

# PANORAMIC

WEST, SOUTH AND NORTH VIEWS

# 81 BAY STREET

CIBC SQUARE

45th Floor — 13,535 sq. ft.  
FOR SUBLEASE



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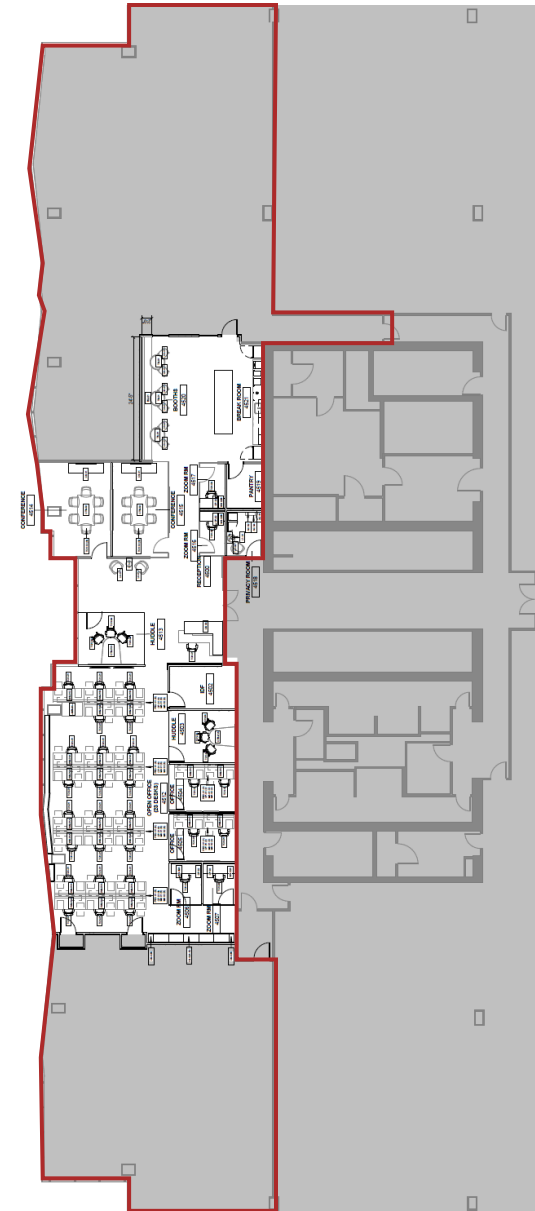
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## Details

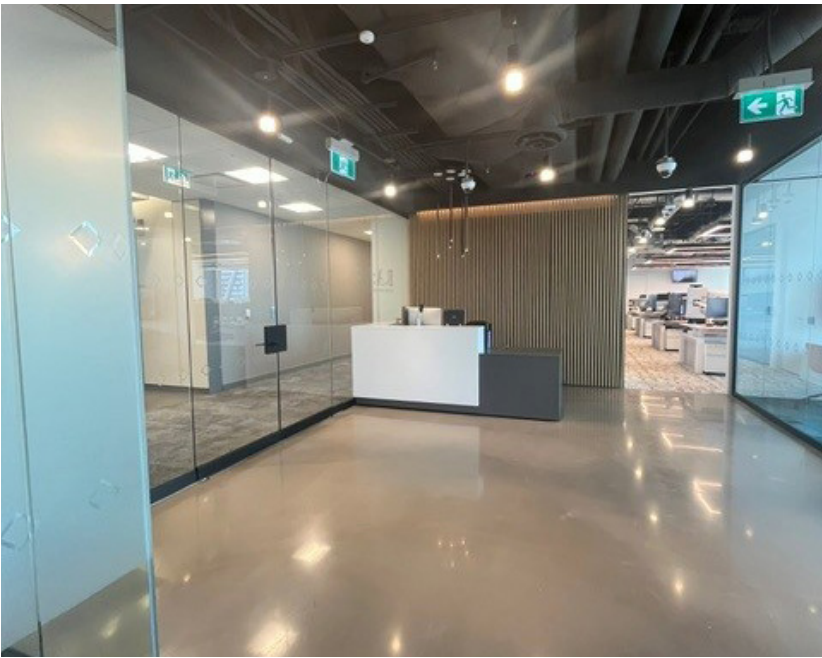
|                                 |                                                                                                                                                                                                                               |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AREA</b>                     | 13,535 sq. ft. West, South and North facing                                                                                                                                                                                   |
| <b>TERM</b>                     | To May 30, 2032                                                                                                                                                                                                               |
| <b>AVAILABLE</b>                | December 1, 2026                                                                                                                                                                                                              |
| <b>NET RENT</b>                 | Contact Sublisting agents                                                                                                                                                                                                     |
| <b>ADDITIONAL RENT</b>          | \$32.18 per sq. ft.* (2026 est.)                                                                                                                                                                                              |
| <b>CO-OPERATING BROKER FEE:</b> | \$2.00 per sq. ft. per annum of term                                                                                                                                                                                          |
| <b>COMMENTS</b>                 | <ul style="list-style-type: none"> <li>+ 45th floor, top of building location</li> <li>+ Elevator exposure</li> <li>+ Existing improvements</li> </ul> include open areas, internal offices, meeting rooms and large servery. |

81 Bay is a LEED Platinum building, with first in its class amenities including one acre park for tenant use, a tenant only fitness facility, a dedicated conference centre, bike parking and showers/change rooms.

Technical specifications include high density floor ventilation (outdoor air) = 200 CFM per person, destination dispatch elevators, high level air filtration on all mechanical systems and air ventilation systems.











81 Bay Street is a state-of-the-art building of the highest standards of office buildings in Toronto.

#### Amenities Include



Tenant exclusive fitness facility



Tenant bike storage and showers



Best in class tenant conference facility



Food Hall and sit down dining



Direct link to all Toronto Transit channels



CBRE





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