# AVISON YOUNG

# 220
# Bay Street

## Office For Lease

Suite 200 | 6,809 sf
**Full Floor Opportunity**

Suite 802 | 3,675 sf
**Model Suite Move In Ready**

Click here for our
retail brochure!

# Details

**Availability:**

- Suite 200 - 6,809 sf | Fully Floor Opportunity
- Suite 802 - 3,675 sf | Model Suite Available Soon

**Occupancy:** Immediate

**Net Rent:** Contact Listing Agents

**Additional Rent:** $31.96 psf (est. 2025)

# Highlights

– PATH-connected with direct access to TD Centre, Commerce Court West, Royal Bank Plaza, Brookfield Place and Union Station

– New elevators systems and cabs

– Underground parking available at a ratio of 2 spots per floor leased. Additional parking on a month-to-month basis

– Avison Advantage, onsite building operator, and day porter

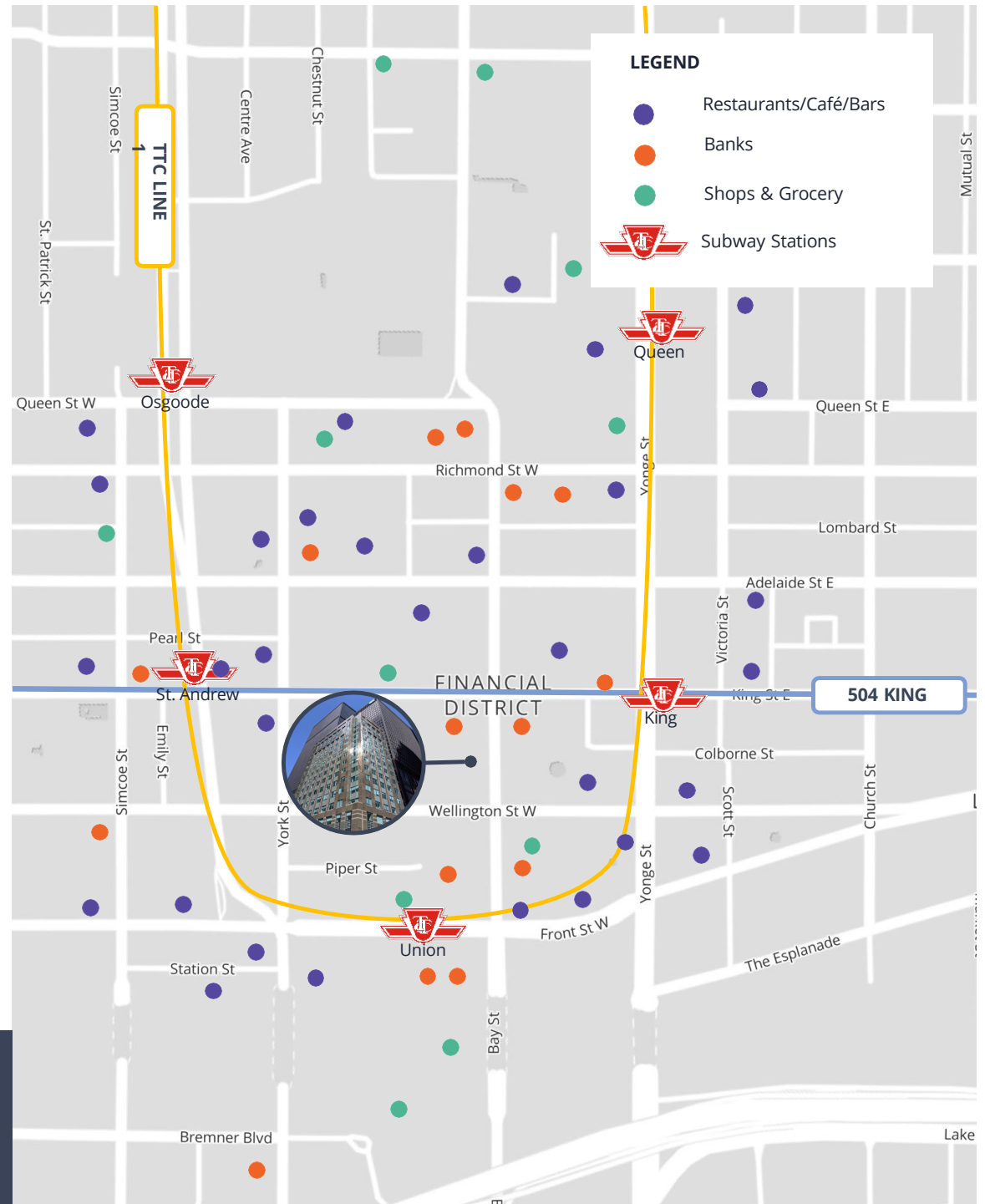– High speed broadband & Fibre-optic network in the building

**100** Walk Score — Daily errands don't require a car
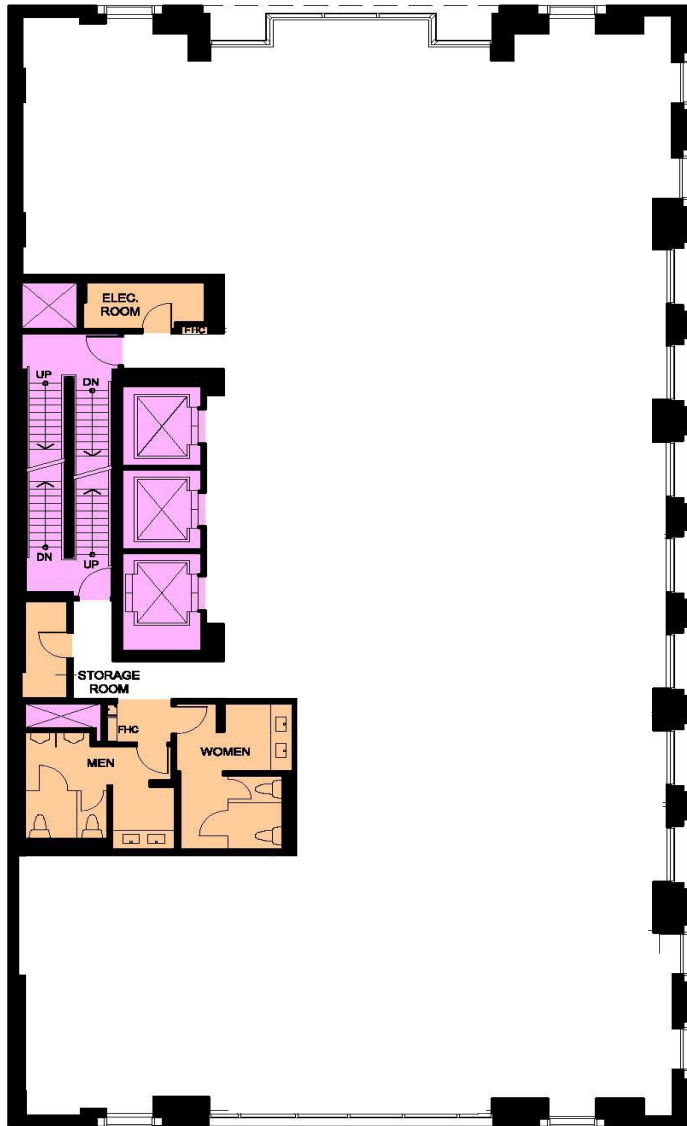
**100** Transit Score — World-class public trasnportation

**92** Bike Score — Daily errands can be accomplished

## LEGEND

- Restaurants/Café/Bars
- Banks
- Shops & Grocery
- Subway Stations

TTC LINE 1

504 KING

FINANCIAL DISTRICT

ELEC. ROOM
UP
DN
DN
UP
STORAGE ROOM
FHC
MEN
WOMEN
FHC



## Suite 200 | 6,809 sf

- Full floor opportunity
- Base building condition
- Abundance of natural light with windows

## Get more information

**Tim J.A. Hooton**
Principal, Sales Representative
416 456 0612
tim.hooton@avisonyoung.com

**Mike Brouwer**
Vice President, Sales Representative
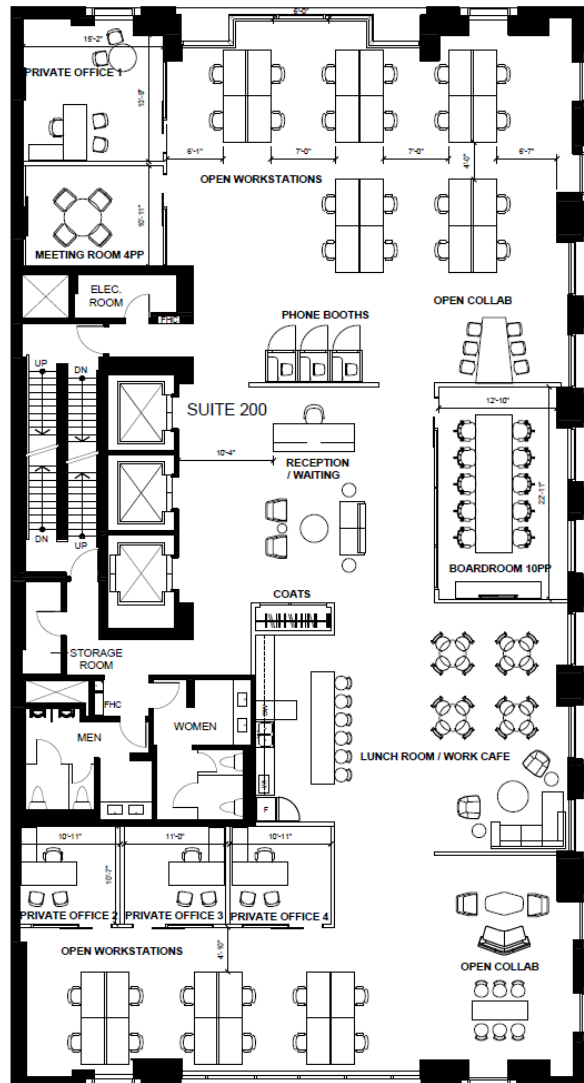416 505 7615
mike.brouwer@avisonyoung.com
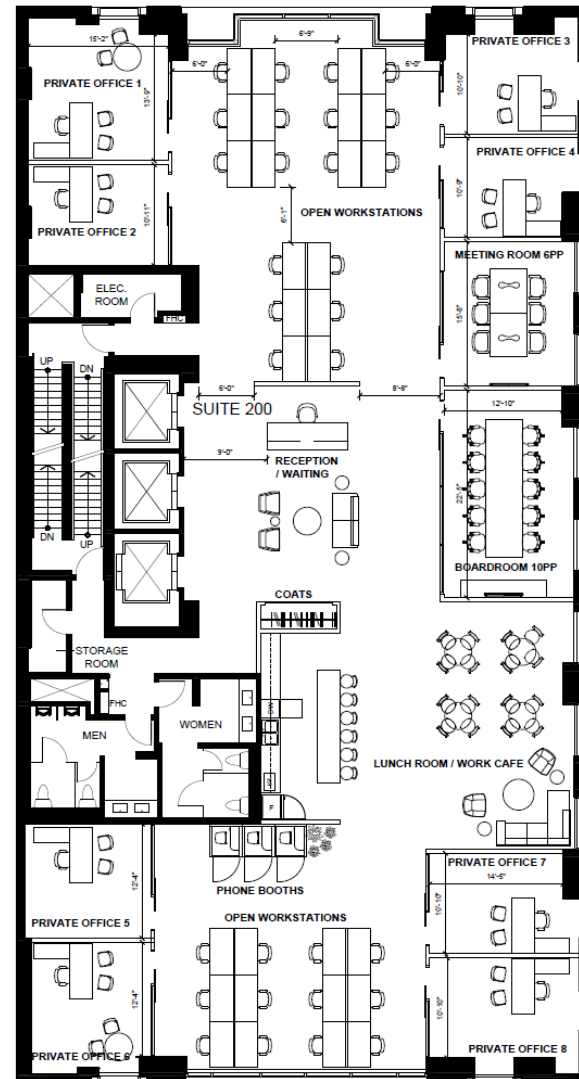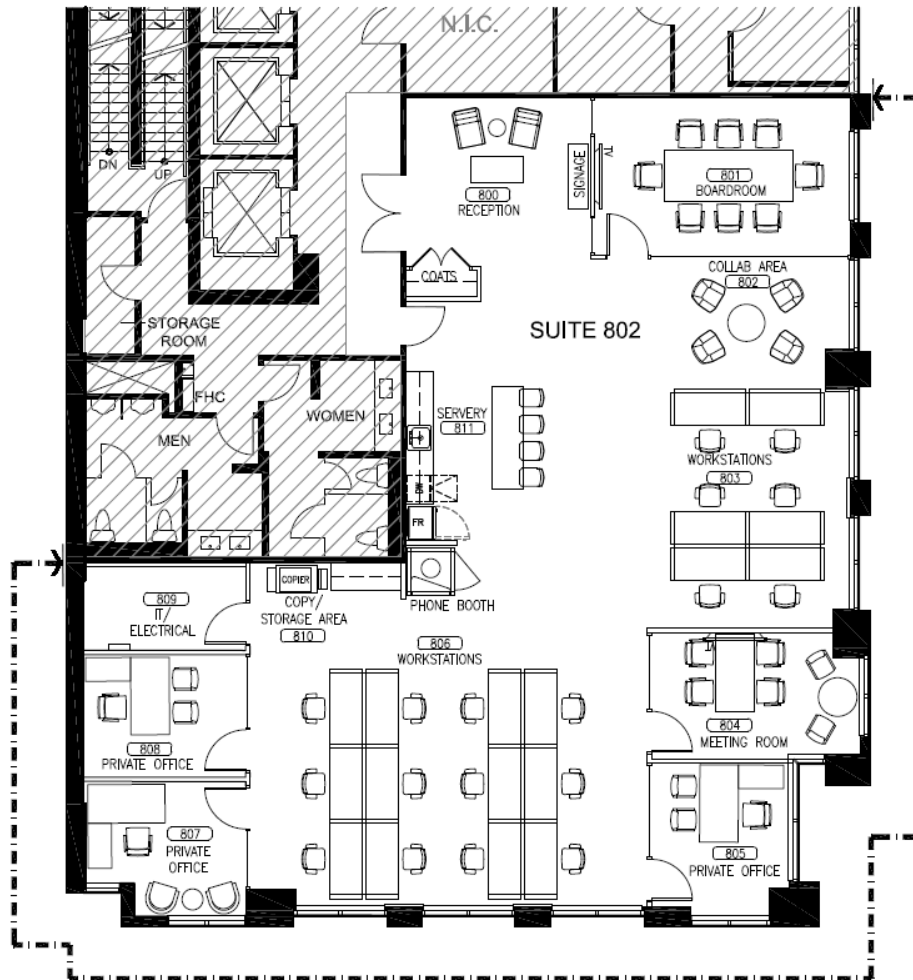
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# Test Fit Floor Plans – Suite 200

**Plan #1**



PRIVATE OFFICE 1
OPEN WORKSTATIONS
MEETING ROOM 4PP
ELEC. ROOM
UP DN
SUITE 200
PHONE BOOTHS
OPEN COLLAB
RECEPTION / WAITING
BOARDROOM 10PP
DN UP
COATS
STORAGE ROOM
FHC
WOMEN
MEN
LUNCH ROOM / WORK CAFE
F
PRIVATE OFFICE 2  PRIVATE OFFICE 3  PRIVATE OFFICE 4
OPEN WORKSTATIONS
OPEN COLLAB

**Plan #2**



PRIVATE OFFICE 3
PRIVATE OFFICE 1
PRIVATE OFFICE 4
PRIVATE OFFICE 2
OPEN WORKSTATIONS
MEETING ROOM 6PP
ELEC. ROOM
UP DN
SUITE 200
RECEPTION / WAITING
BOARDROOM 10PP
DN UP
COATS
STORAGE ROOM
FHC
WOMEN
MEN
F
LUNCH ROOM / WORK CAFE
PHONE BOOTHS
PRIVATE OFFICE 7
PRIVATE OFFICE 5
OPEN WORKSTATIONS
PRIVATE OFFICE 6  PRIVATE OFFICE 8

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## Suite 802 | 3,675 sf

- Brand new model suite, built out with offices, meeting room, and open area
- Option for unit to come furnished
- Corner unit with great natural light
- Upgraded washrooms on floor

# Suite Photos

## Suite 802 | 3,675 sf

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