



DREAM
COLLECTION
FINANCIAL DISTRICT

220 King Street W

\$40.00 PSF GROSS RENT OPPORTUNITY



Colliers
For Lease
416-777-2200
Taylor Tolman
Chris Fyfe
Toby Tolman

EMPIRE
SUPPER CLUB

Oklahoma
BURGERS
FRIED ONION BURGERS

MASOT

220 King St. W

220 King Street West is a character building nestled between the City’s famous Entertainment District and it’s Financial Core. A distinct character of the building is its proximity to the country’s most prominent cultural and iconic landmarks. 220 King Street West is steps away from St. Andrew Station and the PATH system, and within walking distance from Union Station, CN Tower, Rogers Centre, and Scotiabank Arena.

Building Specifications

Size	22,807 SF
Number Of Floors	5
Operating Costs	\$12.17 (PSF/YR)
Realty Tax	\$8.14 (PSF/YR)
Total Additional Rent	\$20.31 (PSF/YR)

[Learn more about the building](#) ↗



Building Features

- Public Transit Surface Route
- 9’ Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- Fire Detection System
- Sprinkler System
- Security Systems: access cards, CCTV

On-site Amenities

- Mascot Brewery
- Empire Supper Club

Nearby Amenities

- Elephant & Castle
- Il Fornello
- Fune Japanese
- Second Cup
- Starbucks
- St. Andrew Subway Station
- Intercontinental Hotel
- Bell Lightbox

THE BUILDING —

Leasing Opportunities

3rd Floor – Full Floor Opportunity
Suite 300 | 3,806 SF

[View more opportunities](#) ↗



3rd Floor

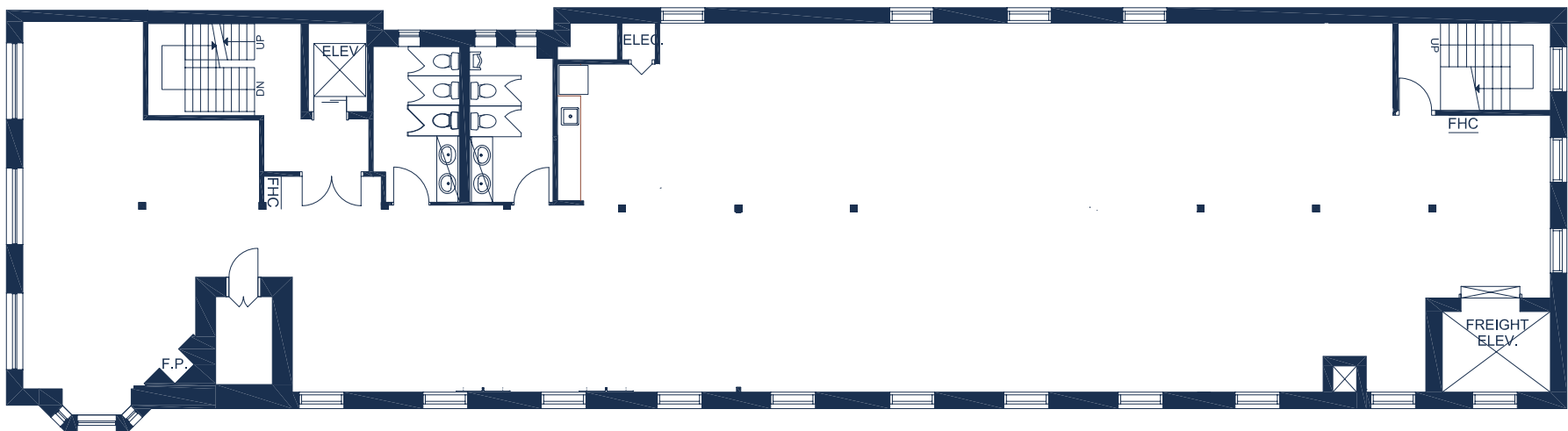
THE BUILDING —

Suite 300 Floor Plan

Full floor opportunity.

Size

3,806 SF

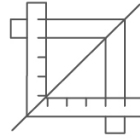


DREAM OFFICE —

Stress-Free Turnkey



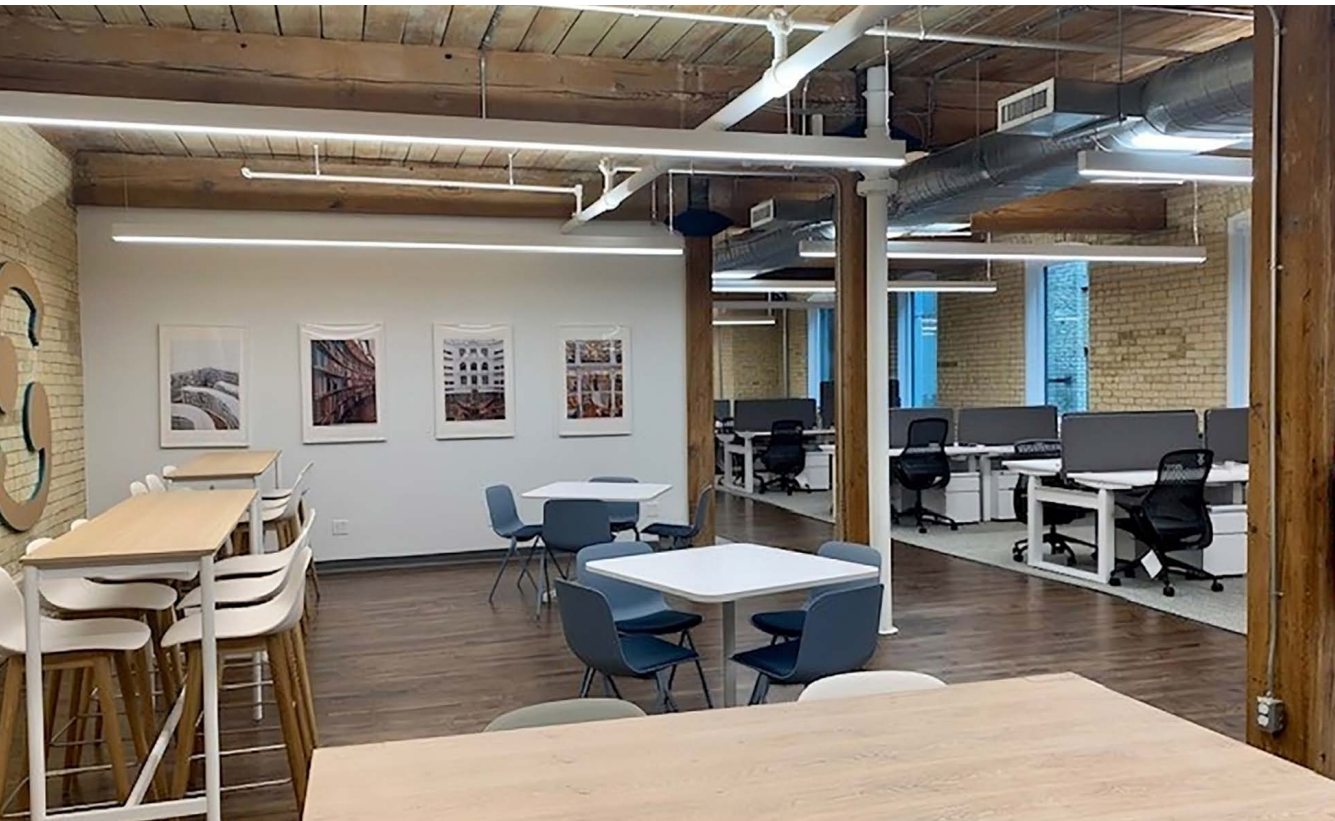
Expertly designed,
furnished and
move-in ready



Experienced in-house
Project Management
and Construction Team



Simplified process
committed to making
design and move in
easy for tenants



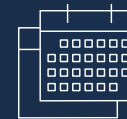
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

LOCATION —

Best in Class Accessibility

98 Walk Score

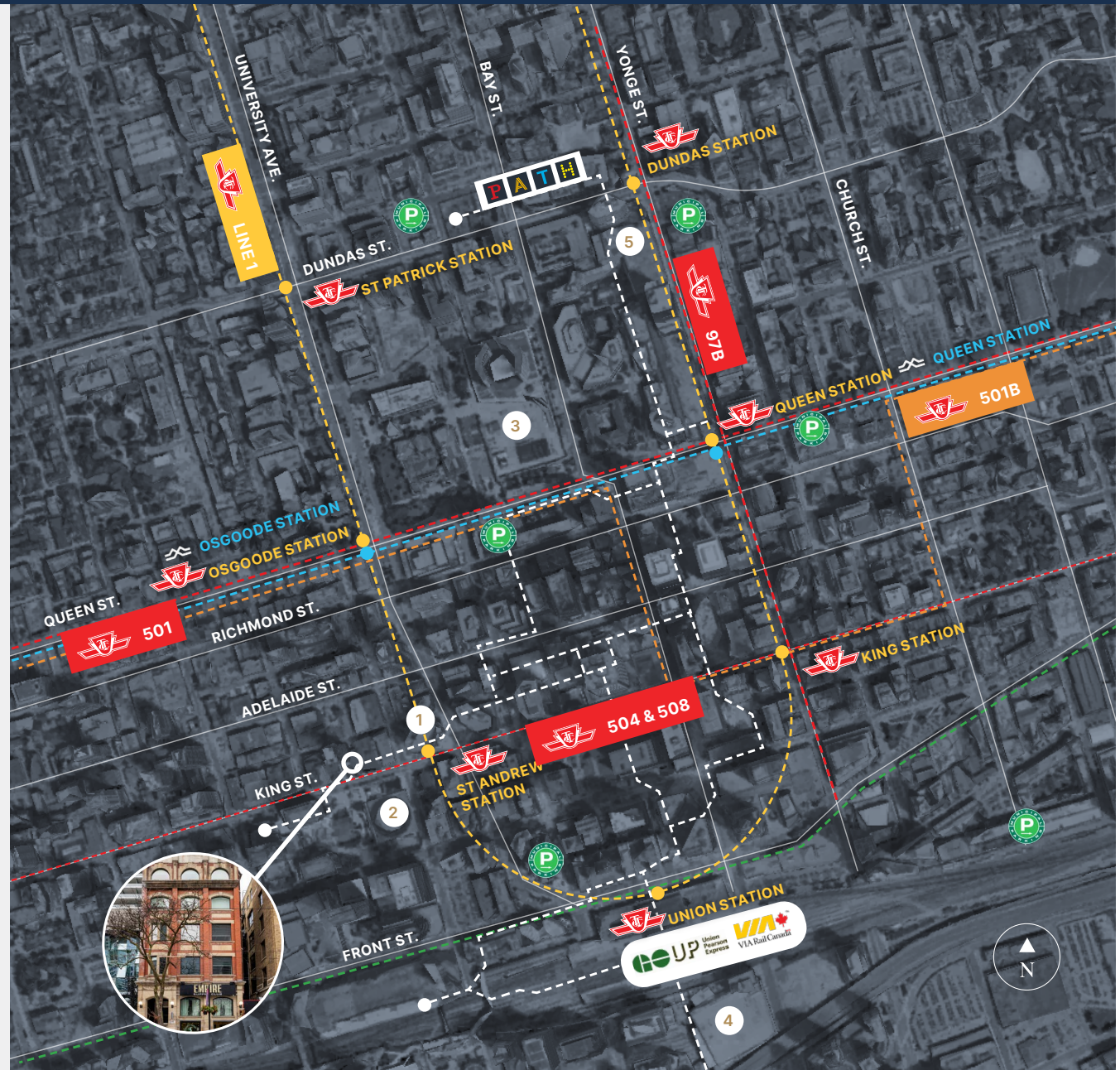
100 Transit Score

93 Bike Score

- 1 Closest PATH entrance
(200 King St.): 90m **PATH**
- 2 Roy Thompson Hall: 110m
- 3 Nathan Philips Square: 700m
- 4 Scotiabank Arena: 850m
- 5 CF Toronto Eaton Centre: 1000m

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

- 37 min.**
Toronto Pearson Pearson International via UP Express
- 8 min.**
Billy Bishop Toronto City Airport Drive to Billy Bishop Airport
- 2 min.**
PATH Walk to St Andrew Station
- 10 min.**
UNION STATION Union Pearson Express VIA Rail Canada Walk to Union Station

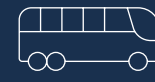


LOCATION —

Best in Class Proximity



98 Walk Score



100 Transit Score



93 Bike Score

Hotels

- 1 Shangri-La Toronto: 300m
- 2 Hilton Toronto: 350m
- 3 Fairmont Royal York: 500m
- 4 Sheraton Centre Toronto: 650m
- 5 The St. Regis Toronto: 700m
- 6 One King West Hotel & Residence: 700m

Food & Beverage

- 7 Mascot Brewery: On-site
- 8 Empire Supper Club: On-site
- 9 Elephant & Castle: 110m
- 10 Alobar: 350m
- 11 Sushi Yugen: 350m
- 12 Chop Restaurant & Steakhouse: 350m
- 13 Estiatorio Milos: 750m
- 14 John & Sons Oyster House: 750m
- 15 CKTL & Co.: 750m
- 16 Daphne: 800m
- 17 Wine Academy: 800m
- 18 Florin' on Richmond (April 2025): 800m

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



Sustainable Performance⁽¹⁾ & 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)⁽²⁾

Waste Diversion

32%

in 2023

Canadian Office Portfolio with

97%

Green Building Certification
in 2023⁽³⁾

PROPERTY MANAGEMENT TEAM —

The Dream Experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

Online Service Requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) ↗

Live Property Updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

Online Payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

Fast and Accountable Service

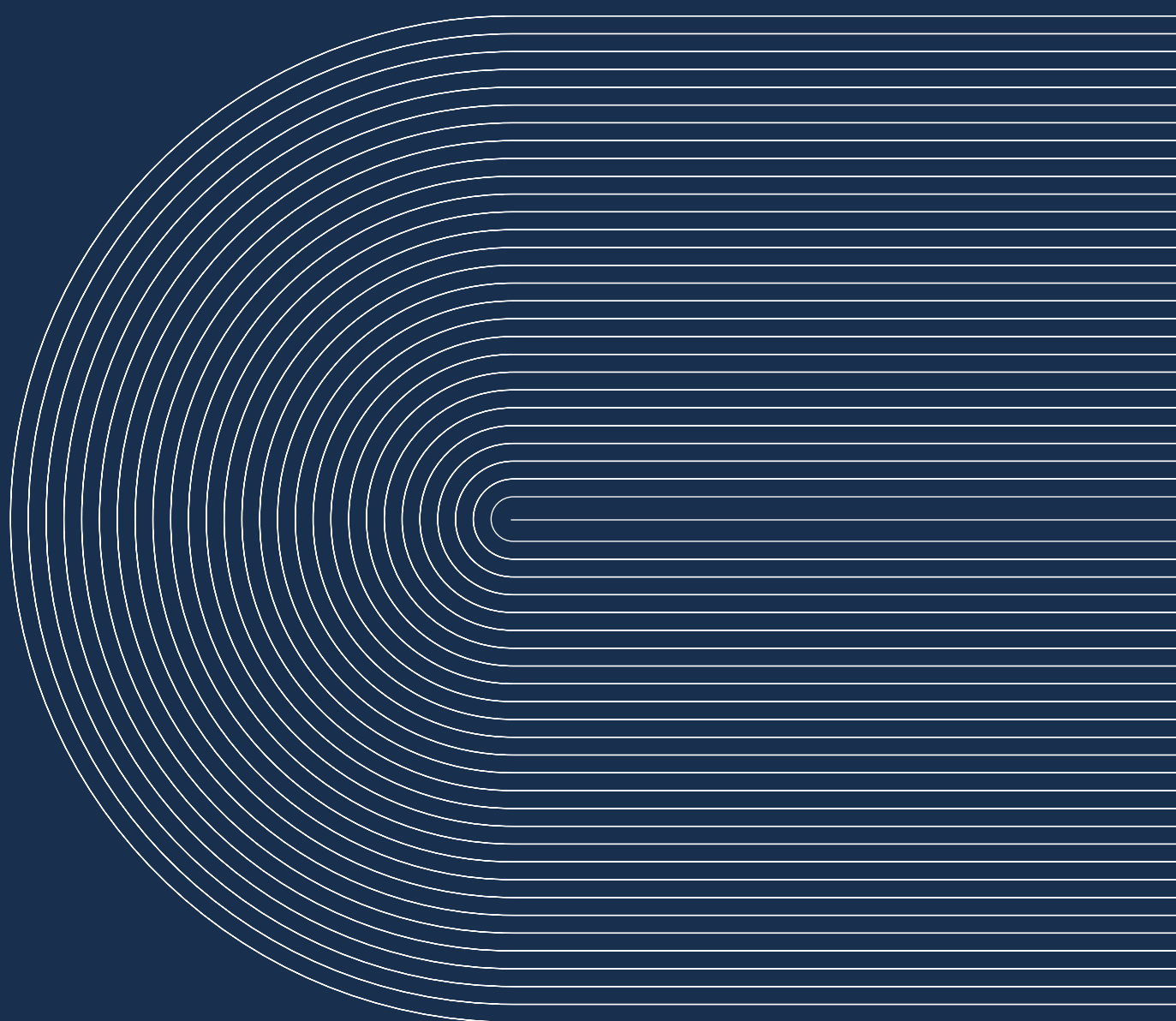
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding Made Easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A Strong Sense of Community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



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