

55 York Street, Suite 1200

8,109 SF Sublease – Prime Location Office Available

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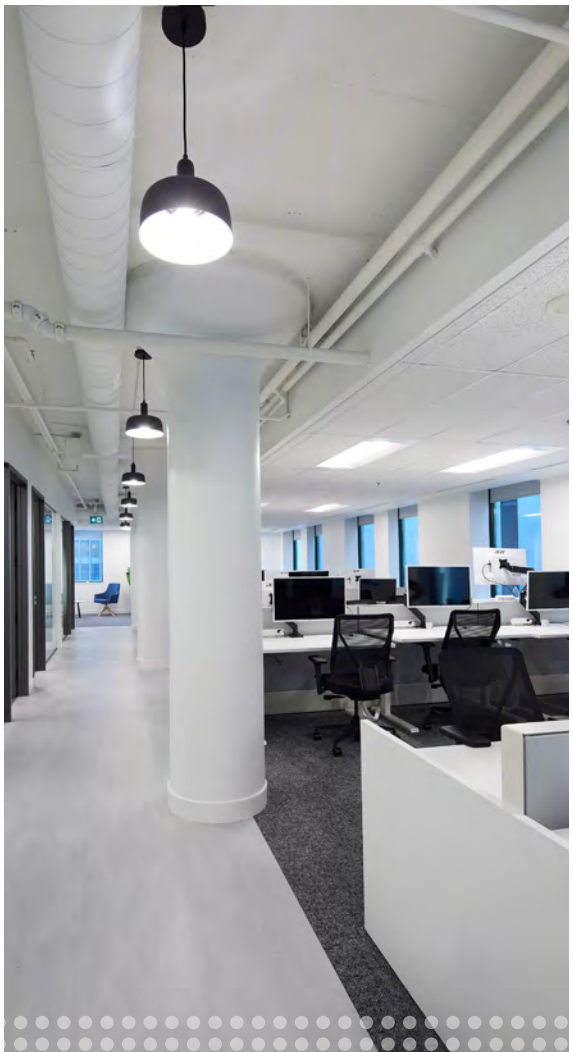
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55 York Street, Suite 1200

Property Overview

Available Space
Suite 1200 - 8,109 SF

Net Rent
Contact Listing Agents

Additional Rent
$32.81 PSF (2026)

Availability
Q3 2027

Term
July 31, 2035*

*Term to July 2030 or July 2033 potentially negotiable

Listing Agents

Bridger Hunt
Sales Representative
416.666.4842
bhunt@lennard.com

Michael Seetner*
Senior Vice President
647.938.5500
mseetner@lennard.com

*Sales Representative



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Property Highlights

- Classic exterior architecture with modernized interior
- Steps from: Union Station, PATH connectivity and underground parking
- On-site security and building operator
- BOMA Best Silver (Building Environmental Standards) Certification

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Contiguous Space

Total - **16,223 SF**

13th Floor — Direct

Suite 1300 - 8,114 SF

12th Floor — Sublease

Suite 1200 - 8,109 SF

2nd Floor

Tenant Amenity Space - 1,900 SF

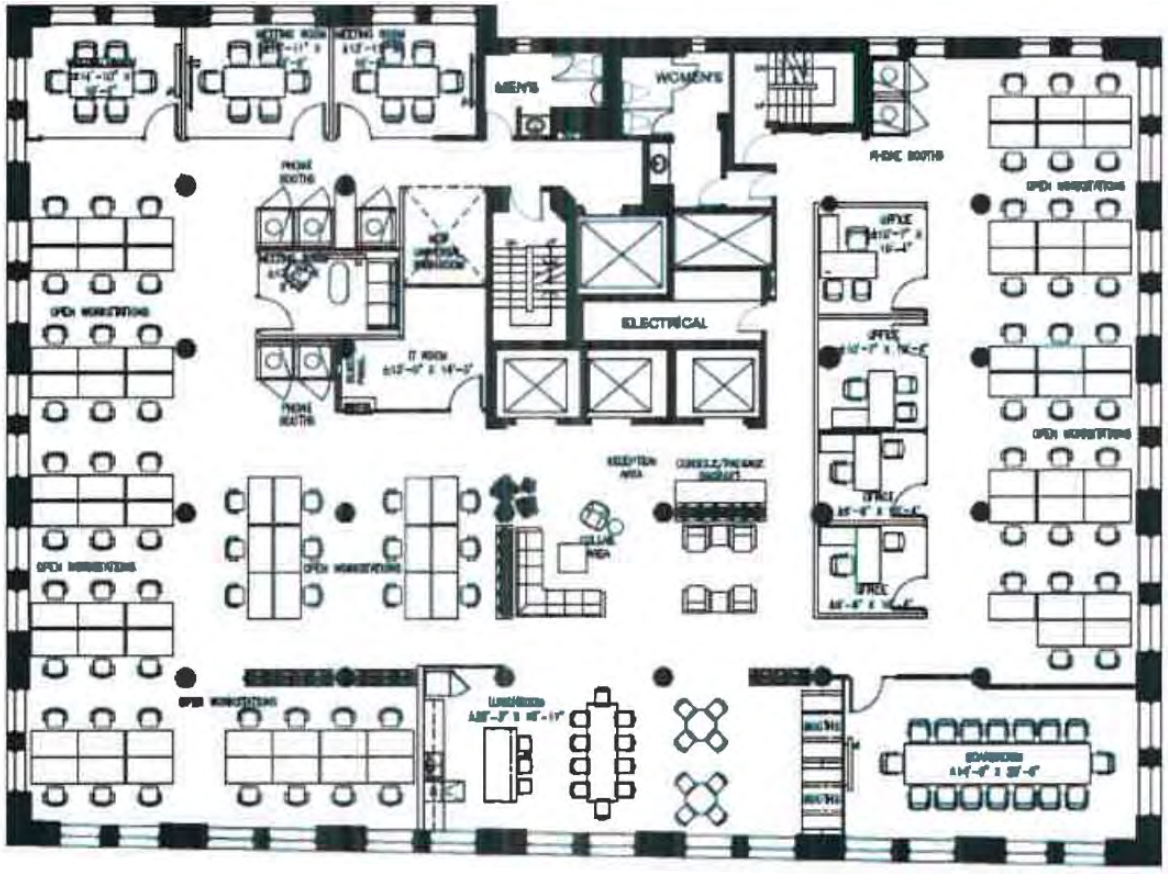


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Floor Plan

Available Space

8,109 SF

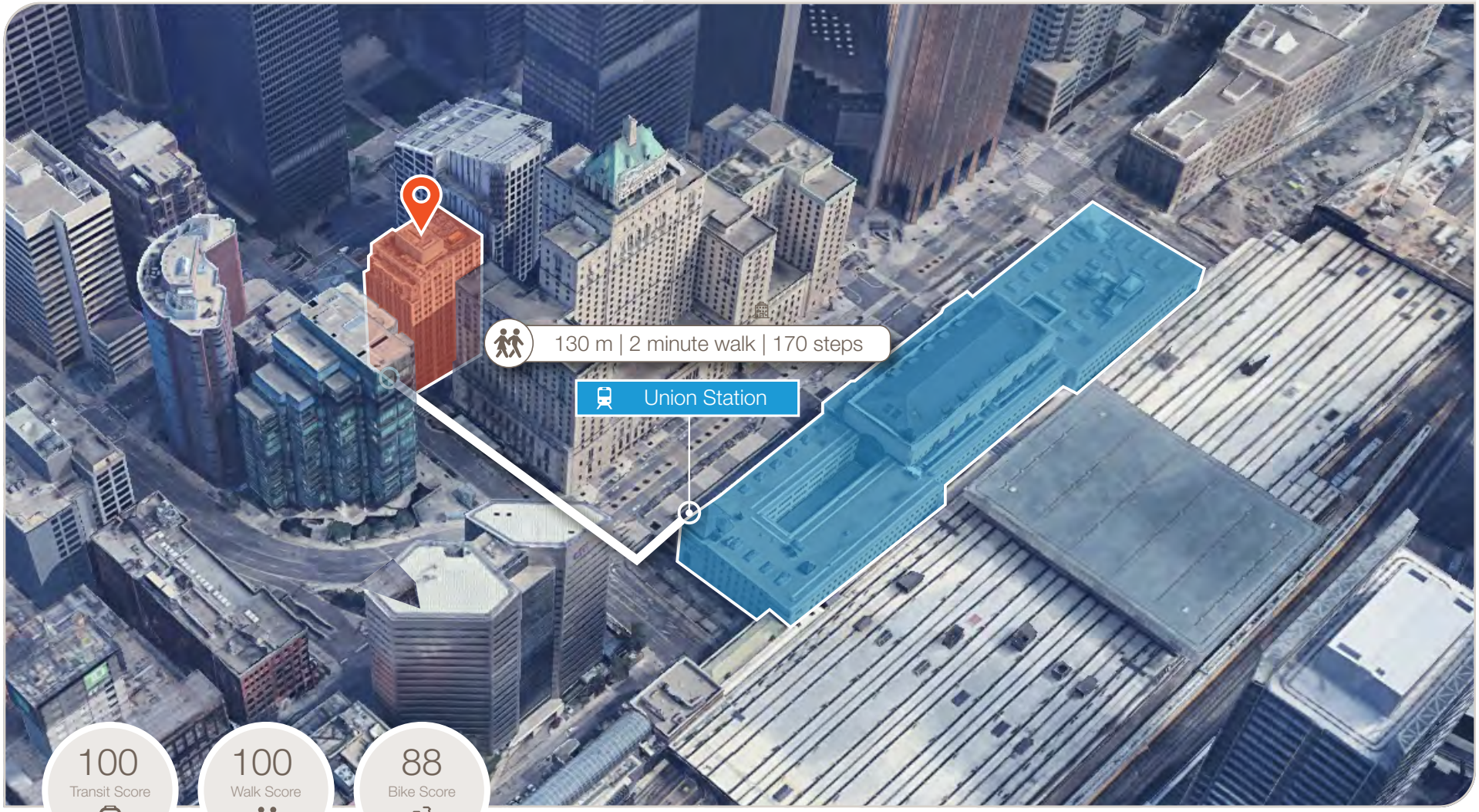


Suite Features
Stunning Newly Built Model Suite
80 Workstations
Full Floor Opportunity
4 Break-out Rooms
4 Offices
7 Call Booths
Kitchenette & Cafe Area
IT & Storage Rooms

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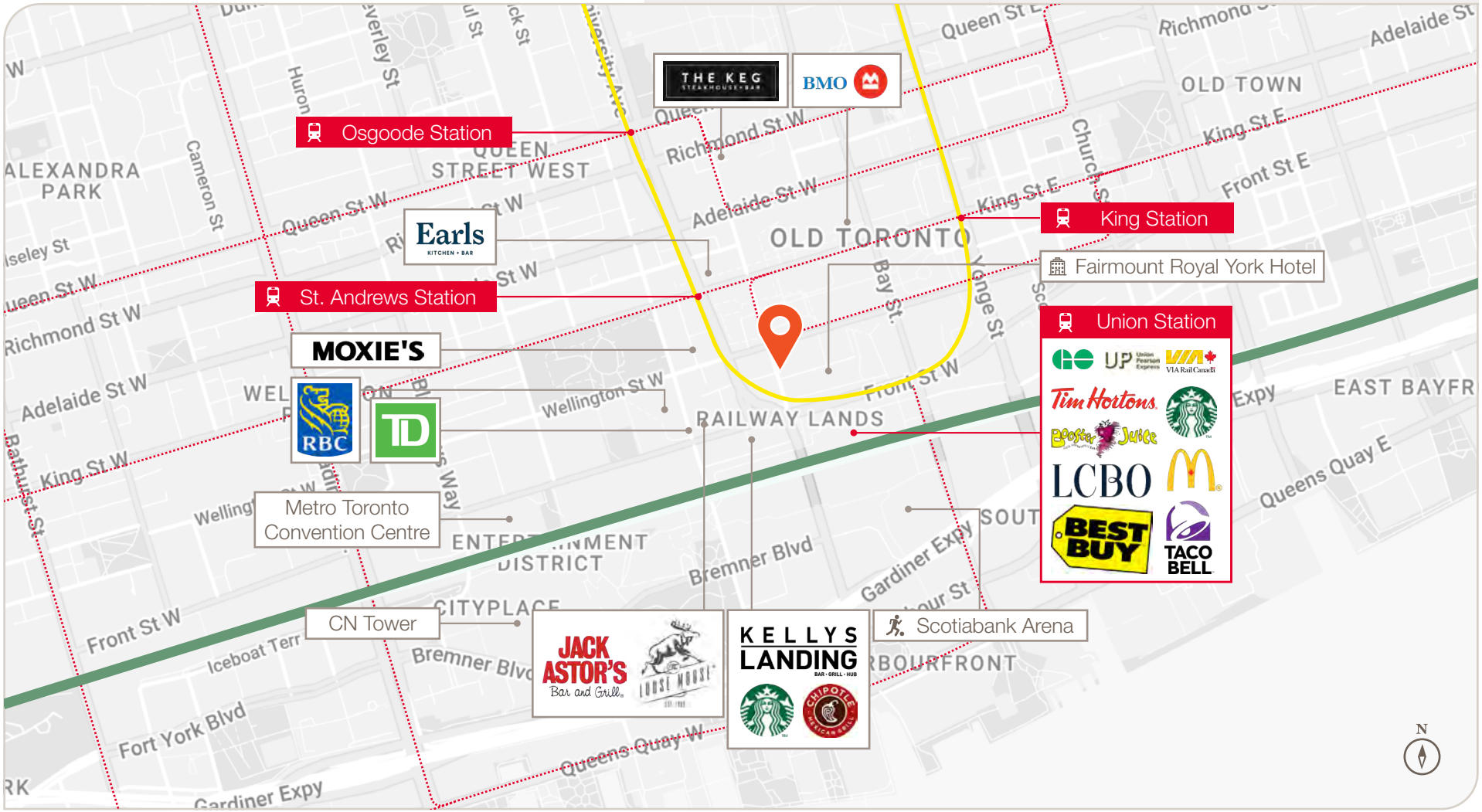
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Walk Time to Union Station



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Surrounding Amenities



Streetcar ····· TTC Line 1 ——— GO Transit ———



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