

# 95 Wellington

Full 5th Floor | 17,286 sf



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95  
WELLINGTON  
A CF PROPERTY

# Full 6th Floor | 17,286 sf



Part of the world-renowned TD Centre this full floor opportunity boasts an outdoor patio and can be provided in base building condition, ready to be customized. This development has direct building access to the PATH, food hall and retailers.



**WELL Gold Core  
Pre-Certification**



**LEED® EB:O&M  
Platinum**



**BOMA BEST  
Gold**



**Rick Hansen  
Foundation  
Accessibility**



**Zero Carbon  
Certification**

**Area:** 17,286 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
- 19<sup>th</sup> Floor is home to a 700 sf outdoor patio for exclusive tenant use

