

OFFICE FOR LEASE

# 70 York

BUILT WITH HISTORY.  
DESIGNED FOR TODAY.

 Desjardins

 BGO  
Properties

**CBRE**





Modern Turnkey Suites Available

# Building Properties

## TOTAL BUILDING GLA

213,407 RSF

## FLOOR PLATE

Approx. 14,500 RSF

## TERM

Flexible

## NET RENT

Contact Listing Agents

**ADDITIONAL RENT (2026 EST.):** \$30.75 per SF

**OPERATING COSTS:** \$20.27 per SF

**REALTY TAXES:** \$9.98 per SF

**UTILITY:** \$0.50 per SF

## BUILDING HOURS

7 AM - 6 PM on weekdays


## PARKING RATIO & RATES


Below Ground Ratio: 1/4.700 SF

1 Single stall: \$395.50/month


1 Tandem stall (providing space for 2 cars): \$367.50/month


## BUILDING FEATURES

 Walking Distance to St. Andrew and Union Station

 PATH Connected

 On-Site Restaurant: Hello Nori

 Tenant Fitness Facility

 Bike Lockers



# Stacking Plan

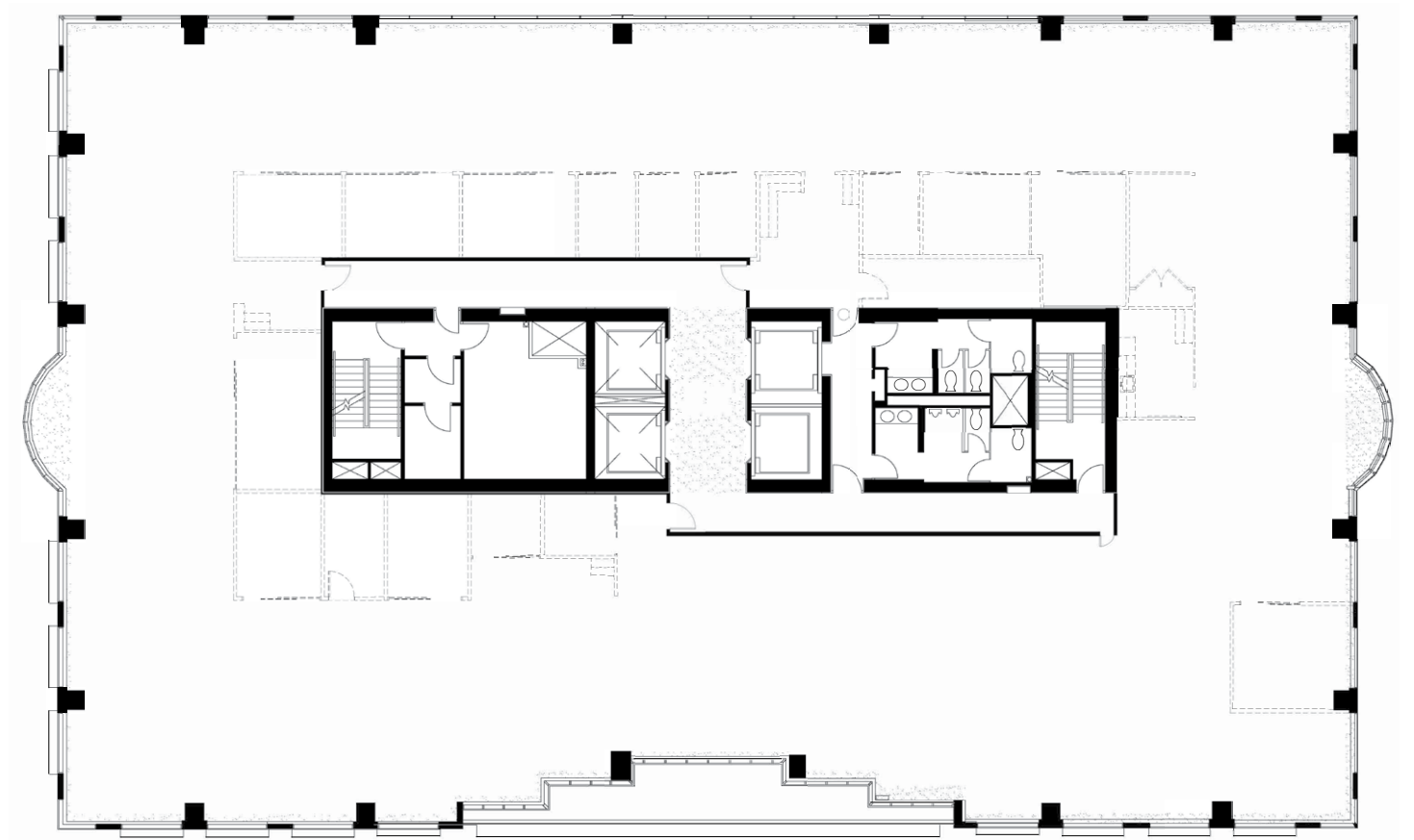
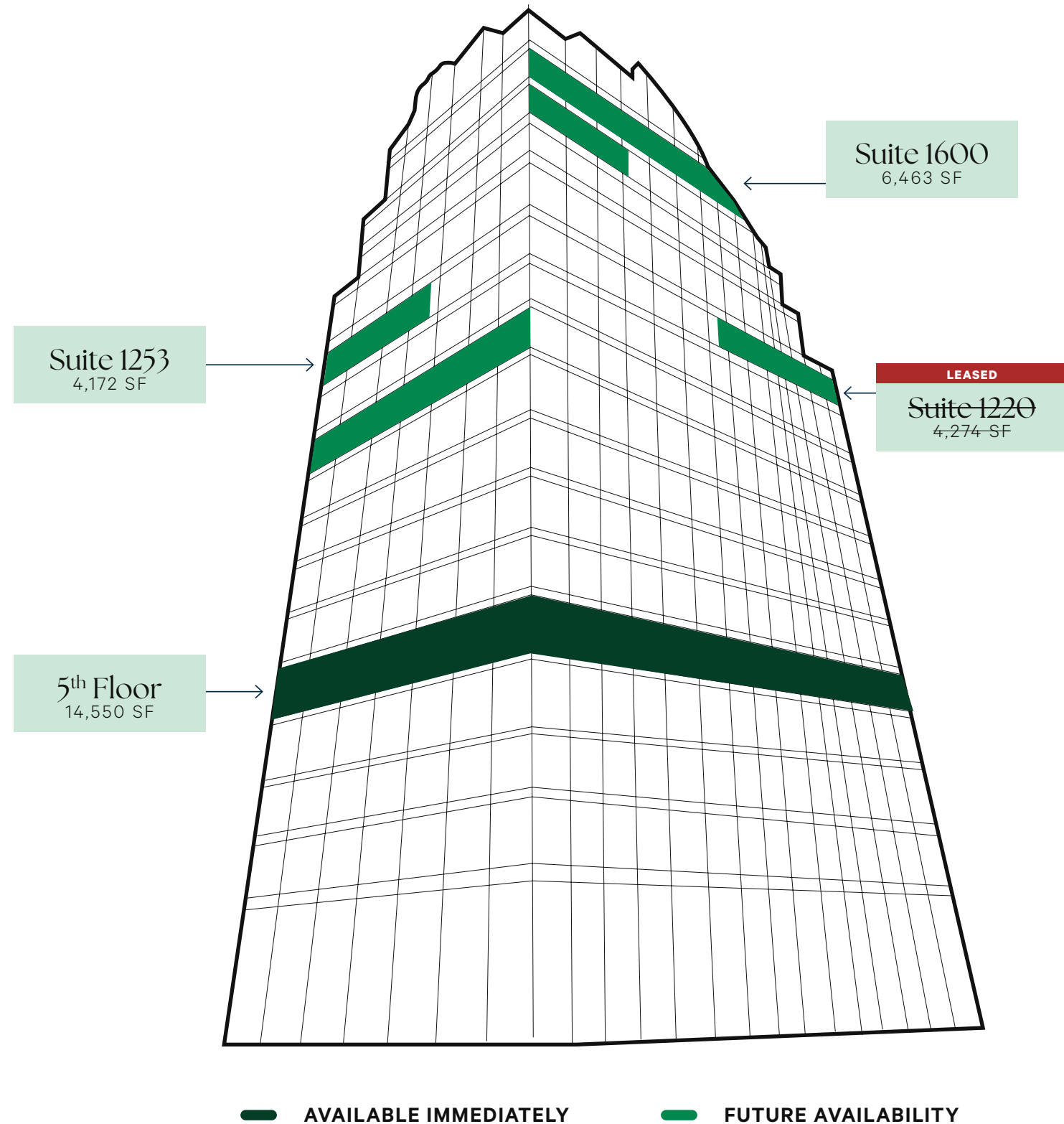
## 5<sup>th</sup> Floor

AVAILABLE IMMEDIATELY

# 14,550 SF

Full floor opportunity.

Primarily open concept with internal meeting rooms and kitchenette.



# Suite 1253

AVAILABLE SEPTEMBER 1, 2026

## 4,172 SF

### Modern Turnkey Suite\*

Built out with:

- 1 Private Office
- 2 Huddle Rooms
- 1 Focus Room
- 1 Conference Room
- Kitchen/Collab Area
- 24 workstations
- Reception
- Server/Storage Room
- Elevator Exposure
- North/East Exposure

# Suite 1600

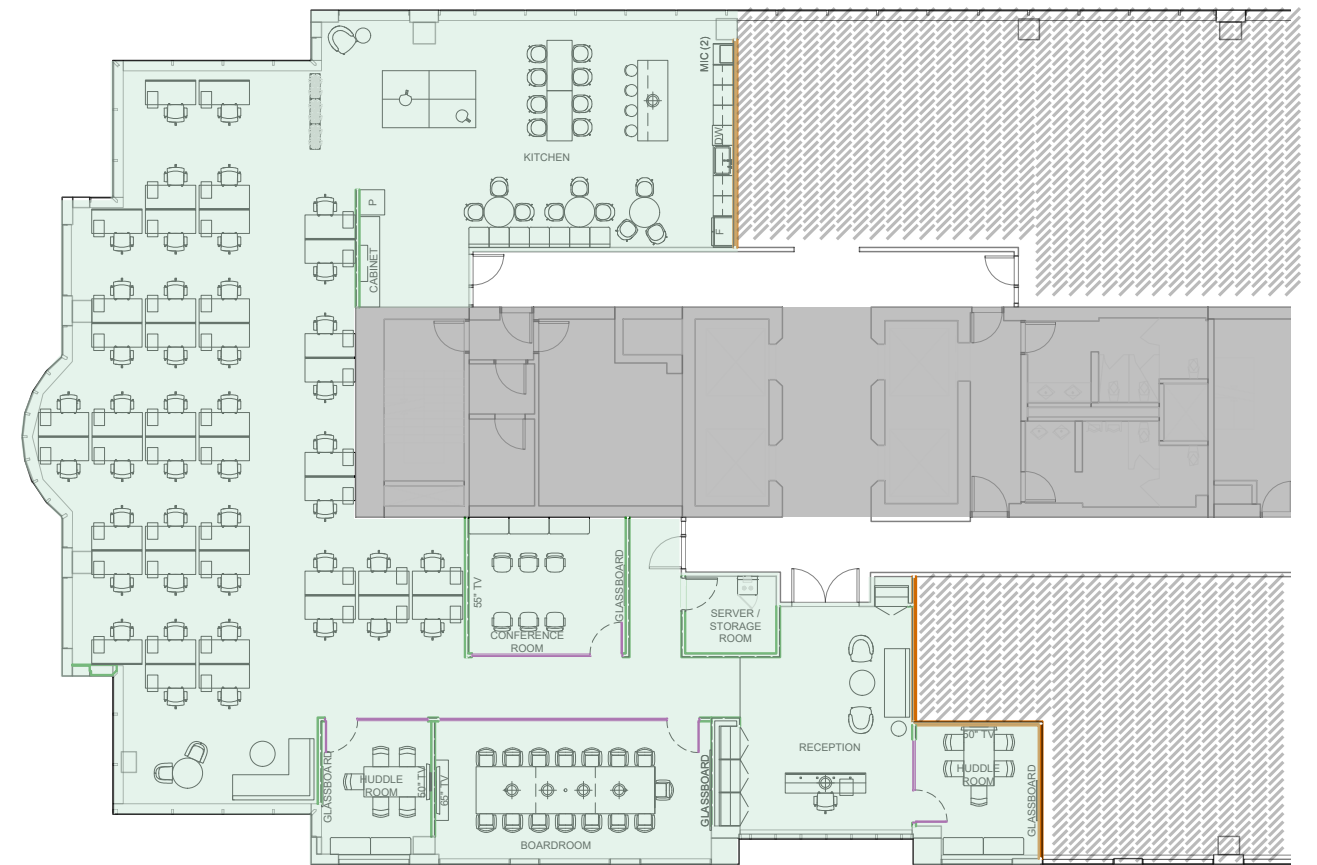
AVAILABLE IMMEDIATELY

## 6,463 SF

### Modern Turnkey Suite

Built out with:

- 2 x 4 Person Huddle Rooms
- 1 x 7 Person Conference Room
- 1 x 15 Person Large Boardroom
- Reception
- Large Kitchen/Lounge Area
- 44 Workstations
- Soft Seating/Collaboration Areas
- Elevator Exposure
- North/South/West Exposure



\*Coming Soon



**NEW**  
Tenant  
Amenities

A fully equipped fitness centre featuring modern cardio and strength-training equipment, dedicated men's and women's change rooms with day lockers and towel service, and a studio space offering lunchtime fitness classes every Tuesday and Thursday.



# The Best of Downtown Toronto Offerings



## ● Food & Drink

- 01 Hello Nori
- 02 Moxies
- 03 Stratus
- 04 Beertown Public House
- 05 Kellys Landing
- 06 Scaddabush Italian Kitchen & Bar
- 07 Jack Astor's Bar & Grill
- 08 Bymark

## ● Fitness

- 09 Orangetheory Fitness
- 10 Equinox
- 11 F45 Training
- 12 Toronto Athletic Club

## ● Hotels

- 13 Fairmont Royal York
- 14 The Ritz-Carlton
- 15 Intercontinental Toronto

## ● Financial Services

- 16 TD Bank
- 17 BMO
- 18 CIBC Bank
- 19 National Bank
- 20 RBC

- TTC SUBWAY LINE
- PATH ROUTES
- TTC STREETCAR LINE



### TTC STATION

3 min walk to St. Andrew Station



### UNION STATION

5 min walk to Union Station



### PARKING

Underground parking lot located directly in the building

100  
WALK SCORE

100  
TRANSIT SCORE

89  
BIKE SCORE



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**Mackenzie Sharpe\***

Senior Vice President  
+1 416 815 2382  
mackenzie.sharpe@cbre.com

**Andrea Sujer\*\***

Senior Transaction Manager  
+1 416 886 8191  
andrea.sujer@cbre.com

\*Broker \*\*Sales Representative

CBRE Limited, Real Estate Brokerage | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8 | +1 416 362 2244 | [www.cbre.ca](http://www.cbre.ca)

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