



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

181 University Avenue

Adelaide Place

Leasing Opportunities

Building Specifications

Size	299,926 SF
Year Built	1975
Number Of Floors	23
Parking Rate	\$350 per stall, per month
Operating Costs	\$19.39 (PSF/YR)
Realty Tax	\$10.49 (PSF/YR)
Total Additional Rent	\$29.88 (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
- Tenant Lounge (coming soon)
- Tenant Gym (coming soon)

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

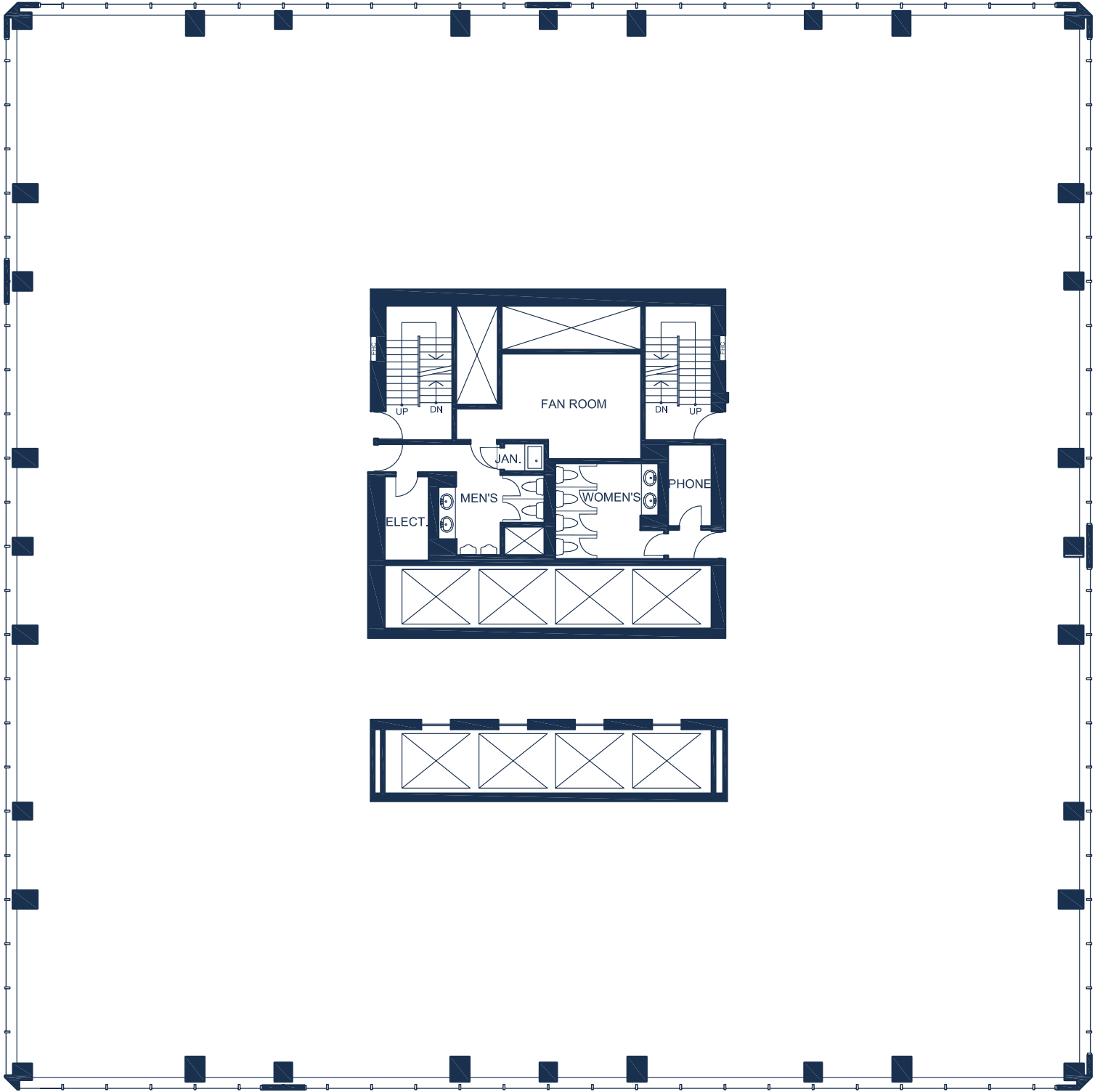


14th Floor
Model Suite 1402: 1,471 SF

2nd Floor
Suite 210: 3,060 SF

Standard Floorplate

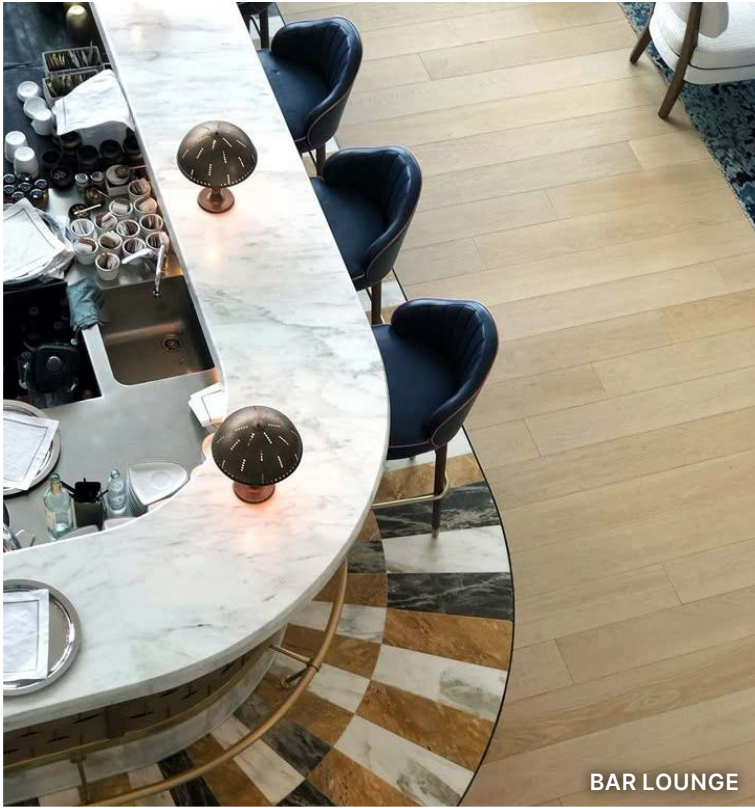
~14,125 SF | 9' Ceiling Height | Full floor suite in base building condition



Tenant Lounge – Concept Renderings



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



CONFERENCE ROOM



BAR LOUNGE



GAME ROOM

GAME ROOM

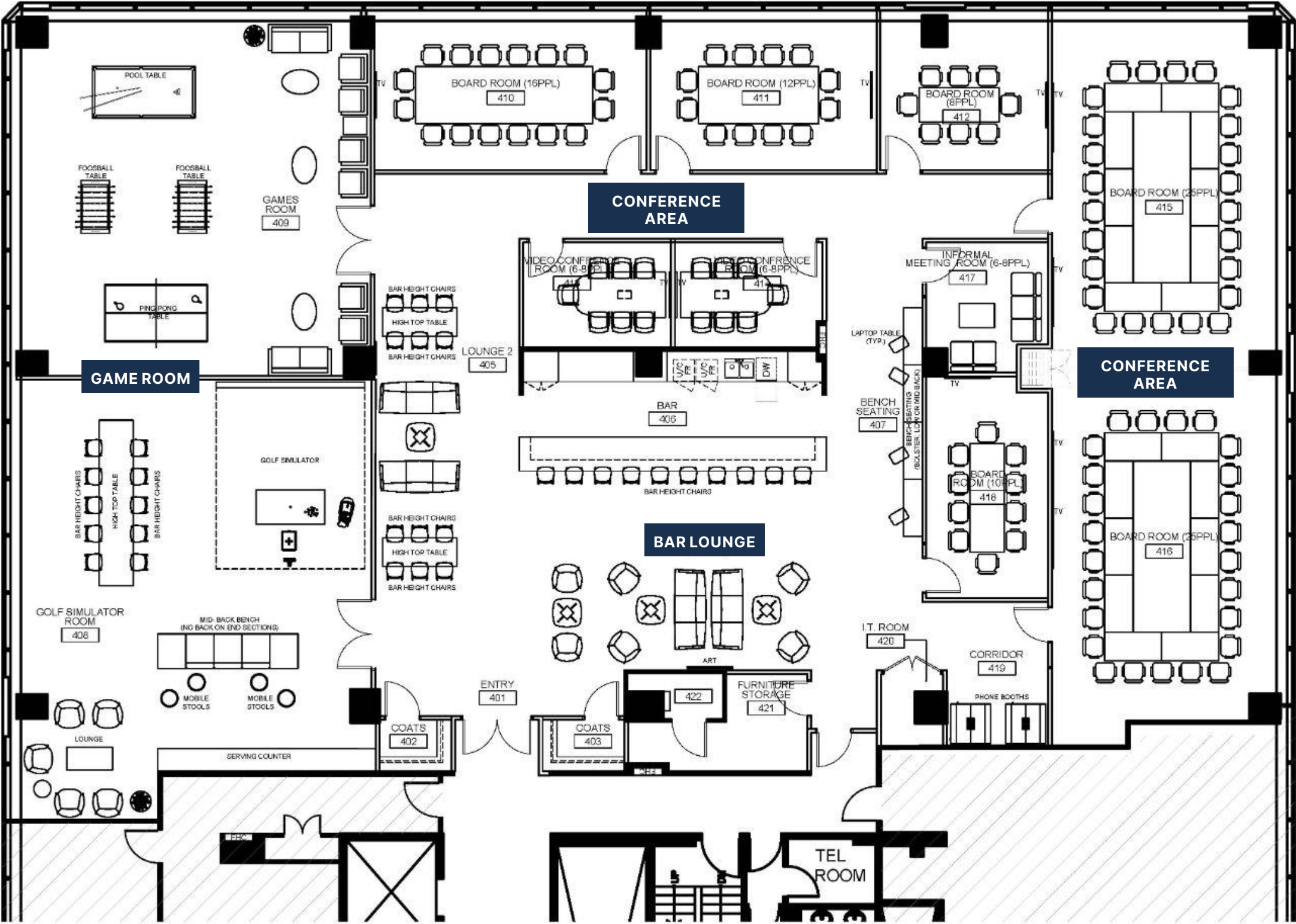


GAME ROOM



CONFERENCE ROOM

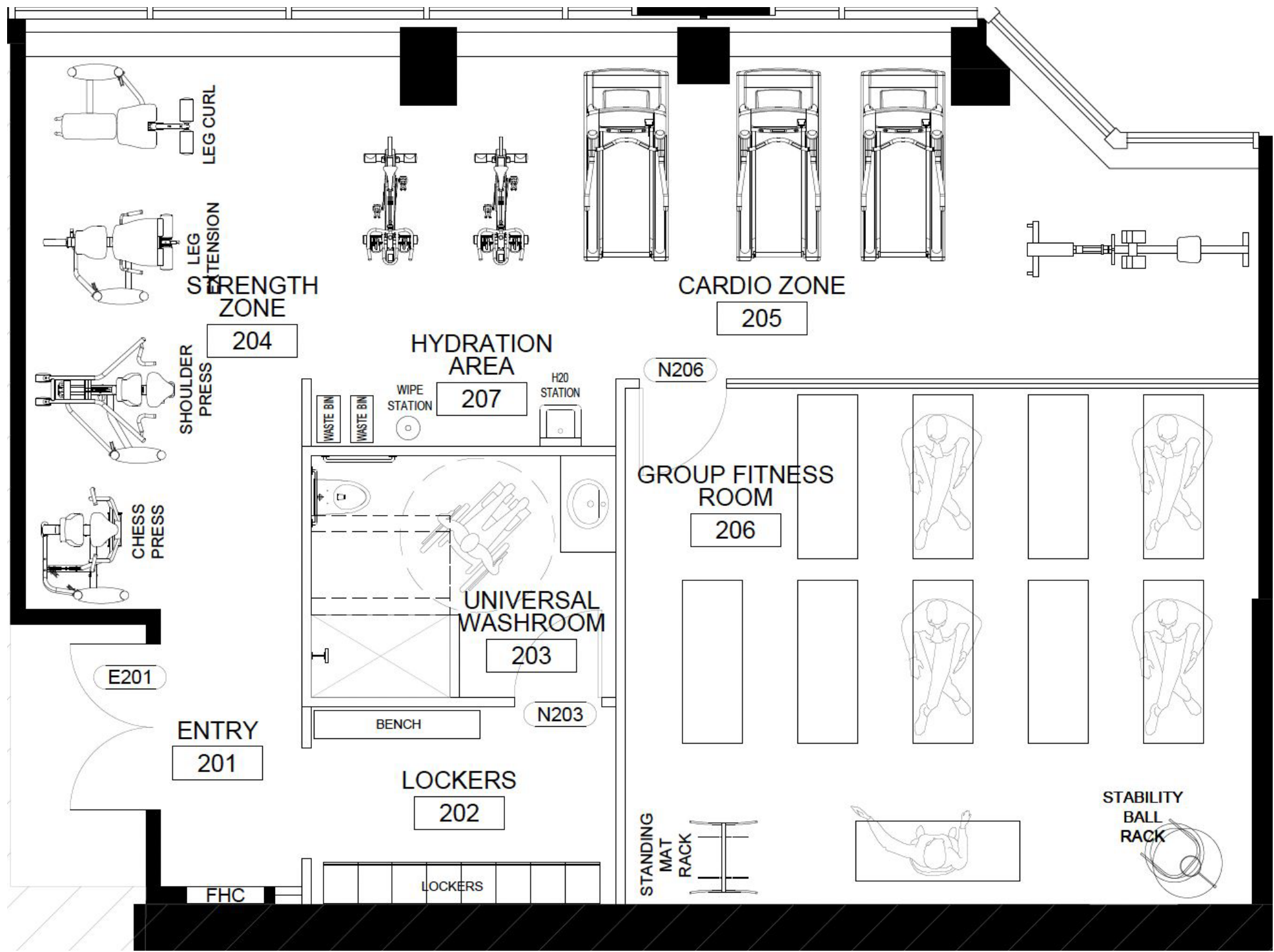
Tenant Lounge – Suite 401 Floor Plan



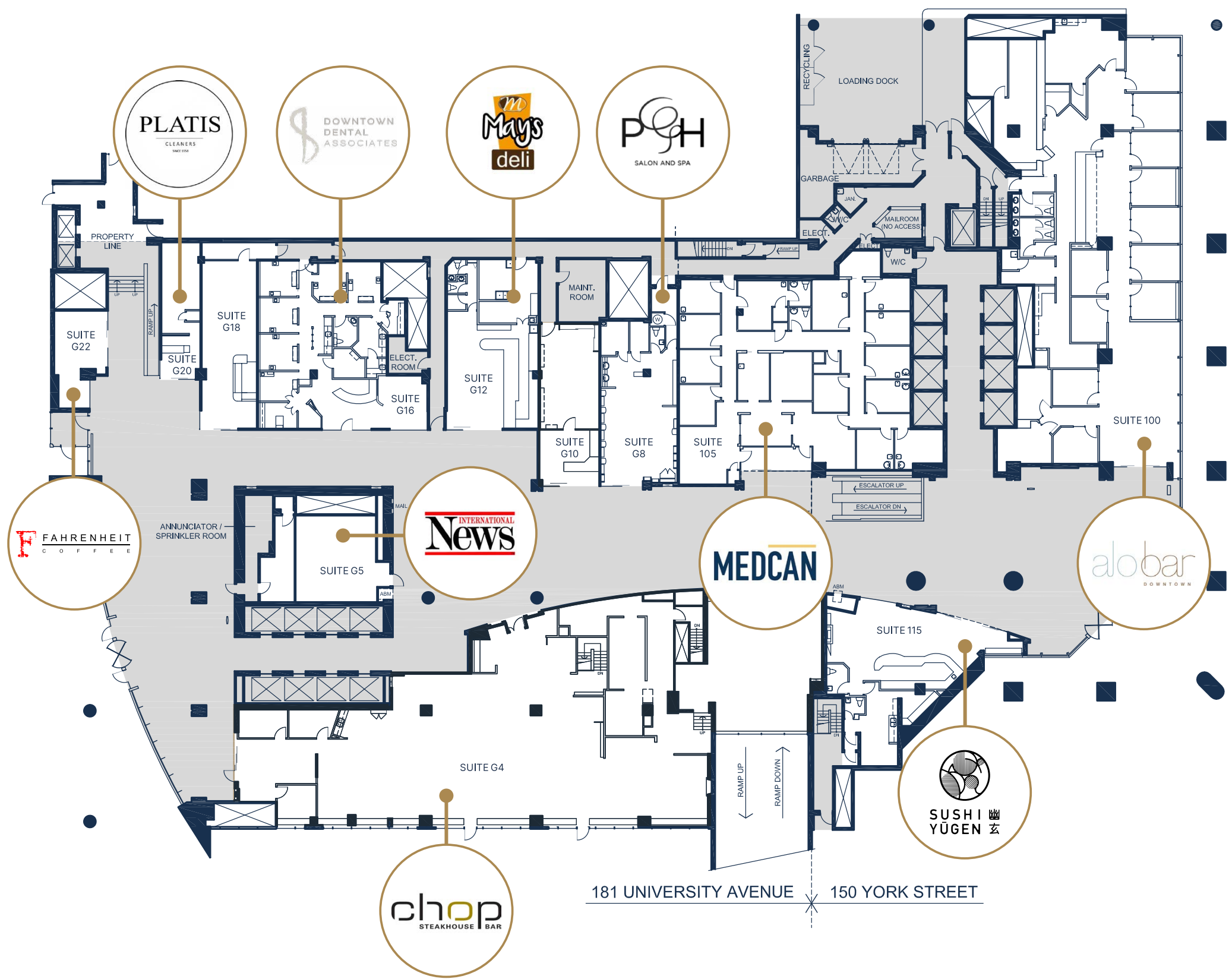
Tenant Gym – Concept Renderings



Tenant Gym – Suite 220 Floor Plan



Ground Floor Retail – Floor Plan



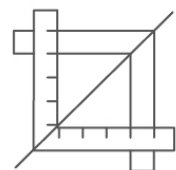
181 UNIVERSITY AVENUE 150 YORK STREET

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



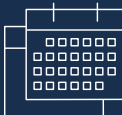
Short-Form Lease



Straight
to Lease



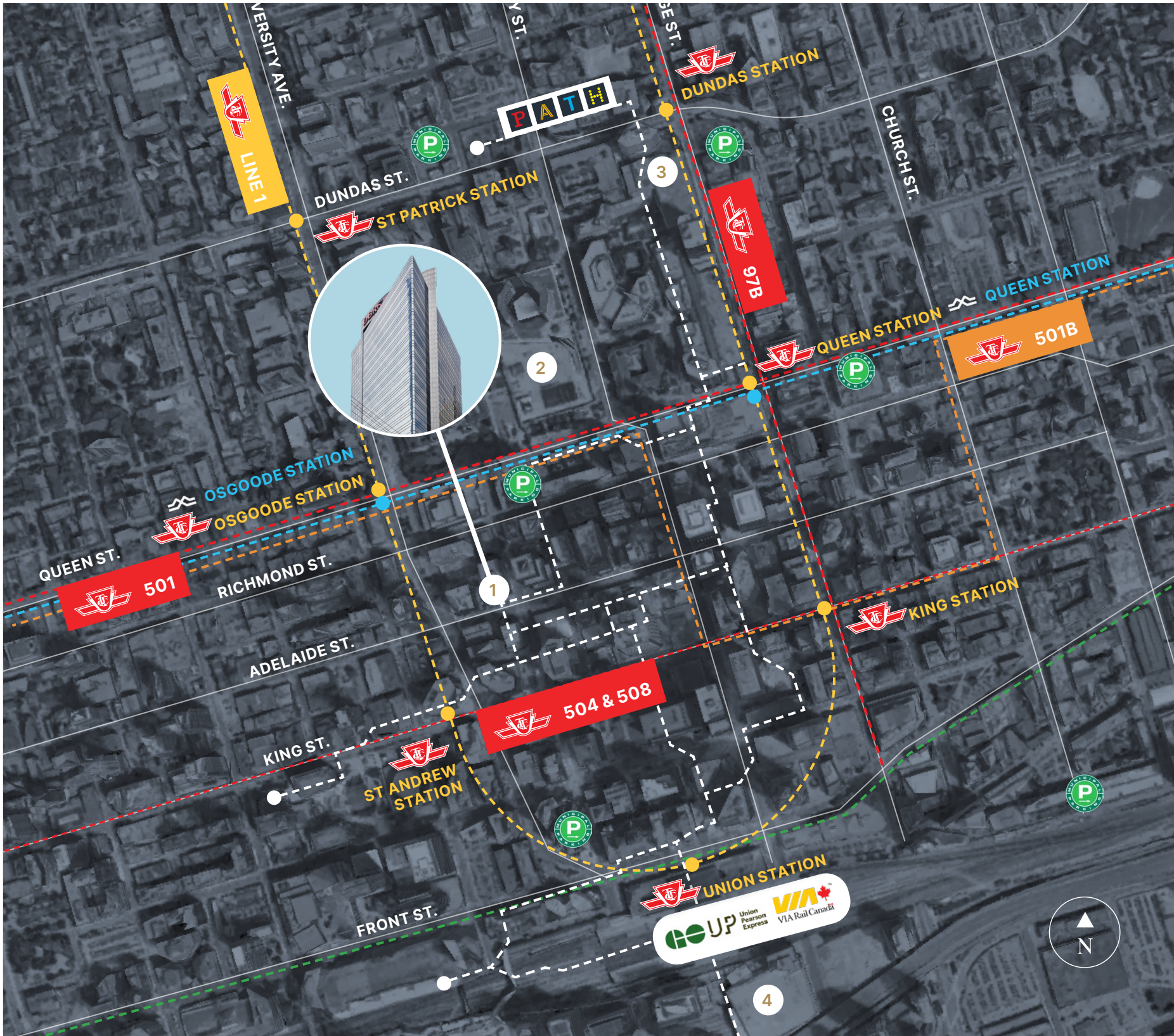
Seven Page
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For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



- 1 PATH entrance: On-site **P A T H**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 750m
- 4 Scotiabank Arena: 900m

Yonge-University Subway Line

Bloor Subway Line

TTC Bus Route

Green P Parking

Toronto Pearson

40 min.

Pearson International
via UP Express

Billy Bishop
Toronto City Airport

15 min.

Drive to Billy Bishop Airport

P A T H

2 min.

Walk to Queen Station or King Station

UNION STATION

UP

Union
Pearson
Express

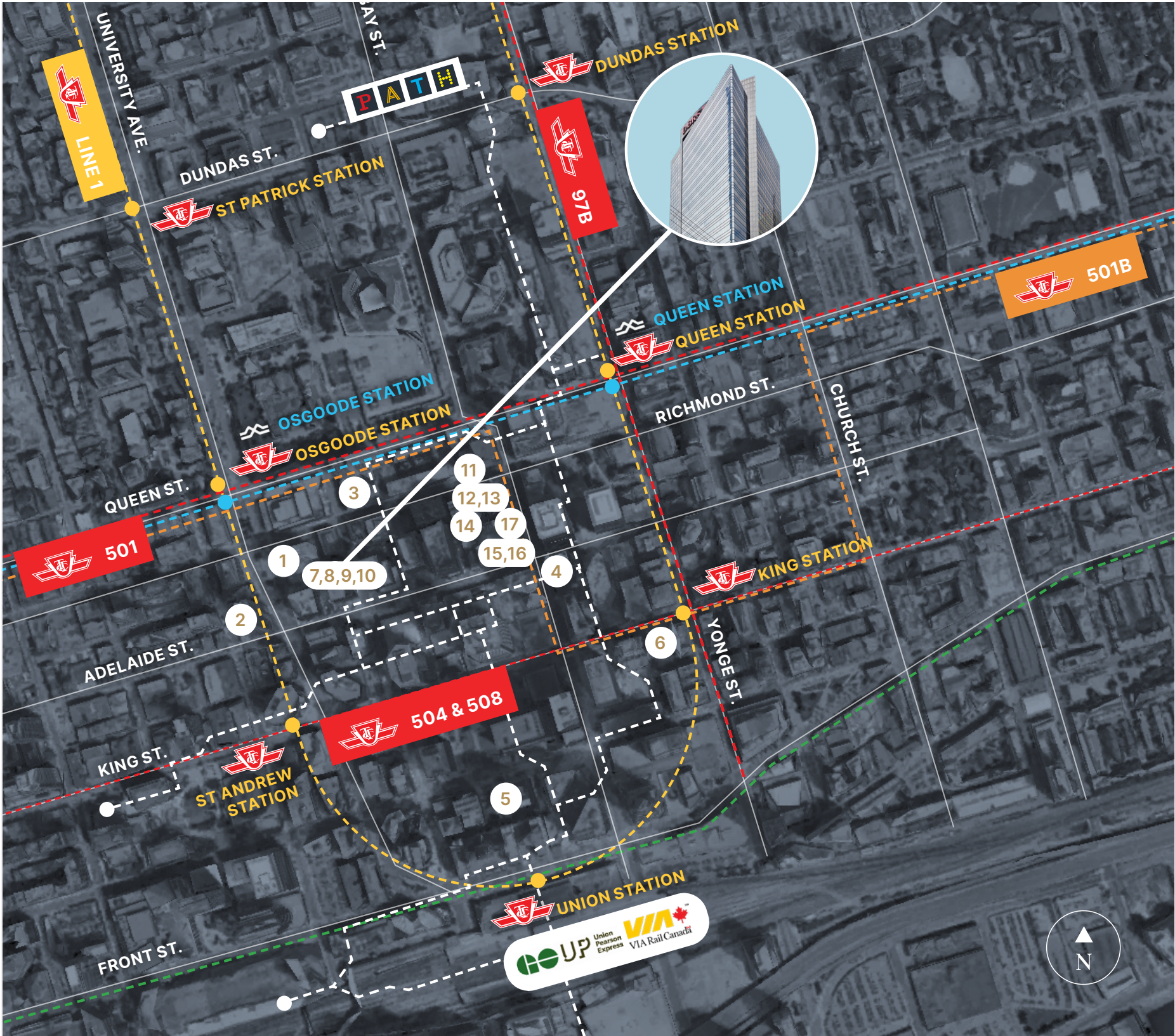
VIA

VIA Rail Canada

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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