



ROYAL BANK PLAZA

# 200 Bay Street

For Lease





# Table of Contents

---

- 3
- 4
- 5
- 6
- 7
- 8
- 16
- 24
- 25
- 26

# Availability Summary

## South Tower Availability

Area	Size	Available
	2,347 SF	August 1, 2026
	11,755 SF*	April 1, 2026
	3,487 SF*	April 1, 2026
	1,769 SF*	April 1, 2026
	1,157 SF	Immediately
	7,068 SF	Immediately

## North Tower Availability

Area	Size	Available
	2,089 SF	Immediately
	4,050 SF	Immediately
	4,049 SF	Immediately

\*Contiguous up to 17,011 SF





# 200 Bay Street

**An iconic pillar of Toronto's renowned Financial District**

Situated on the corner of Bay & Front Street, 200 Bay Street is one of the largest office complexes in Toronto's Financial District totaling 1.5 million square feet, inclusive of two office towers and a retail concourse. The visible and iconic 24-carat gold coated windows make Royal Bank Plaza's presence known in the city.



Neighbours Union Station  
& PATH connected



Fitness Centre



Bicycle Storage



Outdoor Terrace

# Nearby Advantages

The core of Toronto at your fingertips



With direct PATH access to Union Station and major transit lines, and the convenience of more than 30+ first-class amenities within a 5-10 min walking distance, 200 Bay Street provides occupiers with direct access to a thriving dining, shopping, and entertainment landscape, with choices abound.

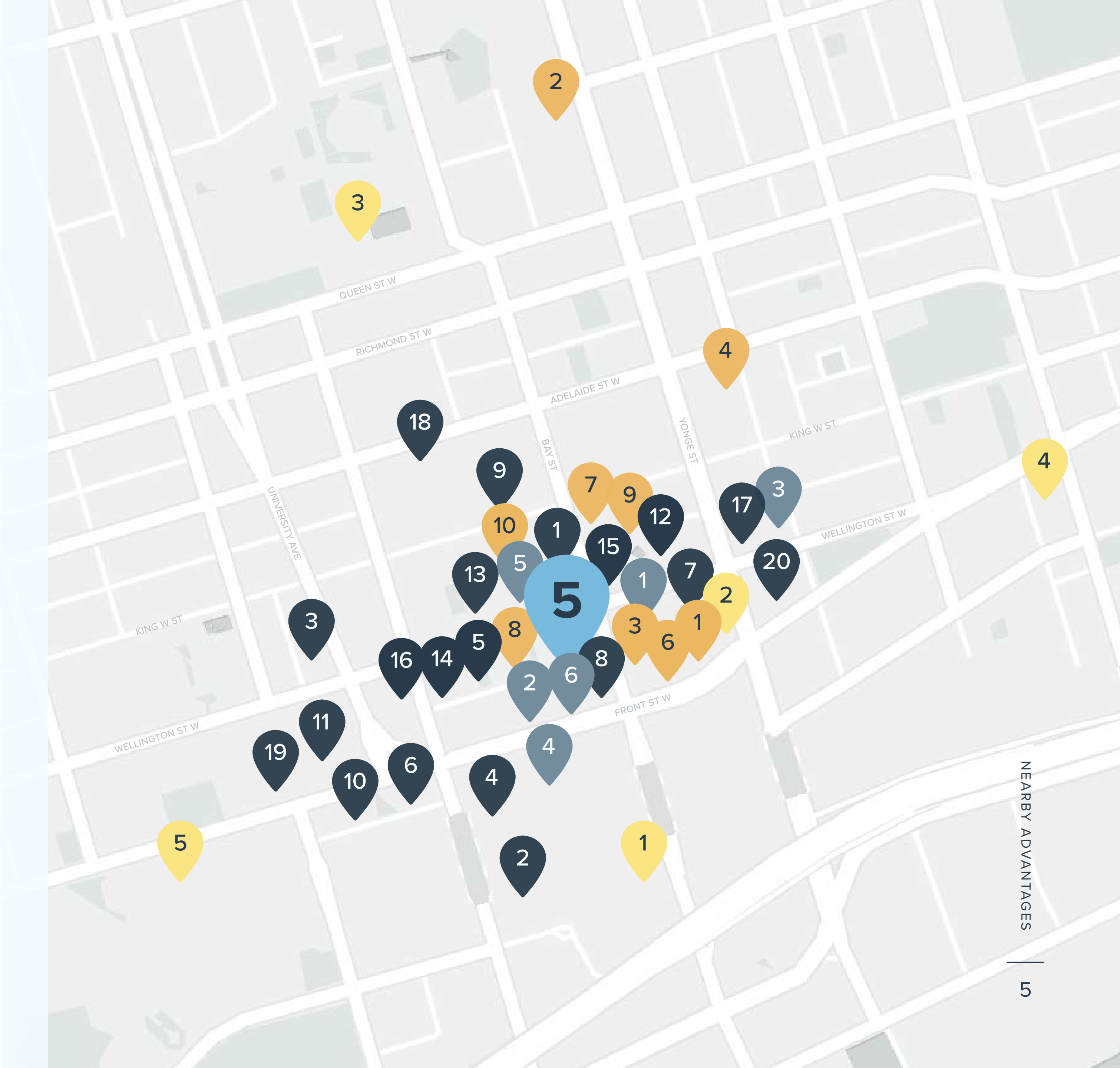
RESTAURANTS	
Canoe	1
Union Chicken	2
Moxies	3
Amano Italian Kitchen	4
Stratus	5
The Landing Group	6
Thai Island Restaurant	7
Freshwest Grill	8
Five Guys	9
Chipotle Mexican Grill	10
Jack Astor's Bar & Grill	11
Buster's Sea Cove	12
Pumpnickel's	13
La Prep	14
Walrus Pub & Beer Hall	15
The Strath Pub	16
Irish Embassy Pub and Grill	17
Duke of Westminster	18
Scaddabush Italian Kitchen	19
Biff's Bistro	20

SHOPS	
Brookfield Place	1
CF Toronto Eaton Centre	2
The Market by Longo's	3
King Grocery	4
<b>RBC Royal Bank</b>	<b>5</b>
TD Canada Trust	6
CIBC	7
Shoppers Drug Mart	8
Rexall	9
McEwan TD	10

CAFES	
Early Bird Coffee and Kitchen	1
York's Cafe	2
Aroma Espresso Bar	3
Pilot Coffee Roasters	4
Starbucks	5
Tim Hortons	6

ATTRACTIONS	
Scotiabank Arena	1
Hockey Hall of Fame	2
Nathan Phillips Square	3
St. Lawrence Market	4
Metro Toronto Convention Centre	5

-  Restaurants & Pubs within a 5-10 min walk:
-  Cafes within a 5-10 min walk:
-  Shopping and Essentials within a 5-10 min walk:
-  Attractions within a 5-10 min walk:



# Accessing Transit & Talent

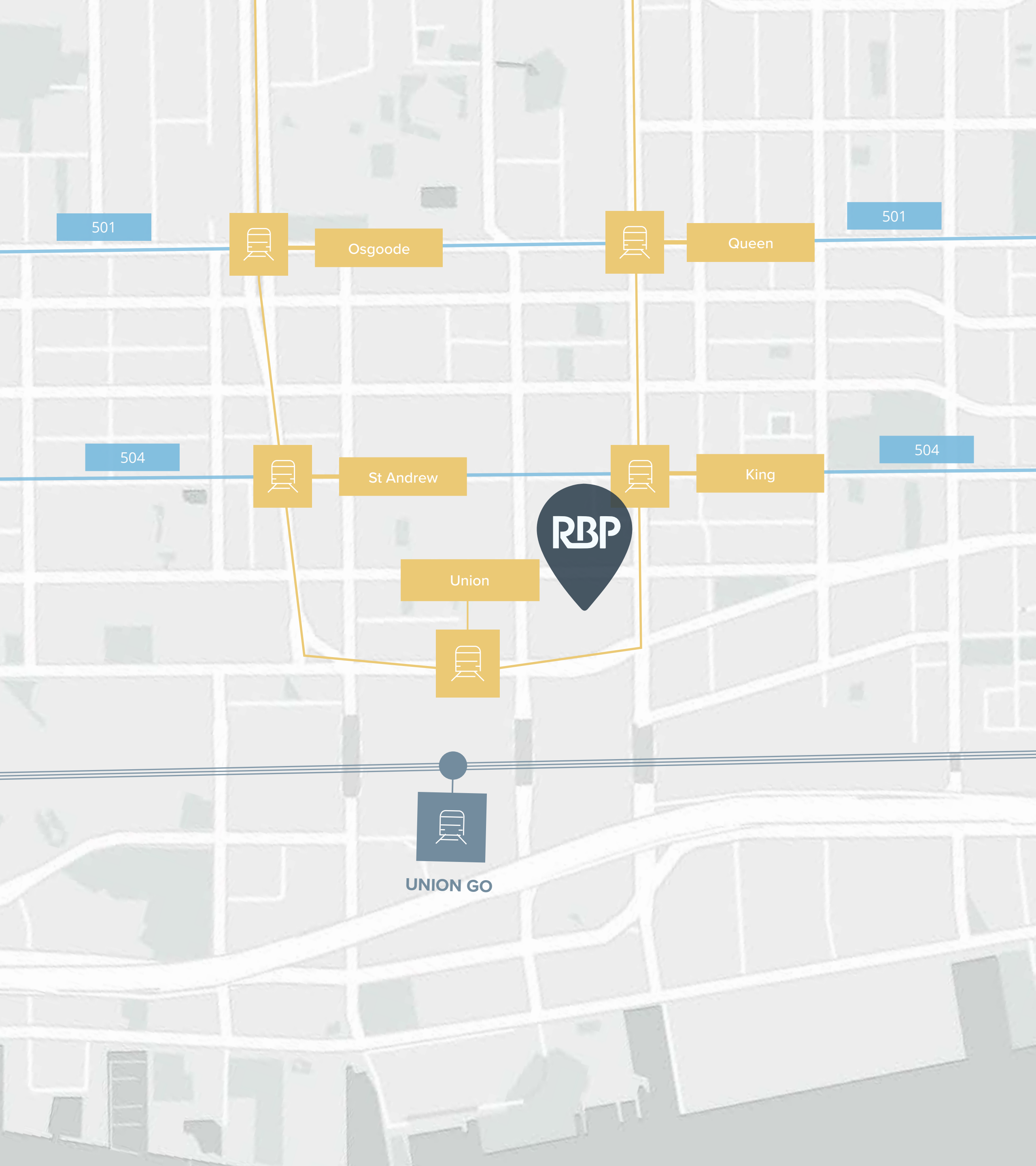
## Convenience Built-In

200 Bay Street is located in the heart of Toronto's Financial District, just steps from Union Station, a major transit hub for the TTC, GO Train, VIA Rail, and the UP Express for easy travel to Pearson International Airport. Royal Bank Plaza is also located minutes from the Gardiner Expressway and is integrated into Toronto's PATH system with direct access.

TTC  
SUBWAY

STREETCAR  
ROUTES

GO TRAIN  
& VIA RAIL



# Building Amenities

Royal Bank Plaza offers prime amenities to suit the ultimate tenant and commuter lifestyle.

- Underground Parking
- Bicycle Parking
- Car Wash
- Large Terrace
- Fitness Centre
- Showers and Change-Room Facilities
- RBC Lounge and Collaborative Space
- Retail concourse
- Food Court - The Eatery
- PATH connected with access to Union Station and the subway



# South Tower

## Availability

# South Tower Availability

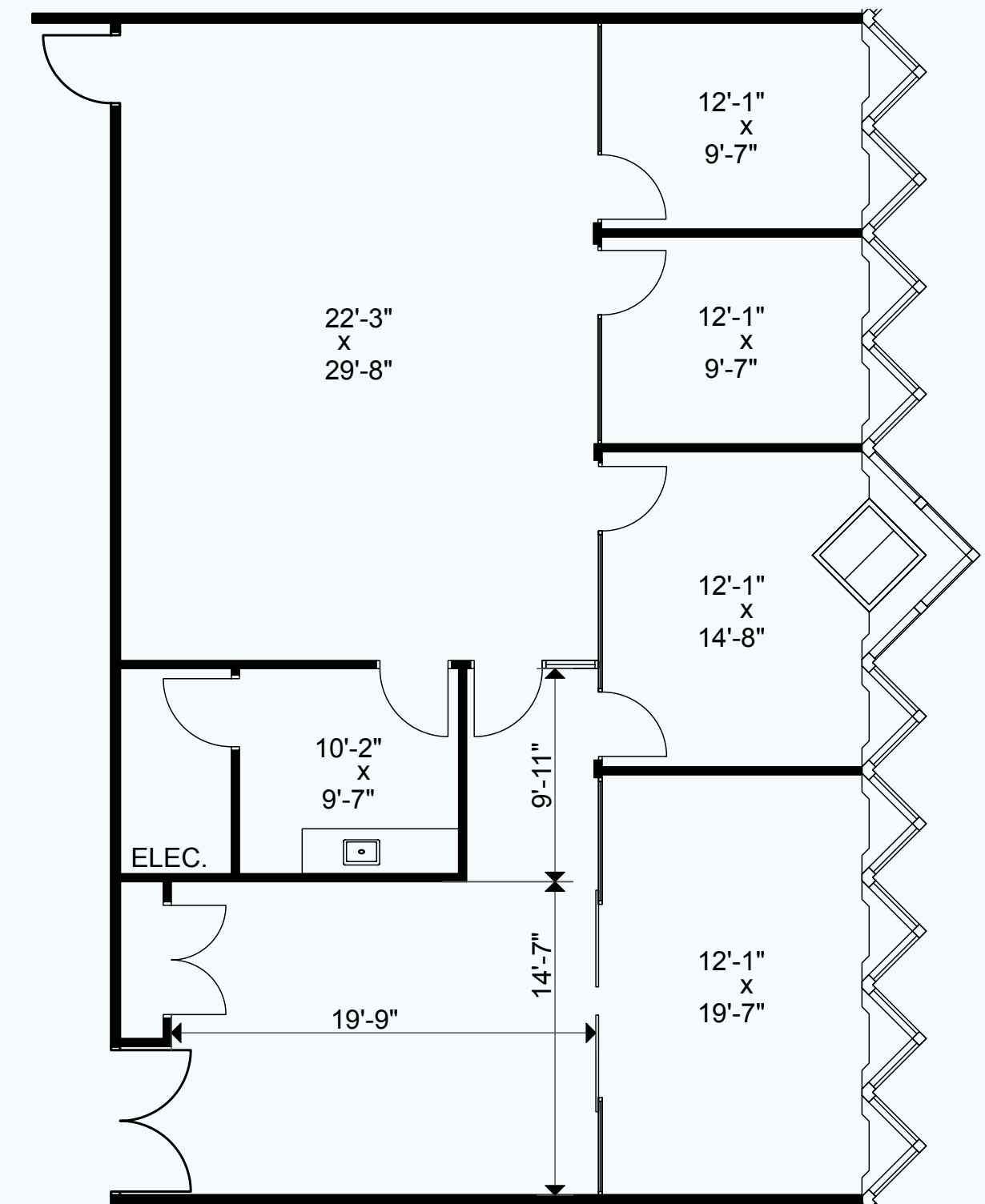
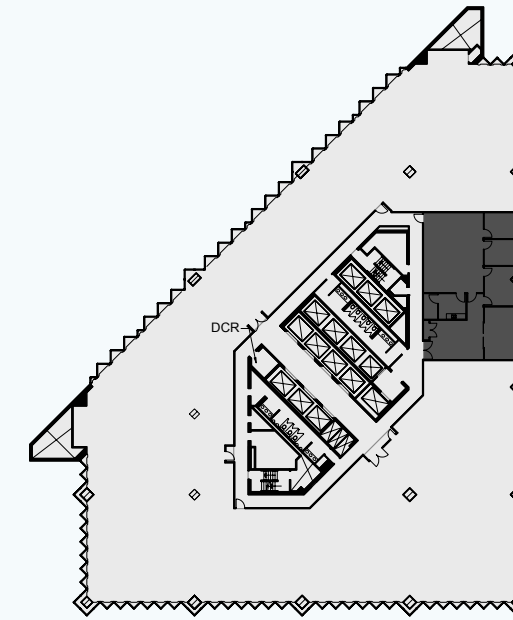
Suite 2101 2,347 SF

Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: August 1, 2026

Suite is built out with a boardroom, 3 private offices, kitchenette, and open space.



# South Tower Availability

Suite 2200 11,755 SF\*

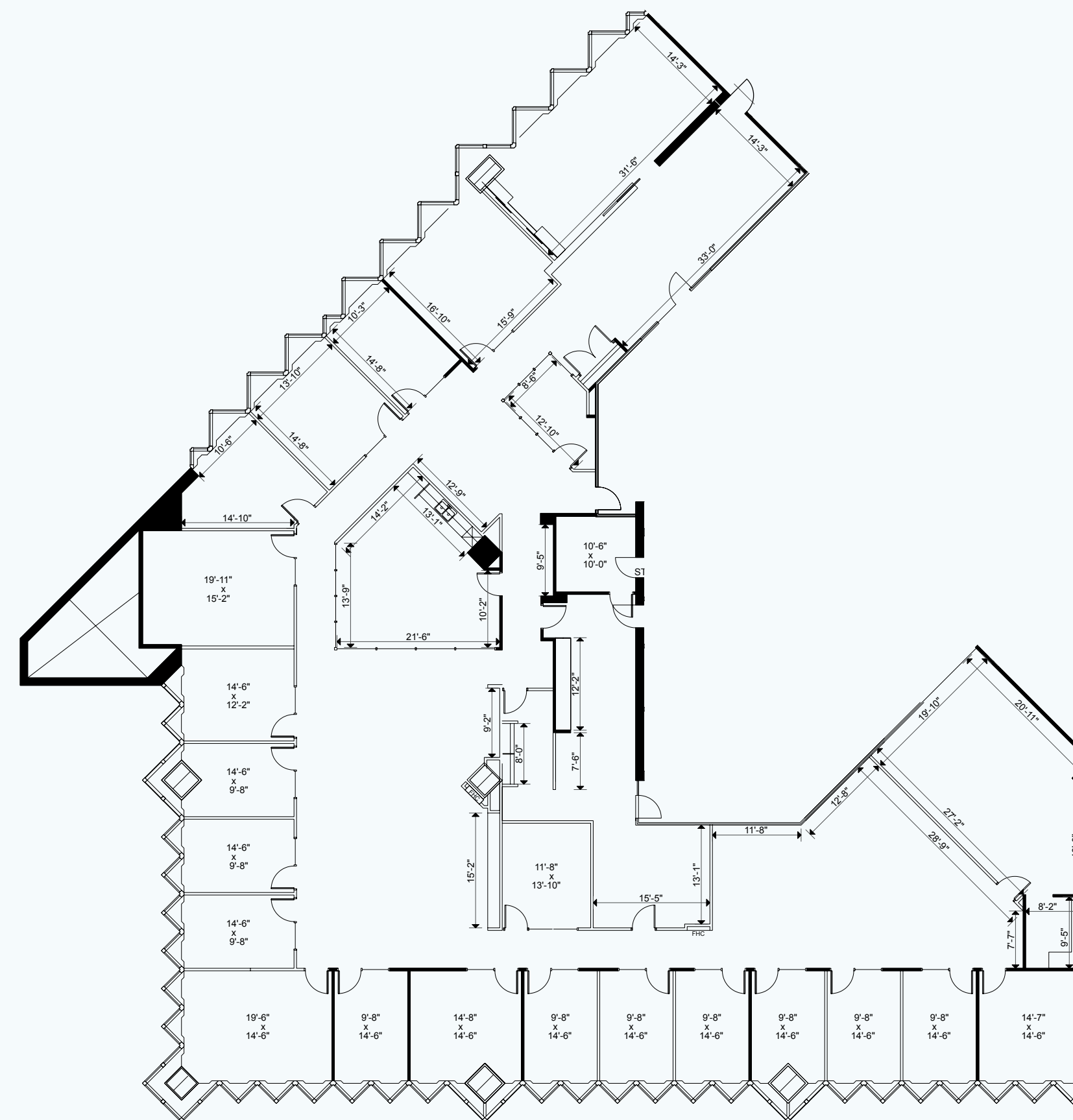
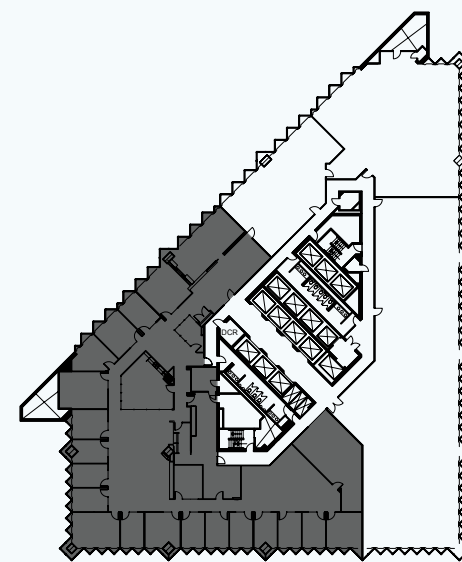
Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: April 1, 2026

The space is built-out with numerous exterior offices, boardrooms, and kitchen.

\*Contiguous up to 17,011 SF



# South Tower Availability

Suite 2201 3,487 SF\*

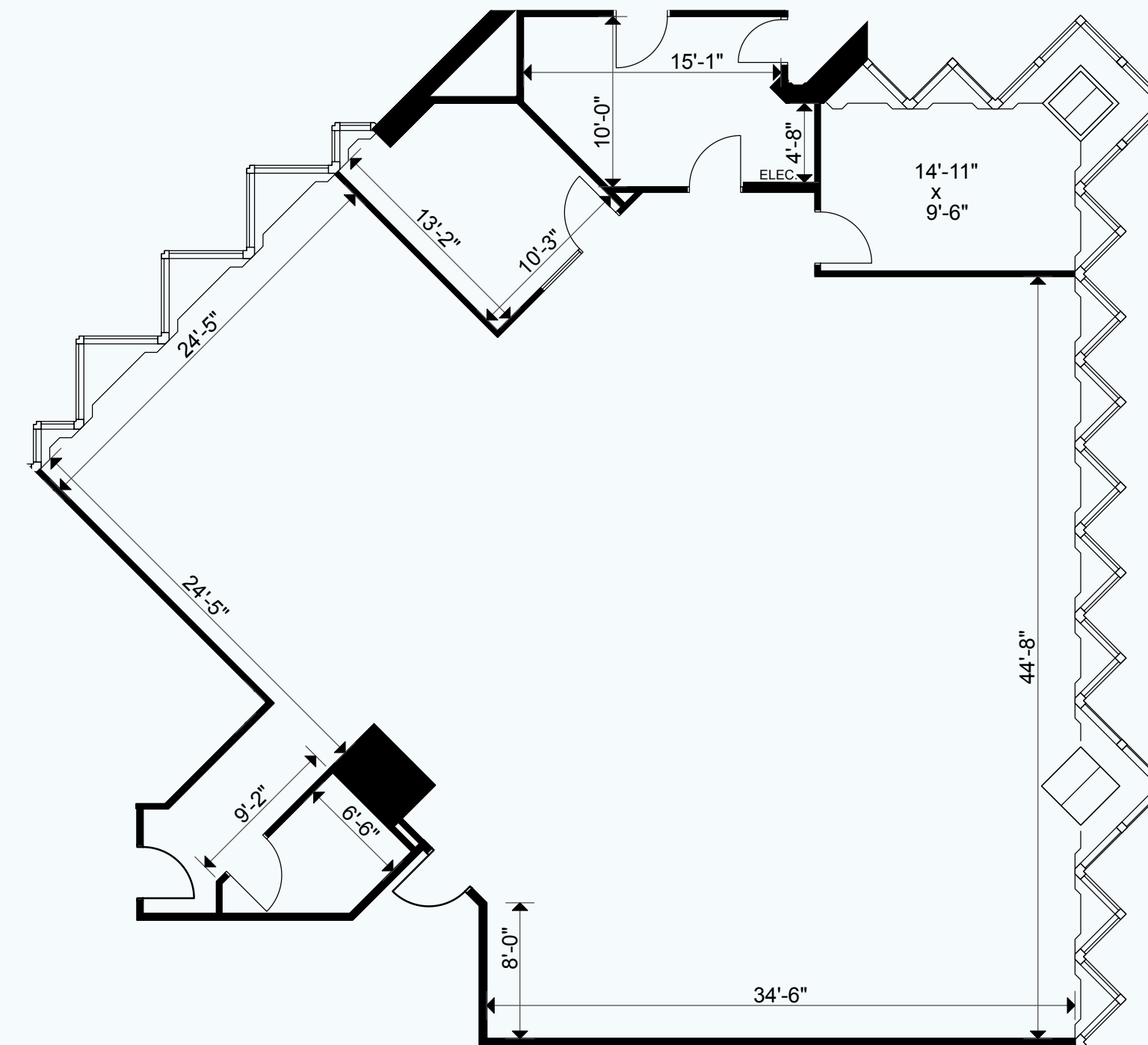
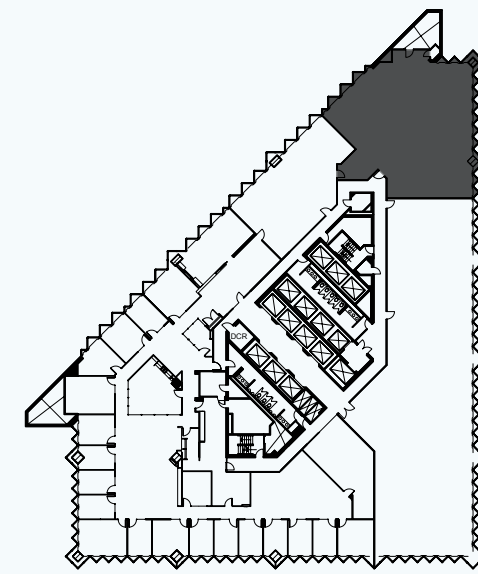
Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: April 1, 2026

The space is predominantly open with 3 offices/meeting rooms.

\*Contiguous up to 17,011 SF



# South Tower Availability

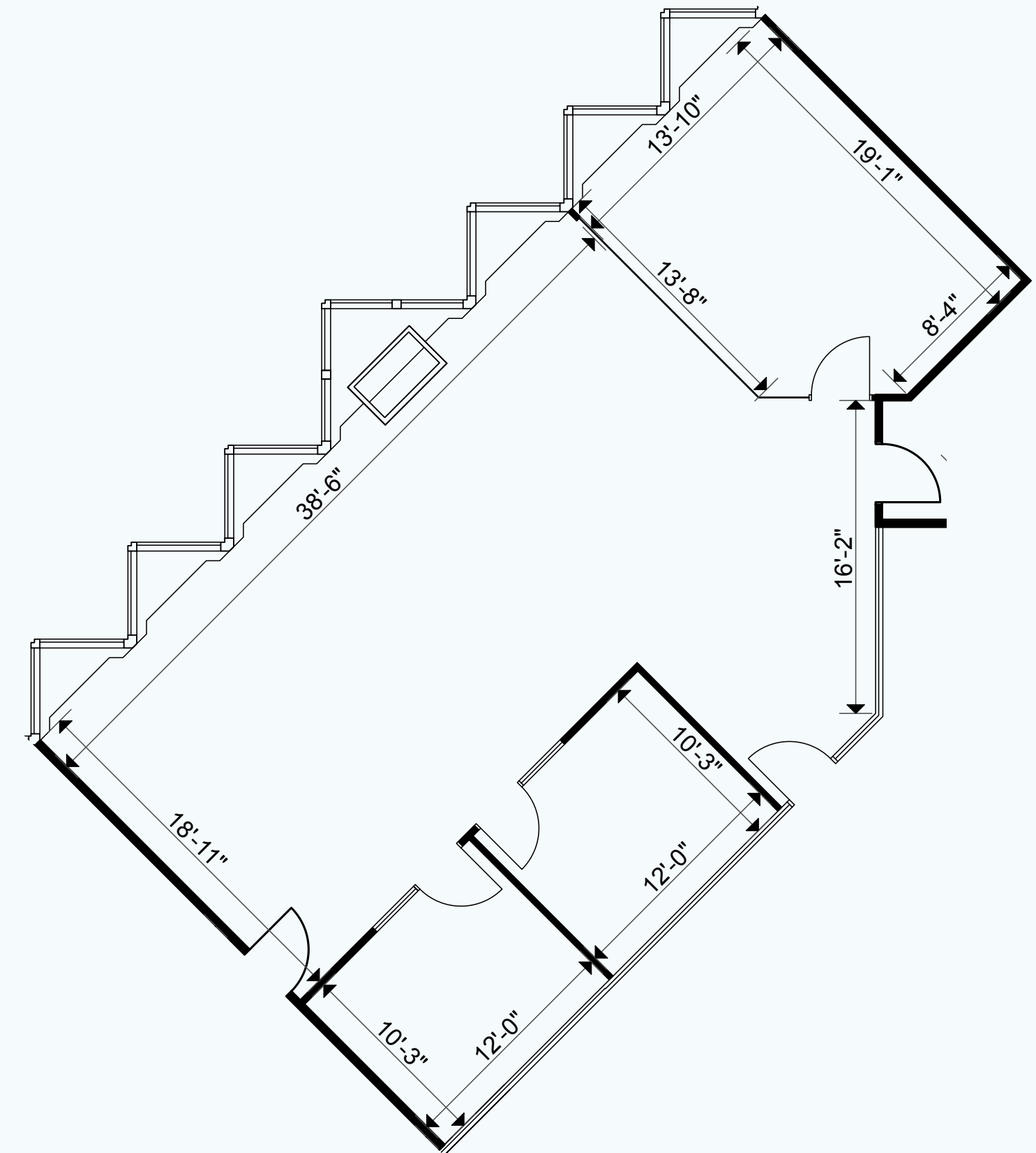
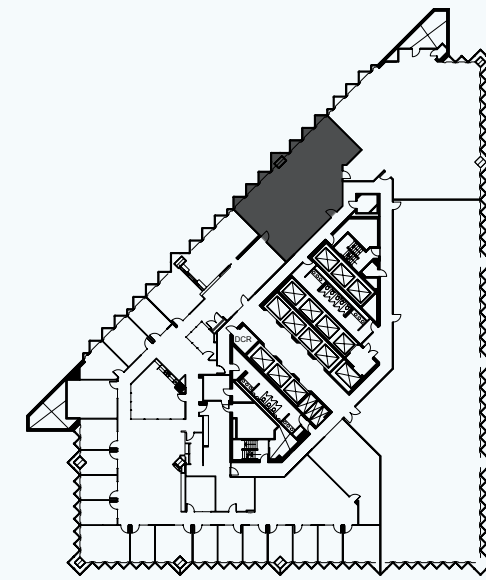
Suite 2220 1,769 SF\*

Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: April 1, 2026

The space is predominantly open with 3 offices/meeting rooms.



\*Contiguous up to 17,011 SF

# South Tower Availability

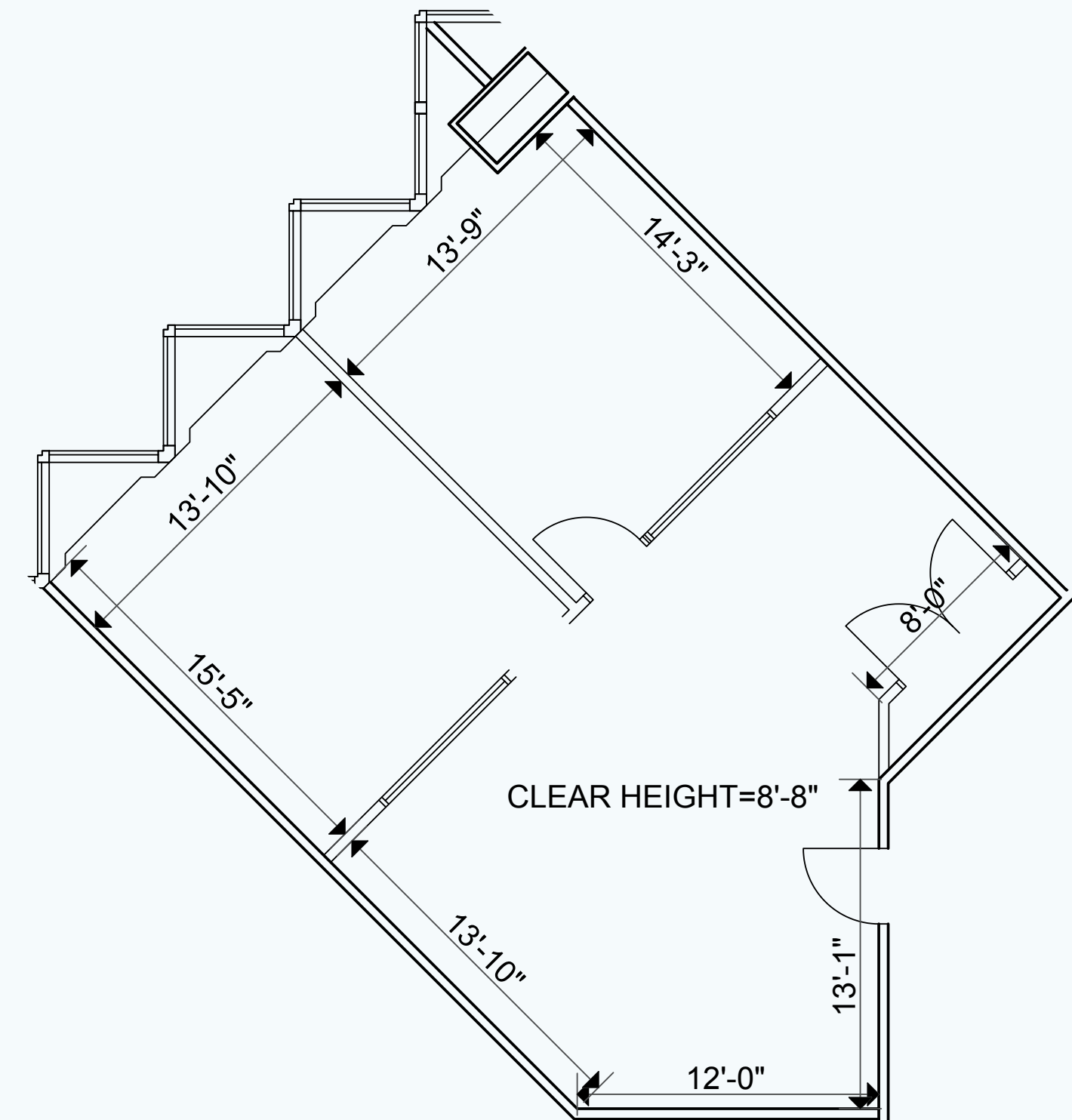
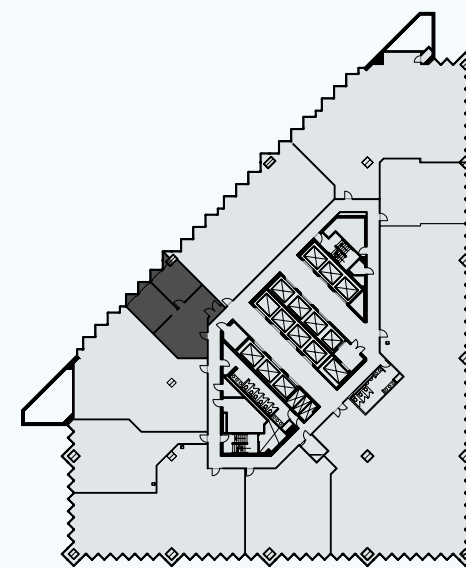
Suite 2925 1,157 SF

Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: Immediately

The suite is built-out with 2 offices and open space.



# South Tower Availability

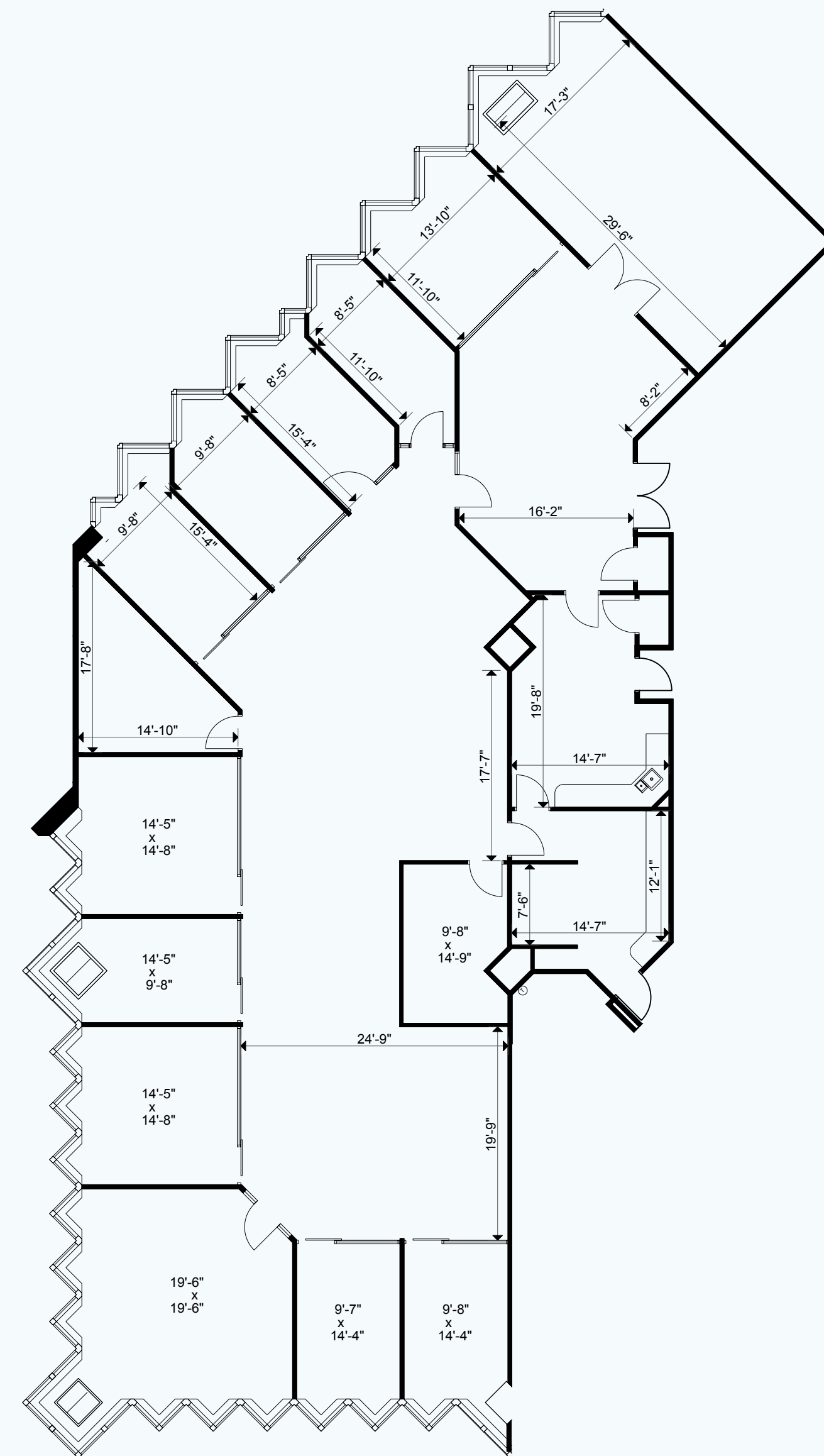
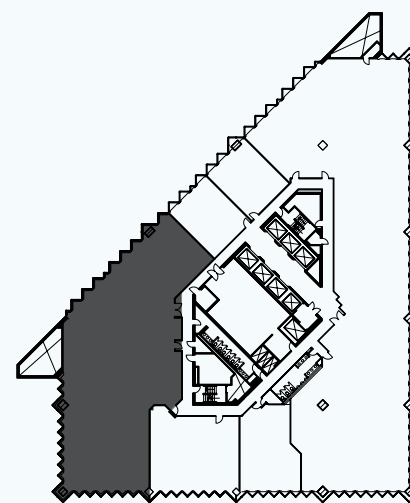
Suite 3120 7,068 SF

Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: Immediately

Suite is built out with 12 offices, 2 boardrooms, kitchen, reception, and open space.



# North Tower

## Availability

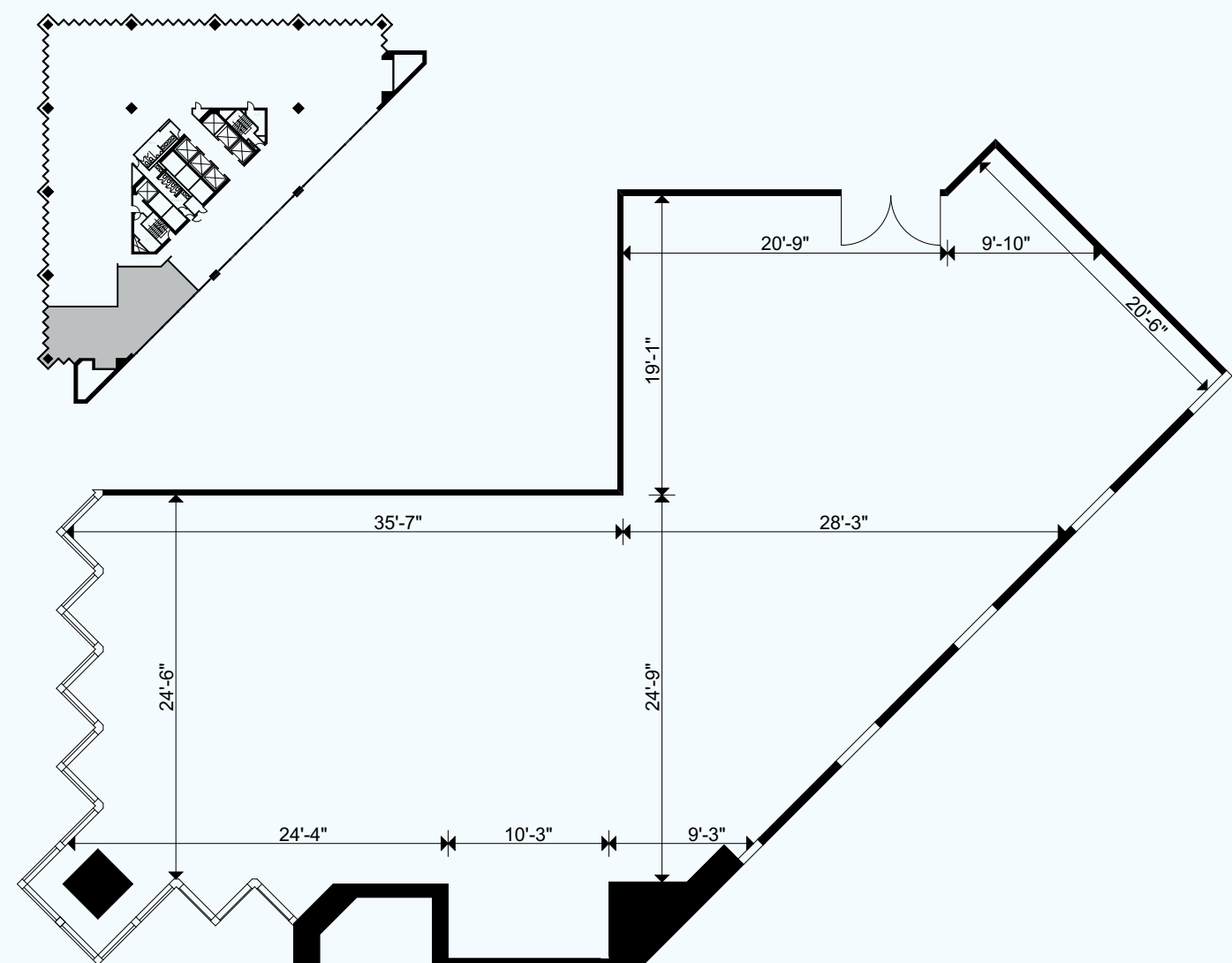
# North Tower Availability

**Suite 511** 2,089 SF | Base building condition

**Net Rent:** Ask agent directly

**Additional Rent:** \$36.65 PSF (2026)

**Available:** Immediately



# North Tower Availability

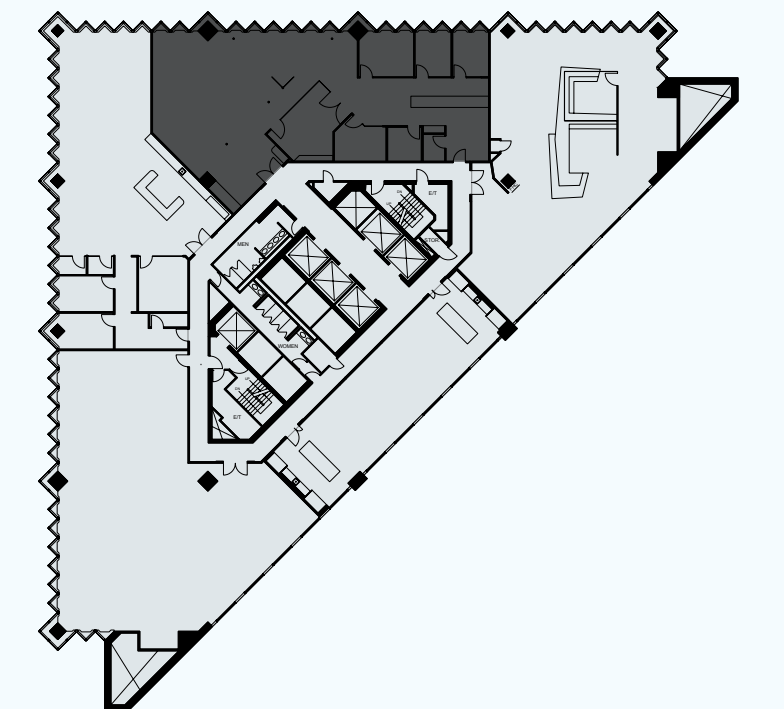
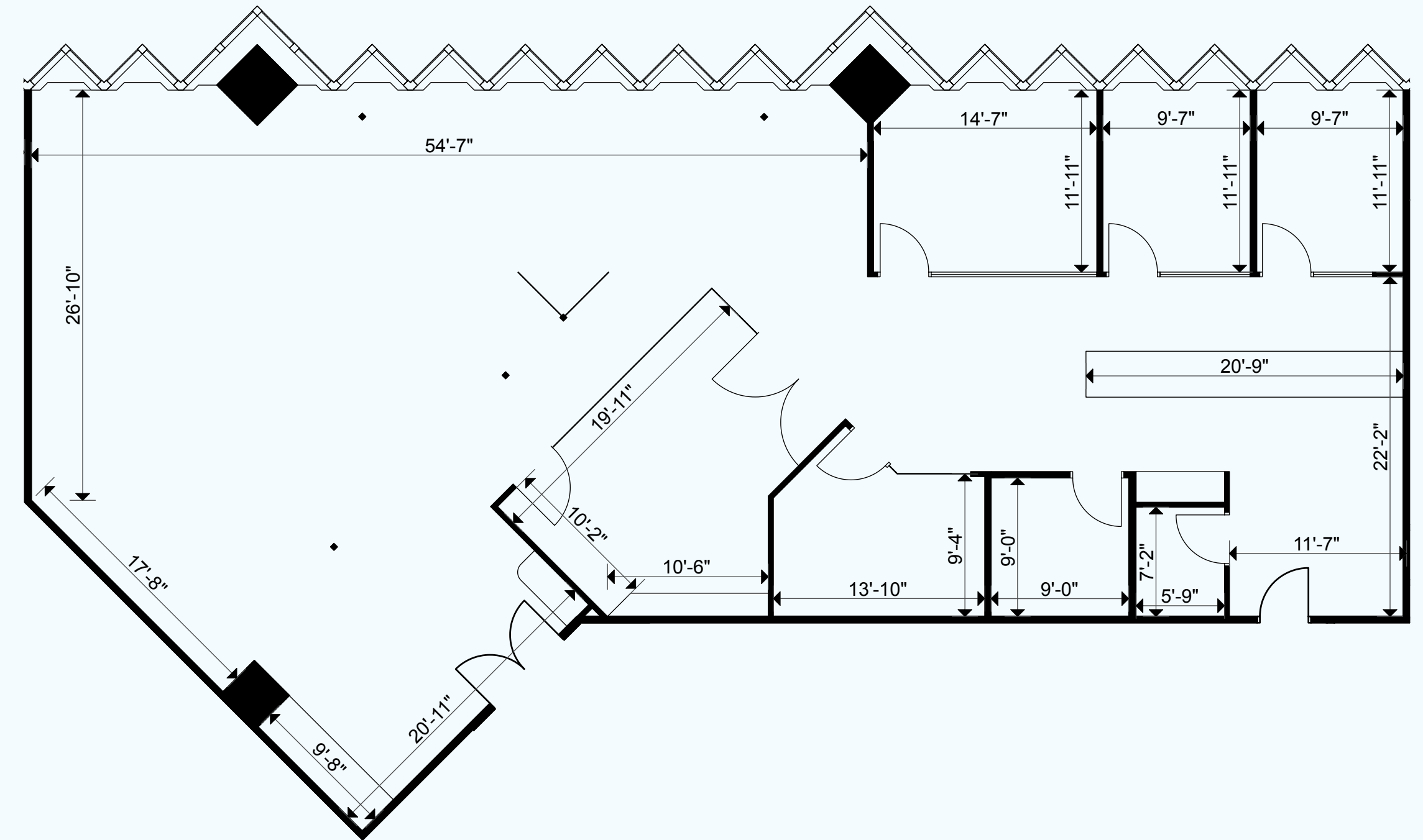
Suite 1003 4,050 SF

Net Rent: Ask agent directly

Additional Rent: \$36.65 PSF (2026)

Available: Immediately

The suite is built-out with a large boardroom, 4 offices/meeting rooms, call room, storage room, kitchenette, and open area workspace.



# North Tower Availability

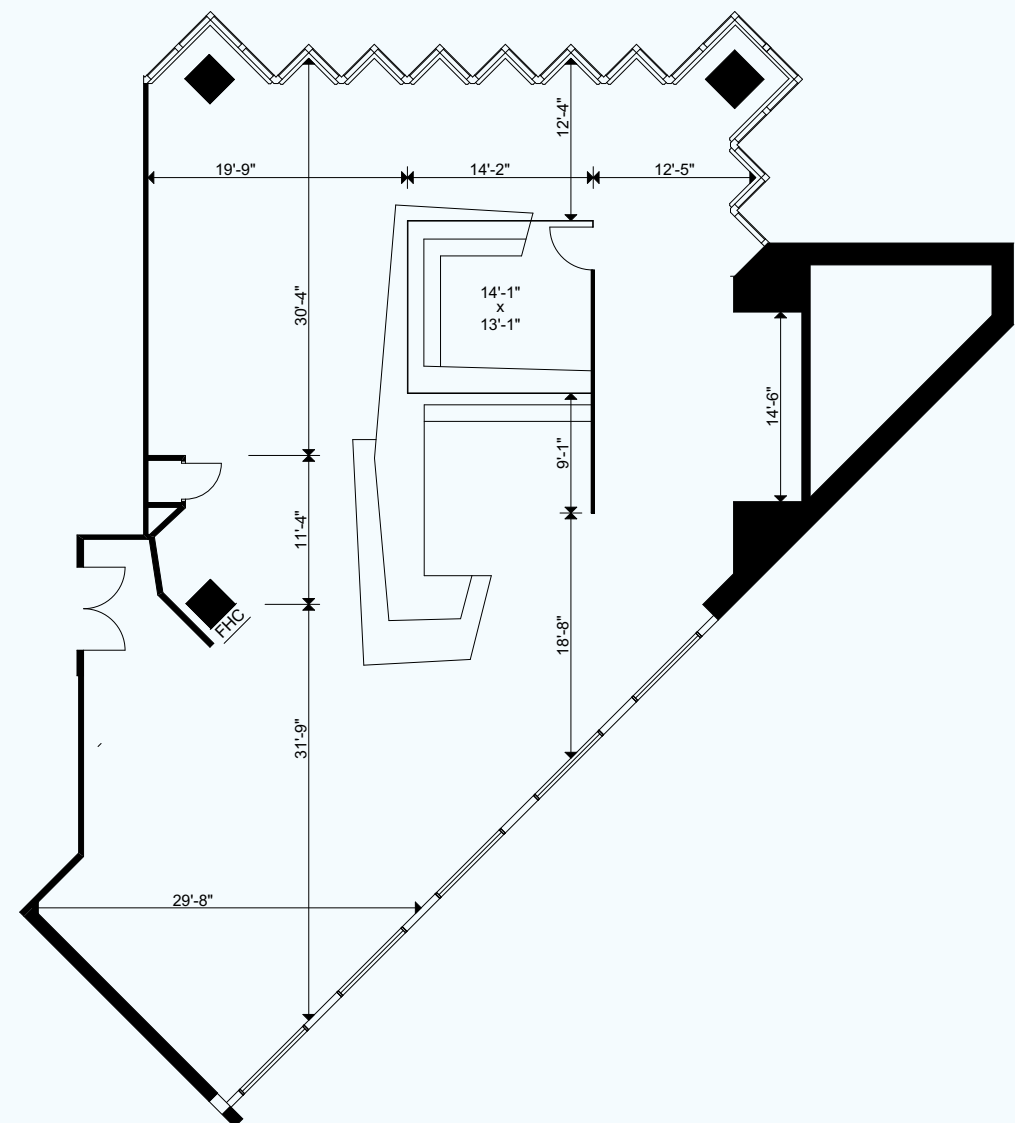
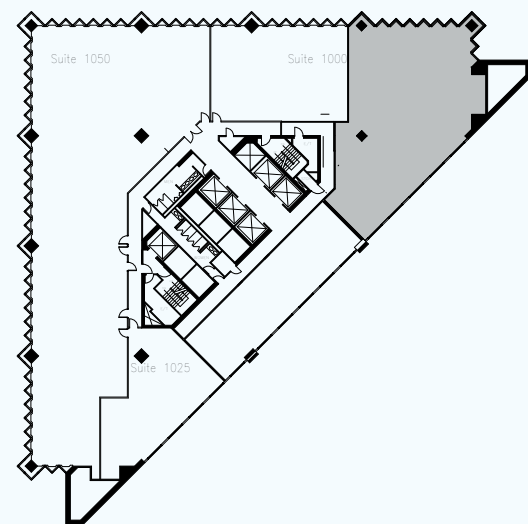
Suite 1004 (District 4) 4,049 SF

Additional Rent: \$36.65 PSF (2026)

Net Rent: Ask agent directly

Available: Immediately

The suite is built-out with 1 boardroom and open space.



# Technical Specifications

## Elevators

South Tower (21 Elevators)	North Tower (10 Elevators)
Low Rise – 500 fpm	Low Rise – 500 fpm
Mid Rise – 800 fpm	
High Rise – 1000 fpm	High Rise – 800 fpm
2 Freight – 4500 lbs	1 Freight – 4500 lbs
2 Parking Elevators	1 Parking Elevator

## Sustainability / Wellness / Connectivity

- LEED – EB – Platinum Certification
- Rick Hansen Certification – Accessibility
- BOMA COE – Certificate of Excellence
- WELL Health-Safety Rated

## Architectural

Number of Floors:	68
Total Rentable Area:	1,476,596 SF    ST – 973,009 NT – 410,105    RT – 93,482
Typical South Tower Floor Plate:	22,364 – 24,370 SF
Typical North Tower Floor Plate:	16,910 – 18,356 SF
Office Ceiling Height:	12' (slab to underside of ceiling slab)

## Parking

- 644 underground spaces
- 50+ bicycle parking spaces for building occupants

## Security

- CCTV surveillance located throughout common areas and entry points
- 24-hr security on site, alarm point monitoring, personal safety alarms throughout the parking garage

## Electrical & Lighting

- Electrical supply 347/600V service via Bus duct to each floor base building electrical room. Two electrical rooms per floor.
- Power capacity is 4 watts per square foot – 2 watts for lighting and 2 watts for plug load
- Distribution supply 120/208V Power panel located inside each floor base building electrical room for distribution to leased premises
- Lighting - (Old Base bldg. model) 37" x 37" Recessed fixture w/single 28w T8 fluorescent tube. (New Base Bldg. model) 30" x 30" Recessed LED fixture
- Metering – Each floor is separately sub-metered for plug load and lighting

## Mechanical & Plumbing

- 30 cfm to each 150 square feet of usable space / Ventilation rate 0.2cfm/sf / 4 air changes per hour
- Ability to provide after hours HVAC on an individual floor-by-floor basis
- North Tower HVAC – 12+ zones for Interior air supply & 13+ zones for Perimeter Induction air supply
- South Tower HVAC – 14+ zones for Interior air supply & 15+ zones for Perimeter Induction air supply
- HVAC, life safety, and security systems are computer monitored 24 hours a day, 7 days a week by the Building Control Centre

# Certifications

**Rick Hansen Certification**

Accessibility Certification

**CAGBC LEED-EB**

Platinum Certification

**Certificate of Excellence (BOMA)**

Certificate acknowledge performance quality and the team for all aspects across building management, operations, community impact, tenant relations/communications, energy management and conservation, environmental, regulatory and sustainability initiatives and training.

**WELL Health Safety Rated**

The WELL Health-Safety Rating for Facility Operations and Management helps organizations and business facilities address the health, safety and well-being of their most valuable asset—people.



# ROYAL BANK PLAZA

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