



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 74 Victoria Street

**UNIQUE \$35.00 PSF  
GROSS RENT OPPORTUNITY**

\*for floors 5-10 only



COMPANY  
NAME

# 74 Victoria St.

Located on Victoria and Yonge Street in Toronto's financial core, this building has onsite access to one of Toronto's flagship GoodLife Fitness Centres, and is just minutes from the CF Toronto Eaton Centre, numerous retail shops and amenities, and the PATH system.

## Building Specifications

<b>Size</b>	292,905 SF
<b>Year Built</b>	1960
<b>Number Of Floors</b>	11
<b>Ceiling Height</b>	Slab to Slab: 12'0" Clear Height: 9'0"
<b>Year 1 Gross Rent</b>	\$35.00 (PSF/YR)*
<b>Operating Costs</b>	\$11.91 (PSF/YR)
<b>Realty Tax</b>	\$8.49 (PSF/YR)
<b>Total Additional Rent</b>	\$20.40 (PSF/YR)
<b>Condition of Premises</b>	Base building condition below ceiling



## Building Features

- Typical Power: 4.4 W/SF
- HVAC Dist System: 2 new Trane CentraVac 400 ton chillers, hydronic heated with perimeter radiators, 3 gas fired boilers
- Floor Load Capacity: 50 PSF live load, 30 PSF dead load
- Typical Column Spacing: 20'-4"-20'-7" (West/East) and 23'-8" (North/South)
- Building Power Specifications: 2000A, 347/600V, 3P, 4W. Upwards of 2000 KVA of spare electrical capacity
- Floor Power Specifications: Three 100A, 120/208V, 3P, 4W tenant distribution panel and One 125A, 120/208V, 3P, 4W lighting panel
- 380 occupants per floor, approximately 64 SF per person
- Telephone, fibre optic and maintenance rooms on each floor
- Shipping & Receiving
- Emergency Generator
- Fire Detection System
- Manned Security System

- Sprinkler System
- Surface Transit Route

## On-site Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

## Nearby Amenities

- OEB Breakfast Co.
- Bar Goa
- Pumpnickel's
- Sansotei Ramen
- Timothy's Coffee
- Sud Forno
- PATH System
- CF Toronto Eaton Centre
- Banking and Fitness Centre

## Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2024



\*Starting Gross Rent in Year 1 on an 'as is' basis, triple net lease

[Learn more about the building](#) ↗



THE BUILDING —

# Leasing Opportunities

## Building Specs

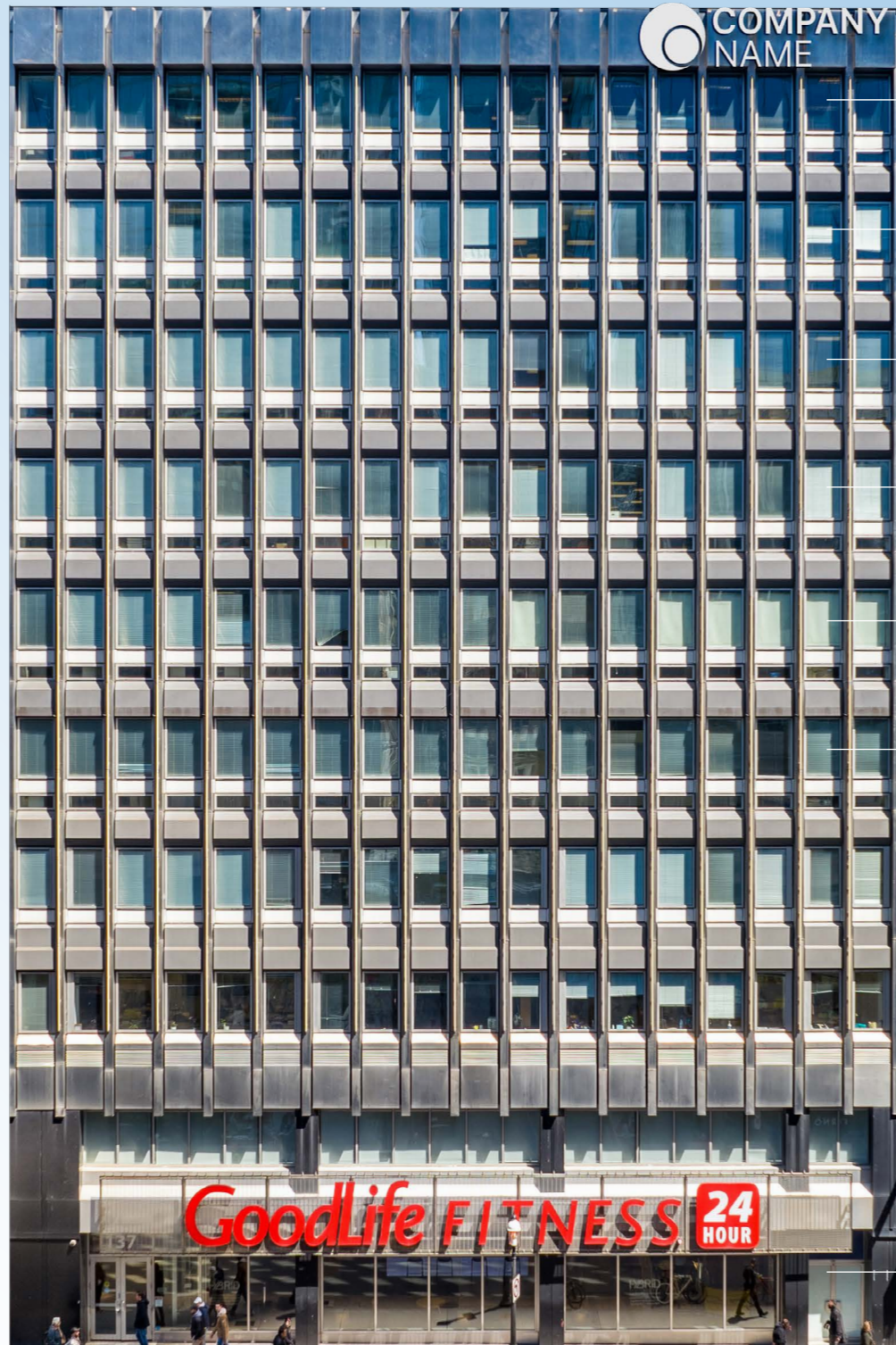
Total Rentable Area

— 163,394 SF

Measurement Standard

— BOMA 2017

[View more opportunities](#) ↗



**10<sup>th</sup> Floor**  
27,187 SF

**9<sup>th</sup> Floor**  
27,244 SF

**8<sup>th</sup> Floor**  
27,247 SF

**7<sup>th</sup> Floor**  
27,231 SF

**6<sup>th</sup> Floor**  
27,245 SF

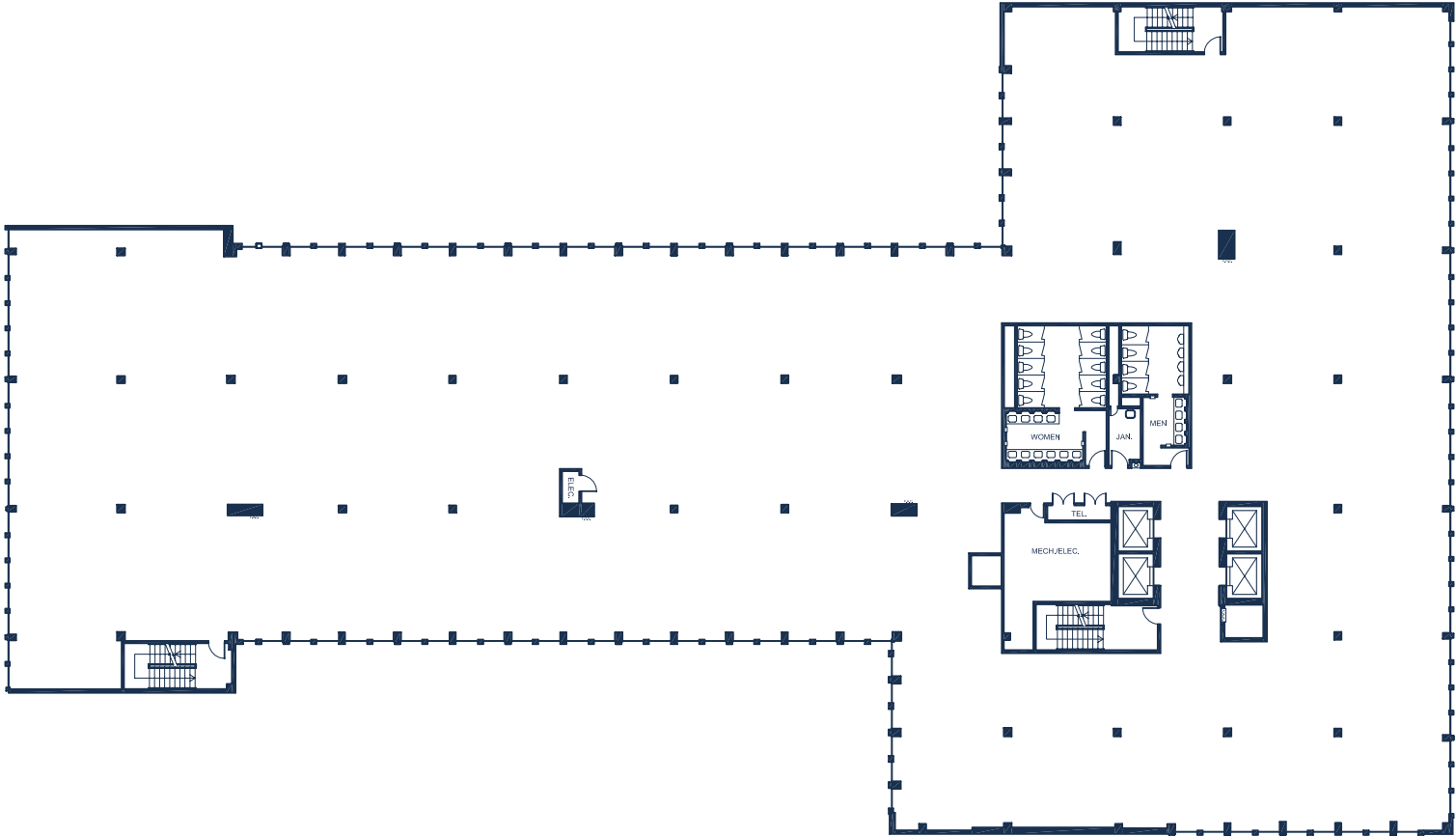
**5<sup>th</sup> Floor**  
27,240 SF

**1<sup>st</sup> Floor**  
2,818 SF

# Standard Floorplate

Full floor suites in base building condition.

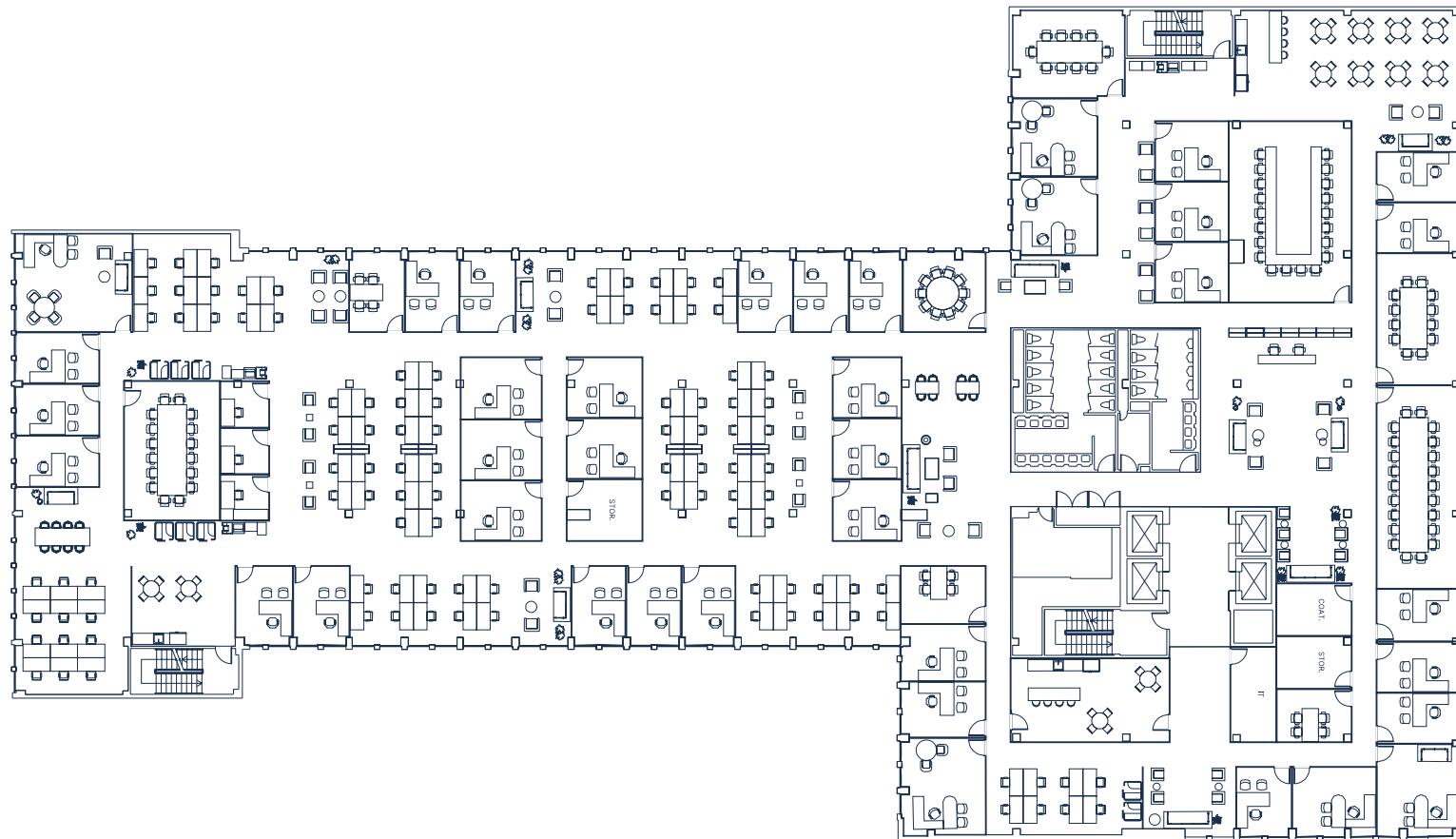
Size	Ceiling Height (slab to underside)
~27,000 SF	12'



THE BUILDING —

# Proposed Test Fit

~27,000 RSF | 146 Seatings | 103 Open Spaces | 41 Offices | 9 Conf Room | 174.66 Density sqf/person

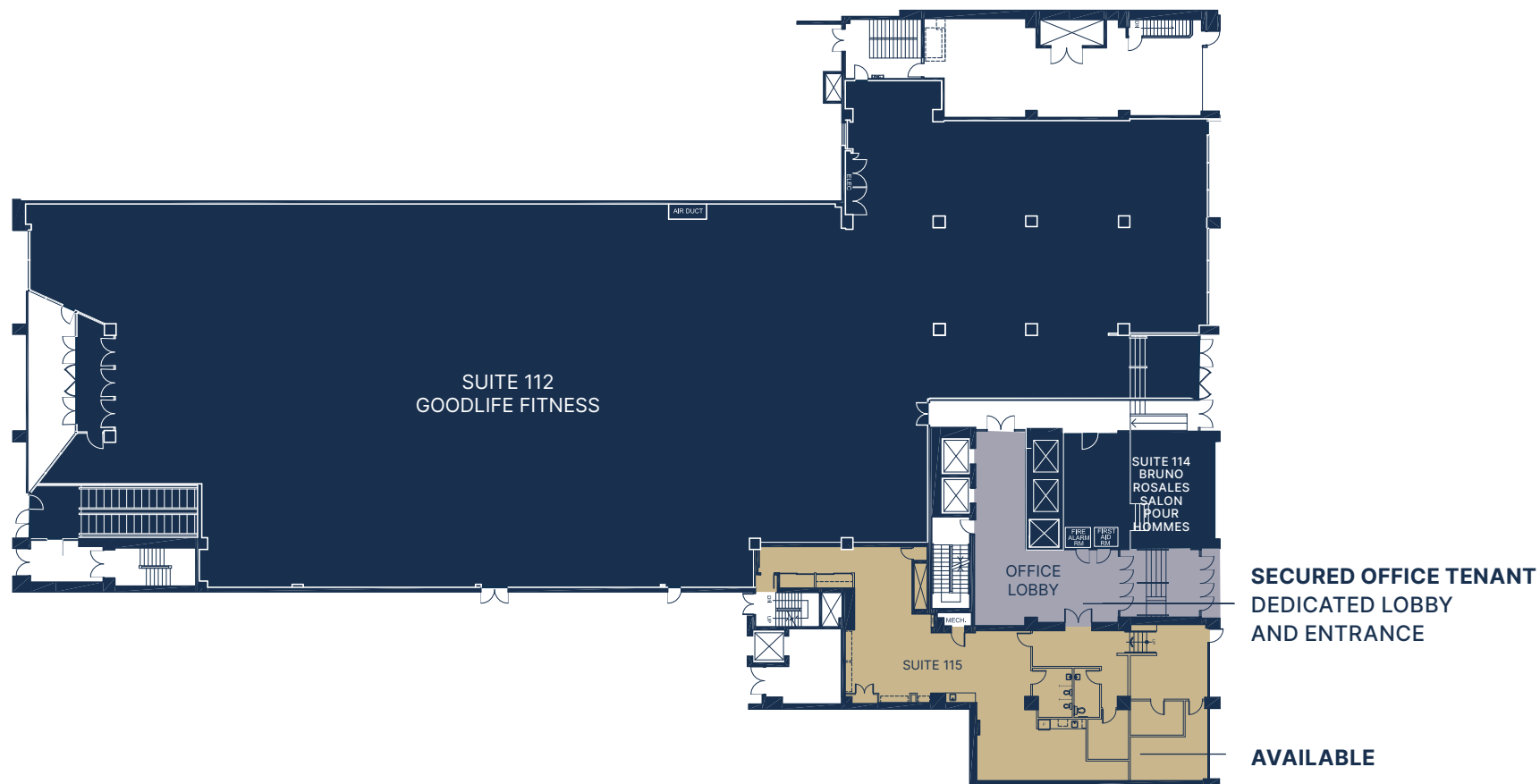


[View virtual tour](#) ↗



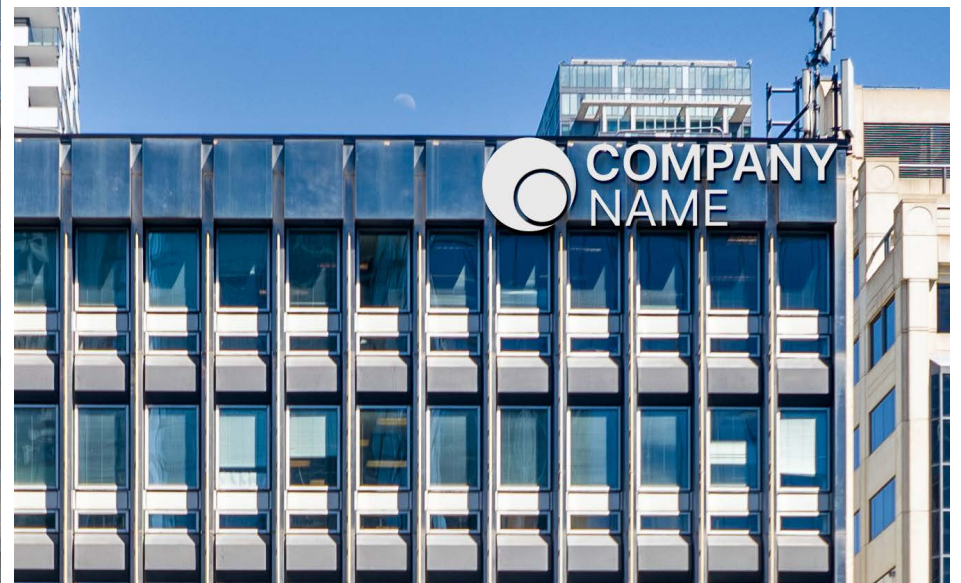
# Ground Floor Plan

Suite 115 – 2,818 SF





# Building Exteriors and Exterior Signage Opportunities

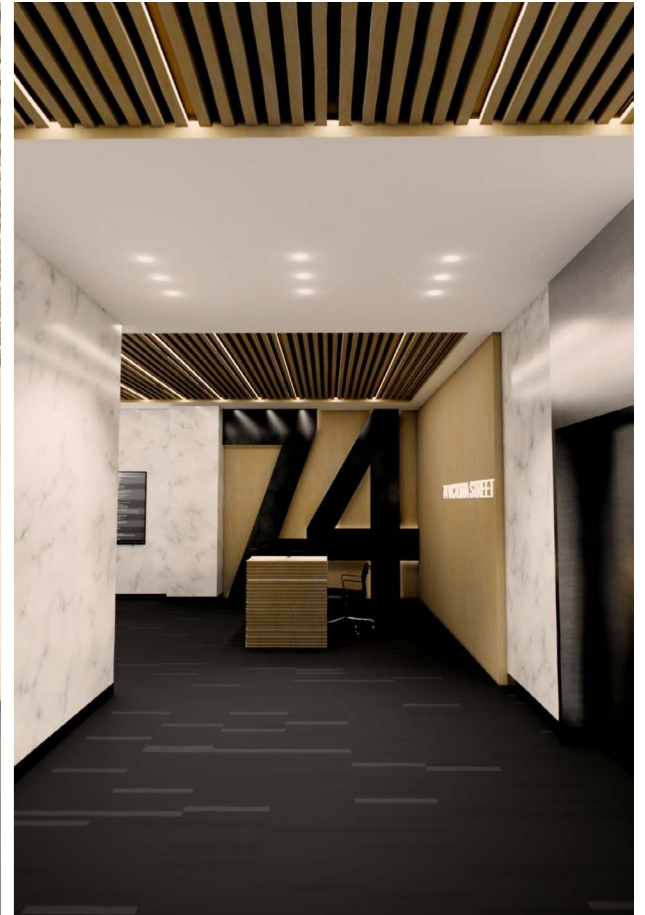
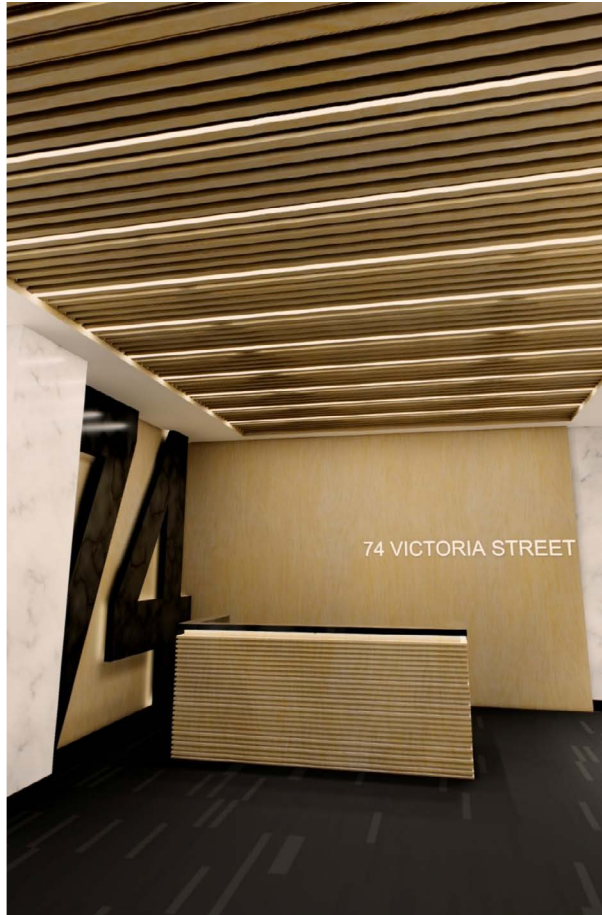
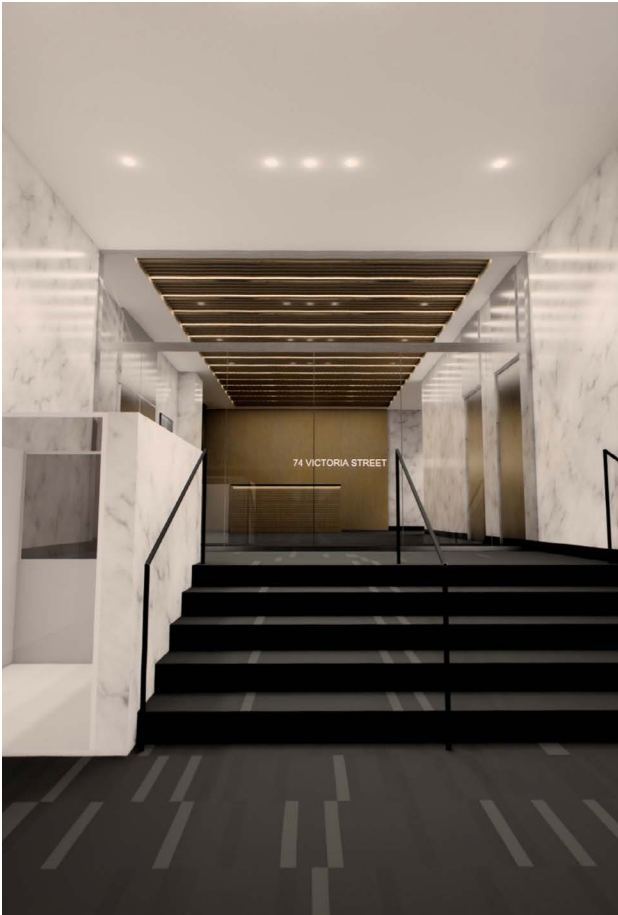




THE BUILDING —

# Lobby Upgrades

Approved and underway for Q4 2025





# LOCATION —

## Best in Class Accessibility

98 Walk Score

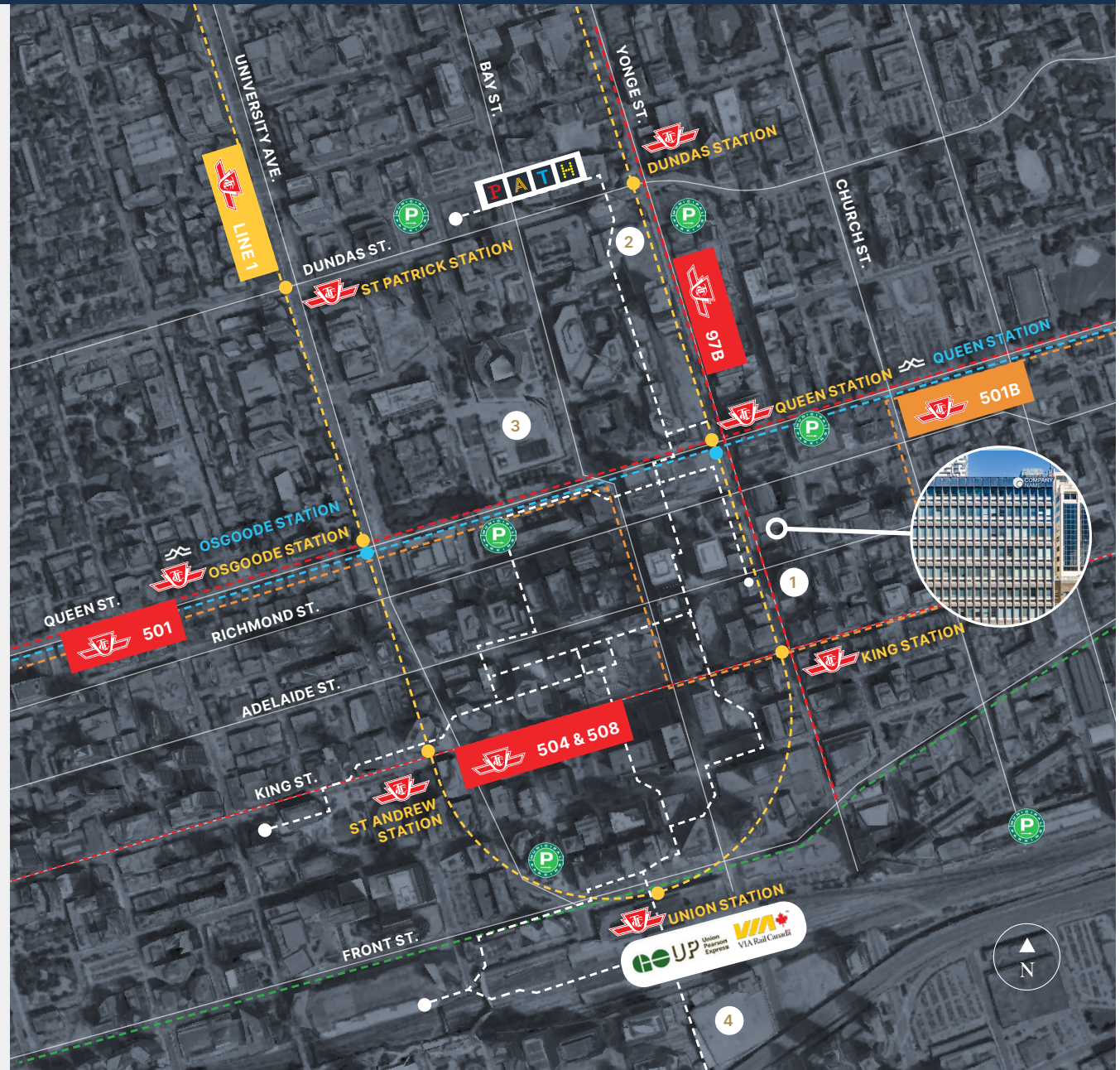
100 Transit Score

94 Bike Score

- 1 Closest PATH entrance  
(Dynamic Funds Tower): 120m **PATH**
- 2 CF Toronto Eaton Centre: 350m
- 3 Nathan Philips Square: 550m
- 4 Scotiabank Arena: 1000m

- 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
- 10 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** **UP** Union  
Pearson Express  
**VIA** VIA Rail Canada  
Walk to Union Station

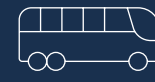




# Best in Class Proximity



98 Walk Score



100 Transit Score



94 Bike Score

## Hotels

- 1 The St. Regis Toronto: 250m
- 2 One King West Hotel & Residence: 250m
- 3 Sheraton Centre Toronto: 600m
- 4 Hilton Toronto: 650m
- 5 Shangri-La Toronto: 750m
- 6 Fairmont Royal York: 850m

## Food & Beverage

- 7 Bar Goa: 180m
- 8 OEB Breakfast Co.: 200m
- 9 Estiatorio Milos: 400m
- 10 CKTL & Co.: 400m
- 11 Florin' on Richmond (April 2025): 450m
- 12 Daphne: 450m
- 13 Wine Academy: 450m
- 14 John & Sons Oyster House: 500m
- 15 Sushi Yugen: 700m
- 16 Alobar: 700m
- 17 Chop Steakhouse & Bar: 700m

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



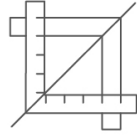


DREAM OFFICE —

# 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





# Sustainable Performance<sup>(1)</sup> & Operations

Dream Office has worked hard to reduce energy consumption, water consumption and GHG emissions across its portfolio, including at this building.

## Energy Management Plans and Policies for this building include:

- Restricting HVAC hours to building operating hours to reduce unnecessary HVAC consumption
- Rigorous and routine air filter change and replacement program
- Temperature setbacks for thermostats and HVAC zones during unoccupied periods of time
- Installation and use of lighting controls to turn lights off during unoccupied periods of time
- Regular and routine inspection of HVAC equipment
- Conducting building energy audits every 3 years
- Conducting night audits of energy annually
- Energy manager monitoring and reviewing real-time energy consumption
- Moving towards centralized waste diversion strategy

The building management team has developed an extensive waste management and recycling program in an effort to maintain the highest possible waste diversion rate. Dream Office facilitates recycling receptacles for all workstations, copy centers, boardrooms, lunchrooms and kitchenettes, as installed by Tenants and for all common areas.

Dream Office tracks and discloses its annual energy, water, GHG emissions and waste performance in its Sustainability Report. For more information and details about calculations and methodology, please visit: <https://sustainability.dream.ca/> ↗

(1) Unless otherwise stated, each year's energy, GHG, water, waste, building certification and energy rating data is based on the relevant owned Canadian properties where Dream Office has operational control. Excludes assets that are under development and major renovations. Co-owned assets are included at 100% of GLA. Please refer to our Sustainability Report's Supplemental Disclosures for more information, including data coverage and sources of emission factors. (2) Includes assets (at 100% of GLA) operational for the full year. GHG emissions are calculated in accordance with the World Resource Institute Greenhouse Gas Protocol. Calculations in this table capture activities Dream Office has direct and indirect operational control over: Scope 1 emissions generated directly from its operations, including heating with Dream Office's properties; Scope 2 emissions indirectly associated with generation of purchased electricity, heating, cooling, and steam consumed by properties. (3) Includes 100% of waste generated at assets owned by Dream Office and co-owned by Dream Office and Dream Impact Trust.

## Performance

(Dream Office's Canadian Portfolio)

### Energy Intensity

↓ 22%

in 2023 (vs 2019 baseline)

### Water Intensity

↓ 31%

in 2023 (vs 2019 baseline)

### Scope 1 and 2 GHG Emissions Intensity

↓ 28%

in 2023 (vs 2019 baseline)<sup>(2)</sup>

### Waste Diversion

32%

in 2023

Canadian Office Portfolio with

97%

Green Building Certification  
in 2023<sup>(3)</sup>

PROPERTY MANAGEMENT TEAM —

# The Dream Experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

## Online Service Requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) ↗

## Live Property Updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

## Online Payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

## Fast and Accountable Service

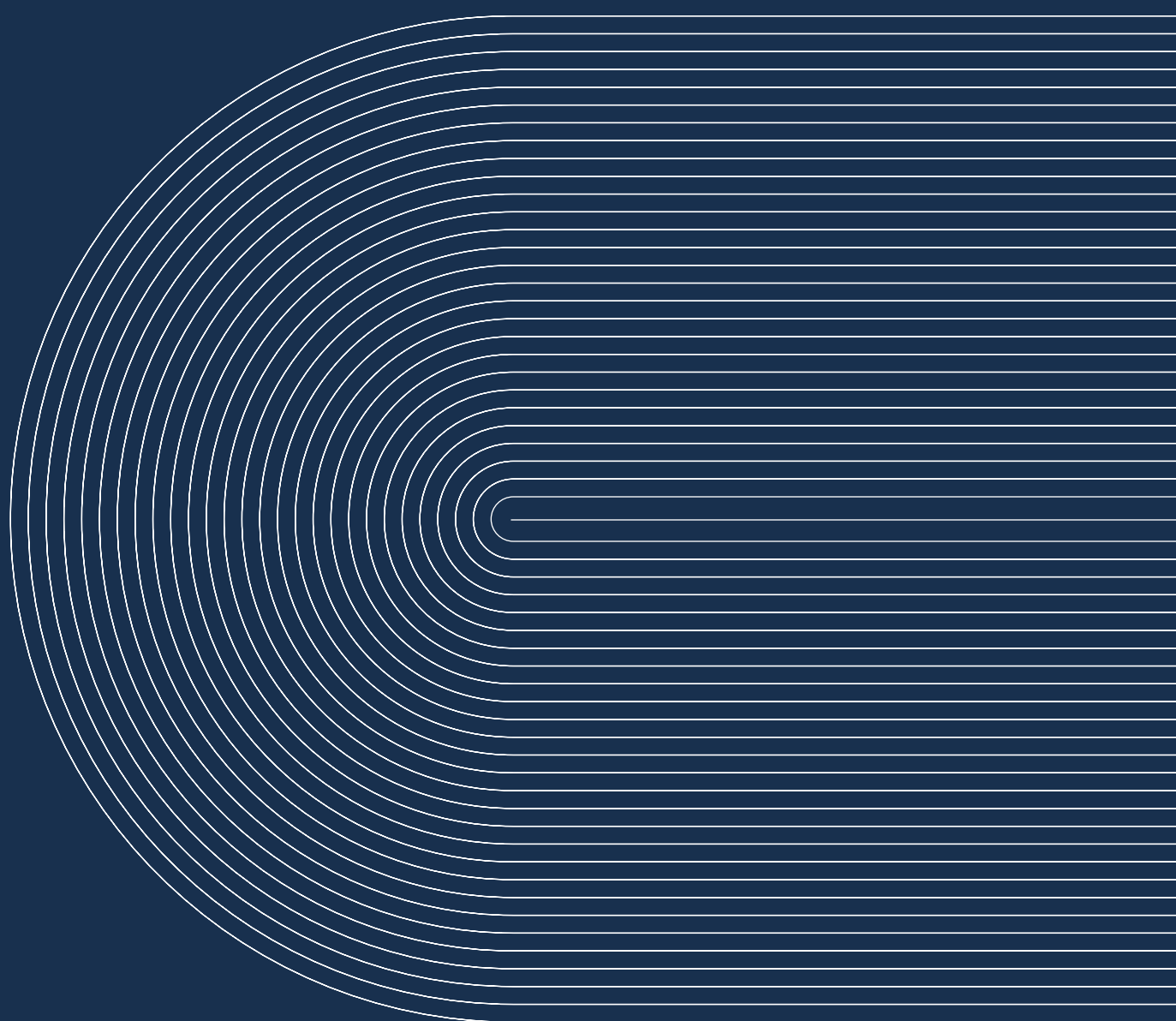
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

## Onboarding Made Easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

## A Strong Sense of Community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



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Renderings are artist's concept E. & O.E.