



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	\$19.73 (PSF/YR)
Realty Tax	\$10.20 (PSF/YR)
Total Additional Rent	\$29.93 (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 (coming soon)
- Tenant Gym (coming soon)

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



12th Floor - Contiguous: 17,490 SF
Suite 1206: 5,809 SF
Suite 1204: 11,681 SF

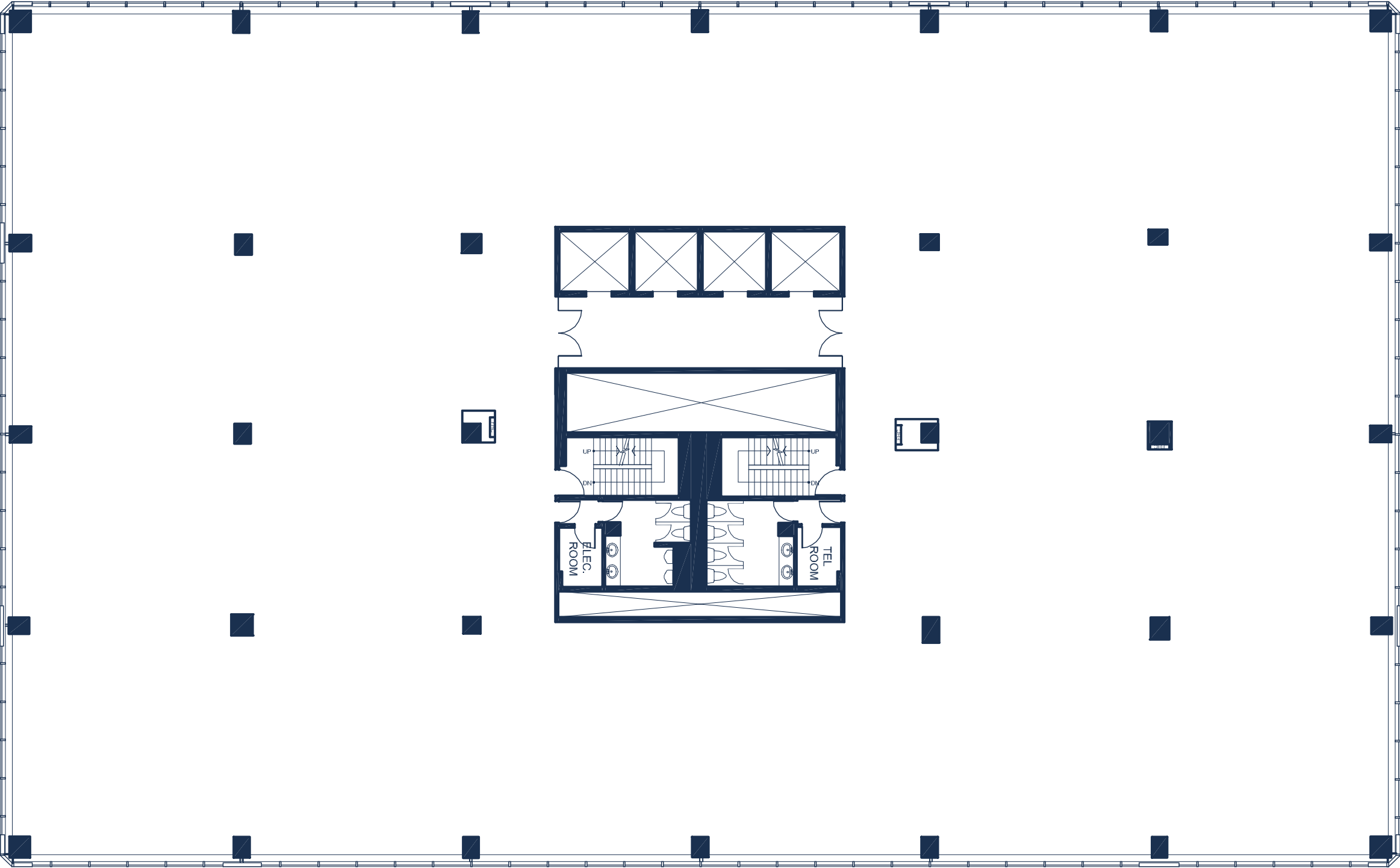
11th Floor
Suite 1100: 21,010 SF

10th Floor
Suite 1015: 1,592 SF

7th Floor - Contiguous: 18,317 SF
Suite 702: 4,536 SF
Suite 700: 13,781 SF

Standard Floorplate

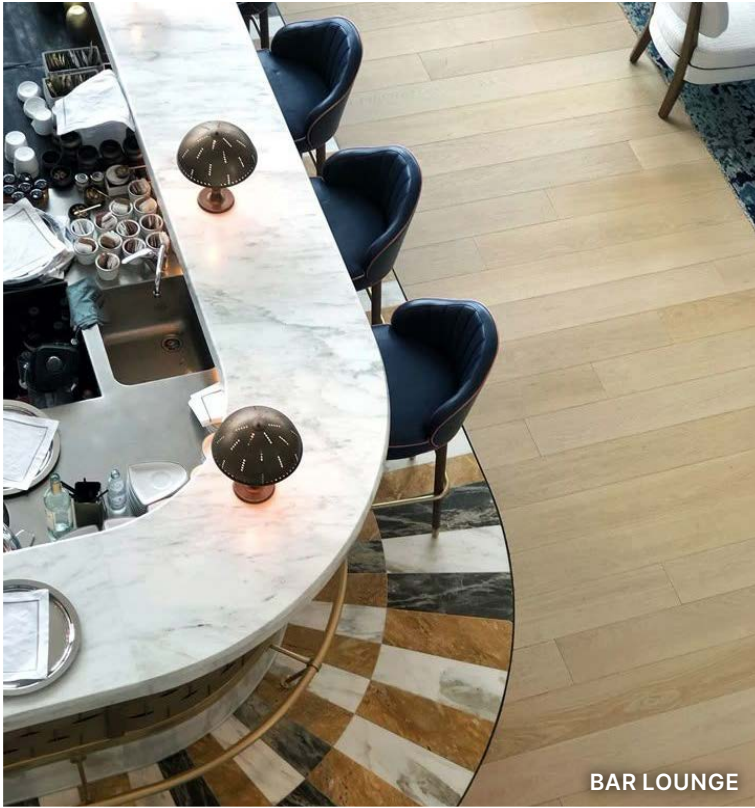
~21,000 SF | 9' Ceiling Height | Full floor suite in base building condition



Tenant Lounge – Concept Renderings



BAR LOUNGE



BAR LOUNGE



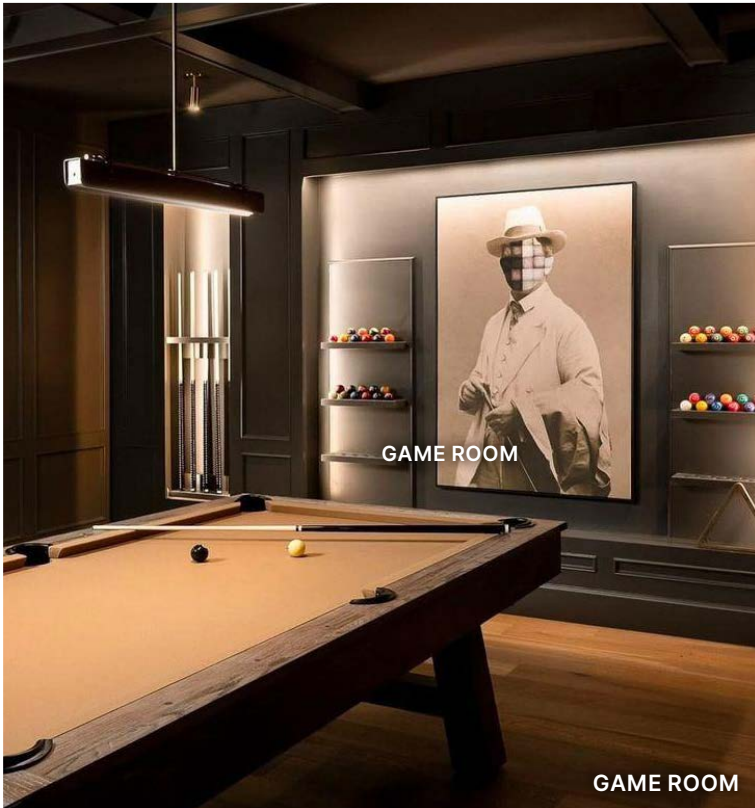
BAR LOUNGE



CONFERENCE ROOM



BAR LOUNGE



GAME ROOM

GAME ROOM

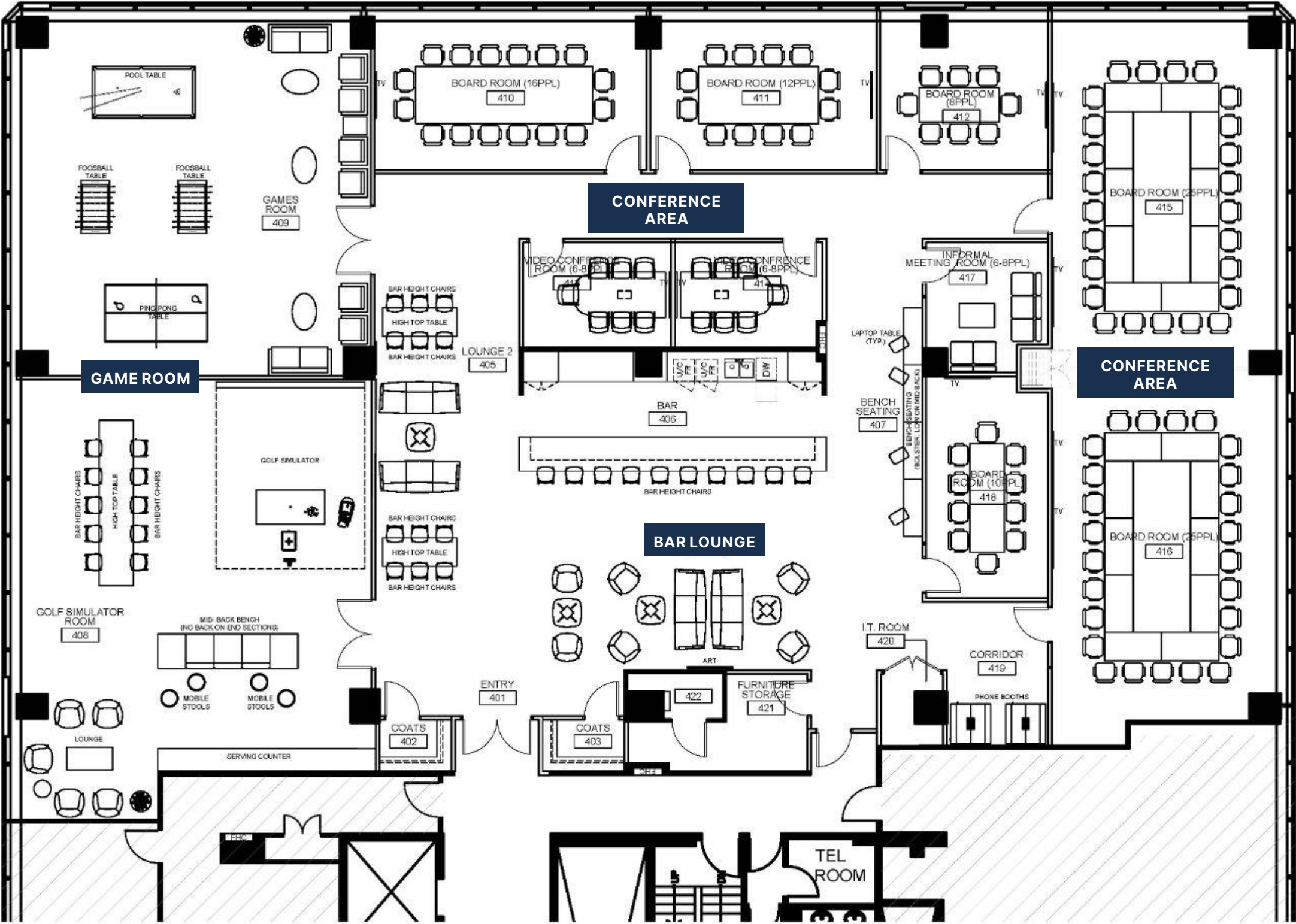


GAME ROOM



CONFERENCE ROOM

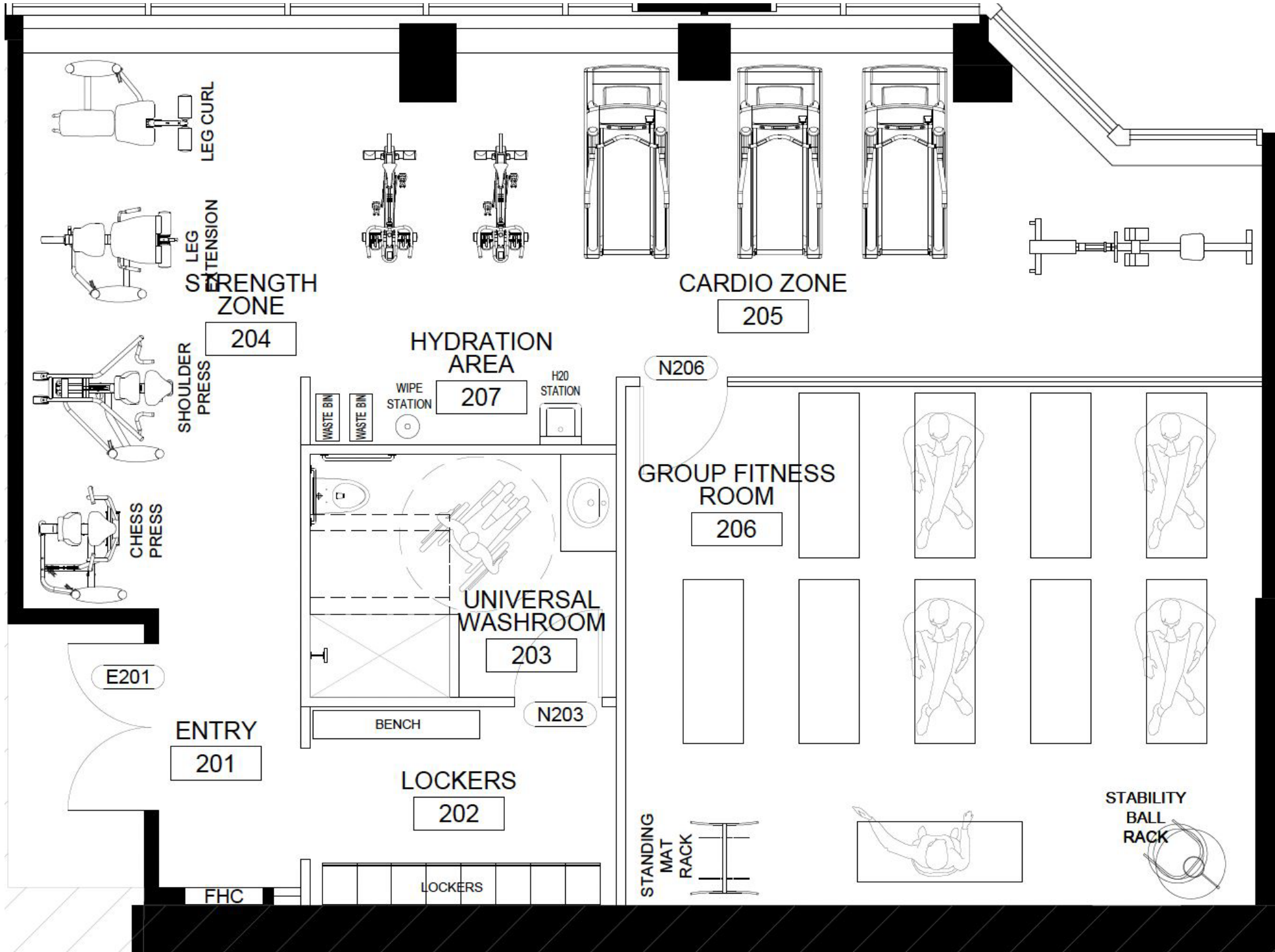
Tenant Lounge – Suite 401 Floor Plan



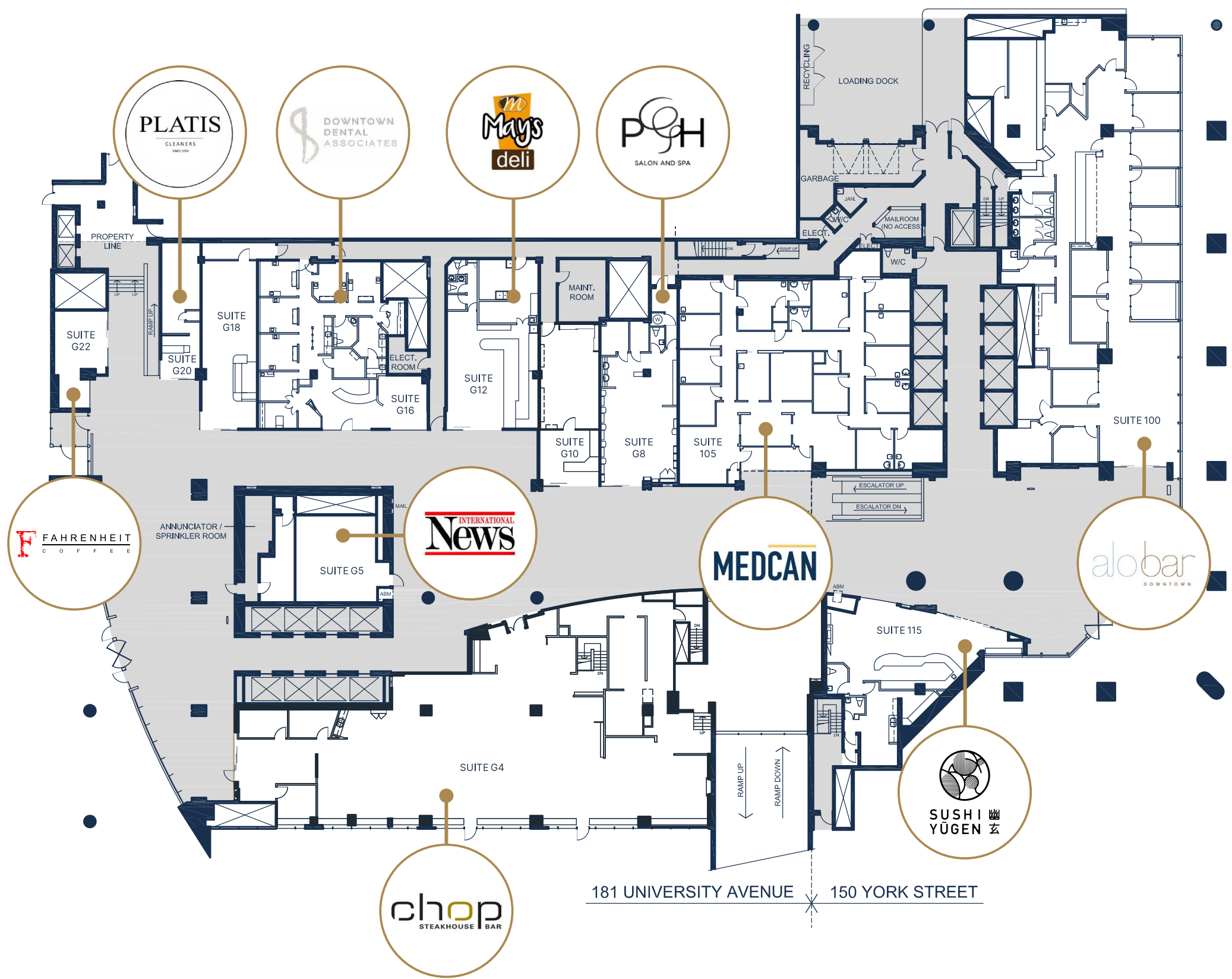
Tenant Gym – Concept Renderings



Tenant Gym – Suite 220 Floor Plan



Ground Floor Retail – Floor Plan

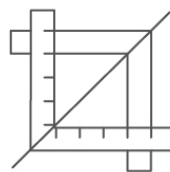


DREAM OFFICE-

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



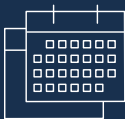
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



- 1 PATH entrance: On-site **P A T H**
- 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.**
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 UP Union Pearson Express VIA Rail Canada 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



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