



DREAM  
COLLECTION  
FINANCIAL DISTRICT



FULLY CUSTOMIZABLE TURN-KEY SPACES

# 74 Victoria Street

# Leasing Opportunities

## Building Specifications

<b>Size</b>	292,905 SF
<b>Year Built</b>	1960
<b>Number Of Floors</b>	10
<b>Ceiling Height</b>	Slab to Slab: 12'0" Clear Height: 9'0"
<b>Operating Costs</b>	\$12.54 (PSF/YR)
<b>Realty Tax</b>	\$8.61 (PSF/YR)
<b>Total Additional Rent</b>	\$21.15 (PSF/YR)
<b>Condition of Premises</b>	Base building condition below ceiling
<b>Measurement Standard</b>	BOMA 2017

## Certifications



BOMA Best  
Certified Silver



WELL Health and Safety  
Rated 2024

## 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

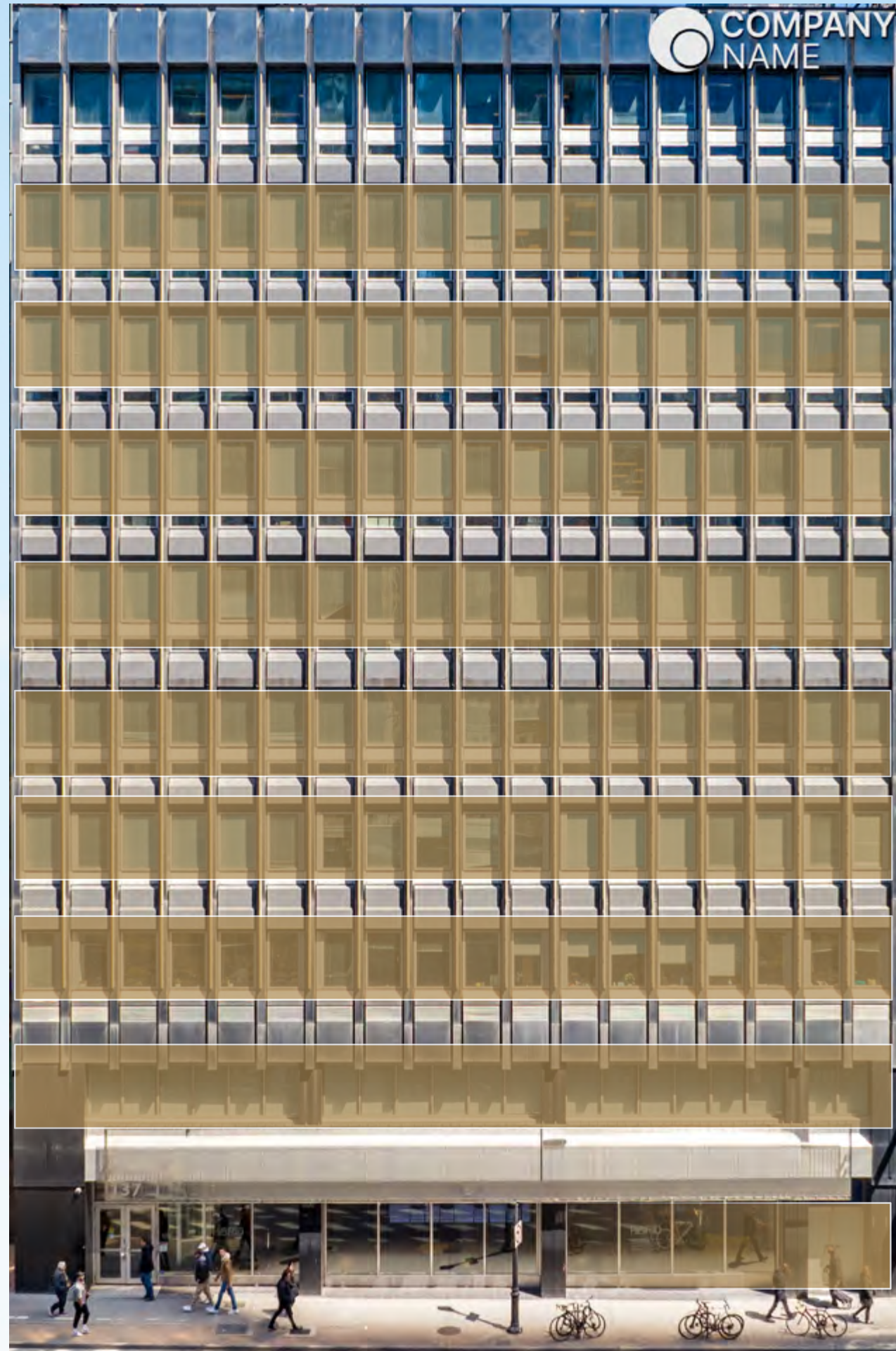
- Emergency Generator
- Fire Detection System
- Manned Security System
- Sprinkler System
- Surface Transit Route

## On-site Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

## Nearby Amenities

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



**9th Floor**  
27,244 SF  
Available Immediately

**8th Floor**  
27,247 SF  
Available Immediately

**7th Floor**  
27,231 SF  
Available Immediately

**6th Floor**  
27,245 SF  
Available Immediately

**5th Floor**  
27,240 SF  
Available Immediately

**4th Floor**  
26,779 SF |  
Available Nov 1, 2027

**3rd Floor**  
27,360 SF |  
Available Nov 1, 2027

**2nd Floor**  
28,790 SF |  
Available Nov 1, 2027

**Ground Floor**  
**Suite 115**  
2,818 SF  
Available Immediately



YOUR VISION INTO REALITY —

# Dream *bigger.*

**74 Victoria Street offers fully customizable, turn-key spaces ready for you to leave your mark.**

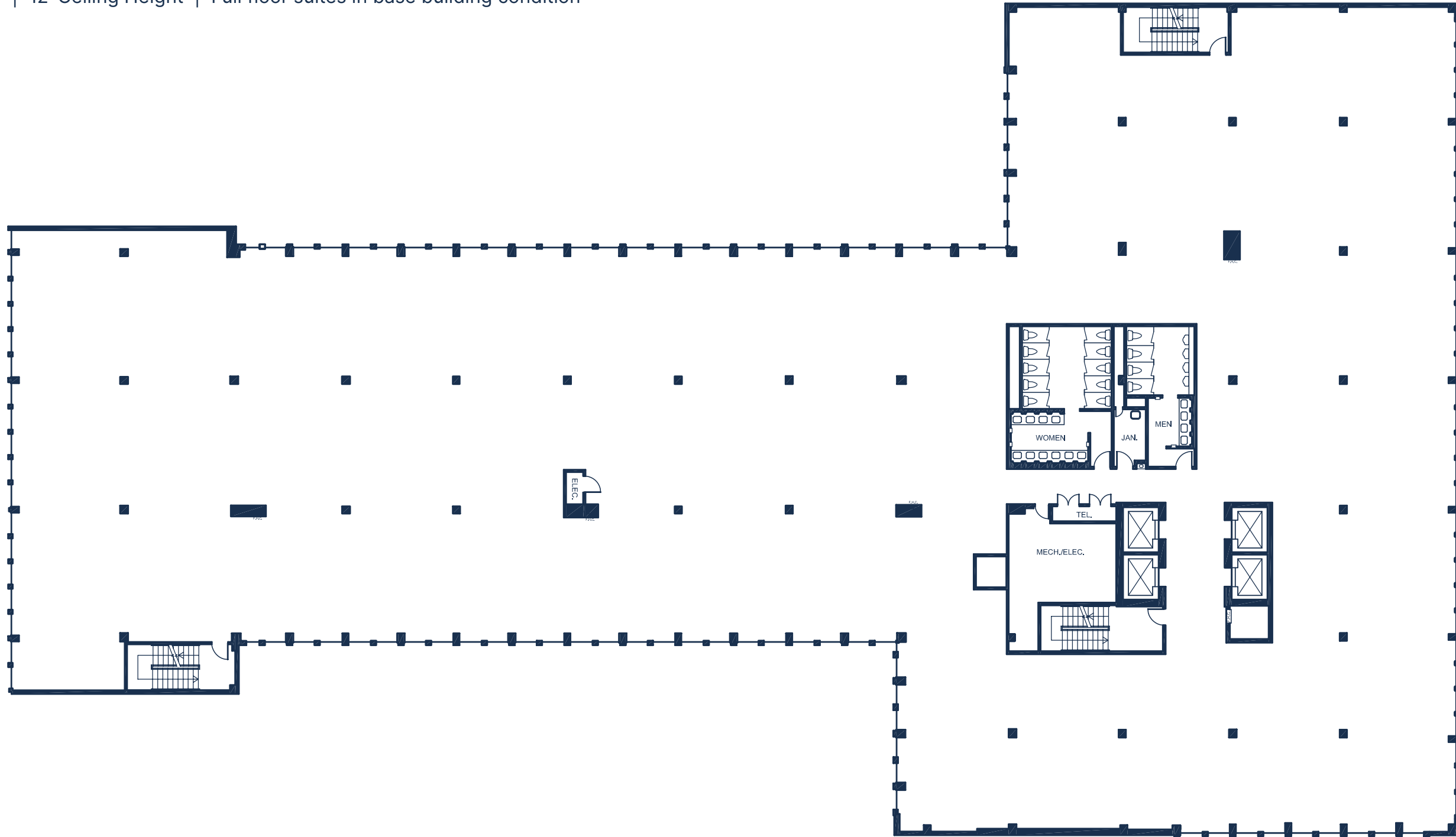
This prestigious building offers unparalleled convenience with on-site access to a flagship GoodLife Fitness Centre, ensuring a healthy work-life balance. Just minutes away, you'll find the renowned CF Toronto Eaton Centre, a variety of retail shops, and easy access to the PATH system, making it the ideal location for your business. Experience the perfect blend of productivity and lifestyle with exceptional on-site amenities and beautifully re-imagined lobby.

**Big or Small, your space, your choice — 74 Victoria Street turns your vision into reality.**

THE BUILDING -

# Standard Floorplate

~27,500 SF | 12' Ceiling Height | Full floor suites in base building condition



# Possible Test Fit

~27,500 SF | 146 Seatings | 103 Open Spaces | 41 Offices | 9 Conf. Rooms | 174.66 Density SF/person



[View virtual tour](#) ↗



# Ground Floor Plan

Suite 115 - 2,818 SF

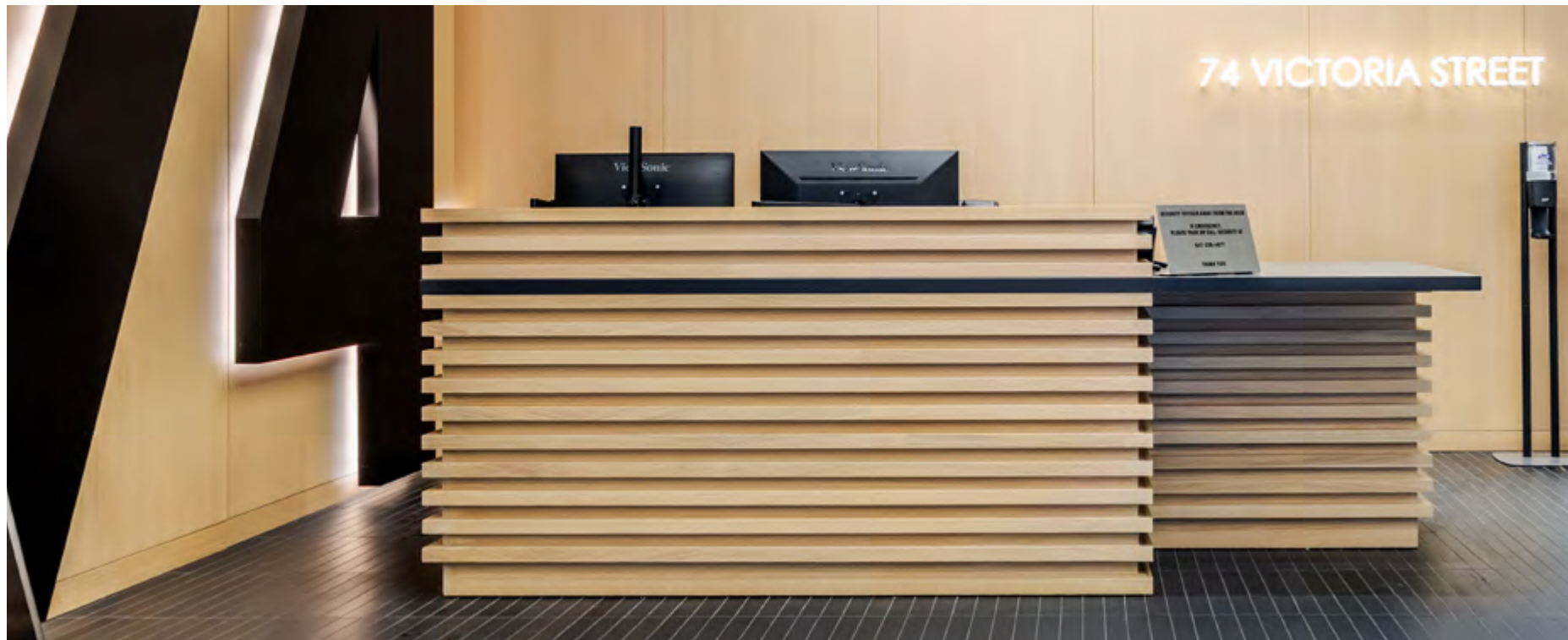


**SECURED OFFICE TENANT  
DEDICATED LOBBY  
AND ENTRANCE**

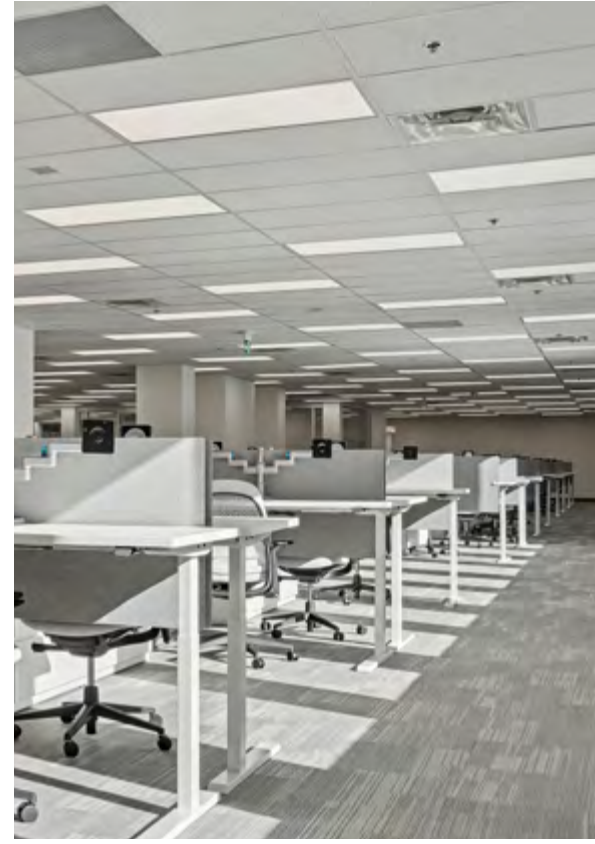
**AVAILABLE**



# An Inspiring Welcome

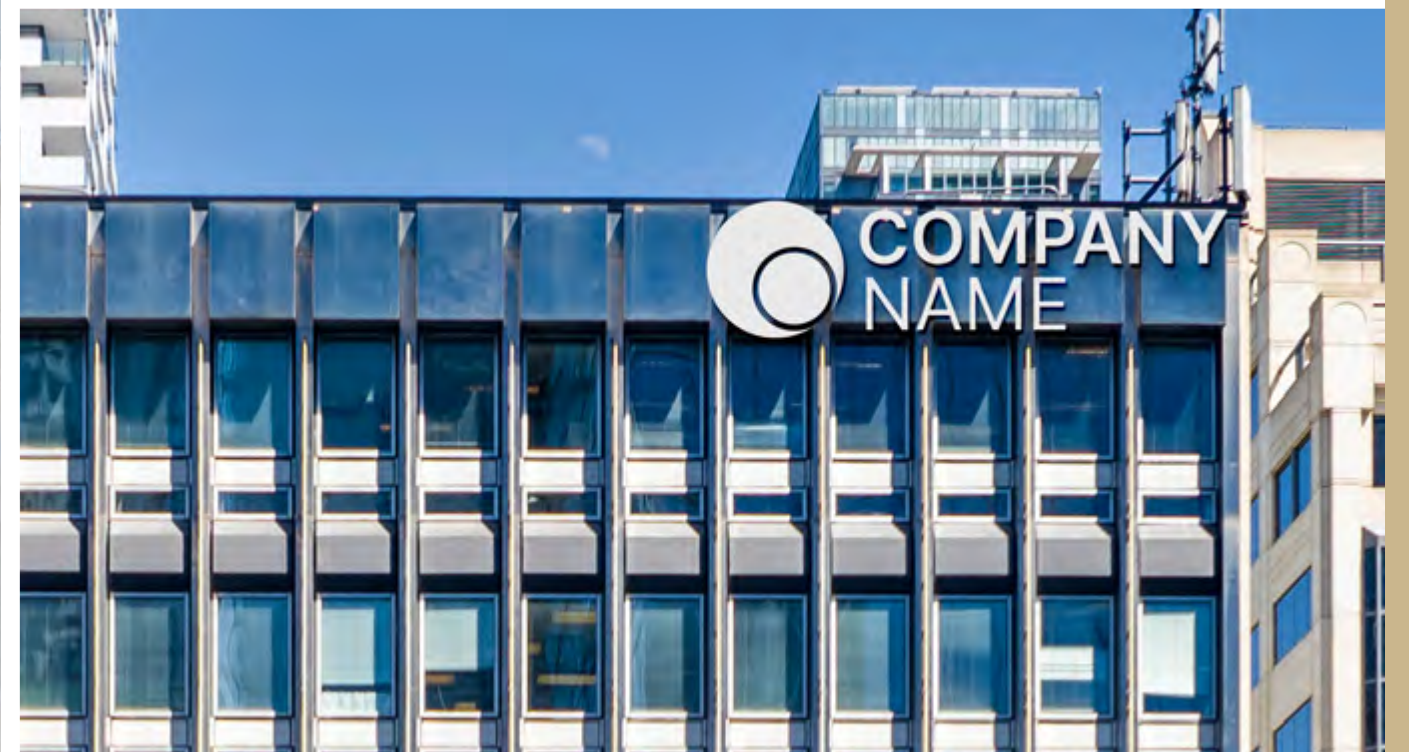


# Spaces with endless possibilities



SIGNAGE OPPORTUNITY -

# Be Seen & Make Your Mark



# Best in Class Accessibility

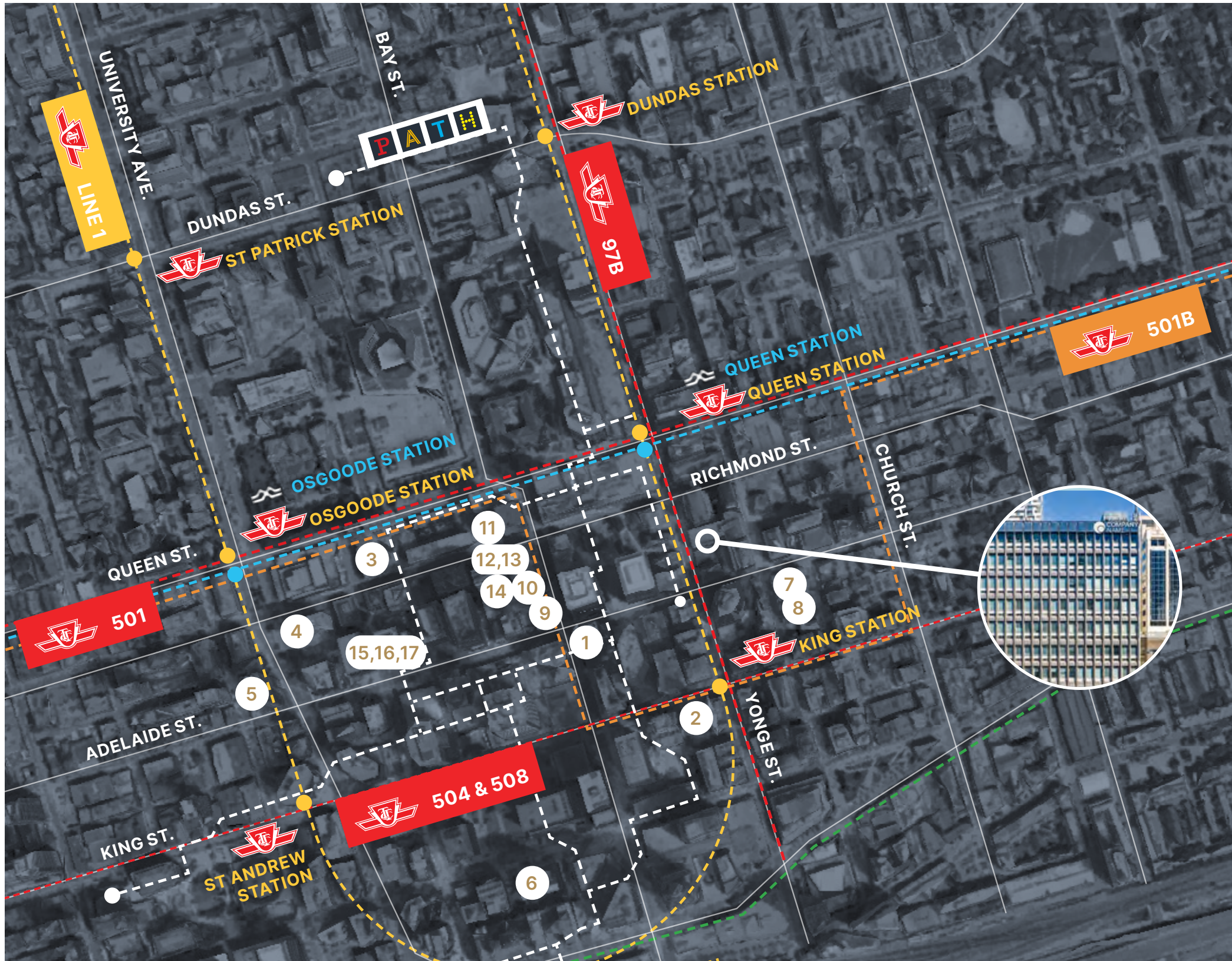


- 1 Closest PATH entrance (Dynamic Funds Tower): **120m** **PATH**
- 2 CF Toronto Eaton Centre: **350m**
- 3 Nathan Philips Square: **600m**
- 4 Scotiabank Arena: **1000m**

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

- 40 min.** Pearson International via UP Express
- 10 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: 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: 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

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