



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

# 655 Bay Street

# Leasing Opportunities

## Building Specifications

Size	308,431 SF
Year Built	1990
Number Of Floors	18
Operating Costs	\$17.64 (PSF/YR)
Realty Tax	\$7.99 (PSF/YR)
Total Additional Rent	\$25.63 (PSF/YR)

## Certifications



BOMA Best Certified Gold



LEED Best Certified Gold



WELL Health and Safety Rated 2024

## 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

## On-site Amenities

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

## Nearby Amenities

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

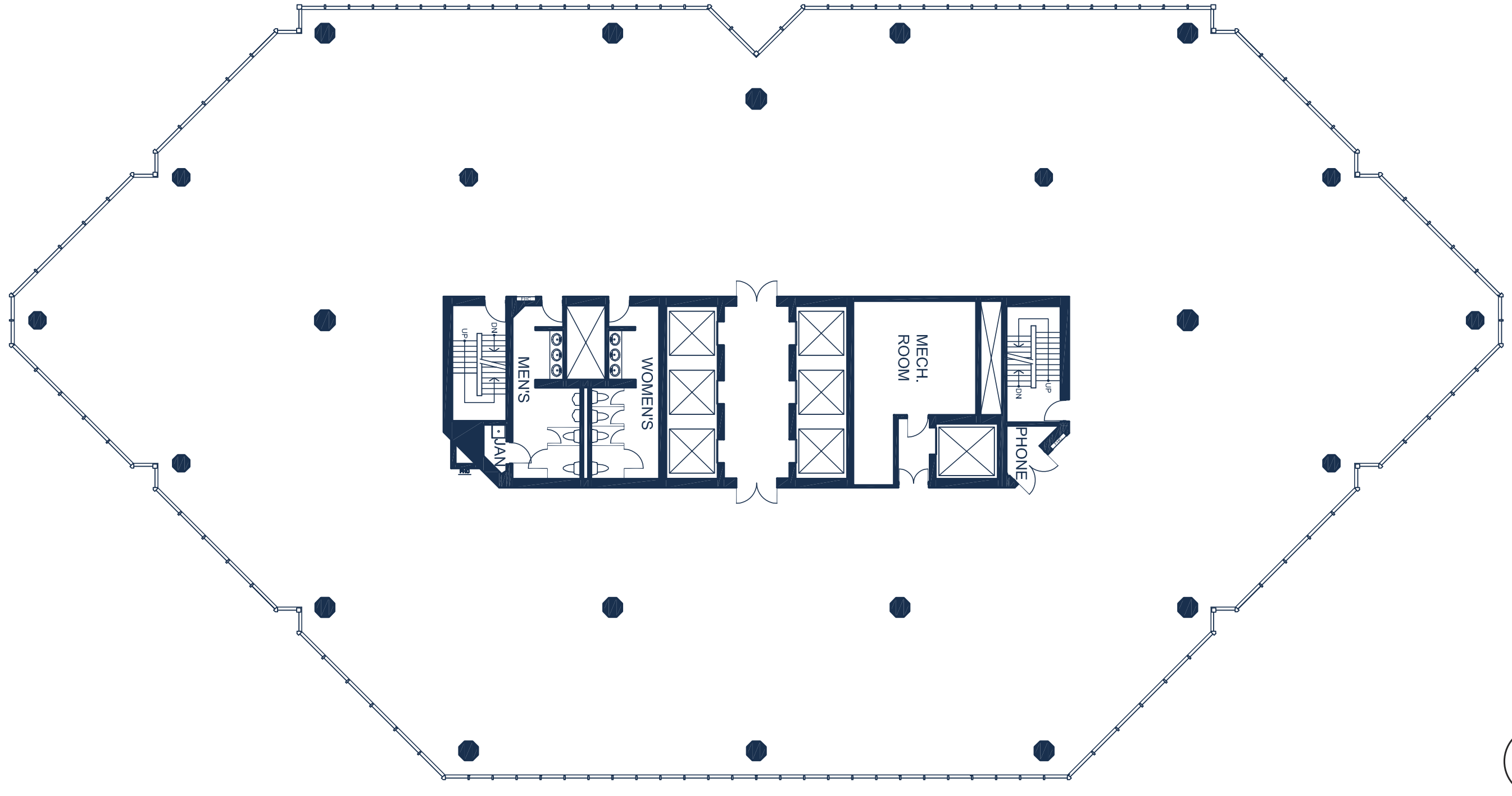


**4th Floor**  
Suite 401: 2,002 SF

THE BUILDING -

# Standard Floorplate

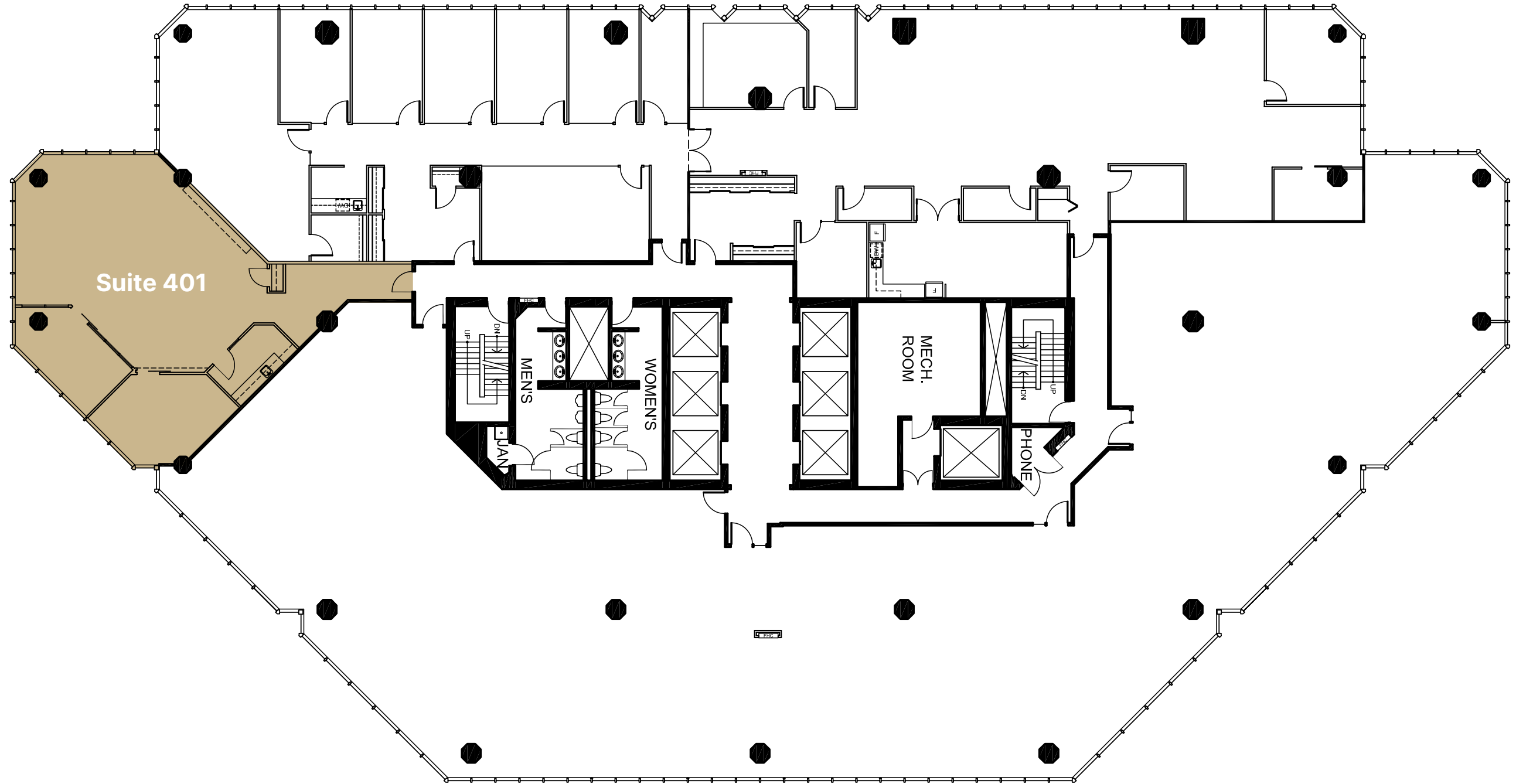
~17,850 SF



THE BUILDING -

# Suite 401

~2,002 SF

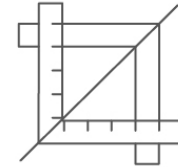


DREAM OFFICE-

# 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



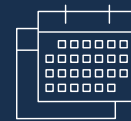
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document







For Short-Term  
Deals Only







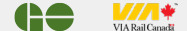
Three years and under

# Best in Class Accessibility



- 1 Closest PATH entrance (Atrium): **250m** **PATH**
- 2 CF Toronto Eaton Centre: **300m**
- 3 Nathan Philips Square: **500m**
- 4 Scotiabank Arena: **1600m**

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

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

# A Hub of Convenience & Culture



## 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 Pumpernickel's: On-site
- 8 Punjabi Chaap Corner: On-site
- 9 Mos Mos Coffee: On-site
- 10 Florin' on Richmond: 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

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\*Sales Representative