

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)

*2 contiguous full floors for 16,000 sf



Suite 1401* - 4,163 sf
Suite 1400* - 3,739 sf
Suite 1300* - 8,114 sf

Suite 900 - 8,125 sf

Suite 601 - 2,126 sf

Suite 400 - 3,115 sf

Suite 402 - 2,192 sf



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



Walker's Paradise



Rider's Paradise

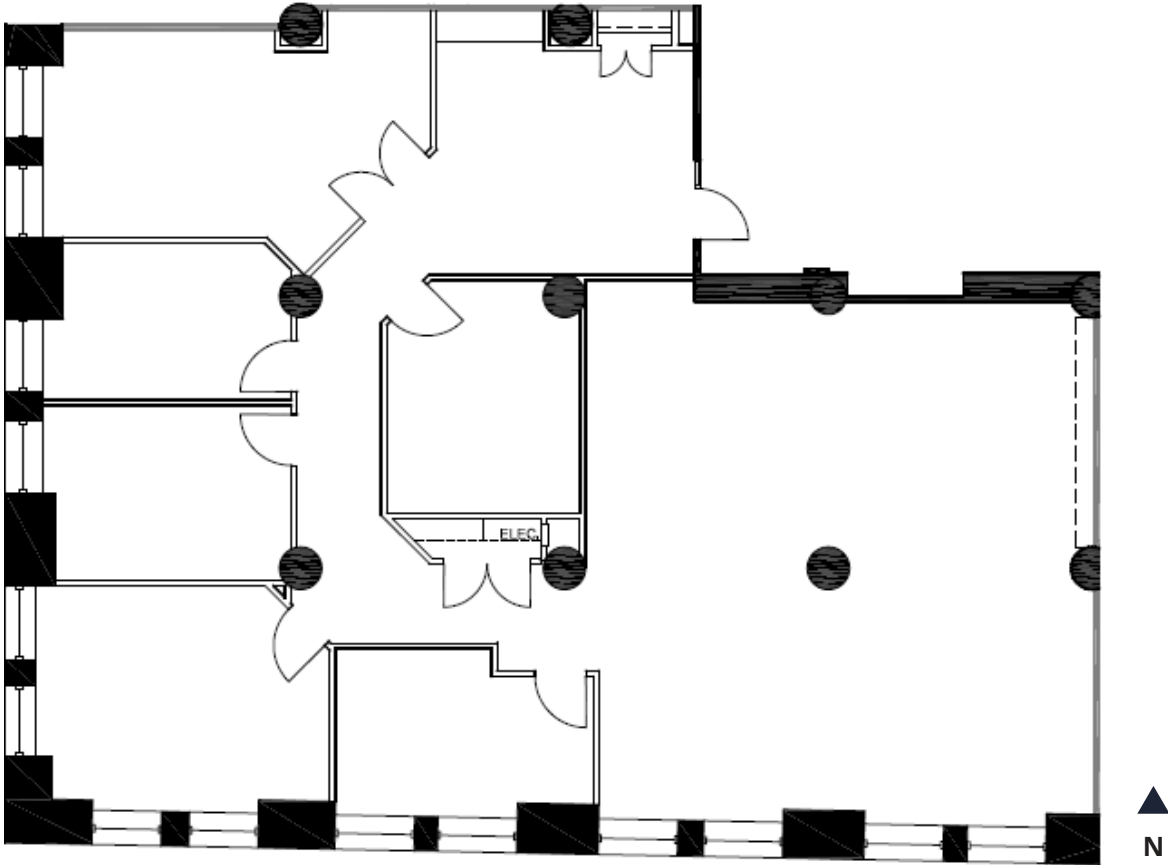


Very Bikeable

Floorplan

Suite 400

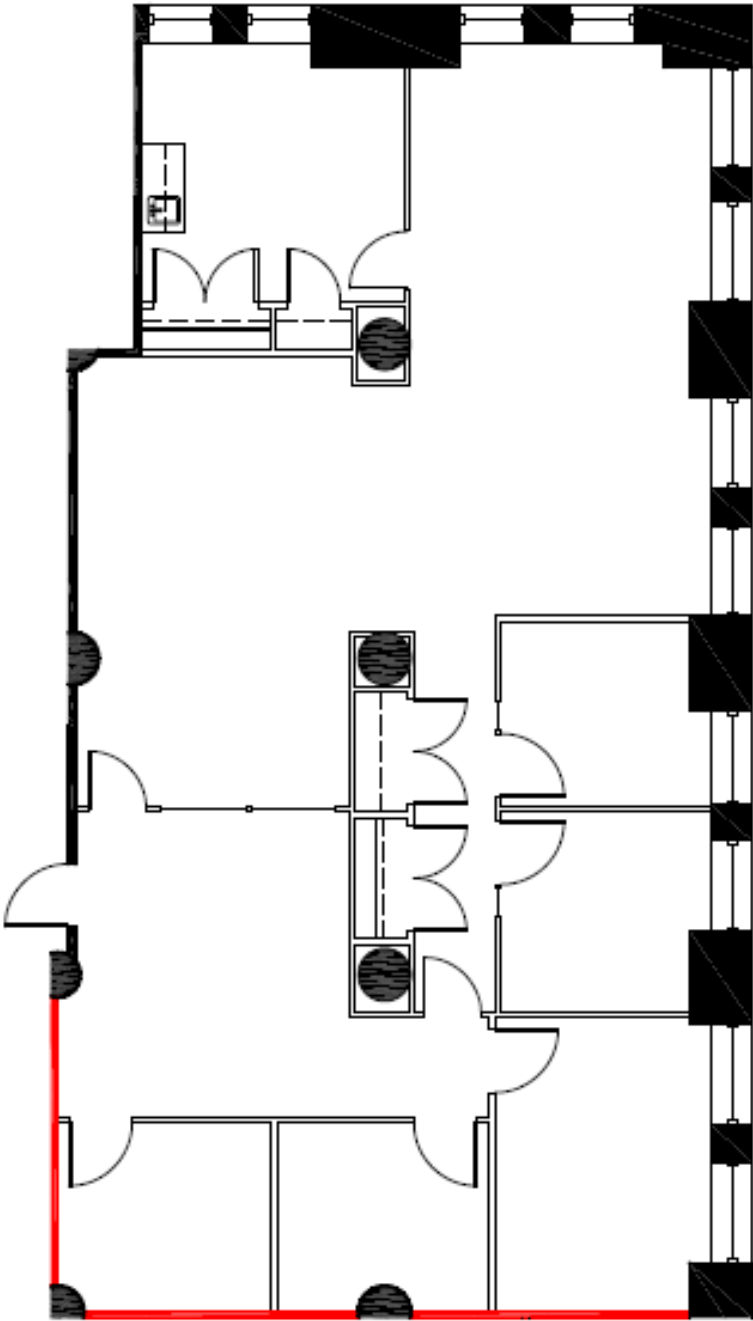
- 3,115 sf
- 5 private offices, meeting room, kitchenette, open space



Floorplan

Suite 402

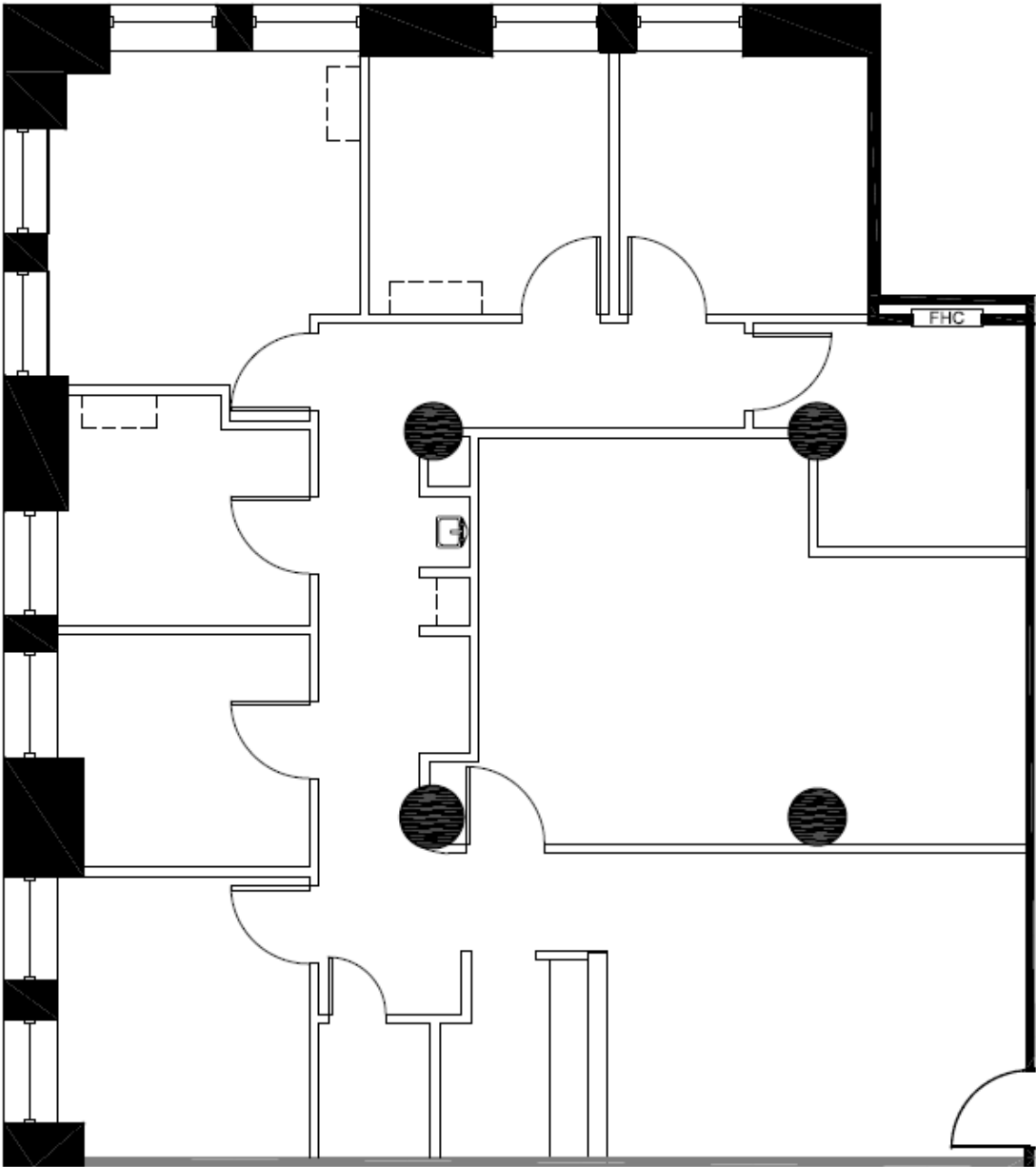
- 2,192 sf
- 5 private offices, meeting room, reception, kitchenette, open space
- Available December 1, 2026



Floorplan

Suite 601

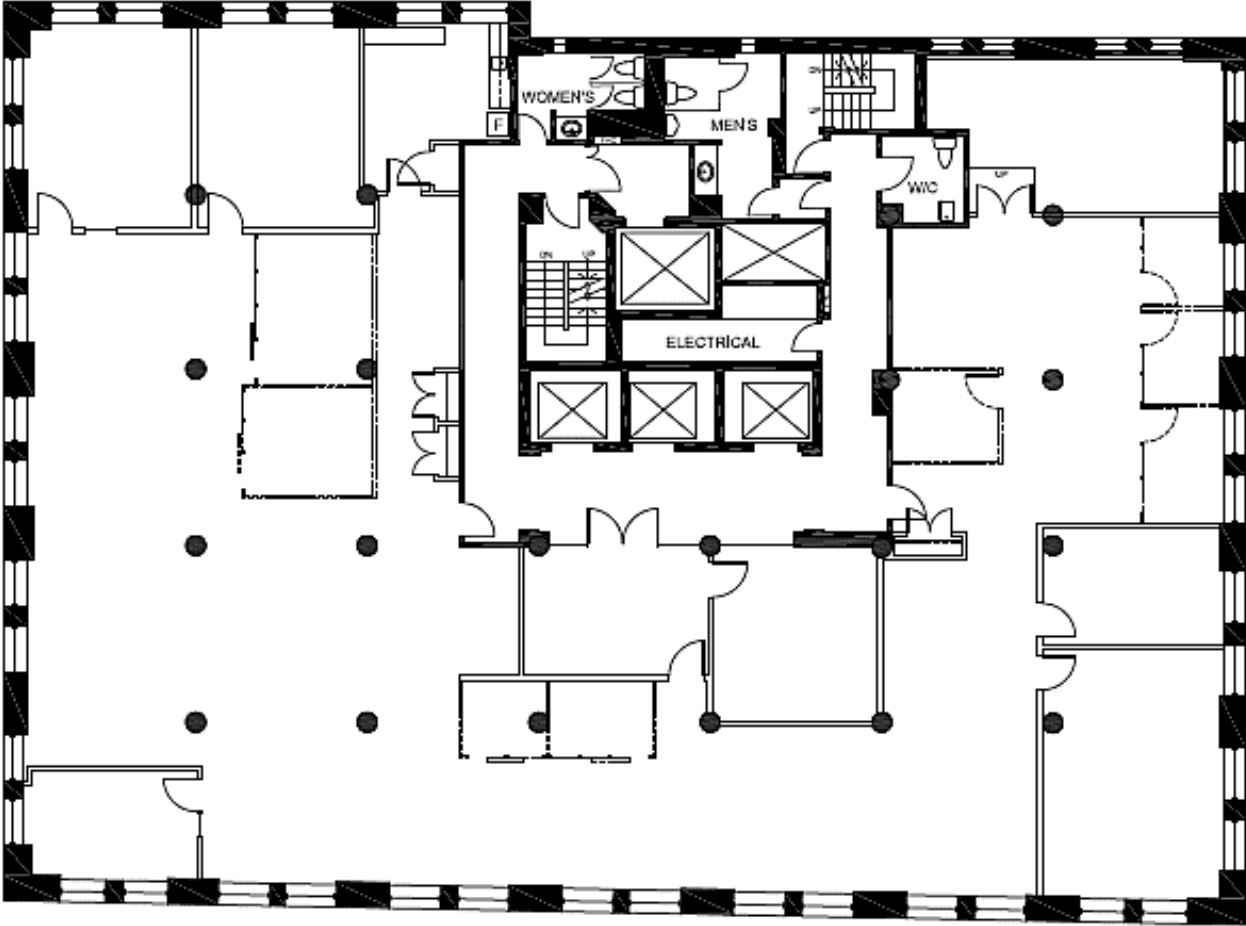
- 2,126 sf
- 7 private offices and meeting rooms
- Available May 1, 2026



Floorplan

Suite 900

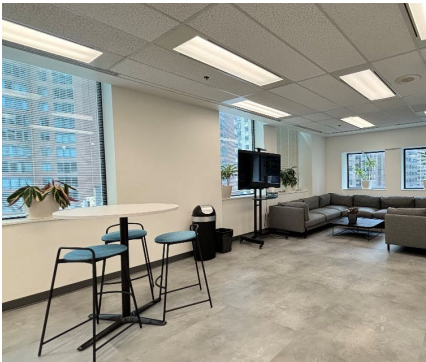
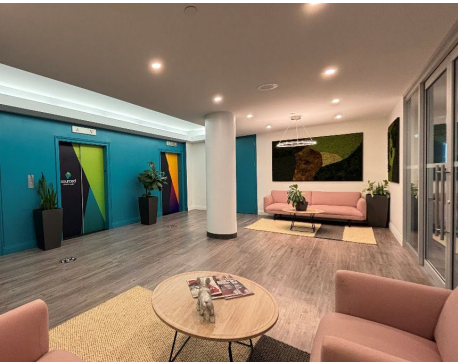
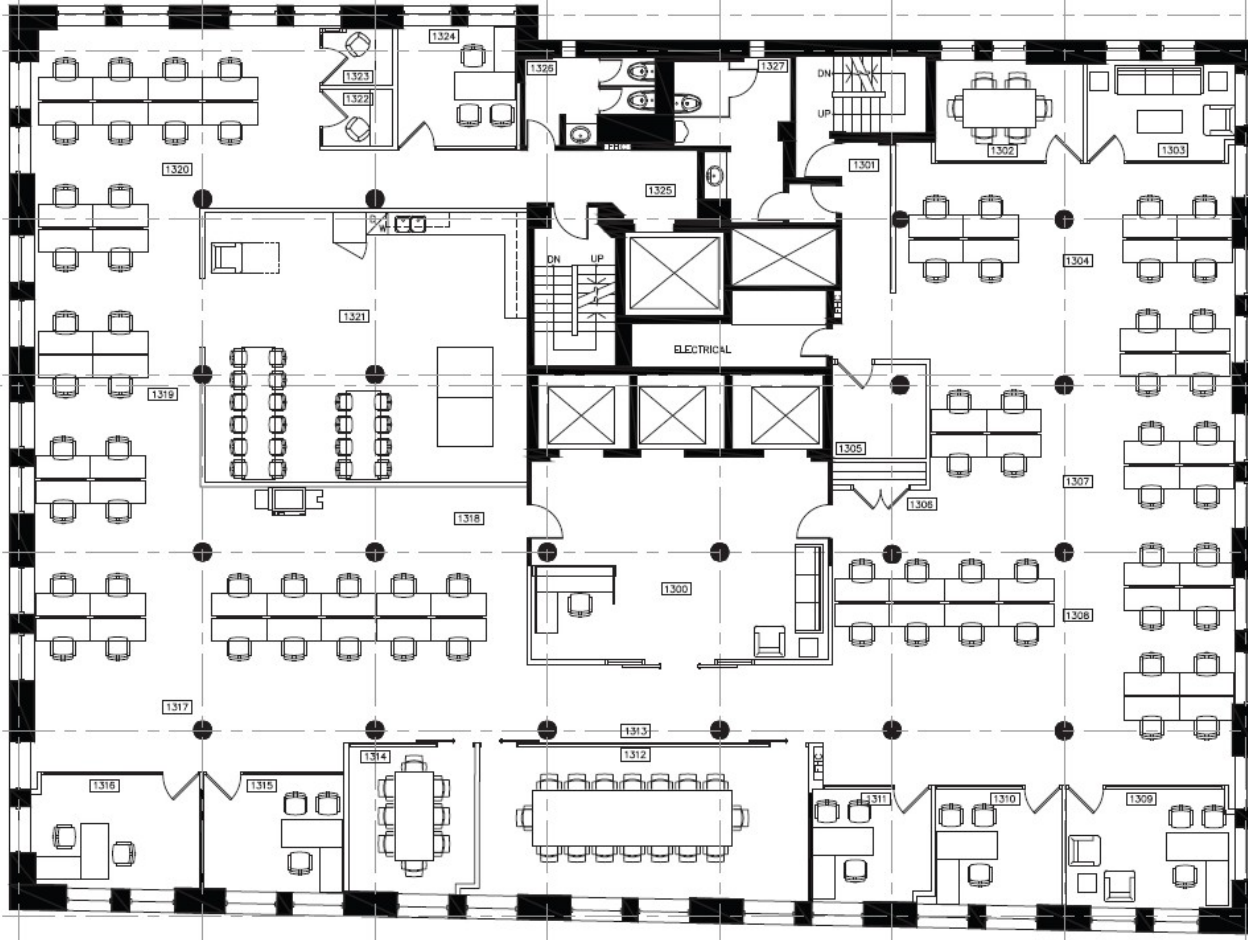
- 8,125 sf
- Full Floor



Floorplan

Suite 1300

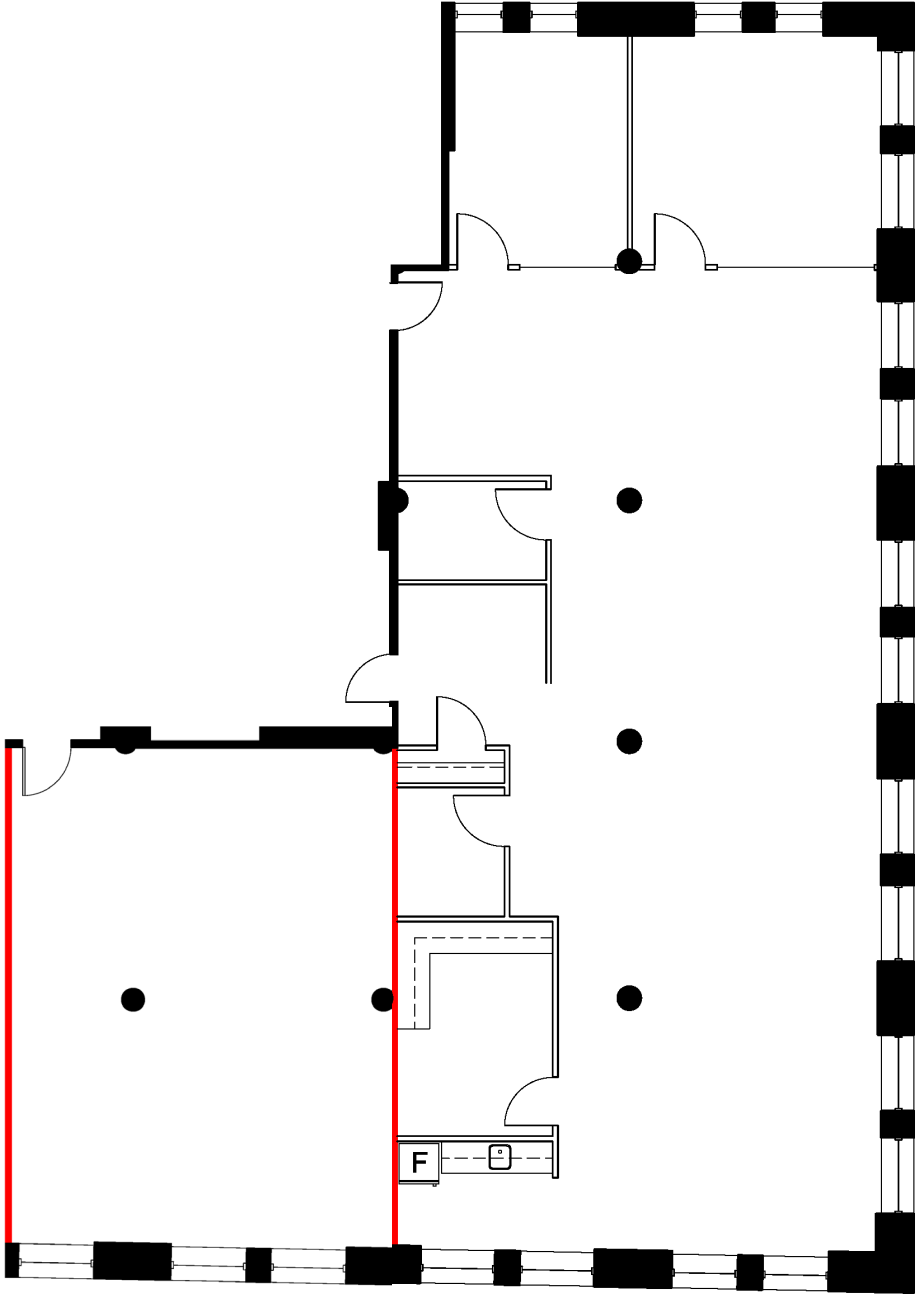
- 8,114 sf
- Full Floor
- Contiguous with 14th floor for up to 16,000 sf



Floorplan

Suite 1400

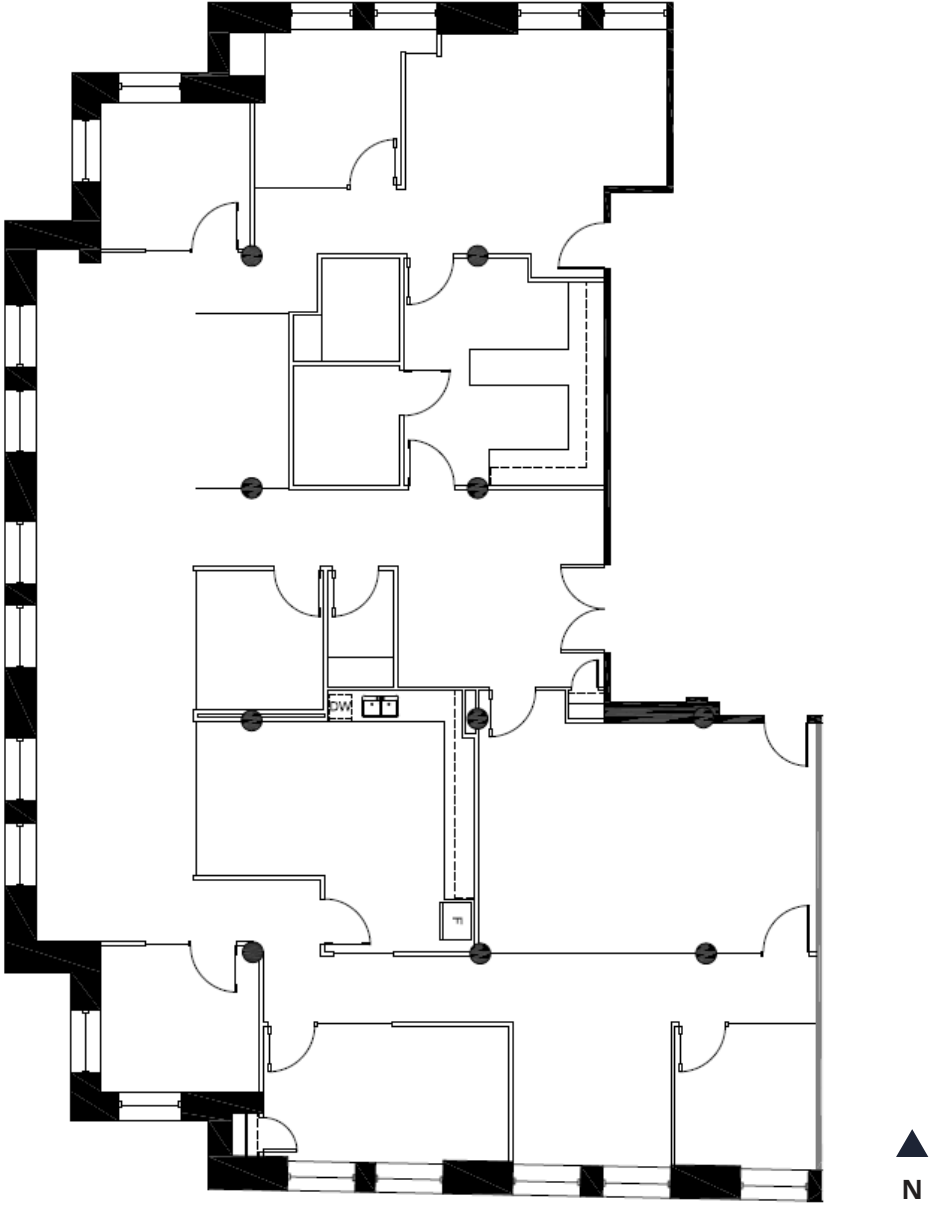
- 3,739 sf
- Built-out with elevator exposure
- Contiguous with the 13th floor for up to 16,000 sf



Floorplan

Suite 1401

- 4,163 sf
- Available June 1, 2026



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**