



CUSHMAN &
WAKEFIELD



HOOPP
Healthcare of Ontario
Pension Plan

UP TO 42,527 SF
FOR LEASE

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	November 1, 2025
900	27,470 SF	April 1, 2026
2500	13,101 SF	Immediate
Total	42,527 SF	



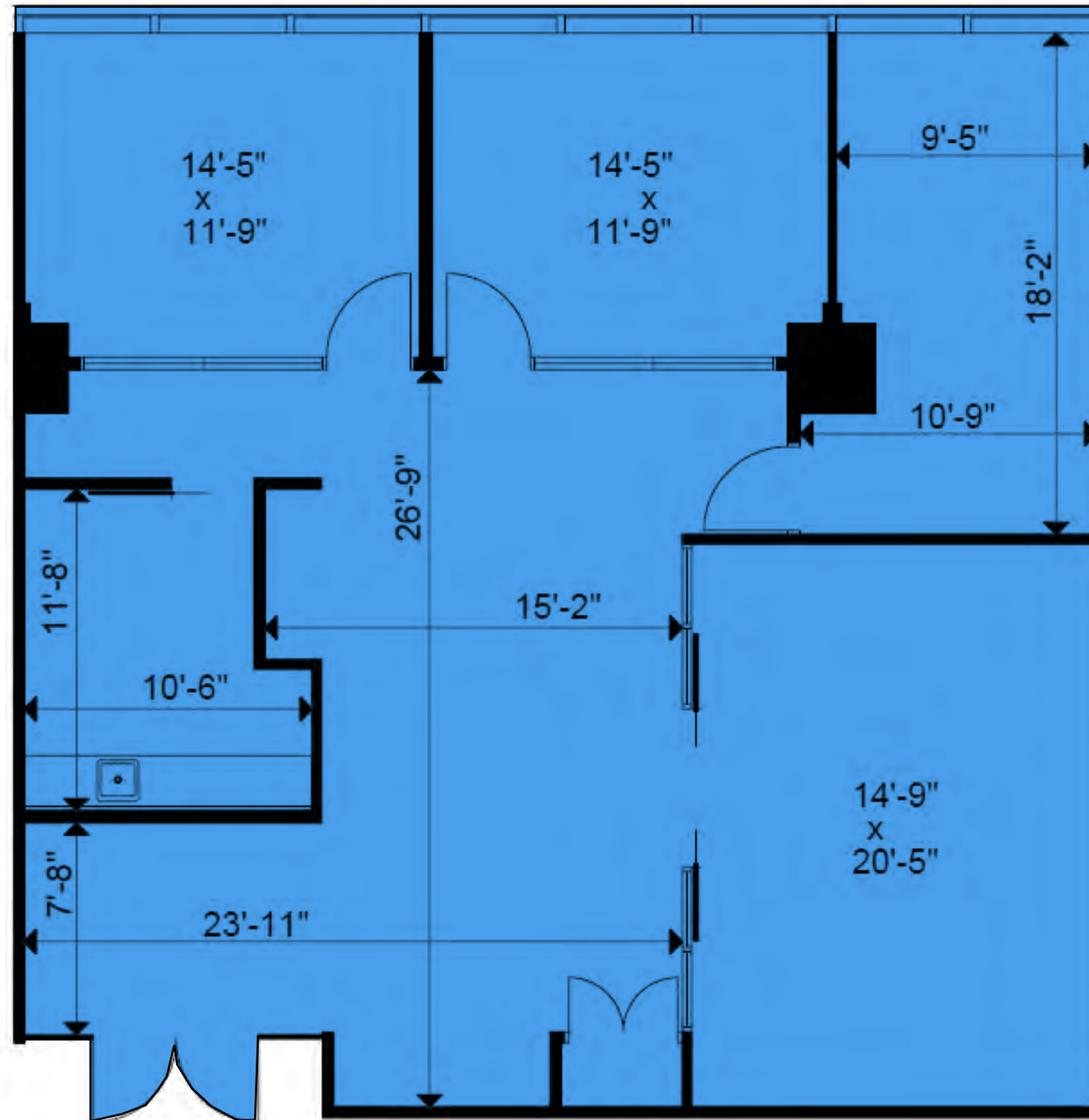
SUITE 610

1,956 SF | AVAILABLE NOVEMBER 1, 2025

25 YORK
FOR LEASE

FEATURES

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



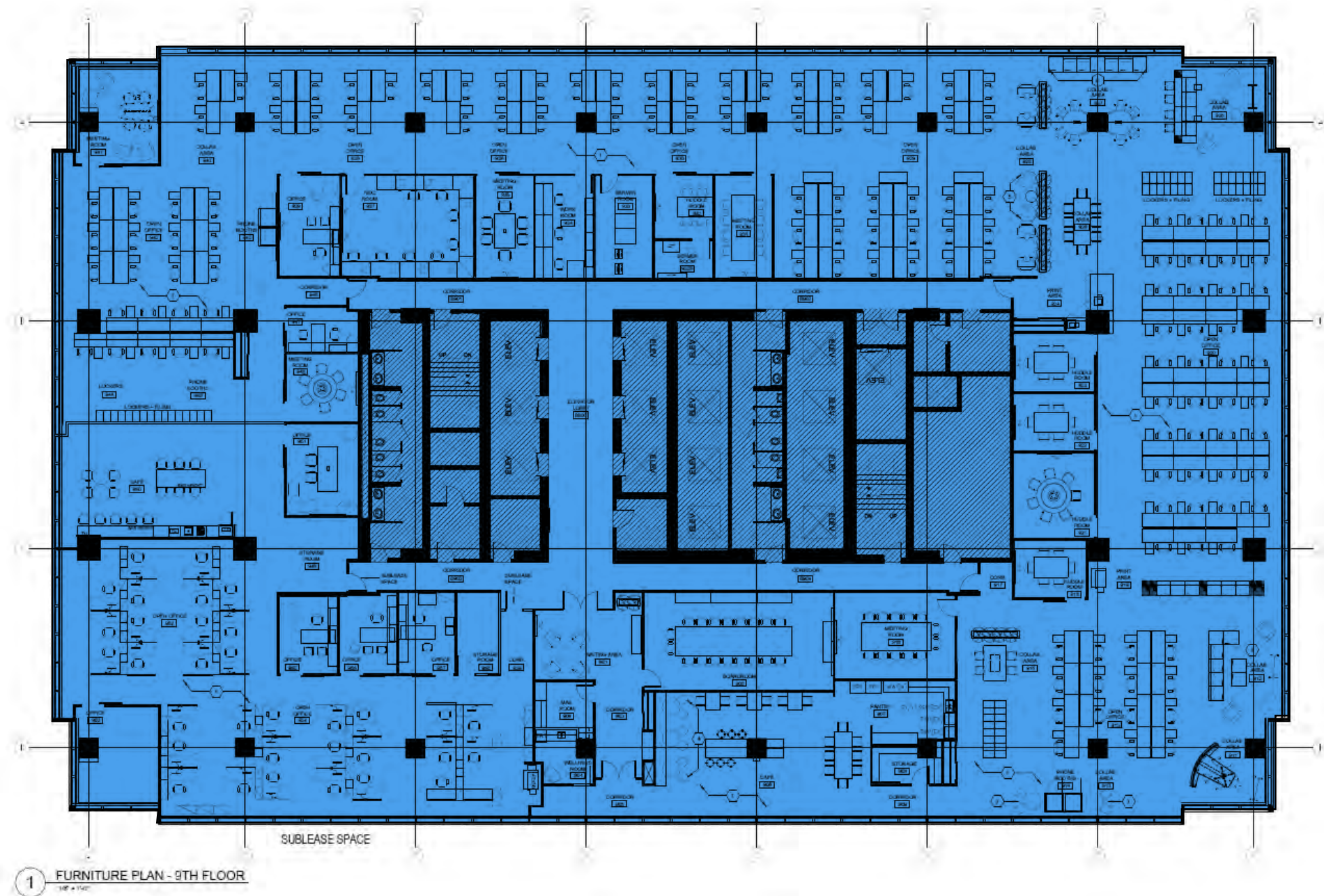
SUITE 900

27,470 SF | AVAILABLE APRIL 1, 2026

25YORK
FOR LEASE

FEATURES

- Professionally built-out with high-quality finishes
- Functional layout including private offices, meeting rooms and breakout areas
- Dedicated open workspace positioned near natural light for enhanced comfort and productivity



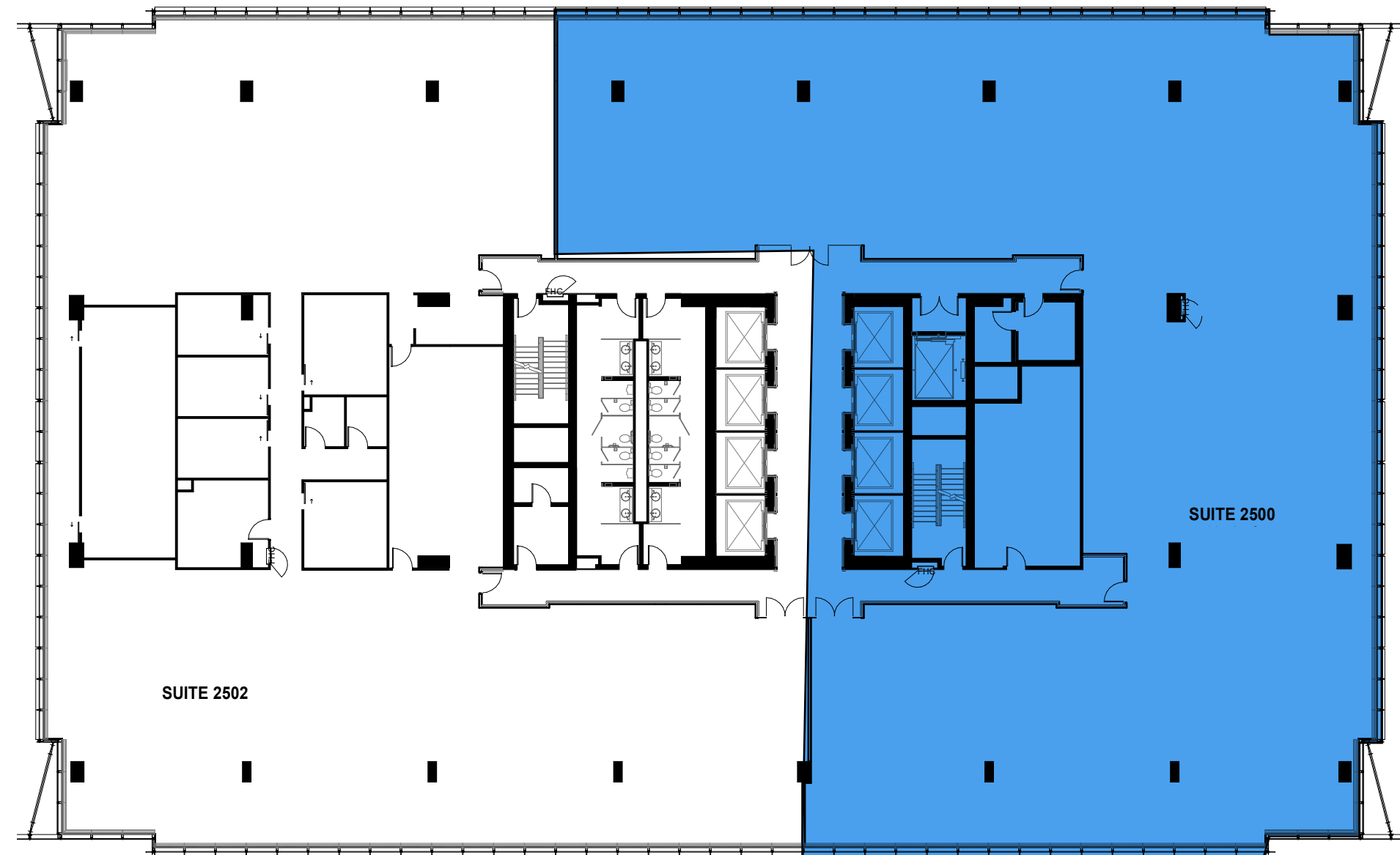
SUITE 2500

13,101 SF | AVAILABLE IMMEDIATELY

25 YORK
FOR LEASE

FEATURES

- Excellent views
- Great mix of team and dedicated workspaces throughout





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



25 YORK



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FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW*

Executive Vice President
416 359 2425
eric.shaw@cushwake.com

CLARKE STRUTHERS*

Vice President
416 359 2451
clarke.struthers@cushwake.com

VICTORIA GEE*

Associate
416 359 2604
victoria.gee@cushwake.com

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*Sales Representative