



⇌ Canderel

777 Bay Street

Toronto, ON

OFFICE SPACE AVAILABLE

777 Bay Street



Summary

777 Bay Street is a class “A”, 30-story office tower with two floors of retail, restaurants and other services. The property is centrally located, at the southeast corner of Bay and College Streets in downtown Toronto, with a direct connection to the College subway station.

A number of initiatives have been completed at 777 Bay Street to minimize energy and water use, to reduce greenhouse gas emissions and to encourage responsible waste management practices. The property successfully renewed its LEED EB: O&M Gold in 2019 and achieved an Energy Star score of 88 in March 2020.

With floorplates ranging from 24,000 to 64,000 square feet and building systems accommodating a density of 125 useable square feet per person, 777 Bay is an unparalleled office opportunity in Toronto.



Location & Transport



Direct access to College Subway Station
and a short walk to Queen's Park Station



24/7
Carlton
Streetcar access



900+
Parking stalls and
9 EV charging ports



50
Secure bicycle parking
storage locations



10,000+
Residential units
within 2 blocks



Neighbourhood Amenities & Services



Daycares

1. Queen's Park Childcare
2. Toronto YMCA Family Development Centre
3. Church Street School Daycare
4. Toronto Metropolitan Early Learning Centre

Retail

1. IKEA | Marshalls
2. Winners

Hospitals

1. Women's College Hospital
2. Toronto General Hospital
3. Mount Sinai Hospital
4. St. Michael's Hospital
5. Sick Kids Hospital

Car Share

1. Enterprise CarShare
2. Enterprise CarShare
3. Communauto
4. Communauto

EMT Services

1. Fire Station
2. Toronto Police Headquarters
3. Toronto Police Services

Event Venue

1. The Carlu

Parks

1. College Park
2. Queen's Park

Health & Fitness

1. 9Round Kickboxing (on-site)
2. Planet Fitness
3. Higher Ground Health Club
4. Central YMCA

Banks

1. TD (on-site)
2. CIBC
3. RBC
4. BMO
5. Scotiabank

Hotels

1. Chelsea Hotel
2. Courtyard by Marriott
3. Holiday Inn



Retail Amenities

With 2 floors and over 30 stores, Mrkts@777 offers a myriad of retail and service options to our tenants.

777 Bay is also connected on the lower level to College Park, and Aura, providing a greater selection of easily accessible retailers.

Major on-site retail tenants



LCBO



Rexall



Other retail options include:

P.Y. Pet Supplies

Esthetic Studios

Druxy's

Nine Two Five

The Printing House

Odyssey Dental

College Park Wireless

Centre for Sport and Recreation

INS Market

Whole Health

FYI Eyecare

Corporate Cleaners

Salus Fresh Foods

Pogue Mahone

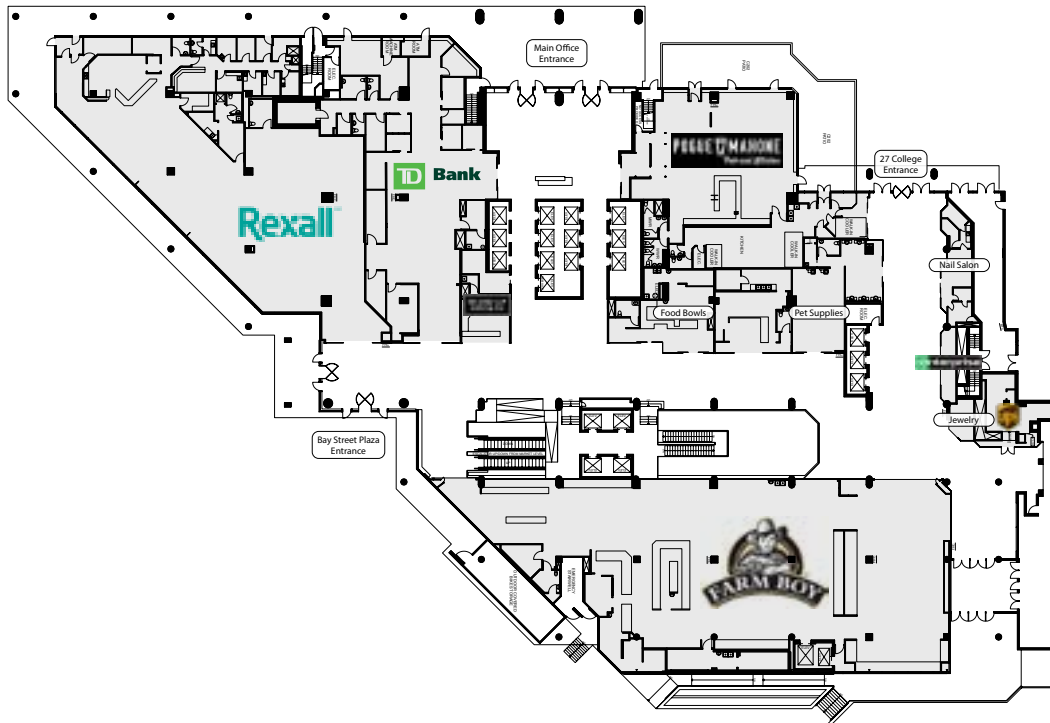




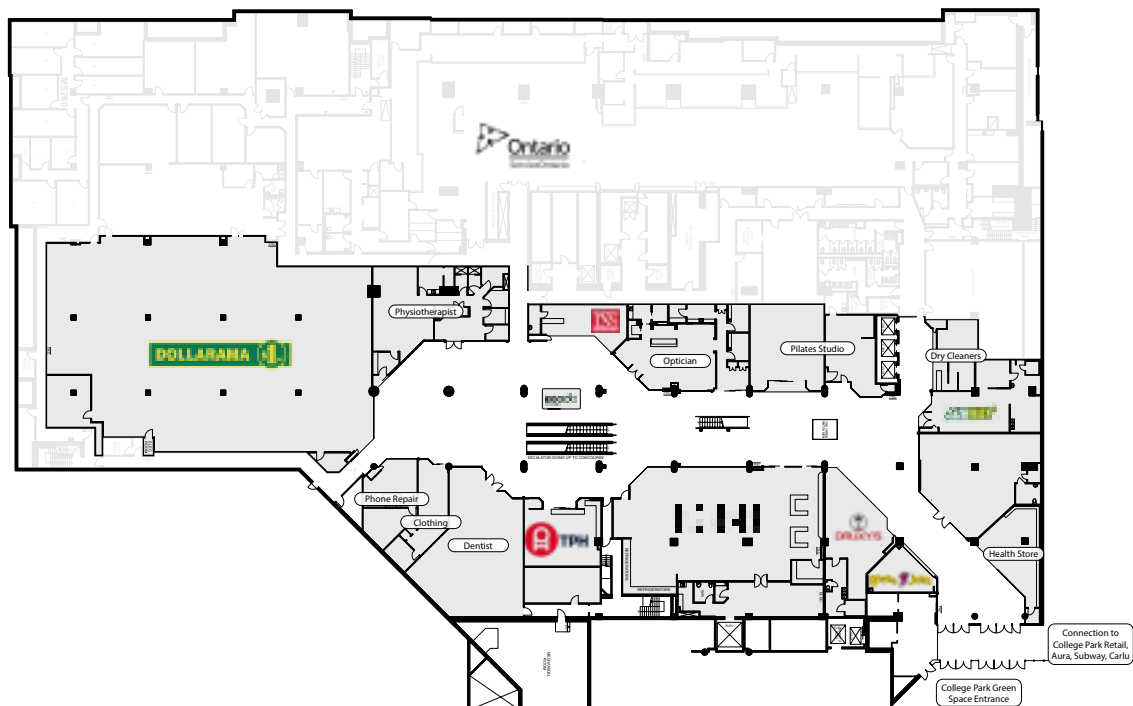
On-site Retail Amenities



College Level Floorplan



Market Level Floorplan



Building Amenities



Secured parking, 900+ spaces
9 EV Charging Stations



Enclosed
Bike storage



End of trip facilities
Lockers & Showers



Discrete and secure
4 elevator banks



24/7 Operating
Loading Docks



24/7 manned
Security



Natural Light
Large Central Atrium



Culture & outdoor space
Adjacent to College Park

Building Certifications

777 Bay is committed to providing workspaces that harmonizes innovation with environmental consciousness.



LEED® Gold certification

Highlighting our dedication to sustainable practices and energy efficiency, underlining our responsibility towards the environment.



Wired Score Platinum certification

Reinforcing our technologically advanced infrastructure, ensuring seamless connectivity and robust communication capabilities.



Rick Hansen Certification

Reflecting our holistic approach to well-being, emphasizing a workspace that fosters health, productivity, and community.



Fitwell® 2-Star Certification

Showcasing our commitment to creating a workspace that prioritizes the health and wellness of our occupants.



DCS Global Clean + Safe Certification

Reaffirming our ongoing effort to provide a safe and hygienic environment, especially in today's changing landscape.

Current Availabilities

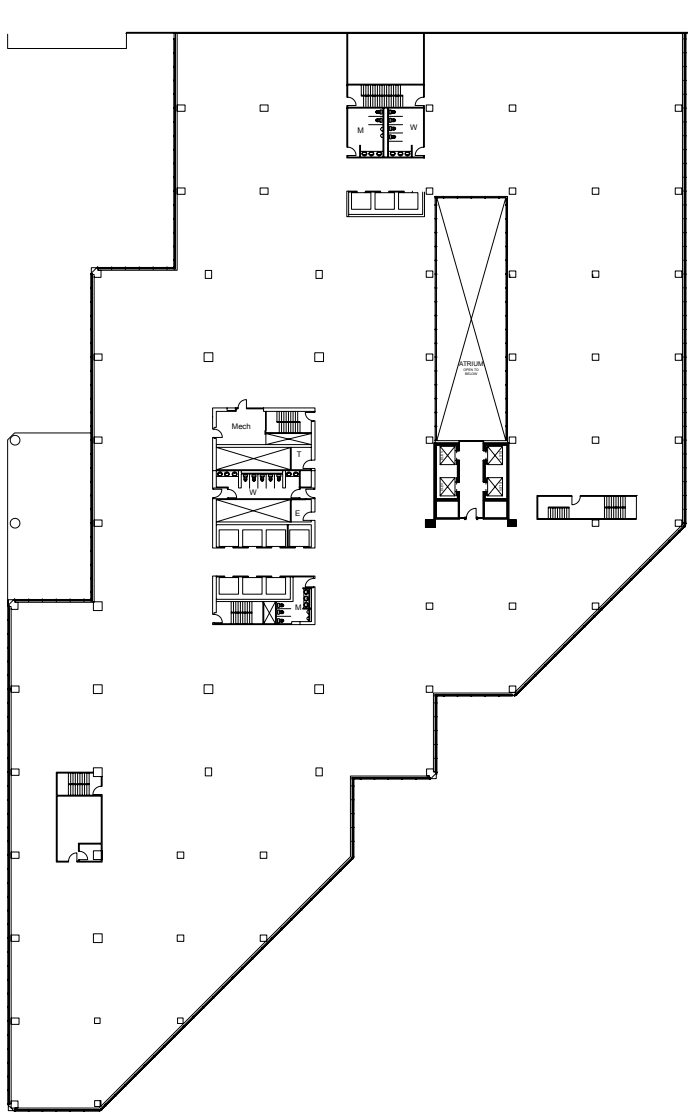
Suite	Area	Availability	Suite Notes
2301 (office)	5,048 sf	Immediate	Vanilla Shell with new paint and exposed ceiling. Fantastic views with 2 offices.
2001 (office)	10,775 sf	May 2025	Built out office space, furnished, kitchenette. Contiguous full floor of 24,161 sq.ft.
2002 (office)	13,386 sf	May 2025	Built out office space, furnished, kitchenette. Contiguous full floor of 24,161 sq.ft.
1910 (office)	4,108 sf	Dec 2025	Built out office space, with 7 offices, boardroom, meeting room, and kitchenette.
1908 (office)	2,768 sf	Immediate	Built out office space, furnished. Open plan with 2 offices, boardroom, kitchen, and south facing views.



Typical Floor plates

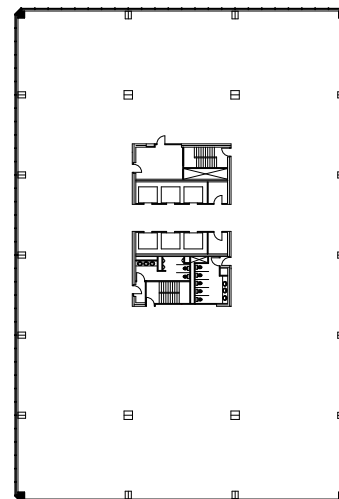
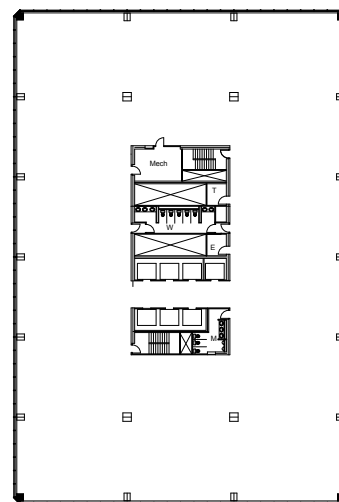
3rd floor

Largest floor plate (approx. 64,500 sq.ft.)
with building system capacity to provide 125
useable sq.ft per person.



Tower Levels

Efficient floor plate (approx. 23,850 to 24,500 sq.ft.)
means only 6% loss factor for full-floor tenants



Morgan Oliver

Broker of Record

moliver@canderel.com

D +1 416 960-4569

C +1 416 816-0708

Canderel Realities Inc., Brokerage