



222 Bay means business.

222 Bay Street

TORONTO
DOMINION
CENTRE

Where business is going.

 Cadillac
Fairview



222 Bay Street

487,331
TOTAL RENTABLE
SQ. FT.



**BEST IN CLASS
PROPERTY
MANAGEMENT**



**CERTIFIED
LEED
PLATINUM**



222 Bay Street stands as a part of one of Toronto's most established addresses. Quite literally, a landmark ahead of its time that exudes the quiet confidence that comes with experience.

Since day one, 222 Bay Street has stood as a testament to challenge the status quo – beautifully fusing the old with the new.

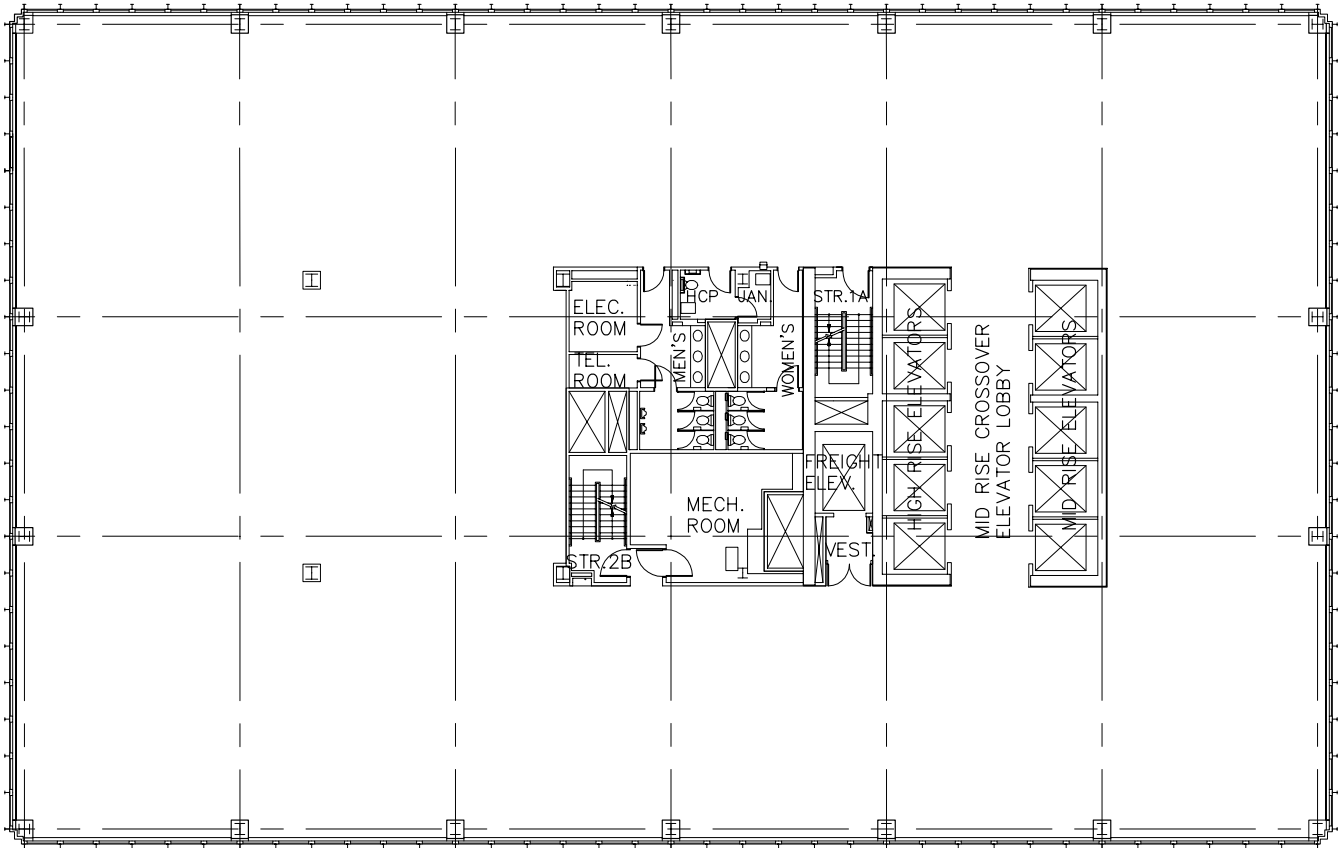
With its clean, modernist exterior, its highly functional planning spaces and efficient, sustainable technologies, TD Centre does what it has always done best – anticipate and exceed the changing priorities of Canadian business.

Once you get here, you know you've arrived.



With 31 storeys and 487,331 sq. ft. of office space, this landmark tower, built in 1992, has been awarded LEED PLATINUM EB:O&M and BOMA Best Green Certification and is led by a best in class property management team.

Bold, flexible & custom-ready. Leadership included.



Date Built/Renovated
1992

Total Rentable Area
487,331 square feet

Number of Floors
31

Elevators
Passenger 32
4 low rise 500 fpm
10 mid rise 700 fpm
8 high rise 1,000 fpm
Freight 1
Parking shuttle 1

Planning Module
5'x5'

Ceiling Height
9'

Glazing
Full height (9'x5')

Parking
1,046 stalls on two levels

Floor Loading
100 psf including partition allowance

Back-up Power
Emergency diesel generator – 1,000 kW

Security/Life Safety
24/7 Security Ops Centre,
24/7 manned lobby security
Fully sprinklered, on-site emergency response team including paramedics and AEDs

Fire and smoke detection, voice notification

Power
Carma web enabled power metering
2 watt lighting, 2 watt tenant power, additional power of up to 3 watts available

HVAC
Enwave Deep Lake Water Cooling
Digital Building Control System (DDC)

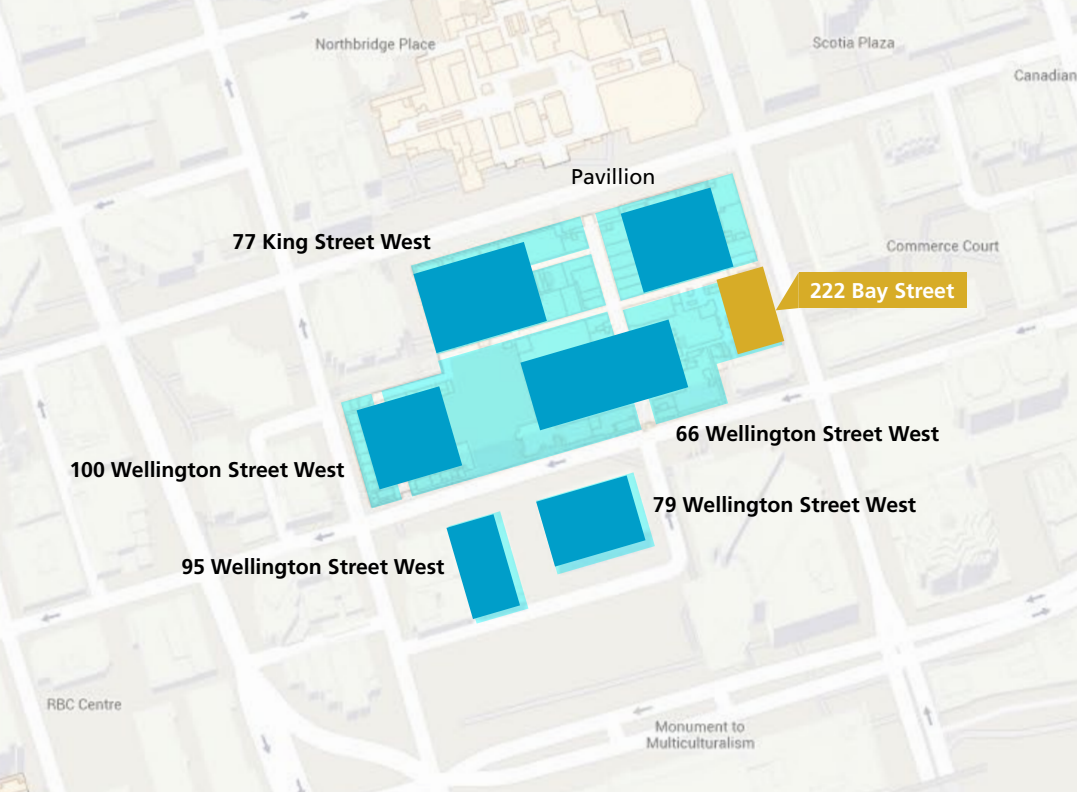
Fresh air at 30 cfm/150 sf (20 cfm/100 sf) exceeds ASHRAE standards

6 air changes per hour – VAV interior and perimeter radiation units
44 zones per floor

Access
Path connected, direct subway access, barrier free building access, barrier free washrooms



**LEED EB:O&M
PLATINUM,
BOMA Best
Certified**



- WHY CHOOSE TD CENTRE?**
- Iconic design
 - Unparalleled location
 - Excellent on-site and area amenities
 - PATH connection
 - First class property management
 - Over 75 shops and restaurants
 - Flexible, efficient floor plates



FOR LEASING INFORMATION PLEASE CONTACT:

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FOR MORE INFORMATION PLEASE GO TO:

www.tdcentreleasing.com

Building Amenities

- Over 75 shops and restaurants on-site
- Steps to Union Station
- PATH connected and direct subway access
- Flexible, efficient floor plates

Additional Rent (2016 Estimates)

Realty taxes	\$13.60/sq. ft.
Operating costs	\$16.30/sq. ft.
Hydro	\$1.10/sq. ft.
Total	\$31.00/sq. ft.

Complex Size

TD Bank Tower/ 66 Wellington St. W.	1,333,000 sq. ft.
TD North Tower/ 77 King St. W.	974,000 sq. ft.
TD West Tower/ 100 Wellington St. W.	515,000 sq. ft.
TD South Tower/ 79 Wellington St. W.	693,000 sq. ft.
Ernst & Young Tower/ 222 Bay St.	487,331 sq. ft.
95 Wellington St. W.	328,000 sq. ft.
Total Size	4,330,331 sq. ft.
Typical Floor Size	19,000 sq. ft.

Parking Available at TD Centre

Underground	1 stall/3,500 sq. ft. leased
Monthly cost	\$422.27 unreserved \$643.60 reserved



Six Magnificent Towers. One Great Place to Work.

Located in the heart of Toronto's financial district, Toronto-Dominion Centre says to your clients, employees and the marketplace that you have arrived. It also says a lot about how you view the future and your place in it.

TDC. Where Business Is Going.

