



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITY

# 56 Temperance Street



# Full Floor & Leasing Opportunities

## Building Specifications

|                       |                  |
|-----------------------|------------------|
| Size                  | 33,011 SF        |
| Year Built            | 1970             |
| Number of Floors      | 10               |
| Operating Costs       | \$25.65 (PSF/YR) |
| Realty Tax            | \$8.29 (PSF/YR)  |
| Total Additional Rent | \$33.94 (PSF/YR) |

## Certifications



BOMA Best  
Certified Silver



WELL Health and  
Safety Rated 2024

## 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

## On-site Amenities

- John & Sons Oyster House

## Nearby Amenities

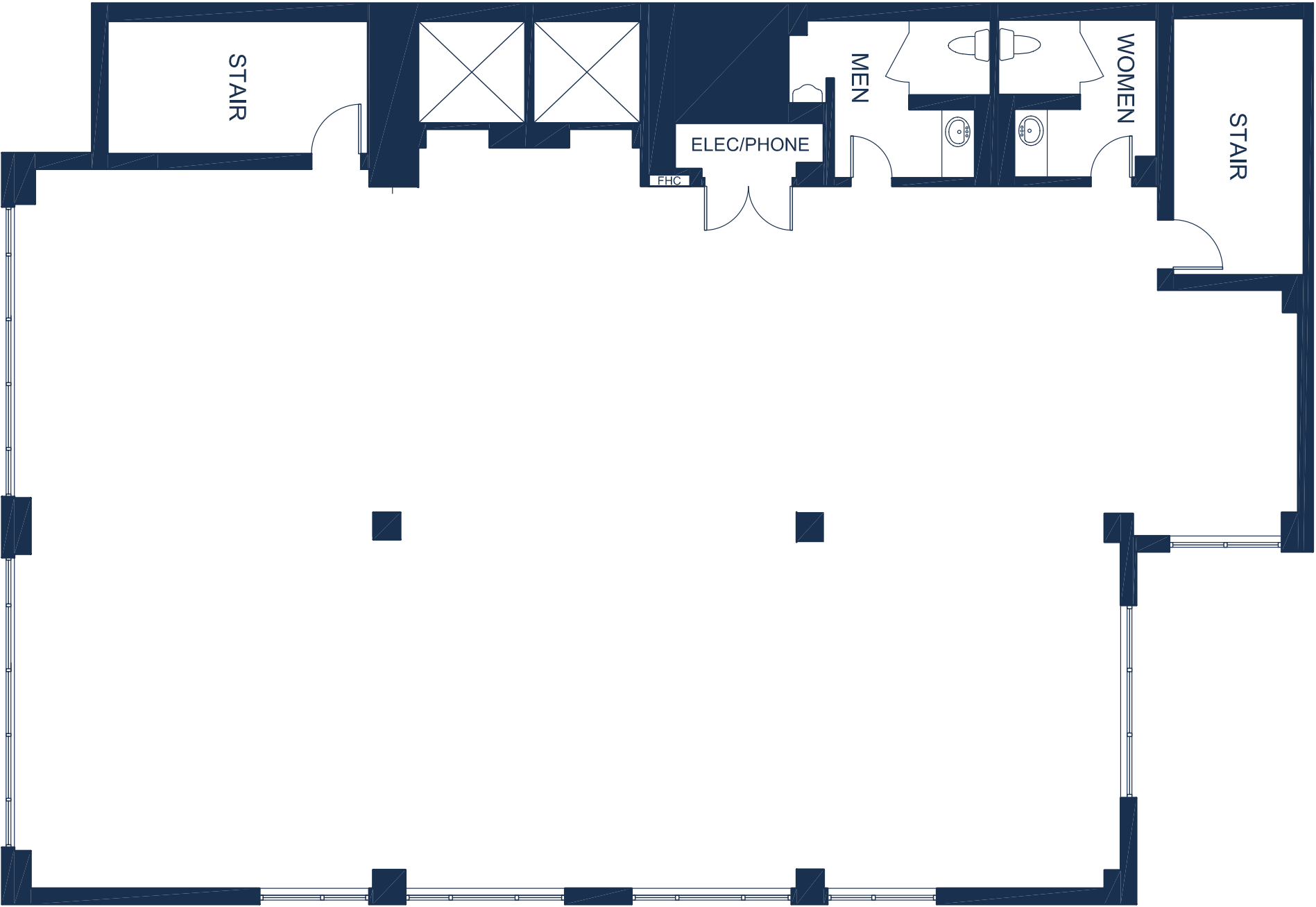
- Tenant Conference Centre at 330 Bay
- CKTL & Co.
- Estiatorio Milos Toronto
- Hy’s Steakhouse & Cocktail Bar
- Daphne’s Restaurant
- Adrak
- Florin Trattoria
- Starbucks
- CF Toronto Eaton Centre
- All Major Banks
- Fitness Centres
- Nathan Phillips Square
- St. Regis Hotel
- PATH System

- 8th Floor  
Suite 801 | 2,357 SF | Available Sep 1, 2026
- 5th Floor  
Suite 500 | 2,978 SF
- 2nd Floor  
Suite 200 | **MODEL SUITE**  
3,483 SF | Available Dec 1, 2026



# Standard Floorplate

~3,500 SF | 9' Ceiling Height | Full floor suite in base building condition



# Suite 200

3,483 SF | Full floor office opportunity. 2nd gen model suite - space built out with open work stations, meeting rooms, reception and kitchenette.





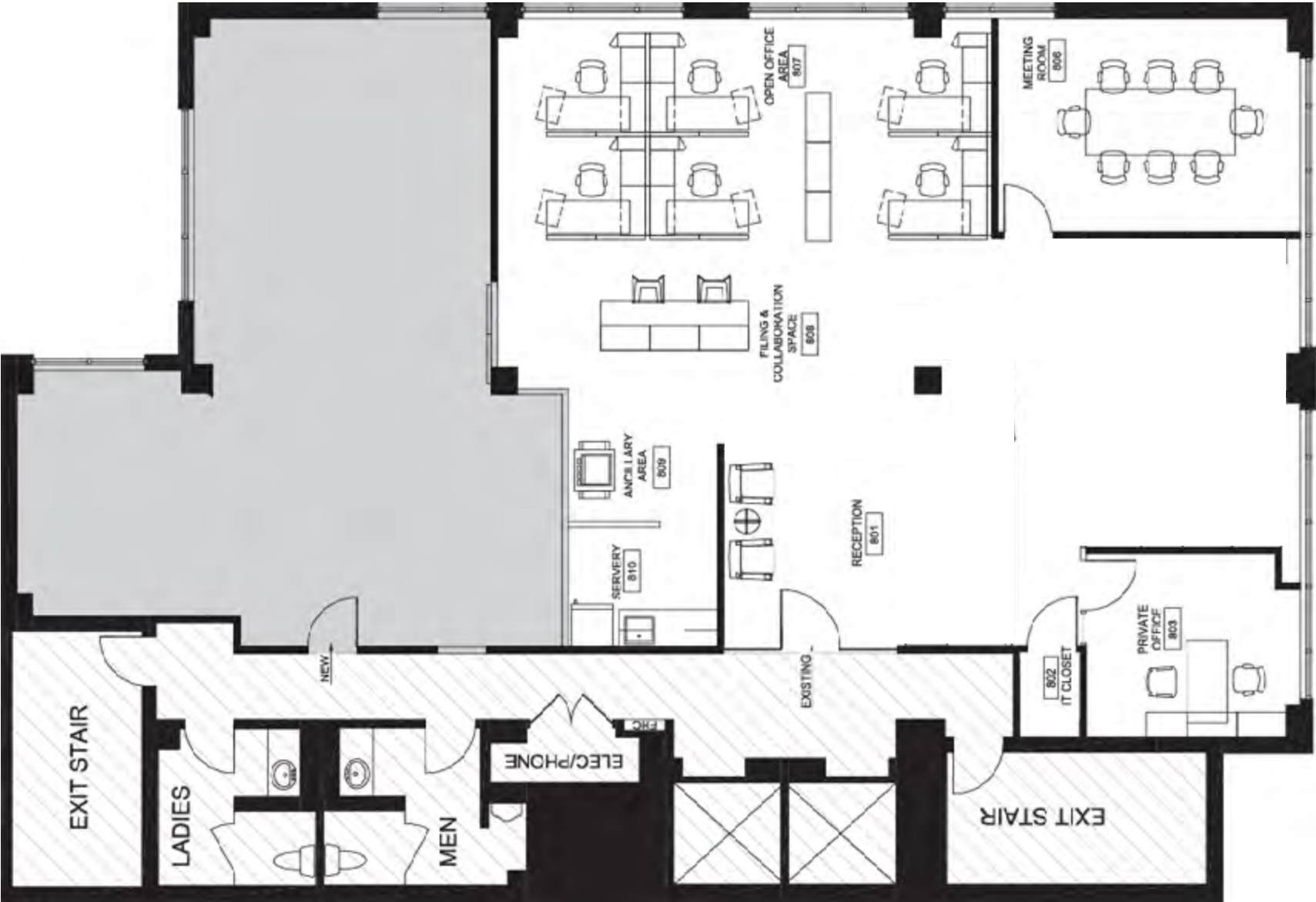
# Suite 500

2,357 SF | Suite built-out with reception area, 4 private offices, meeting room, large boardroom off of reception, kitchenette, IT room, servery and open space.



# Suite 801

2,357 SF | Double glass door elevator exposure unit, with open area, 1 private office, glass boardroom for 8, kitchenette and reception area.

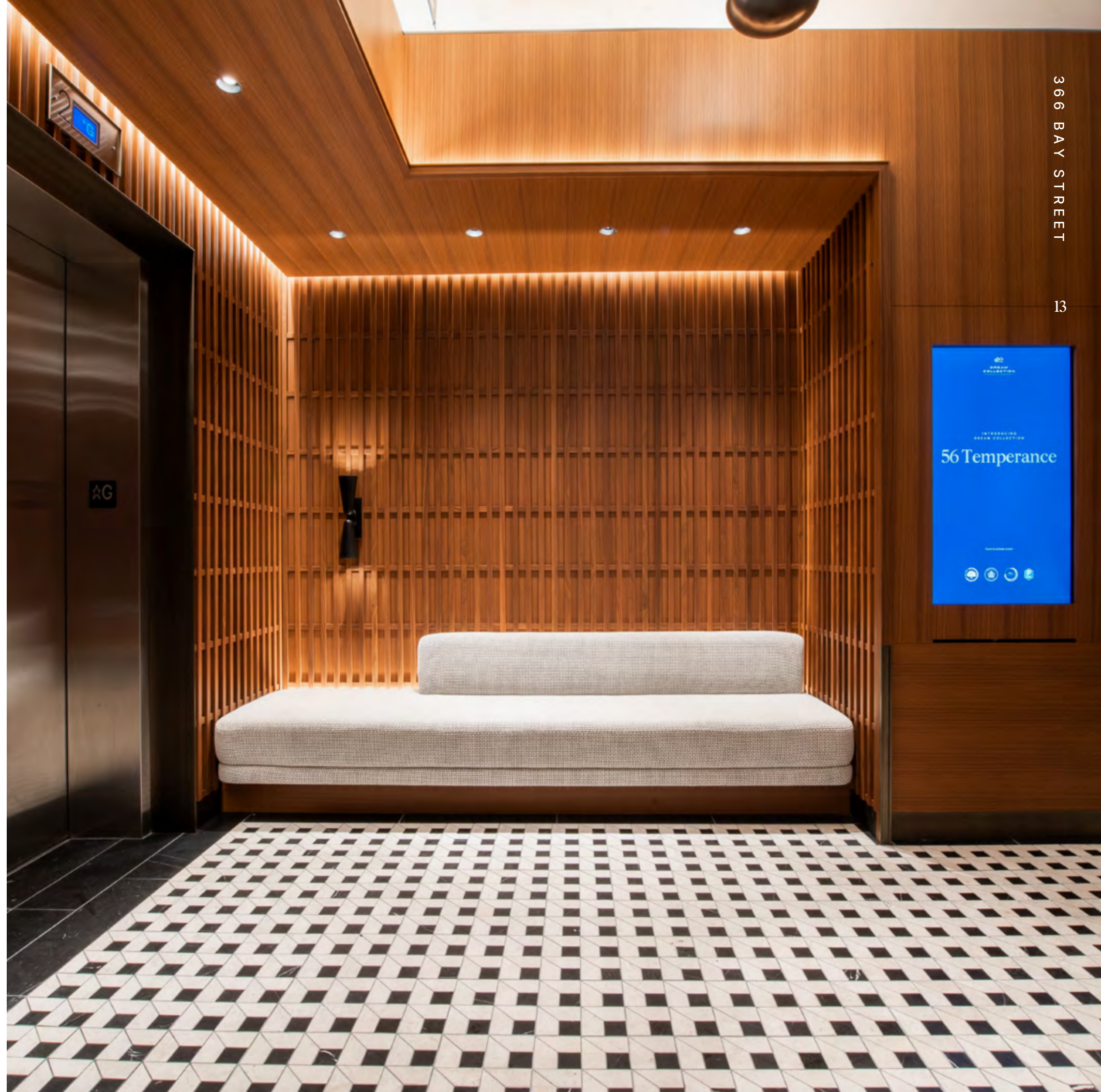




IMPROVING YOUR EXPERIENCE -

## Recent Improvements

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

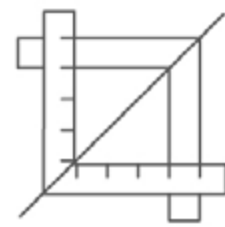




# Stress-Free Turnkey



Expertly designed, furnished and move-in ready



Experienced in-house Project Management and Construction Team

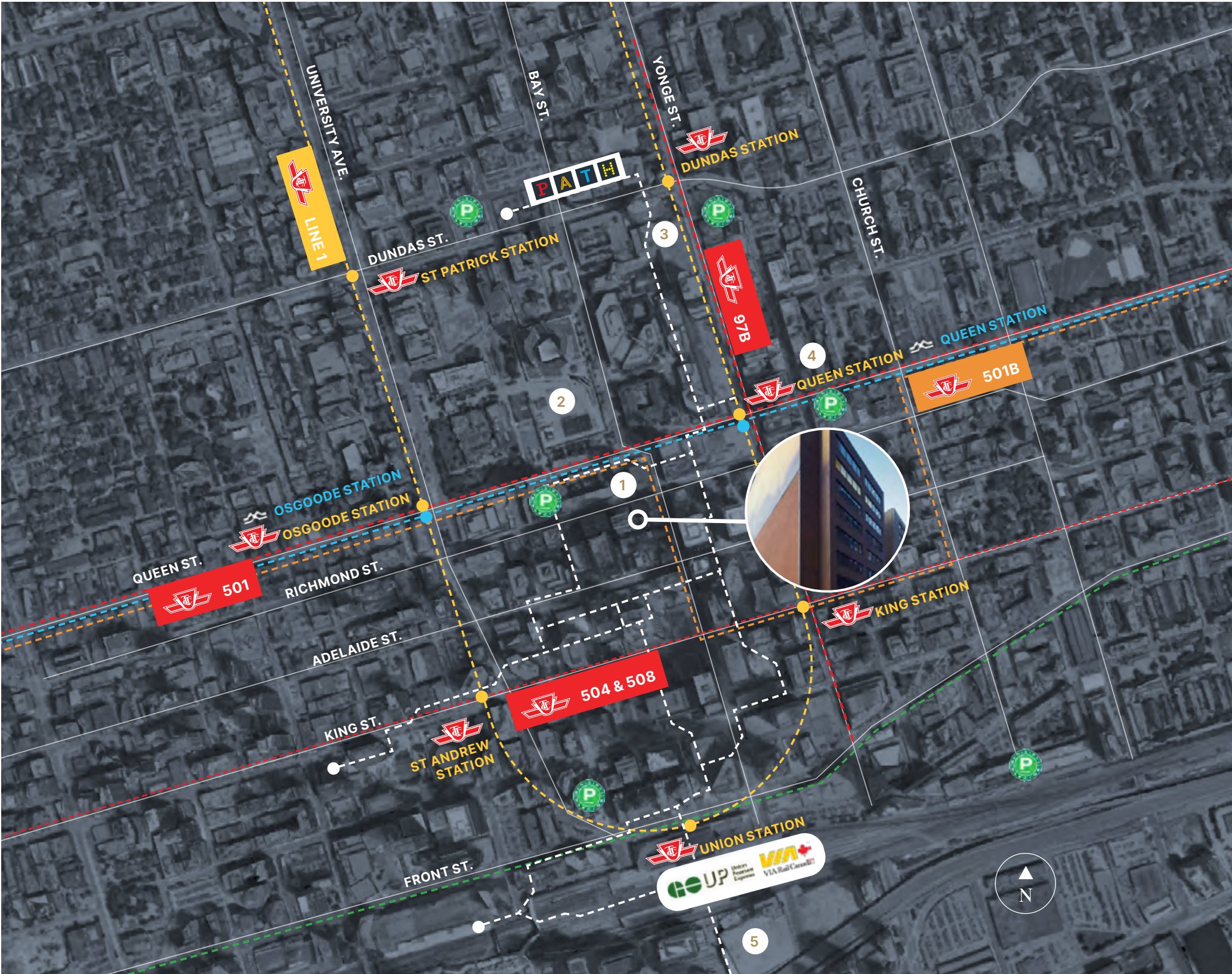


Simplified process committed to making design and move in easy for tenants





# Best in Class Accessibility



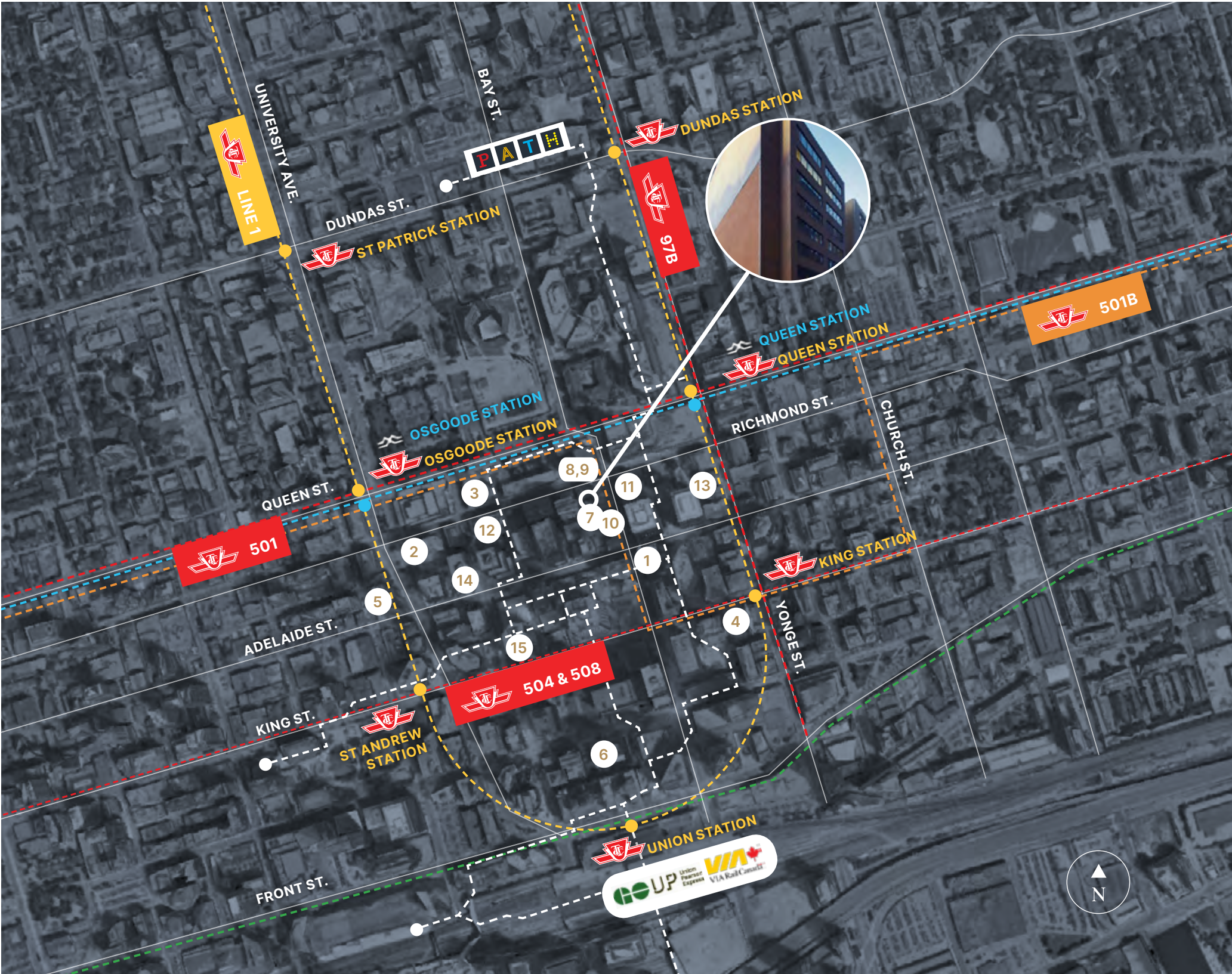
- 1 Closest PATH entrance (80 Richmond St.): 88m **PATH**
- 2 Nathan Philips Square: 290m
- 3 CF Toronto Eaton Centre: 350m
- 4 St. Michael's Hospital: 550m
- 5 Scotiabank Arena: 800m

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

- 38 min.**  
Toronto Pearson Pearson International via UP Express
- 13 min.**  
Billy Bishop Drive to Billy Bishop Airport
- 5 min.**  
**PATH** Walk to Queen Station or King Station
- 5 min.**  
**UNION STATION** Walk to Union Station



# A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 170m
- 2 Hilton Toronto: 400m
- 3 Sheraton Centre Toronto : 450m
- 4 One King West Hotel & Residence: 450m
- 5 Shangri-La Toronto: 500m
- 6 Fairmont Royal York: 700m

Food & Beverage

- 7 John & Sons Oyster House: Onsite
- 8 Daphne: 90m
- 9 Wine Academy: 90m
- 10 CKTL & Co.: 98m
- 11 Hy's Steakhouse & Cocktail Bar: 140m
- 12 Chef's Hall: 230m
- 13 The Chase: 350m
- 14 Alobar: 350m
- 15 Black + Blue: 450m

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





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