



THE WELL

For Sublease

Entire 25th Floor
24,579 sf

AVISON
YOUNG



**\$1.75 psf
Co-op
Commission**

OVERVIEW

For Sublease
Entire 25th Floor
24,579 Square Feet



Asking Rates: Please contact
listing agents
Additional Rent: \$31.08 (2024 Estimate – prior
to IMIT credit)
Sublease Expiry: April 30th, 2035
Occupancy for Fixturing: Immediate



Comments

- Incredible views from the 25th floor
- Space is in base building condition, ready for tenant fit out
- Unique side-core plan allows for flexible built-out options
- 18" raised underfloor air system
- Underground car/bicycle parking

BUILDING FEATURES

General

- **Site Arena:** 7.67 Acres
- **Office:** 1,200,000 sf
- **Residential:** 6 Towers - 1,500 Units

Flexible Floor Plan Design

- Unique side core
- Access to natural light
- Variety of built-out options

Conference Centre

- 5,000 sf centre available for Tenants

Green/ Outdoor Space

- 2.5 acres of public space throughout the entire site
- 33% of site

Raised Flooring

- 18" raised underfloor HVAC/ cabling & wire management distribution
- Cost savings/flexibility

Bicycles

- 2,000 + underground bike spaces
- Tenant shower facilities

Parking

- 1/3,000 RSF



Wired Certified

- Certified Platinum
- Telecom Resiliency

Health & Wellbeing

- LEED® Platinum certification
- Social distancing compatible

Walkability

- 8 Walk Score
- 11 min walk to Union Station

Retail

- 375,000 sf
- 70,000 sf food market
- Open safe outdoor walking environment

Elevators

- 5 low-rise high-speed
- 5 mid-rise high-speed
- 8 high-rise high-speed
- Destination dispatch

Thermal Energy

- Enwave's deep lake water cooling
- Waste heat
- Reduced greenhouse gas emissions

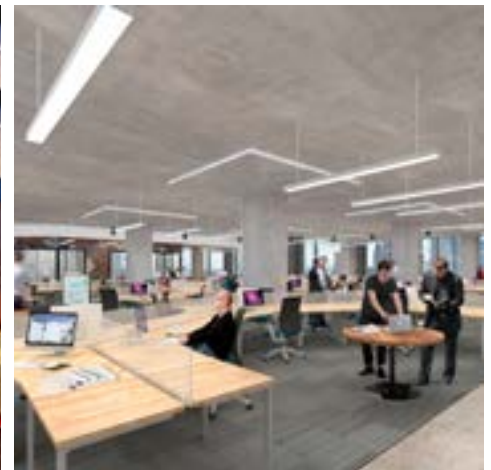
THE WELL



The Well is a new ambitious mixed-used endeavour, a bold reflection of Toronto's energy and diversity, and an extension of the urban vibrancy of King West.

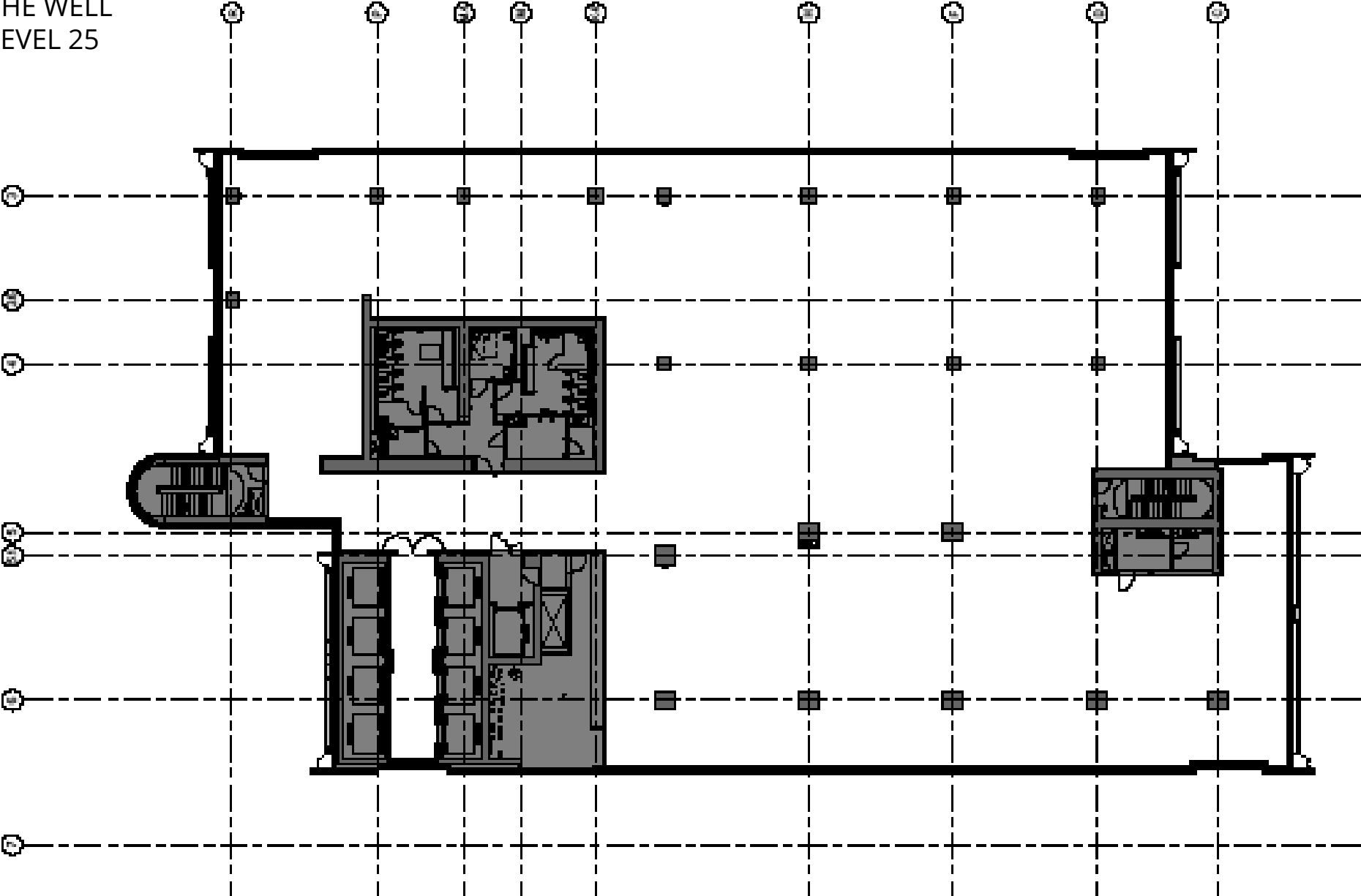


Bordering Front, Spadina and Wellington, it is a mixture of retail, commercial and residential space in downtown Toronto.



FLOOR PLAN

THE WELL
LEVEL 25





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