



DREAM
COLLECTION
FINANCIAL DISTRICT



MODEL SUITE OPPORTUNITIES

20 Toronto Street

Leasing Opportunities

Building Specifications

Size	164,969 SF
Year Built	1964
Number Of Floors	14
Operating Costs	\$19.43 (PSF/YR)
Realty Tax	\$7.71 (PSF/YR)
Total Additional Rent	\$27.14 (PSF/YR)

Building Features

- Public Transit Surface Route
- 9' Ceiling Height (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Distribution System: 1 heat pump per floor, 1 colling tower, 2 boilers
- Fire Detection System: ground floor & basement only
- Sprinkler System
- Security System

On-site Amenities

- Rob's Best Foot Forward
- OEB Breakfast Co.
- Poké Box
- Curatus Wine Club
- Coffee by Carlton's
- Bar Goa
- Canada Post
- Samir Hair Design
- End-of-Trip Facilities
- 24/7 Security

Nearby Amenities

- PATH System
- Bar Goa
- Poké Box
- Pumpnickel's
- Sansotei Ramen
- Goodlife Fitness
- Coffee by Carlton's
- Canada Post
- CF Toronto Eaton Centre

Certifications



BOMA Best Certified Gold



LEED Best Certified Gold



WIRED Certified Gold



WELL Health and Safety Rated 2024



14th Floor
6,079 SF
Available Jun. 2026

8th Floor
Suite 870: 1,040 SF
Available Immediately
Suite 860: 2,811 SF
Available Oct. 2026

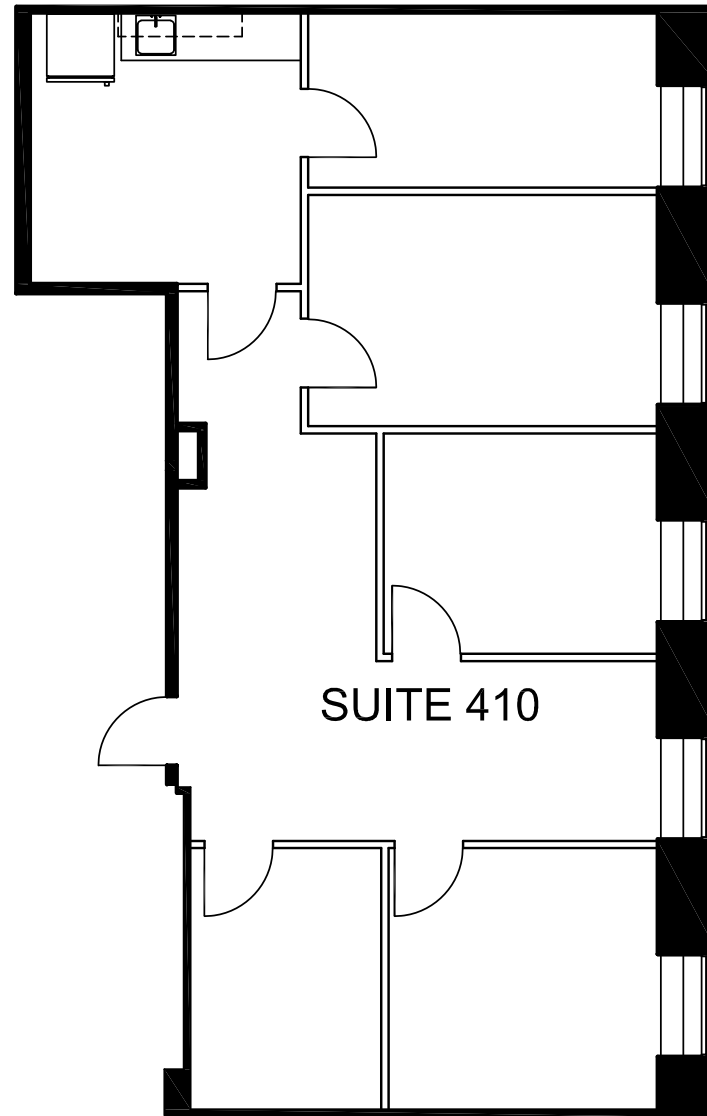
5th Floor
Suite 500: 12,648 SF
Available Mar 1, 2027

4th Floor
Suite 420: 3,242 SF
Available Nov. 2026
Suite 410: 1,494 SF
Available Nov. 2026

FLOOR PLANS -

Suite 410 - 1,494 SF

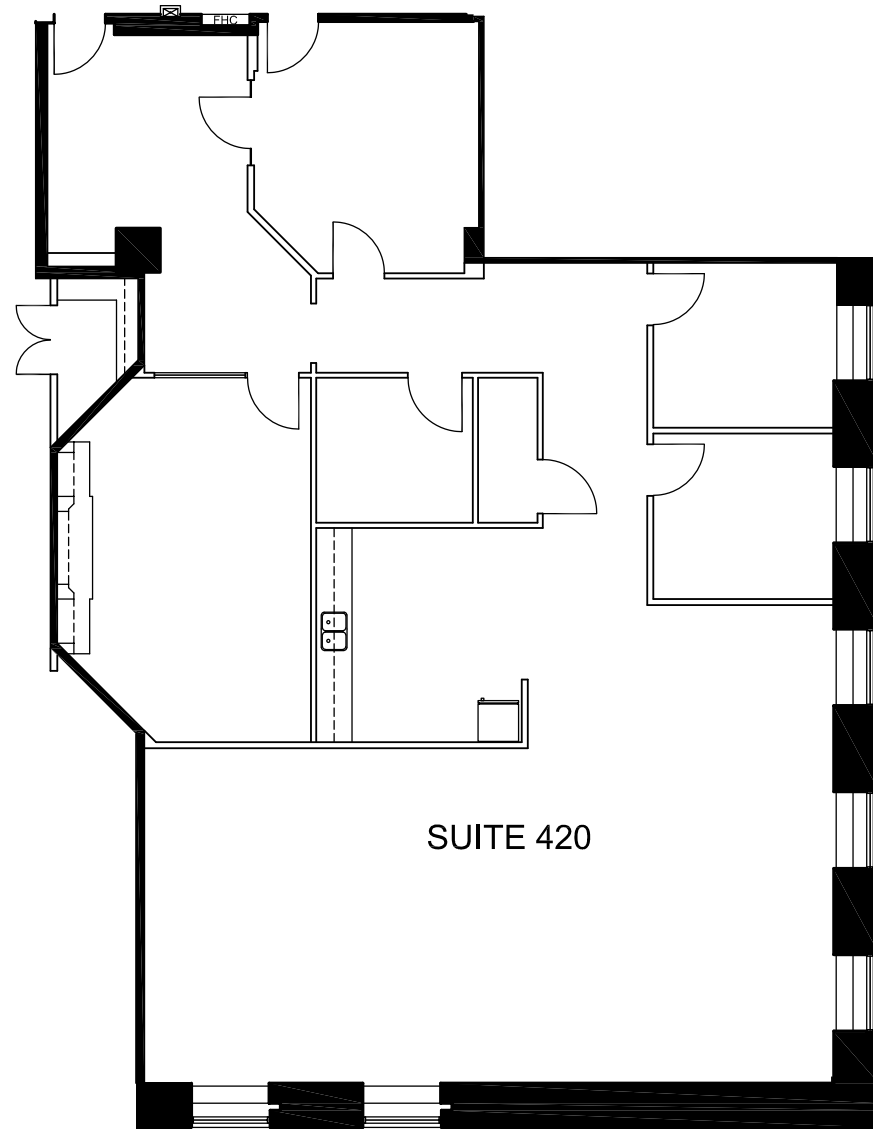
Built out with 7 doors.



FLOOR PLANS -

Suite 420 - 3,242 SF

Built out with 9 doors.



5th Floor - 12,648 SF

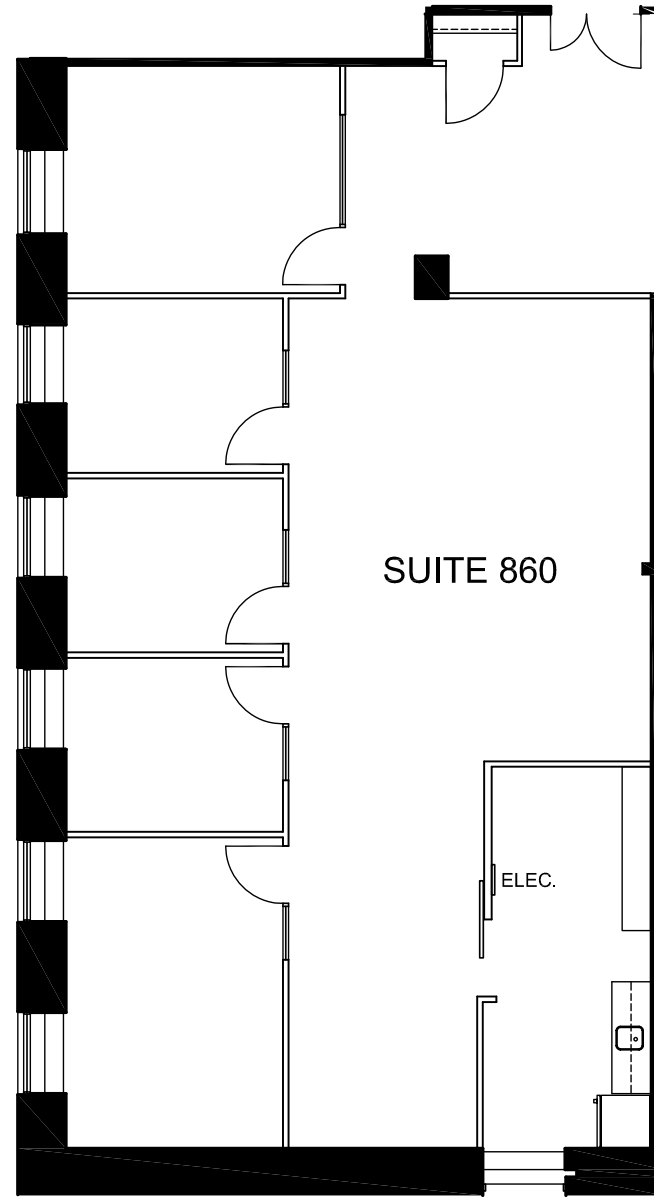
Built out with meeting room and freight elevator.



FLOOR PLANS -

Suite 860 - 2,811 SF

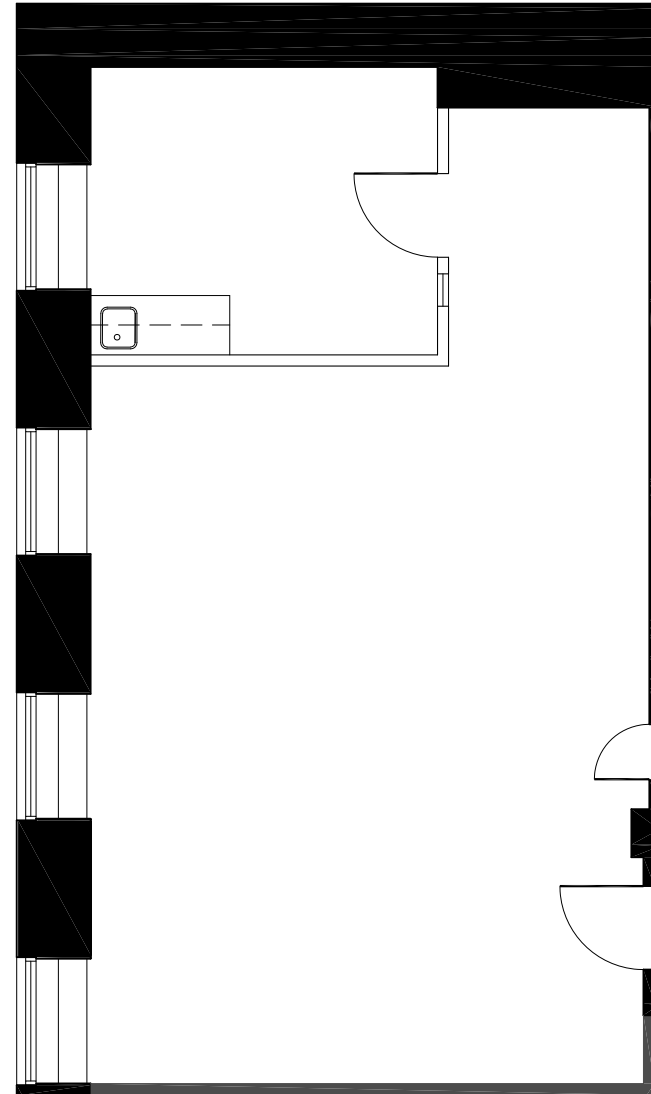
Built out with open plan work area, new flooring and kitchenette.



FLOOR PLANS -

Suite 870 - 1,040 SF

Built out with open plan work area, new flooring and kitchenette.



Suite 1400 - 6,079 SF

Full floor opportunity built out with perimeter offices, two large meeting rooms, private washroom and kitchen with open area for workstations



THE OPPORTUNITY-

Amenities At Your Doorstep

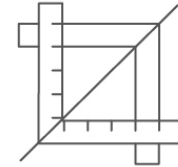


DREAM OFFICE-

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



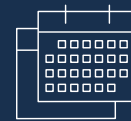
Short-Form Lease



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): **200m** **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.**
Pearson International via UP Express
- 20 min.**
Drive to Billy Bishop Airport
- 3 min.**
Walk to Queen Station or King Station
- 10 min.**
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

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*Broker **Sales Representative