



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

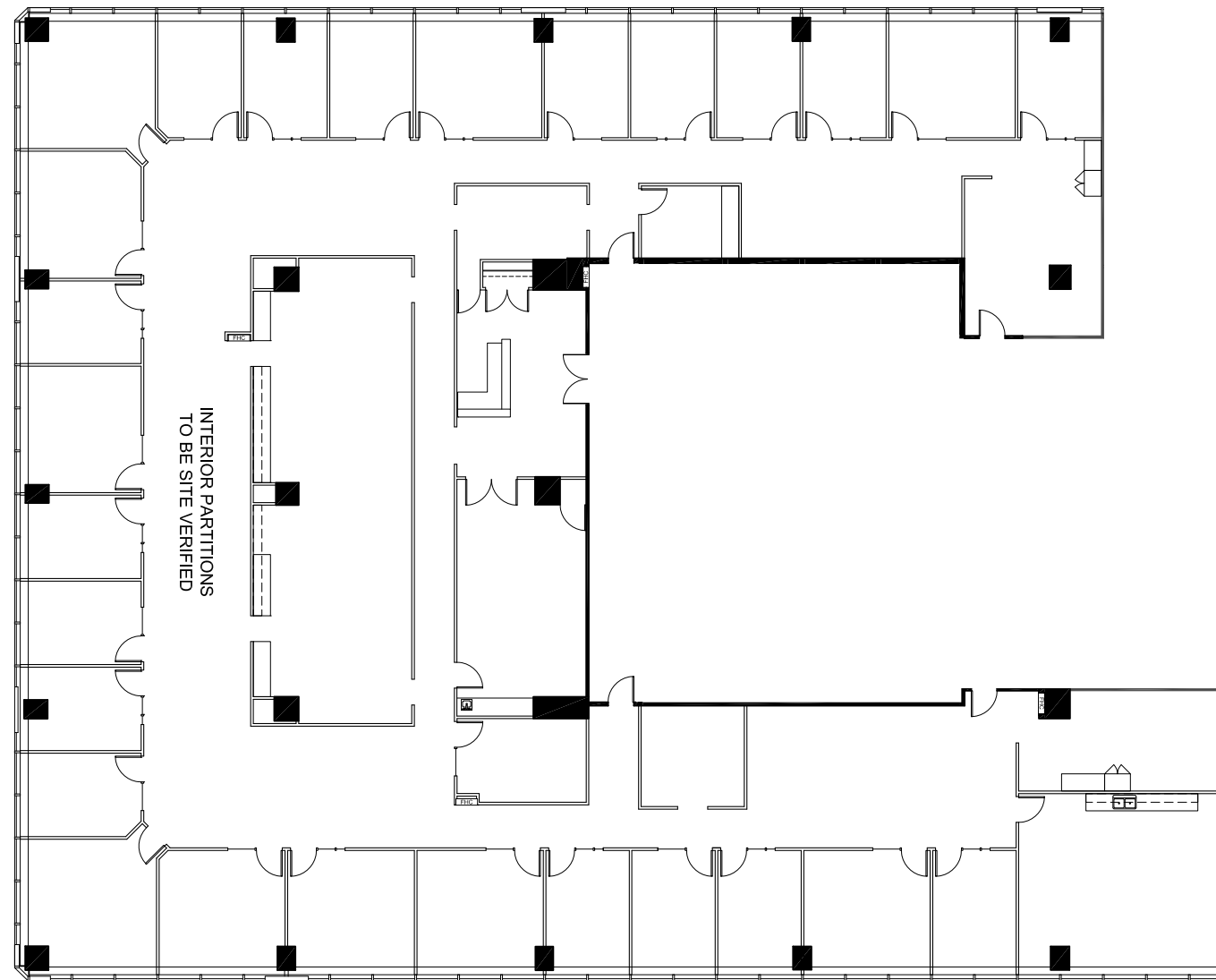
- Wide range of restaurants within close proximity including; Daphne, Wine Academy, John & Sons Oyster House, CKTL & Co., Estiatorio Milos, Florin' on Richmond and Starbucks (June 2025)
- Shangri-La Hotel
- Nathan Phillips Square



- **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
- **7th Floor**  
Suite 700: 13,781 SF  
Available Immediately

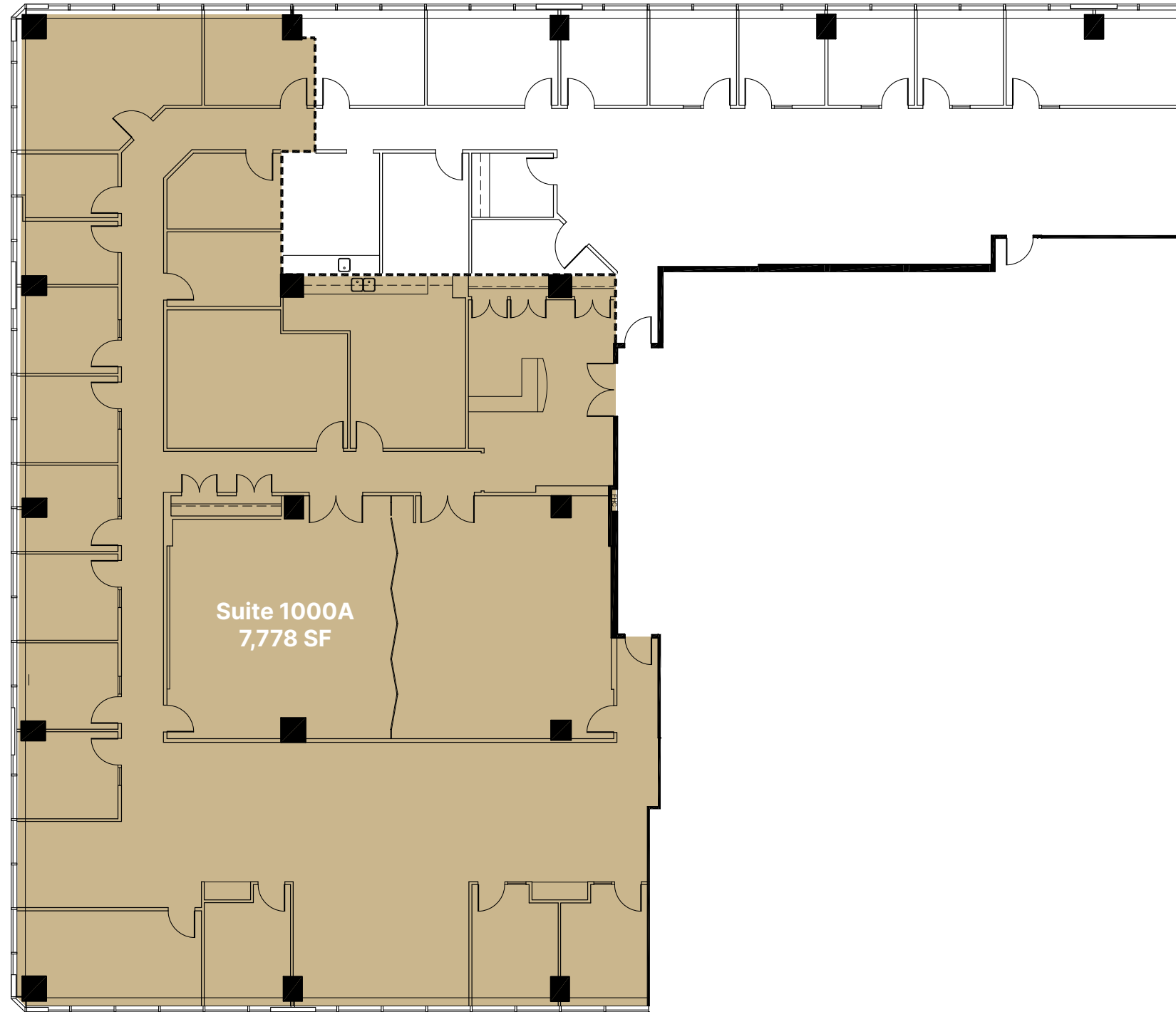
# Suite 700 – 13,781 SF

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



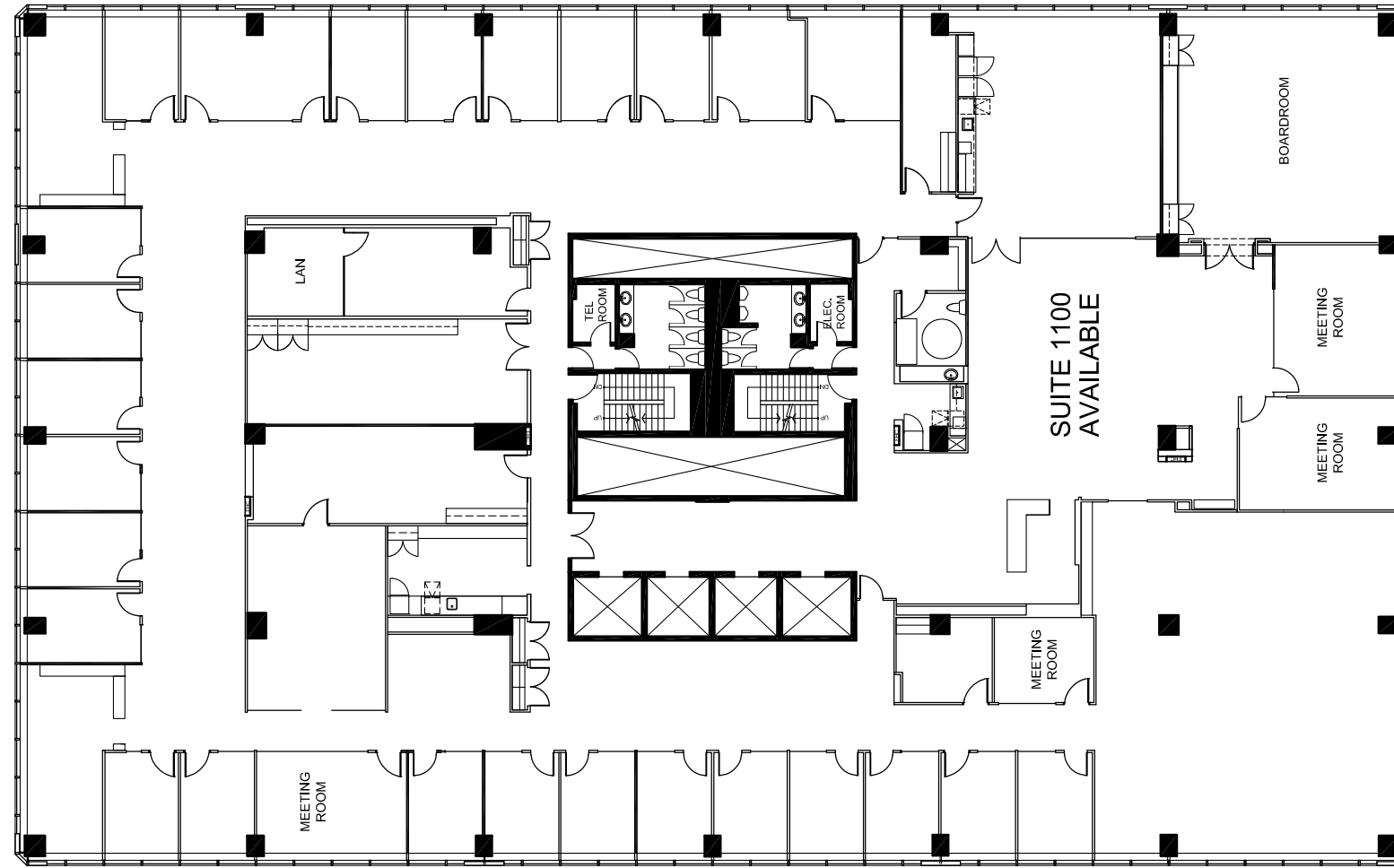
# Suite 1000A – 7,778 SF

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



# Suite 1100 – 21,010 SF

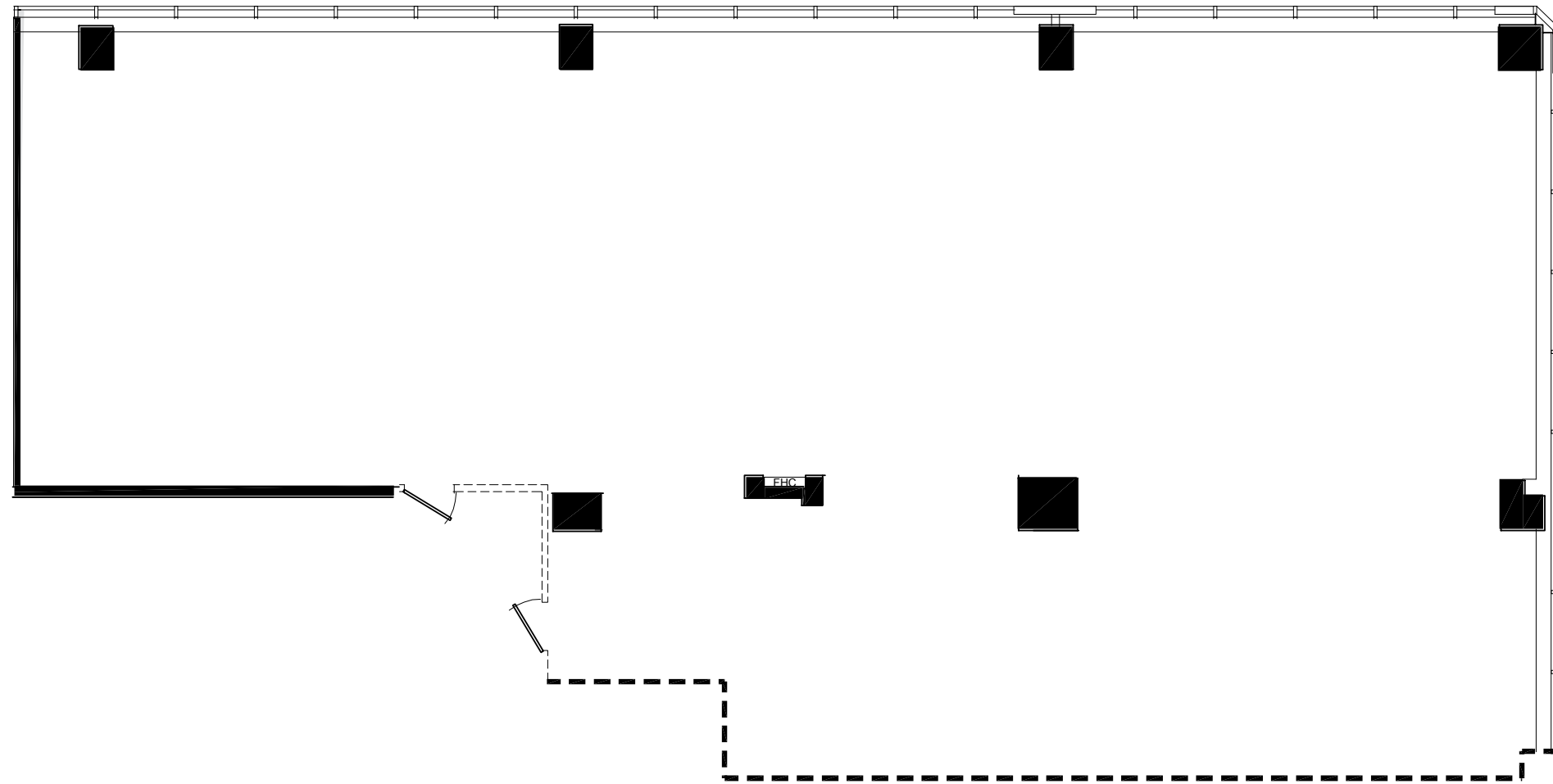
Full floor opportunity. Built out with reception area, kitchenette, perimeter offices, meeting rooms and boardrooms



FLOOR PLANS-

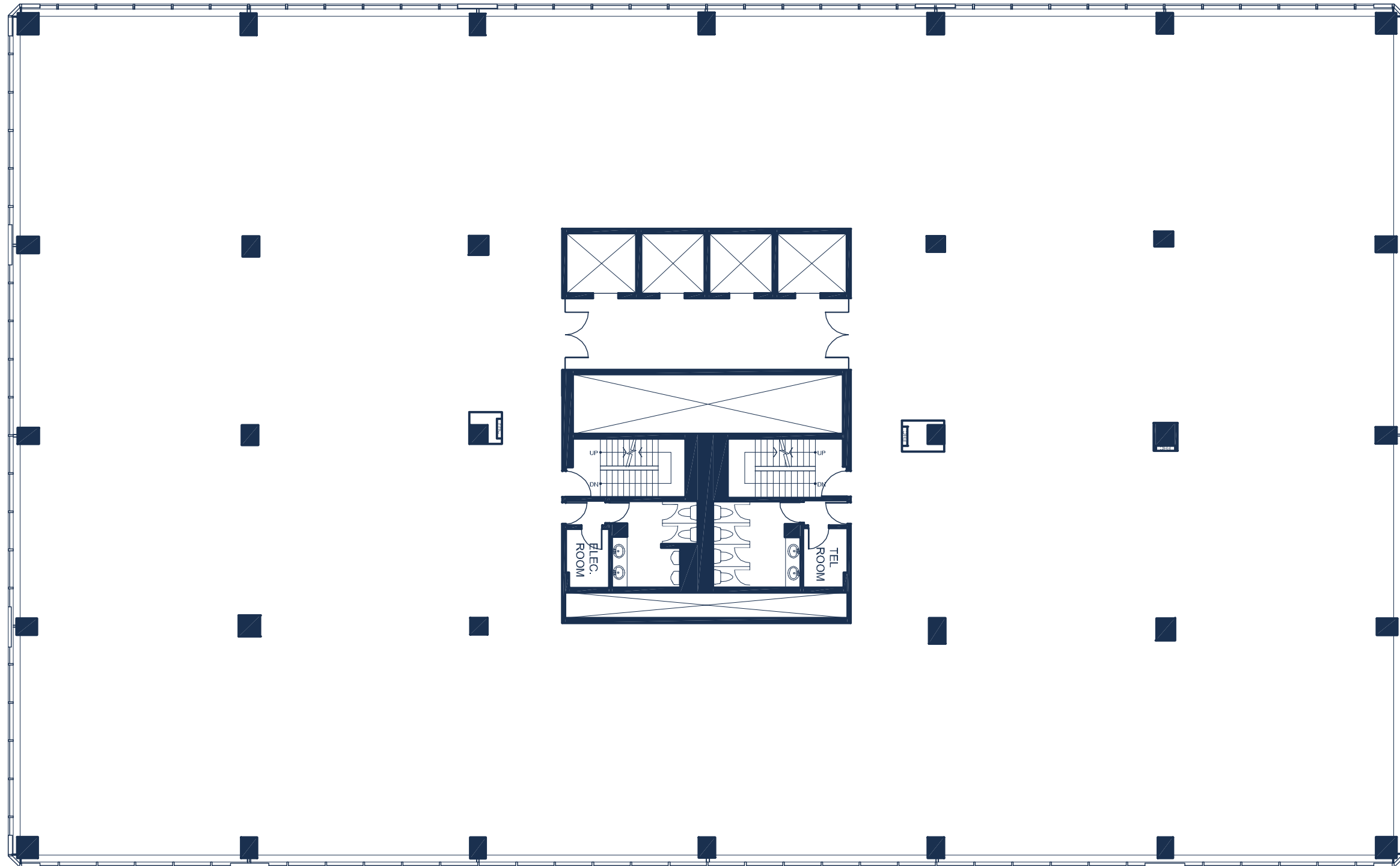
# Suite 1204 – 5,901 SF

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

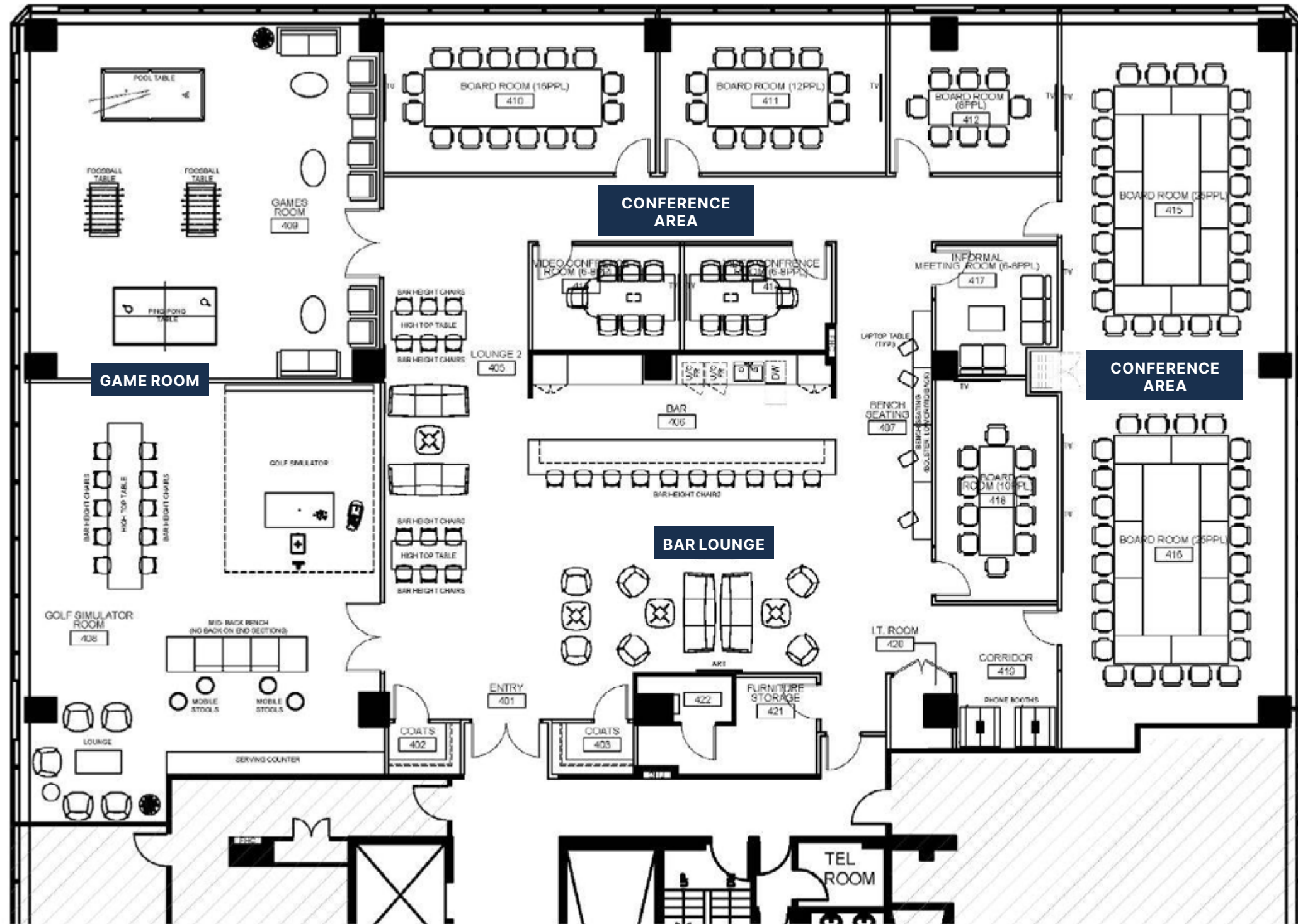


GAME ROOM



CONFERENCE ROOM

# Meeting and Event Space – Suite 401 Floor Plan



ELEVATED EXPERIENCE-

# Tenant Gym

150 YORK STREET 69



GROUP FITNESS ROOM



CARDIO ZONE



CARDIO ZONE

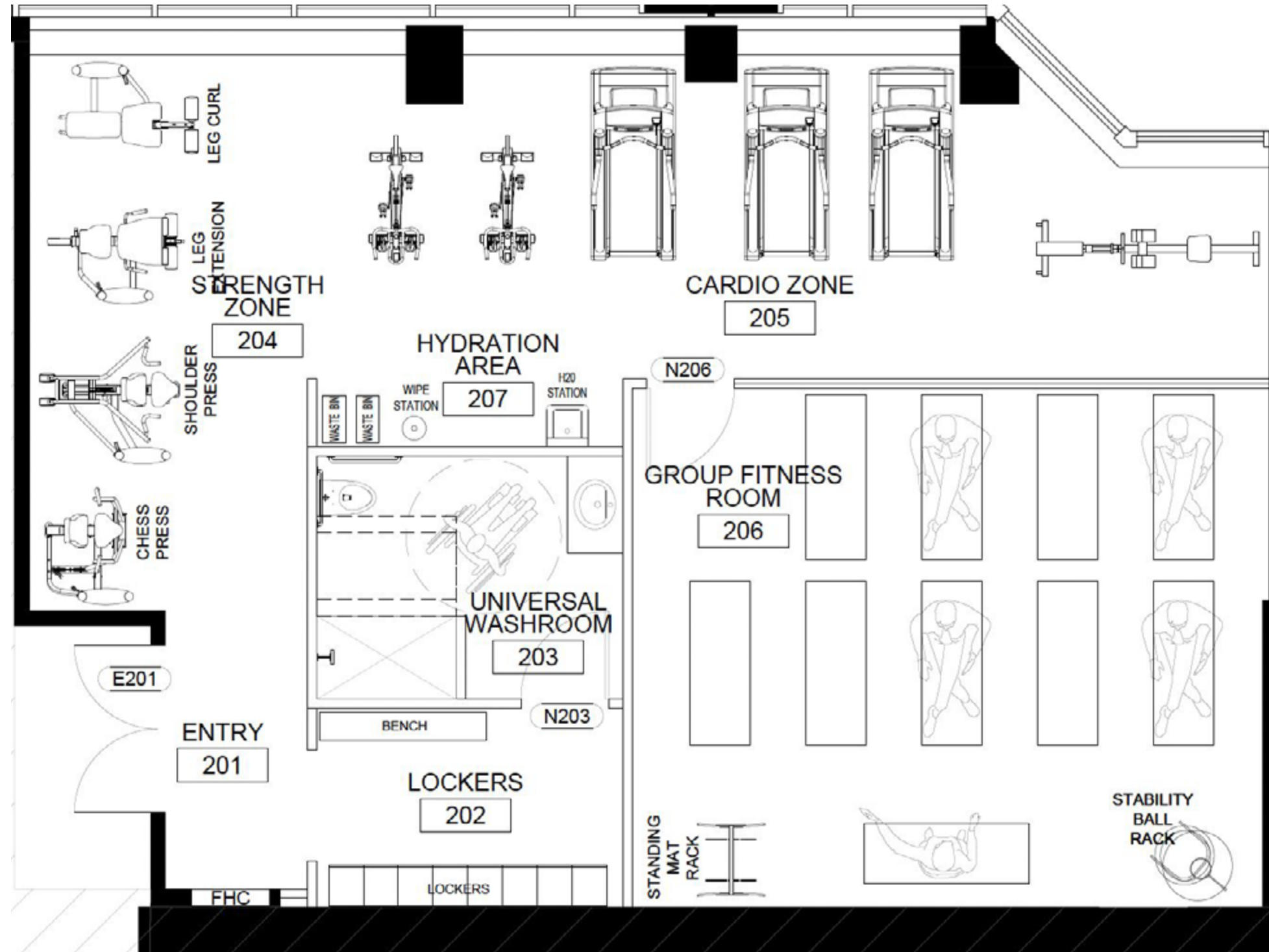


GROUP FITNESS ROOM

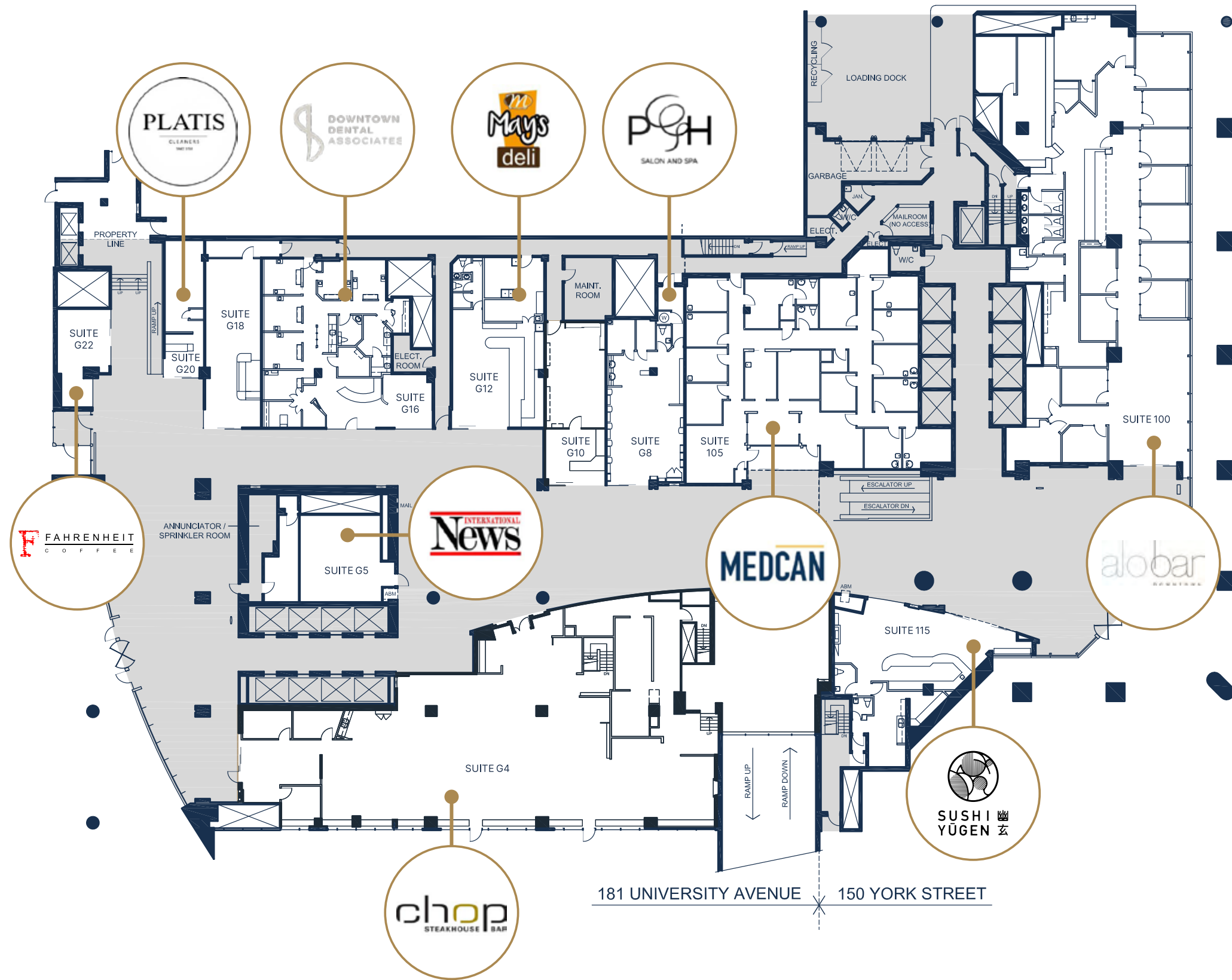


STRENGTH ZONE

# Tenant Gym – Suite 220 Floor Plan



# Ground Floor Retail - Floor Plan

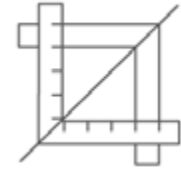


DREAM OFFICE-

# 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



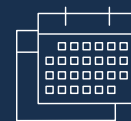
## Short-Form Lease



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

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