



SCOTIA PLAZA



LEASING OPPORTUNITIES

- FURNISHED

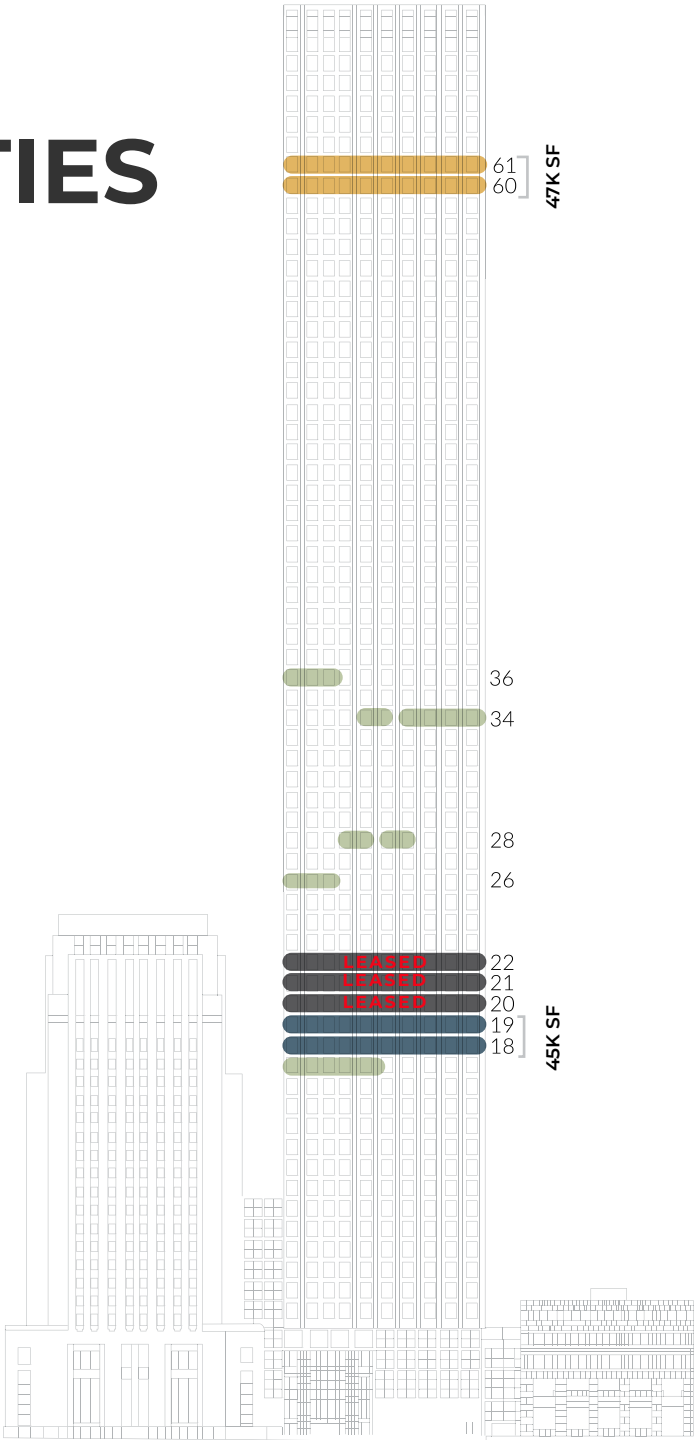
RSG Suite
- Base Building
- Built Out

NET RENT

Call to discuss

ADDITIONAL RENT (2024 est.)

\$35.59 PSF + Hydro



RSG SUITES

SUITE/ FLOOR	SF	TIMING	SUITE/ FLOOR	SF	TIMING
Suite 3410	7,088 SF	Immediate	Suite 2802	2,617 SF	May 2025
Suite 3606	6,486 SF	March 2025	Suite 2803	2,364 SF	May 2025
Suite 1700	11,625 SF	Q2 2025	Suite 3404	2,217 SF	July 1, 2025
Suite 2601	4,386 SF	May 2025			

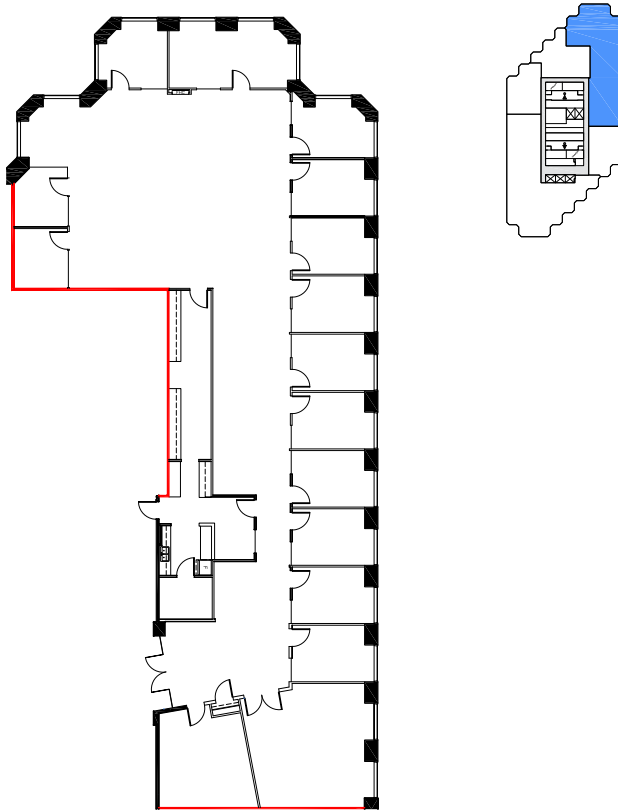
FULL FLOORS

SUITE/ FLOOR	SF	TIMING	SUITE/ FLOOR	SF	TIMING
18th Floor	22,668 SF	Immediate	60th Floor	23,707 SF	Mar 1, 2025
19th Floor	22,668 SF	Immediate	61st Floor	23,707 SF	Mar 1, 2025
20th Floor	22,668 SF	LEASED			
21st Floor	22,668 SF	LEASED			
22nd Floor	22,668 SF	LEASED			

✓ **Suite 3410** | 7,088 sq. ft. | Immediate

Built with 16 offices, 2 meeting rooms, kitchen, storage room, open area and reception. Impressive east-facing views and great natural light. Furnished. [Click here for virtual tour.](#)

RSC SUITE

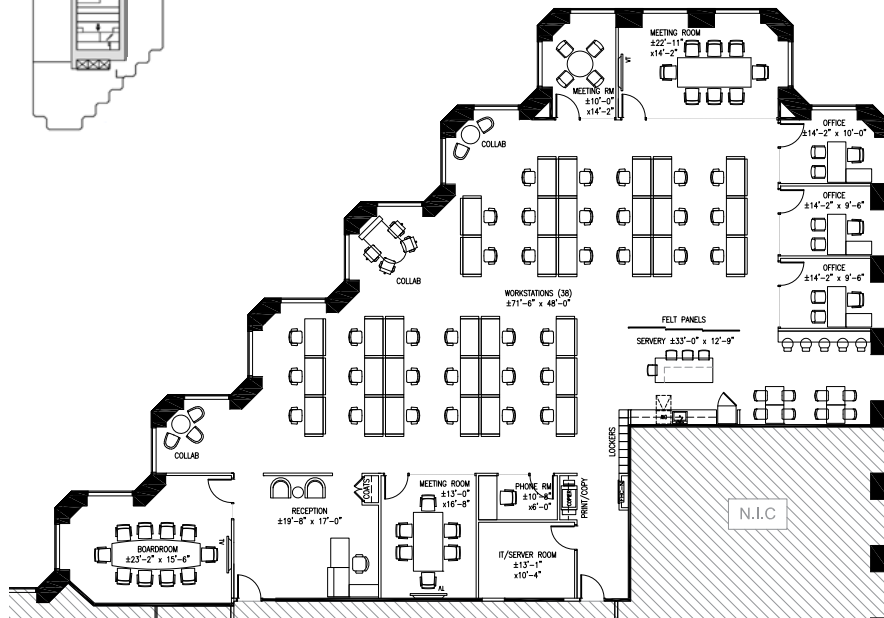
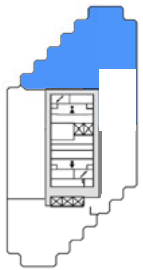


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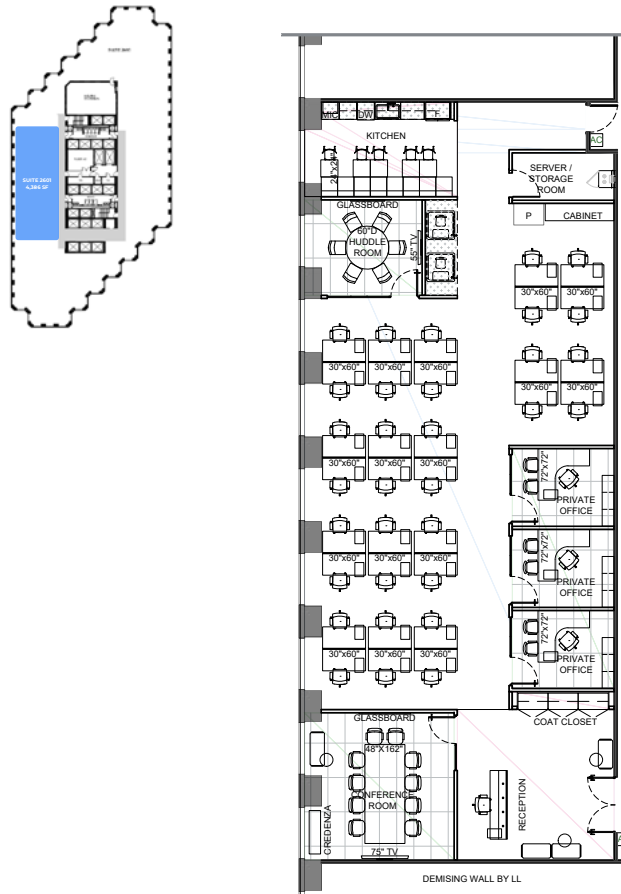
✓ Suite 3606 | 6,486 sq. ft. | March 2025

RSG Suite featuring a boardroom, 3 meeting rooms, 3 offices, a phone room, reception, open collaboration areas, 35 workstations, and a servery. Furnished.



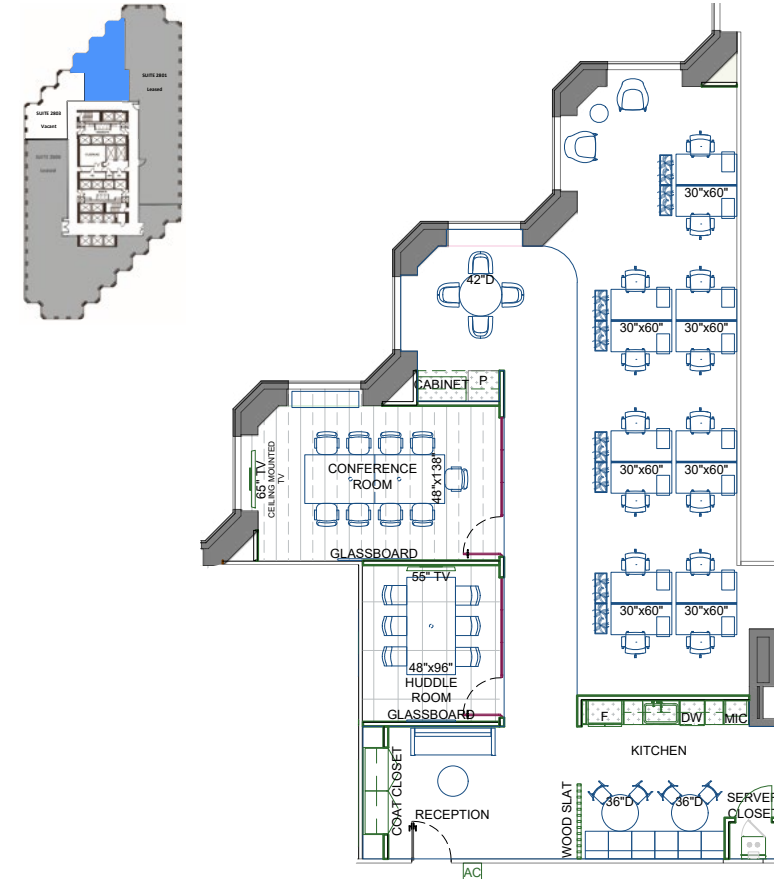
✓ **Suite 2601** | 4,386 sq. ft. | May 2025

Future RSG Suite, built out with reception, boardroom, 3 offices, meeting room, eat-in kitchen, and 32 workstations.



✓ **Suite 2802** | 2,617 sq. ft. | May 2025

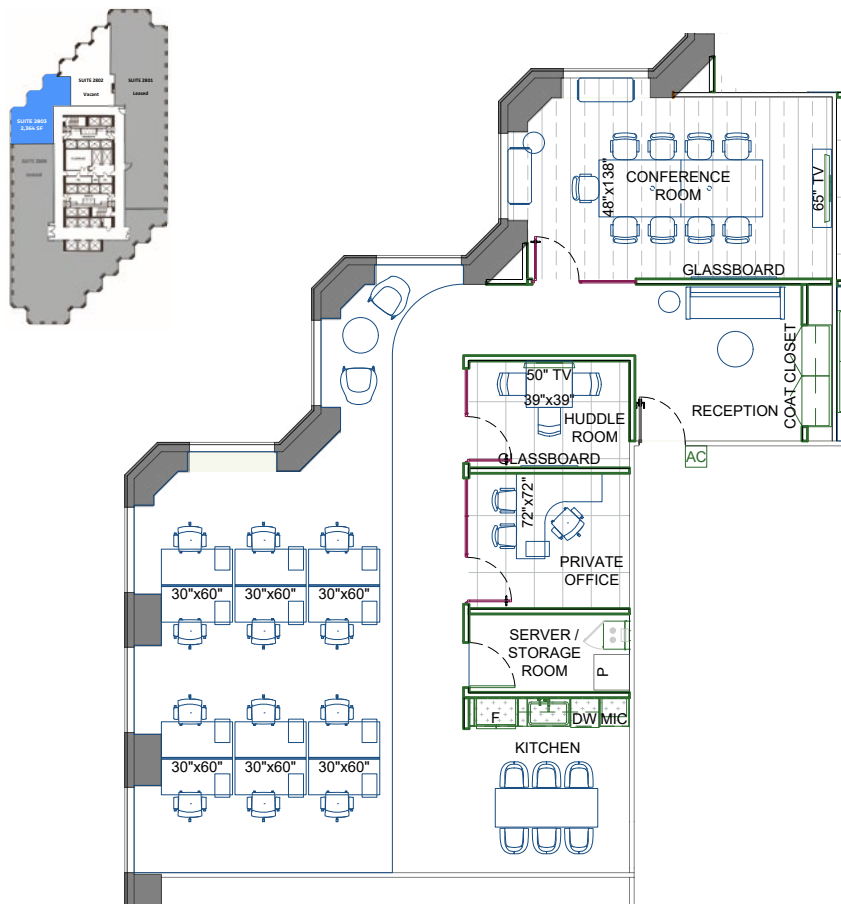
Furnished RSG Suite, built out with reception, 2 meeting rooms, eat-in kitchen, and 14 workstations.



✓ **Suite 2803** | 2,364 sq. ft. | May 2025

Furnished RSG Suite, built out with reception, 9 person boardroom, private office, meeting room, eat-in kitchen, and 12 workstations.

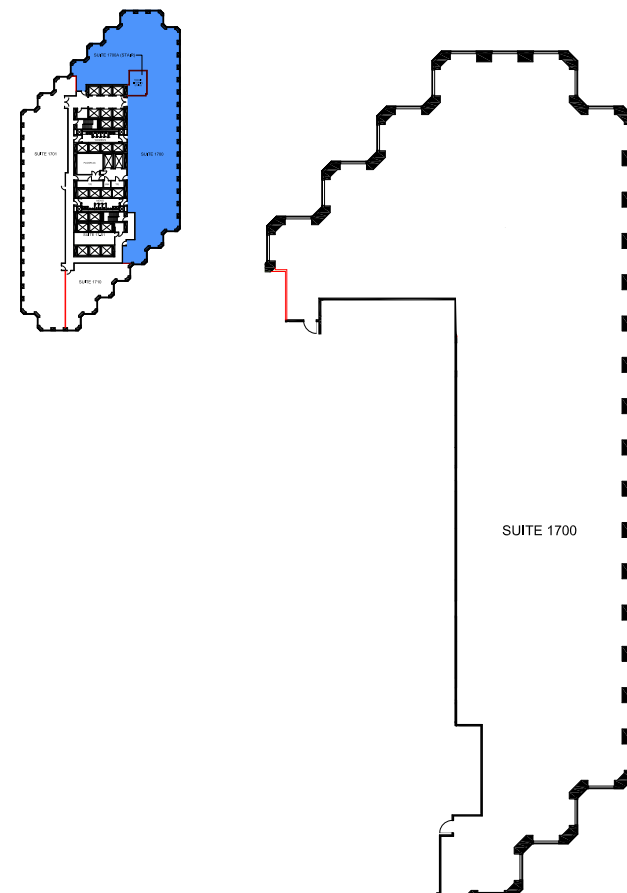
FUTURE RSG



✓ **Suite 1700** | 11,625 sq. ft. | Q1 2025

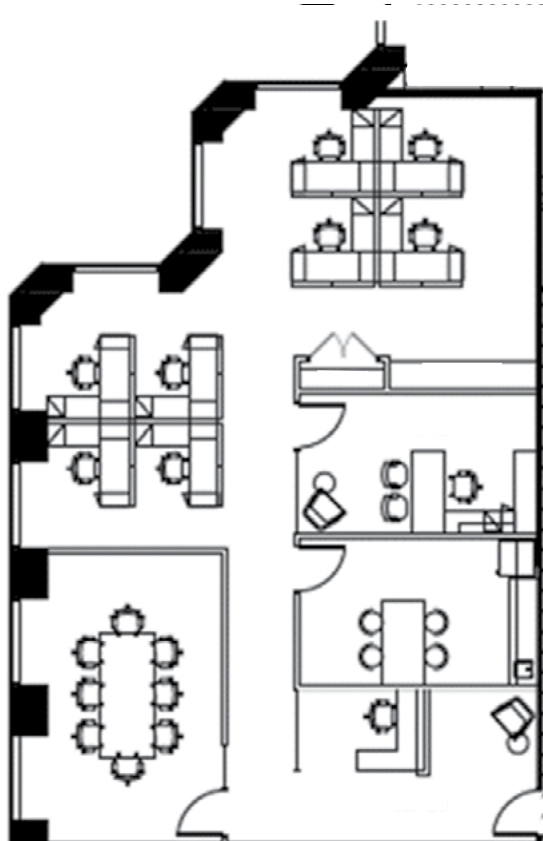
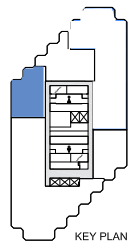
Future RSG Suite.
Layout to be determined.

FUTURE RSG



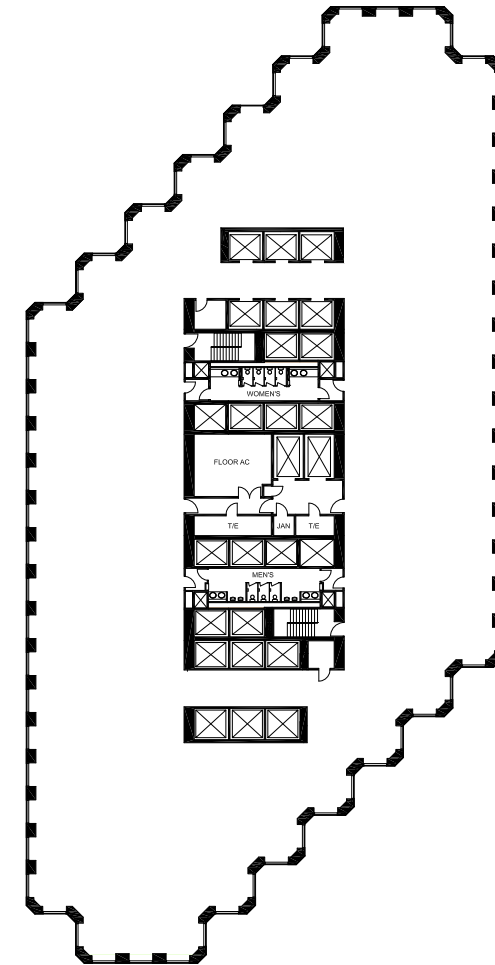
✓ **Suite 3404** | 2,217 sq. ft. | July 1, 2025

Furnished RSG Suite, built out with reception, 8 person boardroom, private office, eat-in kitchen, and 8 workstations.



FUTURE RSG

Sample Full Floor



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68TH FLOOR
TENANT AMENITY



FITNESS
CENTRE



END OF TRIP
FACILITIES

\$85M IN UPGRADES



FOOD COURT
RENOVATION



68TH FLOOR
EVENT SPACE



ELEVATOR
UPGRADES

LEED PLATINUM

The highest certification — creating healthier spaces with cleaner air, access to daylight, and free from harmful chemicals found in paints and finishings.



ZERO CARBON BUILDING - PERFORMANCE STANDARD

Occupying a building with Zero Carbon Building - Performance Standard certification means your office immediately contributes a zero carbon footprint towards your corporate climate pledge.



RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFIED

The RHFAC program works to help improve accessibility of the Canadian built environment by measuring meaningful access and celebrating commitment to making spaces accessible for all.



FITWEL VIRAL RESPONSE CERTIFIED

Developed with input from health experts and industry leaders, this certification sets the industry standard for optimizing buildings in response to the broad health impacts of infectious respiratory diseases.



FITWEL CERTIFIED

Integrating the best strategies that science has to offer to optimize health within a building — signaling to employees, stakeholders and partners that wellness is a major priority.



WIRED PLATINUM

Scotia Plaza supports your employees and visitors with exceptional levels of digital connectivity so that they can do their best work and communicate effectively.



SMARTSCORE GOLD

Smartscore identifies best-in-class smart buildings that deliver an exceptional user experience, drive cost efficiency, and meet high standards of sustainability that are future proof.



ENERGY STAR CERTIFIED

This internationally recognized mark of high efficiency indicates that Scotia Plaza is certified to use less energy and reduce emissions, contributing to the overall sustainability of the building.



BOMA BEST PLATINUM

An enhanced customer experience is paramount to Scotia Plaza — this standard recognizes exceptional building operations and management, community impact and customer relations.



THE WAY FORWARD

It's not enough to want to be more energy efficient, making the investment in tomorrow is a responsibility.

Scotia Plaza's \$85M investment into the building has improved significant areas of operation, making it not just one of the most efficient buildings on Bay Street, but a leader in Environmental, Social and Governance objectives.

As a community, Scotia Plaza is a nationally and globally recognized leader in innovation, collaboration and responsible corporate practices, achieving many of the highest certifications in operations, comfort, connectivity, and customer health.

[Learn more about our initiatives and certifications here.](#)

YOUR COMMUTE HAS NEVER BEEN EASIER

Our central location offers the best of Toronto. With Scotia Plaza's customer amenity platform, we support you the moment you drive, bike or walk into our building:

- » Access to 24/7 secure underground parking
- » EV-ready and Tesla charging stations
- » Auto detailing and car care on-site
- » Convenient tire pump stations
- » Valet parking available
- » Secured, covered on-site bike parking
- » Customer showers and amenities
- » Direct connection to King Subway Station

At Scotia Plaza, we're proud of even our tiniest customers. As part of Scotia Plaza's 5,700 SF of green roof space, our honeybees help to increase the declining honeybee population, while increasing our sustainability footprint in Toronto.



A GLOBAL LEADER WHERE IT COUNTS

We are committed to being a leader in Environmental, Social and Governance initiatives and building a better tomorrow for our customers, our City, and our environment. In this spirit, we have made changes to how our building and its systems, as well as our property managers operate to make Scotia Plaza a healthier, more sustainable and efficient workplace.



CBRE

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