

401
Bay Street

Office Space For Lease

TORONTO, ON

Get more
information:

Tim J.A. Hooton*
Principal
416.673.4011
tim.hooton@avisonyoung.com

Jordan Morrison*
Vice President
416.939.5592
jordan.morrison@avisonyoung.com

*Sales Representative



**AVISON
YOUNG**



Property Details

401 Bay Street stands as a commanding presence at the corner of Bay and Queen in the heart of downtown Toronto. Designed in the International Style this 32-storey office tower rises above the iconic Hudson's Bay retail store and anchors one of the city's busiest intersections. Fully integrated into the CF Toronto Eaton Centre complex and directly connected to the TTC subway and PATH system, the tower offers seamless access to retail, transit, and amenities.

DETAILS:

Net Rent:
Contact listing agents

Typical Floorplate:
12,500 sf

Additional Rent:
\$24.35 (2025 est.)

Total Rentable Area:
326,731 sf

HIGHLIGHTS:



Parking via the PATH, north (Eaton Centre), south (Bay Adelaide Centre) and west (City Hall)



Additional amenities are available via the PATH connections at the Eaton Centre

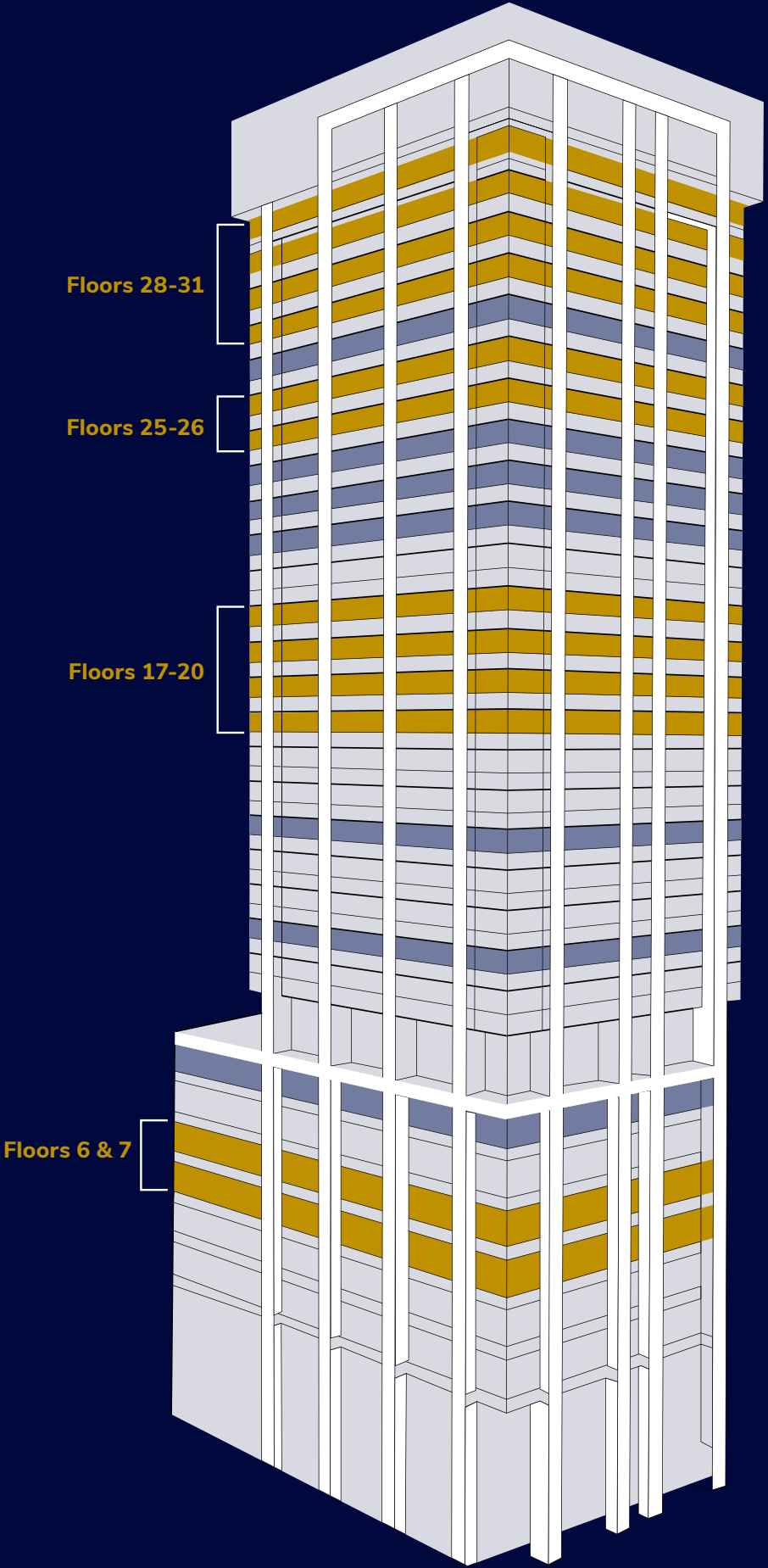


Direct access to Queen subway station



Canada's first zero waste office building

Available Options




Floors 28-31:
Contiguous with
a total availability
of 51,218 sf


Floors 25-26:
Contiguous (Full
Floors) with a
total availability
of 25,868 sf


Floors 17-20:
Contiguous
(1,473 sf less on
20th floor) with
a total availability
of 46,242 sf

Floors 6 & 7:
Contiguous
with a total
availability of
124,000 sf

FLOOR/SUITE	AVAILABLE SPACE (SF)	OCCUPANCY
Suite 3100	12,606	Immediately
Suite 3000	12,933	Immediately
Suite 2910	6,398	
Suite 2900	6,472	Immediately
Suite 2828	5,960	Immediately
Suite 2810	3,762	Immediately
Suite 2802	3,087	
Suite 2705	1,014	Immediately
Suite 2704	2,851	vacant
Suite 2702	6,595	Immediately
Suite 2602	7,791	Immediately
Suite 2600	5,144	Immediately
Suite 2500	12,933	December 1, 2025
Suite 2420 (MODEL SUITE)	3,269	Jan 1, 2026
Suite 2404	3,751	Immediately
Suite 2400	2,158	September 1, 2025
Suite 2320	5,935	
Suite 2302	3,516	Immediately
Suite 2200	11,982	Immediately
Suite 2010	7,344	
Suite 2004	3,506	Immediately
Suite 1900	12,306	
Suite 1800	12,225	Immediately
Suite 1700	12,334	Immediately
Suite 1400	3,214	Immediately
Suite 1100	12,267	September 1, 2025
7th Floor	52,879 (618 max occupancy)	
6th Floor	71,929 (975 max occupancy)	

 [Click here
to view the
floorplans
& photos](#)

 [Click to view
6th Floor
virtual tour](#)

 [Click to view
7th Floor
virtual tour](#)

 Contiguous blocks

Suite Photos



SUITE 1700/1800



SUITE 1700/1800



SUITE 2004



SUITE 2500



SUITE 2600



SUITE 3000

Accessible Location

● RESTAURANTS & BARS

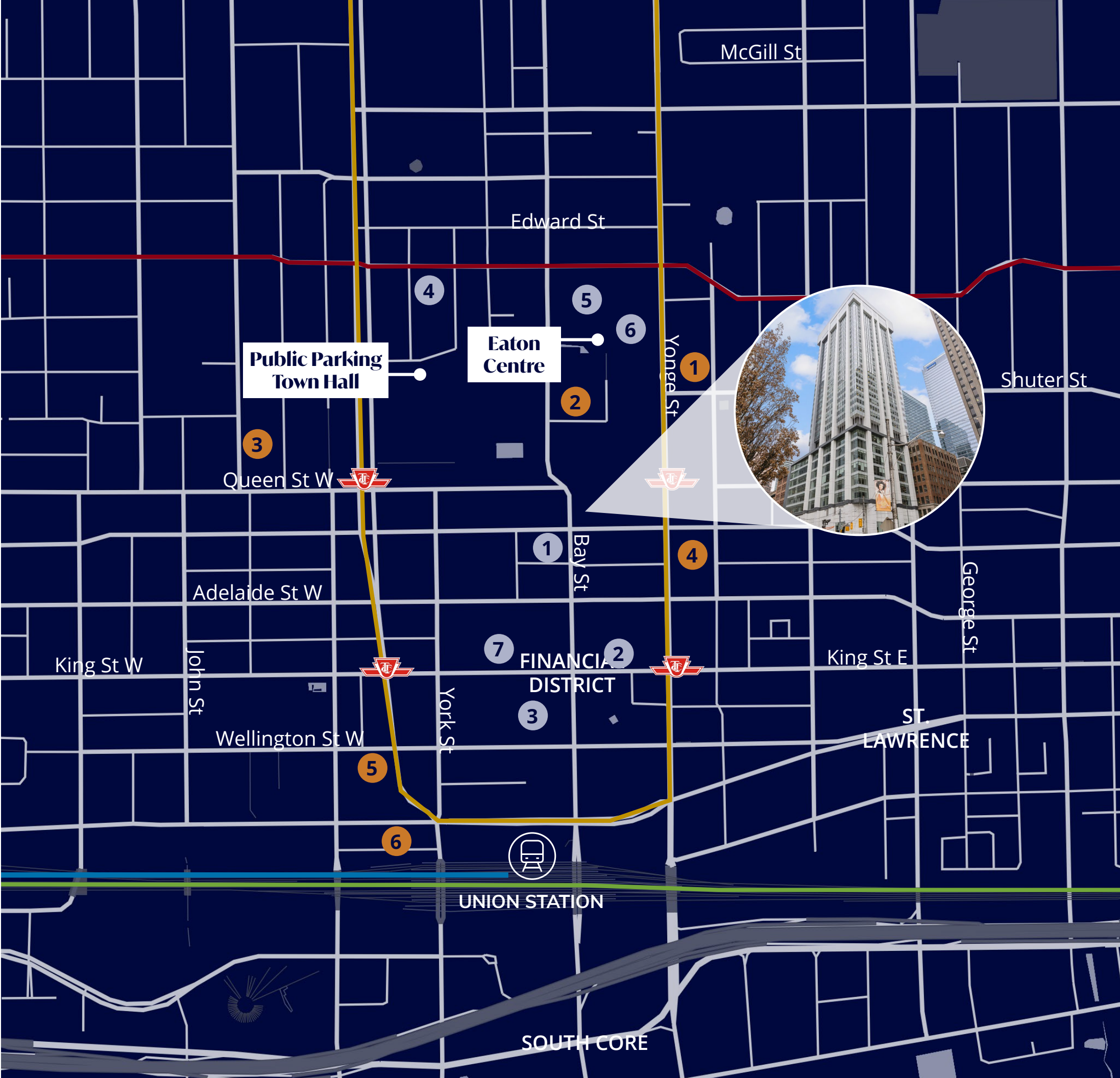
- 1. Daphne
- 2. JOEY
- 3. Canoe
- 4. Hong Shing Restaurant
- 5. Trios Bistro
- 6. Trattoria Mercato
- 7. King Taps King Street

● GYMS

- 1. Sweat and Tonic
- 2. GoodLife Fitness
- 3. Fit 4 Less
- 4. GoodLife Fitness
- 5. Orangetheory Fitness
- 6. GoodLife Fitness
- 7. Planet Fitness

TRANSIT

- TTC Subway Line
- TTC Streetcar
- GO Train
- UP Express
- TTC Subway Stations



Various Amenities Nearby

98

WALK SCORE

100

TRANSIT SCORE

90

BIKE SCORE





401
Bay Street

Office Space For Lease

TORONTO, ON

**Get more
information:**

Tim J.A. Hooton*
Principal
416.673.4011
tim.hooton@avisonyoung.com

Jordan Morrison*
Vice President
416.939.5592
jordan.morrison@avisonyoung.com

*Sales Representative

© 2025 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**