



CIBC SQUARE

141 Bay Street

Available Q1 2025

50 Storeys | 1,400,000 SF

Total Estimated IMIT Benefit
Over 10 Years

\$45.00 PSF

Additional Rent

\$31.41 PSF (2023 est.) prior to IMIT

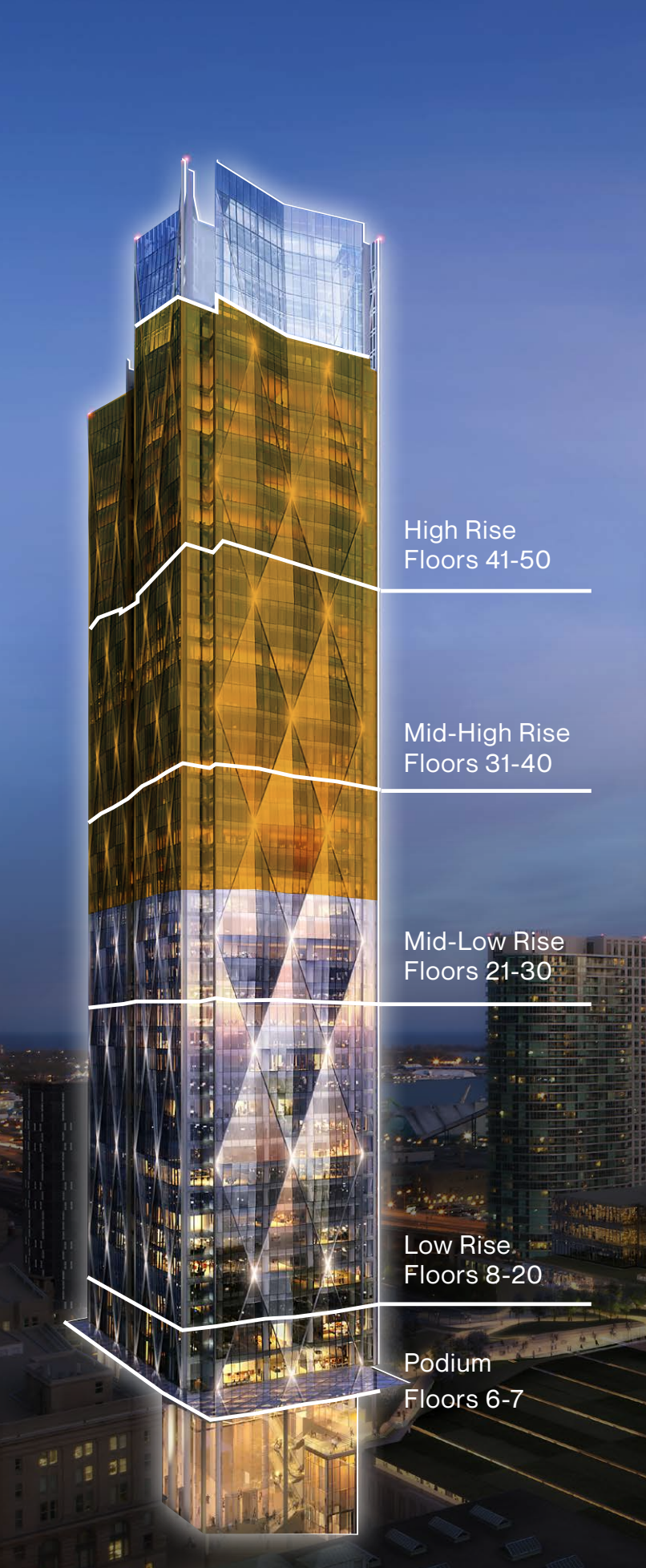
Avg. Floor Plate

33,000 SF

Total Square Footage available

822,049 SF

(FLOORS 26-50)



High Rise
Floors 41-50

Mid-High Rise
Floors 31-40

Mid-Low Rise
Floors 21-30

Low Rise
Floors 8-20

Podium
Floors 6-7

Building Features



LOCATION & ACCESS

Directly connected to PATH System, TTC, GO and UP Express



FLOOR PLATE

Typical office floors feature 33,000 SF of column-free space with floor-to-ceiling 9'-6" glass

Podium levels span 55,000 SF with 12' ceiling heights



THE PARK

1-acre elevated, programmed park that connects directly to both buildings to create a seamless experience



FOOD OFFER

Curated dining experience that is connected to The Park



ELEVATORS

- Destination Dispatch for faster elevator service
- 4 low-rise to the high-density floors
- 8 low-rise
- 8 mid-to-low rise
- 8 mid-to-high rise
- 8 high rise



PARKING

260 underground spaces (1 per 6,000 SF of office space)



BICYCLE PARKING

500 + bicycle parking spots for building occupants and visitors



SECURITY

24/7 card access and staffed onsite security



WELLNESS/SUSTAINABILITY/CONNECTIVITY

- WELL Building Standards Platinum Certification
- LEED Platinum Core & Shell Standards
- WIRED Platinum Certification



ADDITIONAL FEATURES

- Free Wi-Fi in all building amenity areas (including The Park)
- First-class fitness facility
- Dedicated conference centre
- Showers and change room facility
- Collaborative work and meeting areas



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