

*FOR SUBLEASE*

# 22 ADELAIDE STREET WEST

BAY ADELAIDE - EAST TOWER

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*21<sup>ST</sup> FLOOR - 22,860 SF*





*Availability*

21<sup>st</sup> Floor    22,860 SF

*Net Rent*

Please call listing agent to discuss

*Additional Rent*

\$27.44 PSF (2024 estimate)

*Occupancy*

Immediate

*Sublease Term*

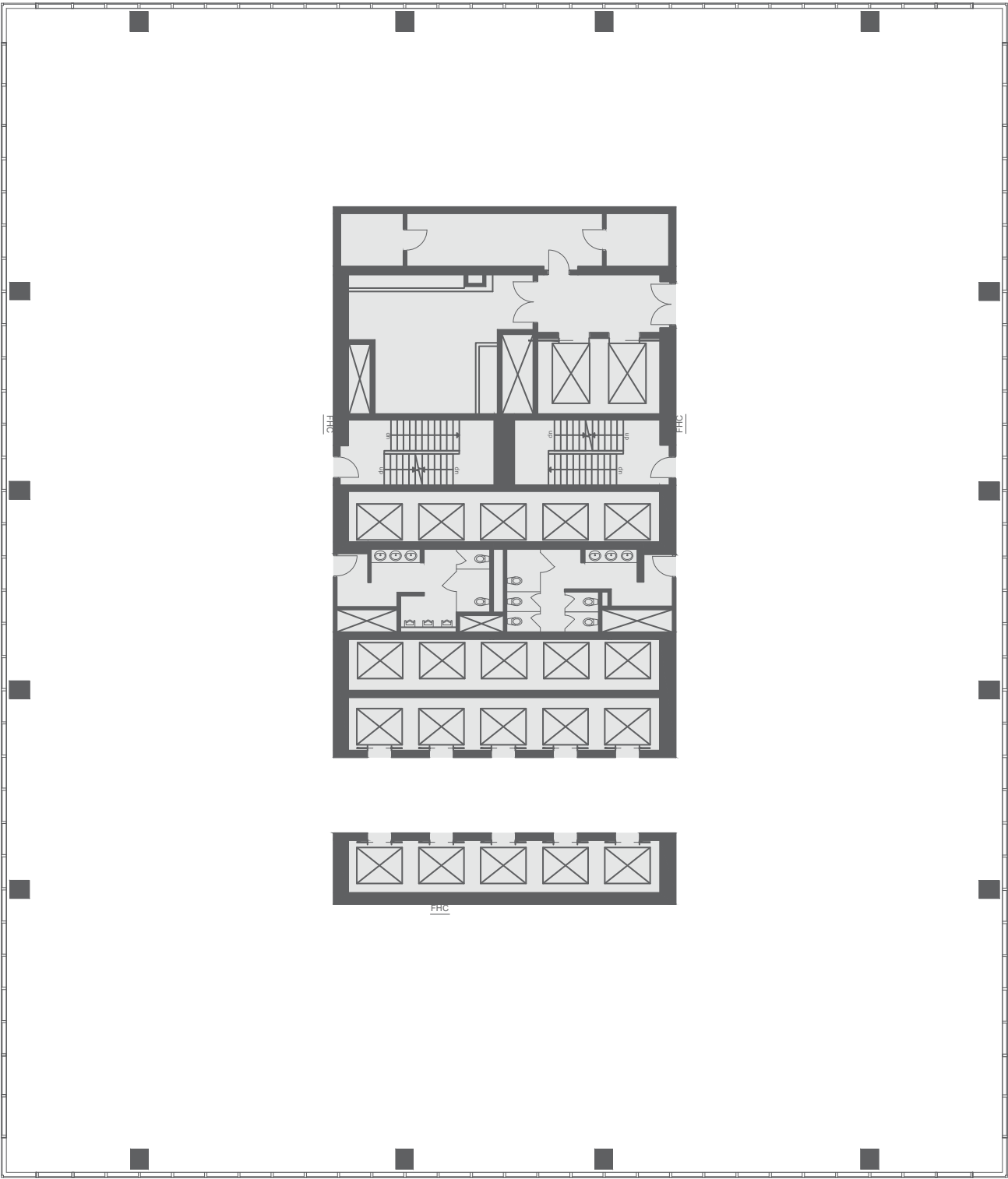
October 31, 2035

# Property Highlights

- Full floor opportunity in the prestigious Bay Adelaide Centre complex
- New retail concourse with excellent amenities
- State-of-the-art tenant bike room, lockers, and shower facilities
- LEED Platinum building certification
- BOMA 360 designated
- WELL Health-Safety Rated
- 24-hour building access and security
- Extensive Arts & Events programing in the complex
- PATH Connected
- On-site building management

21<sup>ST</sup> FLOOR - 22,860 SF







# Floor Plan

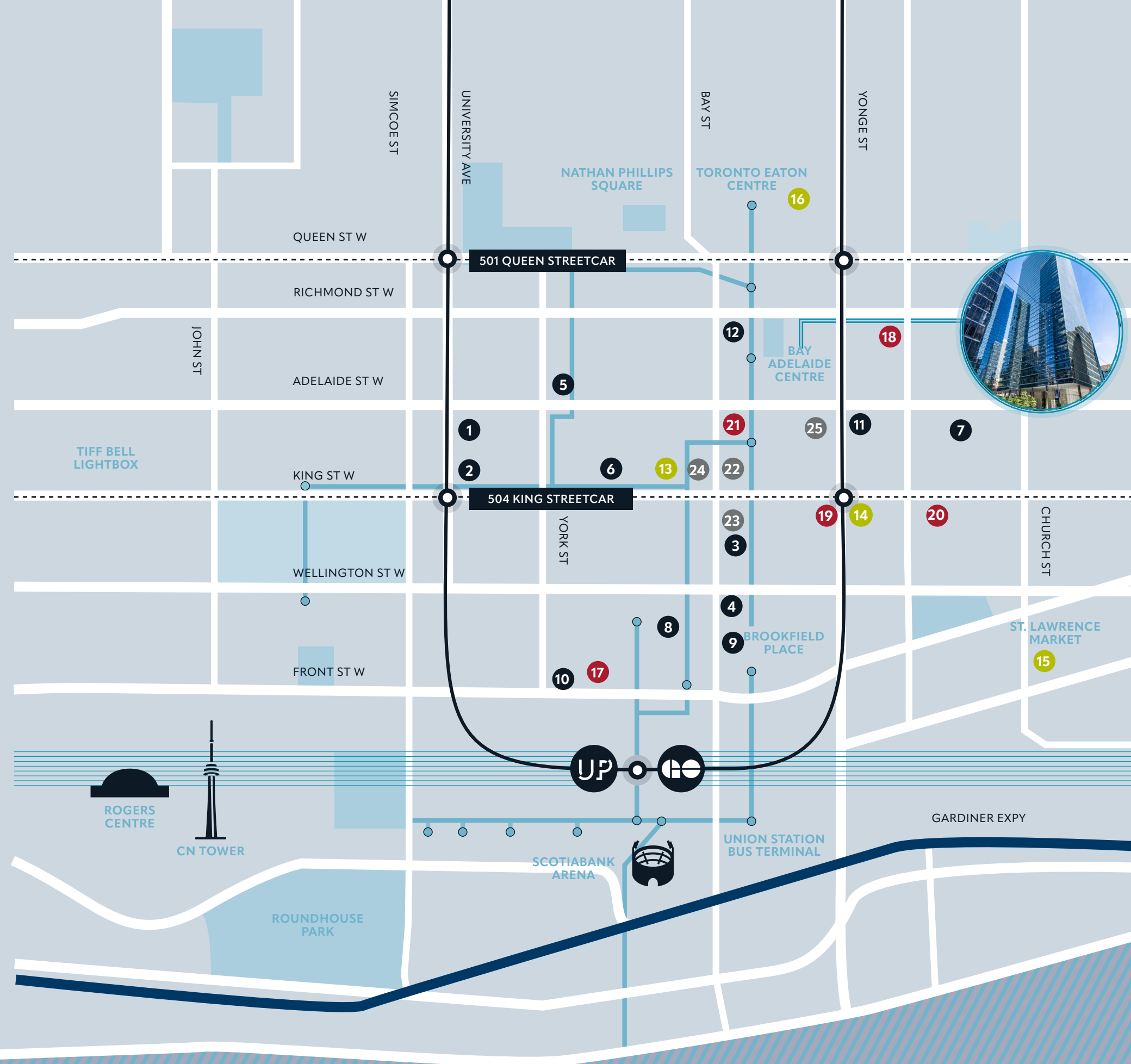


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## LEGEND

- |   |  |
|---|--|
|  DINING & CAFE |  HOTELS |
|  SHOPPING      |  BANKS  |
|  PATH          |  SUBWAY |
- 
- |                              |                                |
|------------------------------|--------------------------------|
| <b>1</b> Pizzeria Libretto   | <b>13</b> LCBO                 |
| <b>2</b> Earls Kitchen & Bar | <b>14</b> Shoppers Drug Mart   |
| <b>3</b> Dineen              | <b>15</b> St. Lawrence Market  |
| <b>4</b> Ki Modern           | <b>16</b> Eaton Centre         |
| <b>5</b> Cactus Club Cafe    | <b>17</b> Fairmont Royal York  |
| <b>6</b> King Taps           | <b>18</b> Cambridge Suites     |
| <b>7</b> Terroni             | <b>19</b> One King West        |
| <b>8</b> Mos Mos             | <b>20</b> The Omni King Edward |
| <b>9</b> Chotto Matte        | <b>21</b> St. Regis Hotel      |
| <b>10</b> Starbucks          | <b>22</b> Scotiabank           |
| <b>11</b> Craft Brewerie     | <b>23</b> CIBC                 |
| <b>12</b> Hy's Steakhouse    | <b>24</b> BMO                  |
|                              | <b>25</b> TD Canda Trust       |





## CONTACT INFORMATION

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