



151 YONGE

PATRICK HENRY

Senior Director, Leasing,
Sales Representative
GTA Office

416.507.2844

Patrick.Henry@gwira.com

GWL Realty Advisors Inc.
www.gwira.com



BUILDING HIGHLIGHTS

Connected via Toronto's internationally renowned underground pedestrian walkway system (the PATH) as well as the Queen Street subway station (which will also be the future station of the Ontario Line), with entrances on Yonge Street and Richmond Street.



SECURITY

CONCIERGE & SECURITY
SYSTEM



PUBLIC TRANSIT

WALKING DISTANCE TO
PUBLIC TRANSIT



PATH ACCESS

DIRECT ACCESS TO
THE PATH

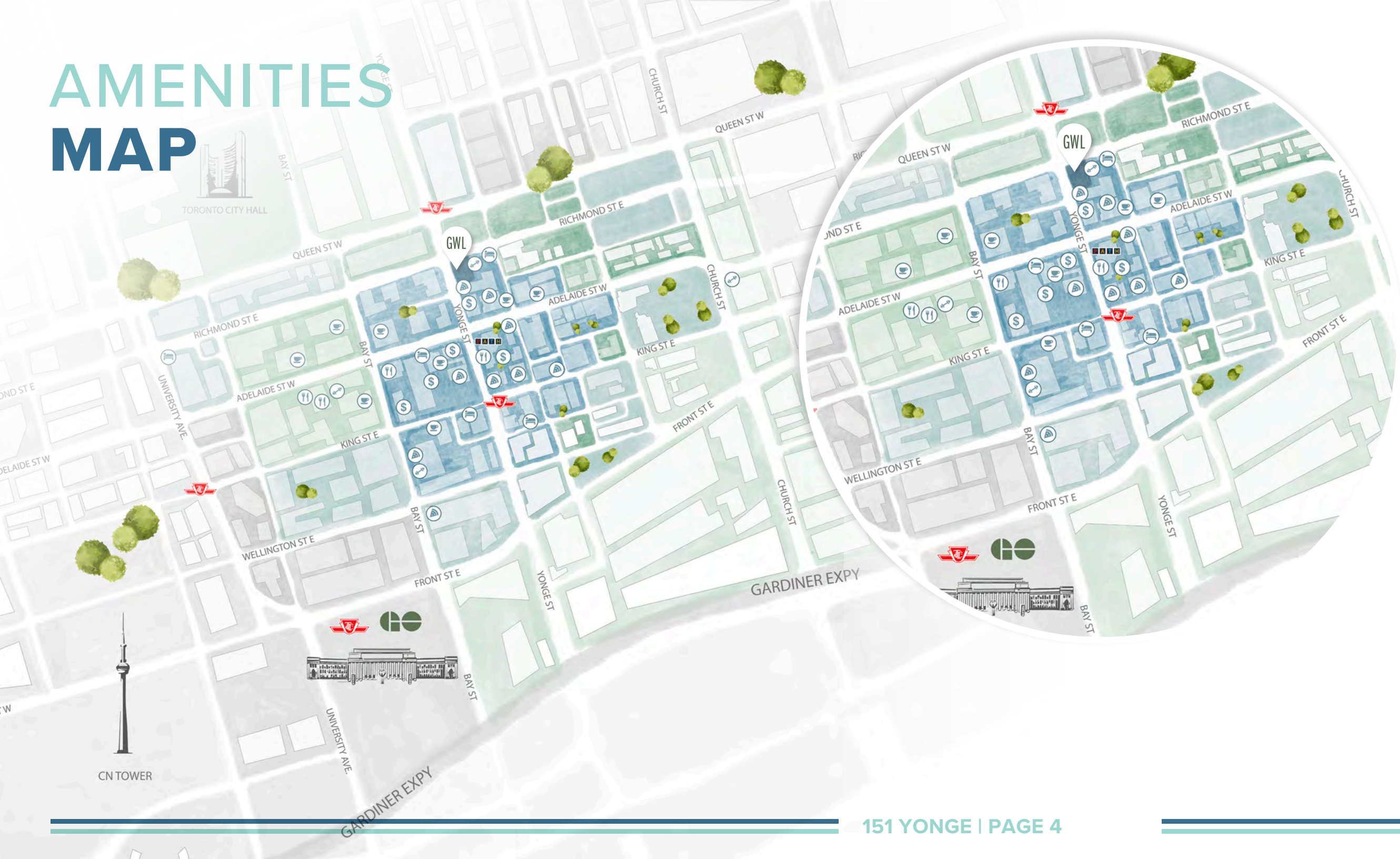


WALKING DISTANCE

WALKING DISTANCE TO
RESTAURANTS & SHOPS



AMENITIES MAP



• TRANSPORTATION:

- GO TRAIN STATION
- Union Station
- TTC
- PARKING

• AMENITIES

HOTELS

- The St. Regis Toronto
- Cambridge Suites Toronto
- One King West Hotel & Residence
- Executive Hotel Cosmopolitan Toronto
- Hilton Hotel Toronto

COFFE SHOPS

- Pilot Coffee Roasters
- Vereda Central Coffee Roasters
- Dineen Coffee Co.
- Timothy 's World Coffee
- Au Pain Doré Bakery
- Daily Ritual Cafe
- 11:59 Bar Café
- Starbucks
- Second Cup

RESTAURANTS

- CRAFT Beer Market Toronto
- Astor Lounge
- Cactus Club Cafe First Canadian Place
- Edna + Vita
- John & Sons Oyster House
- The Chase
- Lucie
- Sansotei Ramen
- Carisma
- Terroni
- Nami Japanese Restaurant
- Hy's Steakhouse & Cocktail Bar
- Leña Restaurante
- Jump Restaurant
- Cantina Mercatto

FOOD COURT

- Touch
- The Poke Box
- Pizzaiolo
- McDonald's
- Hero Certified Burgers
- Fast Fresh Foods
- Mamma's Pizza
- Big Smoke Burger
- Sultan's Mediterranean Grill

- Wat Ah Jerk Caribbean Grill
- The Indian Canteen
- Market Street Catch

GYMS

- GoodLife Fitness Toronto
- Adelaide Club
- 6S Fitness
- Equinox Bay Street

• FINANCE:

BANKS

- TD Bank
- RBC Royal Bank
- Scotiabank

• WALKABILITY SCORE:



Gwl Realty Advisors Inc. Brokerage www.GWLRA.com
Copyright © 2025 GWL Realty Advisors Brokerage. All rights reserved.

This brochure is the intellectual property of GWL. Reproduction, including all text, photographs and designs, is the intellectual property of GWL distribution, or any unauthorized use is strictly prohibited. | *Sales Representative **Broker



AVAILABLE SUITES



SUITE

- 200
- 500
- 502
- 601
- 900
- 1901



SQ. FT.

13,807 sq. ft

6,490 sq. ft

3,798 sq. ft

4,964 sq. ft

18,299 sq. ft

3,617 sq. ft



OCCUPANCY

Available Immediately

Available Immediately

Available February 1st, 2027

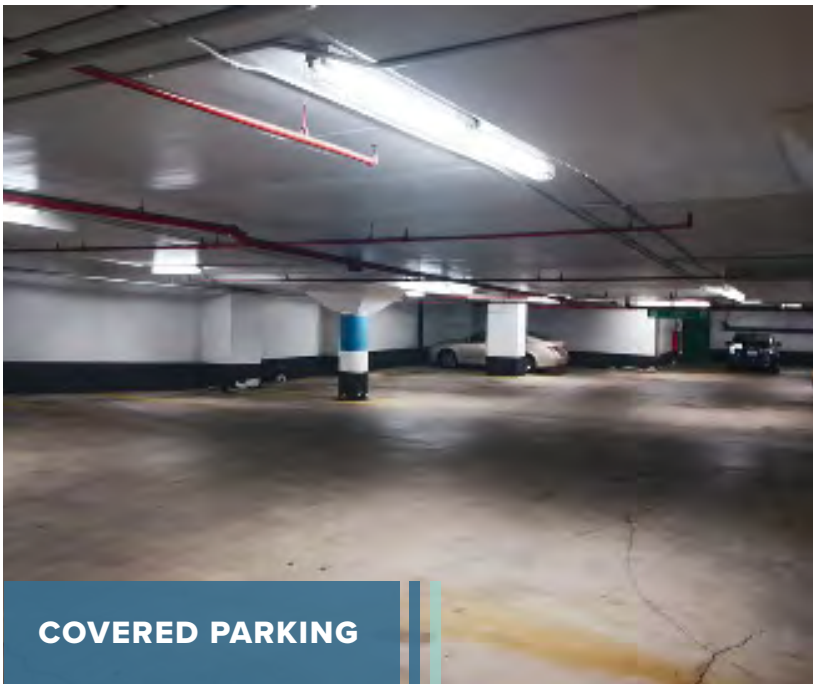
Available December 1st, 2025

Available February 1st, 2027

Available January 1st, 2026



ELEVATOR LOBBY



COVERED PARKING

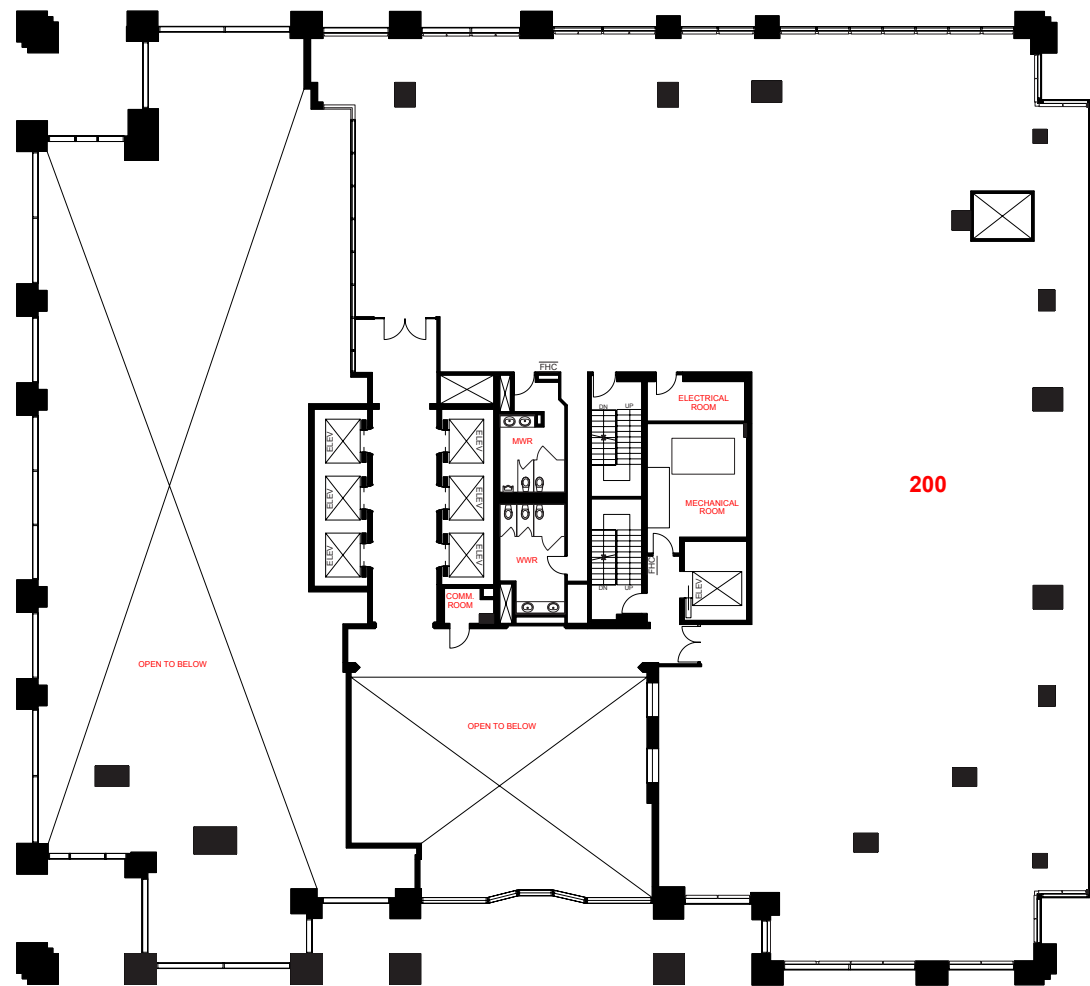


MAIN LOBBY

SUITE 200 | 13,807 SQ. FT.

AVAILABLE IMMEDIATELY

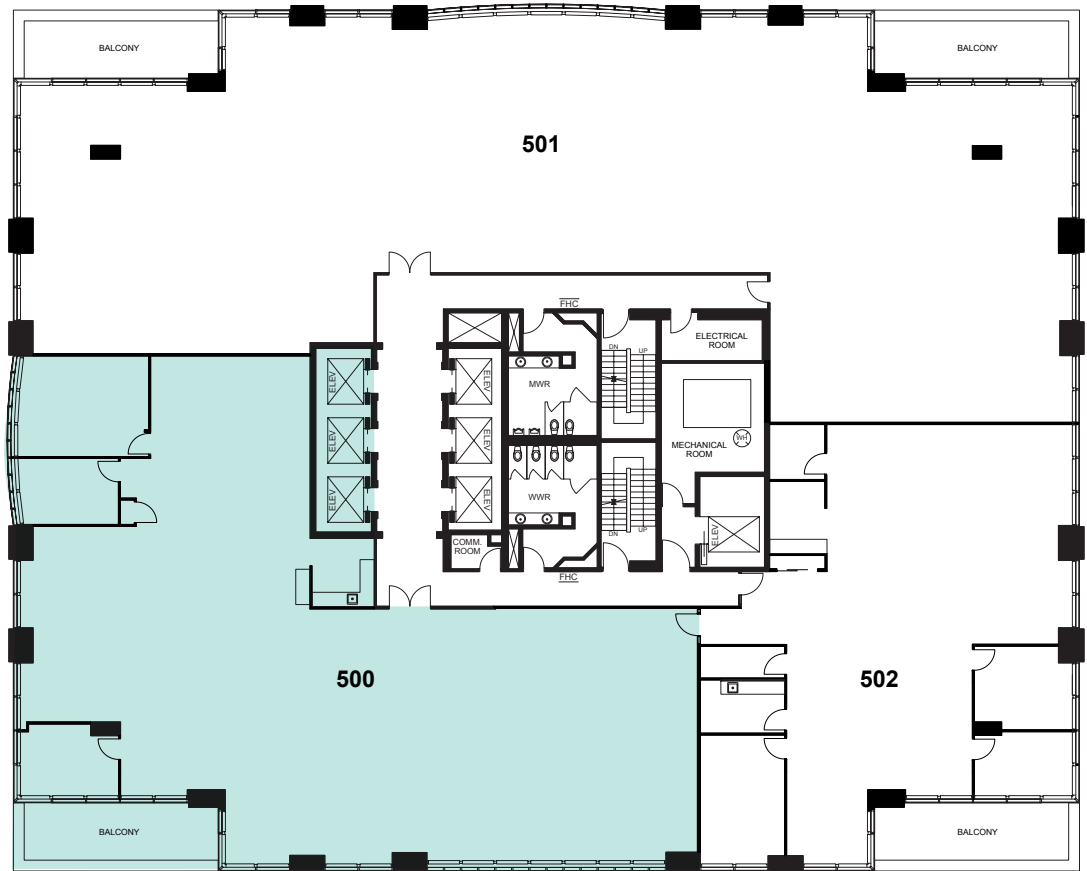
- Full floor opportunity



SUITE 500 | 6,490 SQ. FT.

AVAILABLE IMMEDIATELY

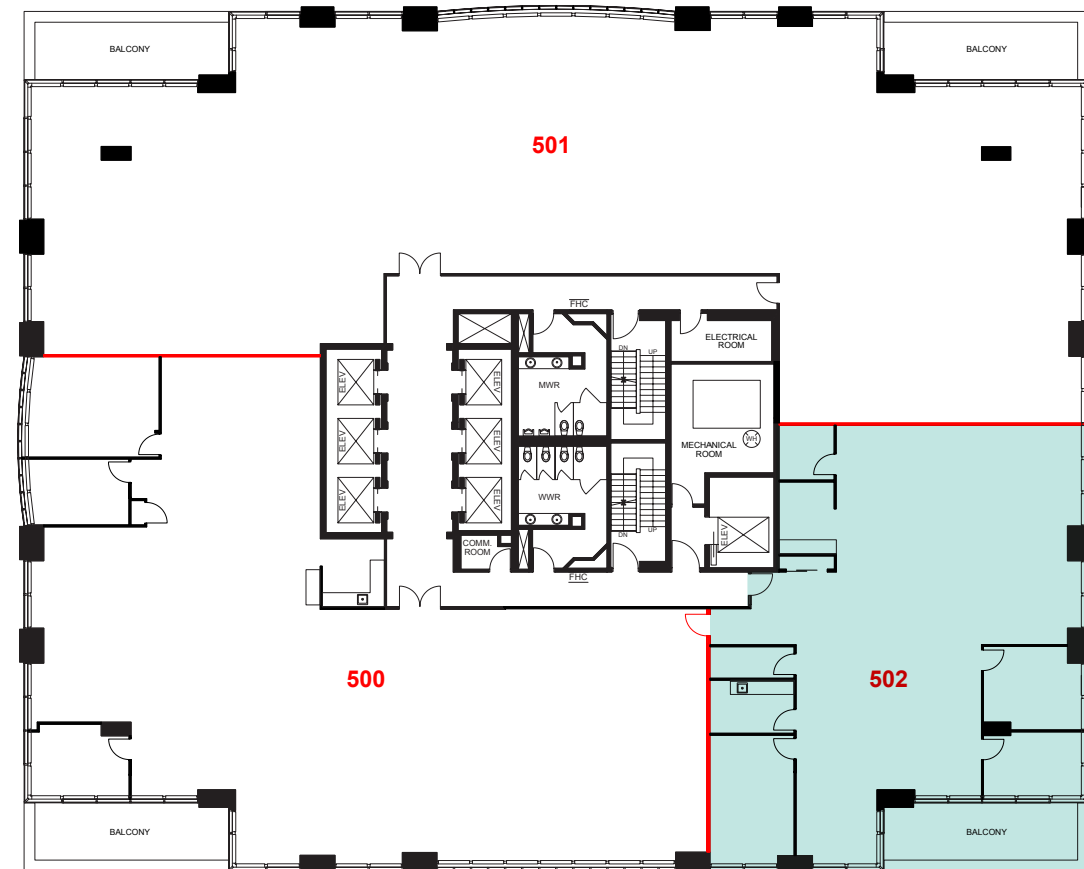
- Build out includes reception, boardroom, a good mix of offices/meetings rooms, kitchen and open area for workstations and collaboration



SUITE 502 | 3,798 SQ. FT.

AVAILABLE FEB 1, 2027

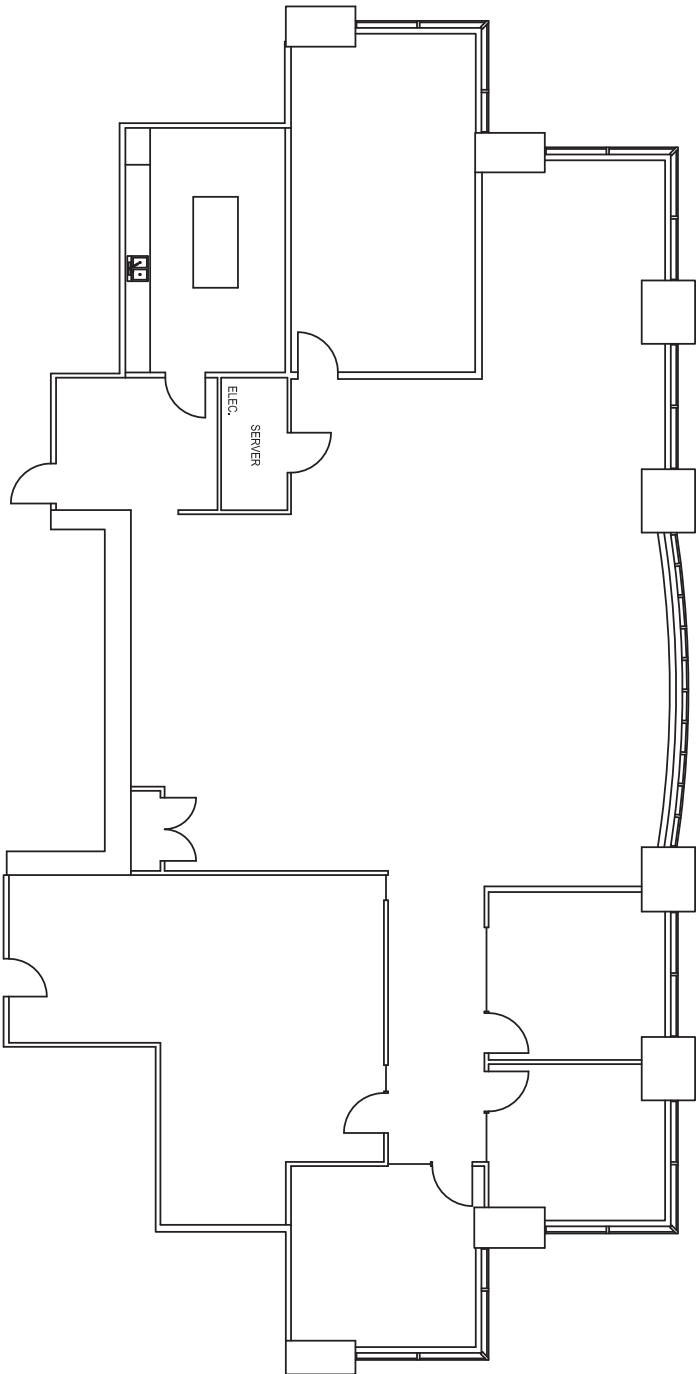
- Build out includes a boardroom, a good mix of offices/meetings rooms, kitchen and open area for workstations and collaboration



SUITE 601 | 4,964 SQ. FT.

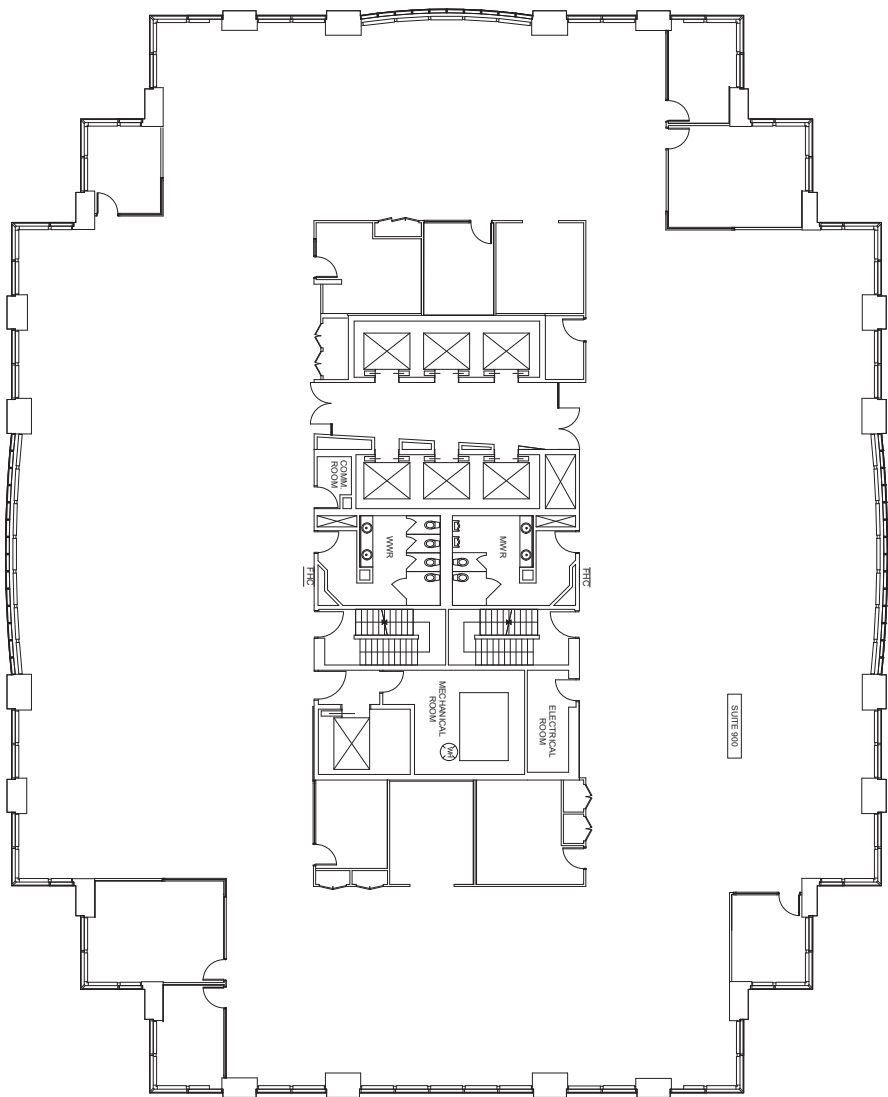
AVAILABLE DECEMBER 1ST, 2025

- Build out includes 4 offices / meeting rooms, kitchen, boardroom, and open area



SUITE 900 | 18,299 SQ. FT.

AVAILABLE FEB 1, 2027

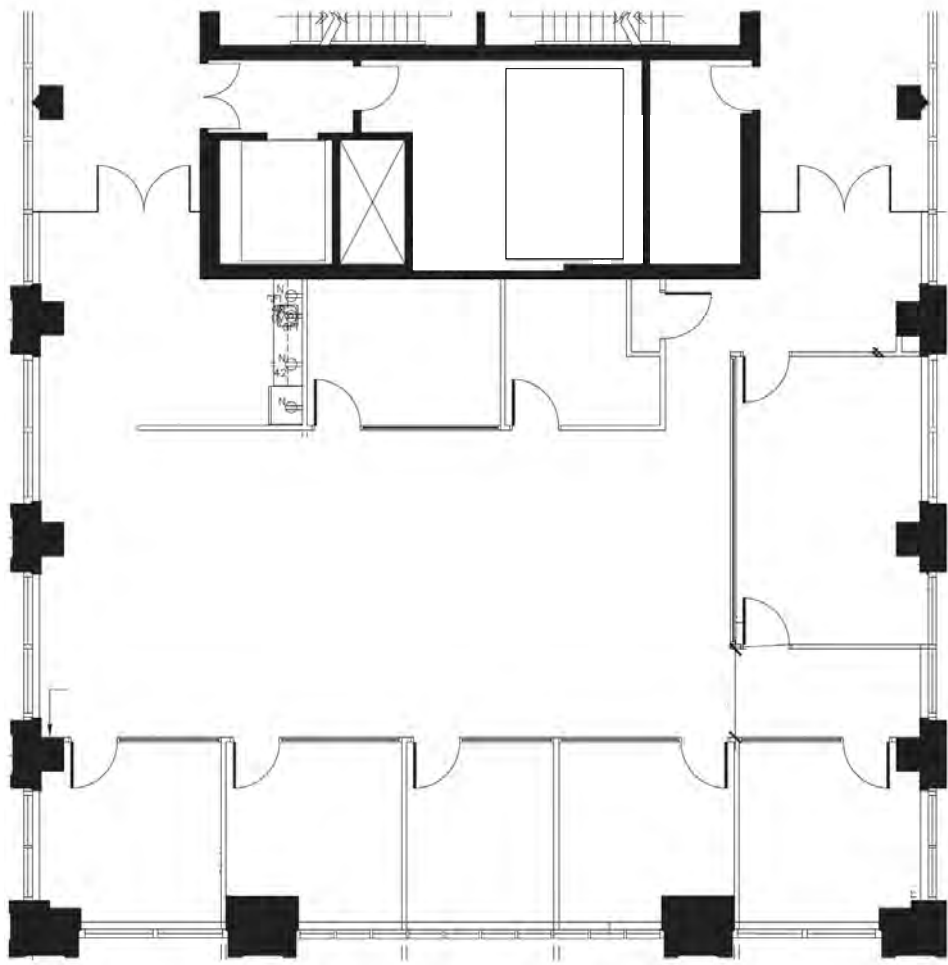


- Full floor opportunity
- Build out includes reception, a good mix of offices/meetings rooms, kitchen, and open area for workstations and collaboration

SUITE 1901 | 3,617 SQ. FT.

AVAILABLE JANUARY 1ST, 2026

- Build out includes 7 offices/meeting rooms, kitchen, boardroom, and open area





BUILDING OVERVIEW



TOTAL RENTABLE AREA:
298,173 sq. ft.



NUMBER OF STORIES:
20



YEAR BUILT:
1990

PROPERTY DESCRIPTION

- Typ. Floor Plate: 16,700 sq ft
- Posted Net Rate: Negotiable
- PSF Realty Tax: \$10.85
- PSF Utilities: Separately metered
- PSF Operating Costs: \$17.65
- PSF Additional Rent Total: \$28.50

ELEVATORS

- High rise: 6
- Freight: 1
- Parking: 2

PARKING

- Underground parking: 24hr access
- Underground parking: 289 stalls
- Underground parking ratio: 1 space per 1,050 sq. ft.
- Monthly parking cost: \$365/mth tenant rate + HST
\$385/mth non-tenant rate + HST
- Bicycle storage: 2 on Parking L-1

SAFETY AND SECURITY

- Fire detection system: YES
- Sprinkler system: YES
- Manned security: YES
- Security system: YES

POWER

- Typical power watts psf:
 - Tenant: 2 watts psf
 - Lighting: 2 watts psf
 - Other: 2 watts psf

HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$35/hr (+ Admin Fee & HST)

BUILDING SPECIFICATION

- Ceiling Height: 9 ft
- Wall Type: Drywall
- Washrooms per floor: 2
- Fibre optic capability: YES (Beanfield, Bell, Cogeco, Cogent, Telus and Zayo)
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA 360
- BOMA BEST Gold
- BOMA Certificate of Building Excellence
- Rick Hansen Foundation Accessibility Certification
- TOBY Award: Office Building 250,000 - 499,000 sq. ft.

PATRICK HENRY

Senior Director, Leasing,

Sales Representative

GTA Office

416.507.2844

Patrick.Henry@gwltra.com

GWL Realty Advisors Inc.

www.gwltra.com



The information contained herein is provided for informational purposes only and is not intended to provide you with any financial, investment, real estate, legal, accounting, tax, or other professional advice. All visual representations, illustrations, photographs and artist renderings are conceptual for representational purposes only and cannot be regarded as representations of fact. All features, specifications and plans are subject to change without notice. Not all amenities and features depicted herein may be constructed in accordance with the visual representations, illustrations, photographs or artist renderings. Maps, floor plans, models and other improvements represented are not to scale or shown in their final as-built locations and orientations. While the information contained herein is believed to be reliable and accurate, GWL Realty Advisors Inc. and its affiliates ("GWLRA") expressly disclaims all representations, warranties or conditions, express or implied, statutory or otherwise, including, without limitation, the warranties and conditions of merchantable quality and fitness for a particular purpose, compatibility, timeliness, or accuracy. The user assumes full responsibility for risk of loss of any nature whatsoever resulting from the use of this information.

For more information concerning the terms and conditions of use of this document, please refer to our website at <https://www.gwlrealtyadvisors.com/legal/>.