



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 80 Richmond Street West

# 80 Richmond St. W

Combining old-world design and modern advantages, the Victory Building pays homage to its Art Deco past in addition to providing direct access to the TTC, PATH and all that downtown Toronto has to offer including close proximity to Eaton Centre, City Hall and restaurants like Daphne, Hy's Steakhouse.

## Building Specifications

<b>Size</b>	102,090 SF
<b>Year Built</b>	1936
<b>Number Of Floors</b>	20
<b>Operating Costs</b>	\$24.38 (PSF/YR)
<b>Realty Tax</b>	\$8.09 (PSF/YR)
<b>Total Additional Rent</b>	\$32.47 (PSF/YR)



## Building Features

- Public Transit Surface Route
- 10' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Central HVAC Distribution system
- Fire Detection System
- Sprinkler System: Basement only
- Card access security system
- 24-Hour Security

## Sustainability & Certifications

- BOMA Certified Gold
- WELL Health and Safety Rated 2024
- Fitwel Certified 1 Star
- SmartScore Certified Gold
- Wired Certified Gold



## On-site Amenities

- Direct PATH connection
- Florin' on Richmond (April 2025)

## Nearby Amenities

- Daphne Restaurant
- CKTL & Co.
- Estiatorio Milos
- John & Sons Oyster House
- Starbucks (May 2025)
- Adrak (coming soon)
- Tenant Conference Centre at 330 Bay

[Learn more about the building](#) ↗



THE BUILDING —

# Leasing Opportunities

**18<sup>th</sup> Floor** – Full Floor Opportunity  
Suite 1800 | 5,215 SF

**16<sup>th</sup> Floor**  
Suite 1605 | 2,189 SF  
Suite 1601 | 1,797 SF

**15<sup>th</sup> Floor**  
Suite 1500 | 2,097 SF

**14<sup>th</sup> Floor** – Full Floor Opportunity | 5,211 SF  
Suite 1401 | 2,612 SF  
Suite 1400 | 2,599 SF

**12<sup>th</sup> Floor** – Full Floor Opportunity | 5,190 SF  
Suite 1205 | 1,920 SF  
Suite 1200 | 3,270 SF | Model Suite

**10<sup>th</sup> Floor** – Full Floor Opportunity  
Suite 1000 | 5,204 SF | Model Suite

**9<sup>th</sup> Floor**  
Suite 905 | 1,769 SF  
Suite 903 | 1,241 SF

**8<sup>th</sup> Floor**  
Suite 808 | 590 SF  
Suite 804 | 1,560 SF  
Suite 801 | 1,296 SF

**5<sup>th</sup> Floor**  
Suite 509 | 627 SF

**2<sup>nd</sup> Floor**  
Suite 204 | 2,578 SF  
Suite 202 | 1,746 SF

[View more opportunities](#) ↗



18<sup>th</sup> Floor

14<sup>th</sup> Floor

12<sup>th</sup> Floor

10<sup>th</sup> Floor

# Standard Floorplate

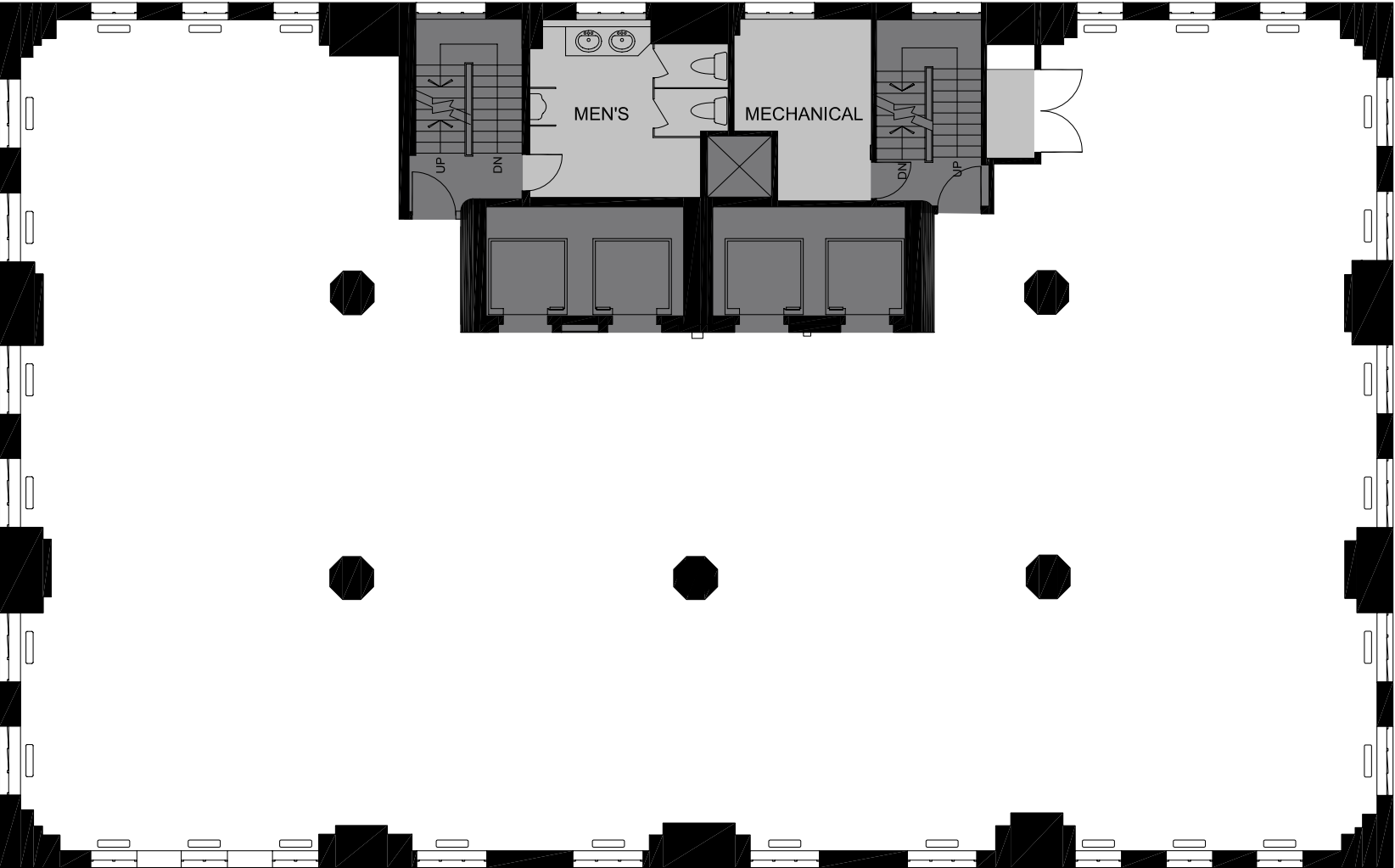
Full floor suite in base building condition.

Size

Ceiling Height (slab to T-bar)

5,185 SF

10'

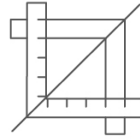


DREAM OFFICE —

# 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



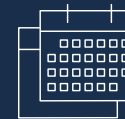
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under



# LOCATION —

## Best in Class Accessibility

98 Walk Score

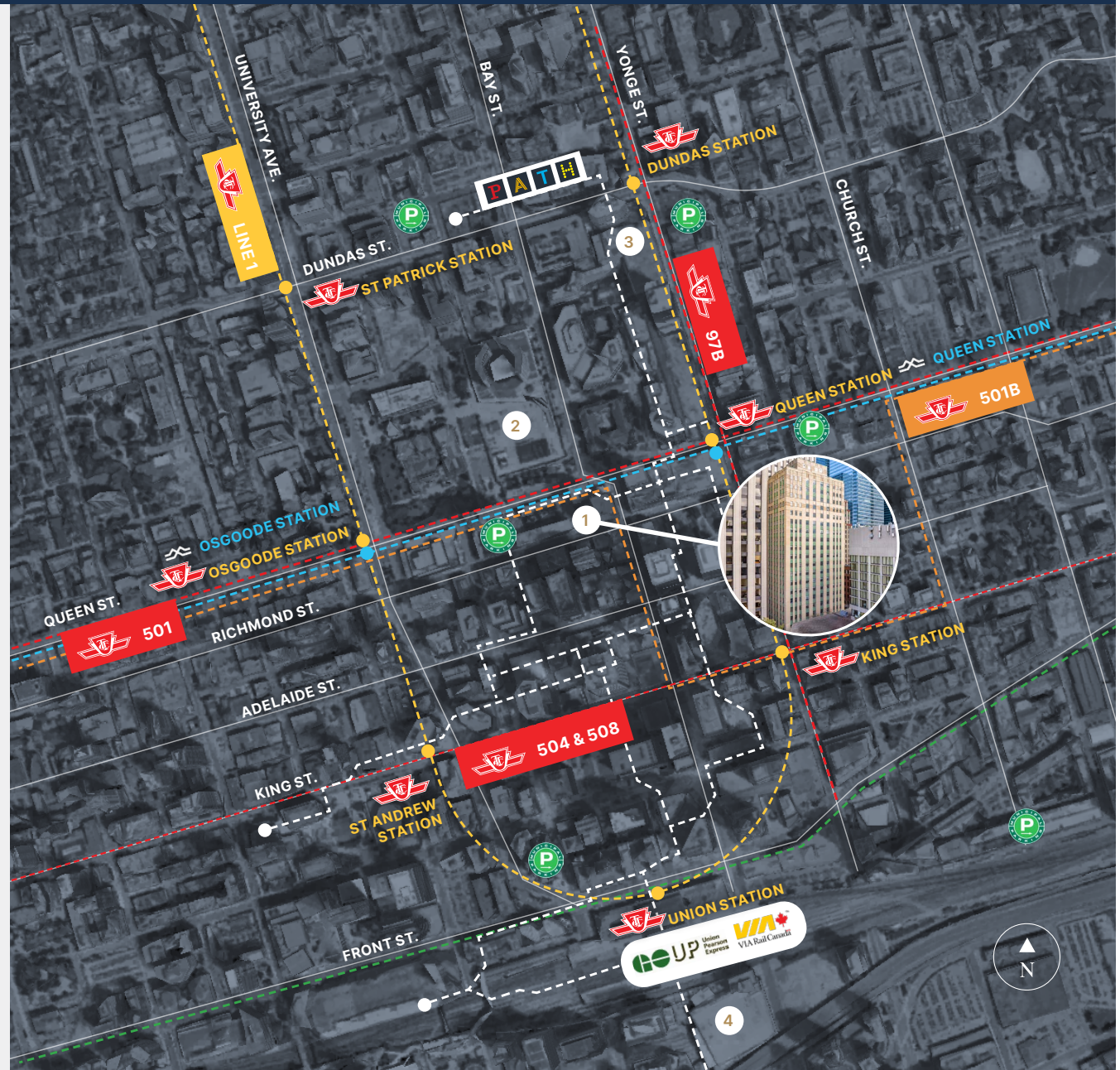
100 Transit Score

90 Bike Score

- 1 Closest PATH entrance  
(80 Richmond St.): **Onsite** **PATH**
- 2 Nathan Philips Square: **240m**
- 3 CF Toronto Eaton Centre: **300m**
- 4 Scotiabank Arena: **850m**

- 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
- 13 min.**  
BILLY BISHOP TORONTO CITY AIRPORT  
Drive to Billy Bishop Airport
- 5 min.**  
**PATH**  
Walk to Queen Station  
or King Station
- 5 min.**  
**UNION STATION** **UP** Union  
Pearson Express  
**VIA** Rail Canada  
Walk to Union Station



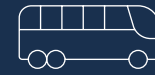


## LOCATION —

## Best in Class Proximity



98 Walk Score



# 100 Transit Score



## 90 Bike Score

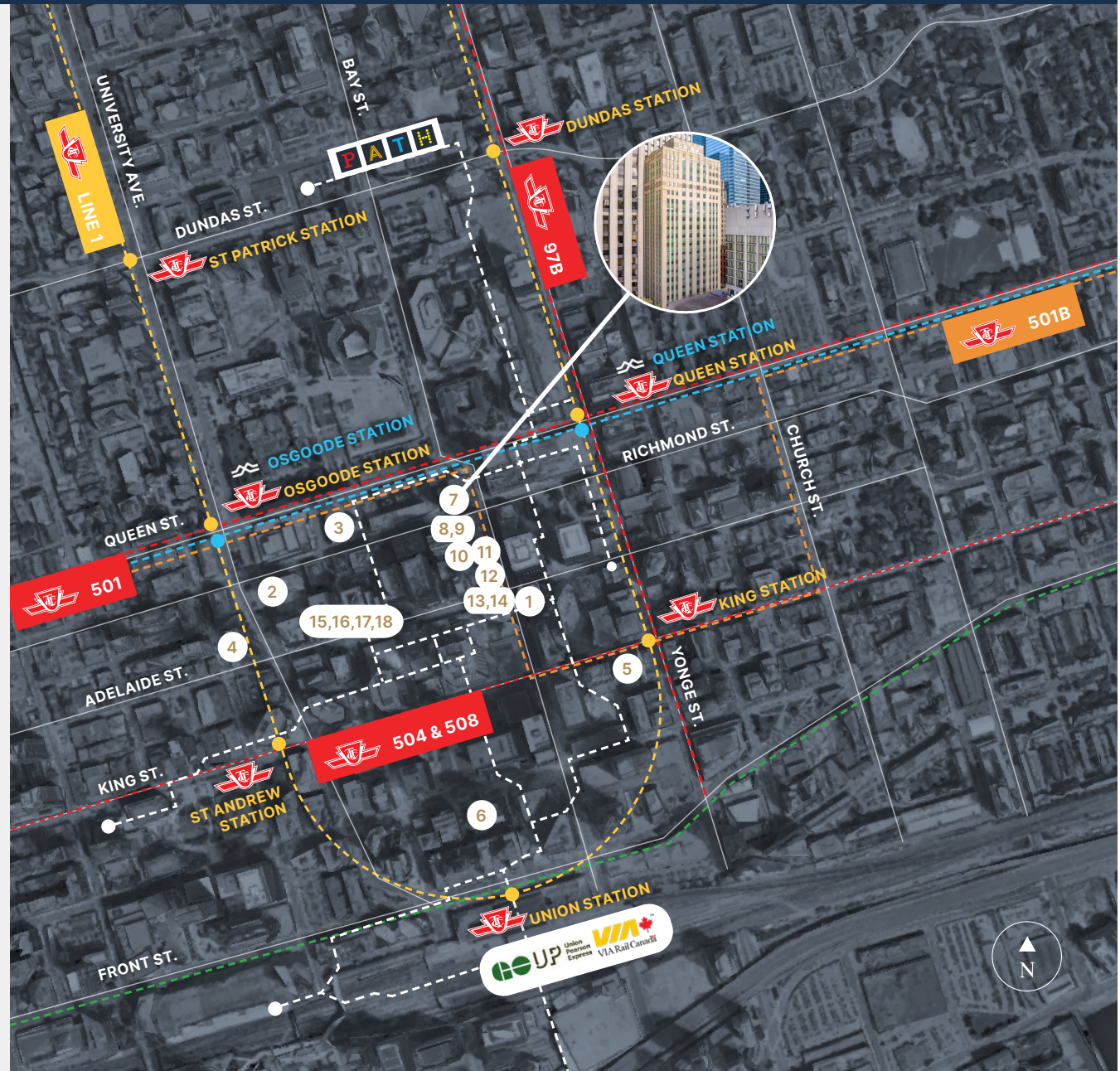
## Hotels

- 1 The St. Regis Toronto: 240m
- 2 Hilton Toronto: 300m
- 3 Sheraton Centre Toronto: 350m
- 4 Shangri-La Toronto: 450m
- 5 One King West Hotel & Residence: 550m
- 6 Fairmont Royal York: 750m

## Food & Beverage

- 7 Florin' on Richmond (April 2025): **On-site**
- 8 Daphne Restaurant: **40m**
- 9 Wine Academy: **40m**
- 10 John & Sons Oyster House: **100m**
- 11 Adrak (coming soon): **120m**
- 12 CKTL & Co.: **170m**
- 13 Starbucks (May 2025): **140m**
- 14 Estiatorio Milos: **190m**
- 15 Alobar: **300m**
- 16 Sushi Yugen: **300m**
- 17 Chop Steakhouse & Bar: **300m**
- 18 Fahrenheit Coffee: **300m**

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



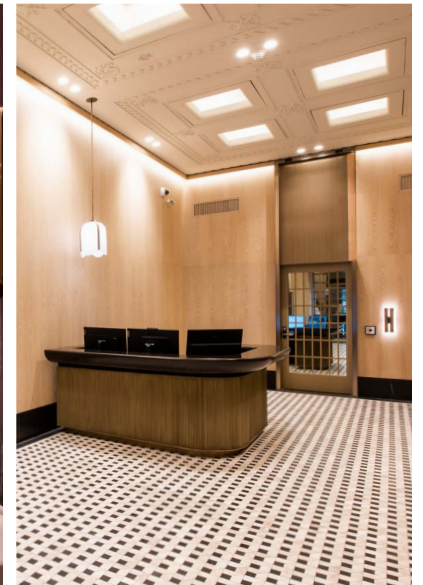


IMPROVING YOUR EXPERIENCE —

# Recent Improvements

Enjoy the historical touch of the Victory Building while savoring modern improvements:

- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and façade





# Sustainable Performance<sup>(1)</sup> & Operations

Dream Office has worked hard to reduce energy consumption, water consumption and GHG emissions across its portfolio, including at this building.

## Energy Management Plans and Policies for this building include:

- Restricting HVAC hours to building operating hours to reduce unnecessary HVAC consumption
- Rigorous and routine air filter change and replacement program
- Temperature setbacks for thermostats and HVAC zones during unoccupied periods of time
- Installation and use of lighting controls to turn lights off during unoccupied periods of time
- Regular and routine inspection of HVAC equipment
- Conducting building energy audits every 3 years
- Conducting night audits of energy annually
- Energy manager monitoring and reviewing real-time energy consumption
- Moving towards centralized waste diversion strategy

The building management team has developed an extensive waste management and recycling program in an effort to maintain the highest possible waste diversion rate. Dream Office facilitates recycling receptacles for all workstations, copy centers, boardrooms, lunchrooms and kitchenettes, as installed by Tenants and for all common areas.

Dream Office tracks and discloses its annual energy, water, GHG emissions and waste performance in its Sustainability Report. For more information and details about calculations and methodology, please visit: <https://sustainability.dream.ca/> ↗

(1) Unless otherwise stated, each year's energy, GHG, water, waste, building certification and energy rating data is based on the relevant owned Canadian properties where Dream Office has operational control. Excludes assets that are under development and major renovations. Co-owned assets are included at 100% of GLA. Please refer to our Sustainability Report's Supplemental Disclosures for more information, including data coverage and sources of emission factors. (2) Includes assets (at 100% of GLA) operational for the full year. GHG emissions are calculated in accordance with the World Resource Institute Greenhouse Gas Protocol. Calculations in this table capture activities Dream Office has direct and indirect operational control over: Scope 1 emissions generated directly from its operations, including heating with Dream Office's properties; Scope 2 emissions indirectly associated with generation of purchased electricity, heating, cooling, and steam consumed by properties. (3) Includes 100% of waste generated at assets owned by Dream Office and co-owned by Dream Office and Dream Impact Trust.

## Performance

(Dream Office's Canadian Portfolio)

### Energy Intensity

↓ 22%

in 2023 (vs 2019 baseline)

### Water Intensity

↓ 31%

in 2023 (vs 2019 baseline)

### Scope 1 and 2 GHG Emissions Intensity

↓ 28%

in 2023 (vs 2019 baseline)<sup>(2)</sup>

### Waste Diversion

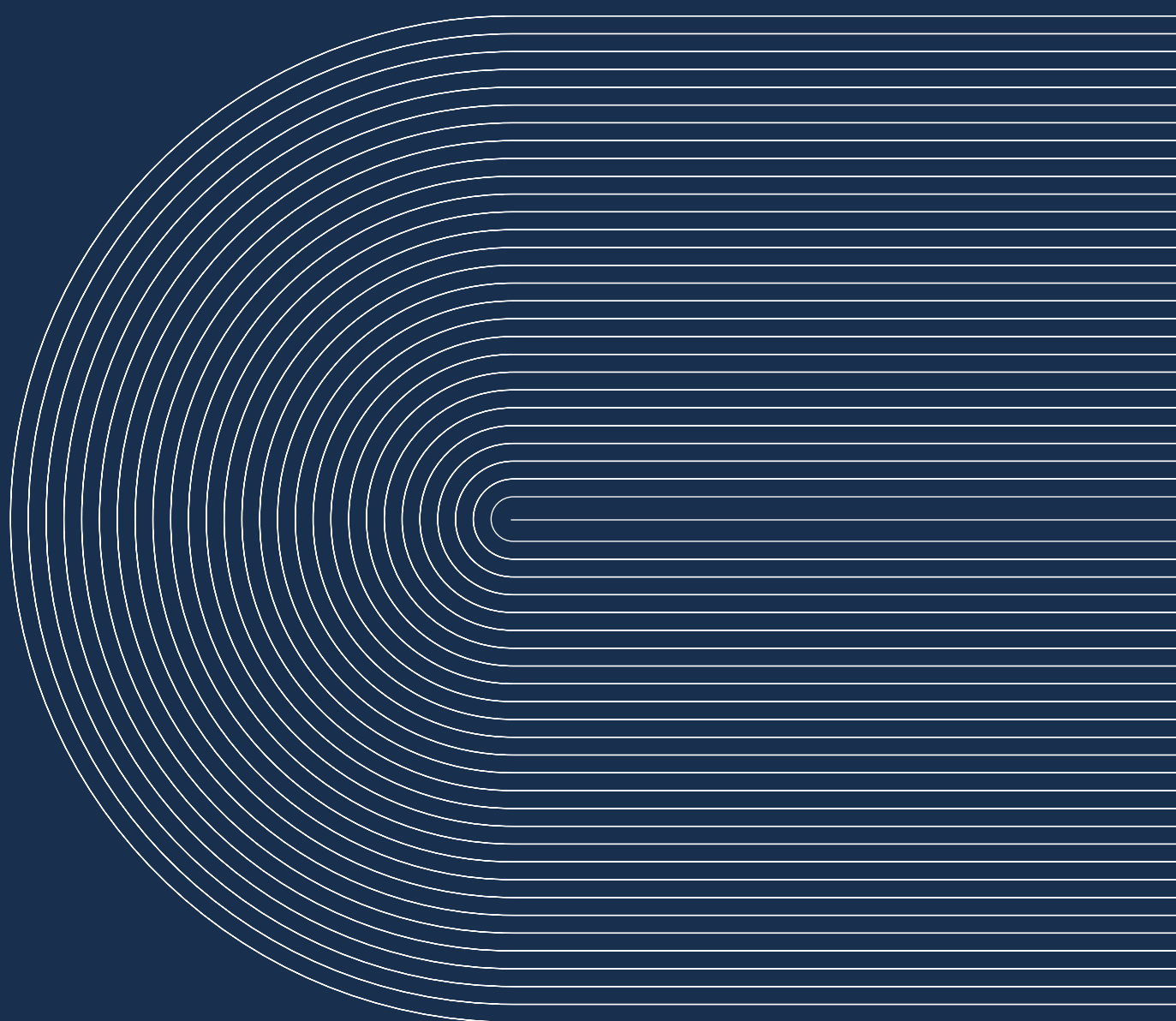
32%

in 2023

## Canadian Office Portfolio with

97%

Green Building Certification  
in 2023<sup>(3)</sup>



**Jennifer Millar**  
Manager, Office Leasing  
647.328.8859  
jmillar@dream.ca

[leasing.dream.ca](http://leasing.dream.ca)

Renderings are artist's concept E. & O.E.