



CIBC SQUARE

# Signature Retail Opportunities CIBC SQUARE

141 BAY STREET



Ivanhoe  
Cambridge

Hines







## PROJECT OVERVIEW

# CIBC SQUARE

## Toronto, redefined.

Introducing CIBC SQUARE – a transformational destination where retail, business, and connectivity converge at the heart of Toronto.

Developed by Ivanhoé Cambridge and Hines, this landmark complex delivers 3 million square feet of premium commercial space across two iconic towers -141 Bay Street and 81 Bay Street- with world-class architecture, urban integration, and unmatched connectivity.

### THE PROJECT

- Visionary development destined to become an architectural landmark and the premiere commercial address in Toronto for decades to come
- Signature address and location on the east side of Bay Street, steps from Front Street West
- PATH connected via Union Station and Scotiabank Arena, offers unparalleled accessibility to transit and Toronto's Financial Core





## BUILDING OVERVIEW

# CIBC SQUARE

## Phase II

### 141 Bay Street

141 Bay Street, the culminating second tower of CIBC SQUARE, stands as a 50-storey architectural landmark offering 1.5 million square feet of premier space. This innovative development features next-generation offices and collaborative environments, complemented by a curated selection of retail offerings.

Strategically located in Toronto's Financial Core and directly connected to Union Station, the city's busiest transit hub, the tower exemplifies urban connectivity and modern workplace design.

#### OFFICE ANCHORS

- 141 Bay Street: CIBC (613K SF), CPPIB (328K SF), Blake's (235K SF)
- 81 Bay Street: 100% leased, notable Tenants include CIBC, Microsoft, AGF and BCG
- Building population estimated at 9,000 people at full occupancy for each tower





RETAIL OVERVIEW

# CIBC SQUARE

## Retail Reimagined

Be part of Toronto’s exciting new retail destination in the heart of the financial district. The retail experience at 141 Bay is intentionally designed to complement the fast-paced, evolving lifestyle of downtown Toronto. With a mix of high-traffic convenience, elevated dining, and curated specialty offerings, the space serves not just office tenants, but the broader urban community — creating a place that’s relevant from morning coffee to post-work socializing.

### A Collection of Carefully Curated Retail Spaces

- GROUND FLOOR RETAIL OPPORTUNITIES**
  - Ground Lobby - Office Tower Kiosk - 200 SF
  - Laneway Retail (Yonge St. & The Esplanade) - 5,600 SF
- FOURTH FLOOR RETAIL OPPORTUNITIES**
  - Solarium Kiosks (facing The Park) - 340 SF & 600 SF
  - Eatery Kiosks (overlooking Rail Corridor) - 3 Units of 450 SF
  - Signature Full-Service Restaurant (overlooking Yonge St. & The Esplanade) - 5,500 SF or 8,000 SF

JOIN EXCITING RETAILERS AT 81 BAY STREET

- Jacobs & Co. Steakhouse
- Aloette
- In Good Spirits
- Dineen Coffee





## AMENITY OVERVIEW

# CIBC SQUARE

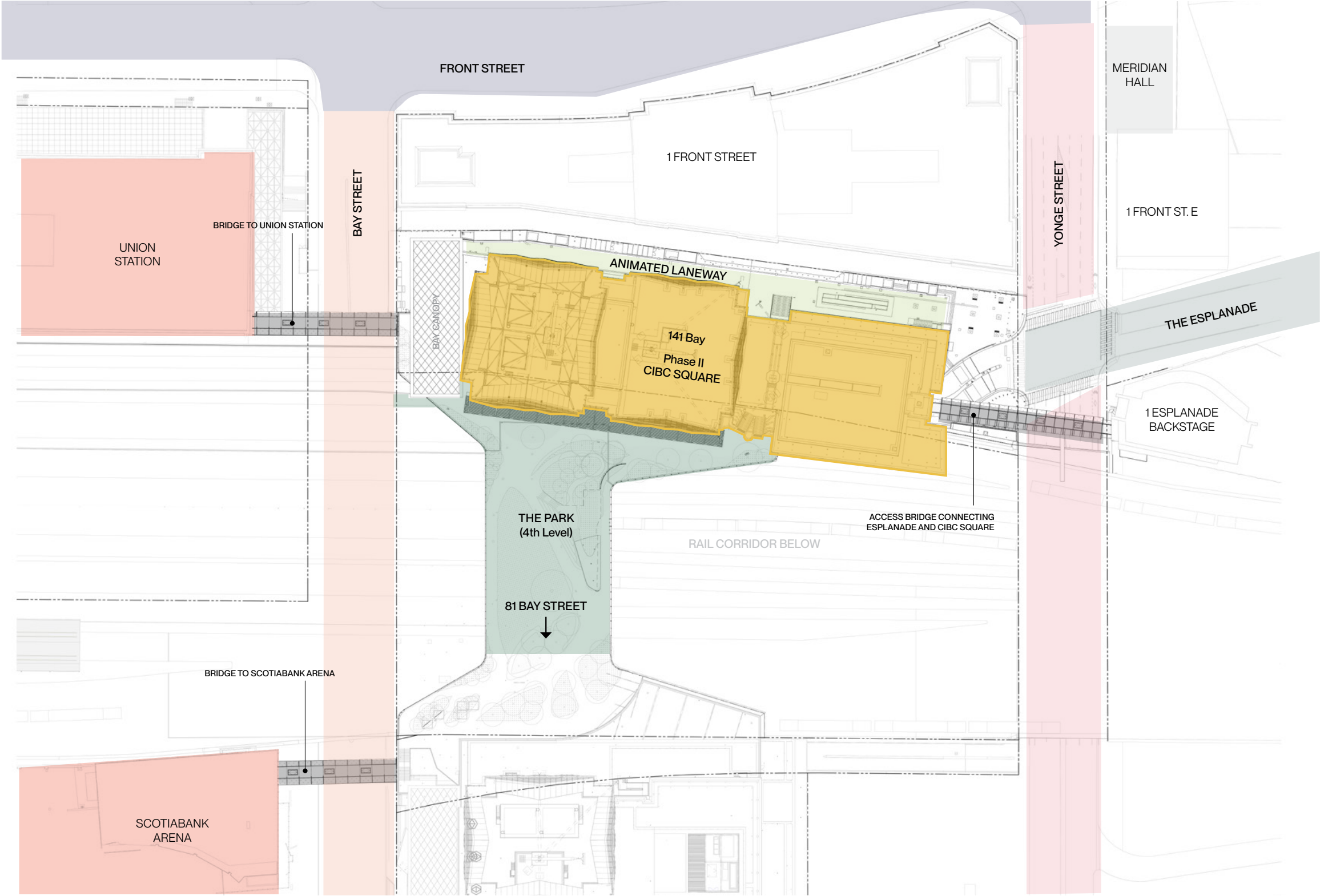
## The Park

CIBC SQUARE's elevated Park is designed to connect people with the community, curated activities, and nature. The overbuild Park is a one-of-a-kind downtown destination that enhances the urban experience. The 1-acre Park is a state-of-the-art outdoor space that integrates CIBC SQUARE into the community and foster wellness, culture, and connections.

The Park connects 81 Bay Street and 141 Bay Street – at the fourth level – providing a unique space for tenants to gather their employees and host memorable events. The green space will offer an outdoor extension of the workplace where occupants can convene and recharge. Visitors will enjoy a diverse curation of seasonal art and music exhibitions, games, an ice rink in the winter, and other engaging programming.



# 141 Bay Street Site Plan



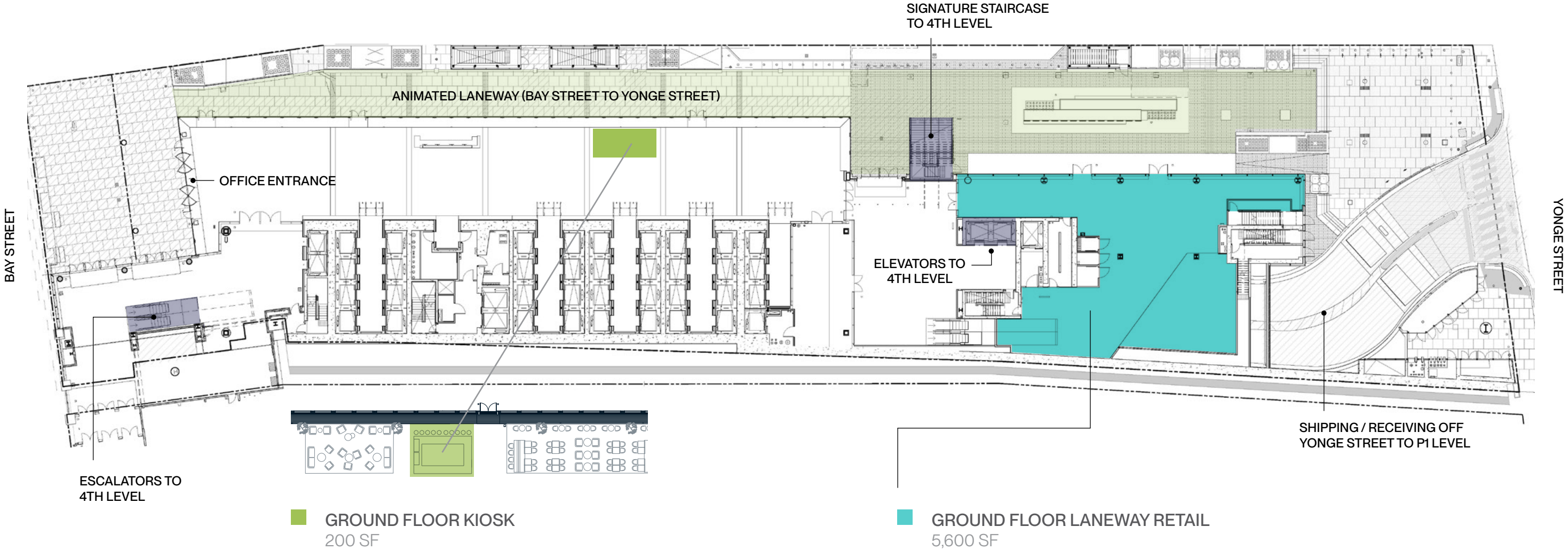


# Ground Floor Retail Opportunities

## KIOSK & LANEWAY RETAIL

 Click the site plan for more information

■ VERTICAL TRANSPORTATION



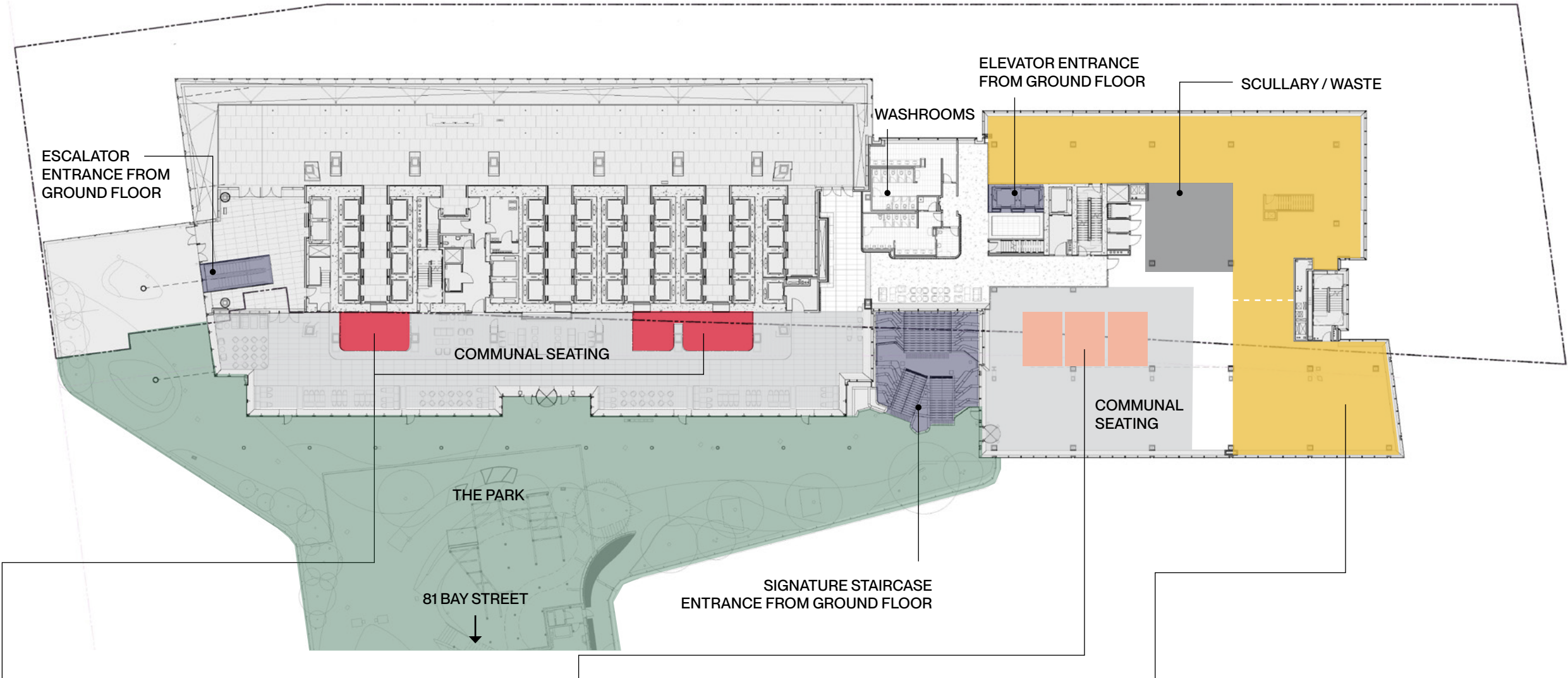


# Fourth Floor Retail Opportunities

SOLARIUM KIOSKS, EATERY KIOSKS, AND FULL-SERVICE RESTAURANT

 Click the site plan for more information

■ VERTICAL TRANSPORTATION



- SOLARIUM KIOSKS**  
340 SF & 600 SF
  - Two exceptional kiosks overlooking the Park

- EATERY KIOSKS**  
450 SF
  - Three signature grab-and-go food kiosks

- FULL-SERVICE RESTAURANT**  
5,500 SF or 8,000 SF
  - World-class dining opportunity

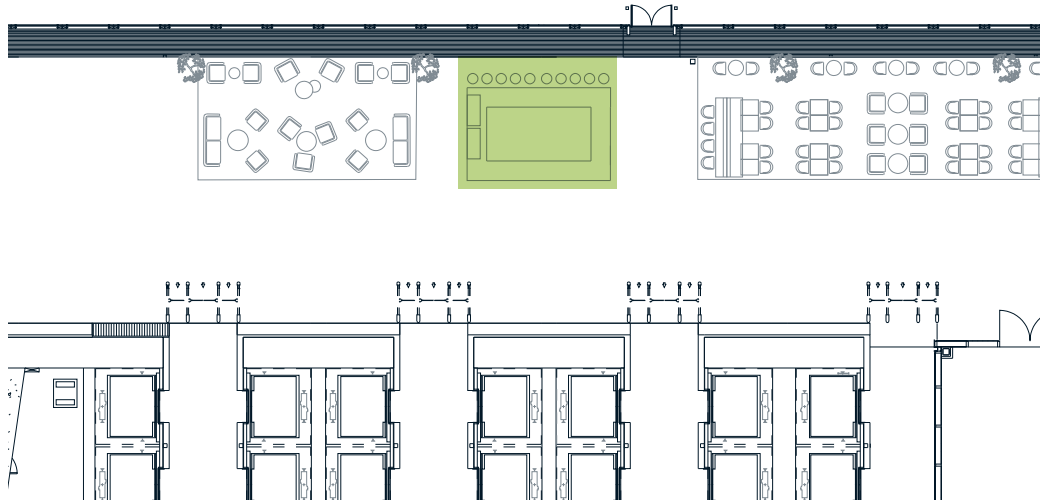


# Retail Overview

## Ground Floor Kiosk



# Floor Plan



## Property Details

Premises	200 SF
Available	September 2025
Term	5 - 10 Years
Net Rent	Contact Listing Agents
Additional Rent	TBD

## Highlights

- 200 SF of prime retail space with attractive views, natural light and visual design
- Incredible ceiling heights in the main lobby of 141 Bay Street
- Signature food and beverage offering
- Shared communal lobby seating

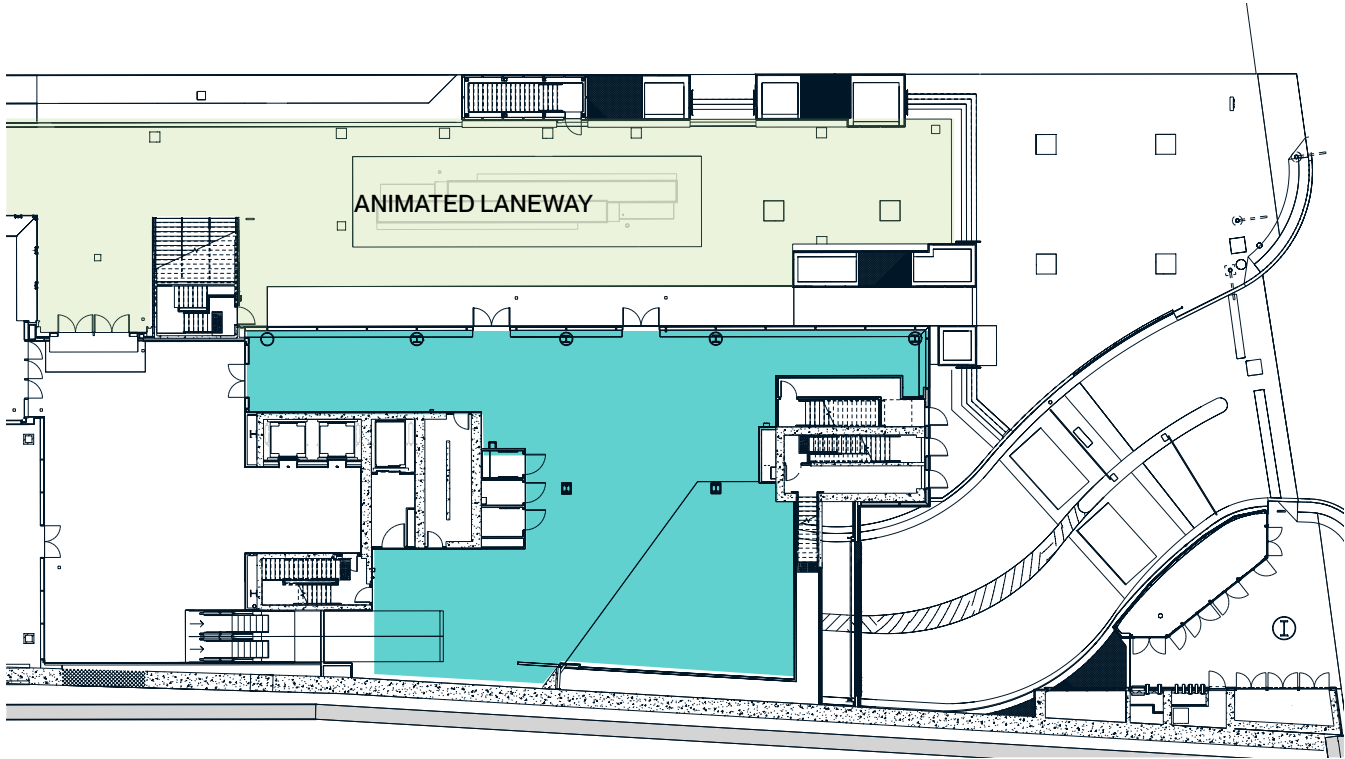


# Retail Overview

## Ground Floor Laneway Retail



# Floor Plan



## Property Details

Premises	Ground Floor: 4,400 SF Mezzanine: 1,200 SF Total: 5,600 SF
Available	September 2025
Term	5-10 Years
Net Rent	Contact Listing Agents
Additional Rent	TBD

## Highlights

- 5,600 SF of retail space with exceptional frontage to 141 Bay's animated laneway connecting Bay Street and Yonge Street
- Situated at the east end of the Building, overlooking Yonge Street and The Esplanade
- Overlooks the public landscaped laneway offering outdoor seating
- Suitable for a variety of uses
- Ceiling heights (slab to slab) of 18 FT at grade; 10 FT on mezzanine

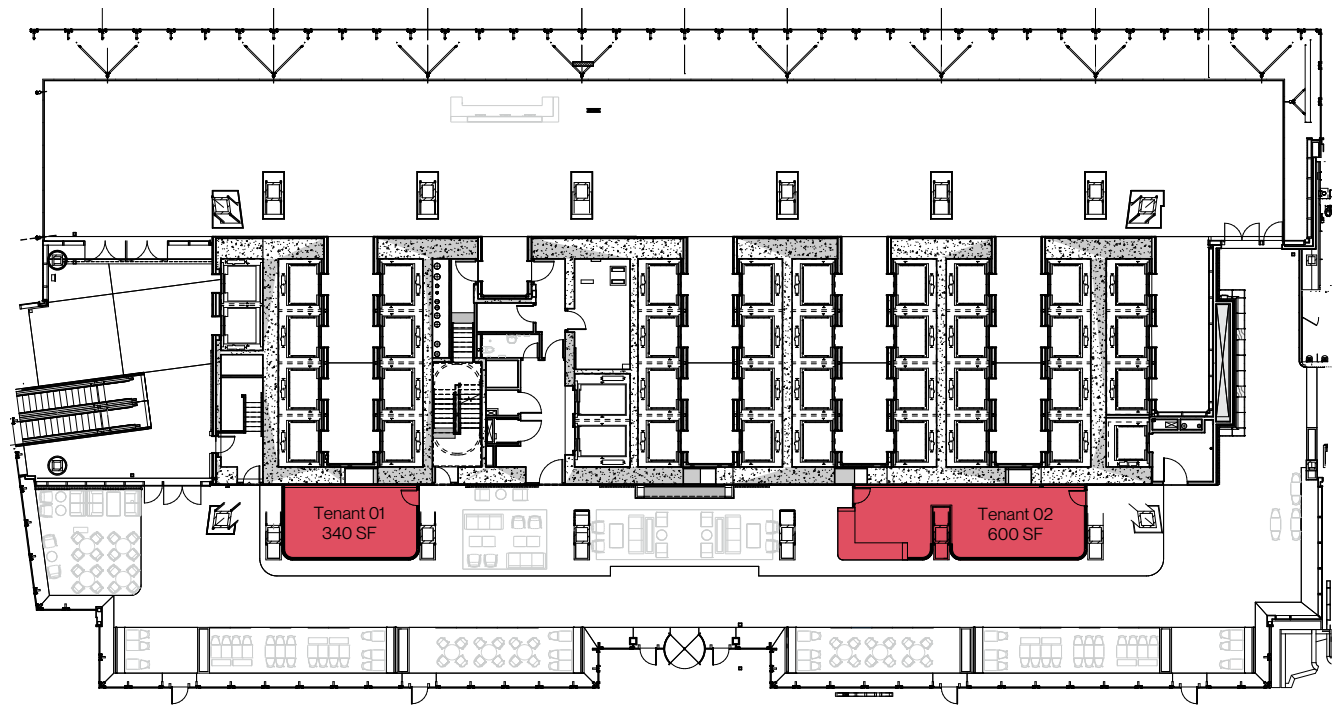


# Retail Overview

## Fourth Floor Solarium Kiosks



# Floor Plan



## Property Details

Premises	Unit 1: 340 SF Unit 2: 600 SF
Available	September 2025
Term	5 Years
Net Rent	Contact Listing Agents
Additional Rent	TBD

## Hightlights

- Two exceptional food & beverage kiosks located in the Solarium
- Elevated retail experience connecting the office tower and overlooking the Park
- Soaring ceiling heights with open concept design
- Ample communal seating adjacent the kiosks

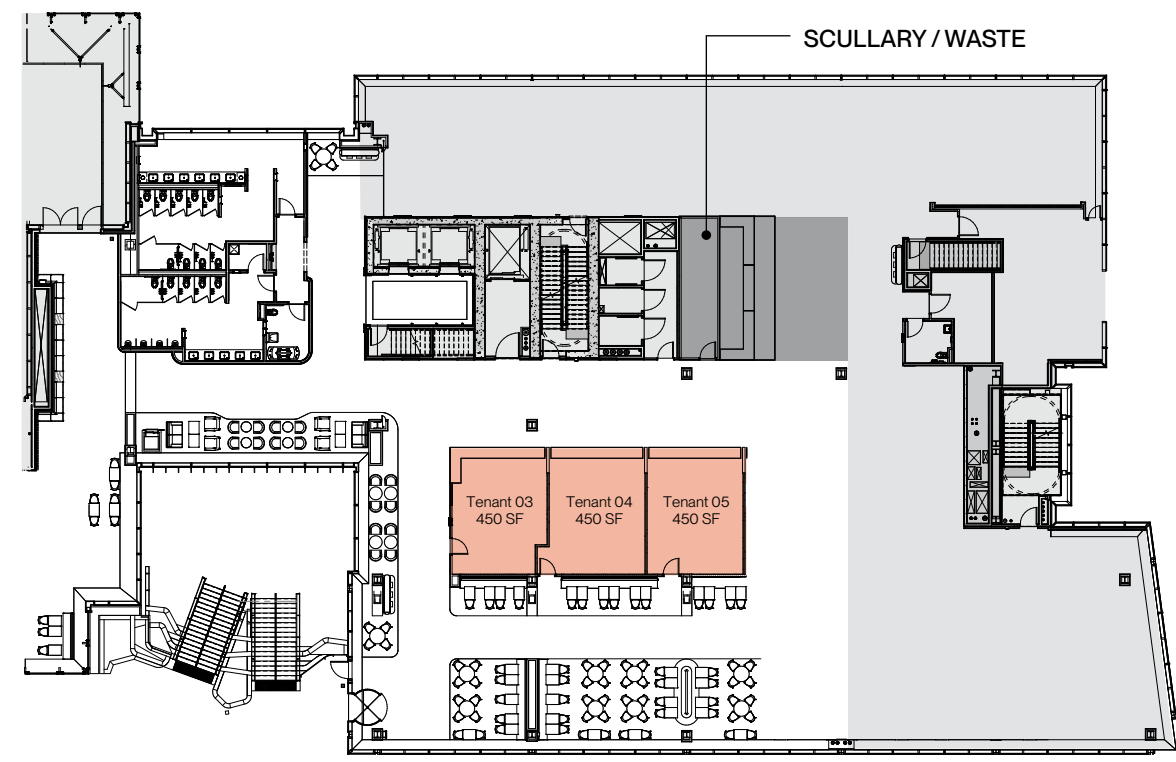


# Retail Overview

## Fourth Floor Eatery Kiosks



# Floor Plan



## Property Details

Premises	3 Kiosks - 450 SF
Available	September 2025
Term	5 Years
Net Rent	Contact Listing Agents
Additional Rent	TBD

## Highlights

- Three signature grab-and-go food kiosks
- Elevated design features and seating area overlooking rail corridor
- Adjacent to the flagship Full-Service Restaurant

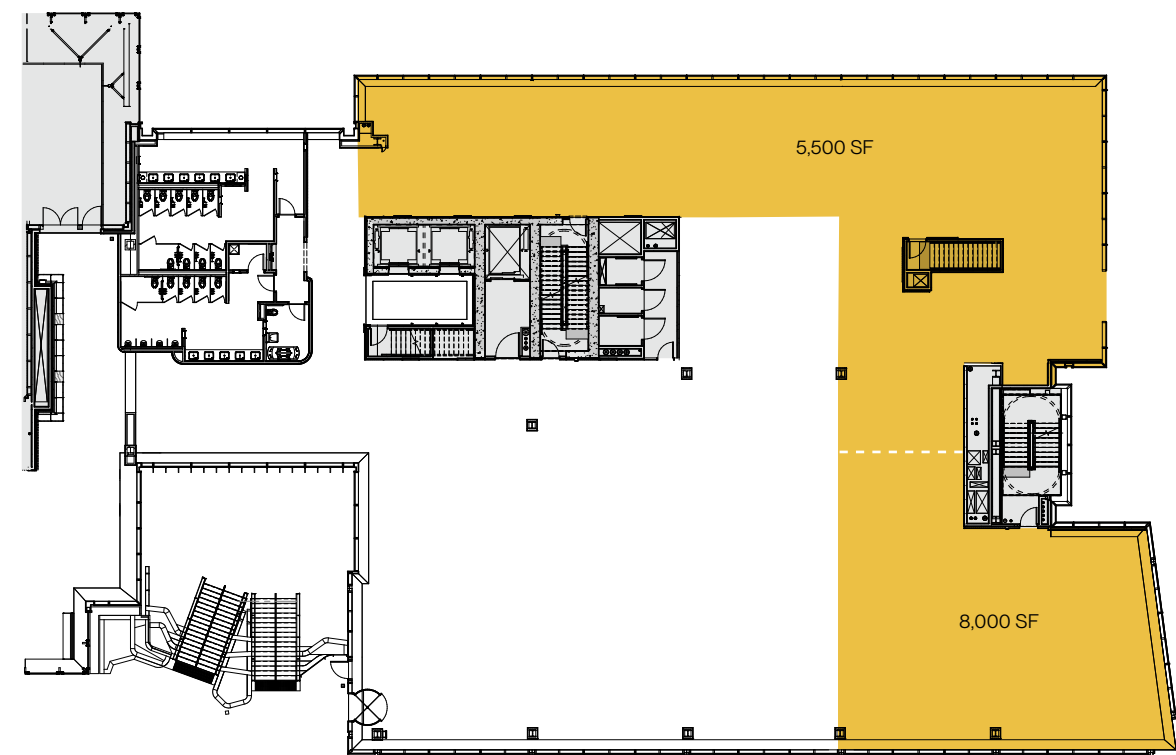


# Retail Overview

## Fourth Floor Full-Service Restaurant



# Floor Plan



## Property Details

Premises	5,500 SF or 8,000 SF
Available	September 2025
Term	10 Years
Net Rent	Contact Listing Agents
Additional Rent	TBD

## Highlights

- World-class Full-Service Restaurant opportunity at CIBC SQUARE
- Flexible size offering and layout configuration
- Unparalleled views of Toronto, overlooking The Esplanade and rail corridor
- Soaring 20 FT ceilings



# Transit Overview

141 Bay Street development is poised to become Toronto's best downtown commercial development, characterized by excellent business, retail and entertainment services, all linked to a major public transit hub.

## HEART OF A REGIONAL TRANSPORTATION NETWORK

The CIBC SQUARE campus is an iconic, forward thinking development located at the heart of Canada's most extensive regional transportation network.

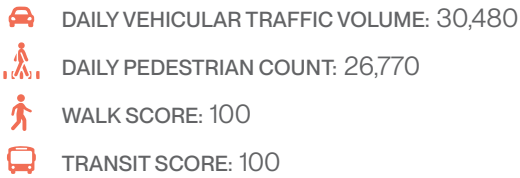
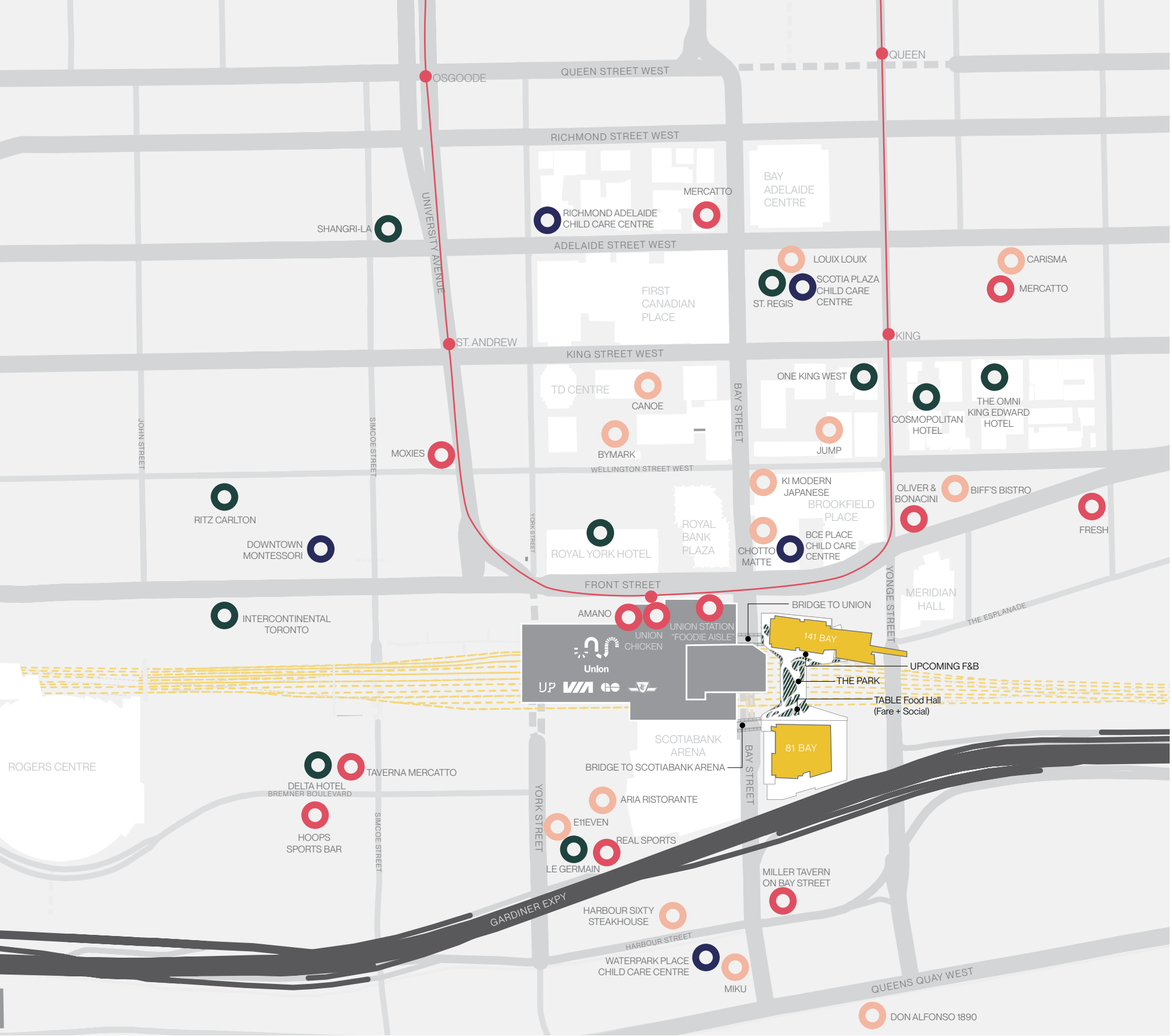
## GO TRANSIT

70 million passengers are now using the regional GO Transit Rail and Bus every year, of which 91% of train passengers are traveling to or from Union Station.

## STATE-OF-THE-ART INTERMODAL TRANSPORTATION HUB

The project provides direct access to

- GO Rail and Bus
- Union Station
- Subway System
- LRT
- Gardiner Express
- Union Pearson Express extensive regional transportation network.







CIBC SQUARE

# 141 Bay Street

## JLL Retail Canada

Graham Smith\*  
Executive Vice President  
+1 416 855 0914  
graham.smith@jll.com

Brandon Gorman\*\*  
Executive Vice President  
+1 416 855 0907  
brandon.gorman@jll.com

Austin Jones\*\*  
Associate Vice President  
+1 416 304 6050  
austin.jones@jll.com

Matthew Marshall\*  
Associate Vice President  
+1 416 238 9925  
matthew.marshall@jll.com

Brett Varey\*  
Associate  
+1 416 304 6064  
brett.varey@jll.com

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