

95 Wellington

Full 17th Floor | 17,366 sf



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Part of the world-renowned TD Centre this full floor opportunity can be provided in base building condition, ready to be customized. This development has direct building access to the PATH, food hall and retailers. Opportunity for up to 85,000 sf of contiguous space, being floors 15, 16, 17, 18 & 19.



**WELL Gold Core
Pre-Certification**



**LEED® EB:O&M
Platinum**



**BOMA BEST
Gold**



**Rick Hansen
Foundation
Accessibility**



**Zero Carbon
Certification**

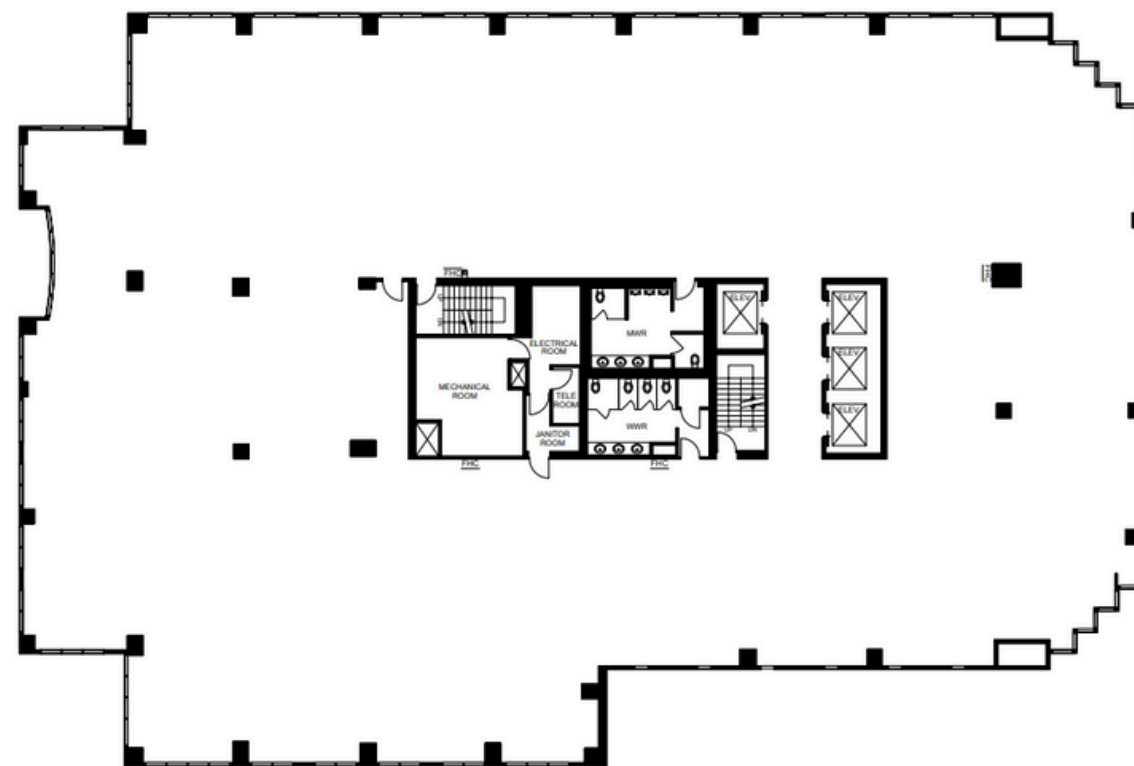
Area: 17,366 sf

Typical floor plate: 17,300 sf

Net rent: Contact listing agent

Additional rent: \$35.65 psf (est 2025)

Available: Immediate



Amenities:

- Vereda Central Coffee Shop
- Lobby lounge seating area
- Borders the largest courtyard in the downtown core.
- Direct PATH connection to 70+ retailers. Minutes away from Union Station
- New state of the art facility for cyclists. Car parking and EV charging on-site
- Next door to the Toronto Athletic Club
- First class property management services
- 19th Floor is home to a 700 sf outdoor patio for exclusive tenant use

