



SCOTIA PLAZA



LEASING OPPORTUNITIES

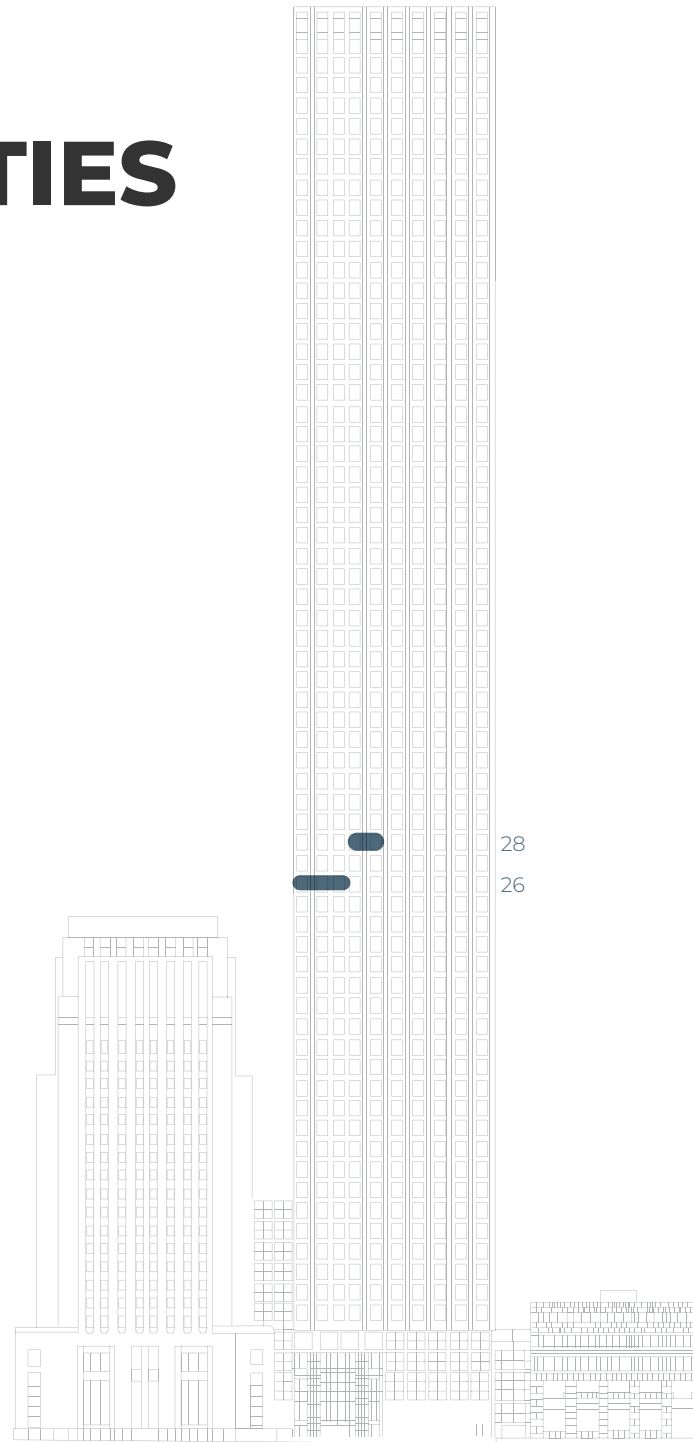
- FURNISHED** RSG Suite
- Base Building**
- Built Out**

NET RENT

Call to discuss

ADDITIONAL RENT (2026 est.)

\$37.35 PSF + Hydro

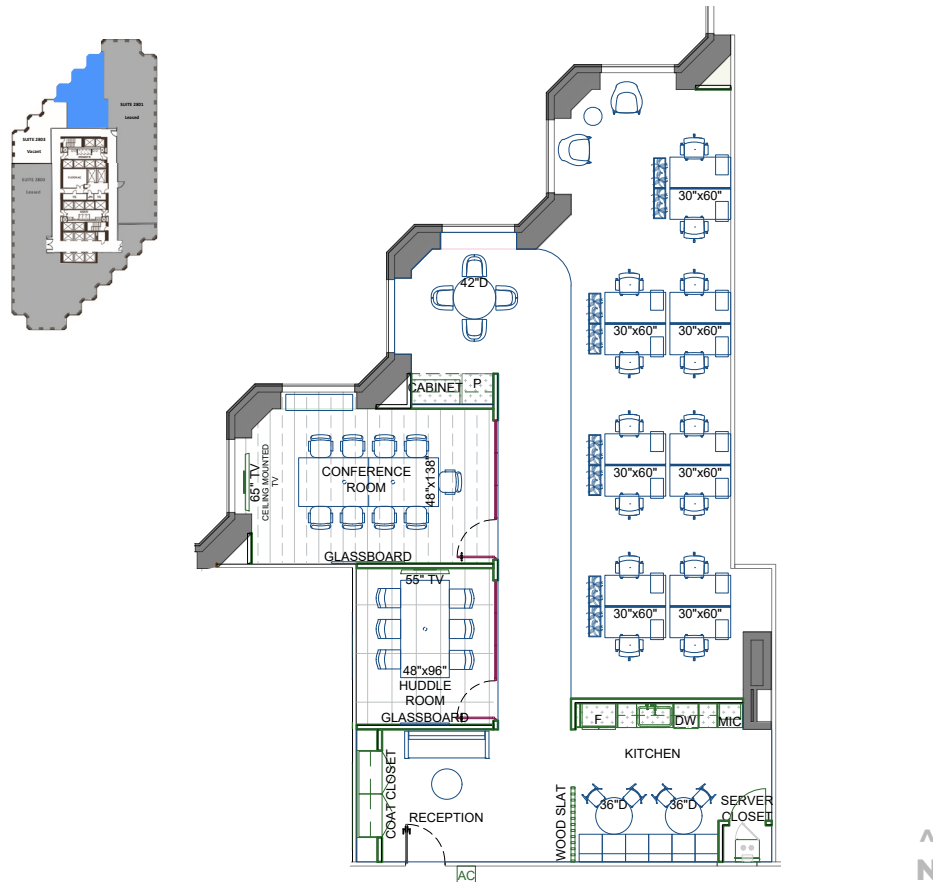


AVAILABILITIES

SUITE/FLOOR	SF	TIMING
Suite 5702	4,425 SF	LEASED
Suite 3402	2,757 SF	LEASED
Suite 2803	2,364 SF	LEASED
Suite 2802	2,617 SF	November 1, 2026
Suite 2601	3,932 SF	Immediate

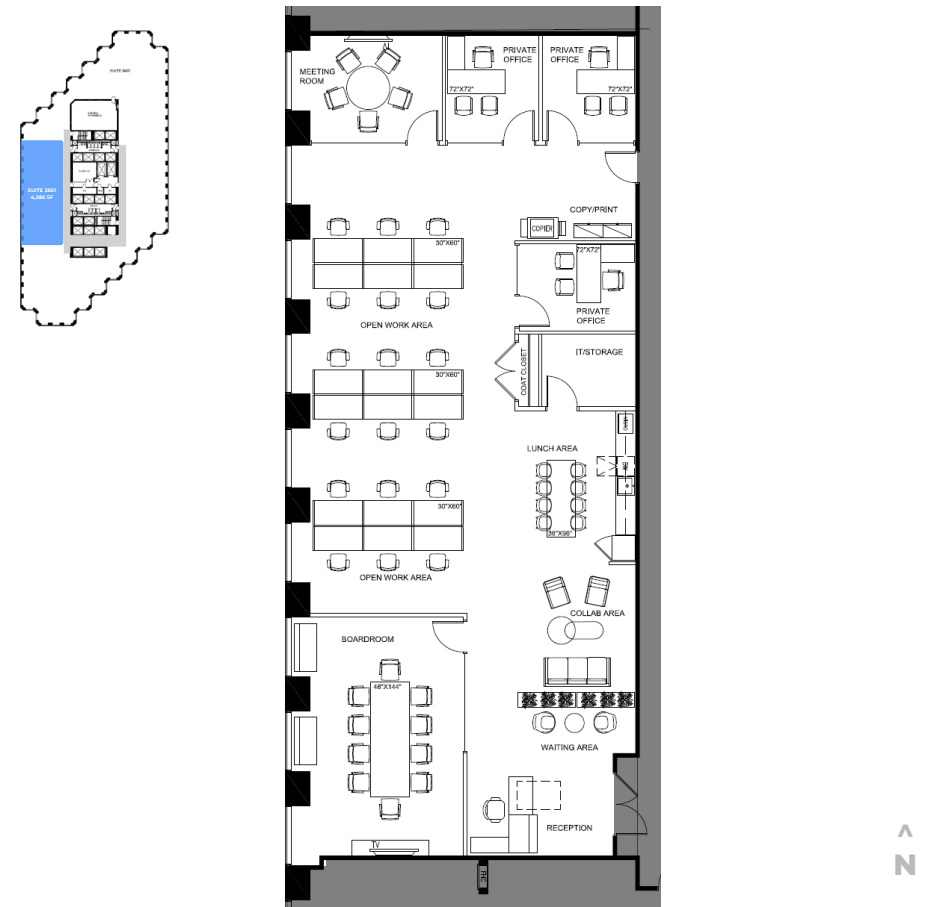
✔ Suite 2802 | 2,617 sq. ft. | November 1, 2026

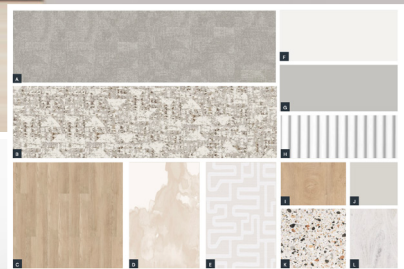
Suite is in base building condition. Conceptual design outlined below (not as-built). Call agents to discuss turnkey opportunities.



✔ Suite 2601 | 3,932 sq. ft. | Immediate

Suite is in base building condition. Conceptual design outlined below (not as-built). Call agents to discuss turnkey opportunities.





Renderings; construction not yet complete.

OPENING
SEPTEMBER 2025



68TH FLOOR
TENANT AMENITY



FITNESS
CENTRE



END OF TRIP
FACILITIES

\$85M IN UPGRADES



FOOD COURT
RENOVATION



68TH FLOOR
EVENT SPACE



ELEVATOR
UPGRADES

LEED PLATINUM

The highest certification — creating healthier spaces with cleaner air, access to daylight, and free from harmful chemicals found in paints and finishings.



THE WAY FORWARD

It's not enough to want to be more energy efficient, making the investment in tomorrow is a responsibility.

Scotia Plaza's \$85M investment into the building has improved significant areas of operation, making it not just one of the most efficient buildings on Bay Street, but a leader in Environmental, Social and Governance objectives.

As a community, Scotia Plaza is a nationally and globally recognized leader in innovation, collaboration and responsible corporate practices, achieving many of the highest certifications in operations, comfort, connectivity, and customer health.

[Learn more about our initiatives and certifications here.](#)

ZERO CARBON BUILDING - PERFORMANCE STANDARD

Occupying a building with Zero Carbon Building - Performance Standard certification means your office immediately contributes a zero carbon footprint towards your corporate climate pledge.



RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFIED

The RHFAC program works to help improve accessibility of the Canadian built environment by measuring meaningful access and celebrating commitment to making spaces accessible for all.



FITWEL VIRAL RESPONSE CERTIFIED

Developed with input from health experts and industry leaders, this certification sets the industry standard for optimizing buildings in response to the broad health impacts of infectious respiratory diseases.



FITWEL CERTIFIED

Integrating the best strategies that science has to offer to optimize health within a building — signaling to employees, stakeholders and partners that wellness is a major priority.



WIRED PLATINUM

Scotia Plaza supports your employees and visitors with exceptional levels of digital connectivity so that they can do their best work and communicate effectively.



SMARTSCORE GOLD

Smartscore identifies best-in-class smart buildings that deliver an exceptional user experience, drive cost efficiency, and meet high standards of sustainability that are future proof.



ENERGY STAR CERTIFIED

This internationally recognized mark of high efficiency indicates that Scotia Plaza is certified to use less energy and reduce emissions, contributing to the overall sustainability of the building.



BOMA BEST PLATINUM

An enhanced customer experience is paramount to Scotia Plaza — this standard recognizes exceptional building operations and management, community impact and customer relations.



YOUR COMMUTE HAS NEVER BEEN EASIER

Our central location offers the best of Toronto. With Scotia Plaza's customer amenity platform, we support you the moment you drive, bike or walk into our building:

- » Access to 24/7 secure underground parking
- » EV-ready and Tesla charging stations
- » Auto detailing and car care on-site
- » Convenient tire pump stations
- » Valet parking available
- » Secured, covered on-site bike parking
- » Customer showers and amenities
- » Direct connection to King Subway Station

At Scotia Plaza, we're proud of even our tiniest customers. As part of Scotia Plaza's 5,700 SF of green roof space, our honeybees help to increase the declining honeybee population, while increasing our sustainability footprint in Toronto.



A GLOBAL LEADER WHERE IT COUNTS

We are committed to being a leader in Environmental, Social and Governance initiatives and building a better tomorrow for our customers, our City, and our environment. In this spirit, we have made changes to how our building and its systems, as well as our property managers operate to make Scotia Plaza a healthier, more sustainable and efficient workplace.



CBRE

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