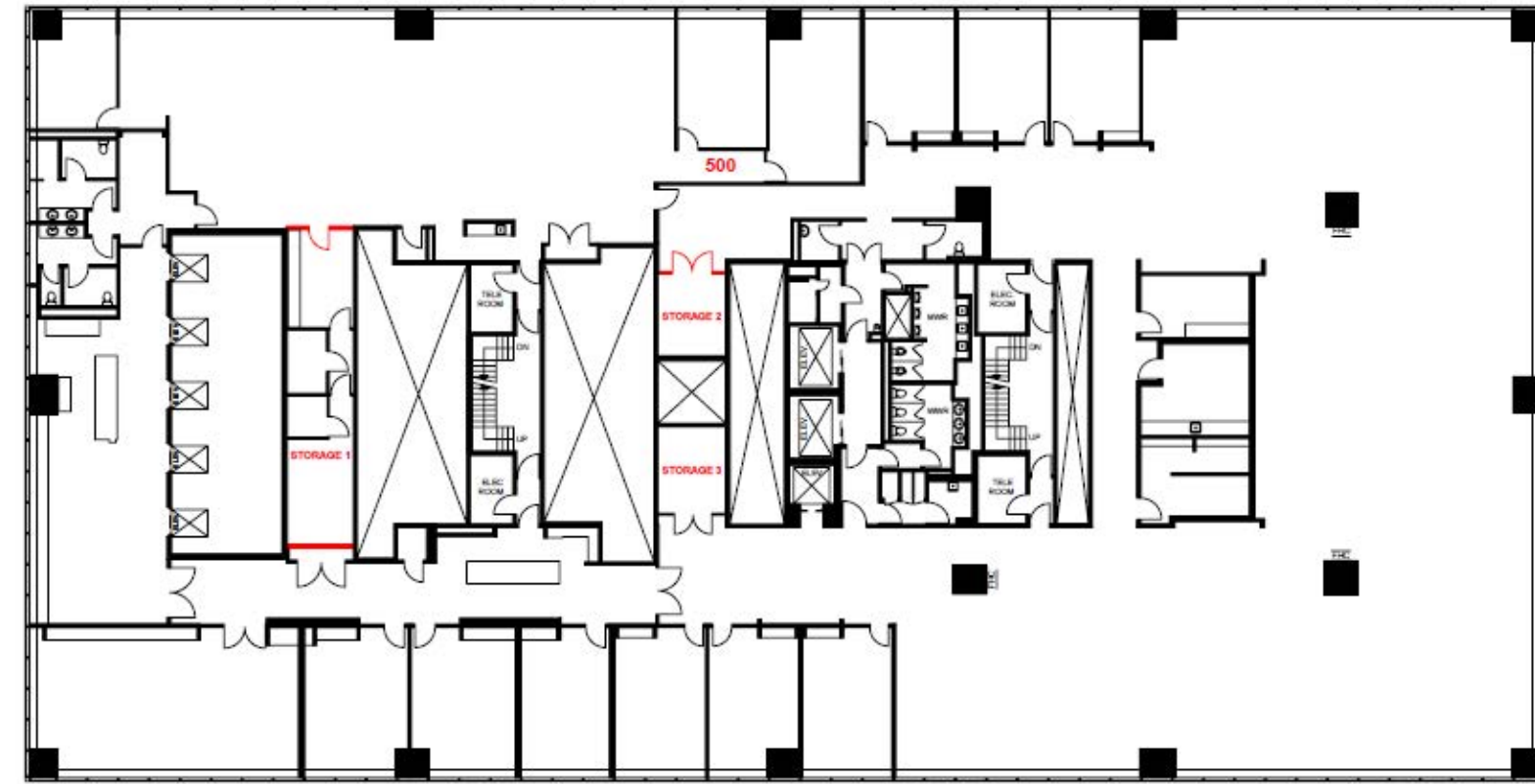
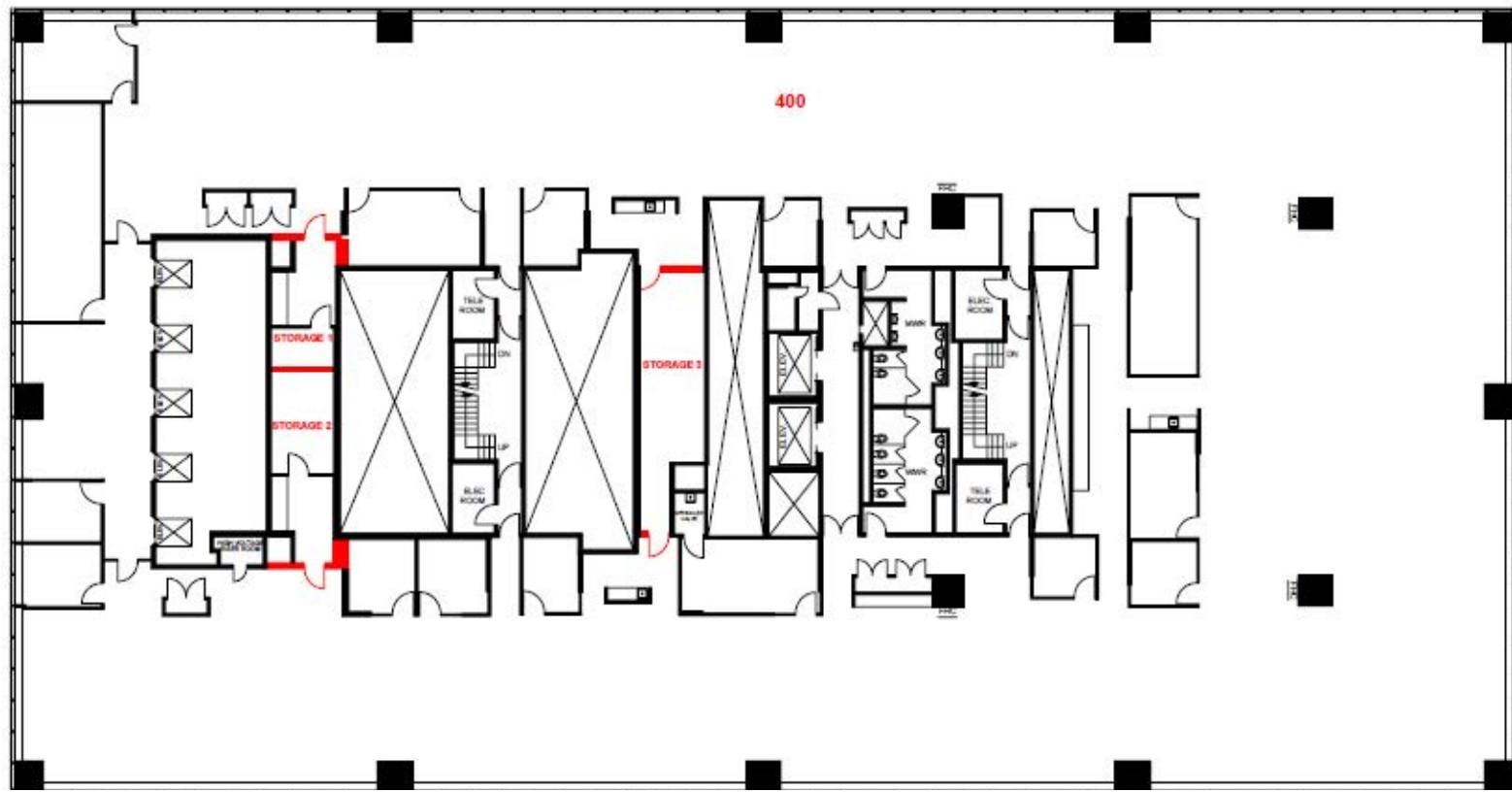
- One of Canada's premiere addresses in the heart of the downtown financial core
- Low and high-rise office space with specular views and natural light
- Furniture not included
- Versatile space ready for your custom build-out, providing endless potential to create the perfect workspace tailored to your needs.
- LEED Gold Building Certification
- BOMA Platinum Building Certification
- Direct access to both the King Street subway and the PATH underground network
- Numerous amenities on-site including Dineen Coffee Co, Equinox fitness club, food court, shopping and cafés





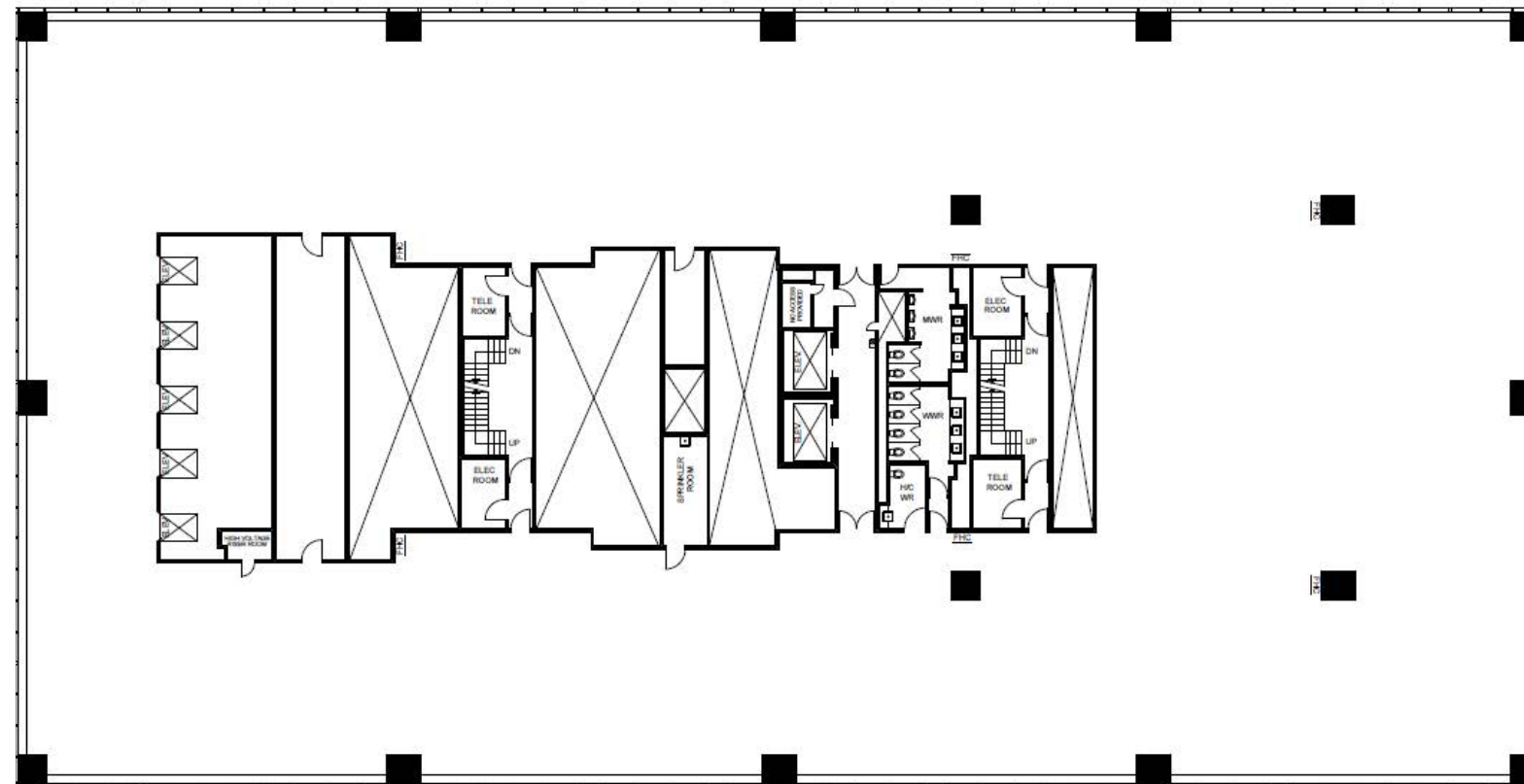
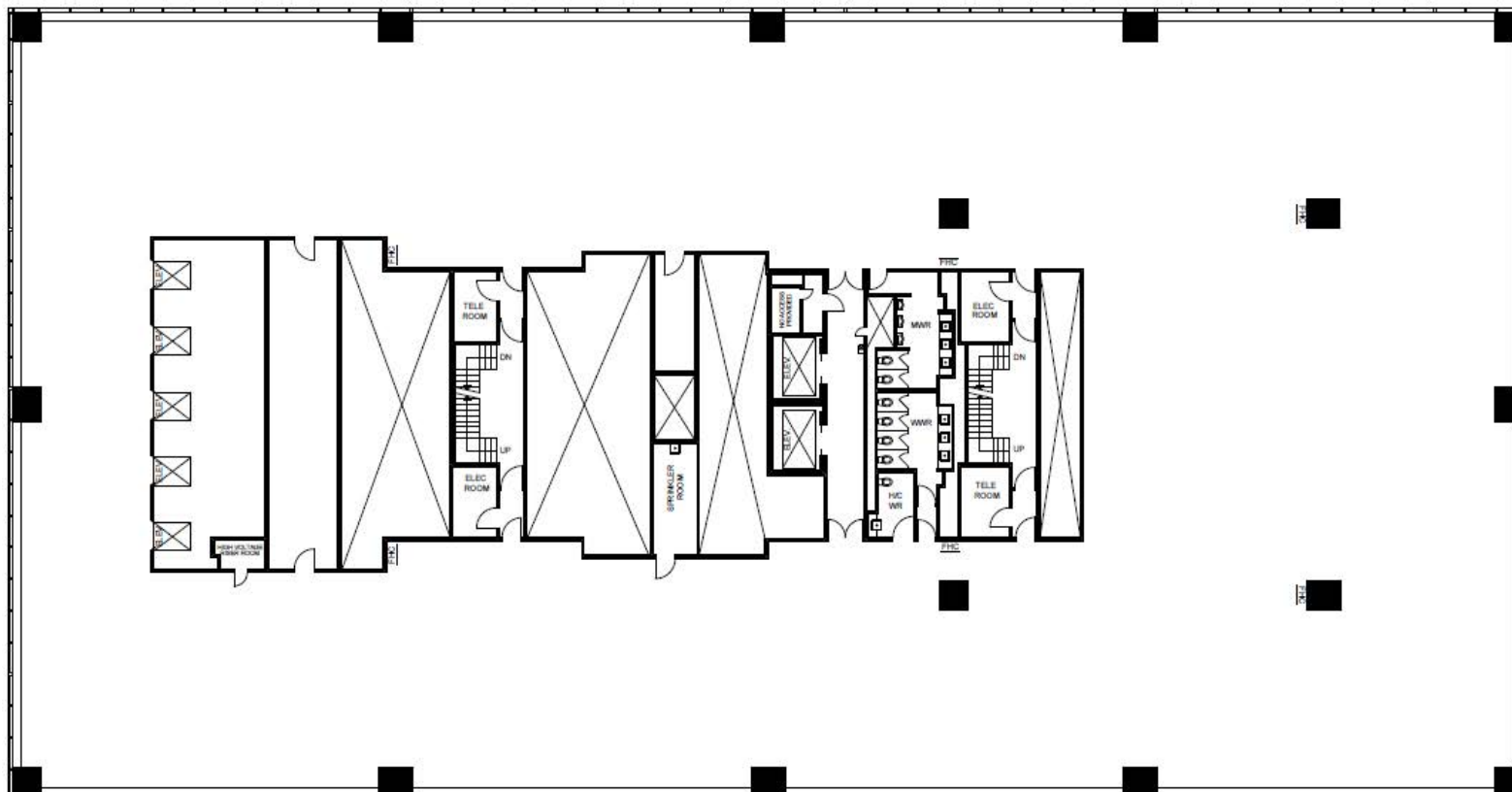
4<sup>TH</sup> FLOOR - 22,532 SF

5<sup>TH</sup> FLOOR - 22,512 SF

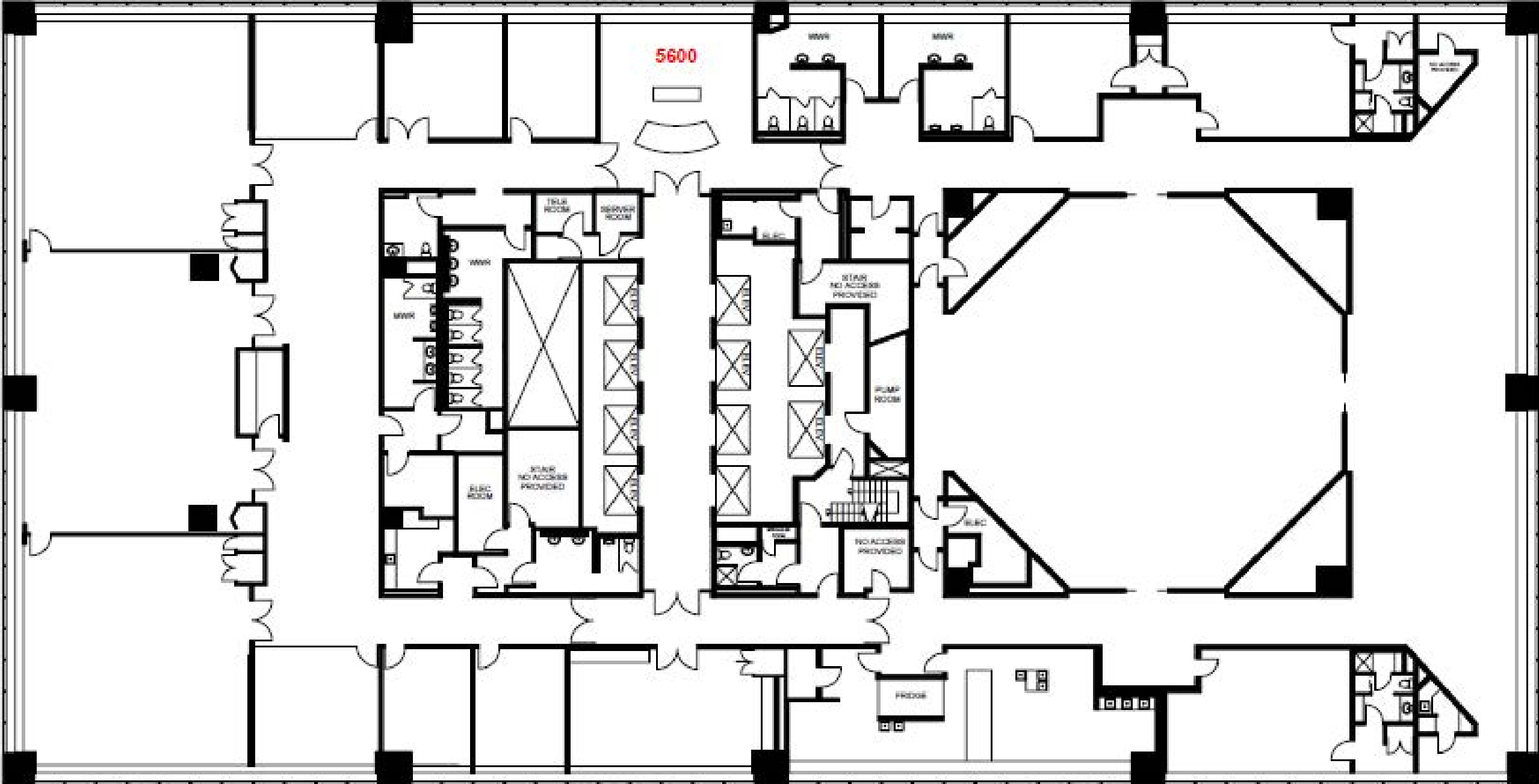


9<sup>TH</sup> FLOOR - 22,498 SF

14<sup>TH</sup> FLOOR - 22,296 SF



56<sup>TH</sup> FLOOR - 24,717 SF



# TEST FIT - FULL FLOOR OPEN

| NOT FOR CONSTRUCTION |                             |
|----------------------|-----------------------------|
| SPACE SUMMARY        |                             |
| Tenant Area          | +/- 21,850 sf<br>+/- 248 sf |

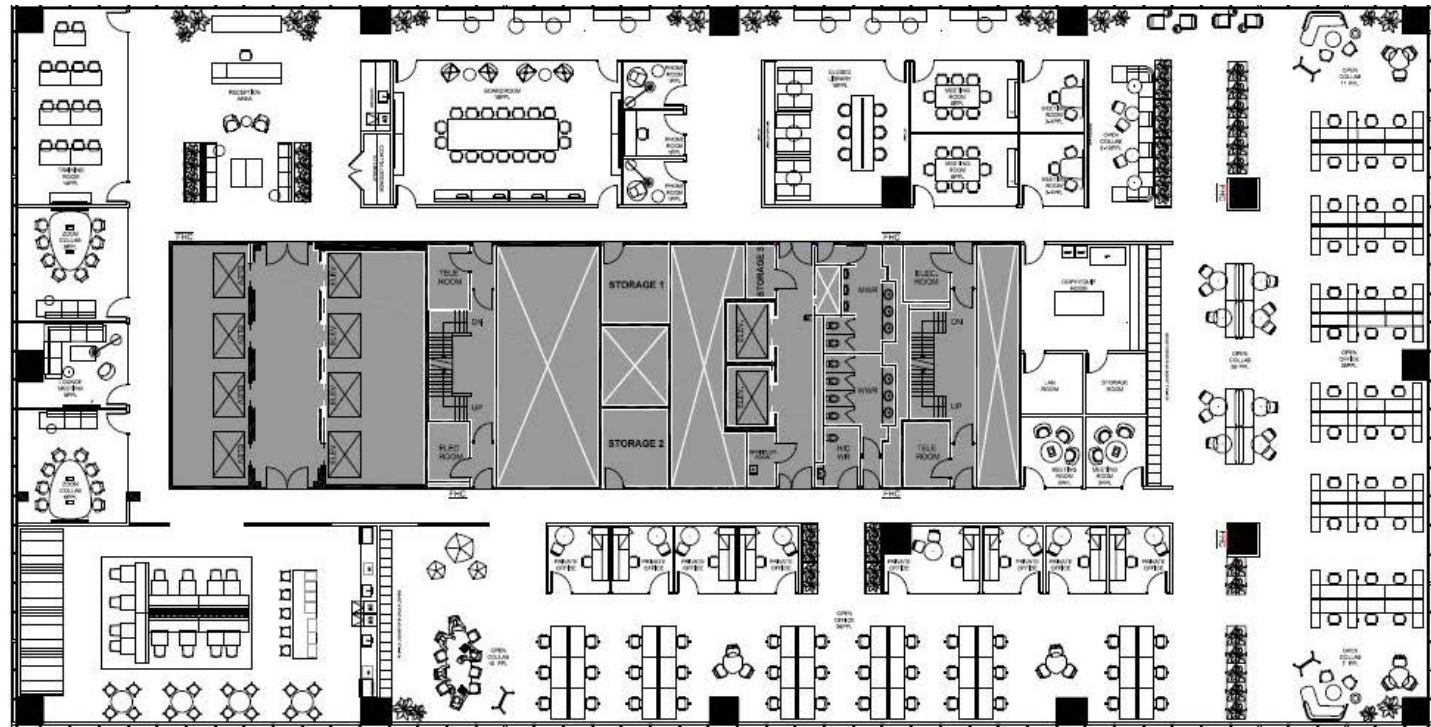
\*Approximate tenant area is based on CAD calculation of the file received from Landlord or 3<sup>rd</sup> party.

Building code compliance to be confirmed as part of design contract upon site verification.

| STAFF COUNT                  | SIZE       | PLAN      |
|------------------------------|------------|-----------|
| Private office               | varies     | 14        |
| Workstations                 | 6' x 4'-6" | 67        |
| Hotelling                    | 6' x 2'-6" | 6         |
| Reception desk               | n/a        | 1         |
| <b>Total number of staff</b> |            | <b>88</b> |

| COMMON AREAS                 | SIZE     | PLAN      |
|------------------------------|----------|-----------|
| Reception                    | 875 sf   | 1         |
| Lunch/lounge                 | 1,825 sf | 1         |
| Copy/print room              | 255 sf   | 1         |
| LAN room                     | 125 sf   | 1         |
| Coat closet                  |          | 4         |
| <b>Total number of staff</b> |          | <b>88</b> |

| MEETING AREAS                         | SIZE           | PLAN       |
|---------------------------------------|----------------|------------|
| Boardroom                             | Variable seats | 1          |
| Closed Library                        | 16 seats       | 1          |
| Flexible Boardroom                    | 12 seats       | 3          |
| Meeting Rooms                         | 8 seats        | 3          |
| Meeting Rooms                         | 6 seats        | 1          |
| Lounge Meeting                        | 5 seats        | 2          |
| Lounge Meeting                        | 4 seats        | 3          |
| Meeting Rooms                         | 3 seats        | 1          |
| Open Collab                           | Variable seats | 26         |
| Lunchroom                             | 56 seats       | 1          |
| Phone Rooms                           | 1 seat         | 5          |
| <b>Total Meeting Seats</b>            |                | <b>210</b> |
| <b>Total Closed Meeting Seats</b>     |                | <b>130</b> |
| <b>Total Open Collaborative Seats</b> |                | <b>26</b>  |
| <b>Total Lunchroom Seats</b>          |                | <b>56</b>  |



# TEST FIT - FULL FLOOR TRADITIONAL

| NOT FOR CONSTRUCTION |                             |
|----------------------|-----------------------------|
| SPACE SUMMARY        |                             |
| Tenant Area          | +/- 21,850 sf<br>+/- 270 sf |

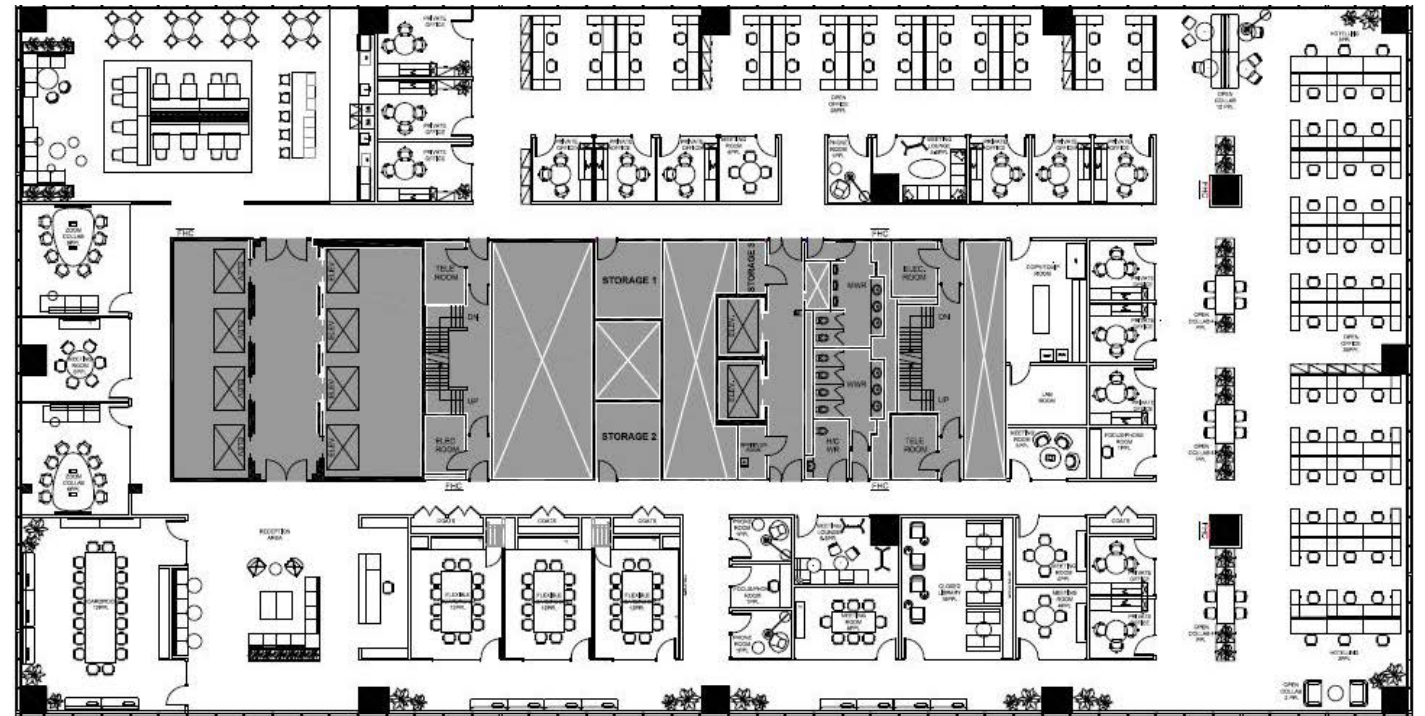
\*Approximate tenant area is based on CAD calculation of the file received from Landlord or 3<sup>rd</sup> party.

Building code compliance to be confirmed as part of design contract upon site verification.

| STAFF COUNT                  | SIZE       | PLAN      |
|------------------------------|------------|-----------|
| Private office               | varies     | 8         |
| Workstations                 | 6' x 4'-6" | 36        |
| Benching                     | 5' x 2'-6" | 36        |
| Reception                    | n/a        | 1         |
| <b>Total number of staff</b> |            | <b>81</b> |

| COMMON AREAS    | SIZE         | PLAN |
|-----------------|--------------|------|
| Reception       | +/- 1,200 sf | 1    |
| Lunch/Lounge    | +/- 1,825 sf | 1    |
| Coffee Bar      | +/- 50 sf    | 1    |
| Copy/Print Room | +/- 340 sf   | 1    |
| LAN Room        | +/- 100 sf   | 1    |
| Storage Room    | +/- 100 sf   | 1    |
| Coat closet     |              | 1    |

| MEETING AREAS                         | SIZE           | PLAN       |
|---------------------------------------|----------------|------------|
| Boardroom                             | 18 seats       | 1          |
| Closed Library                        | 18 seats       | 1          |
| Training Room                         | 14 seats       | 1          |
| Meeting Rooms                         | 8 seats        | 4          |
| Lounge Meeting                        | 5 seats        | 1          |
| Meeting Rooms                         | 3 seats        | 4          |
| Open Collab                           | Variable seats | 72         |
| Lunchroom                             | 61 seats       | 1          |
| Phone Rooms                           | 1 seat         | 3          |
| <b>Total Meeting Seats</b>            |                | <b>229</b> |
| <b>Total Closed Meeting Seats</b>     |                | <b>102</b> |
| <b>Total Open Collaborative Seats</b> |                | <b>72</b>  |
| <b>Total Lunchroom Seats</b>          |                | <b>61</b>  |

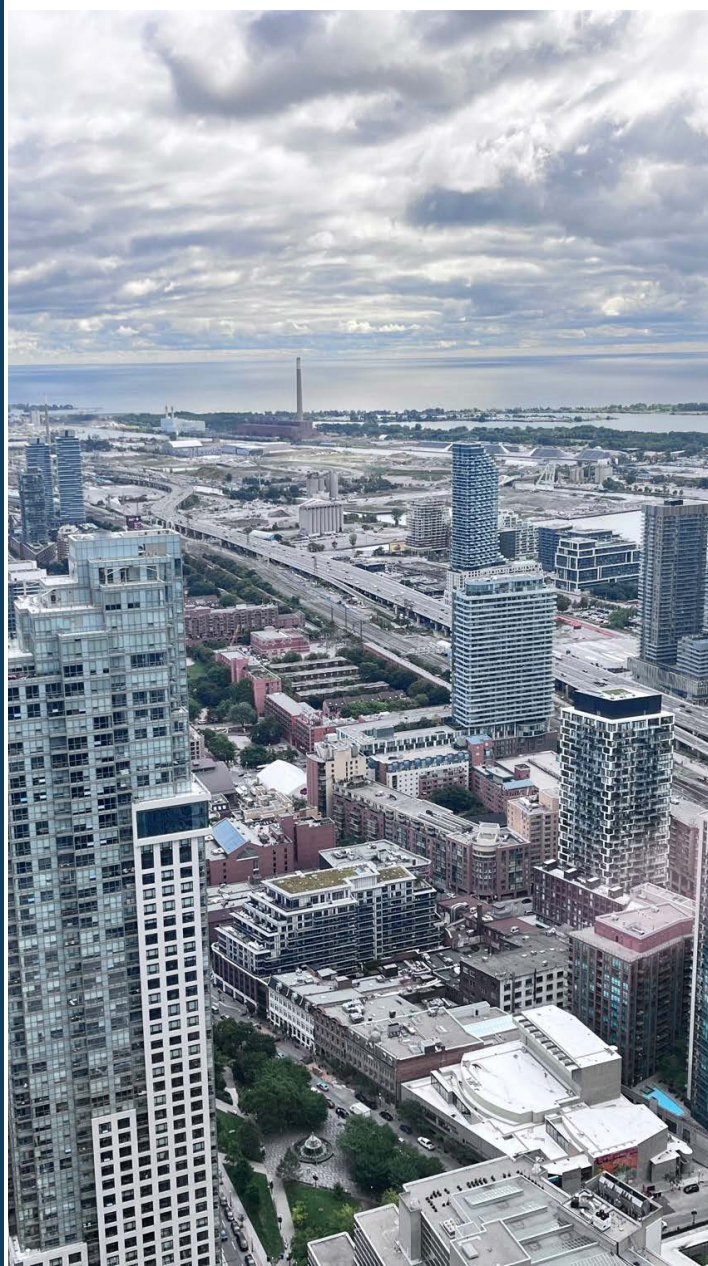




IEWS FROM 56<sup>TH</sup> FLOOR



199 BAY STREET







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