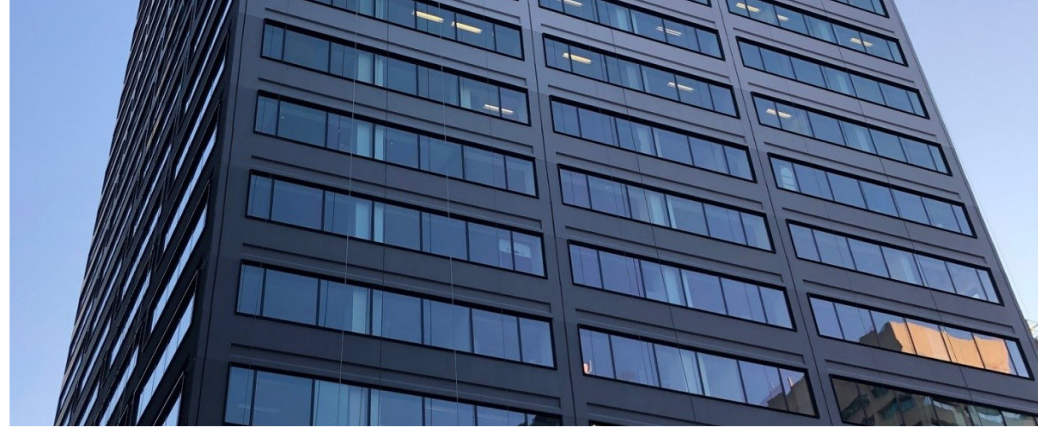




Dundas Edward Centre

180 DUNDAS ST W & 123 EDWARD ST

CROWN



WE'VE DONE A 180

180 Dundas Street West is a professional office building in the heart of downtown Toronto. Its location at University Avenue and Dundas Street West puts it at the centre of some of Toronto's most coveted business areas - the Financial Core, The Discovery District and the University Corridor. 180 Dundas Street West is just minutes from St. Patrick and Dundas Subway Stations, Yonge/Dundas Square, The Eaton Centre, world class restaurants, entertainment and other amazing amenities.

NEWLY COMPLETED UPGRADES:

LOBBY

FITNESS CENTRE

CONFERENCE CENTRE

NEW BUILDING FAÇADE

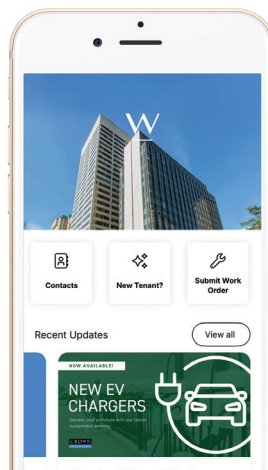
ENERGY SAVING WINDOWS

COMMON AREA UPGRADES

WASHROOM UPGRADES

TAKE CONTROL OF YOUR WORKDAY.

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.



MODEL SUITE PROGRAM



VIEW LEASING
AVAILABILITIES



EFFICIENT FLOOR PLATE

Whether you are looking for a modern and open office design, or more of a traditional layout, it can be built out to meet your precise business needs.



NUMEROUS SPACE OPTIONS

180 Dundas provides a number of space options from 1,992 to 12,000 sq. ft. full floor or multi-floor options for your business, your brand and your culture to flourish



ABUNDANT NATURAL LIGHT

Large windows provide 360 degree views of the city and an abundance of bright, natural light for the office space.



COMMON AREA UPGRADES

Common area upgrades have been made throughout the building, providing a refreshed and professional look and atmosphere for tenants and visitors alike!



UNLIMITED AMENITIES



FITNESS CENTRE

180 Dundas St W features WorkFit by Crown, a fully equipped fitness centre is located right on-site, including change rooms, showers and lockers.



CONFERENCE CENTRE

A well lit, functional on-site tenant conference centre with a Polycom Conferencing Pod, Smart Board and WiFi.



AMAZING AMENITIES

180 Dundas St W's location provides fast access to unlimited area amenities and Bloom Cafe, TD Bank and 123 Edward Deli on-site. The building is also less than a 1 minute walk to St. Patrick TTC Subway station.



SECURE STORAGE

Safe and secure storage units available for tenants to rent on site.



AMAZING ACCESS

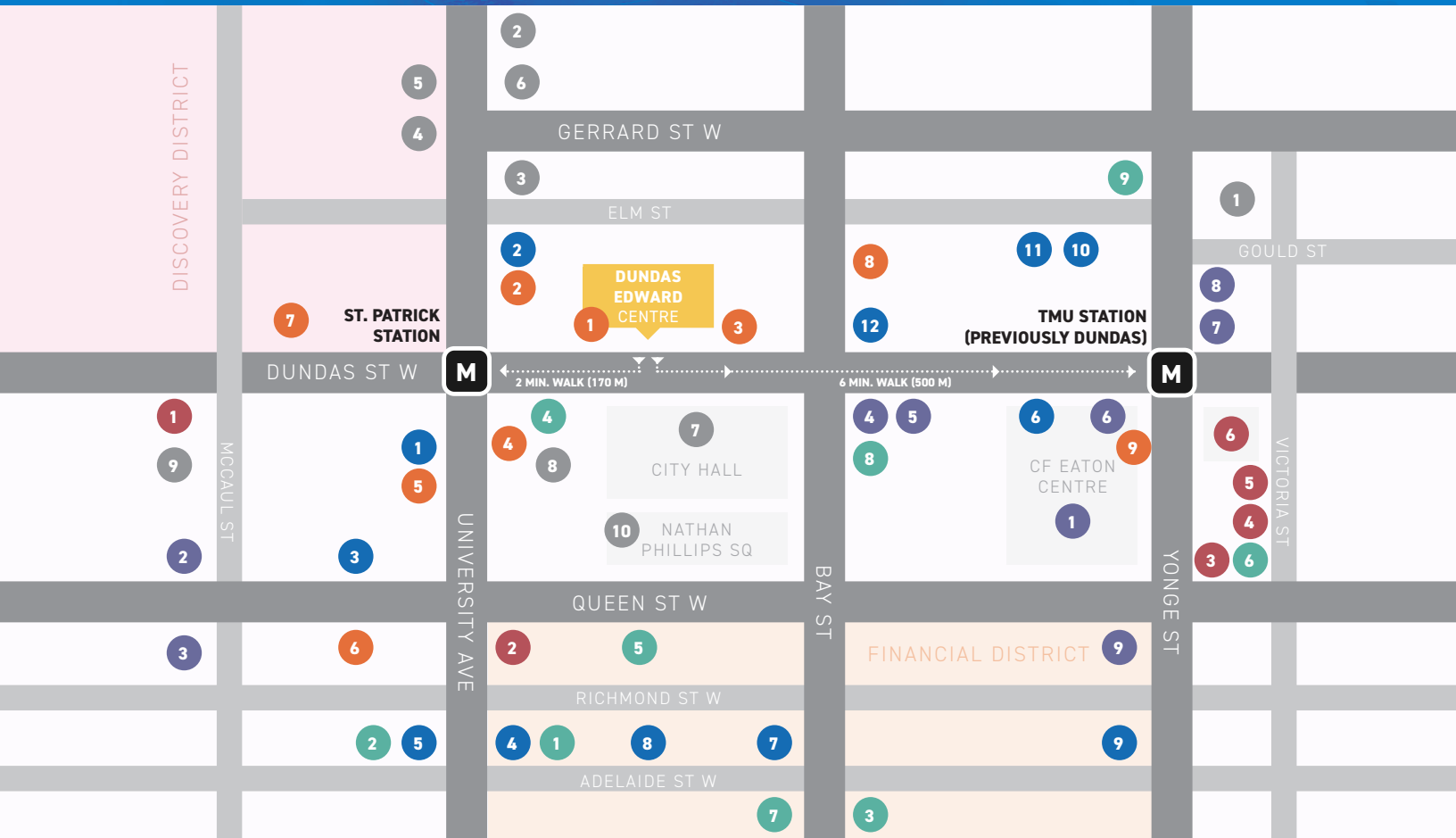
Located centrally amongst Toronto's Discovery District, the Financial Core and the cosmopolitan Downtown West end, 180 Dundas Street West puts you moments from everything Toronto has to offer. With St. Patrick and Dundas Subway Stations just steps from the building, it makes anywhere, effortless.



TRANSIT SCORE
100%



WALK SCORE
100%



SHOPPING

1. CF EATON CENTRE
2. SHOPPERS DRUG MART
3. GUESS
4. CANADIAN TIRE
5. BEST BUY
6. H&M
7. ADIDAS
8. FUTURE SHOP
9. THE BAY

FOOD

1. DUKE OF CORNWALL
2. CULTURES
3. NOTA BENE
4. THE MERCHANT
5. MOMOFUKU
6. JOEY
7. MERCATTO
8. HY'S STEAKHOUSE
9. THE CHASE
10. BARBARIANS STEAKHOUSE
11. THE QUEEN & BEAVER
12. RED LOBSTER

HOTELS

1. HILTON TORONTO
2. SHANGRI-LA
3. THE ADELAIDE HOTEL
4. METROPOLITAN HOTEL
5. SHERATON HOTEL
6. PANTAGES HOTEL
7. DELTA HOTEL
8. MARIOTT HOTEL
9. EATON CHELSEA HOTEL

CAFES & COFFEE

1. BLOOM CAFE
2. TIM HORTONS
3. STARBUCKS
4. STARBUCKS
5. TIMOTHYS
6. JAVA JOES
7. CAFE PLENTY
8. REPLY
9. SECOND CUP

ARTS & ENTERTAINMENT

1. ART GALLERY OF ONTARIO
2. FOUR SEASONS CENTRE
3. ELGIN THEATRE
4. MASSEY HALL
5. ED MIRVISH THEATRE
6. YONGE & DUNDAS SQUARE

GOVERNMENT & INSTITUTIONS

1. RYERSON UNIVERSITY
2. MARS DISCOVERY CENTRE
3. HOSPITAL FOR SICK CHILDREN
4. MOUNT SINAI HOSPITAL
5. PRINCESS MARGRET HOSPITAL
6. TORONTO GENERAL HOSPITAL
7. CITY HALL
8. OSGOOD HALL
9. OCAD
10. NATHAN PHILLIPS SQUARE





WHAT OUR TENANTS SAY

The results of our recent tenant survey reinforce our commitment to creating exceptional workplace experiences across our portfolio. Tenant feedback highlights the positive impact of our service-driven approach, ongoing property improvements, and focus on building strong relationships with our occupants.

Satisfaction

80%

Cleanliness

90%

Building Staff

87%

Lighting in Common Spaces

88%

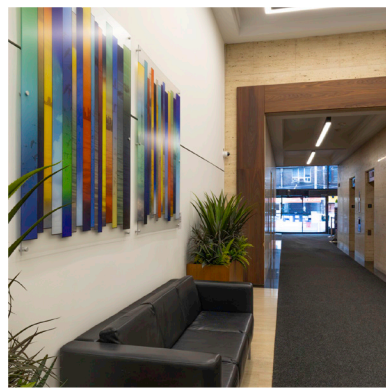
Communication

90%

Condition of Building

79%





CROWN

ABOUT CROWN

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

The Partners of Crown co-invest alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital, ensuring strong alignment of interests.

For more information, contact:

Stefan Teague*
Partner, Leasing
steague@crp-cpmi.com | 289-724-7420

@CrownCRP | crownrealtypartners.com



This certification recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.



The BOMA 360 Certification highlights buildings that lead in operational excellence and management. Evaluating areas such as safety, sustainability, energy use, and tenant engagement, this certification distinguishes properties that prioritize efficiency, well-being, and community impact. Earning BOMA 360 ensures a building stands out for its exceptional standards and performance.



This certification measures how effectively a building promotes health and wellness, supporting tenant wellbeing and strengthening employee performance, retention, and recruitment. It emphasizes user experience and overall environmental quality to create a healthier, more comfortable workplace.