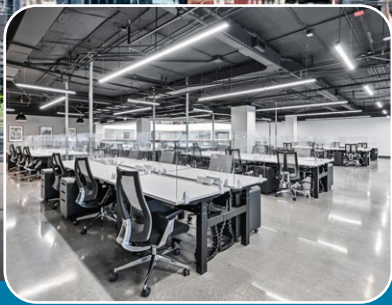


KICK-OFF
2026
AT

SCORE BIG
AT ATRIUM!
STAY TUNED...



atrium



TAILOR YOUR EXPERIENCE WITH OUR
CUSTOM SPACE PROGRAM:

STARTING AT

\$55.26 PSF
GROSS

UP TO

\$126 PSF TURNKEY
IMPROVEMENTS

COMMISSION

\$2.60 PSF/ANNUM
FOR NEW DEALS ONLY*

*Firm and binding deal needs to be signed by Dec 31, 2026

CBRE

KingSett
CAPITAL

OFFICE FOR LEASE | 595 BAY ST TORONTO, ON

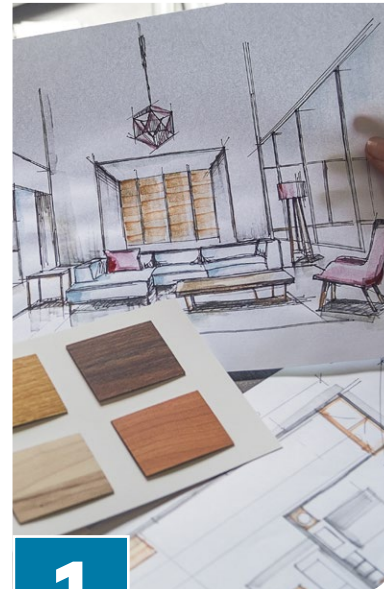
Proudly Managed By:

Colliers

Kick off the new year in a custom-tailored office space — **Seamless 5 step process!**

Custom built spaces starting at
**\$55.26 PSF gross, with up to \$126
PSF turnkey improvements***

HASSLE-FREE STEPS TO YOUR BRAND-NEW OFFICE



1

PLAN

We'll work with you to design a space plan that suits your needs.



2

PRICE

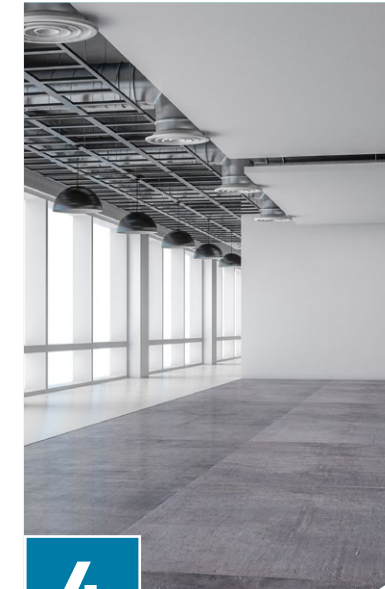
We'll price out the construction cost for your custom design



3

PAPER

We'll finalize the budget and execute the lease.



4

PROCEED WITH BUILD

Build your custom-tailored office space.



5

PLUG & PLAY

Move in!

struam

*Quoted gross rate will include escalations and is based on a 10 year term (Net Lease)

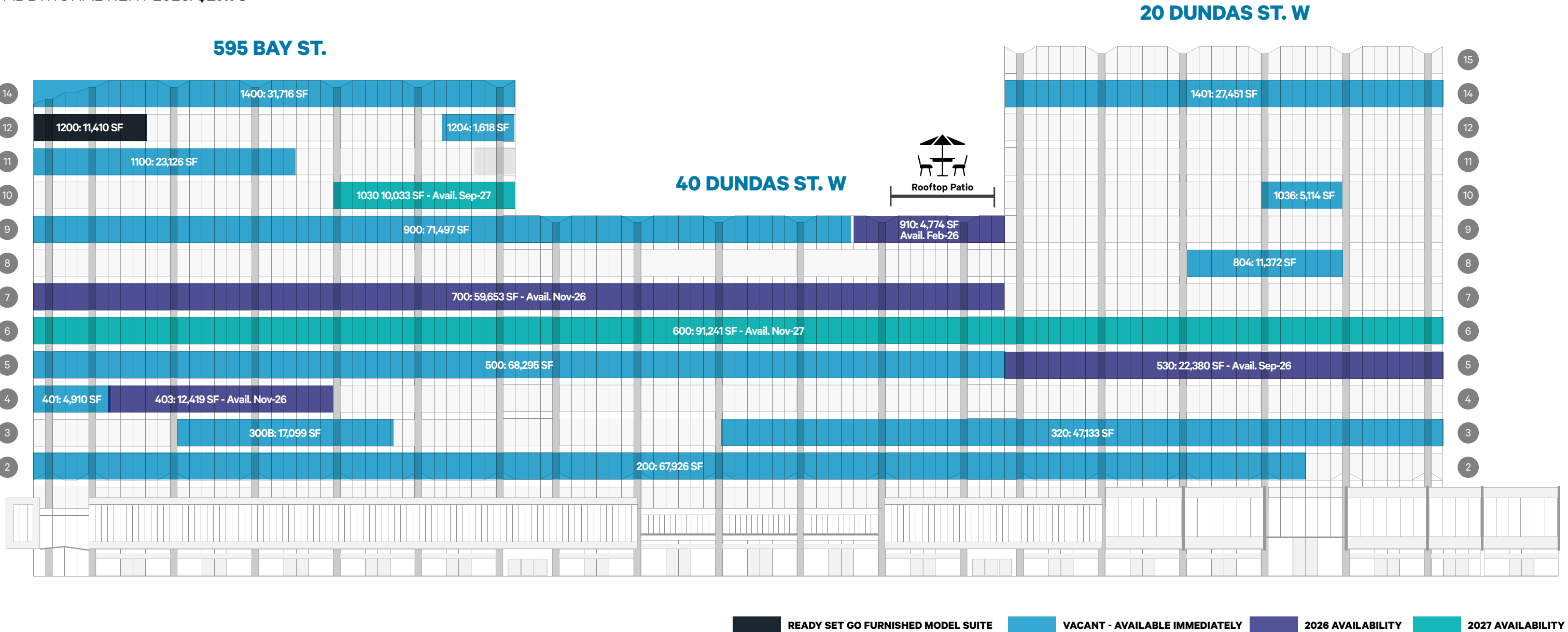
Atrium is a place to grow and thrive — discover over **500,000 SF** of possibilities.

Atrium is made up of three towers each featuring multi-level atriums bringing in natural light throughout and up to 300,000 square feet of contiguous office opportunities. With flexible floor plates providing up to 91,214 square feet on one floor, Atrium is designed to support your growth and expansion needs.






ADDITIONAL RENT 2026: **\$27.76**

SUITE	SF	
SUITE 1401	27,451 SF	CLICK HERE FOR FLOORPLAN
SUITE 1400	31,716 SF	CLICK HERE FOR FLOORPLAN
SUITE 1204	1,618 SF	CLICK HERE FOR FLOORPLAN
SUITE 1200	11,410 SF	CLICK HERE FOR FLOORPLAN
SUITE 1100	23,126 SF	CLICK HERE FOR FLOORPLAN
SUITE 1036	5,114 SF	CLICK HERE FOR FLOORPLAN
SUITE 1030	10,033 SF	CLICK HERE FOR FLOORPLAN
SUITE 910	4,774 SF	CLICK HERE FOR FLOORPLAN
SUITE 900	71,497 SF	CLICK HERE FOR FLOORPLAN
SUITE 804	11,372 SF	CLICK HERE FOR FLOORPLAN

SUITE	SF	
SUITE 700	59,653 SF	CLICK HERE FOR FLOORPLAN
SUITE 600	91,241 SF	CLICK HERE FOR FLOORPLAN
SUITE 530	22,380 SF	CLICK HERE FOR FLOORPLAN
SUITE 500	68,295 SF	CLICK HERE FOR FLOORPLAN
SUITE 403	12,419 SF	CLICK HERE FOR FLOORPLAN
SUITE 401	4,910 SF	CLICK HERE FOR FLOORPLAN
SUITE 320	47,133 SF	CLICK HERE FOR FLOORPLAN
SUITE 300B	17,099 SF	CLICK HERE FOR FLOORPLAN
SUITE 200	67,926 SF	CLICK HERE FOR FLOORPLAN



Minutes from Union Station. Miles ahead in office experience.

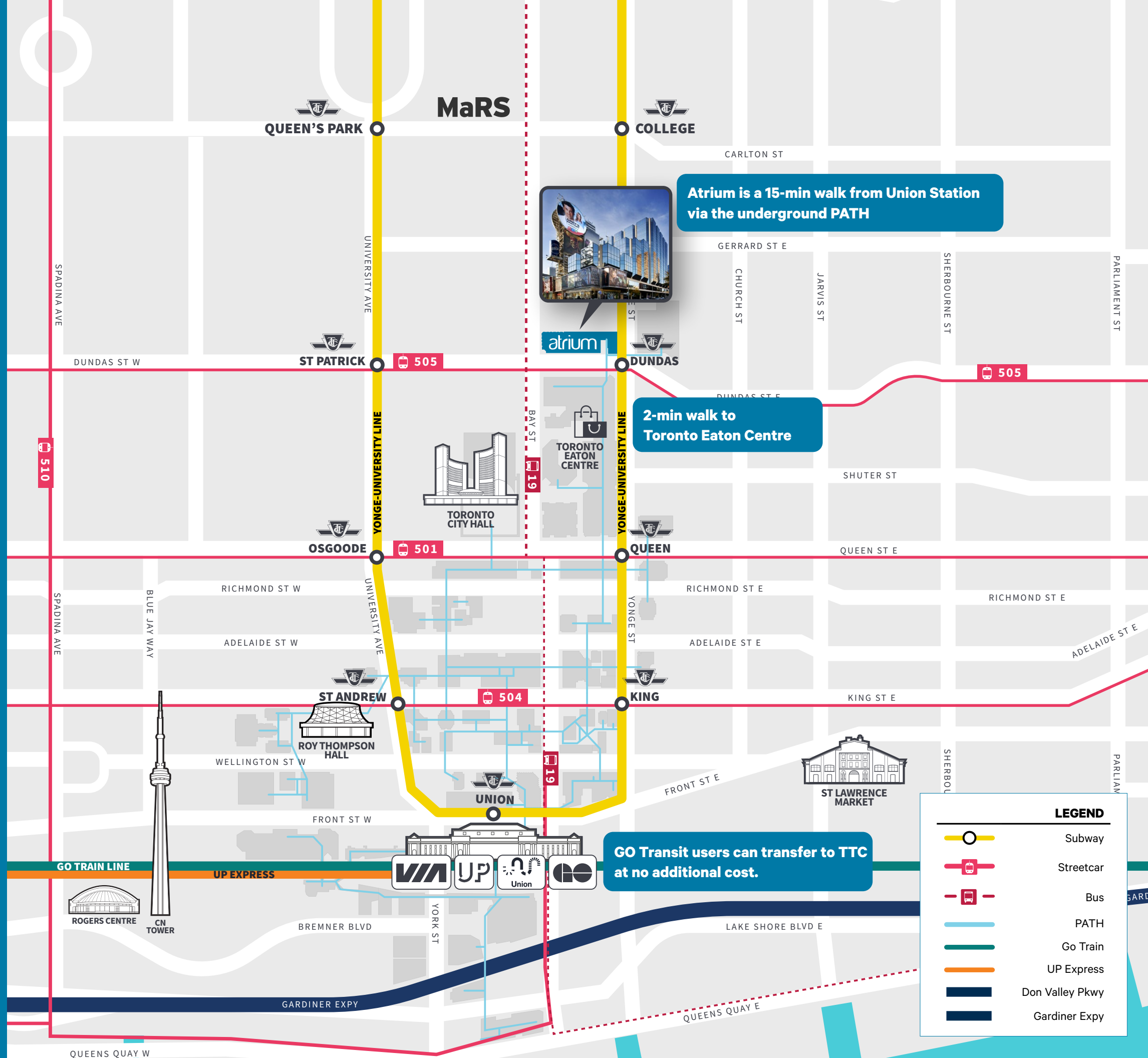
-  Direct access to Dundas Station
-  2 minute PATH connection to Toronto Eaton Centre
-  15-minute walk to Union Station
-  15-minute drive from Don Valley Pkwy
-  Street-level access to TTC Bus 19 (Bay) and 505 (Dundas)



Connected to the PATH underground network with direct access to Dundas Station on the Yonge-University Subway Line

CF Toronto Eaton Centre









The Toronto Eaton Centre is a 2-minute walk from Atrium and is one of North America's top shopping destinations. You'll have access to more than 230 retailers, restaurants, services and the new Queen's Cross Food Hall, a chef-driven food hall with 16 stalls, a cafe, and bar.



Atrium is a 15-min walk from Union Station via the underground PATH

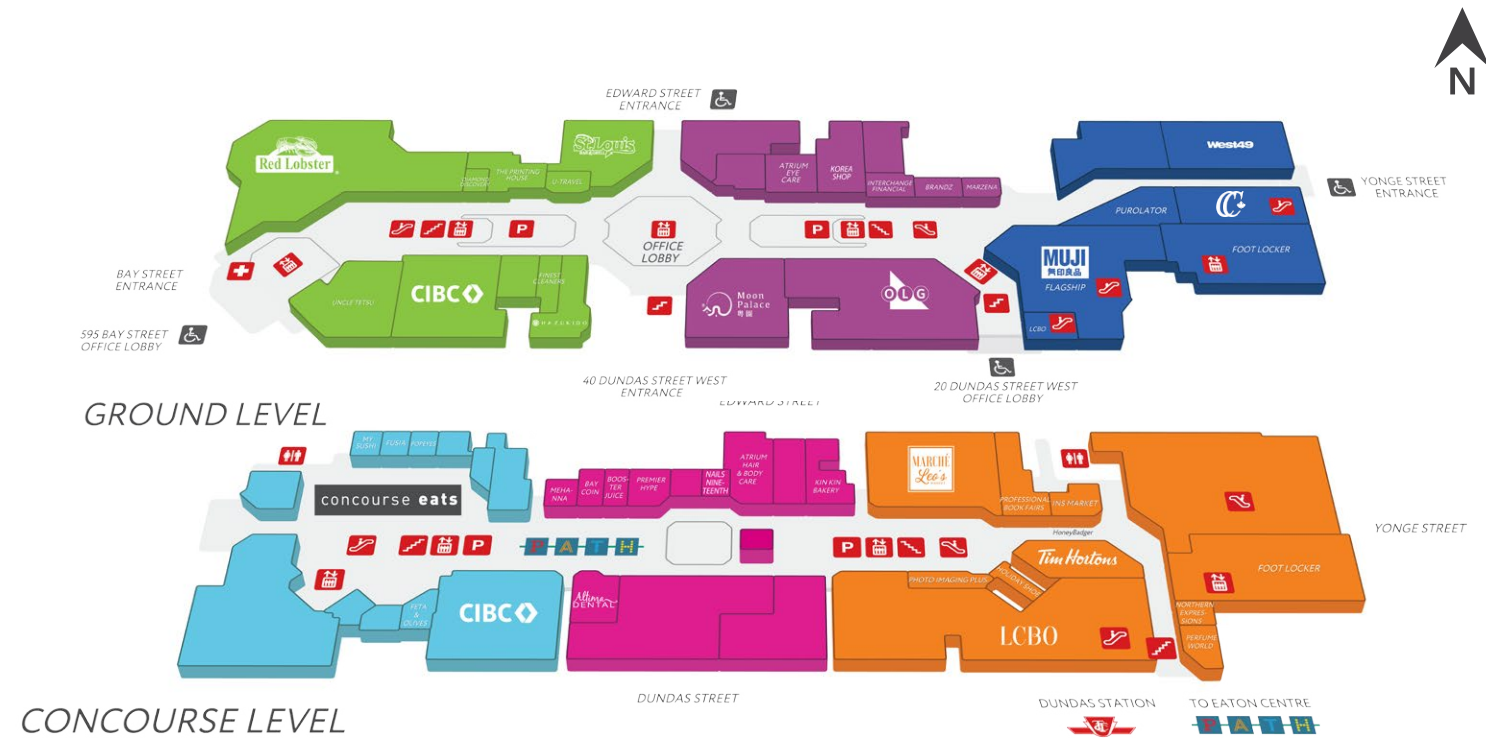
2-min walk to Toronto Eaton Centre

GO Transit users can transfer to TTC at no additional cost.

LEGEND	
	Subway
	Streetcar
	Bus
	PATH
	Go Train
	UP Express
	Don Valley Pkwy
	Gardiner Expy

All the amenities you need, without ever stepping outside.

Be a part of a one million square foot Class A office and retail ecosystem all under one roof. From a sit down food court, a variety of restaurants, coffee shops, grocery stores, to every-day conveniences, Atrium has it all and more!



FASHION AND FOOTWEAR

- Brandz
- Foot Locker
- Foot Locker
- Marzena Boutique
- Mehanna Fashion
- Premier Hype
- Atrium Eye Care
- West 49

FOOD AND RESTAURANTS

- Booster Juice
- Feta & Olives
- Fusia Asian Kitchen
- Kin Kin Bakery
- Marcheolo's Market
- Moon Palace - Ground Level
- Moon Palace - Concourse Level
- My Sushi
- Red Lobster
- St. Louis Bar & Grill
- Tim Hortons
- Uncle Tetsu

HEALTH AND BEAUTY

- Altima Atrium Dental Care
- Atrium Hair & Body Care
- Nails Nineteenth

SERVICES AND CONVENIENCE

- Bay Coin & Stamp
- CIBC Branch - Ground Level
- CIBC Branch - Concourse Level
- Finest Cleaners
- Holiday Shoe Repair
- HoneyBadger BitCoin (next to INS Market)
- Interchange Financial
- INS Market
- Photo Imaging Plus
- Purolator
- The Printing House
- U Travel & Tours Inc

SPECIALTY SHOPS

- LCBO - Ground Level
- LCBO - Concourse Level
- MUJI Flagship
- Northern Expressions
- Ontario Lottery Gaming Corporation
- Professional Book Fairs
- Koreashop

JEWELLERY AND GIFTS

- Diamond Discovery
- Perfume World

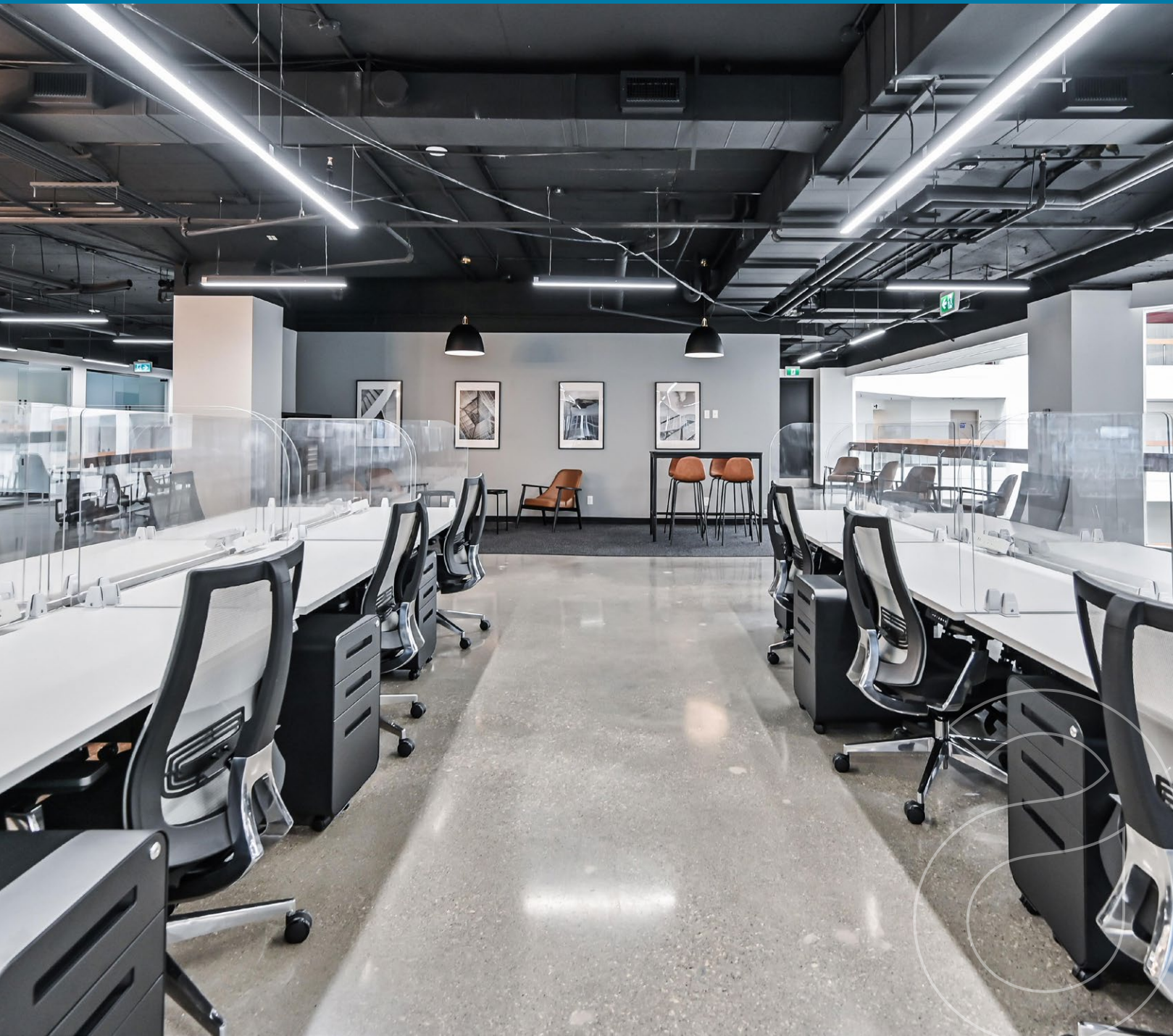
From Underground Retail to Sky Lounge, Atrium offers premium tenant amenities.

Expand your work space outdoors and enjoy Atrium's roof top patio perfect for lunch breaks, casual meetings, or to simply unwind and reset for the work day ahead.



Invest in an office that will
continue to invest in your
experience.

Our new multi-tenant corridor program is underway and floors with
vacancy will be phased into new modern and sleek spaces.



SUITE 900



SUITE 1200



CBRE



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Proudly Managed By:



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*Broker **Sales Representative

atrum