



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

# 181 University Avenue

Adelaide Place

# Leasing Opportunities

## Building Specifications

<b>Size</b>	299,926 SF
<b>Year Built</b>	1975
<b>Number Of Floors</b>	23
<b>Parking Rate</b>	\$350 per stall, per month
<b>Operating Costs</b>	\$21.30 (PSF/YR)
<b>Realty Tax</b>	\$10.53 (PSF/YR)
<b>Total Additional Rent</b>	\$31.83 (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
- Tenant Gym
- Locker Rooms and Shower Facilities
- Bike Storage

## 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

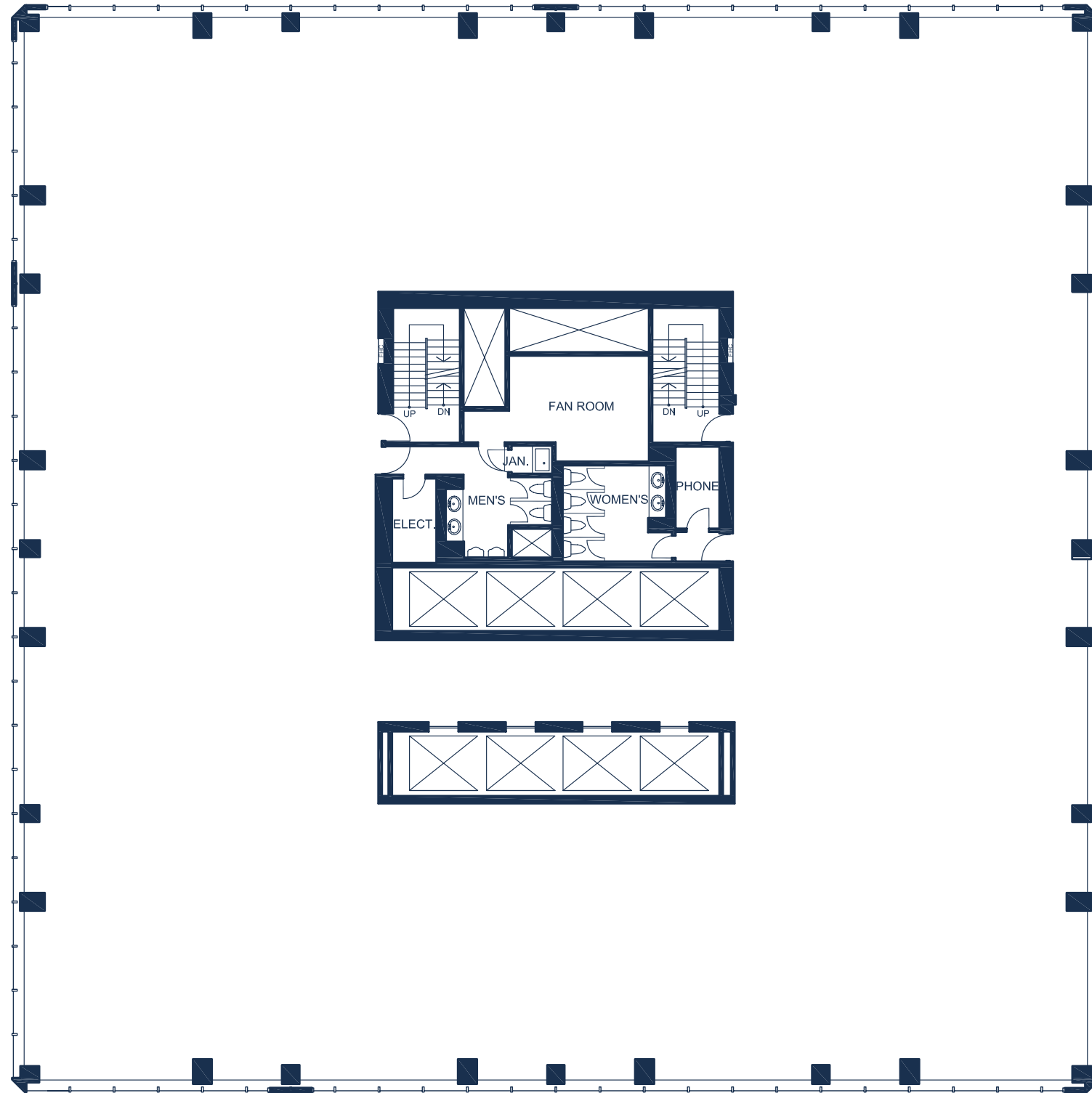


- **19th Floor**  
Suite 1900: 10,920 SF  
Available Dec. 2026
- **14th Floor**  
Suite 1410: 5,654 SF  
Available Sep. 2026  
Suite 1400: 4,452 SF  
Available Jun. 2027
- **12th Floor**  
Suite 1200: 5,686 SF  
Available Jan. 2027

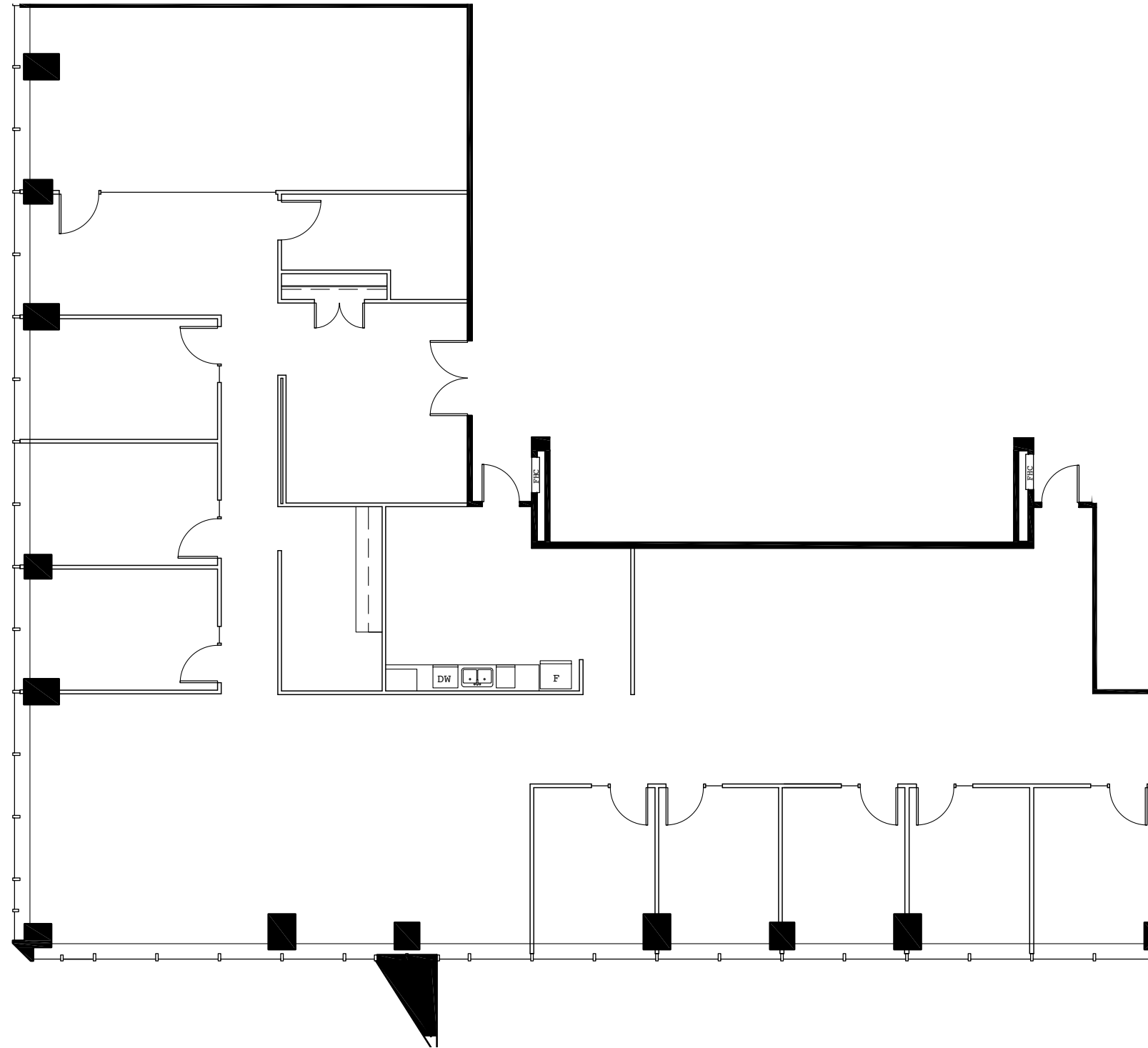
THE BUILDING -

# Standard Floorplate

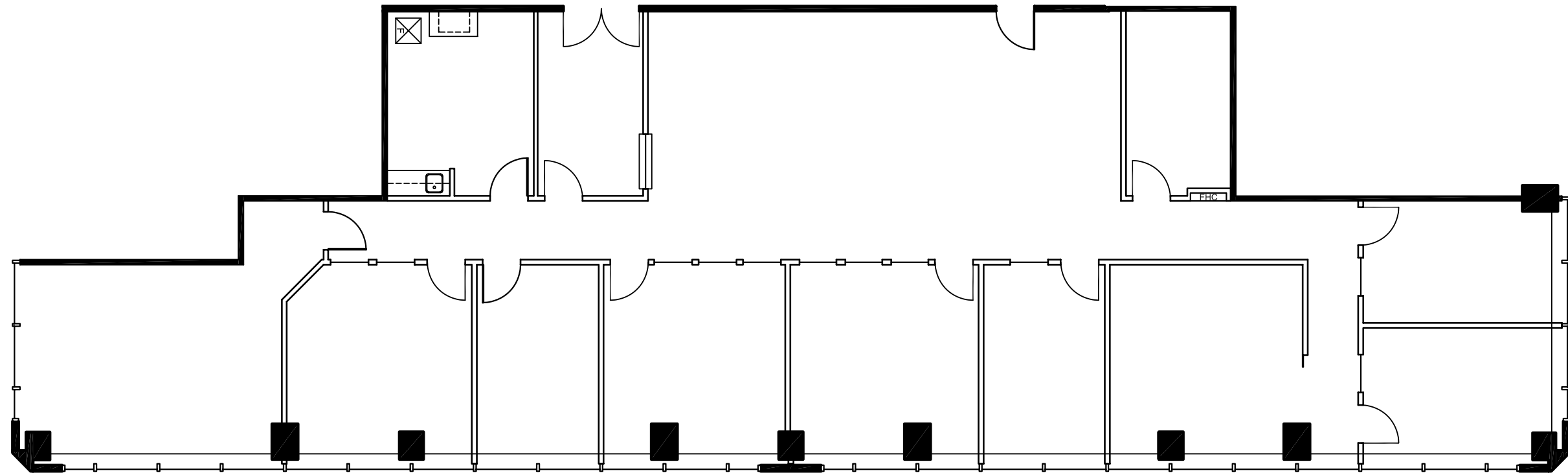
~14,125 SF | 9' Ceiling Height | Full floor suite in base building condition



# Suite 1200 – 5,686 SF

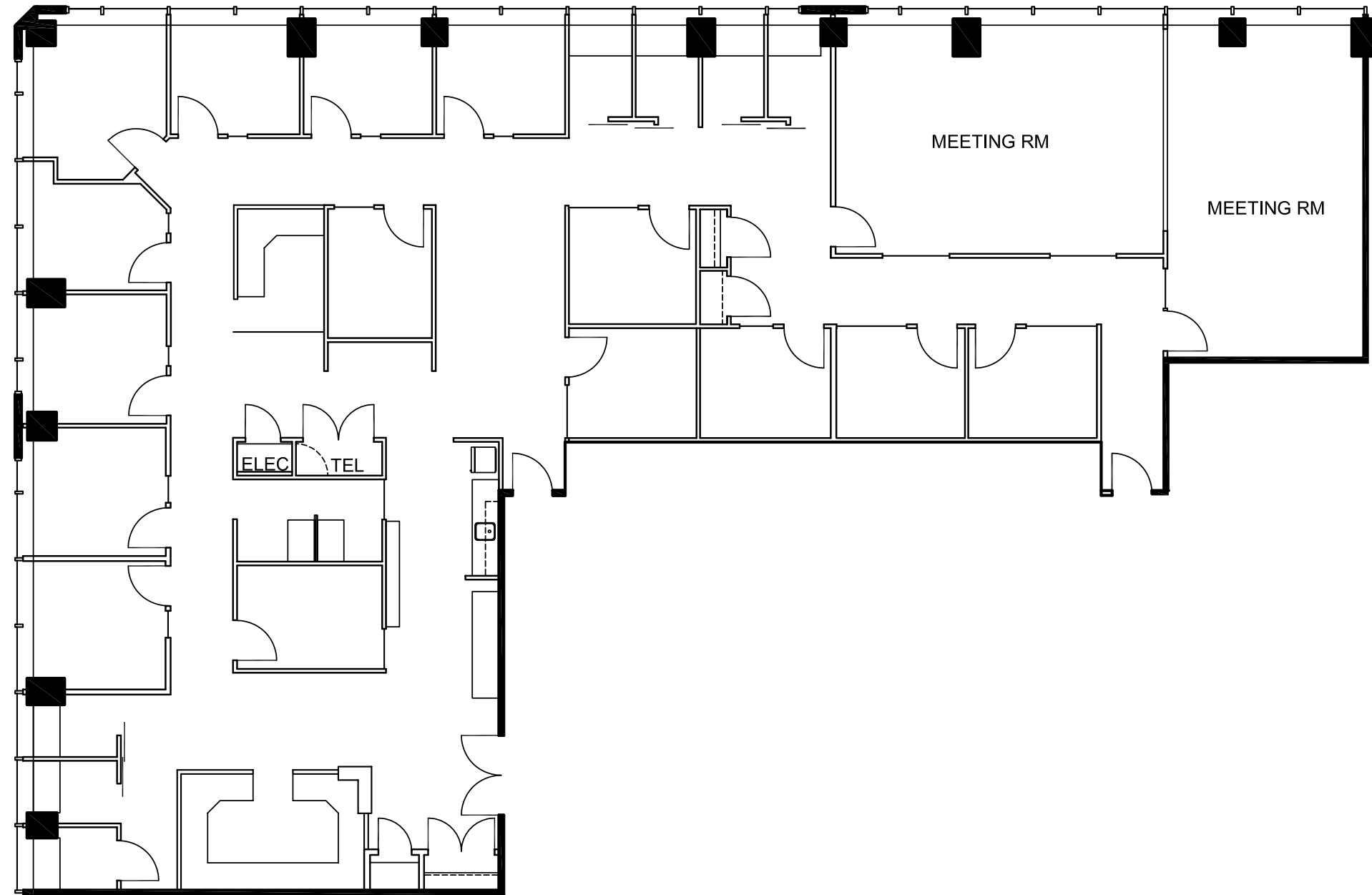


# Suite 1400 – 4,452 SF



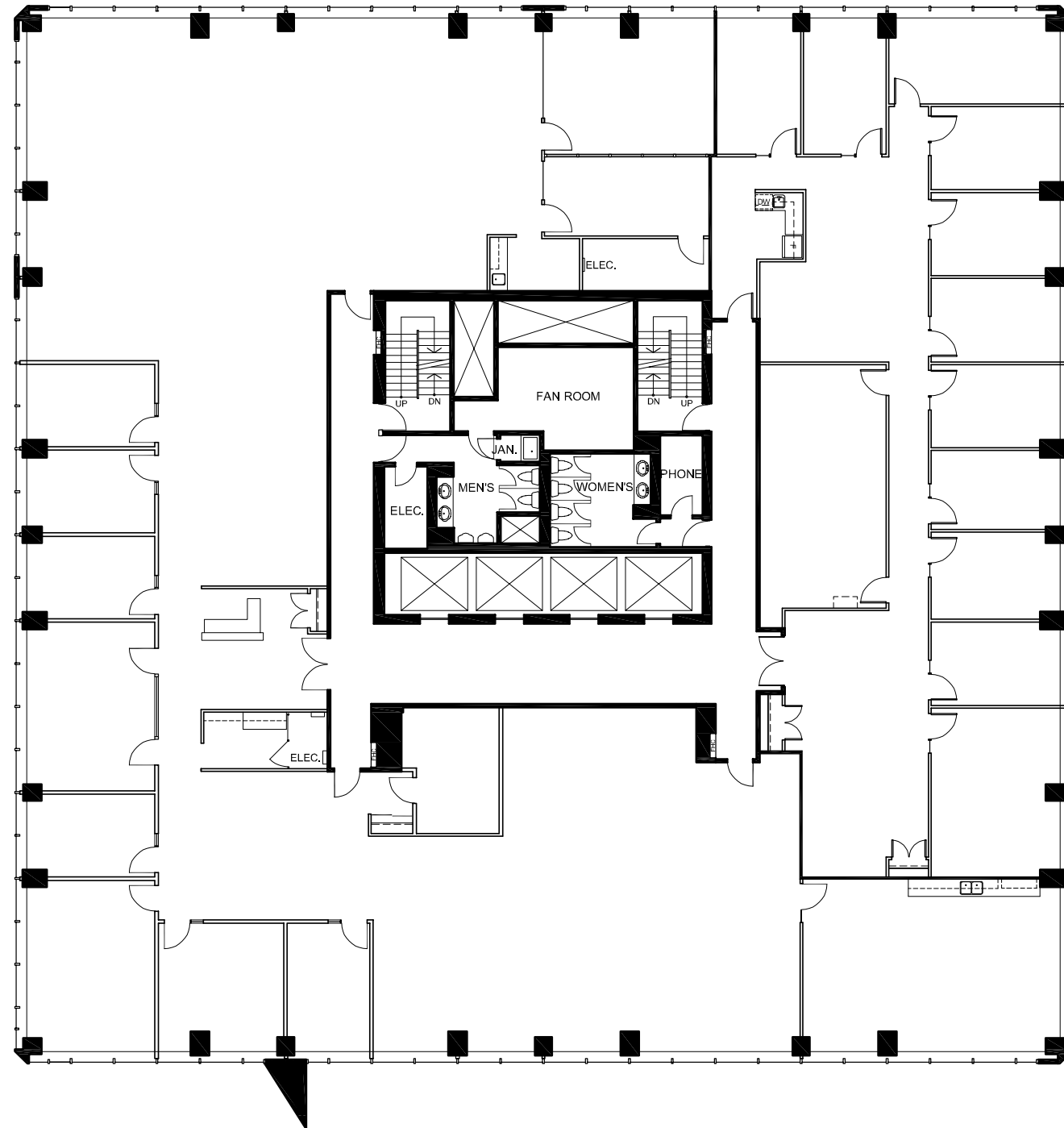
# Suite 1410 – 5,654 SF

Built out with reception, offices, meeting rooms and divisible large boardroom.



# Suite 1900 – 10,920 SF

Built out with perimeter offices and meeting rooms, boardroom and kitchenette. Former law firm premises. Elevator lobby exposure.



ELEVATED EXPERIENCE-

# Tenant Lounge



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



GAME ROOM



CONFERENCE ROOM



CONFERENCE ROOM

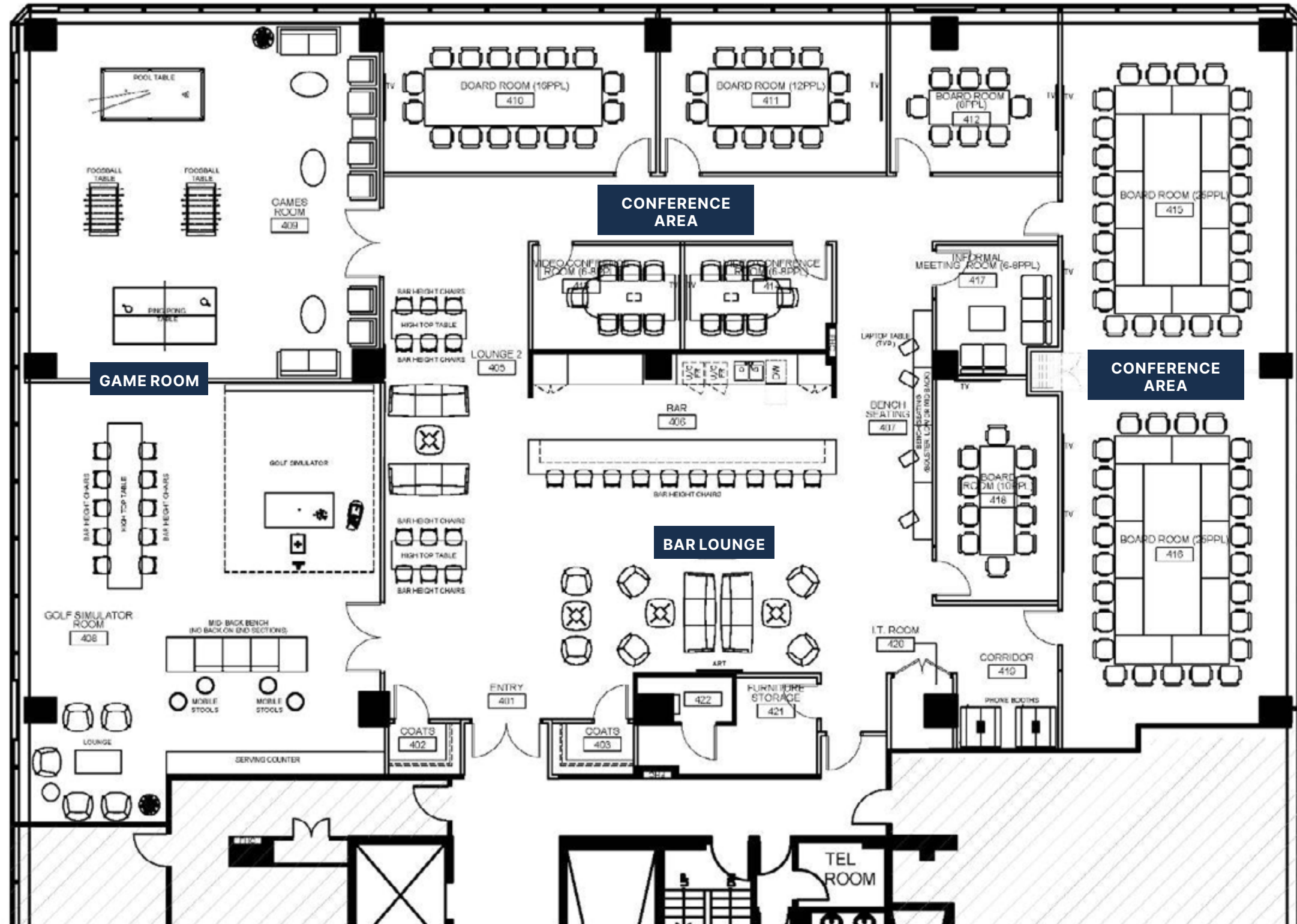


GAME ROOM



CONFERENCE ROOM

# Tenant Lounge – Suite 401 Floor Plan



ELEVATED EXPERIENCE-

# Tenant Gym



GROUP FITNESS ROOM



CARDIO ZONE



CARDIO ZONE

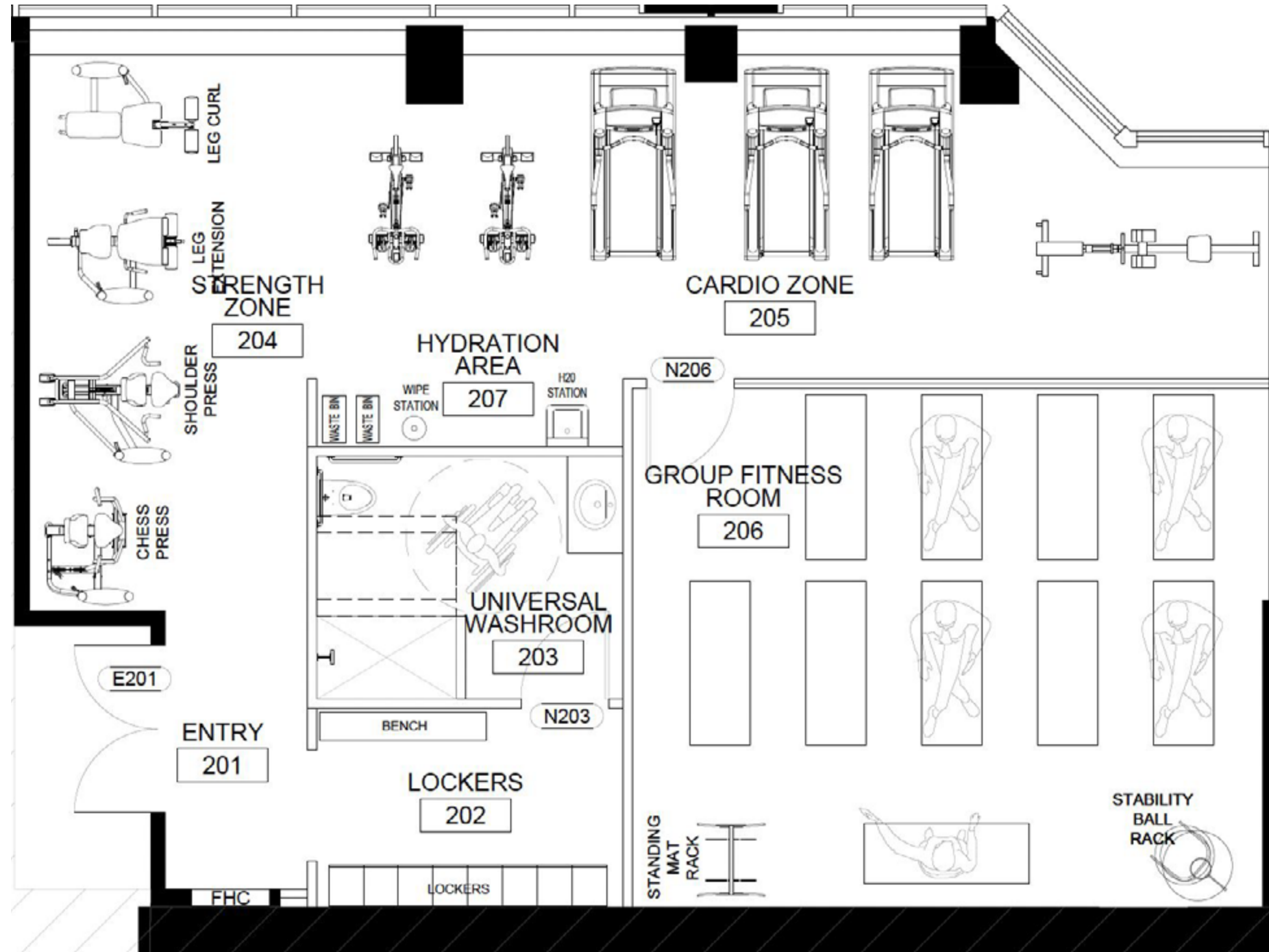


GROUP FITNESS ROOM

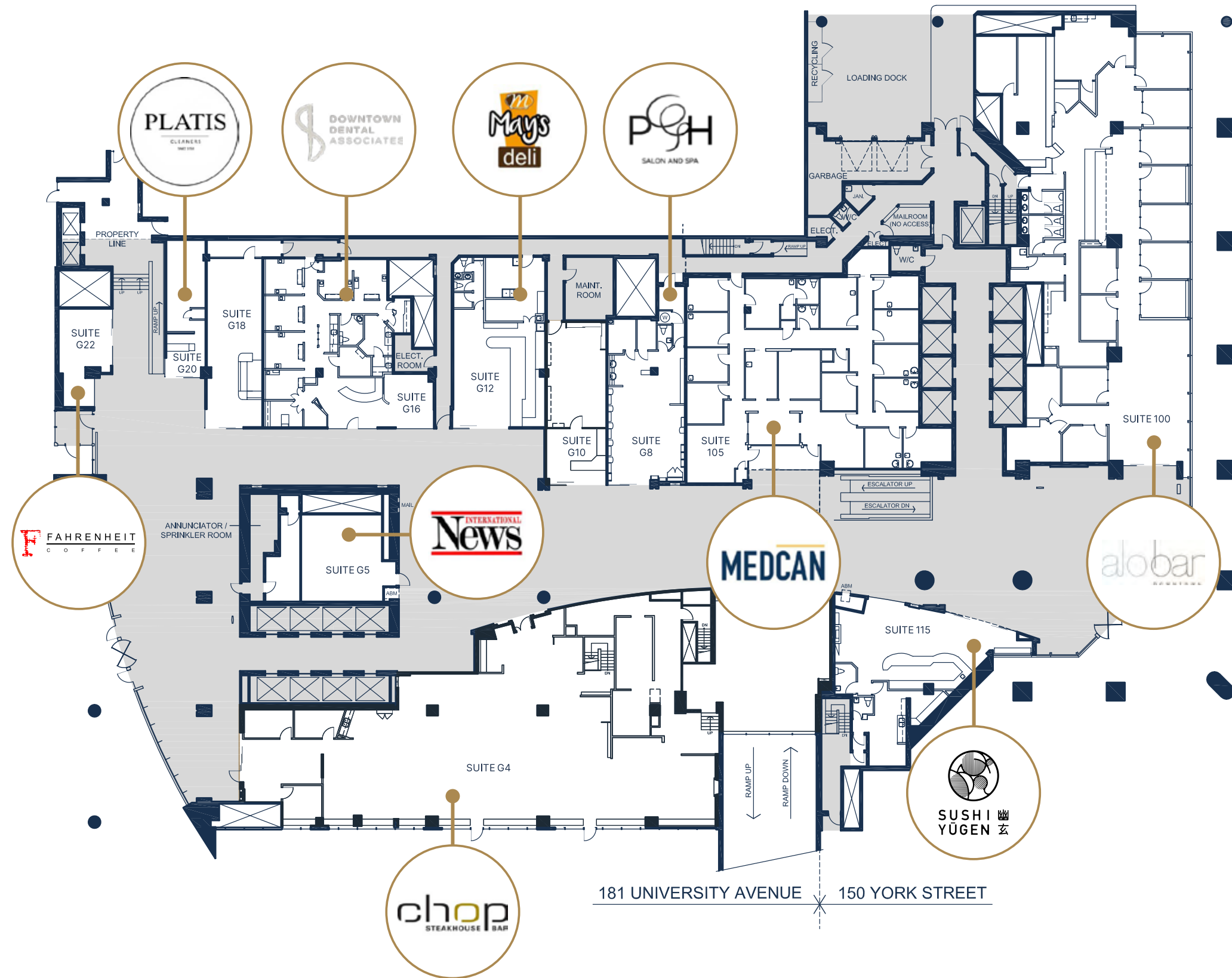


STRENGTH ZONE

# Tenant Gym – Suite 220 Floor Plan



# Ground Floor Retail - Floor Plan

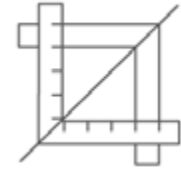


DREAM OFFICE-

# 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



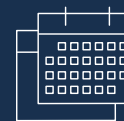
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under

# Best in Class Accessibility

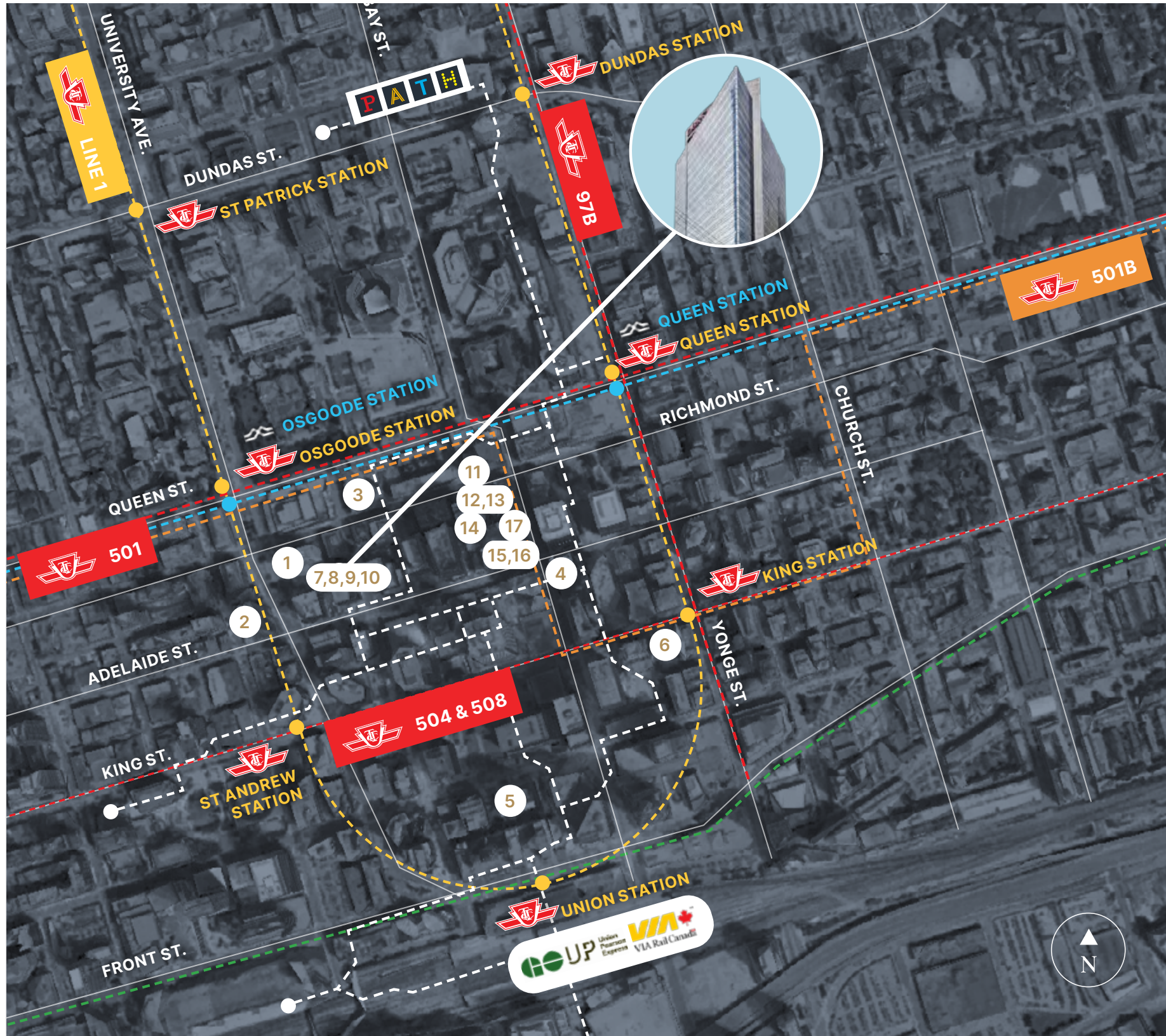


- 1 PATH entrance: On-site **PATH**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 750m
- 4 Scotiabank Arena: 900m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route
- Green P Parking

- 40 min.**  
Pearson International via UP Express
- 15 min.**  
Drive to Billy Bishop Airport
- 2 min.**  
Walk to Queen Station or King Station
- 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

**Byron Ahmet\***  
Executive Vice President  
byron.ahmet@cbre.com  
416 815 2354

**Michael Spence\*\***  
Vice President  
michael.spence@cbre.com  
416 815 2379

**Kirk Baylis\*\***  
Senior Sales Associate  
kirk.baylis@cbre.com  
647 943 3660

**CBRE Limited**  
Real Estate Brokerage  
145 King St W  
Toronto, ON. M5H 1J8



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