

55 York Street

Office lease



Financial Core Office Space

55 York Street | Toronto, ON

Brianna Minardi*

Associate

brianna.minardi@avisonyoung.com

416 276 3837

*Sales Representative

Adam Walman*

Principal, Vice President

adam.walman@avisonyoung.com

647 989 2332

avisonyoung.ca

222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5

© 2026 Avison Young Commercial Real Estate Services, LP, All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**

Overview

Net Rent: Contact Listing Agent

Additional Rent: \$32.81 psf (2026)

LEASED Suite 1401* – 4,163 sf

Suite 1300* – 8,114 sf

Suite 901 – 1,517 sf

Suite 802 – 3,416 sf

Suite 402 – 2,192 sf

Model Suite - Suite 400 – 3,115 sf

Future Tenant Amenity Space Coming Soon



Building Details

- 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

100

Walker's Paradise

100

Rider's Paradise

88

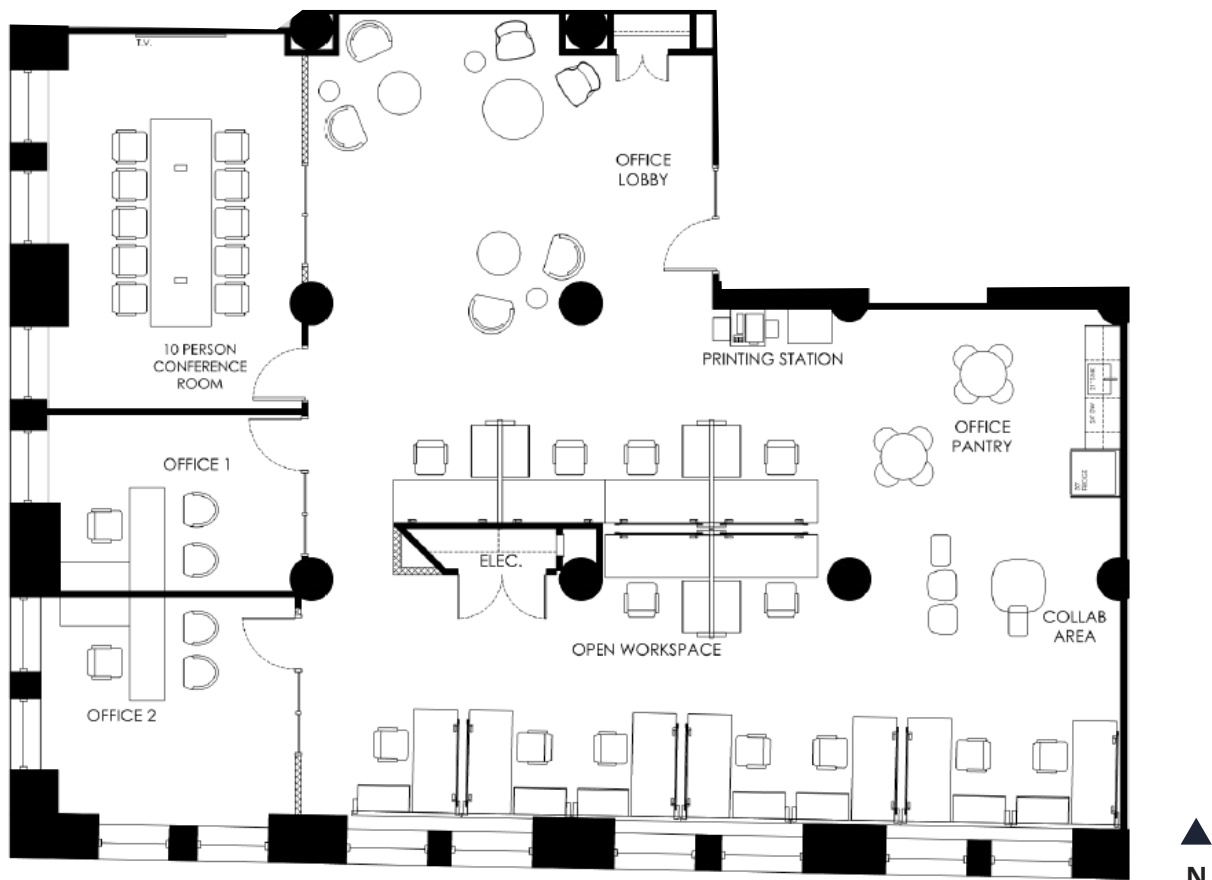
Very Bikeable

Floorplan

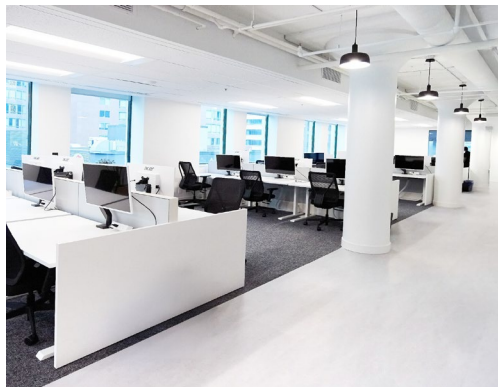
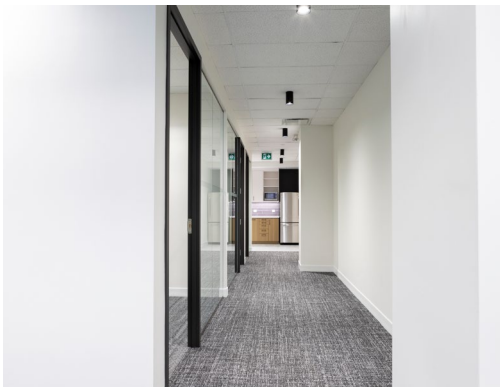
Suite 400

- To be completed end of August 2026
- 3,115 sf
- 2 private offices, 10-person conference room, open workspace, collaboration area and kitchenette
- Not currently furnished

**Model
Suite
Program**



Sample Layout

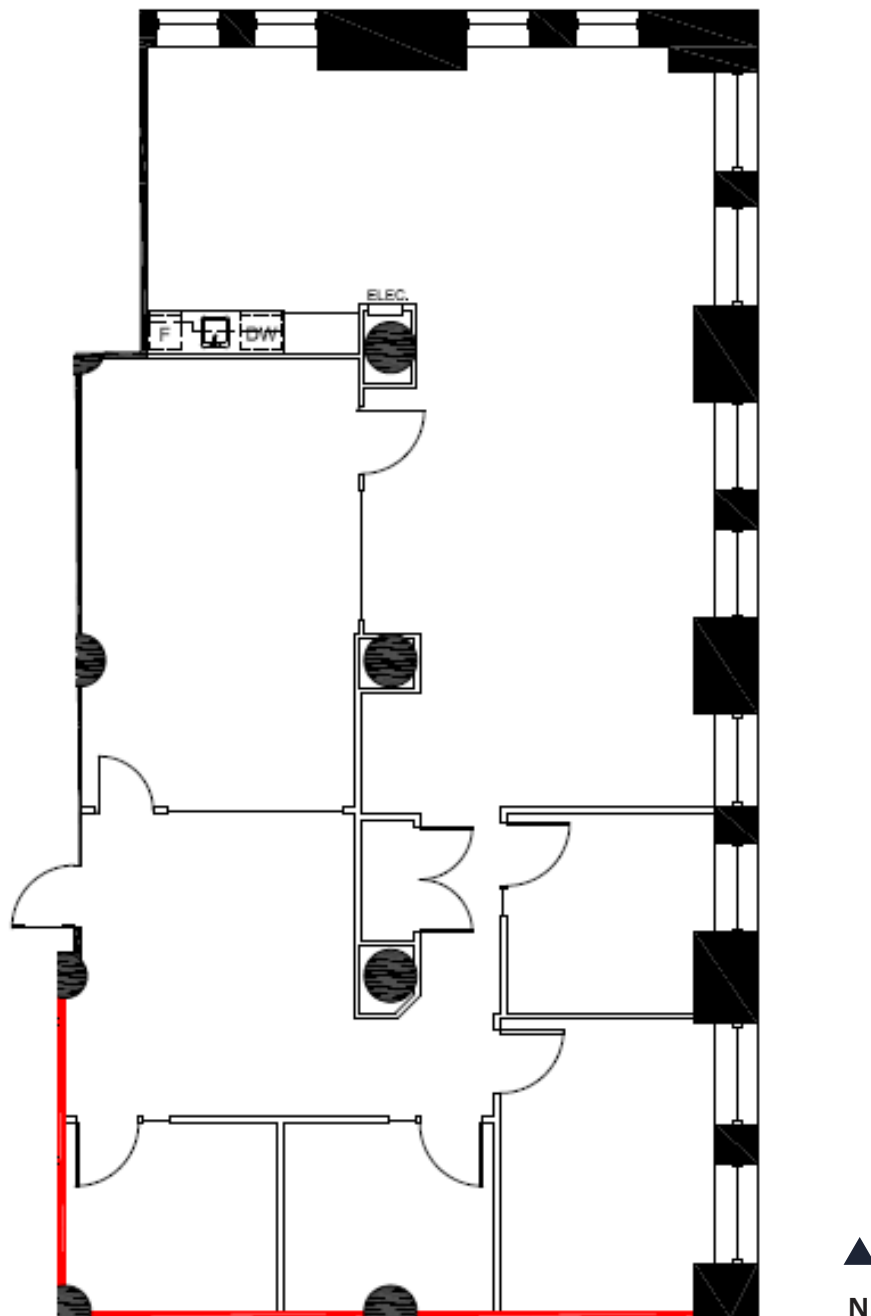


*Adgar's Model Suite finishes

Floorplan

Suite 402

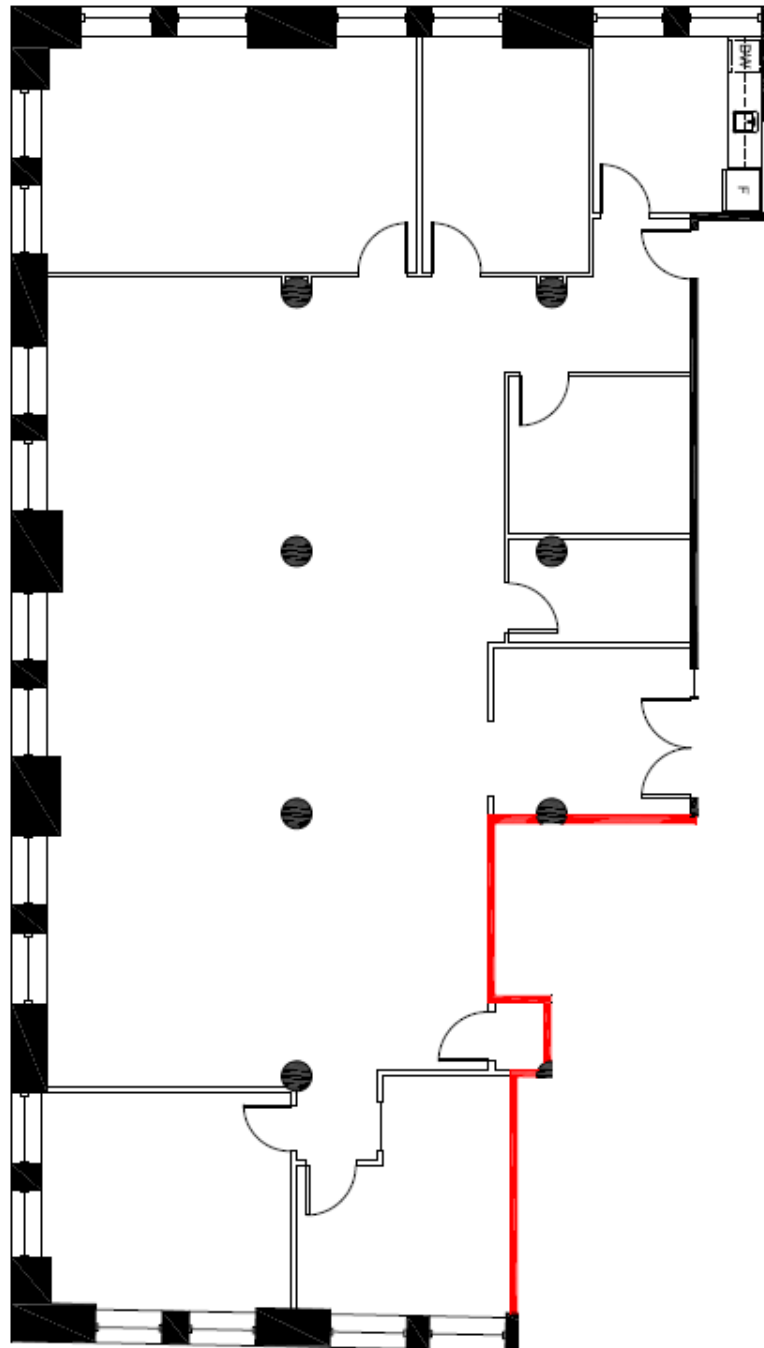
- 2,192 sf
- 4 private offices, meeting room, reception, kitchenette, open space
- Available December 1, 2026



Floorplan

Suite 802

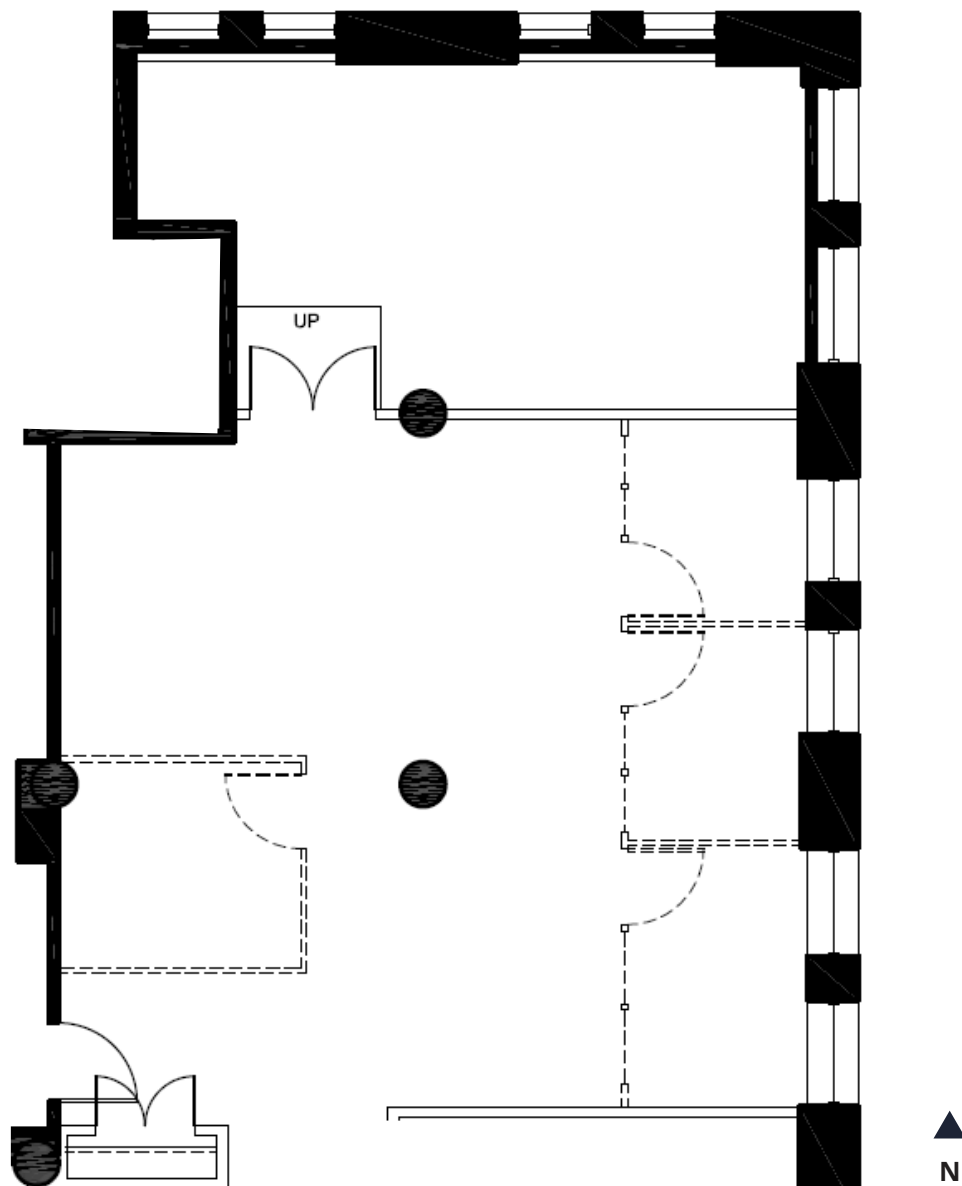
- 3,416 sf
- 6 private offices, open space and kitchen
- Available December 1, 2026



Floorplan

Suite 901

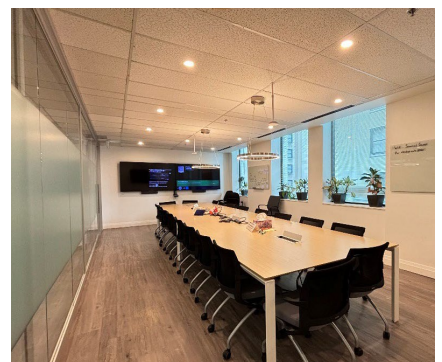
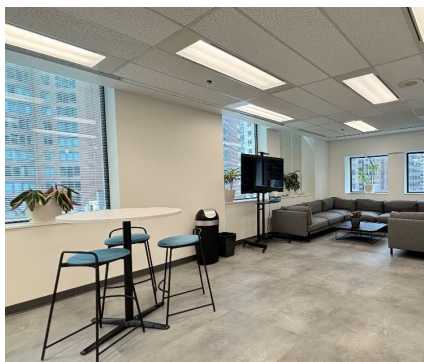
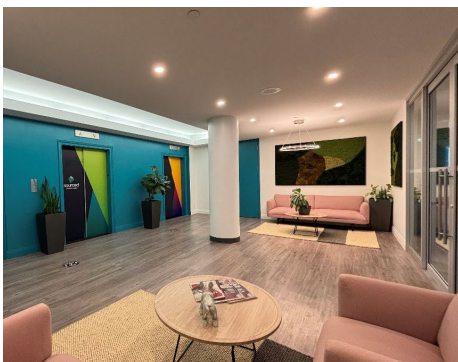
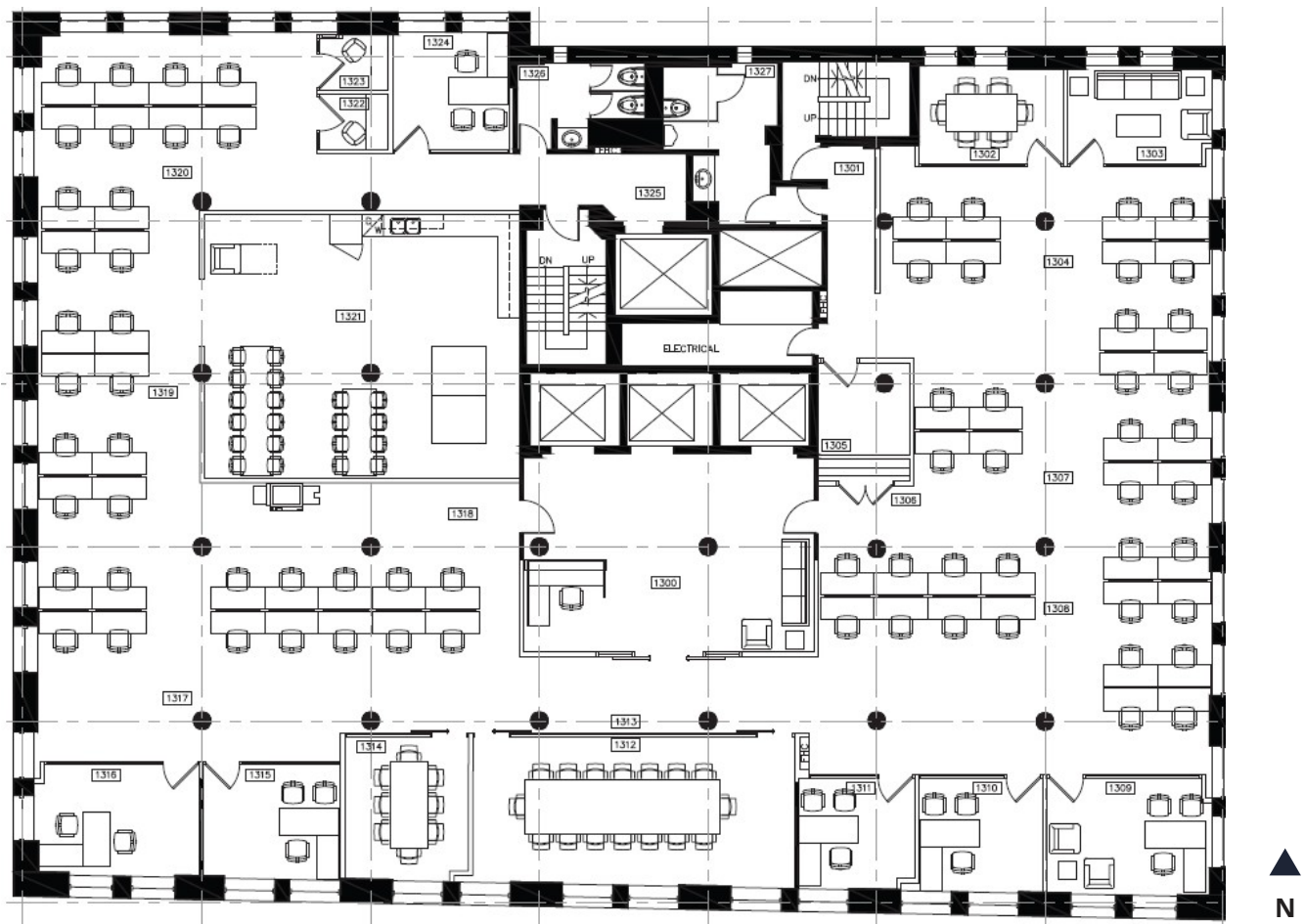
- 1,517 sf
- 4 private offices, boardroom and open work area



Floorplan

Suite 1300

- 8,114 sf
- Full Floor



55 York Street

Office lease



Financial Core Office Space

55 York Street | Toronto, ON

Brianna Minardi*

Associate

brianna.minardi@avisonyoung.com

416 276 3837

*Sales Representative

Adam Walman*

Principal, Vice President

adam.walman@avisonyoung.com

647 989 2332

avisonyoung.ca

222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5

© 2026 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**