



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

181 University Avenue

Adelaide Place

Leasing Opportunities

Building Specifications

Size	299,926 SF
Year Built	1975
Number Of Floors	23
Parking Rate	\$350 per stall, per month
Operating Costs	\$21.30 (PSF/YR)
Realty Tax	\$10.53 (PSF/YR)
Total Additional Rent	\$31.83 (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
- Tenant Lounge
- 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

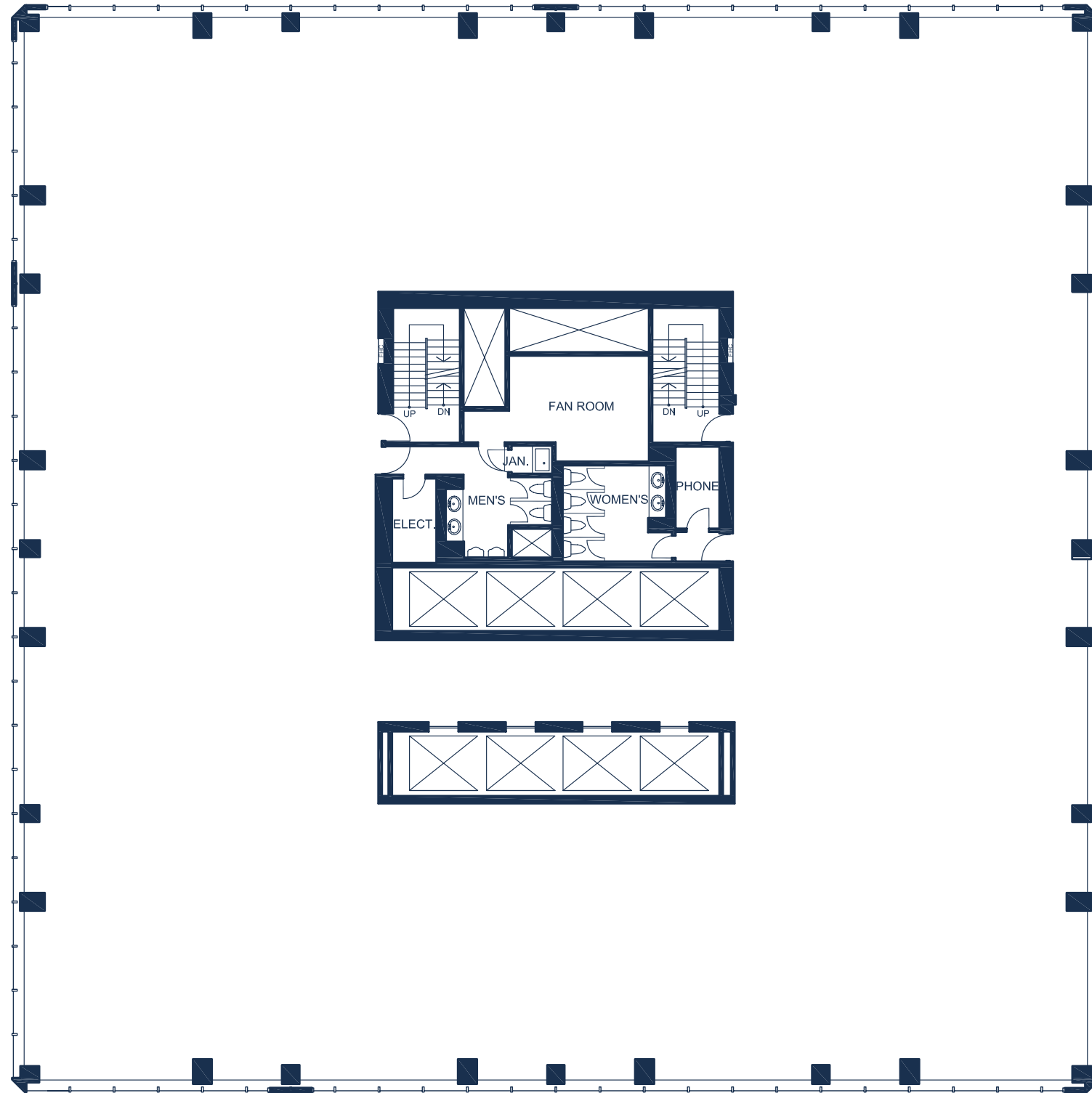


- **19th Floor**
Suite 1900: 10,920 SF
Available Dec. 2026
- **14th Floor**
Suite 1410: 5,654 SF
Available Sep. 2026
- **12th Floor**
Suite 1200: 5,686 SF
Available Jan. 2027

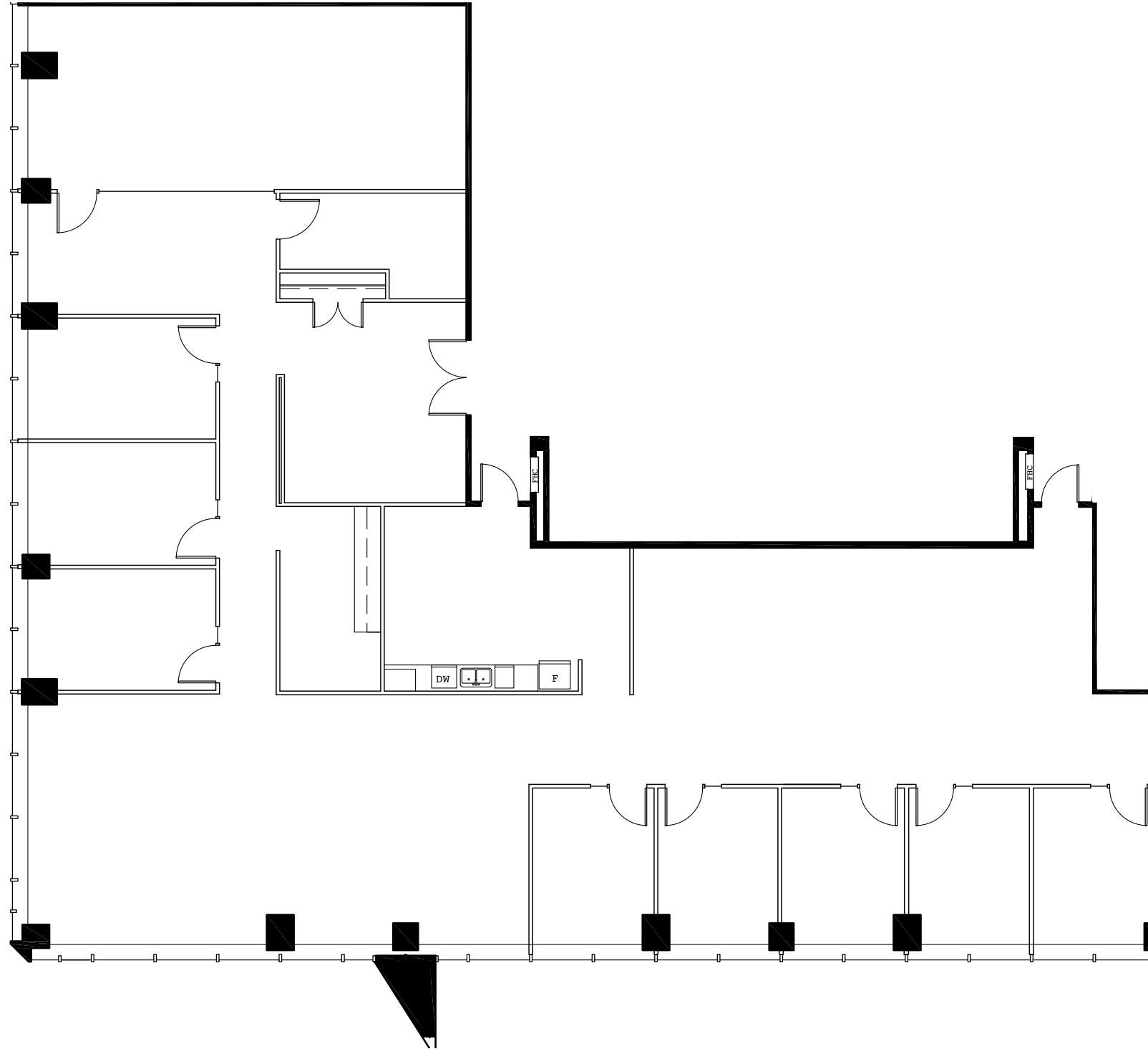
THE BUILDING -

Standard Floorplate

~14,125 SF | 9' Ceiling Height | Full floor suite in base building condition

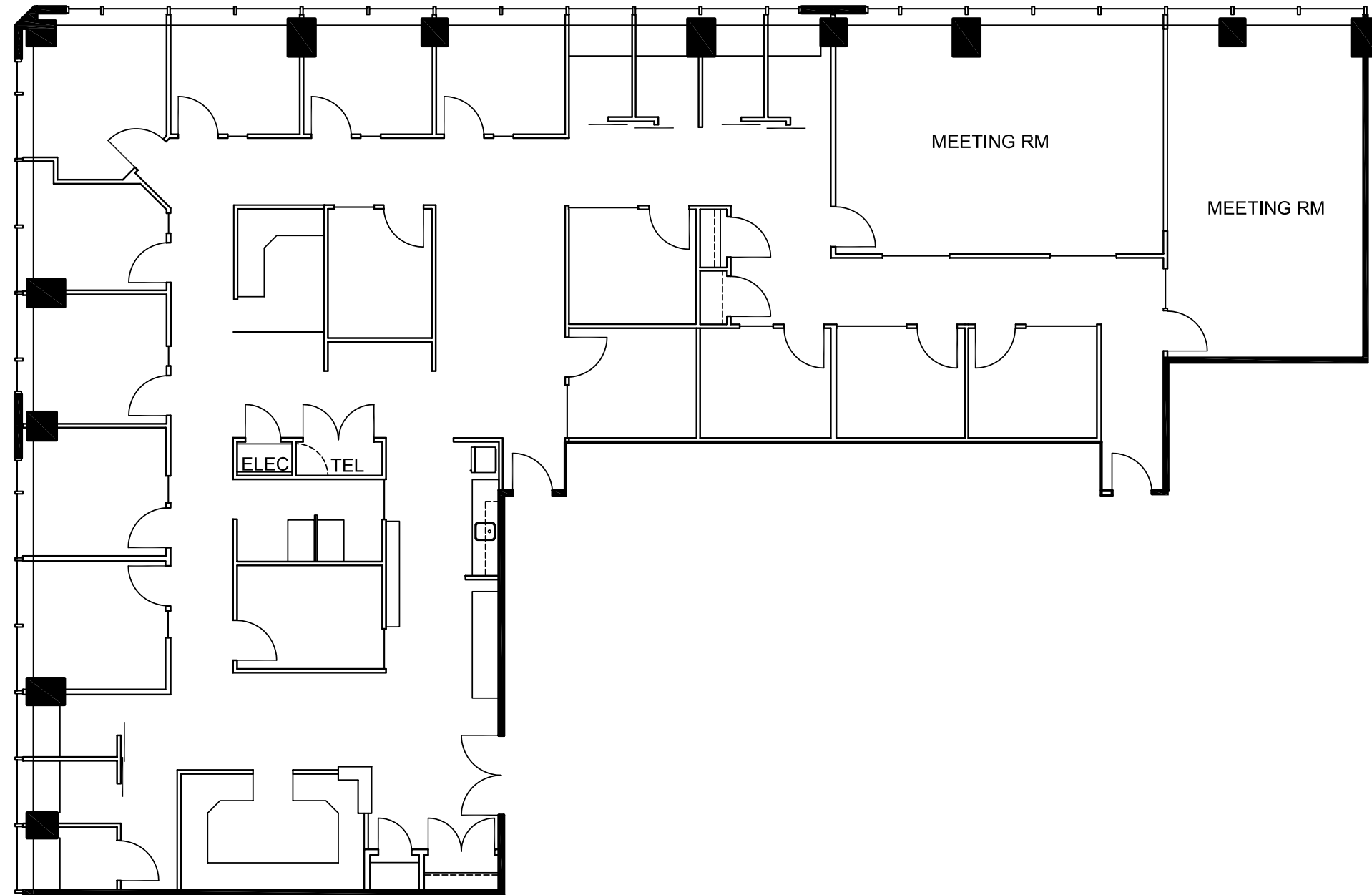


Suite 1200 – 5,686 SF



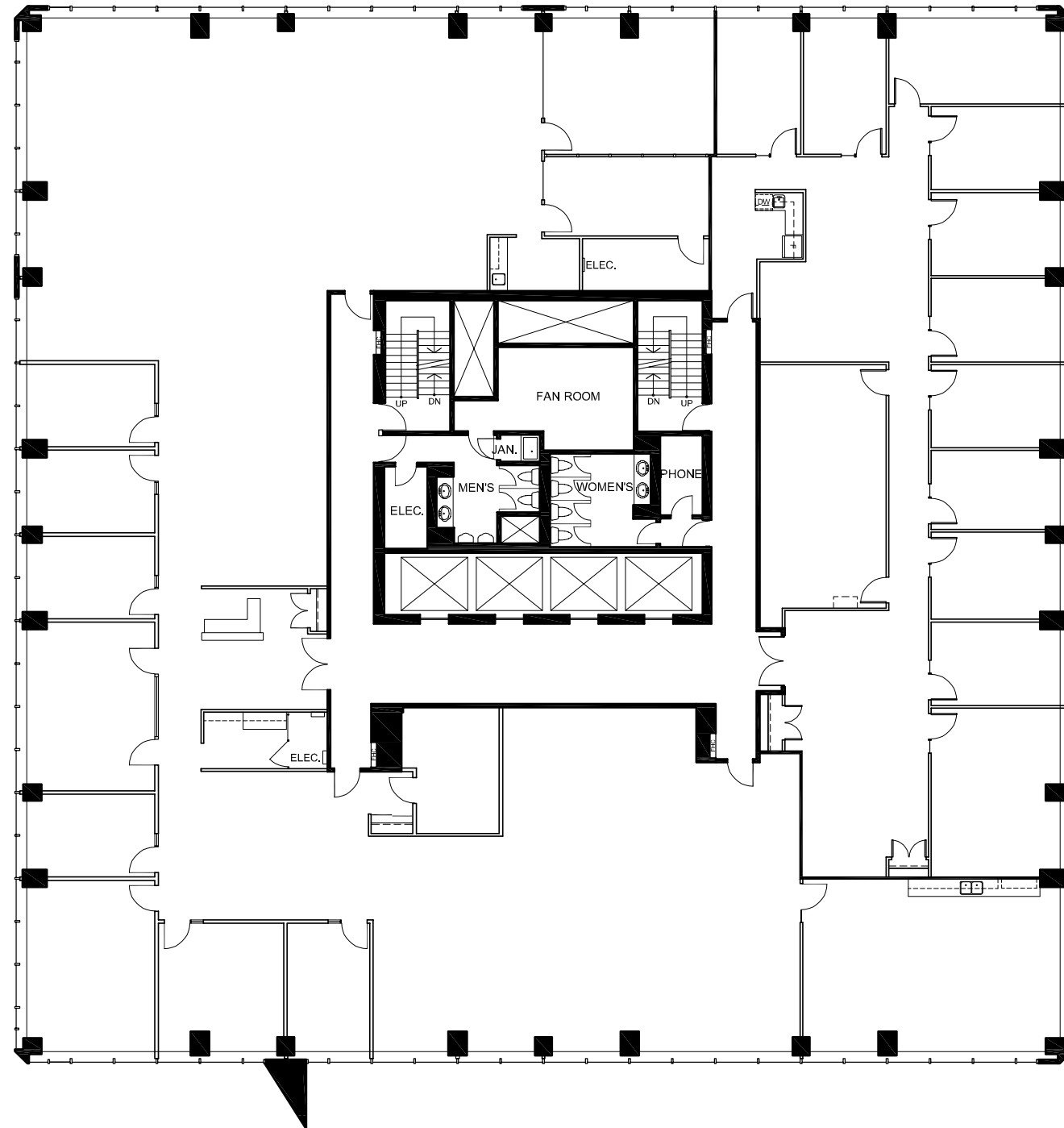
Suite 1410 – 5,654 SF

Built out with reception, offices, meeting rooms and divisible large boardroom.



Suite 1900 – 10,920 SF

Built out with perimeter offices and meeting rooms, boardroom and kitchenette. Former law firm premises. Elevator lobby exposure.



ELEVATED EXPERIENCE-

Tenant Lounge



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



GAME ROOM



CONFERENCE ROOM



CONFERENCE ROOM

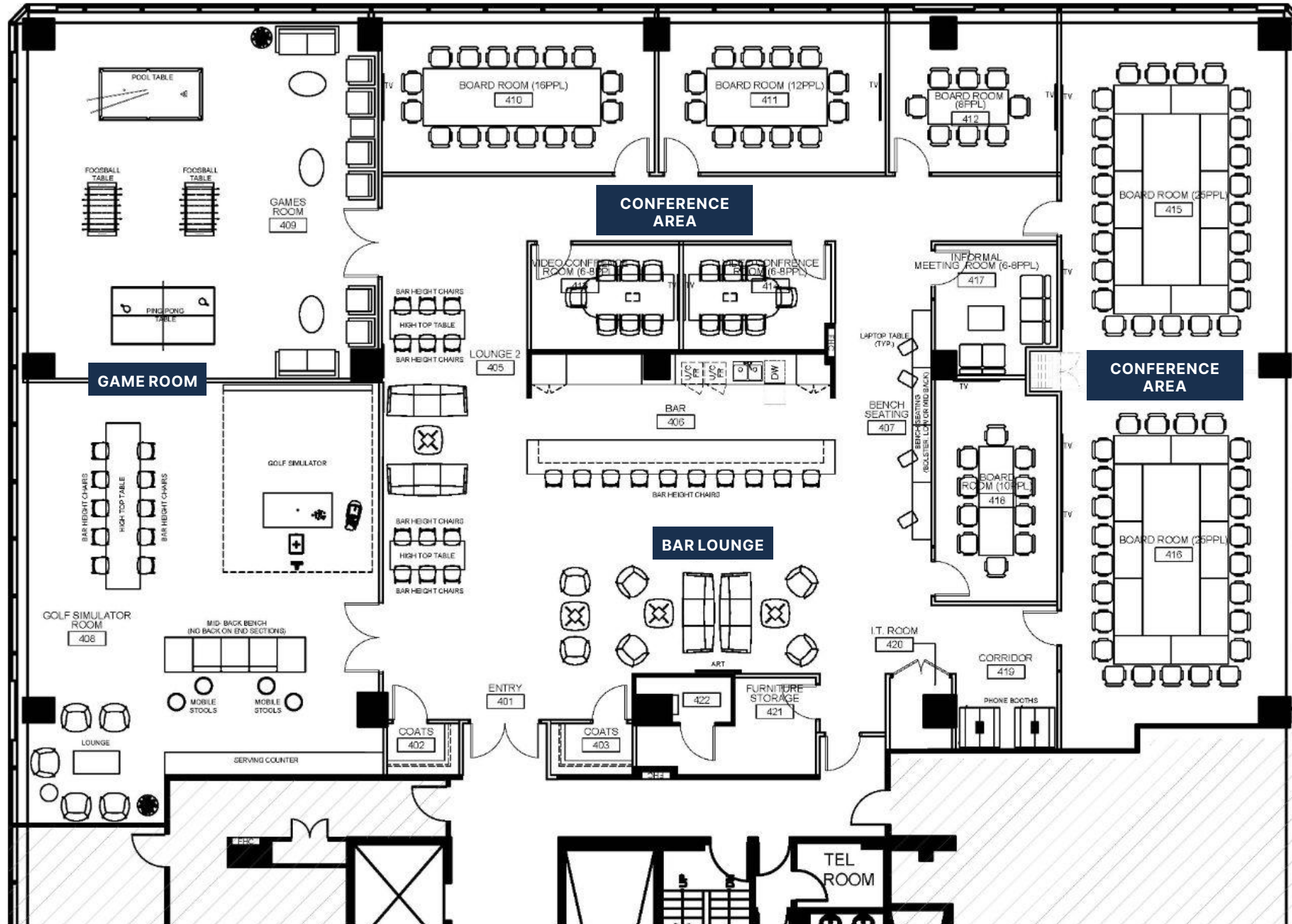


GAME ROOM



CONFERENCE ROOM

Tenant Lounge – Suite 401 Floor Plan



ELEVATED EXPERIENCE-

Tenant Gym

181 UNIVERSITY AVE
17



GROUP FITNESS ROOM



CARDIO ZONE



CARDIO ZONE

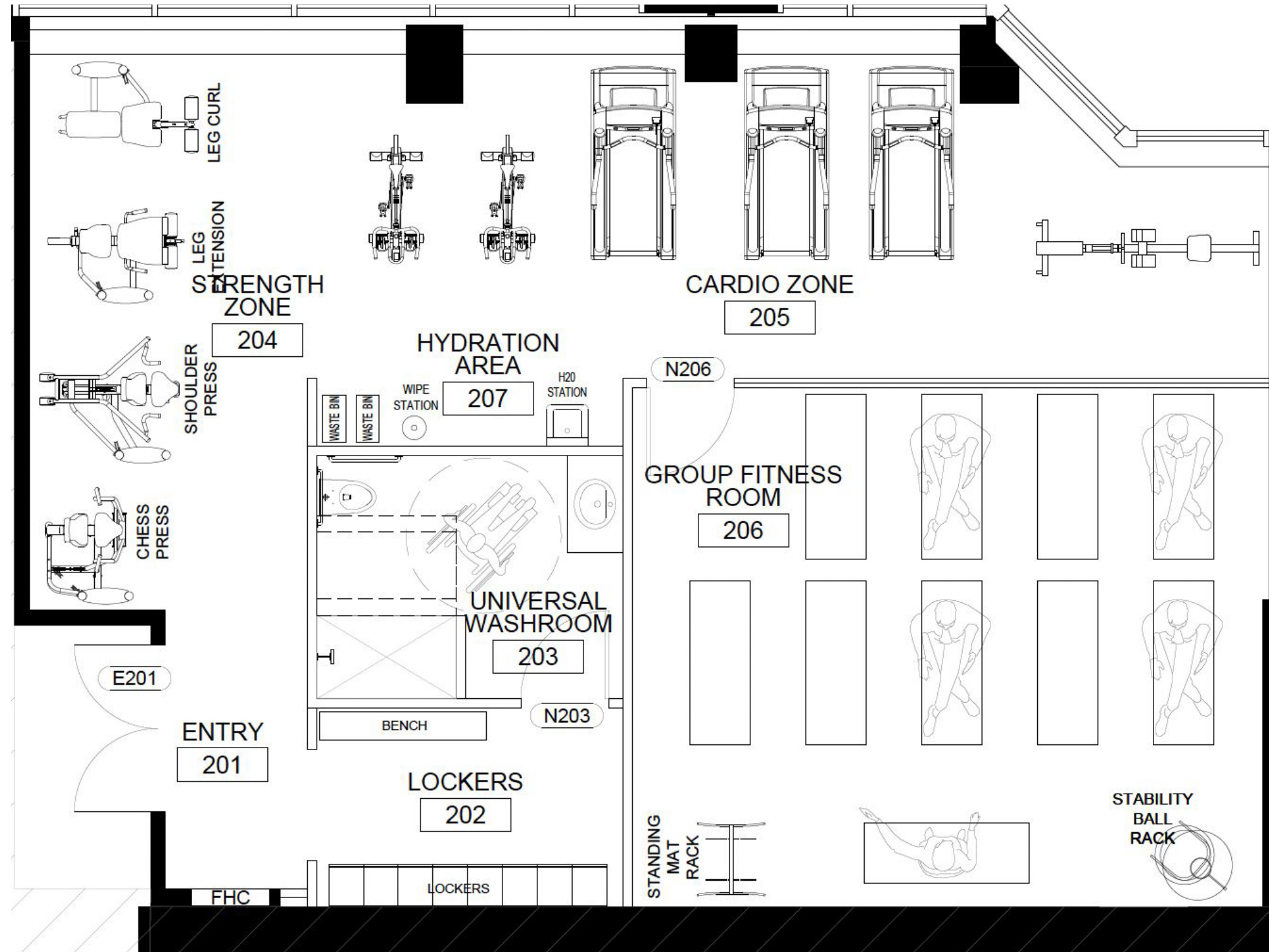


GROUP FITNESS ROOM



STRENGTH ZONE

Tenant Gym – Suite 220 Floor Plan

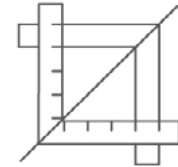


DREAM OFFICE-

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



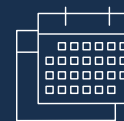
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility

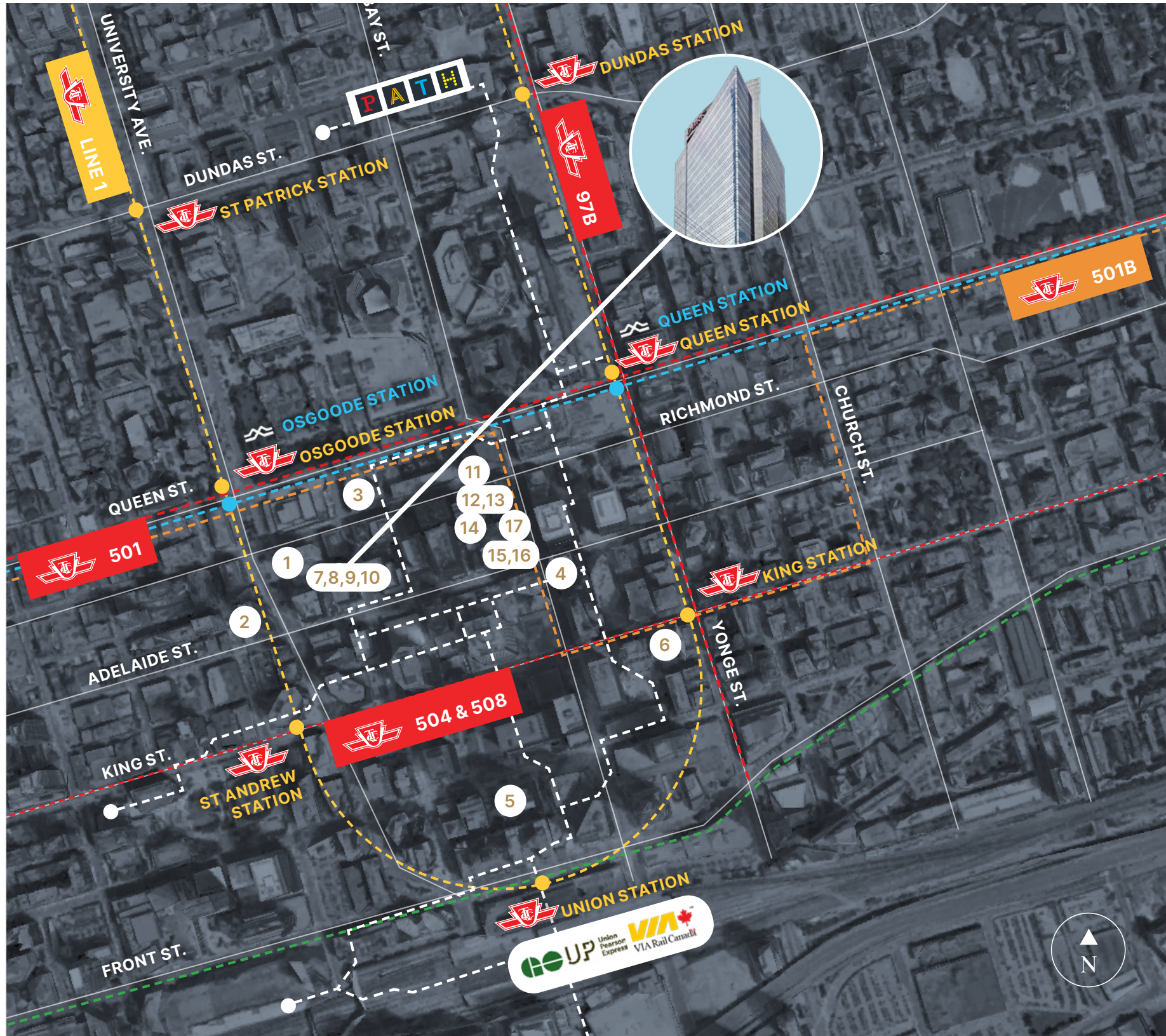


- 1 PATH entrance: On-site **P A T H**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 750m
- 4 Scotiabank Arena: 900m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route
- Green P Parking

- 40 min.**
 Toronto Pearson
 Pearson International via UP Express
- 15 min.**
 Billy Bishop Toronto City Airport
 Drive to Billy Bishop Airport
- 2 min.**
P A T H
 Walk to Queen Station or King Station
- 10 min.**
UNION STATION
 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



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