



# AVAILABILITY SUMMARY

## 199 BAY STREET

Commerce Court West, Commerce Court

Toronto, Ont. | [www.commerce-court.com](http://www.commerce-court.com)

### OFFICE SPACE AVAILABILITY

Suite	Rentable Area (sq. ft.)	Net Rent	Availability	Comments
4460	4,717	Negotiable	Q2 2021	Built out with tenant improvements.
4100	15,964	Negotiable	Immediate	Built out. Elevator exposure. Mix of perimeter offices, meeting rooms, kitchen and kitchenette. Panoramic north facing views.
2902	4,556	Negotiable	Q1 2021	Built out with mix of perimeter offices, meeting rooms and kitchenette. North east views.
1900	7,612	Negotiable	Immediate	Double door elevator exposure. East and West views. New base building raw space.
1510	2,403	Negotiable	Q1 2021	Built out with tenant improvements.
1500	11,992	Negotiable	Immediate	Double door elevator exposure. East views. New base building raw space.

**Operating costs:** \$21.11 per sq. ft. **Realty taxes:** \$11.48 per sq. ft. **Hydro:** \$1.20 per sq. ft. **Total additional rent:** \$33.79 per sq. ft.

**Parking:** Ratio 1/4,500 sq. ft. **Unreserved** \$381.68/stall/month **Reserved** \$567.52/stall/month

**Jennifer Balcerak**  
Vice President, Office Leasing  
Sales Representative  
QuadReal Property Group Brokerage

**T** 416-673-7490  
**E** [jennifer.balcerak@quadreal.com](mailto:jennifer.balcerak@quadreal.com)  
**W** [www.quadreal.com](http://www.quadreal.com)

**Kate LaBrash**  
Manager, Leasing  
Sales Representative  
QuadReal Property Group Brokerage

**T** 416-673-7491  
**E** [kate.labrash@quadreal.com](mailto:kate.labrash@quadreal.com)  
**W** [www.quadreal.com](http://www.quadreal.com)

Hydro is separately metered  
Parking Rates exclude HST

