



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

150 York Street

Adelaide Place

Leasing Opportunities

Building Specifications

Size	382,098 SF
Year Built	1982
Number Of Floors	20
Parking Rate	\$350 per stall, per month
Operating Costs	\$22.02 (PSF/YR)
Realty Tax	\$10.21 (PSF/YR)
Total Additional Rent	\$32.23 (PSF/YR)

Building Features

- Public Transit Surface Route
- 9’ Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Central HVAC Distribution system
- Fire Detection System
- Sprinkler System
- Card Access Security System

On-site Amenities

- Alobar
- Sushi Yugen
- Chop Steakhouse & Bar
- Fahrenheit Coffee
- Refine by Medcan
- Hilton Toronto
- Dry Cleaner
- Convenience Store
- PATH Access
- Meeting and Event Space
- Tenant Gym
- Locker Rooms and Shower Facilities
- Bike Storage

Certifications



BOMA Best
Certified Gold



LEED Best
Certified Gold



WIRED
Certified Gold



WELL
Health and Safety
Rated 2024



NRCAN's ENERGY STAR®
Certified

Nearby Amenities

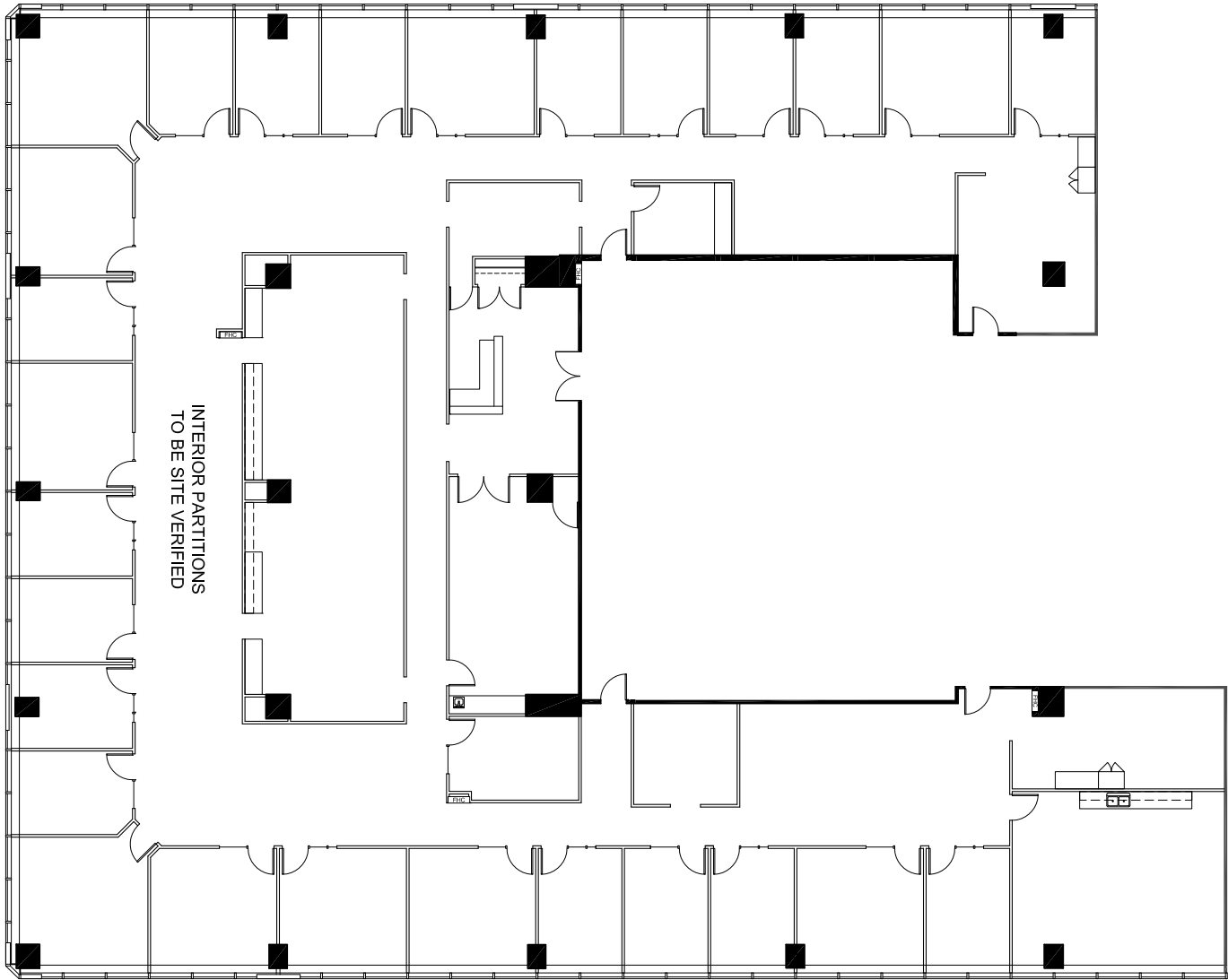
- Wide range of restaurants within close proximity including; Daphne, Wine Academy, John & Sons Oyster House, CKTL & Co., Estiatorio Milos, Florin’ on Richmond and Starbucks (June 2025)
- Shangri-La Hotel
- Nathan Phillips Square



- 16th Floor**
Suite 1600: 12,313 SF
Apr 1, 2027
- 12th Floor**
Suite 1204: 5,901 SF
Available Immediately
- 11th Floor**
Suite 1100: 21,010 SF
Available Dec 1, 2026
- 10th Floor**
Suite 1000A: 7,778 SF
Available Immediately

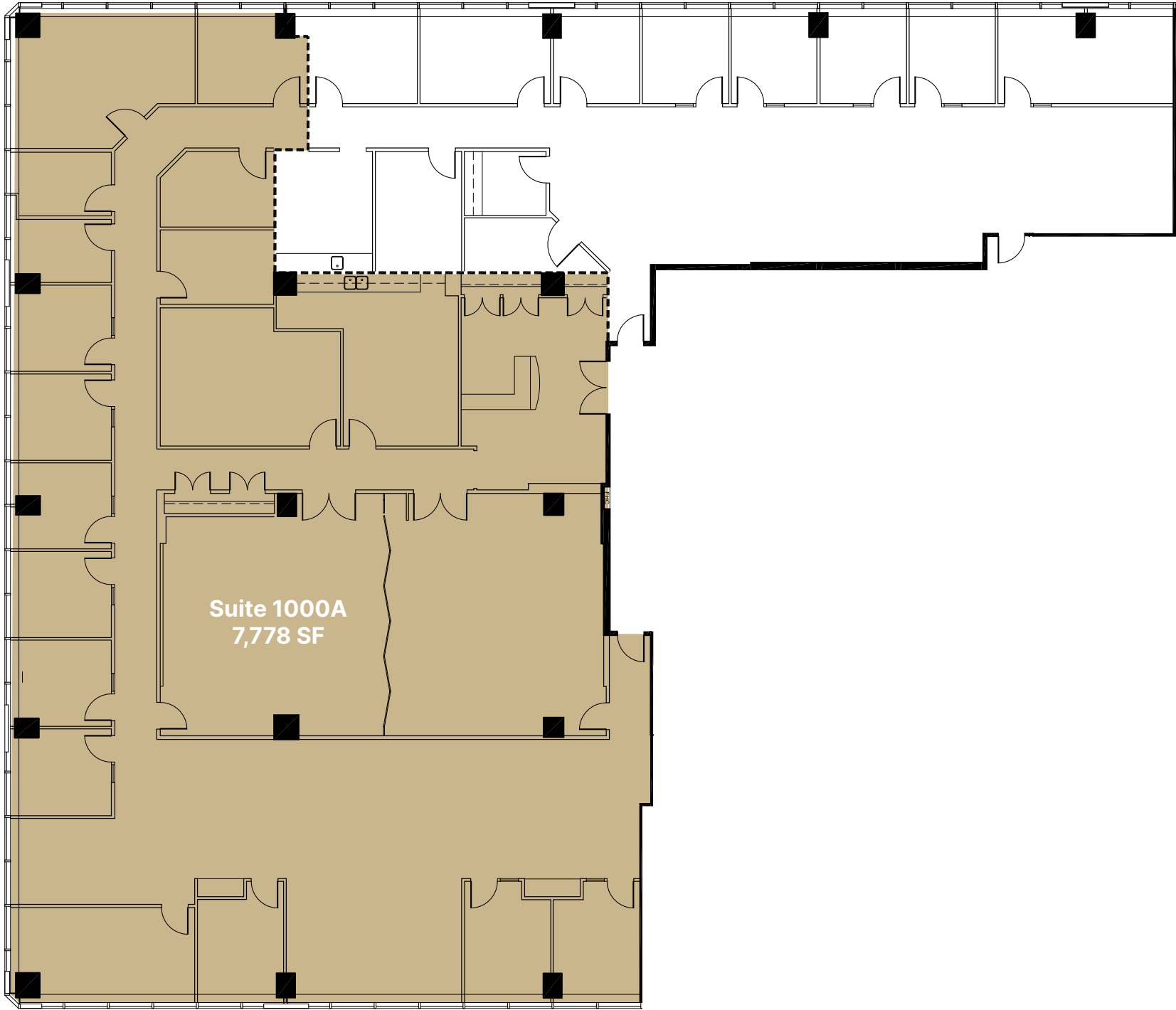
Suite 700 – 13,781 SF

Built out, predominantly perimeter offices with receptions, boardrooms, meeting rooms and kitchentte. South facing, excellent light, high end finishes and elevator lobby exposure.



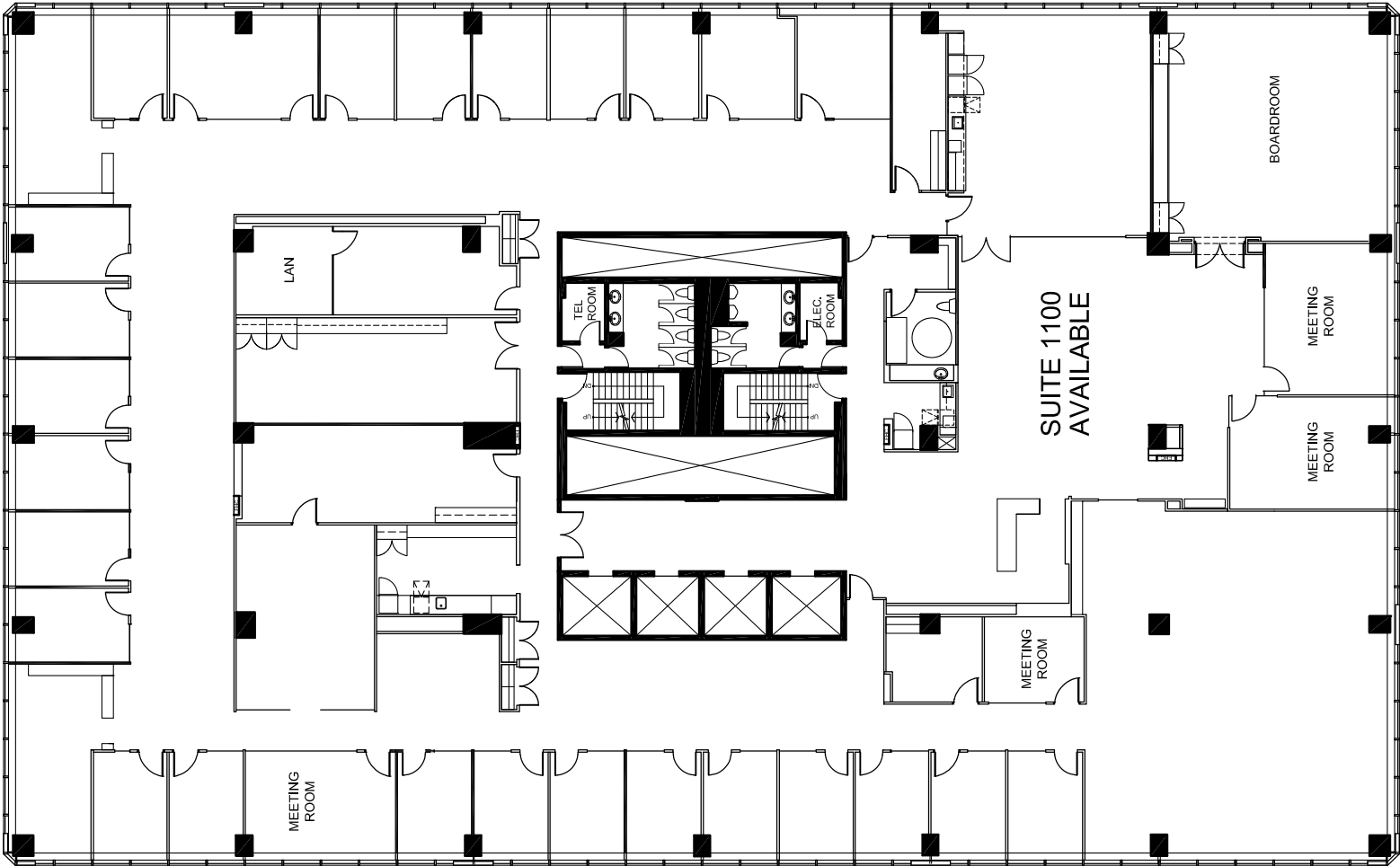
Suite 1000A – 7,778 SF

Suite built out with perimeter offices and meeting rooms, boardrooms, kitchenette and reception area.



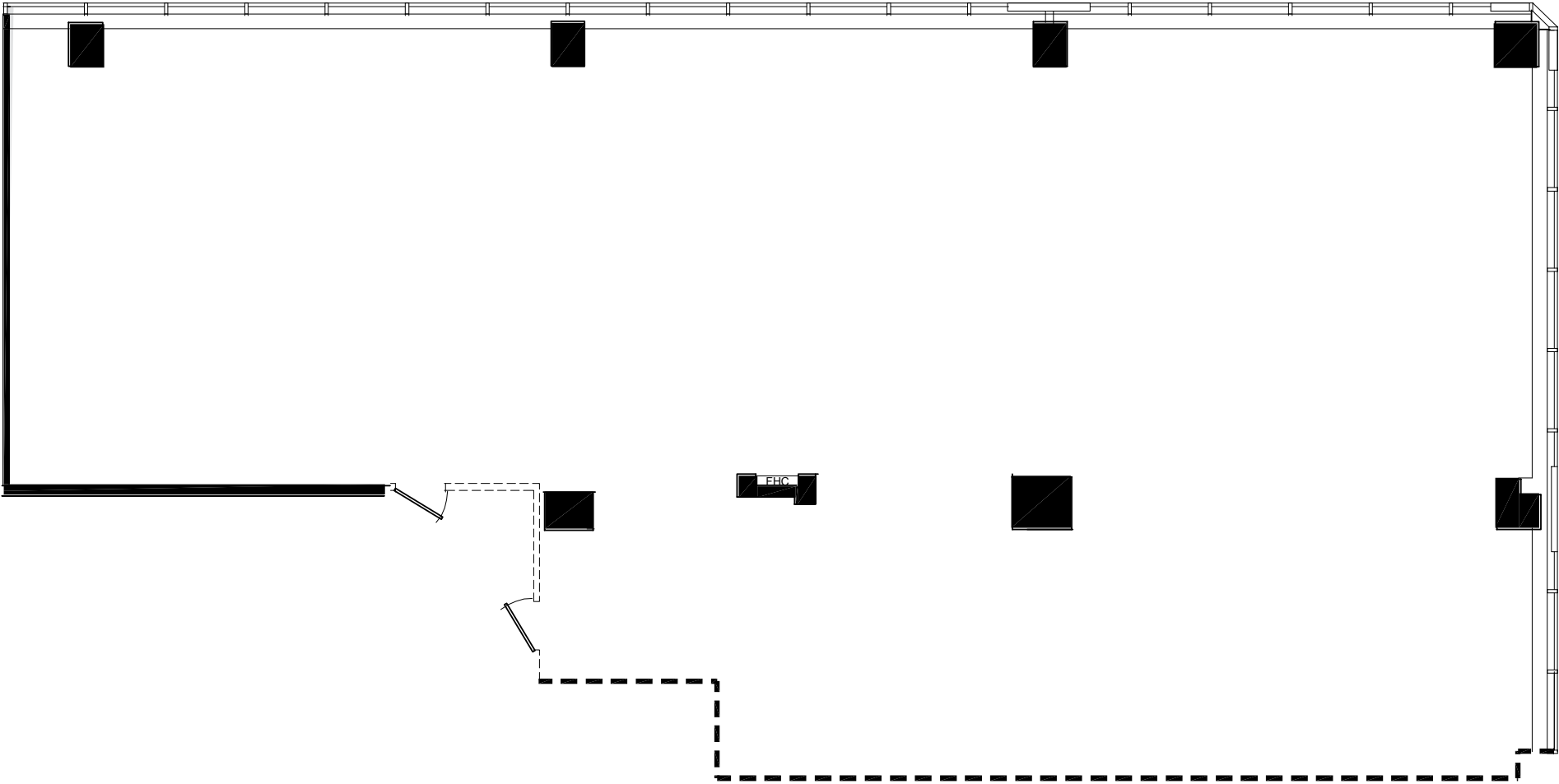
Suite 1100 – 21,010 SF

Full floor opportunity. Built out with reception area, kitchenette, perimeter offices, meeting rooms and boardrooms



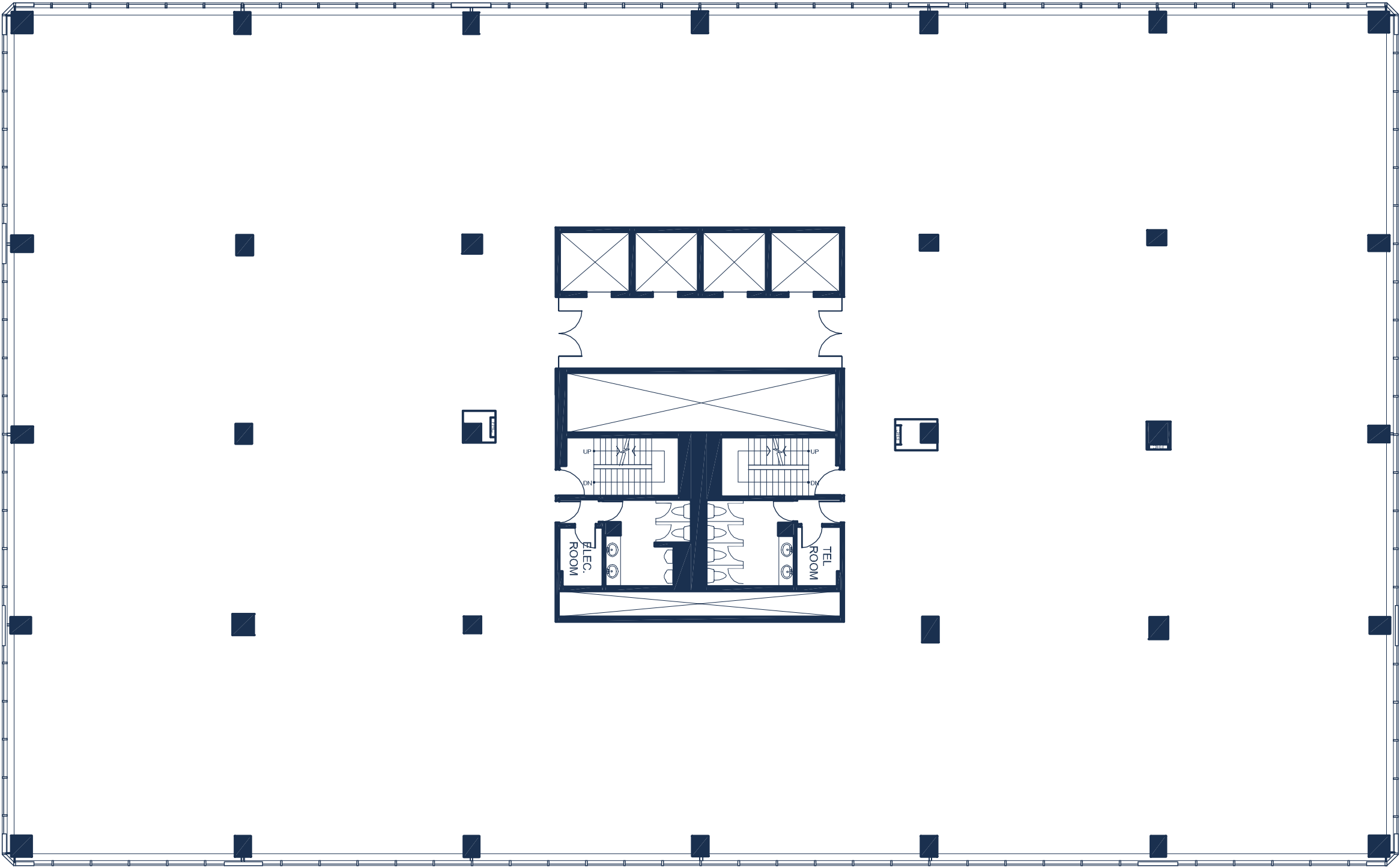
Suite 1204 – 5,901 SF

Base building condition.



Standard Floorplate

~21,000 SF | 9' Ceiling Height | Full floor suite in base building condition



ELEVATED EXPERIENCE-

Meeting and Event Space



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



GAME ROOM



CONFERENCE ROOM



CONFERENCE ROOM

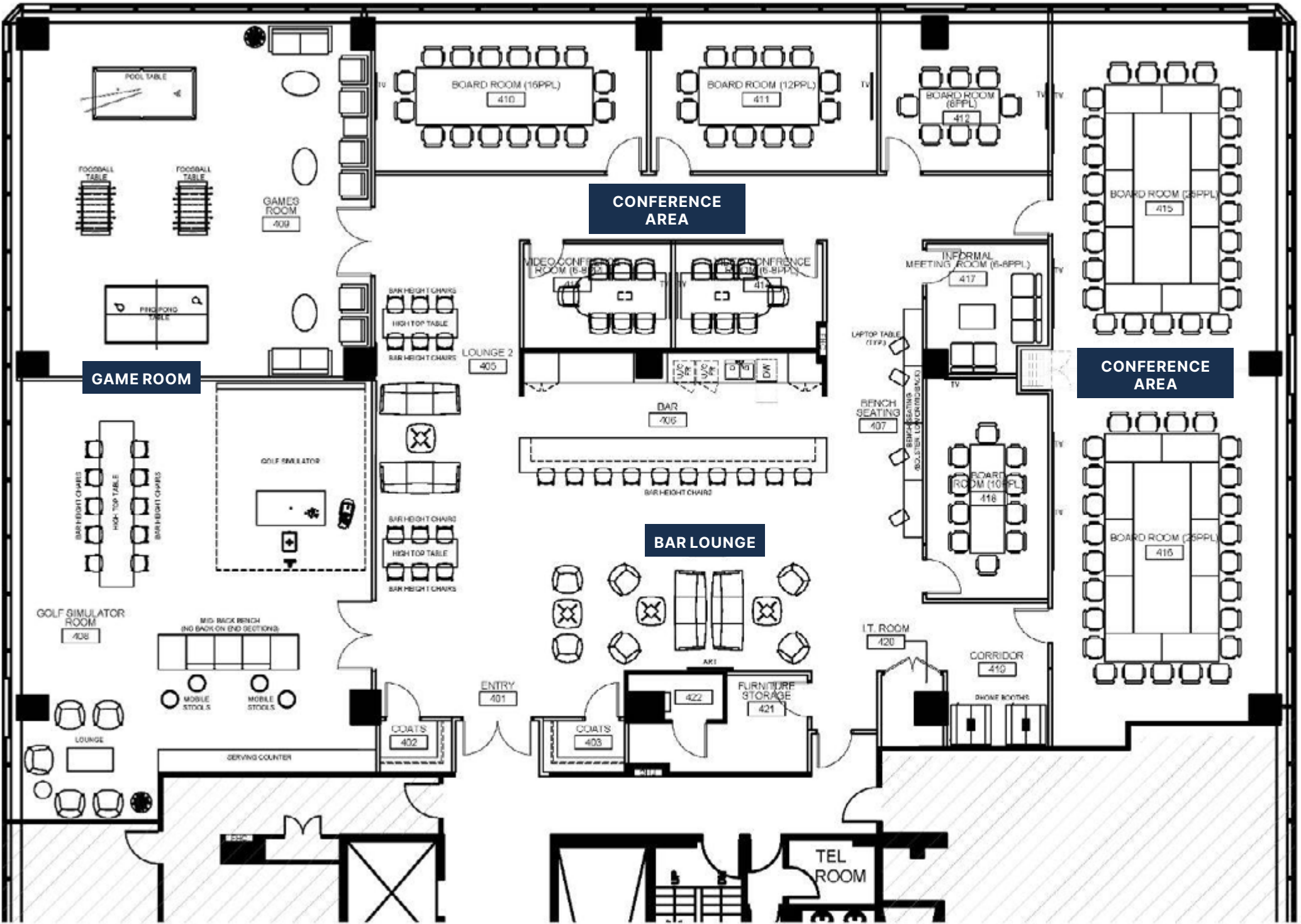


GAME ROOM



CONFERENCE ROOM

Meeting and Event Space – Suite 401 Floor Plan



ELEVATED EXPERIENCE-

Tenant Gym

150 YORK STREET 19



GROUP FITNESS ROOM



CARDIO ZONE



CARDIO ZONE

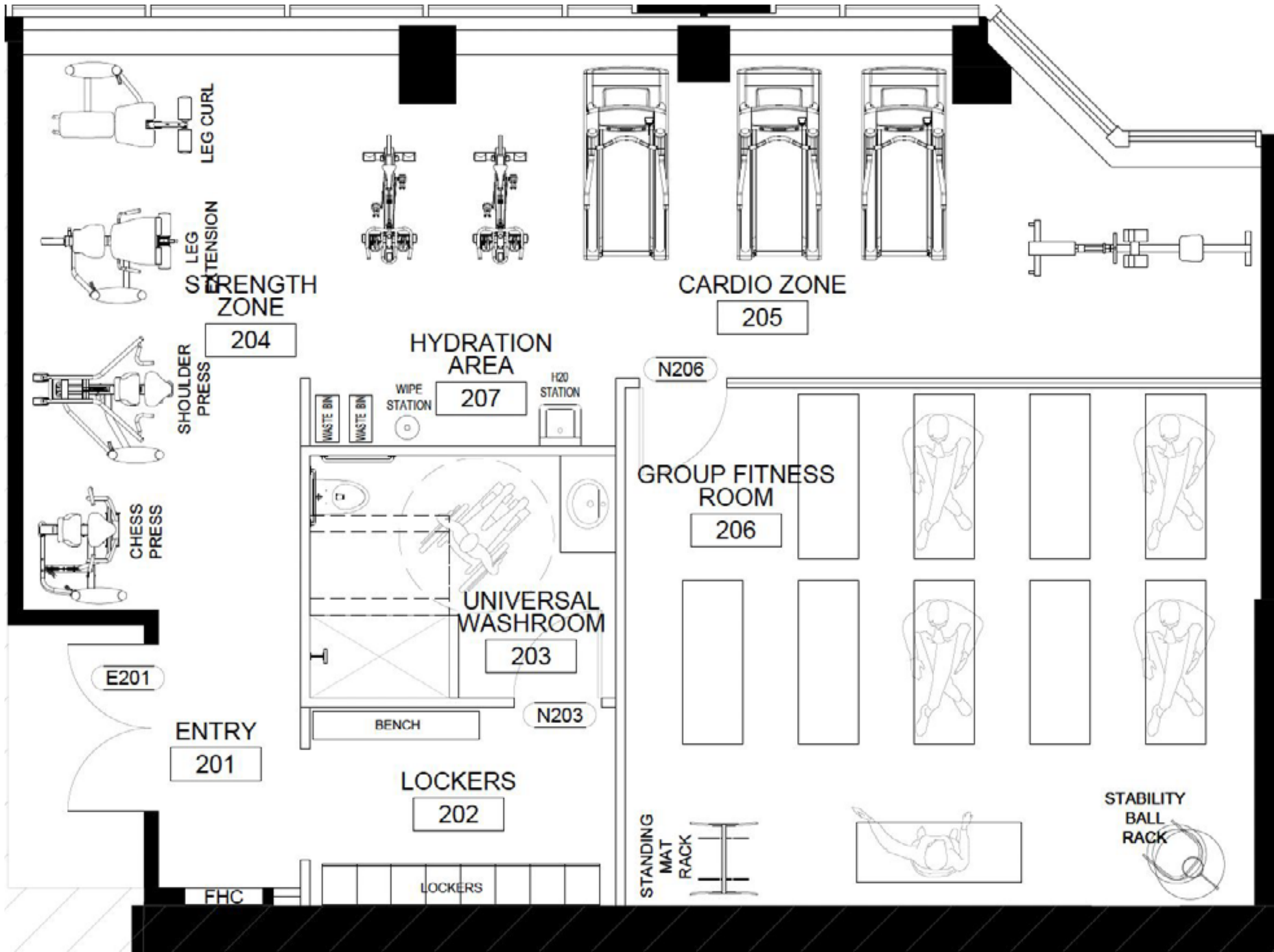


GROUP FITNESS ROOM



STRENGTH ZONE

Tenant Gym – Suite 220 Floor Plan



Ground Floor Retail – Floor Plan

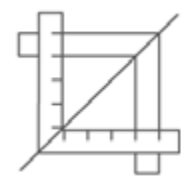


DREAM OFFICE-

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



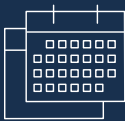
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



- 1 PATH entrance: On-site **PATH**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 750m
- 4 Scotiabank Arena: 900m

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



- 40 min. Pearson International via UP Express
- 15 min. Drive to Billy Bishop Airport
- 2 min. Walk to Queen Station or King Station
- 10 min. Walk to Union Station

A Hub of Convenience & Culture



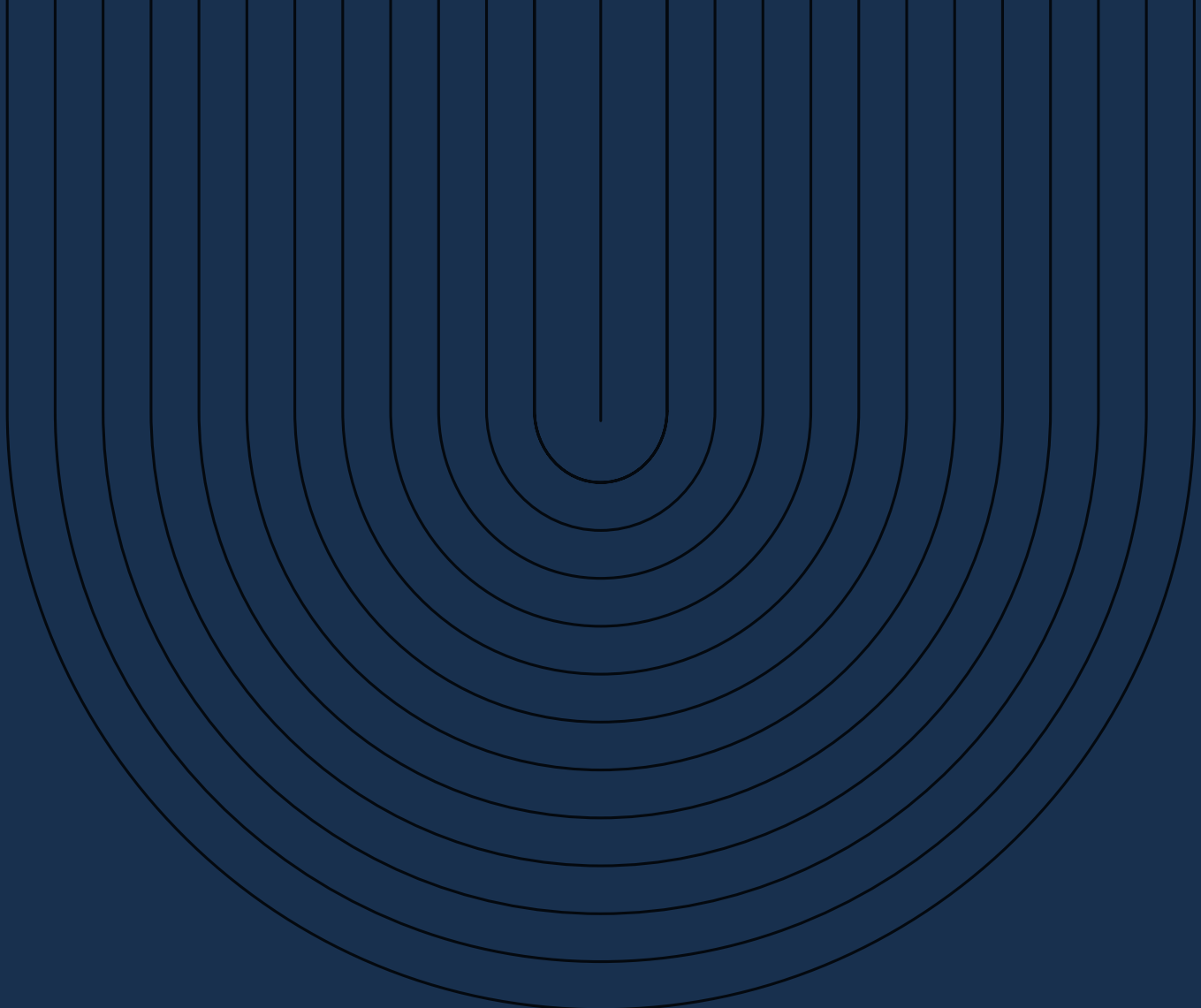
Hotels

- 1 Hilton Toronto: 51m
- 2 Shangri-La Toronto: 110m
- 3 Sheraton Centre Toronto: 350m
- 4 The St. Regis Toronto: 450m
- 5 Fairmont Royal York: 550m
- 6 One King West Hotel & Residence: 750m

Food & Beverage

- 7 Alobar: On-site
- 8 Sushi Yugen: On-site
- 9 Chop Steakhouse & Bar: On-site
- 10 Fahrenheit Coffee: On-site
- 11 Florin' on Richmond: 300m
- 12 Daphne: 350m
- 13 Wine Academy: 350m
- 14 John & Sons Oyster House: 350m
- 15 CKTL & Co.: 350m
- 16 Estiatorio Milos: 350m
- 17 Starbucks (June 2025): 400m

- 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

Michael Spence**
Vice President
michael.spence@cbre.com
416 815 2379

Kirk Baylis**
Senior Sales Associate
kirk.baylis@cbre.com
647 943 3660

CBRE Limited
Real Estate Brokerage
145 King St W
Toronto, ON. M5H 1J8



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*Broker **Sales Representative