



DREAM
COLLECTION
FINANCIAL DISTRICT



FULLY CUSTOMIZABLE TURN-KEY SPACES

74 Victoria Street

Leasing Opportunities

Building Specifications

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

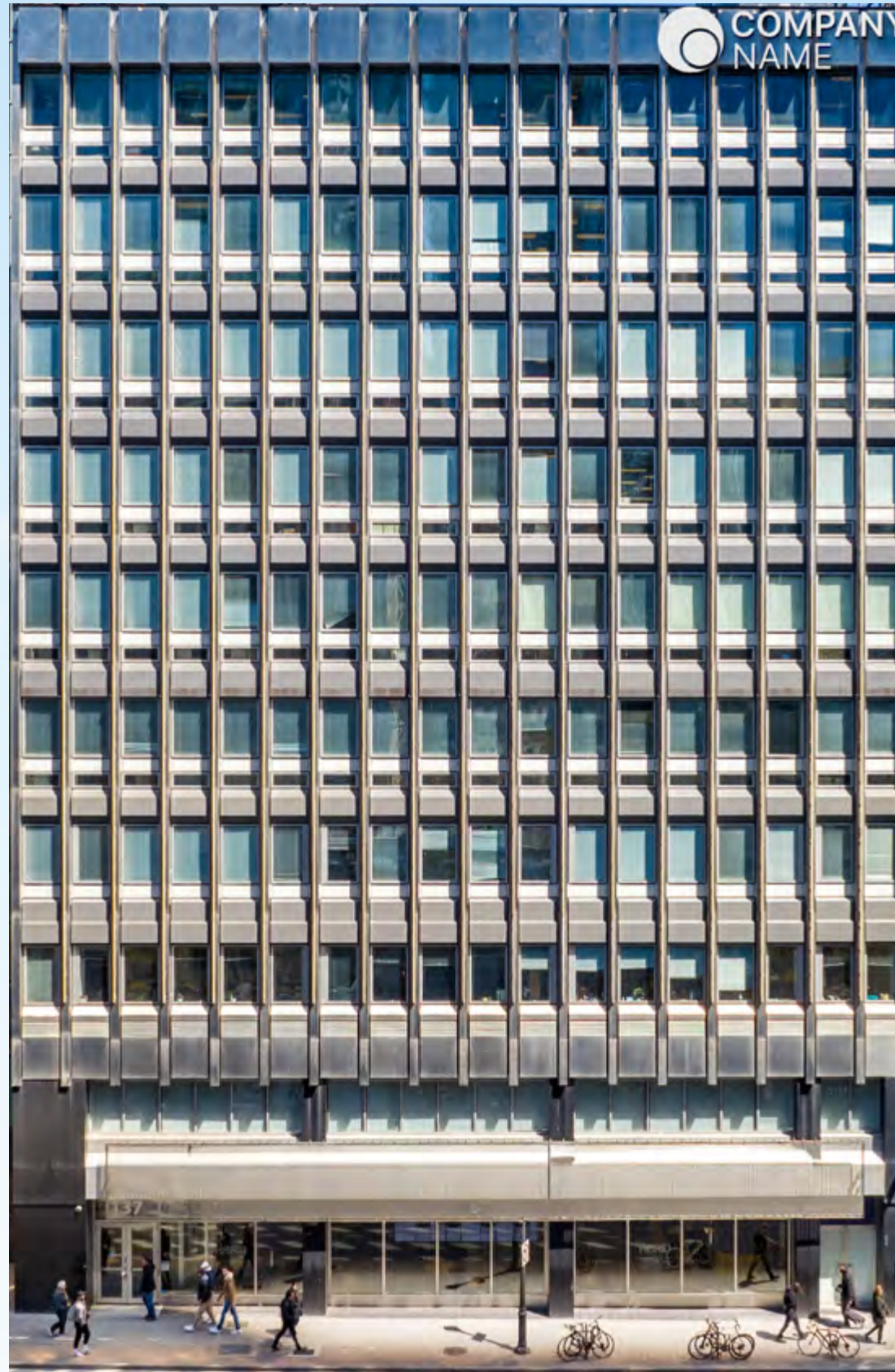
- Emergency Generator
- Fire Detection System
- Manned Security System
- Sprinkler System
- Surface Transit Route

On-site Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

Nearby Amenities

- PATH System
- OEB Breakfast Co.
- Bar Goa
- Pumpnickel'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
- Contiguous: 136,207 SF**
- Contiguous: 82,929 SF**



YOUR VISION INTO REALITY —

Dream *bigger.*

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

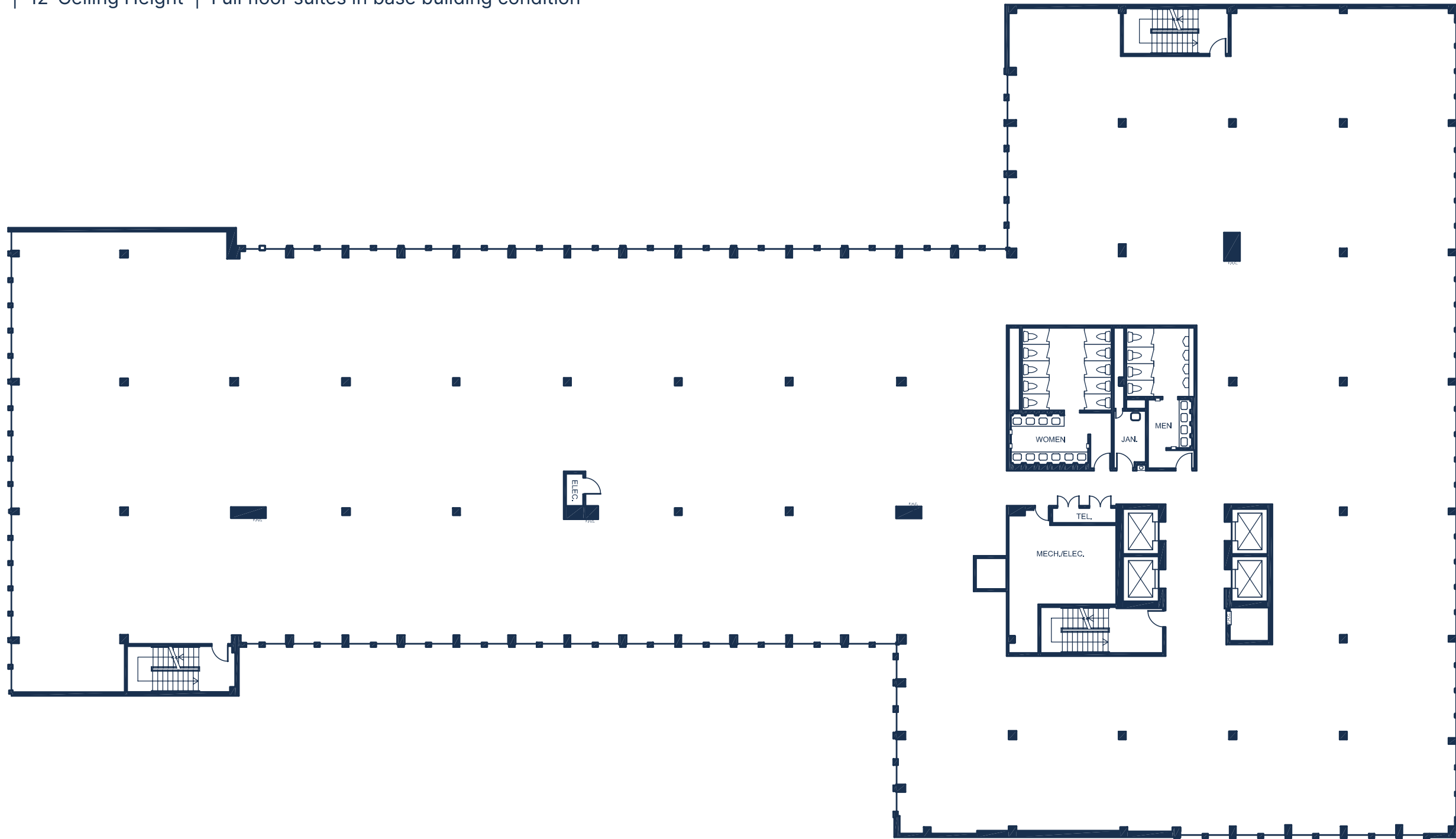
This prestigious building offers unparalleled convenience with on-site access to a flagship GoodLife Fitness Centre, ensuring a healthy work-life balance. Just minutes away, you'll find the renowned CF Toronto Eaton Centre, a variety of retail shops, and easy access to the PATH system, making it the 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



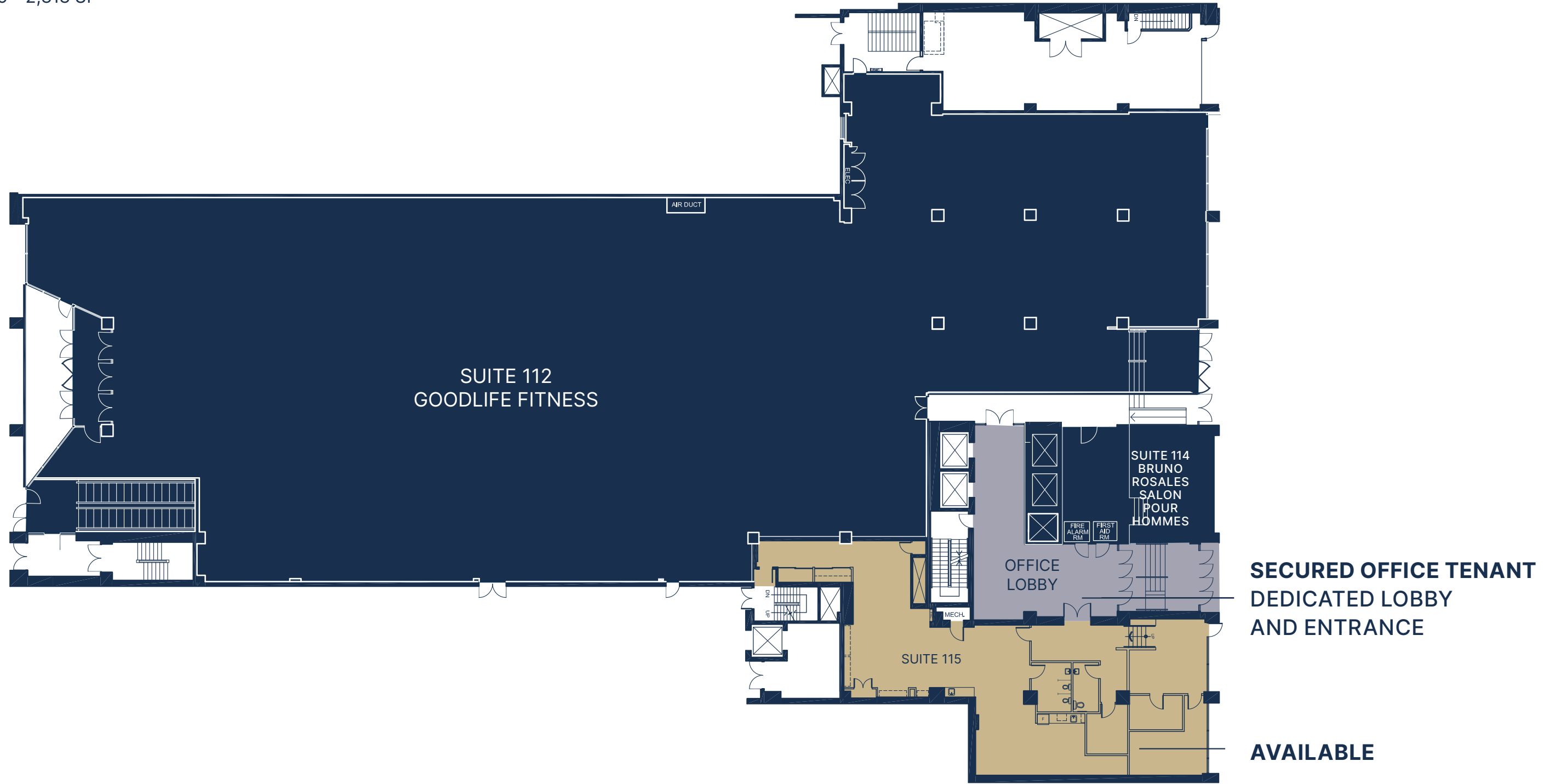
[View virtual tour](#) ↗



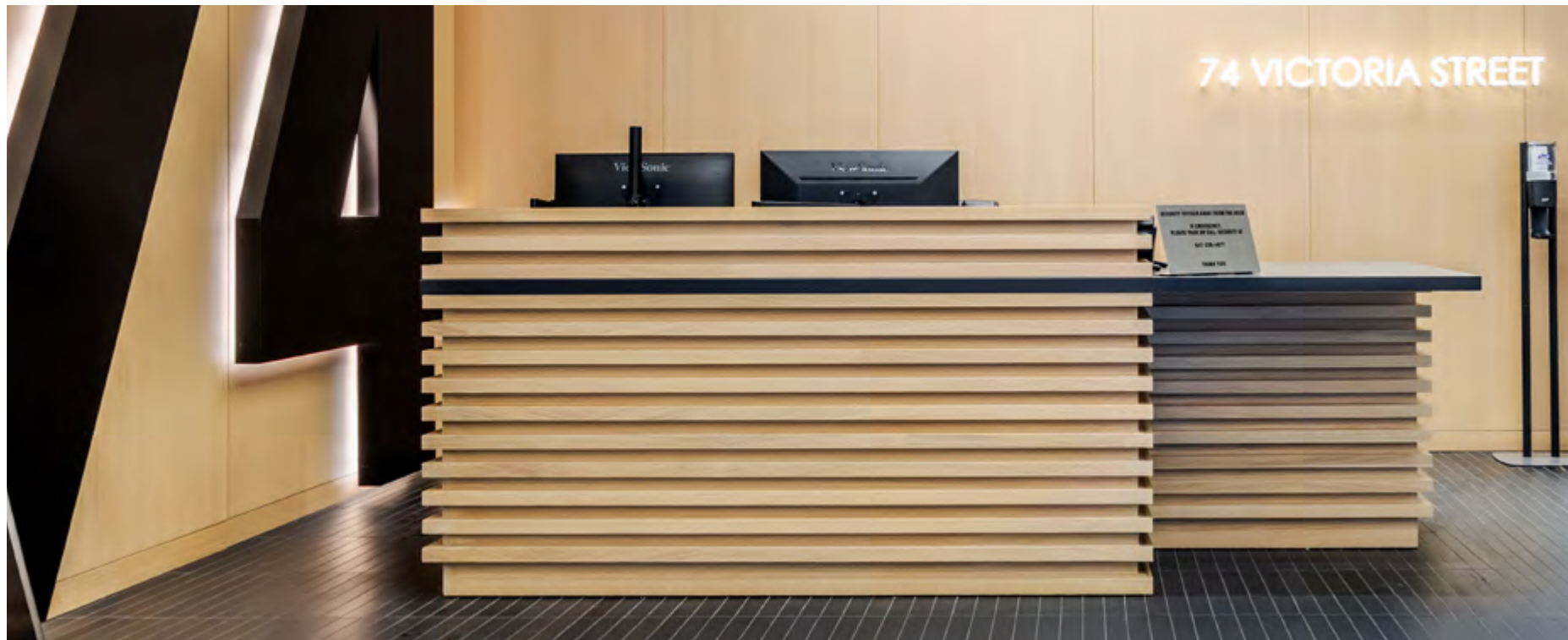
THE BUILDING -

Ground Floor Plan

Suite 115 - 2,818 SF

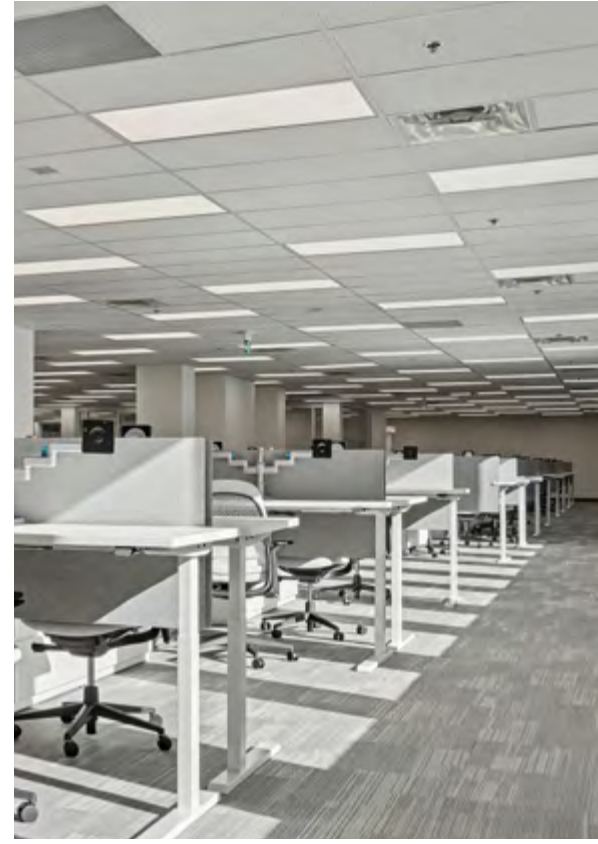


An Inspiring Welcome



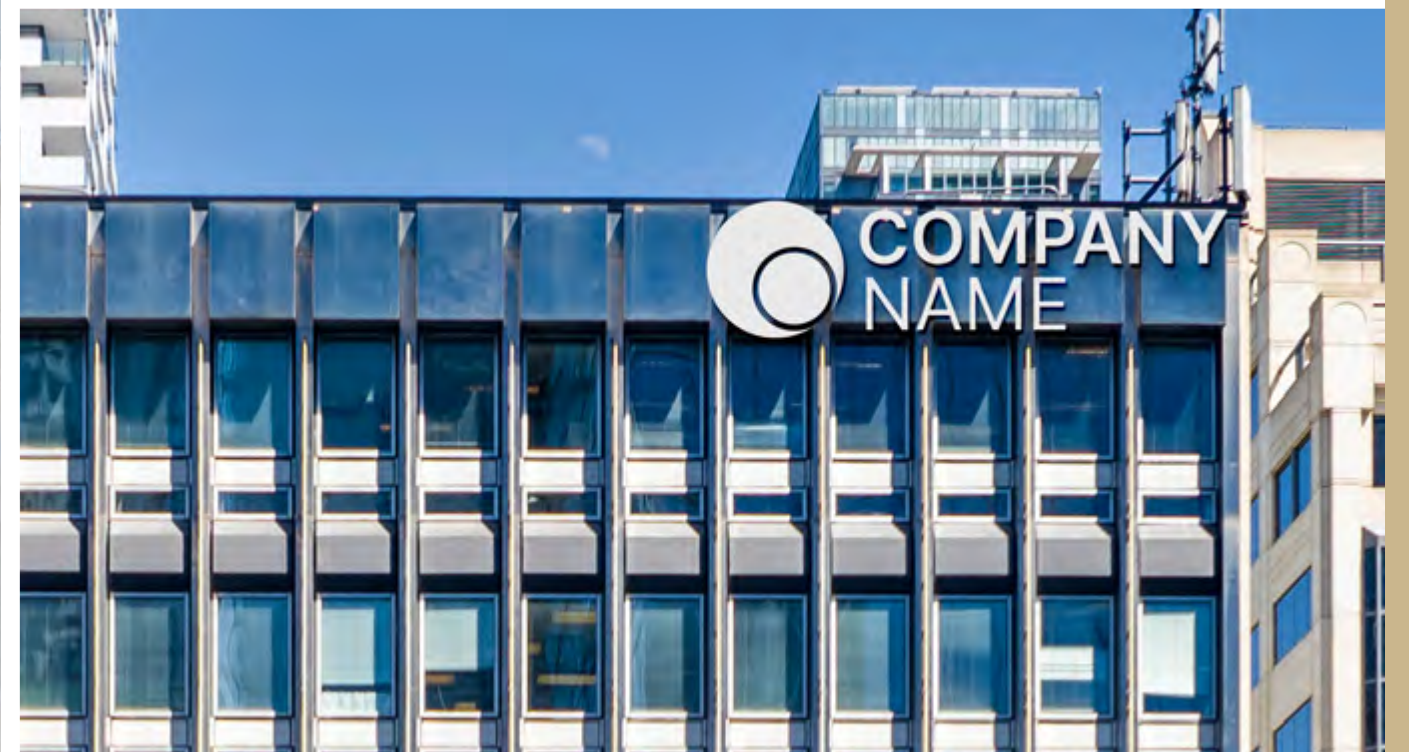
DREAM OFFICE-

Spaces with endless possibilities



SIGNAGE OPPORTUNITY -

Be Seen & Make Your Mark



Best in Class Accessibility

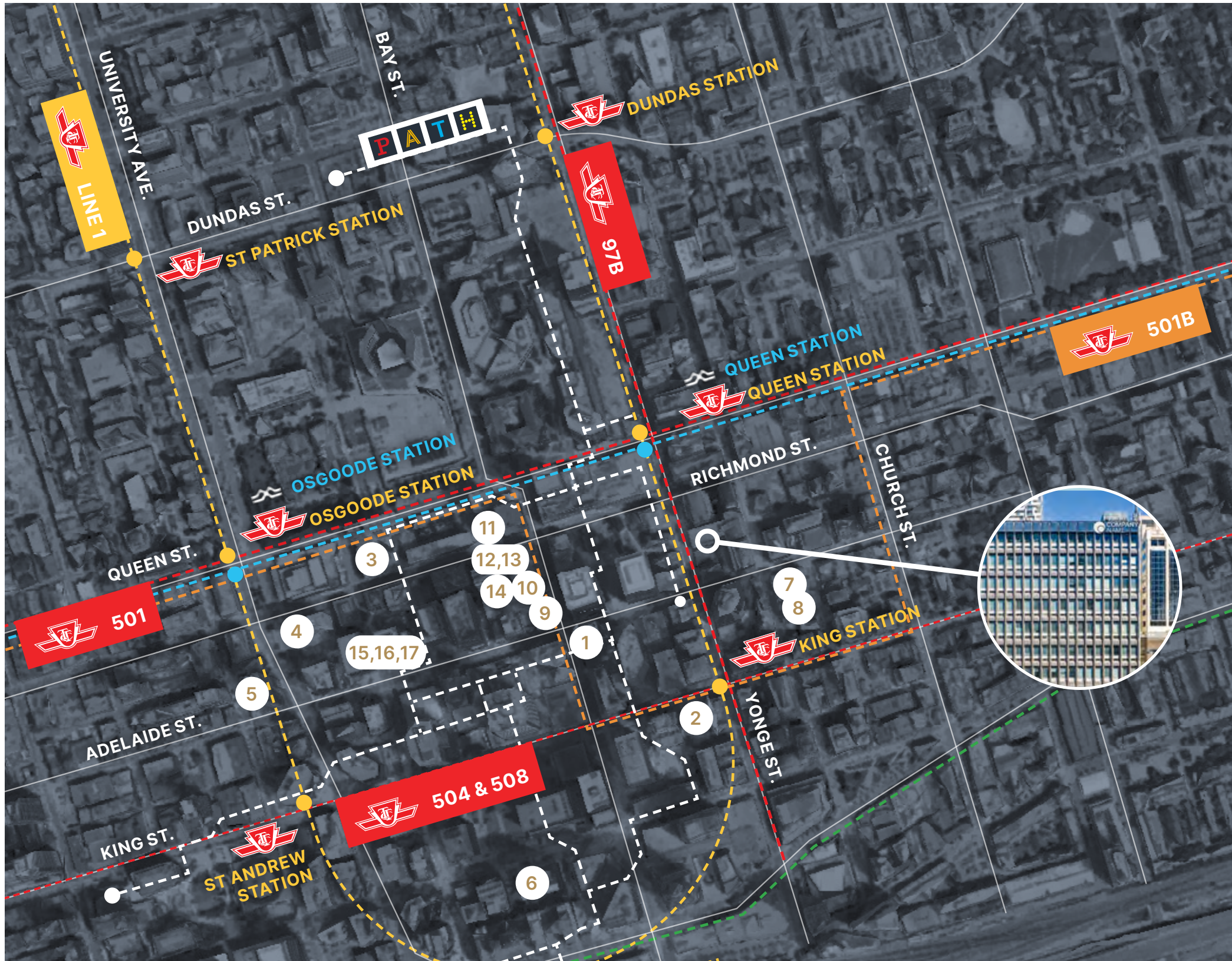


- 1 Closest PATH entrance (Dynamic Funds Tower): 120m **PATH**
- 2 CF Toronto Eaton Centre: 350m
- 3 Nathan Philips Square: 600m
- 4 Scotiabank Arena: 1000m

- 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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