



DREAM
COLLECTION
FINANCIAL DISTRICT

56 Temperance Street

56 Temperance St.

Situated in the Financial Core, just steps away from Bay Street and the PATH system, 56 Temperance provides tenants with a unique office opportunity with a direct connection to Dream's new Alleyway project. With a newly renovated lobby, washrooms, updated building systems and convenient access to Toronto's transit system, the Building stands out as a first-class office offering.

Building Specifications

Size	33,011 SF
Year Built	1970
Number Of Floors	10
Operating Costs	\$25.16 (PSF/YR)
Realty Tax	\$7.95 (PSF/YR)
Total Additional Rent	\$33.11 (PSF/YR)



Building Features

- Public Transit Surface Route
- 9' Ceiling height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Central HVAC Distribution System
- Fire Detection System
- Sprinkler System (ground floor only)
- Security Systems: computerized access control and alarm monitoring system
- Water Source Heat Pump System

Onsite Amenities

- John & Sons Oyster House

Nearby Amenities

- PATH System
- Restaurants
- Banking/Fitness
- CF Toronto Eaton Centre
- CKTL&CO
- Flagship Mediterranean Restaurant (coming soon!)
- 11:59 Bar and Cafe

Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2021



[Learn more about the building](#) ↗

THE BUILDING —

Leasing Opportunities

5th Floor

Suite 500 | 2,978 SF

[View more opportunities ↗](#)



Standard Floorplate

Full floor suite in base building condition.

Size

~3,500 SF

Ceiling Height (slab to T-bar)

9'

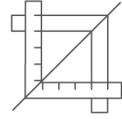


DREAM OFFICE —

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



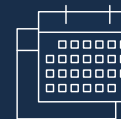
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

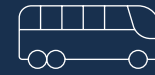
Three years and under

LOCATION —

Best in Class Proximity



98 Walk Score



100 Transit Score



89 Bike Score

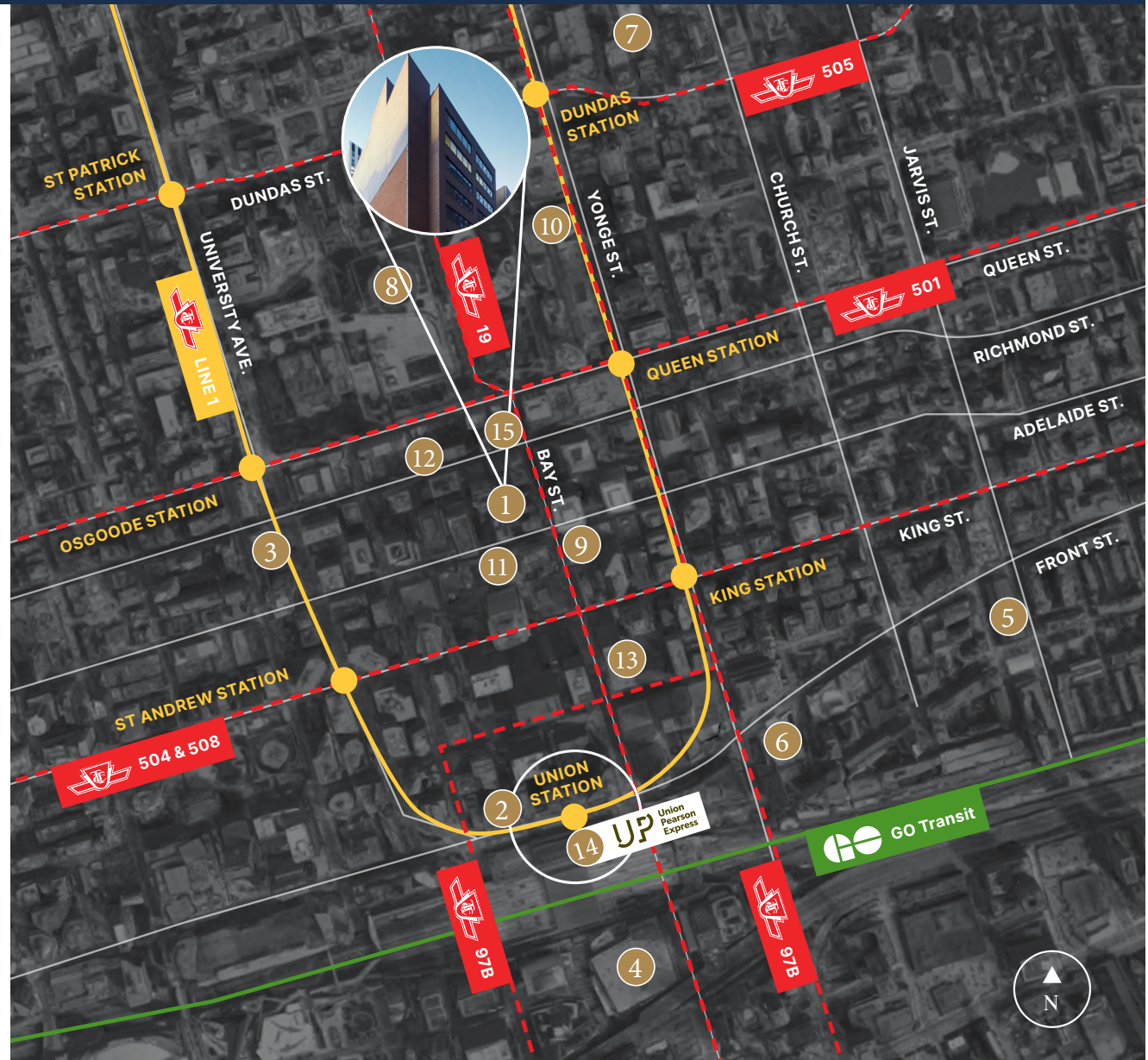
- 1 56 Temperance St.
- 2 Fairmont Royal York
- 3 Shangri-La
- 4 Scotiabank Arena
- 5 St. Lawrence Market
- 6 Meridian Hall
- 7 Toronto Metropolitan University
- 8 Nathan Phillips Square
- 9 The St. Regis
- 10 CF Toronto Eaton Centre
- 11 Adelaide Club
- 12 Cambridge Club
- 13 Equinox
- 14 UP Express
- 15 80 Richmond - closest PATH entrance



Billy Bishop City Airport – 20 min drive



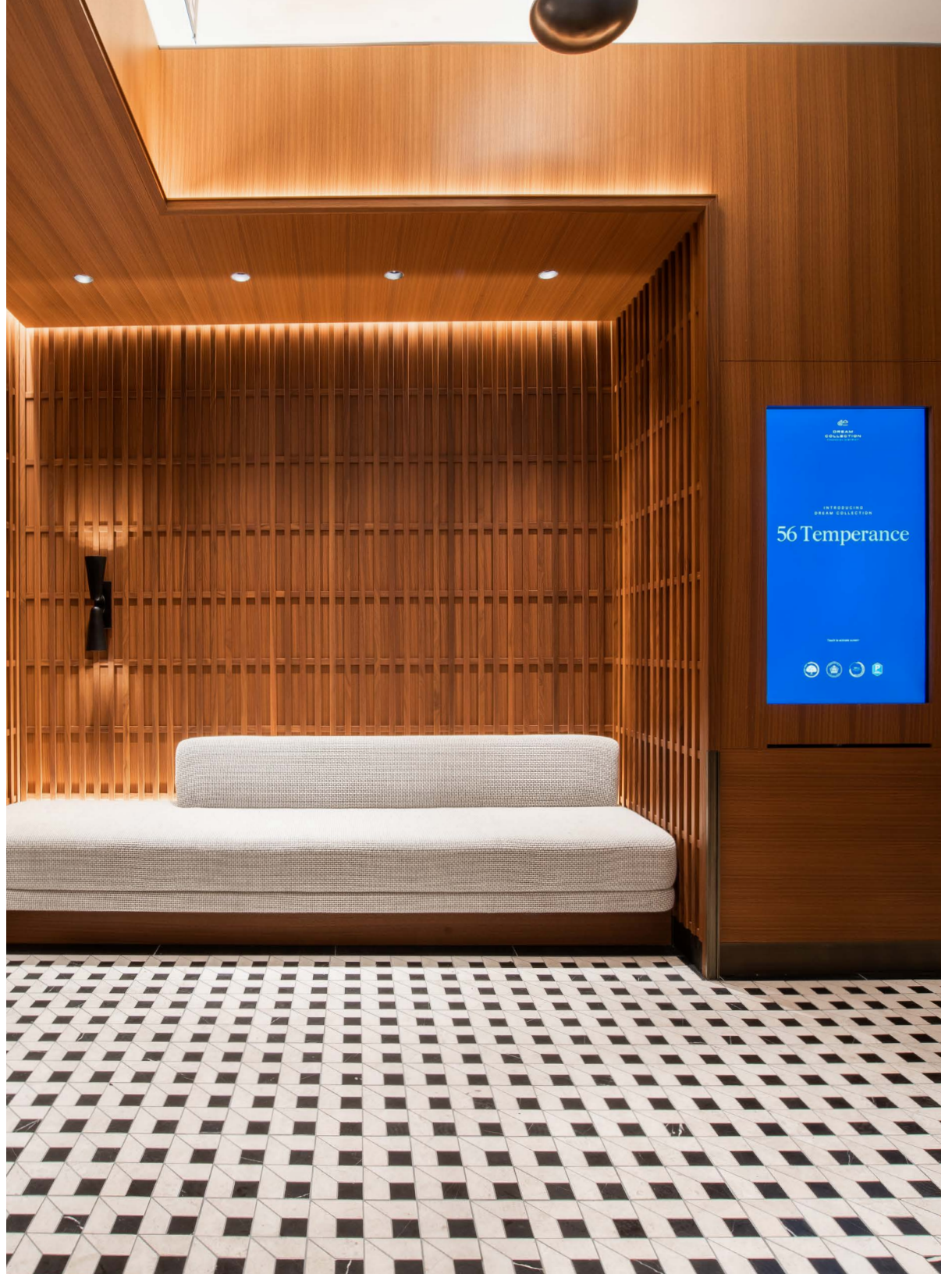
Pearson Intl. Airport – 34 min via UP Express



IMPROVING YOUR EXPERIENCE —

Recent Improvements

- Newly renovated lobby, washrooms and corridors
- Upgraded and modernized HVAC/Mech systems
- Upgraded dispatch elevators



ESG Framework

For over two decades, we have been working to make our communities better while maximizing returns for our investors. Our focus is on generating intentional and measurable environmental and social returns and further integrating ESG throughout our business by implementing a formal ESG Framework.

ESG Framework Pillars



Best Places

Dream Value: Social Responsibility

Creating better places and communities that make positive impacts on people's lives and the planet.

- Certifications
- Health, safety, and wellness
- Amenities and inclusive atmosphere
- Attainability and affordability
- Connectivity



Future Ready

Dream Value: Courageous Ideas

Building and operating with the future in mind.

- Climate change resilience
- Carbon and resource efficiency
- Innovation and technology adoption
- Sustainable development
- Sustainable redevelopment



Strong Relationships

Dream Value: Meaningful Relationships

Fostering inclusive relationships to create value for everyone in our community.

- Tenant relationships
- Government collaboration
- Community / NGO partnerships
- Indigenous engagement
- Sustainable procurement



Operational Excellence

Dream Value: Fierce Diligence

Running a great company that focuses on purpose and profit.

- Valuing employees
- ESG risk management
- Corporate governance
- ESG impact and management
- Diversity, inclusion and advancement

Social Procurement

In November 2021, as part of our approach to Impact, Dream released a Social Procurement Strategy to create positive social outcomes. Through the use of our spending power on real estate activities we aim to create economic benefits for under-served, vulnerable or equity-seeking groups and local, independent, or socially responsible businesses. Our goal is to leverage the money we spend in developing and managing our real estate to create both business and employment opportunities for equity-seeking groups and local or independent businesses.

OUR COMMITMENT -

We are Committed to Achieving Net Zero Carbon by 2035

At Dream, we strive to continuously reduce the environmental impact of our operations and developments as well as positively contribute to the low carbon economy.

We are committed to

10%

reduction of energy consumption by 2025 versus 2019 baseline

10%

reduction of water consumption by 2025 versus 2019 baseline

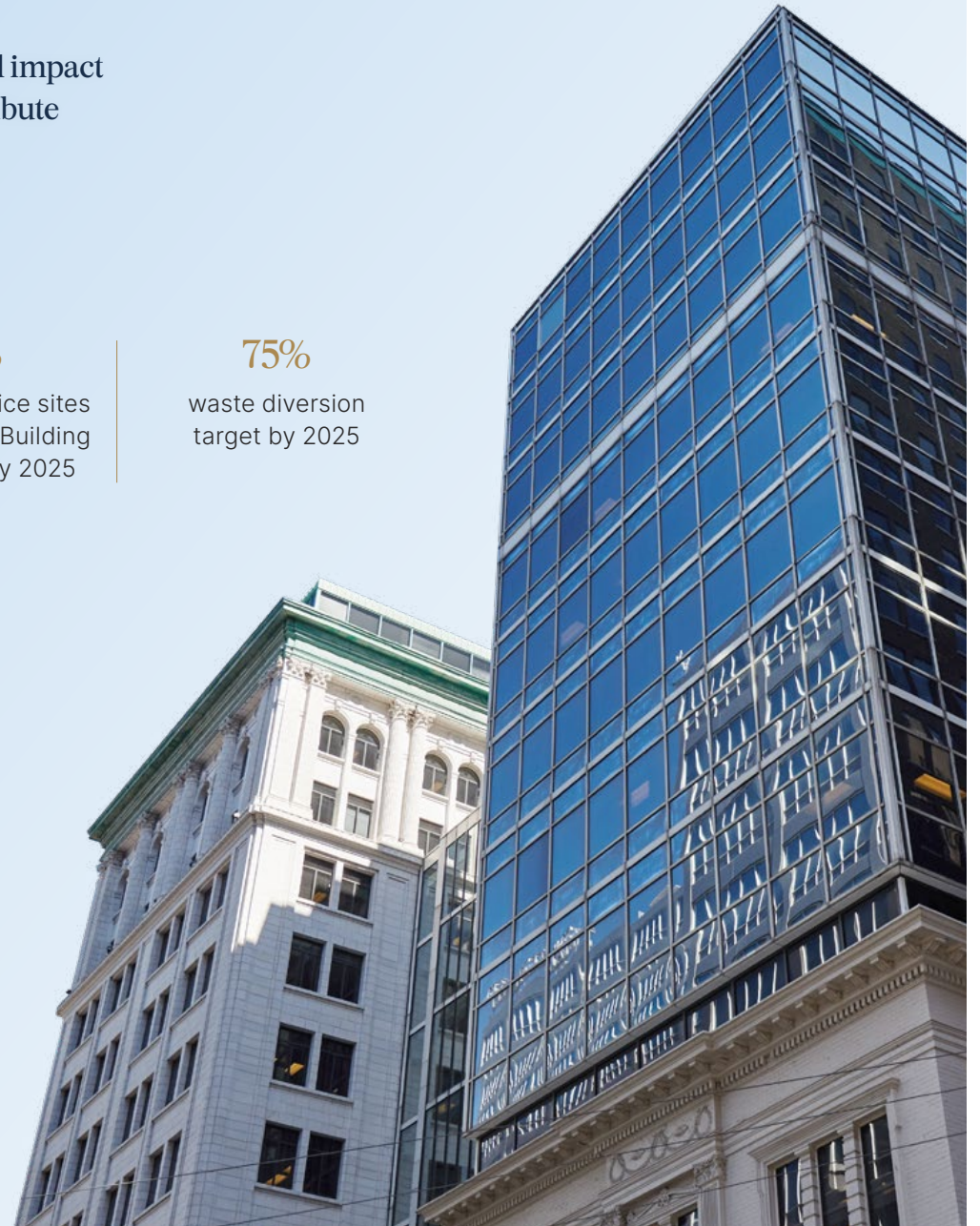
100%

of Canadian office sites having a Green Building Certification by 2025

75%

waste diversion target by 2025

For more information on our commitments, interim targets and progress to reaching our goals, visit: sustainability.dream.ca



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.

