



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

36 Toronto Street

Leasing Opportunities

Building Specifications

Size	217,862 SF
Year Built	1914
Number Of Floors	13
Operating Costs	\$19.13 (PSF/YR)
Realty Tax	\$8.60 (PSF/YR)
Total Additional Rent	\$27.73 (PSF/YR)
Underground Parking	50 Stalls

Building Features

- Public Transit Surface Route
- Eastside: 8'6" ; Westside 9'6" (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- HVAC: VAV system, 2 Unilux hot water boilers, 2 York chillers, 291 ton and 359 ton
- Fire Detection System
- Sprinkler System
- Security Systems: computerized access control and alarm monitoring system and manned security

On-site Amenities

- Poké Box
- Curatus Wine Club
- Coffee by Carlton's
- OEB Breakfast Co.
- Rob's Best Foot Forward
- Bar Goa
- Canada Post
- Samir Hair Design
- End-of-Trip Facilities
- Underground Parking and Bike Stalls

Nearby Amenities

- PATH System
- Pumpnickel's
- Sansotei Ramen
- Goodlife Fitness
- Canada Post
- CF Toronto Eaton Centre

Certifications



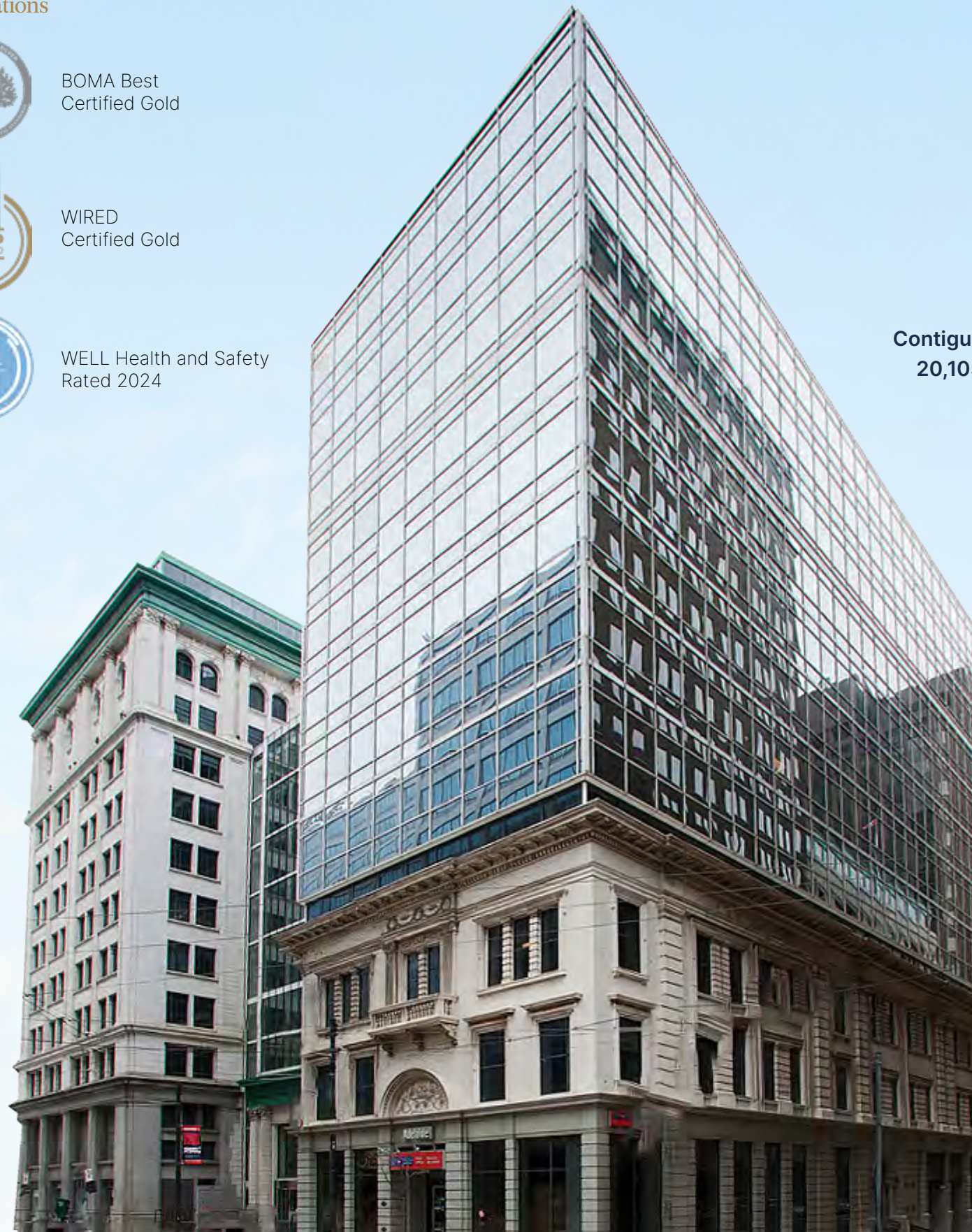
BOMA Best Certified Gold



WIRED Certified Gold



WELL Health and Safety Rated 2024



Contiguous:
20,105 SF

13th Floor - Full Floor Opportunity: 14,644 SF

- Suite 1320: 7,400 SF | Available Immediately
- Suite 1310: 7,246 SF | Available Immediately

12th Floor

- Suite 1200: 5,459 SF | Available Immediately

11th Floor

- Suite 1160: 3,334 SF | Available Sep 1, 2026
- Suite 1150: 1,512 SF | Available Immediately

10th Floor

- Suite 1070: 5,362 SF | Available Aug 1, 2026

9th Floor

- Suite 910: 2,409 SF | Available Immediately

8th Floor

- Suite 800: 8,496 SF | Available Immediately

7th Floor

- Suite 750: 9,042 SF | **MODEL SUITE** Available Immediately

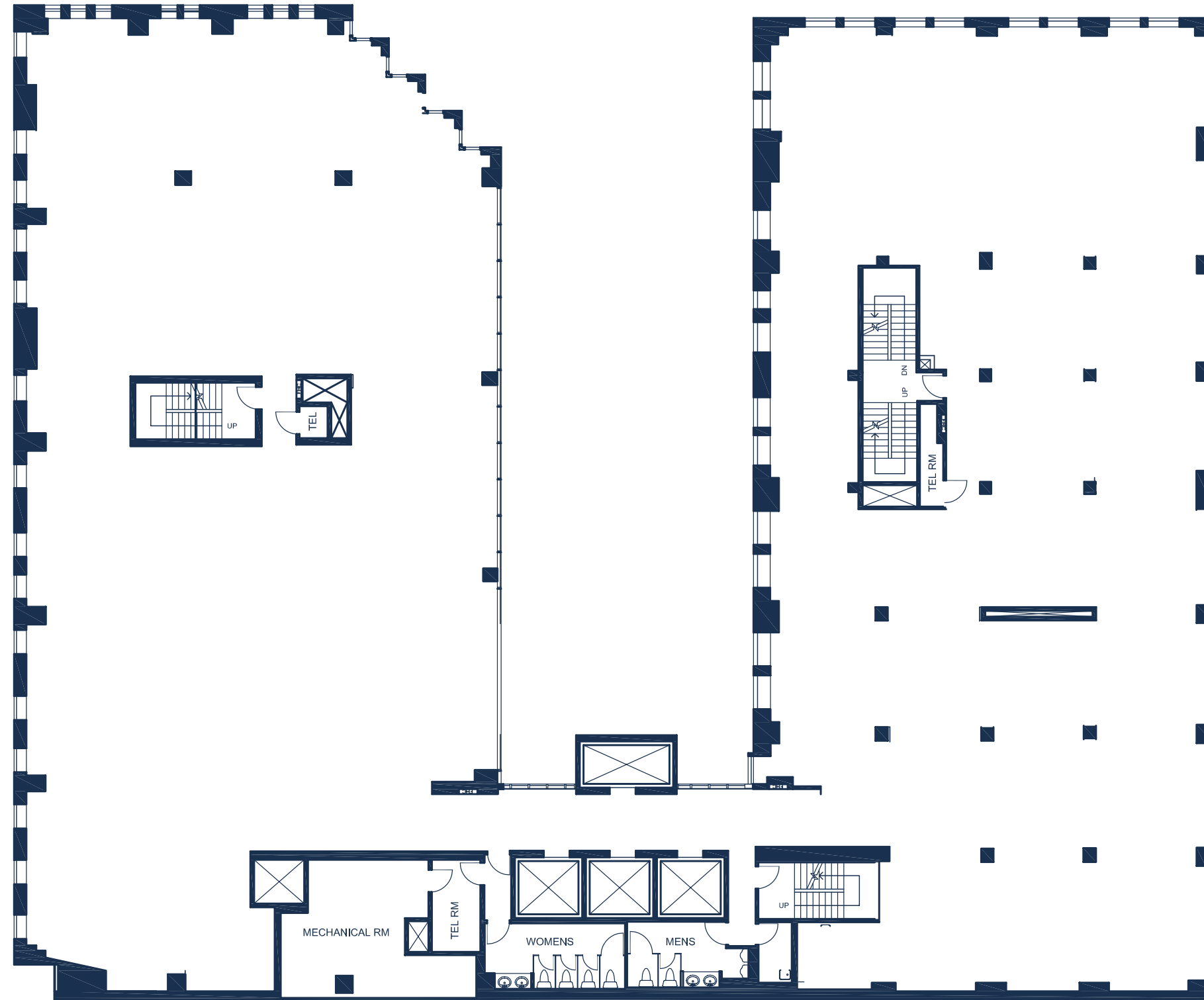
5th Floor

- Suite 505: 1,929 SF | Available Immediately
- Suite 502: 1,437 SF | Available Immediately

THE BUILDING -

Standard Floorplate

~17,000 SF | approximately 8'6" - 9' | Full floor suite in base building condition



THE OPPORTUNITY-

An Inspiring Place to Work & Play

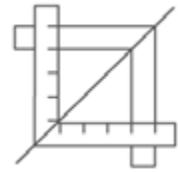


DREAM OFFICE-

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



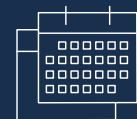
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



- 1 Closest PATH entrance
(1 Adelaide St. E): **100m** **PATH**
- 2 Nathan Philips Square: **400m**
- 3 CF Toronto Eaton Centre: **650m**
- 4 Scotiabank Arena: **950m**

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

- 40 min.**
Pearson International via UP Express
- 20 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: 300m
- 2 One King West Hotel & Residence: 280m
- 3 Shangri-La Toronto: 800m
- 4 Sheraton Centre Toronto: 800m
- 5 Hilton Toronto: 800m
- 6 Fairmont Royal York: 900m

Food & Beverage

- 7 Bar Goa: On-site
- 8 OEB Breakfast Co.: 44m
- 9 Estiatorio Milos: 350m
- 10 CKTL & Co.: 350m
- 11 Florin' on Richmond: 450m
- 12 John & Sons Oyster House: 450m
- 13 Daphne: 500m
- 14 Wine Academy: 500m
- 15 Alobar: 650m
- 16 Sushi Yugen: 650m
- 17 Chop Steakhouse & Bar: 650m

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

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