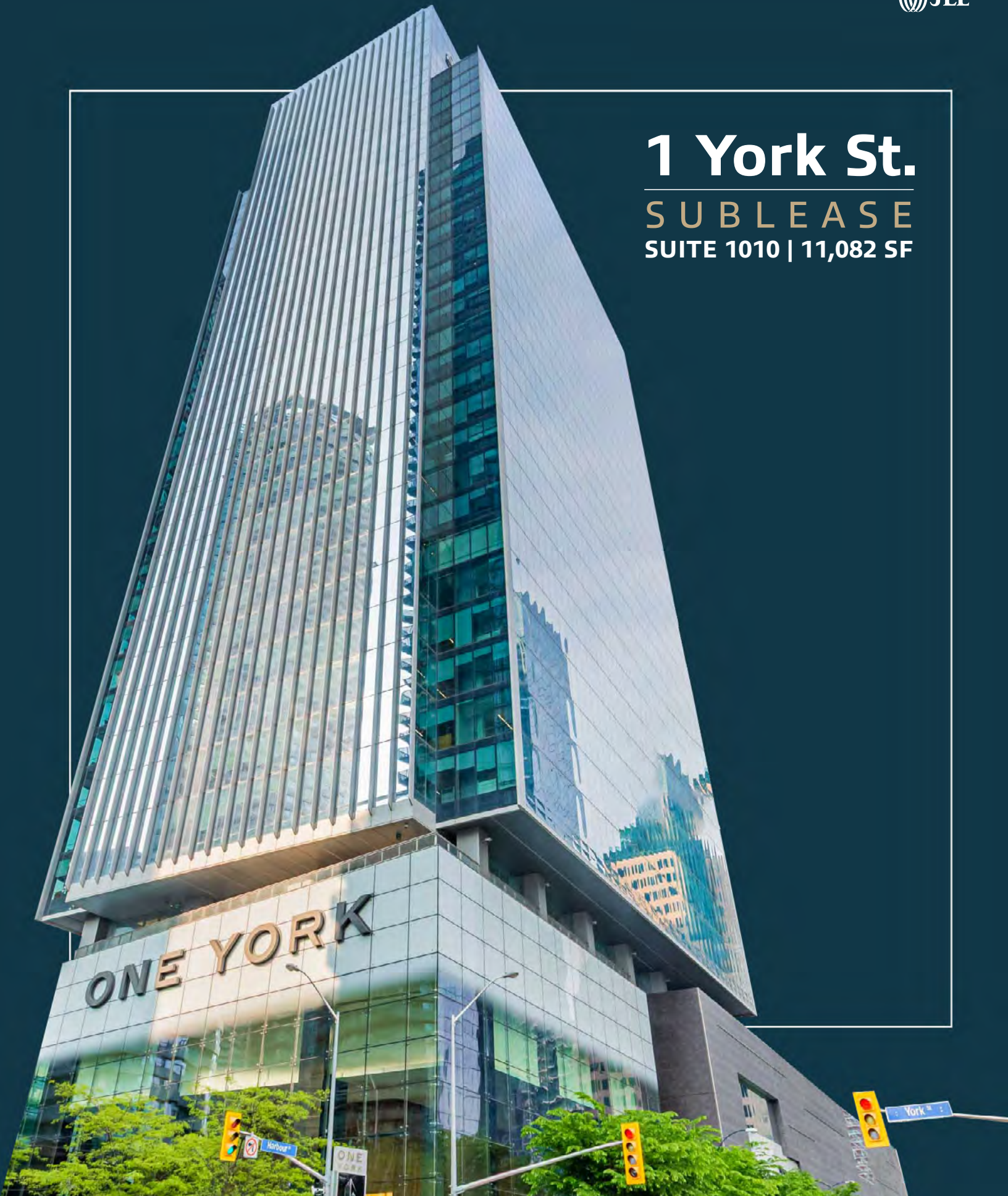


1 York St.

S U B L E A S E

SUITE 1010 | 11,082 SF





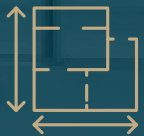
One York is a Class AAA, LEED Platinum-certified office tower in Toronto’s South Core that offers exceptional connectivity via PATH network and Union Station access.

The building combines sustainability, modern design, and premium amenities to provide a competitive advantage for businesses seeking prestigious downtown Toronto office space.

SUBLEASE DETAILS



Suite
1010



Size:
11,082 SF



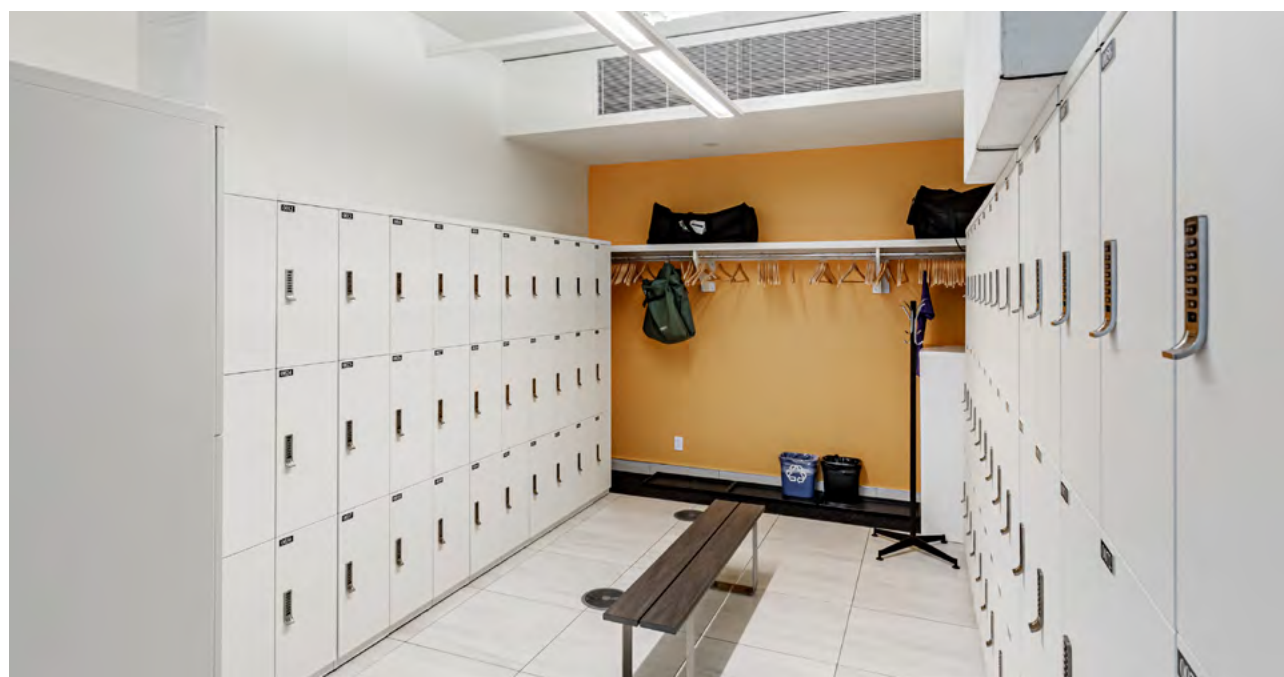
Add. Rent 2025:
\$29.09 psf



Sublease Expiry:
June 30, 2028



Furniture:
Negotiable



SUITE HIGHLIGHTS

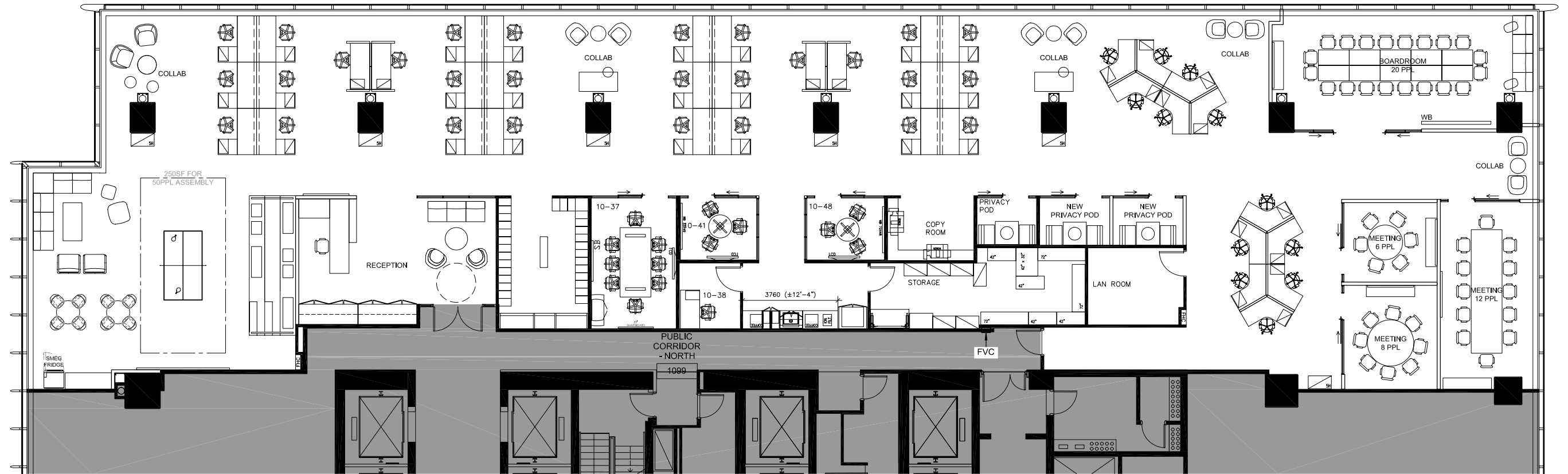


- Turnkey suite with high-end leasehold improvements and furniture
- Double glass door elevator exposure
- Floor to ceiling windows with 270 degree views
- Raised floor system throughout
- Built-out with:
 - Open workspace with 43 desks (ability to add more)
 - 6 private offices/meeting rooms for 2-6 people
 - 3 boardrooms: 20ppl, 12ppl, and 8ppl
 - Large lounge area with modern finishes
 - Collaboration areas with soft seating
 - Kitchen with storage
 - Reception area and lockers



Floor Plan

Suite 1010 | 11,082 SF



*The floor plan may differ slightly from what is shown here.



AMENITIES



Class AAA
Office Space



Wired Score
Platinum
Certification



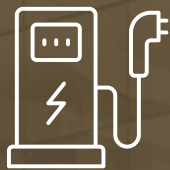
LEED Platinum
Certification



PATH
Connected



50-Foot High
Lobby with city
and lake views



Electric Vehicle
Charging
Stations on-site



Secure Bicycle
Storage with
270+ bike racks



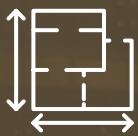
Health/Fitness
Center and shower
facilities for tenants



Rooftop Garden and
landscaped terrace



Four-Story Retail
Podium with
public spaces



Open Floorplates
offering flexible
space configurations



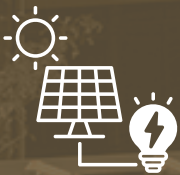
Underfloor
Demand Control Air
Distribution



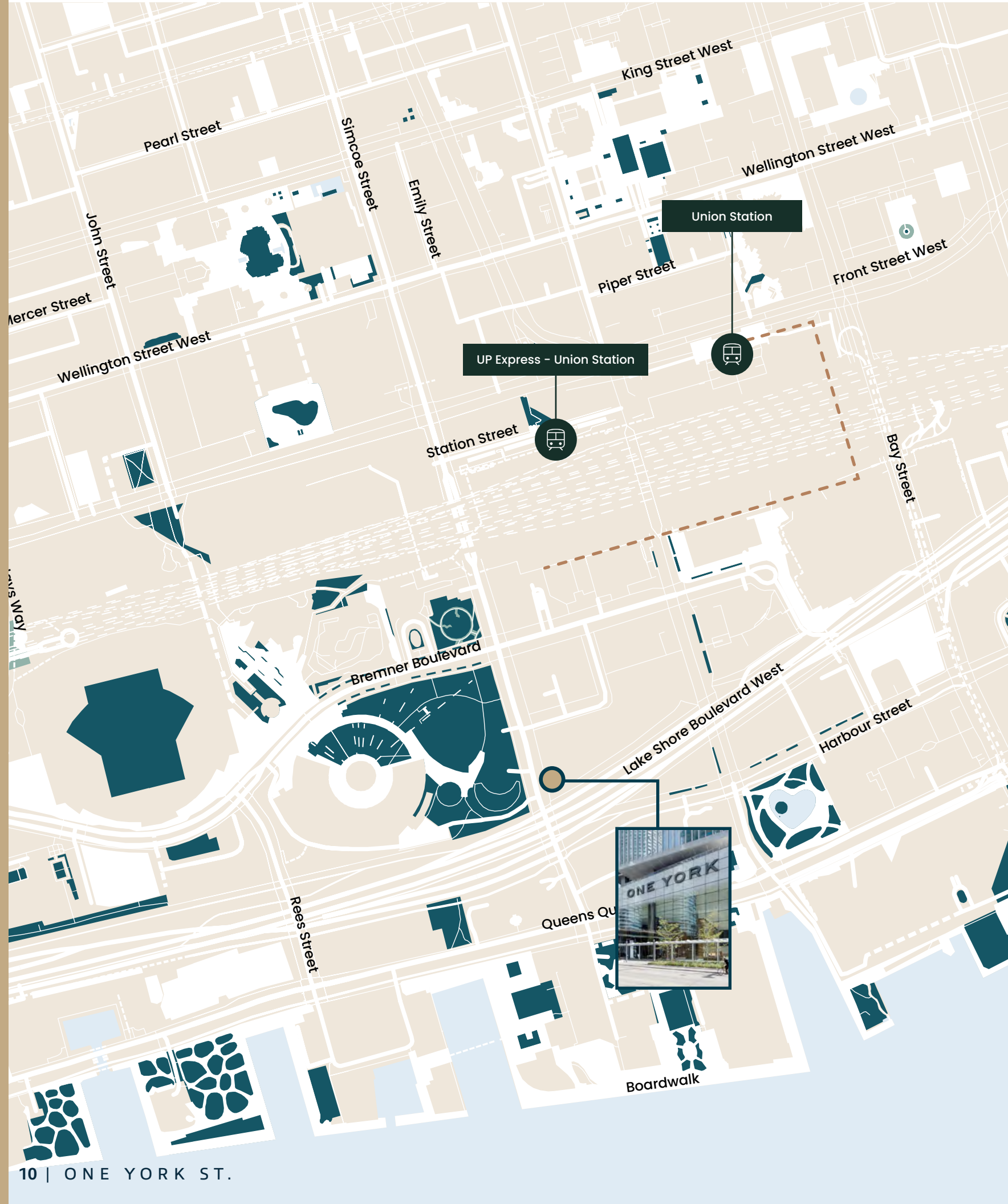
Rainwater Cistern
System



EnWave Deep Lake
Water Cooling



Photovoltaic
Solar Panels



Location Map

1 York Street



Union Station (TTC Subway - GO - UP - Via Rail)
5-minute indoor walk via direct PATH connection



Gardiner Expressway
2-minute drive from dedicated on/off ramps



Toronto Waterfront - 3-minute walk to recreational areas and lake views



Bay & York
7-minute walk or 3 minutes via PATH network



Scotiabank Arena
4-minute walk for entertainment and sports events



St. Lawrence Market
12-minute walk to historic food market



Billy Bishop Airport Ferry
10-minute walk for convenient regional travel



Rogers Centre
8-minute walk to major sports and entertainment venue



Harbourfront Centre
6-minute walk to cultural venues and waterfront activities



Major Hotels (Delta, Fairmont)
Within 5-minute walking distance



Diverse Dining Options
Over 50 restaurants within a 5-minute radius



Bike Share Toronto Station
Immediately adjacent to building entrance



1 York St.

S U B L E A S E

SUITE 1010 | 11,082 SF

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