



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

36 Toronto Street

Leasing Opportunities

Building Specifications

Size	217,862 SF
Year Built	1914
Number Of Floors	13
Operating Costs	\$19.13 (PSF/YR)
Realty Tax	\$8.60 (PSF/YR)
Total Additional Rent	\$27.73 (PSF/YR)
Underground Parking	50 Stalls

Building Features

- Public Transit Surface Route
- Eastside: 8’6” ; Westside 9’6” (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- HVAC: VAV system, 2 Unilux hot water boilers, 2 York chillers, 291 ton and 359 ton
- Fire Detection System
- Sprinkler System
- Security Systems: computerized access control and alarm monitoring system and manned security

On-site Amenities

- Poké Box
- Curatus Wine Club
- Coffee by Carlton’s
- OEB Breakfast Co.
- Rob’s Best Foot Forward
- Bar Goa
- Canada Post
- Samir Hair Design
- End-of-Trip Facilities
- Underground Parking and Bike Stalls

Nearby Amenities

- PATH System
- Pumpernickel’s
- Sansotei Ramen
- Goodlife Fitness
- Canada Post
- CF Toronto Eaton Centre

Certifications



BOMA Best
Certified Gold



WIRED
Certified Gold



WELL Health and Safety
Rated 2024



VIEW FLOOR PLANS

Contiguous:
20,105 SF

13th Floor - Full Floor Opportunity: 14,644 SF
Suite 1320: 7,400 SF | Available Immediately
Suite 1310: 7,246 SF | Available Immediately

12th Floor
Suite 1200: 5,459 SF | Available Immediately

11th Floor
Suite 1160: 3,334 SF | Available Immediately
Suite 1150: 1,512 SF | Available Immediately

10th Floor
Suite 1070: 5,362 SF | Available Immediately
Suite 1050: 3,331 SF | Available Immediately

9th Floor
Suite 910: 2,409 SF | Available Immediately

8th Floor
Suite 800: 8,496 SF | Available Immediately

5th Floor
Suite 530: 2,398 SF | Available Aug 1, 2027
Suite 505: 1,929 SF | Available Immediately
Suite 502: 1,437 SF | Available Immediately

Standard Floorplate

~17,000 SF | approximately 8'6" - 9' | Full floor suite in base building condition



THE OPPORTUNITY-

An Inspiring Place to Work & Play

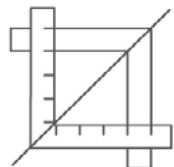


DREAM OFFICE-

Stress-Free Turnkey



Expertly designed,
furnished and
move-in ready



Experienced in-house
Project Management
and Construction Team



Simplified process
committed to making
design and move in
easy for tenants



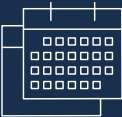
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only
Three years and under

Best in Class Accessibility



- 1 Closest PATH entrance (1 Adelaide St. E): 100m **PATH**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 650m
- 4 Scotiabank Arena: 950m

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line
- Green P Parking

- 40 min.**
Toronto Pearson Pearson International via UP Express
- 20 min.**
Billy Bishop Toronto City Airport Drive to Billy Bishop Airport
- 3 min.**
PATH Walk to Queen Station or King Station
- 10 min.**
UNION STATION Walk to Union Station

A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 300m
- 2 One King West Hotel & Residence: 280m
- 3 Shangri-La Toronto: 800m
- 4 Sheraton Centre Toronto: 800m
- 5 Hilton Toronto: 800m
- 6 Fairmont Royal York: 900m

Food & Beverage

- 7 Bar Goa: On-site
- 8 OEB Breakfast Co.: 44m
- 9 Estiatorio Milos: 350m
- 10 CKTL & Co.: 350m
- 11 Florin' on Richmond: 450m
- 12 John & Sons Oyster House: 450m
- 13 Daphne: 500m
- 14 Wine Academy: 500m
- 15 Alobar: 650m
- 16 Sushi Yugen: 650m
- 17 Chop Steakhouse & Bar: 650m

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line

Byron Ahmet*

Executive Vice President
byron.ahmet@cbre.com
416 815 2354

Jennifer Millar**

Associate Vice President
jennifer.millar@cbre.com
647 328 8859

Conor Bethell**

Senior Sales Associate
Conor.Bethell@cbre.com
416 726 9165

CBRE Limited

Real Estate Brokerage
www.cbre.ca



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

*Broker **Sales Representative