



CUSHMAN &  
WAKEFIELD



HOOPP  
Healthcare of Ontario  
Pension Plan

# 25

## YORK

ICONIC, AAA  
OFFICE SPACE  
STEPS FROM  
UNION STATION



# 25 YORK

## AT A GLANCE

### BUILDING HIGHLIGHTS

- 25 York achieved BOMA BEST® Platinum certification with a score of 99.2%, the highest score globally
- 30 storey, class “AAA” office tower
- Expansive 30’ high lobby ceiling
- Links directly to the PATH system, Union Station and the Scotiabank Arena
- Strategic location steps from the downtown core, the waterfront, restaurants, abundant retail, entertainment, hotels and the dynamic Metro Convention Centre
- Pressurized raised floor system provides individual temperature control and greater access to fresh air
- Floor to ceiling windows provide abundant natural light
- Building systems designed to accommodate 1 person per 100 square feet

### AVAILABILITY OVERVIEW

Net Rent:	Contact Listing Agents
Additional Rent:	\$30.82 PSF (2025 estimate)
Term:	Flexible (minimum 3-year term)
Parking Ratio:	1 / 3,500 SF leased

SUITE	SIZE	AVAILABLE
610	1,956 SF	Immediately





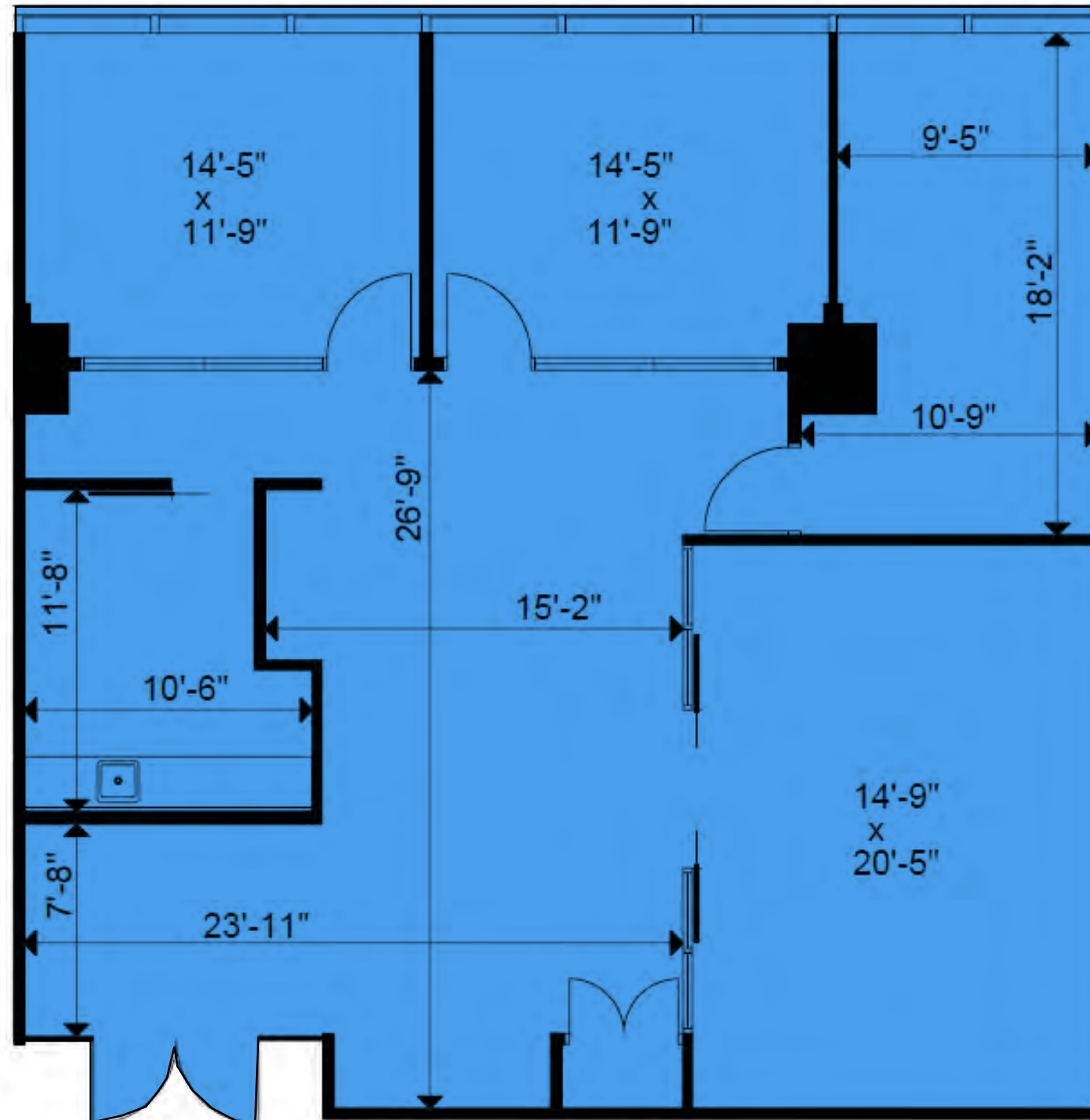
# SUITE 610

1,956 SF | AVAILABLE IMMEDIATELY

25 YORK  
FOR LEASE

## FEATURES

- Rare elevator exposure
- Three private offices, internal meeting room and open space
- North facing views







# 25 YORK

## AMENITIES

Linking directly to the major attractions of the downtown core, the PATH through 25 York provides direct indoor access to Union Station creating fast, easy access to the major transportation hub of Canada.

It is steps from the waterfront, the Scotiabank Arena, the entertainment district and the financial core, plus many major restaurants and retail chains.

25 York is home to the following retail amenities: Aria Ristorante, Pumpernickel's, Booster Juice and York Street Dental.

**25 YORK IS THE ULTIMATE LOCATION FOR BOTH WORK AND PLAY.**

### RESTAURANTS & RETAIL

1. Scaddabush
2. iQ Foods
3. Mercatto
4. E11even
5. LCBO
6. Longos
7. Real Sports Bar
8. Kinka Izakaya
9. Kinton Ramen
10. Harbour 60
11. Jacobs & Co. Steakhouse
12. Aloette

### HOTELS & CONFERENCE FACILITIES

1. Fairmont Royal York
2. InterContinental Toronto Centre
3. Metro Toronto Convention Centre
4. Toronto Marriott City Centre
5. Delta Hotels

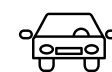
### ATTRACTIONS

1. Scotiabank Arena
2. Union Station
3. CN Tower
4. Rogers Centre
5. Ripley's Aquarium
6. Second City



99

WALK SCORE



100

TRANSIT SCORE



78

BIKE SCORE

← Toronto Waterfront







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