



# 320 Bay Street

16,711 SF Sublease – Office Available in Prime Location

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**Lennard:**

200-55 University Avenue, Toronto  
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# 320 Bay Street

## Property Overview



Suite

Contact Listing Agent

Available Space

16,711 SF



Net Rent

Contact Listing Agent

Additional Rent

\$27.35 PSF (2026 Est.)



Availability

Flexible

Term

November 30, 2032



Listing Agents

**Bridger Hunt**

Sales Representative

416.666.4842

bhunt@lennard.com

**Michael Seetner**

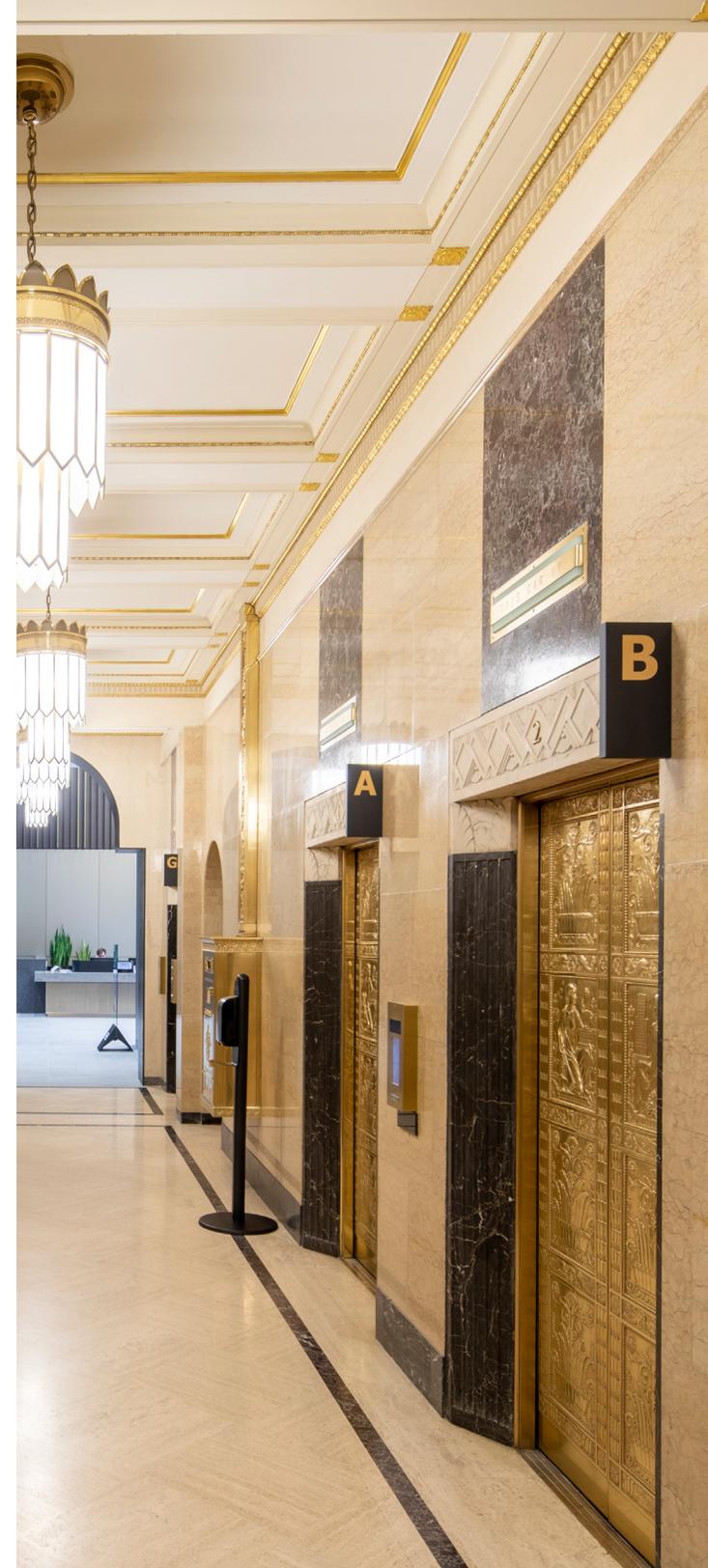
Sales Representative

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mseetner@lennard.com

## Property Highlights

- Direct access to the PATH, TTC, GO, UP and VIA systems
- Approx. 100 bicycle stalls with change rooms  
(including 3 male, 3 female and 1 universal shower)
- New renovated and improved main lobby
- High-end finishes throughout the space
- Exposed ceilings
- Furniture available and negotiable
- Photos available upon request



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## Newly Renovated Lobby & Amenities

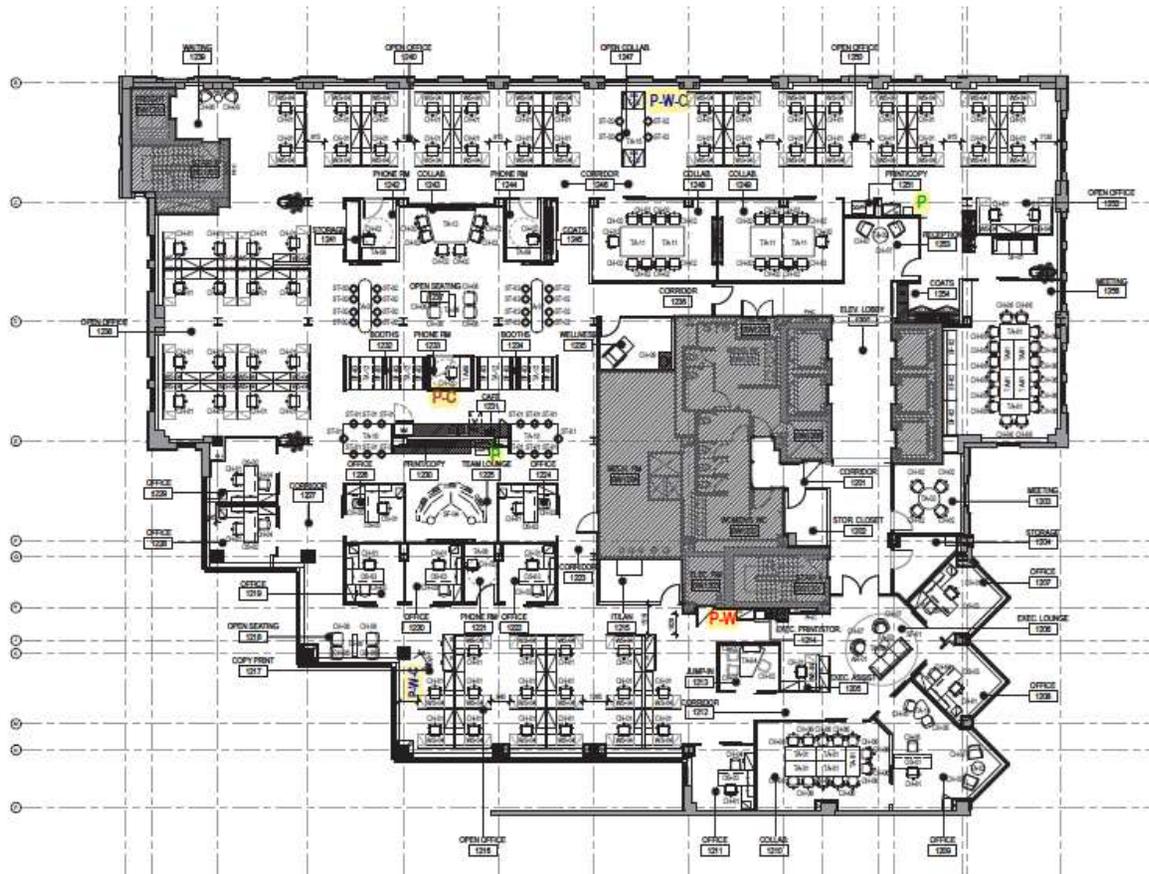


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## Floor Plan

Available Space

16,711 SF



### Suite Features

Landlord Turnkey Suite

Reception Area (directly off elevators)

+66 Workstations

3 Offices

3 break-out rooms

5 Call Room

Multiple Collaboration Zones

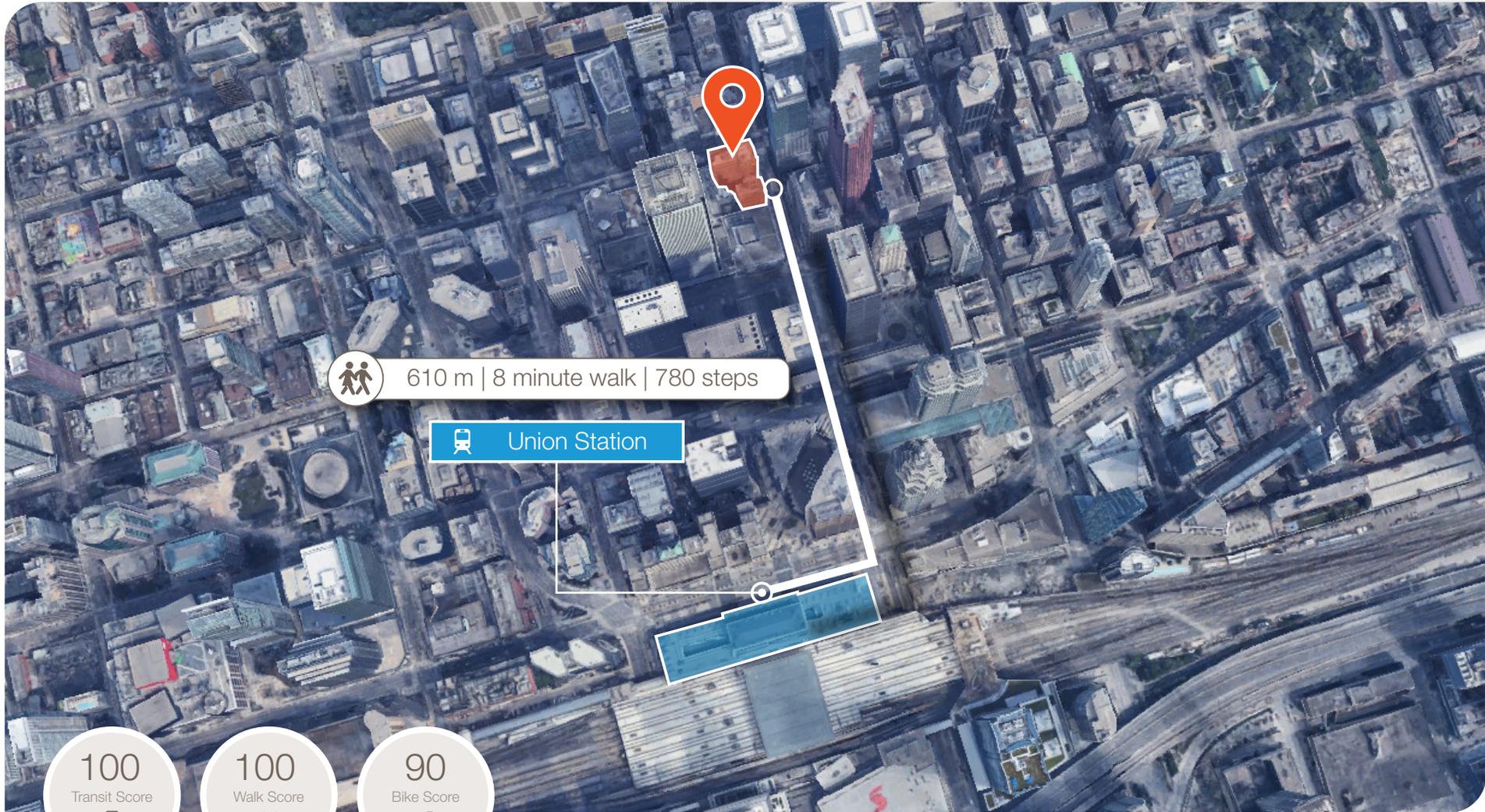
Kitchenette & Cafe Area

IT & Storage Rooms

# 320 Bay Street



## Walk Time to Union Station



 610 m | 8 minute walk | 780 steps

 Union Station

100  
Transit Score  

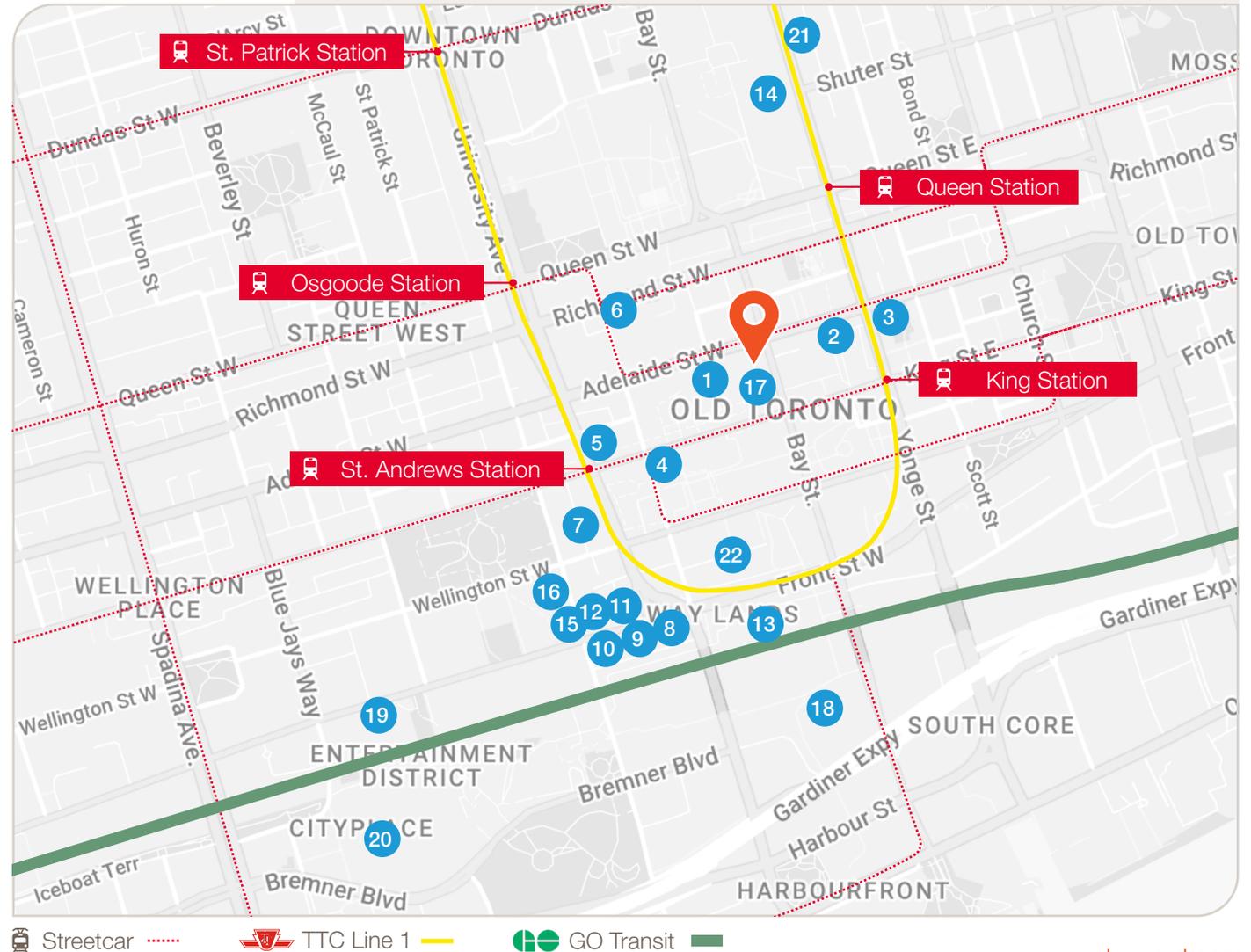

100  
Walk Score  


90  
Bike Score  


# 320 Bay Street

## Surrounding Amenities

- 1 Starbucks
- 2 Winners
- 3 Craft Beer Market
- 4 Subway
- 5 Earls
- 6 The Keg Steakhouse
- 7 Moxies
- 8 Kelly's Landing Bar & Grill
- 9 Chipotle
- 10 Starbucks
- 11 Loose Moose
- 12 Jack Astors
- 13 Union Station
- 14 Eaton Centre
- 15 TD Bank
- 16 RBC
- 17 BMO
- 18 Scotiabank Arena
- 19 Metro Toronto Convention Centre
- 20 CN Tower
- 21 Ed Mirvish Theatre
- 22 Fairmount Royal York Hotel





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