

# 95 Wellington

Toronto, Ontario



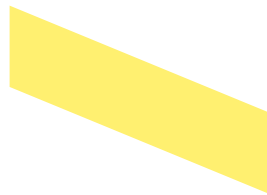


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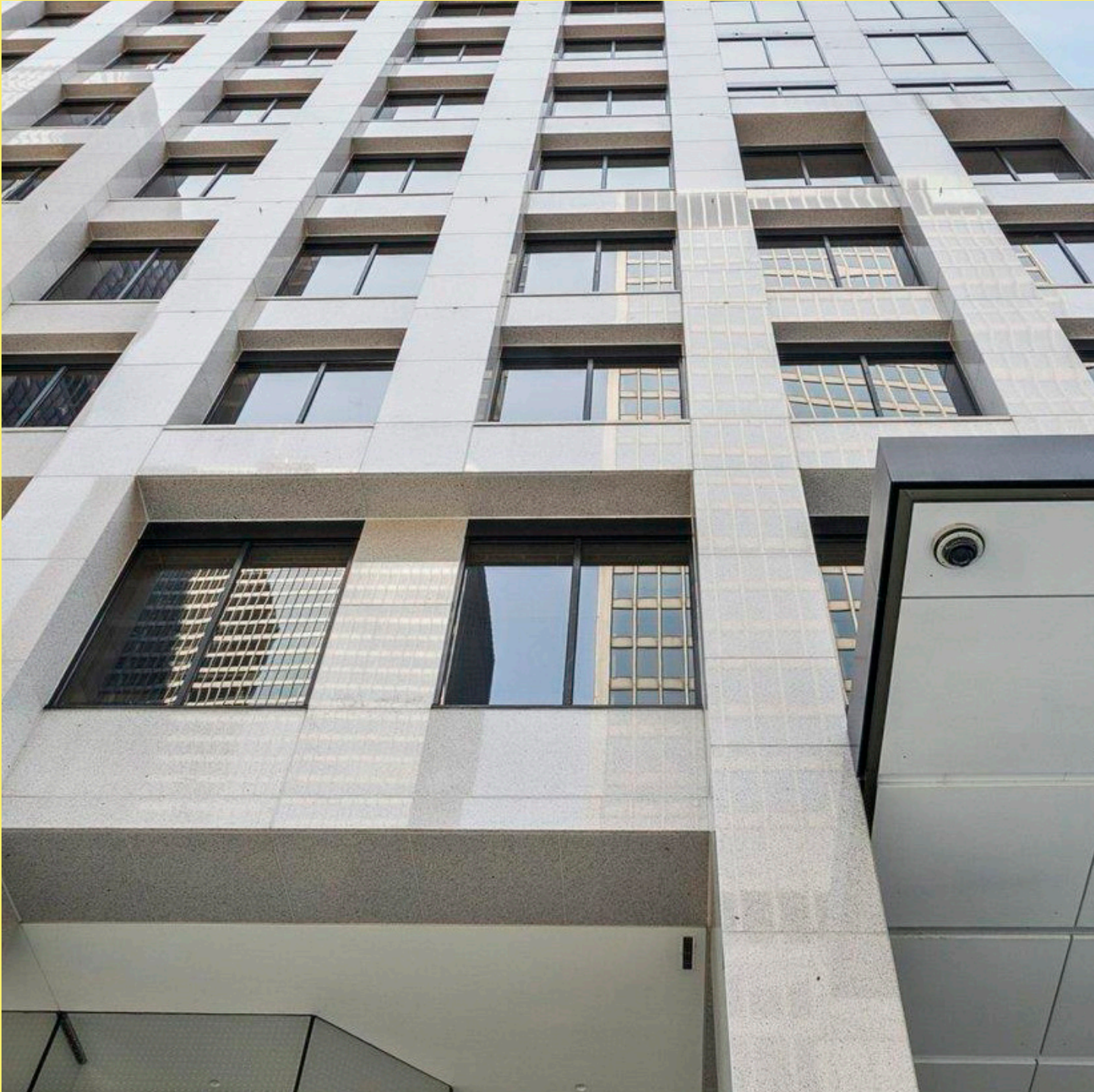
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# Step into the *spotlight* at 95 Wellington Street West.

With up to 135,000 SF available in Toronto's financial core,  
95 Wellington Street West presents a rare opportunity  
to elevate your presence in a landmark downtown address  
defined by visibility, connectivity, and renewed prominence.



Welcome to 95 Wellington Street West, a landmark office address designed for businesses that value profile, connectivity, and presence. With recent capital improvements, direct PATH access, and large-block availability, the property offers a rare opportunity to secure meaningful space in one of downtown Toronto's most connected and established business locations.



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Where *presence, connectivity, and scale* come together in the heart of downtown Toronto.



For firms looking to elevate their workplace experience and strengthen their presence, 95 Wellington offers a rare opportunity in the heart of downtown Toronto. Backed by recent capital improvements, the building makes an immediate impression from the moment tenants arrive, redefining the workday through upgraded design, seamless connectivity, and a renewed sense of energy and stature.



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## Elevated by recent *capital improvements*, 95 Wellington sets a *renewed standard* for workplace experience.

### PROPERTY HIGHLIGHTS

- ↘ Flexible suite sizes from 2,500 SF to 61,000 SF, offering right-sized space for a range of tenants
- ↘ Move-in ready suites available
- ↘ Direct connection to Union Station through the PATH network
- ↘ Underground parking
- ↘ Short walk to exceptional dining, entertainment, and retail amenities
- ↘ Pylon signage opportunities for qualified tenancies

### BUILDING CERTIFICATIONS

- ↘ WELL Core & Shell Platinum, 2025
- ↘ CREST Leadership Award, 2022
- ↘ Rick Hansen Foundation Accessibility Certification, 2021
- ↘ WELL Health-Safety Rating, 2024
- ↘ BOMA BEST Gold, 2020
- ↘ WiredScore Platinum, 2023
- ↘ LEED EB:O&M Platinum, 2024

### CAPITAL IMPROVEMENTS

- ↘ Fully lobby renovation
- ↘ Complete exterior recladding
- ↘ Curtain wall replacement
- ↘ HVAC modernization
- ↘ Technology upgrades





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# Connected to the city's *best of everything*

From Union Station and the PATH to some of downtown Toronto's most sought-after restaurants, cafés, and conveniences, 95 Wellington places the best of the core just moments away.

## TRANSIT

- ✎ TTC subway stations (Union, King, Queen, St Andrew, Osgoode)
- ✎ TTC streetcar routes (501/504)
- ✎ PATH network
- ✎ GO Transit, VIA Rail, and UP Express at Union Station

## AMENITIES

- ✎ ByMark
- ✎ Canoe
- ✎ Stratus
- ✎ Union Food Court
- ✎ The Eatery at Royal Bank Plaza
- ✎ Toronto Athletic Club
- ✎ GoodLife Fitness
- ✎ Fairmont Royal York





# Step into your *next space*

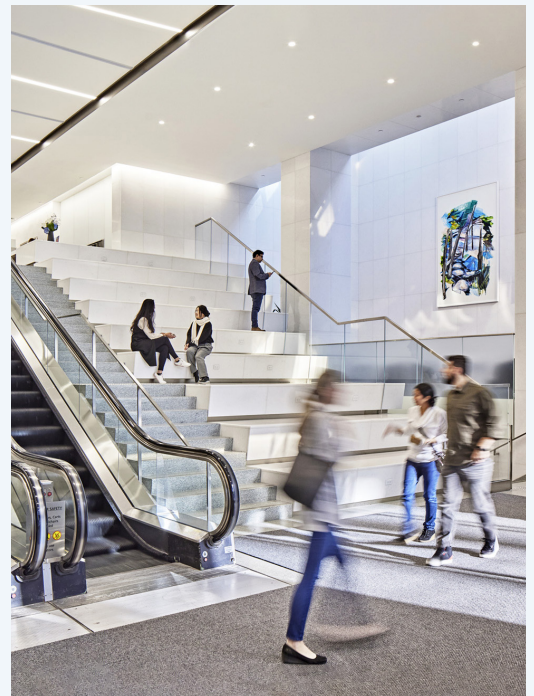
Up to 135,000 SF available

**Availability:** Immediate

**Net Rent:** Contact the Listing Agents

**Additional Rent:** \$31.02 (2026 estimate)

**Parking:** \$375.00 per month / 1 per 3,500 SF

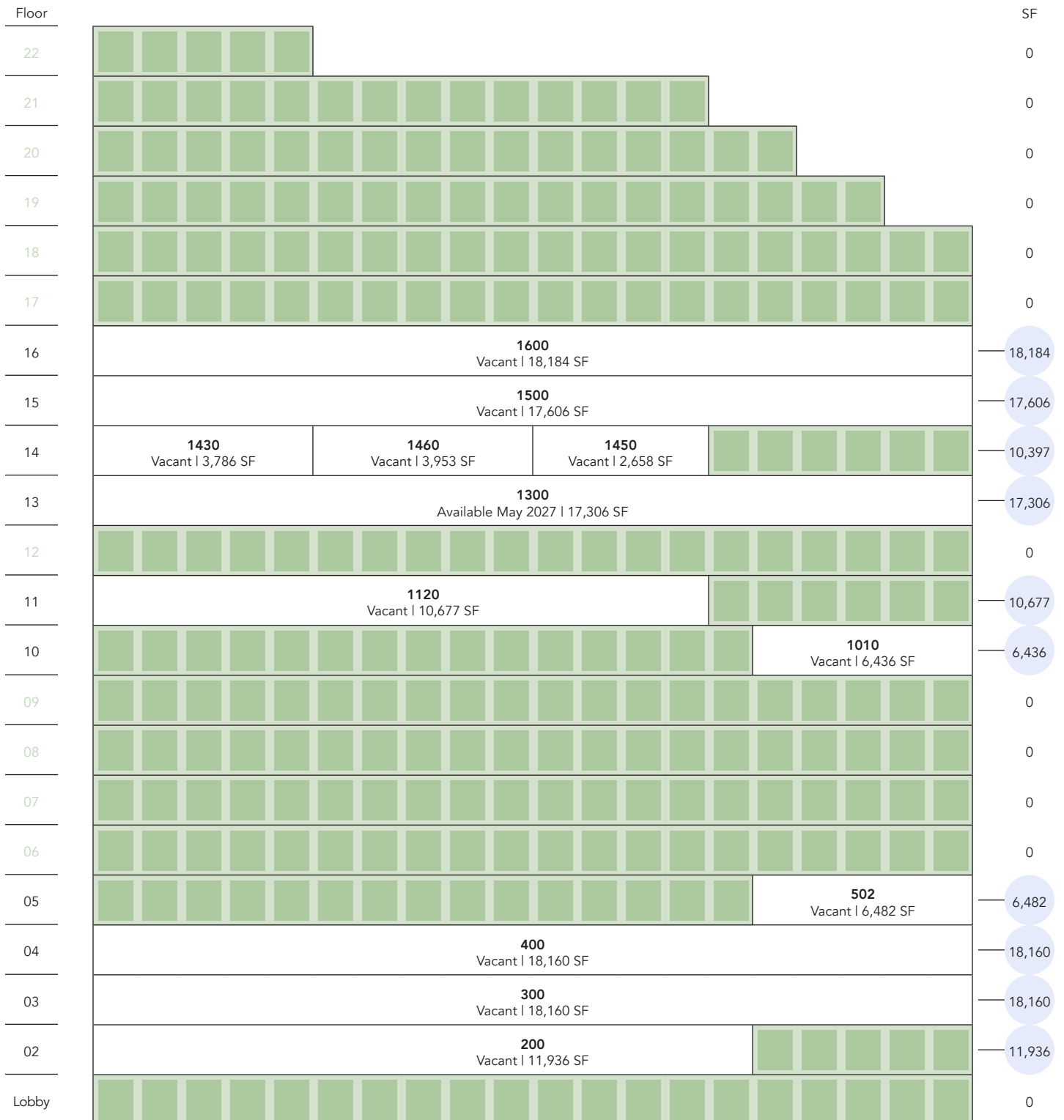


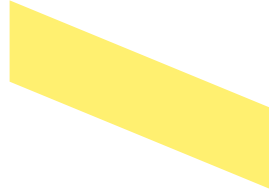
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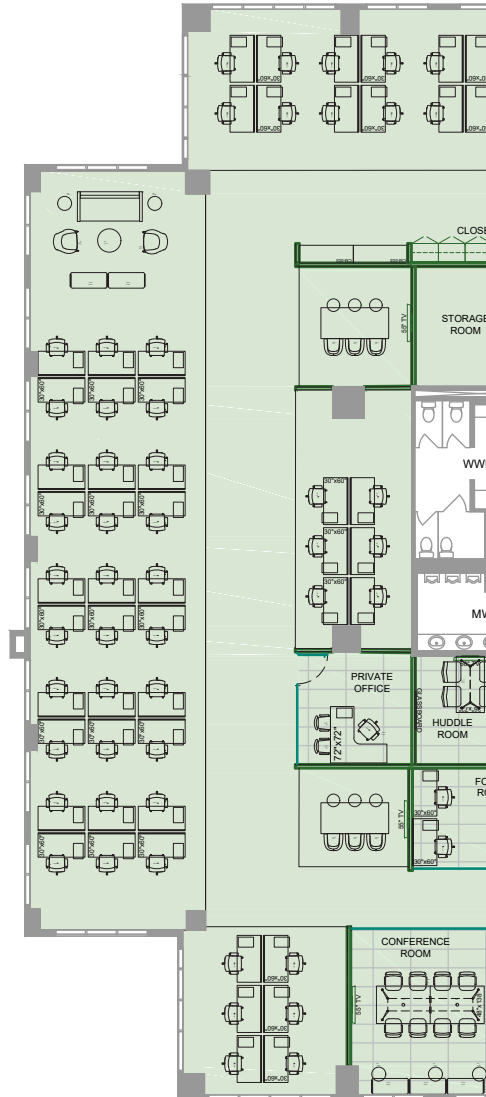
## Current availabilities





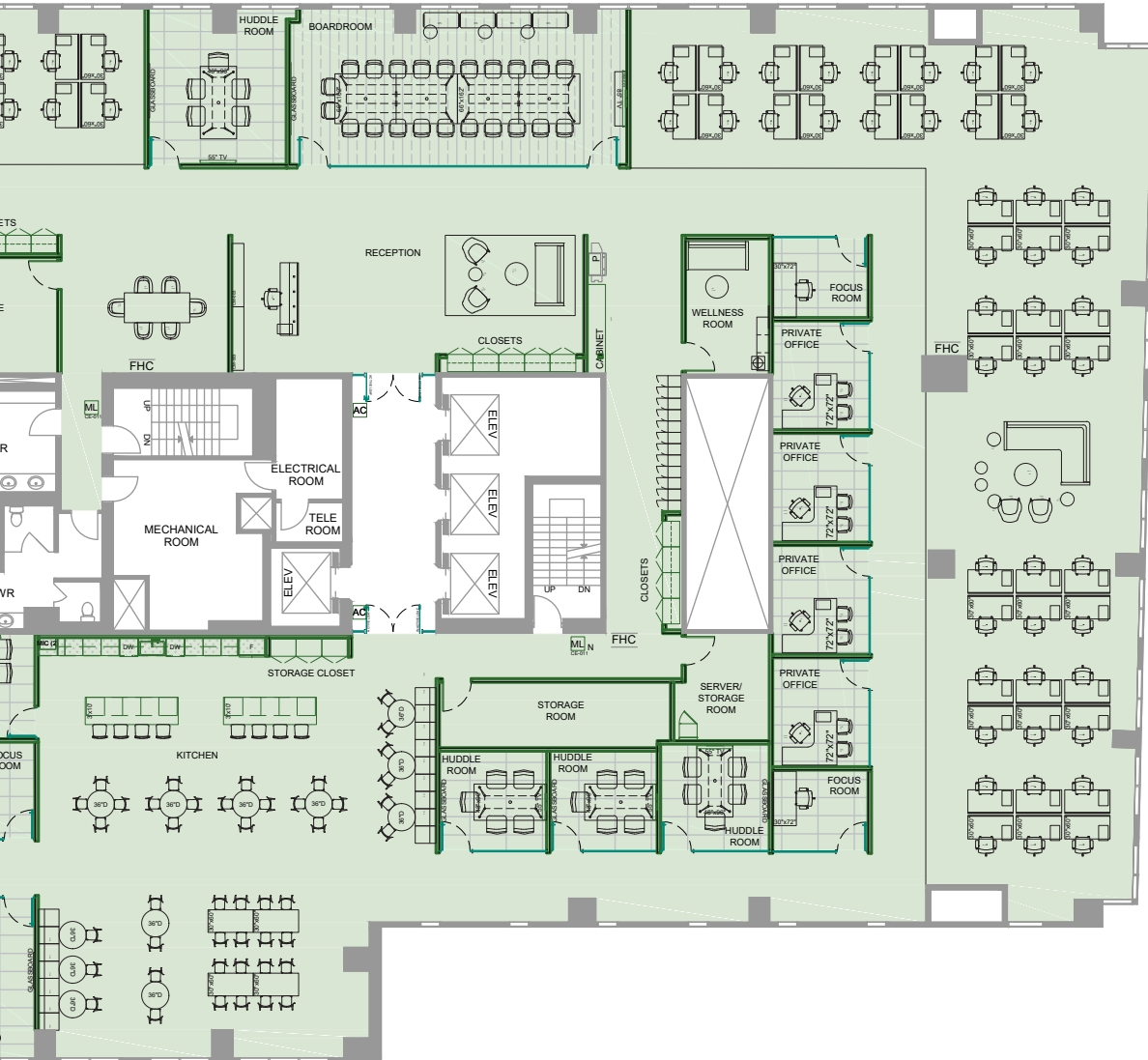
# Where the next *chapter* begins

- 112  
seats
- 5  
private offices
- 5  
huddle rooms
- 3  
focus rooms
- 2  
boardrooms
- 2  
storage rooms
- 1  
wellness room
- 1  
server room



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## Where integrated *service* meets lasting *value*

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivaled service to enhance the experience of our tenant communities across Canada.

**68M SF**

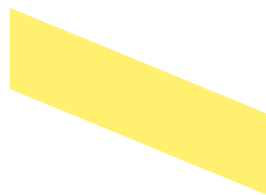
Area of assets managed (as of December 31, 2025)

**440**

Properties managed across Canada

**920**

Employees in Canada





# 95 Wellington

Toronto, Ontario

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Broker

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