



DREAM
COLLECTION
FINANCIAL DISTRICT

655 Bay Street



655 Bay Street

655 Bay Street is an eighteen-storey, Class A multi-tenant office building located just north of the financial district on the corner of Bay and Elm Streets in downtown Toronto. The building is situated with close proximity to Toronto's most popular landmarks including the CF Toronto Eaton Centre and the City Hall.

Building Specifications

Size	308,431 SF
Year Built	1990
Number Of Floors	18
Operating Costs	\$17.55 (PSF/YR)
Realty Tax	\$7.87 (PSF/YR)
Total Additional Rent	\$25.42 (PSF/YR)

[Learn more about the building](#) ↗



Building Features

- Public Transit Surface Route
- 8'7" Ceiling Height (slab to slab)
- Satellite Dish Capability
- Fibre Optic Capability
- Emergency Generator
- Central HVAC Distribution System
- Fire Detection System
- Sprinkler System
- Manned Security

Sustainability & Certifications

- BOMA Certified Gold
- LEED Certified Gold
- WELL Health and Safety Rated 2024



On-site Amenities

- Mos Mos Coffee
- Pumpnickel's
- Punjabi Chaap
- Sushi Queen
- Fitness Centre

Nearby Amenities

- CF Toronto Eaton Centre
- Nathan Philips Square
- Dundas Subway Station
- IKEA

THE BUILDING —

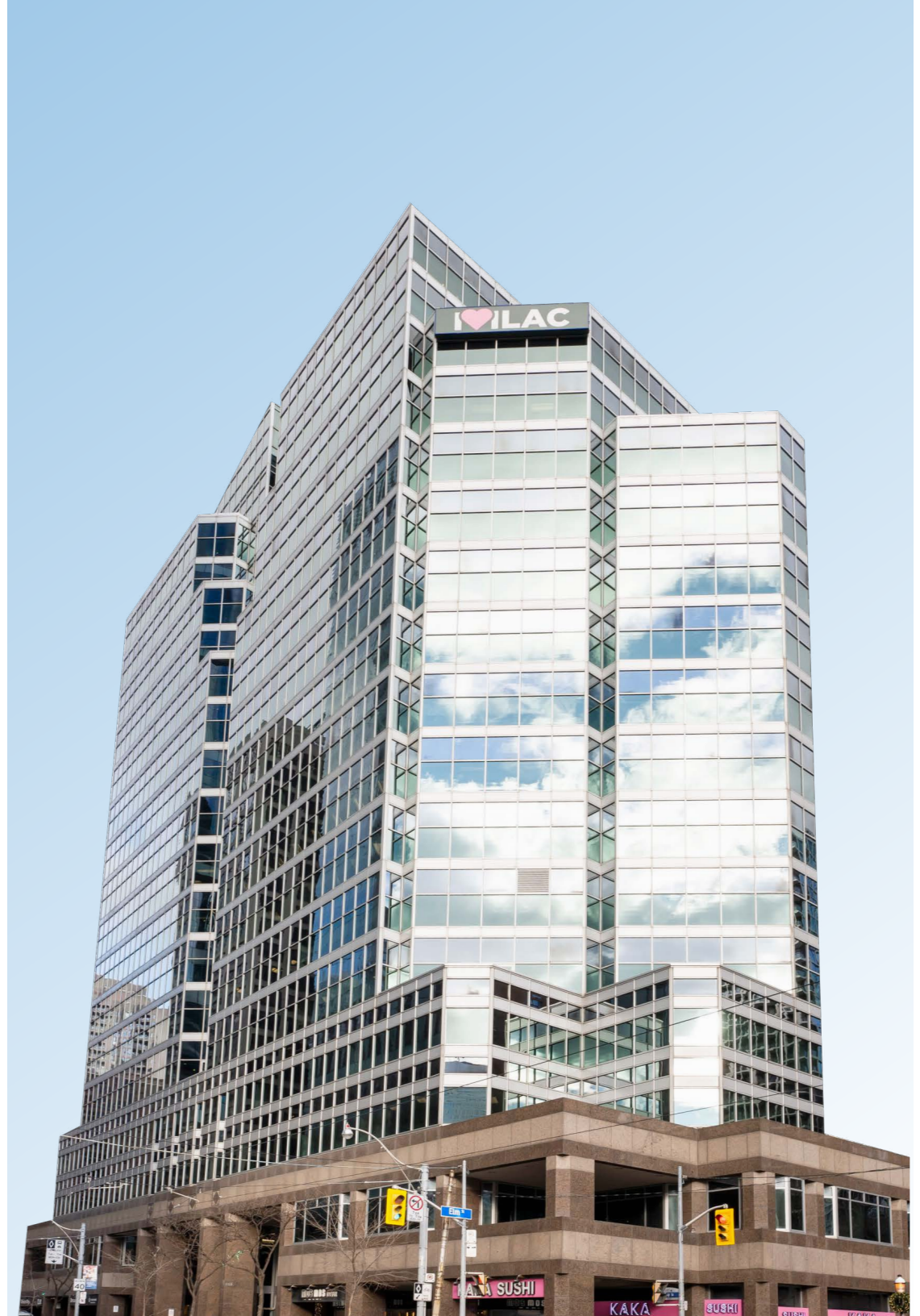
Leasing Opportunities

Ground Floor

Suite 14 | 1,148 SF

Suite 7 | 1,926 SF

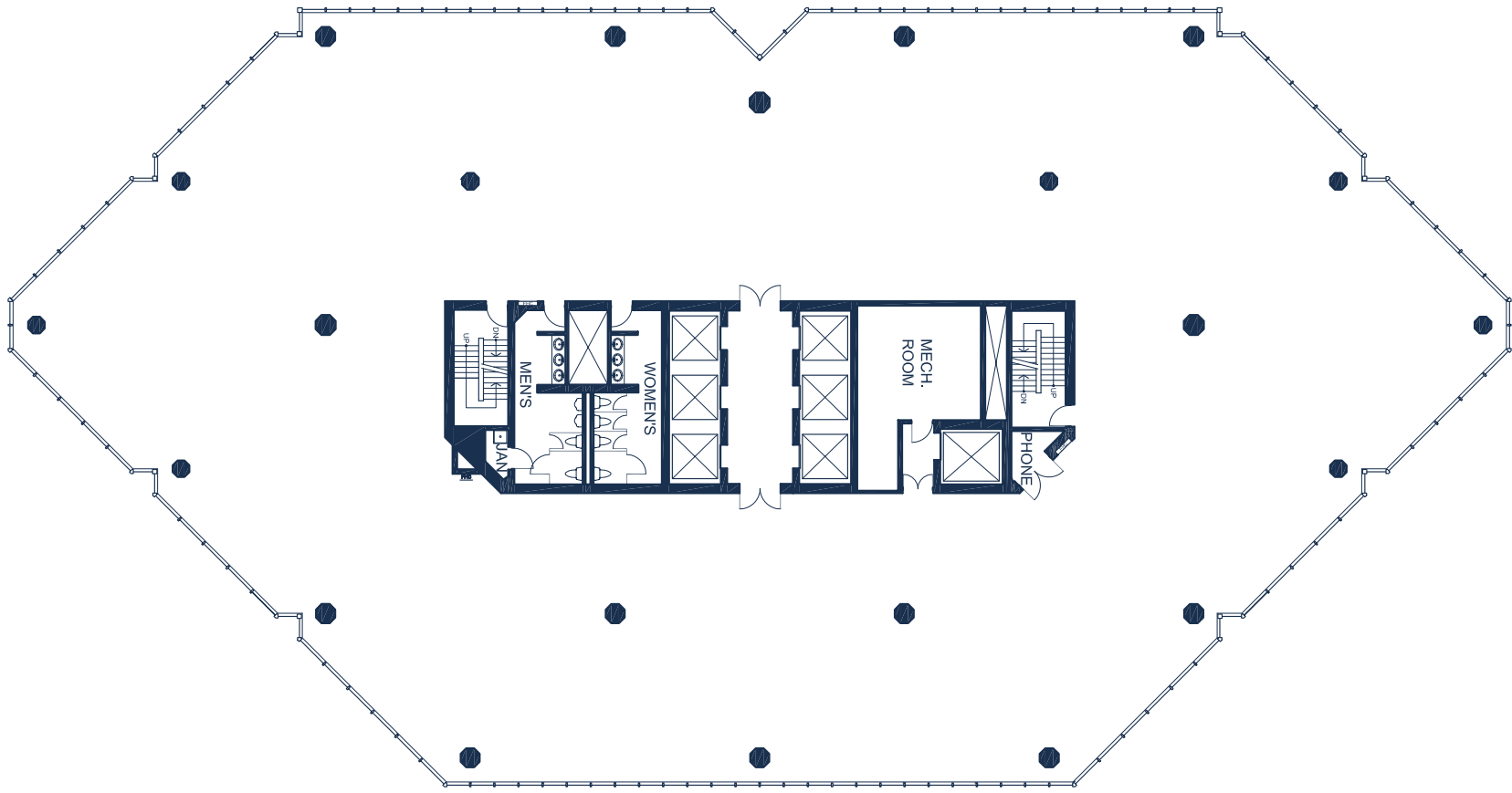
[View more opportunities](#) ↗



LEASING OPPORTUNITIES —

Standard Floorplate

~20,000 SF

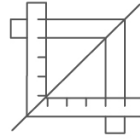


DREAM OFFICE —

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



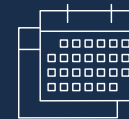
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

LOCATION —

Best in Class Accessibility

99 Walk Score

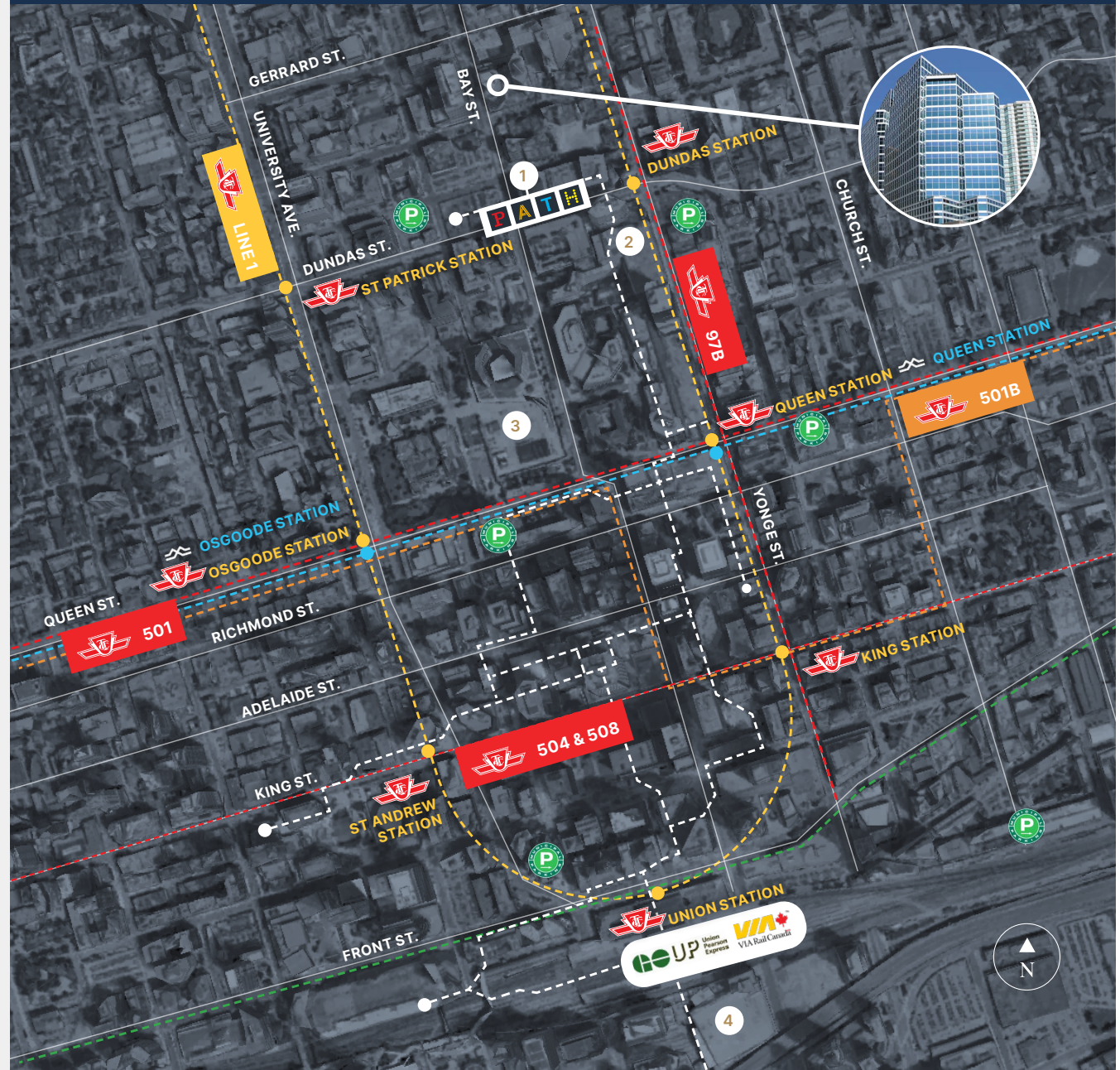
100 Transit Score

91 Bike Score

- 1 Closest PATH entrance
(Atrium): 250m **PATH**
- 2 CF Toronto Eaton Centre: 300m
- 3 Nathan Philips Square: 550m
- 4 Scotiabank Arena: 1600m

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

- 40 min.
Toronto Pearson
Pearson International
via UP Express
- 20 min.
BILLY BISHOP
TORONTO CITY AIRPORT
Drive to Billy Bishop Airport
- 5 min.
PATH
Walk to Dundas Station
- 15 min.
UNION STATION
UP
GO
VIA Rail Canada
Walk to Union Station



LOCATION —

Best in Class Proximity

99 Walk Score

100 Transit Score

91 Bike Score

Hotels

- 1 Chelsea Hotel: 130m
- 2 Marriott Downtown at CF Toronto: 350m
- 3 Sheraton Centre Toronto: 950m
- 4 The St. Regis Toronto: 1000m
- 5 Hilton Toronto: 1100m
- 6 Shangri-La Toronto: 1300m

Food & Beverage

- 7 Pumpnickel's: On-site
- 8 Punjabi Chaap Corner: On-site
- 9 Mos Mos Coffee: On-site
- 10 Florin' on Richmond (April 2025): 850m
- 11 Daphne: 850m
- 12 Wine Academy: 850m
- 13 CKTL & Co.: 900m
- 14 John & Sons Oyster House: 900m
- 15 Estiatorio Milos: 950m
- 16 Alobar: 1100m
- 17 Sushi Yugen: 1100m
- 18 Chop Steakhouse & Bar: 1100m

- 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

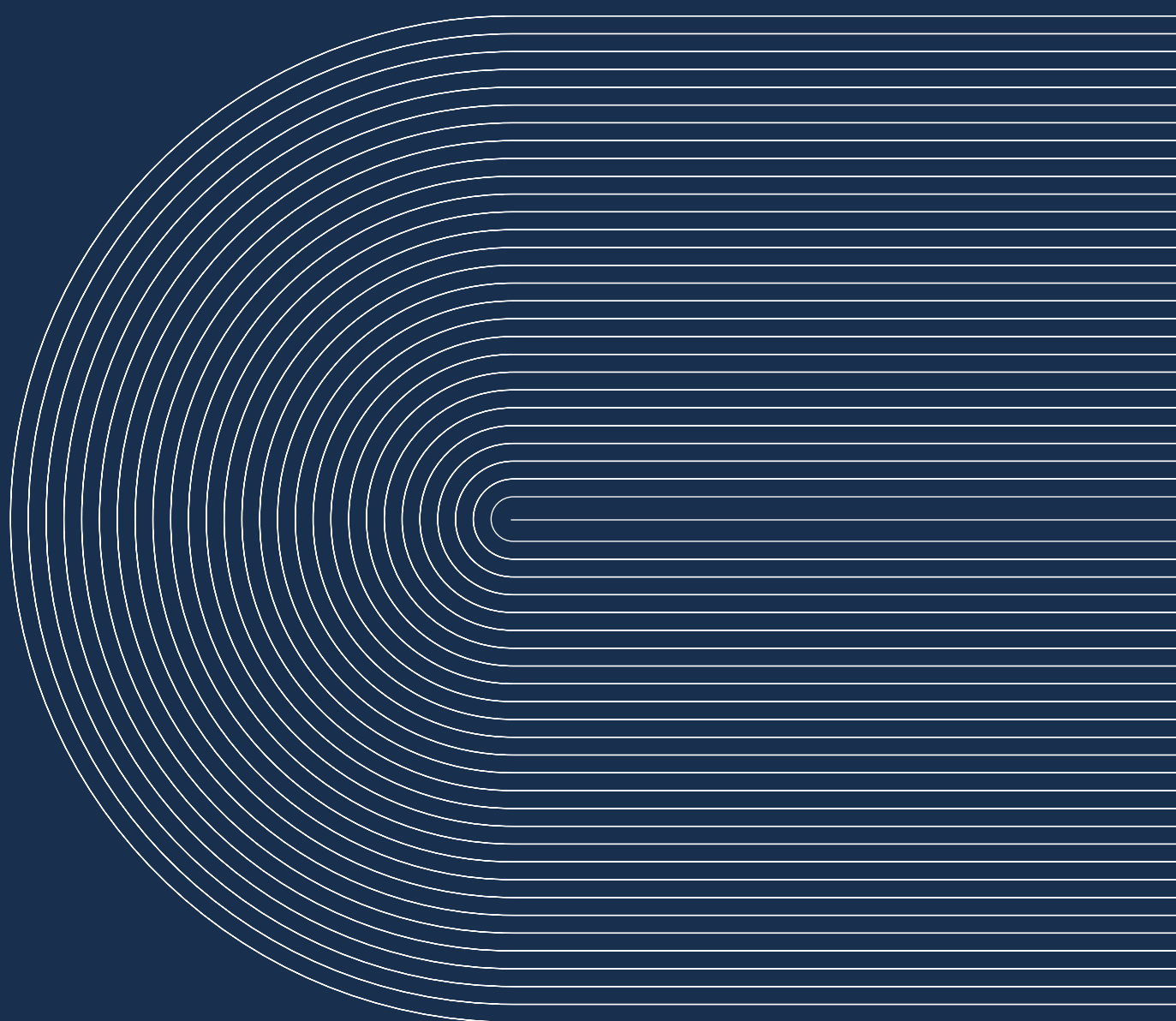
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

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.