

FOR LEASE

CBRE

Colliers

KingSett  
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# atrium

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# LEASING OPPORTUNITIES & STACKER

READY SET GO FURNISHED MODEL SUITE

BASE BUILDING

BUILT OUT

SUITE	SF	TIMING	
SUITE 1401	27,451 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 1400	31,716 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 1204	1,618 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 1200	11,418 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 1100	23,126 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 1036	5,114 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 900	59,279 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 804	10,009 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 700	55,905 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 601	32,358 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 500	68,295 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 403	12,419 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 401	4,910 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 300B	17,099 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 320	47,133 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>
SUITE 200	67,926 SF	IMMEDIATE	<a href="#">CLICK HERE FOR FLOORPLAN</a>

NET

Call to discuss

ADDITIONAL RENT

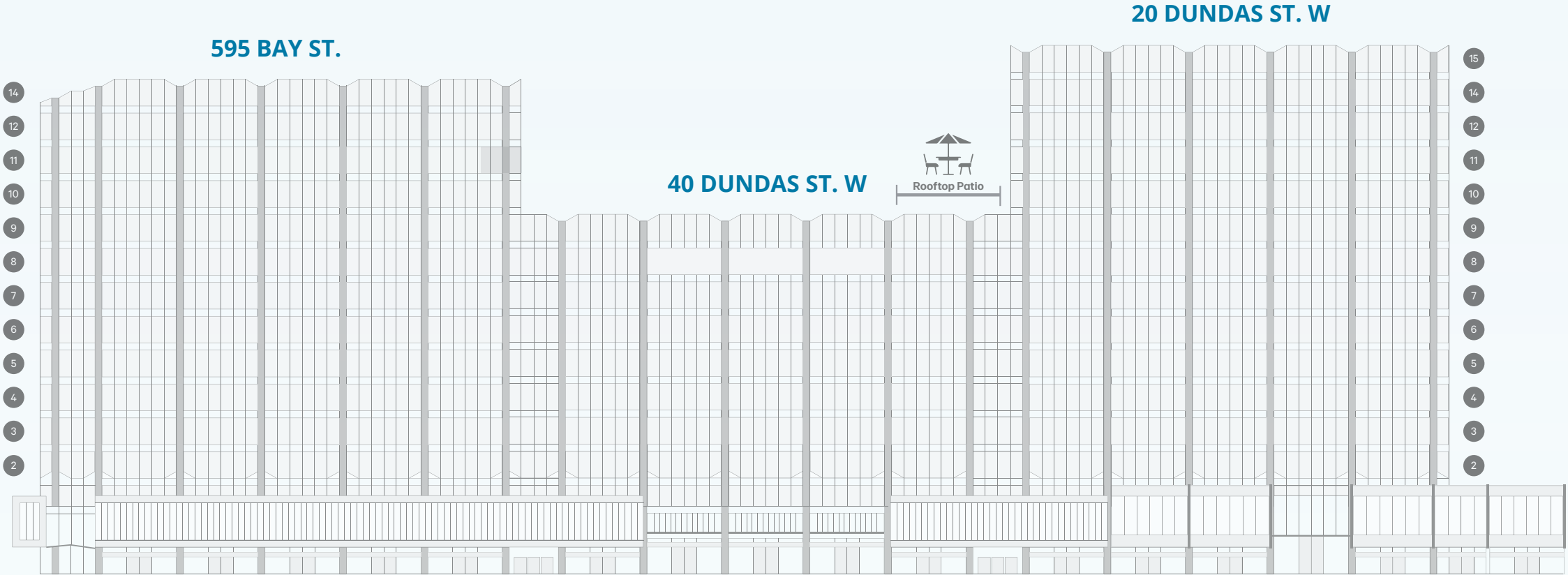
\$27.99 PSF (2025 estimate)

PARKING RATIO + COST

1 per 2,000 sq. ft.

CO-OP FEES

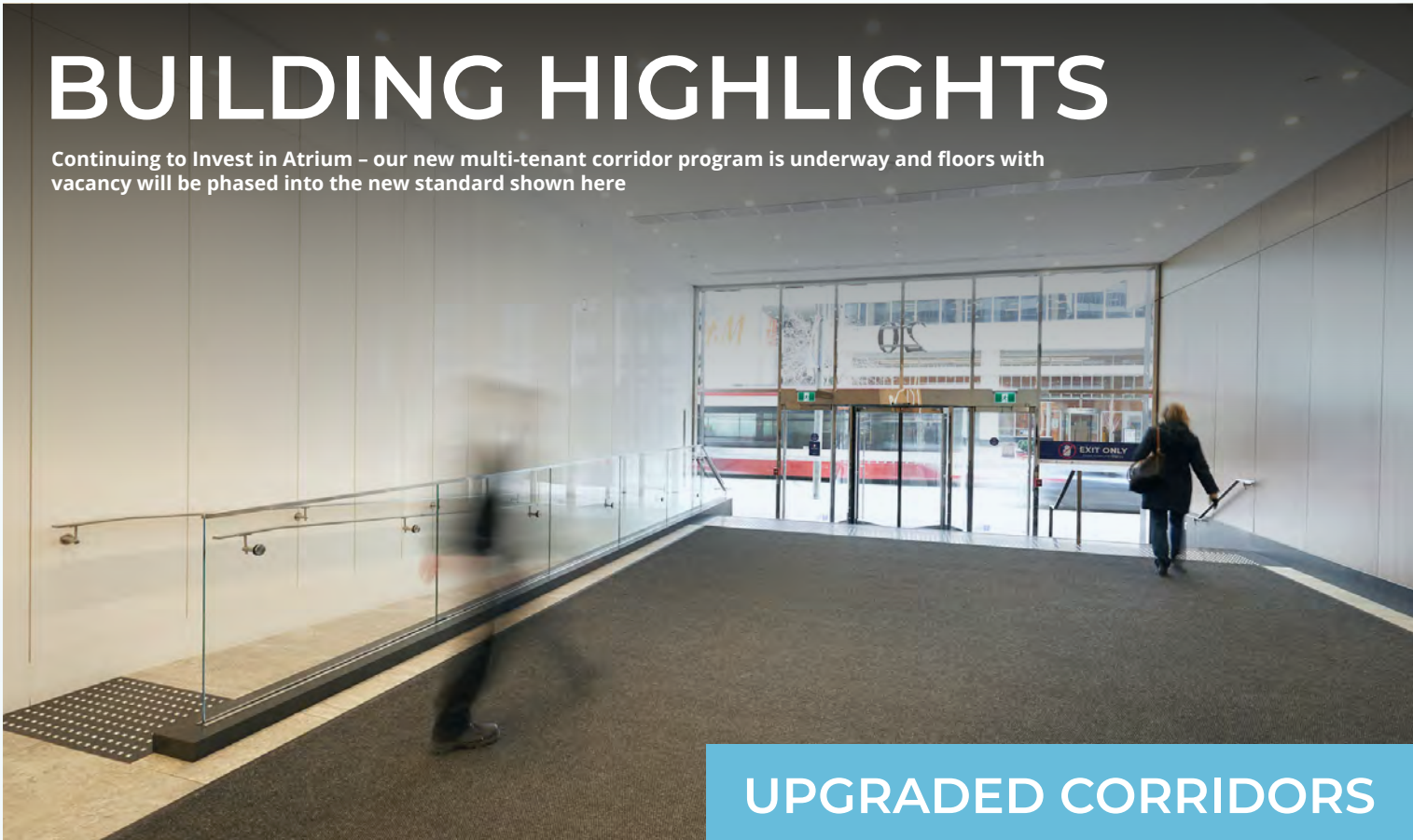
\$2.00 PSF PA (Years 1-10)





# BUILDING HIGHLIGHTS

Continuing to Invest in Atrium – our new multi-tenant corridor program is underway and floors with vacancy will be phased into the new standard shown here

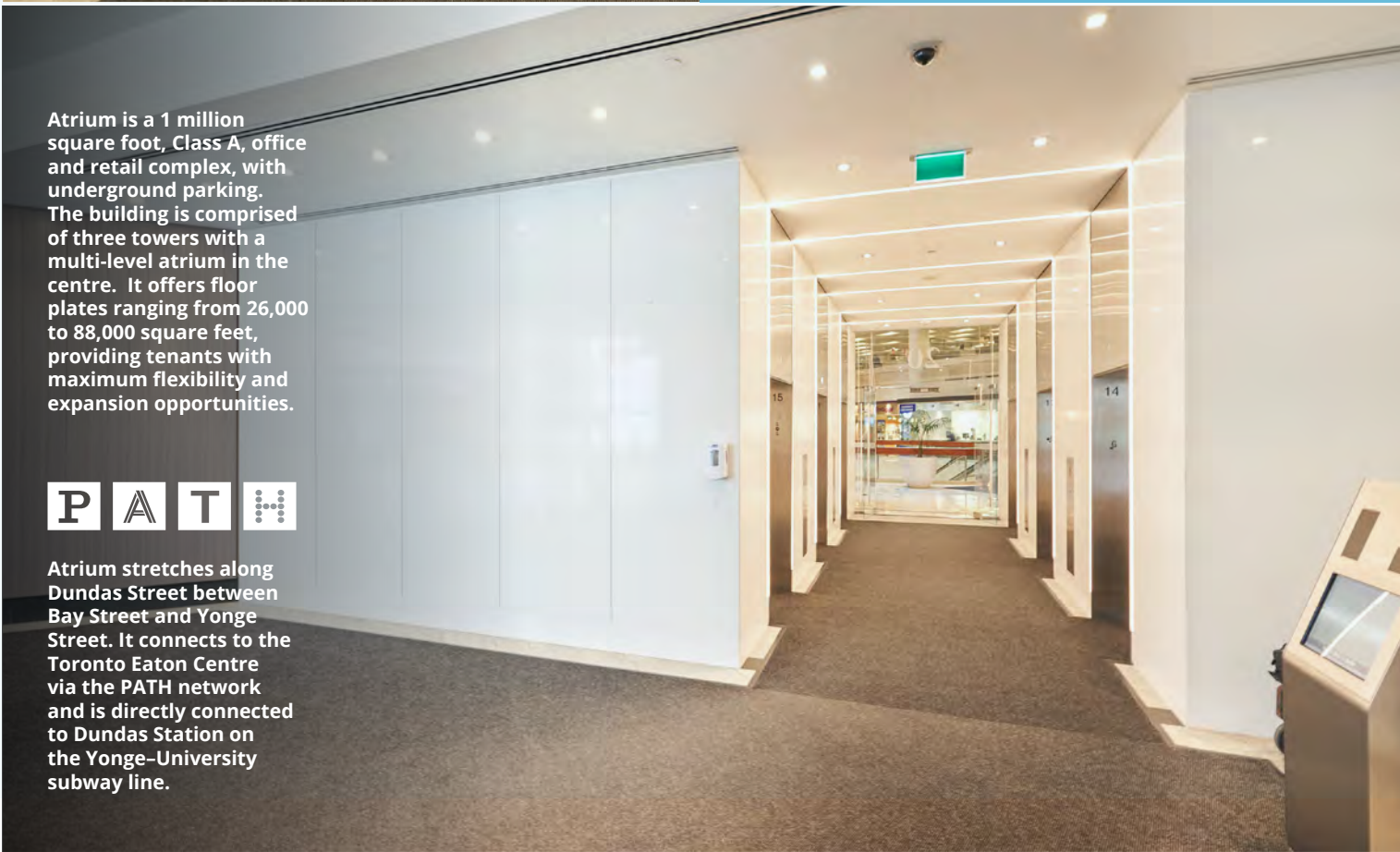


UPGRADED CORRIDORS

Atrium is a 1 million square foot, Class A, office and retail complex, with underground parking. The building is comprised of three towers with a multi-level atrium in the centre. It offers floor plates ranging from 26,000 to 88,000 square feet, providing tenants with maximum flexibility and expansion opportunities.



Atrium stretches along Dundas Street between Bay Street and Yonge Street. It connects to the Toronto Eaton Centre via the PATH network and is directly connected to Dundas Station on the Yonge–University subway line.

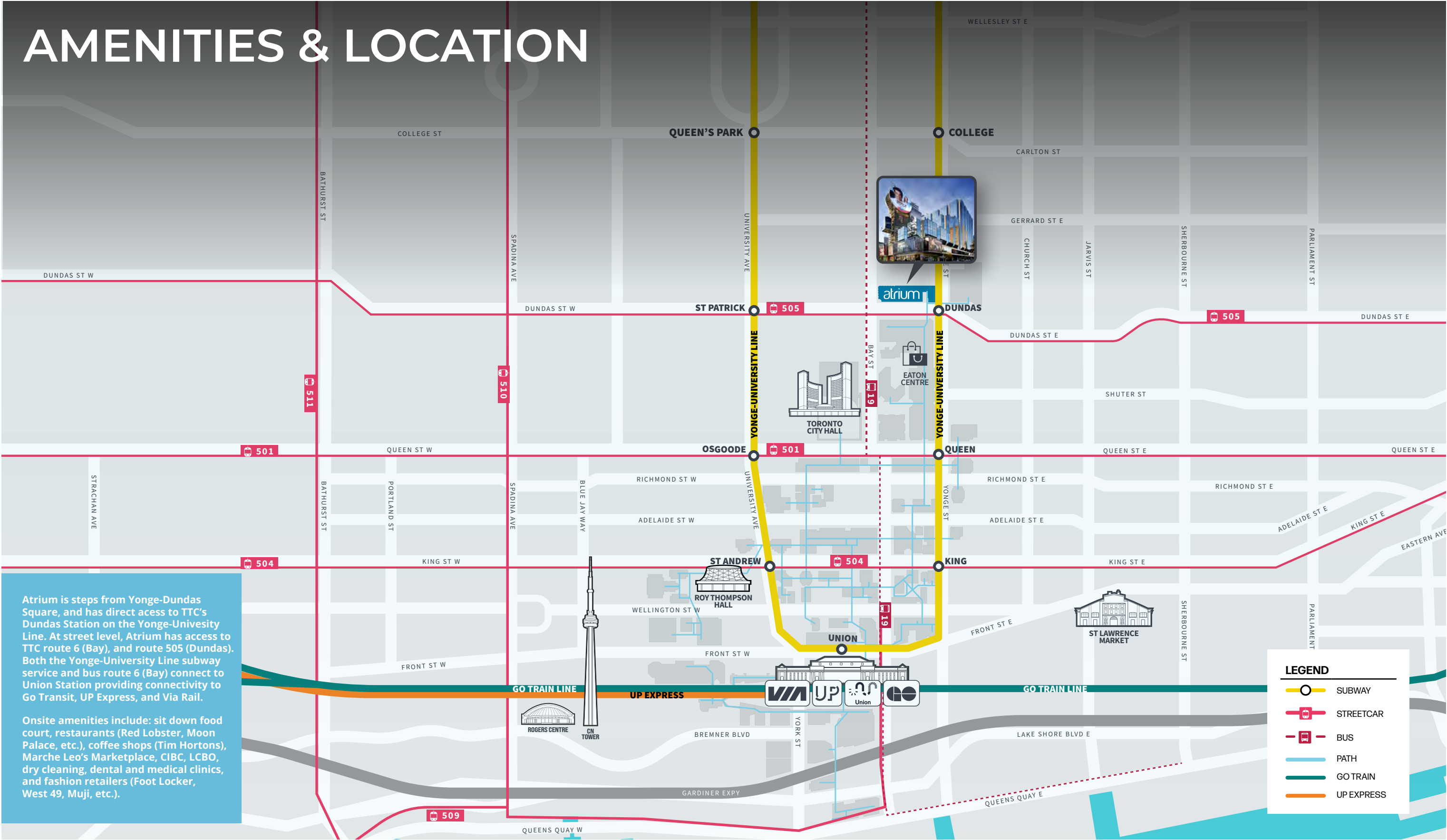


ROOFTOP PATIO





# AMENITIES & LOCATION



Atrium is steps from Yonge-Dundas Square, and has direct access to TTC's Dundas Station on the Yonge-University Line. At street level, Atrium has access to TTC route 6 (Bay), and route 505 (Dundas). Both the Yonge-University Line subway service and bus route 6 (Bay) connect to Union Station providing connectivity to Go Transit, UP Express, and Via Rail.

Onsite amenities include: sit down food court, restaurants (Red Lobster, Moon Palace, etc.), coffee shops (Tim Hortons), Marche Leo's Marketplace, CIBC, LCBO, dry cleaning, dental and medical clinics, and fashion retailers (Foot Locker, West 49, Muji, etc.).

LEGEND

SUBWAY

STREETCAR

BUS

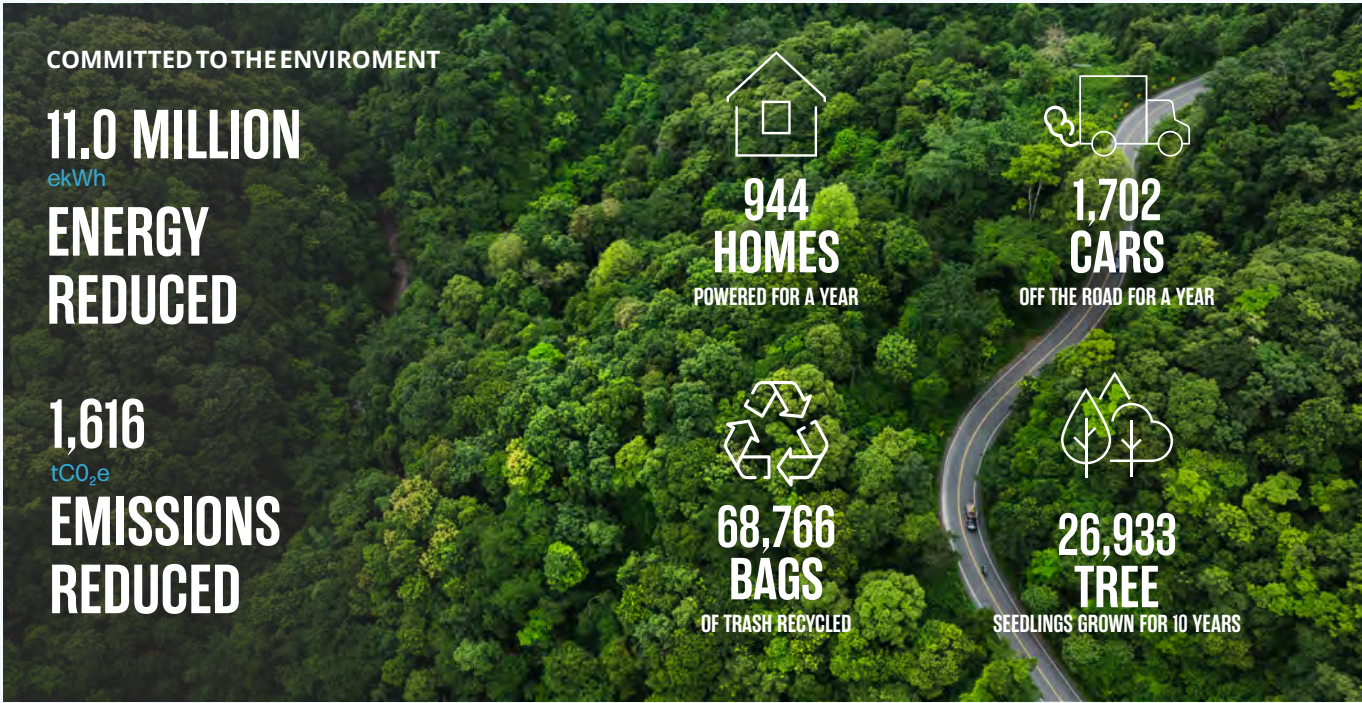
PATH


GO TRAIN

UP EXPRESS

# SUSTAINABILITY OVERVIEW


Certified to the Highest Standards





**LEED GOLD**

LEED is the most widely used green building rating system for healthy, highly efficient, and cost-effective buildings.



**WiredScore GOLD**

WiredScore is a digital connectivity rating system to improve, benchmark and promote a building's digital infrastructure.




**Rick Hansen Foundation Accessibility Certification**

Rick Hansen Foundation Accessibility Certification works to help improve accessibility of the built environment in Canada.




**SmartScore Certified**

Smartscore helps identify buildings that provide exceptional user experience, drive cost efficiency, and are fully future-proof.




**ENERGY STAR certified**

ENERGY STAR certified buildings save energy, money, and help protect the environment by generating fewer carbon emissions.




**Fitwel Certification**

Fitwel has a vision for a healthier future where every building is enhanced to support the wellbeing of its occupants.



**BOMA BEST Silver**

BOMA BEST Sustainable Buildings certification recognizes excellence in energy and environmental management and performance in commercial real estate.



**Committed To Health**

Enhanced cleaning protocols, healthy re-entry planning, ongoing ventilation assessment, & air and water quality monitoring are in place to support occupant well-being.

# BUILDING SPECIFICATIONS

## BUILDING DESCRIPTION

- Constructed in 1981, 595 Bay Street (14 floors), 40 Dundas Street W. (9 floors), and 20 Dundas Street W. (15 floors), is collectively 1,060,000 sq. ft.
- Typical floor plate ranges from 25,000 to 90,000 square feet.
- Typical floor clear height is 11' 9" slab to slab.
- 100 pounds per square foot live load.
- 2.5"x 5" Armstrong ceiling grid with 30 foot column spacing.

## MECHANICAL

- Targeting to be fully carbon neutral by 2027
- Heating:** Two interior zones (one per 10,000 sq. ft.) and 22 perimeter zones (one per 450 sq. ft., representing 30 linear feet of the perimeter). There is a constant volume fan system to provide the highest comfort levels for occupants. Temperature is thermostatically controlled by the property management team.
- Air Conditioning:** Enwave Deep Lake Cooling offers efficient cooling solution for buildings compared to traditional chillers, while also minimizing water loss due to evaporation from cooling towers..
- Standard HVAC hours:** 7:00 AM to 6:00 PM, Monday through Friday (after hour HVAC available upon request at an hourly rate)

## ON-SITE CONFERENCE FACILITIES

- On-site conference facilities available on the 11th floor to tenants on a first come first serve basis at current rates.
- Conference facilities are equipped with a projector, white boards, versatile seating, separate network with connectivity for up to 25 wireless connections, and has access to a reception area and kitchenette.
- Earth Room - 25 ppl, approx 805 sq. ft.
- Sky Room - 60 ppl, approx. 972 sq. ft.

## ROOFTOP PATIO

- 30 person capacity
- Furnished for common use by tenants

## PARKING

- 530 underground parking stalls
- 4 L3 EV charging stations - P1 Level
- 14 L2 EV charging stations -P2 Level
- On-site tire pressure (air) station

## ELECTRICAL

- 13,800 volt, 3-phase power via two main electrical distribution systems.
- 208/120 volt power for tenants' needs.
- Design capacities up to 8 watts per square foot total voltage.

## BACKUP POWER

- 900 KW diesel generator servicing life safety equipment.

## SHIPPING/RECEIVING

- 3 accessible bays on Edward Street.
- Docks can accommodate straight body trucks/ vehicles up to 38 feet long and 13.6 feet high.

## LIFE SAFETY SYSTEM

- Life Safety Systems include fully sprinklered premises and common areas throughout the building.

## TELECOMMUNICATION

- Atrium is Wired Certified Gold.
- Fiber optic wiring available onsite.
- Internet providers include Bell Canada, Rogers Communication, Telus, Cogent, Broad Connect, Cogeco, Beanfield, Zayo Group and TeraGo.

## SECURITY

- The building provides 24 hour manned security, 7 days per week.
- CCTV 200 camera/television system (Avigilon) records activity at several key points throughout the buildings.

## BICYCLE RACKS

- 5 racks underground on P1 accommodating approximately 44 bicycles
- 1 rack on Edward Street for up to 6 bicycles.

## ELEVATORS

- There are 16 dedicated elevators in the three-tower complex as follows:
- 595 Bay St. 6 elevators
- 20 Dundas St. W. 6 elevators
- 40 Dundas St. W. 4 elevators
- 1 Physically challenged lift at Bay St. (Concourse) entrance
- Each tower has 1 elevator that converts to freight service.



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