



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

6 Adelaide Street East

Leasing Opportunities

Building Specifications

Size	55,961 SF
Year Built	1909
Number Of Floors	10
Operating Costs	\$23.52 (PSF/YR)
Realty Tax	\$8.57 (PSF/YR)
Total Additional Rent	\$32.09 (PSF/YR)

Certifications



BOMA Best
Certified Silver



WELL Health and Safety
Rated 2024

Building Features

- Public Transit Surface Route
- 8.3' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Distribution System: 1 heat pump per floor, 1 colling tower, 2 boilers
- Fire Detection System
- Sprinkler System: ground floor & basement only
- Security System

On-site Amenities

- RBC Bank
- Popeye's Supplements

Nearby Amenities

- PATH System
- OEB Breakfast Co.
- Coffee by Carltons
- Pumpnickel's
- Sansotei Ramen
- Bar Goa
- CF Toronto Eaton Centre
- Dineen Coffee Co.
- Sud Forno
- Craft Beer Market
- Service Ontario



- **4th Floor**
Suite 420: 2,160 SF
Available Immediately
Suite 410: 1,001 SF
Available Immediately
Suite 400: 1,051 SF
Available Immediately
- **3rd Floor**
Suite 350: 720 SF
Available Immediately
Suite 310: 784 SF
Available Immediately

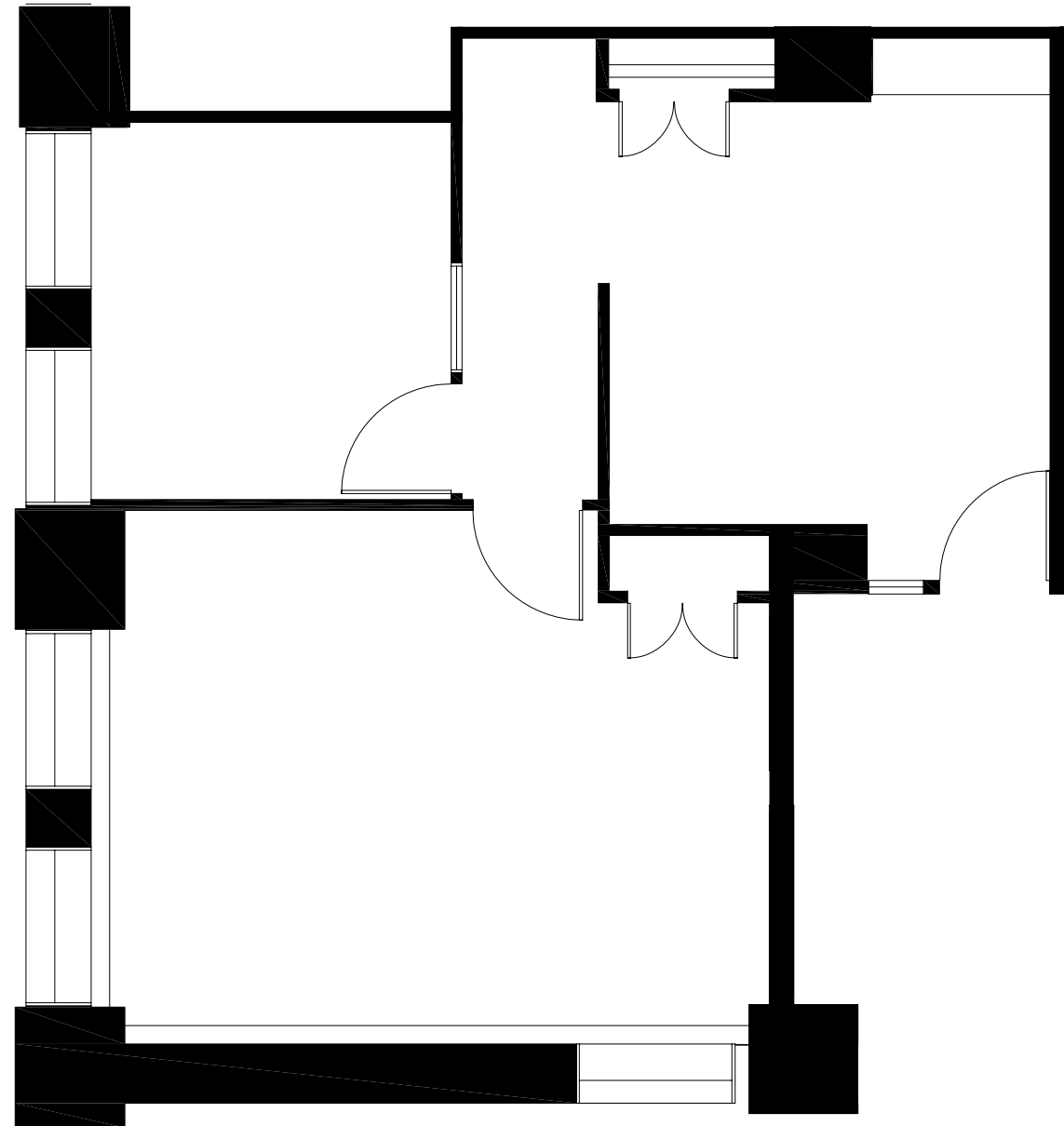
Standard Floorplate

~5,600 SF | 9' Ceiling Height | Full floor suite in base building condition



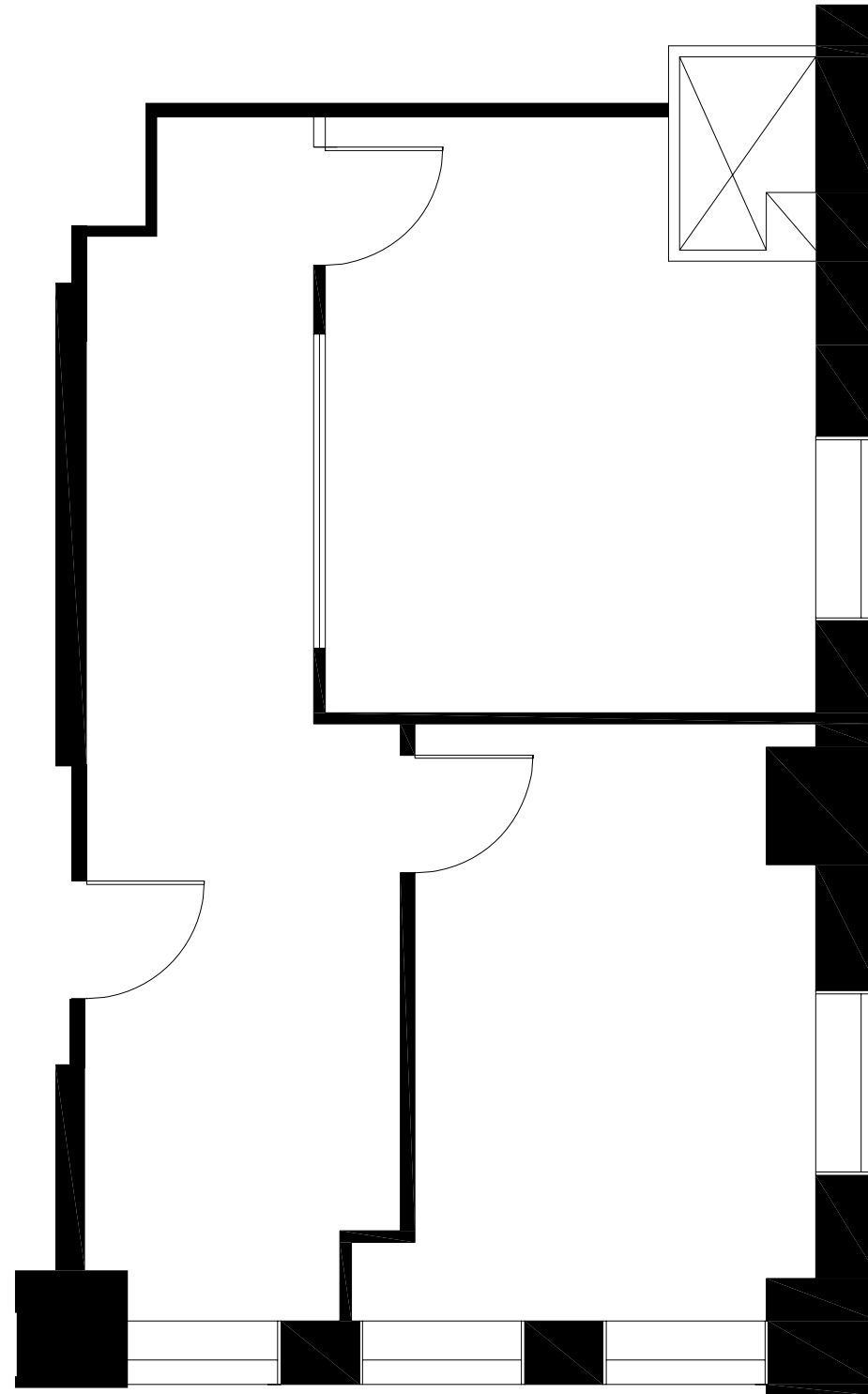
Suite 310 – 784 SF

Corner suite built out with two private offices.



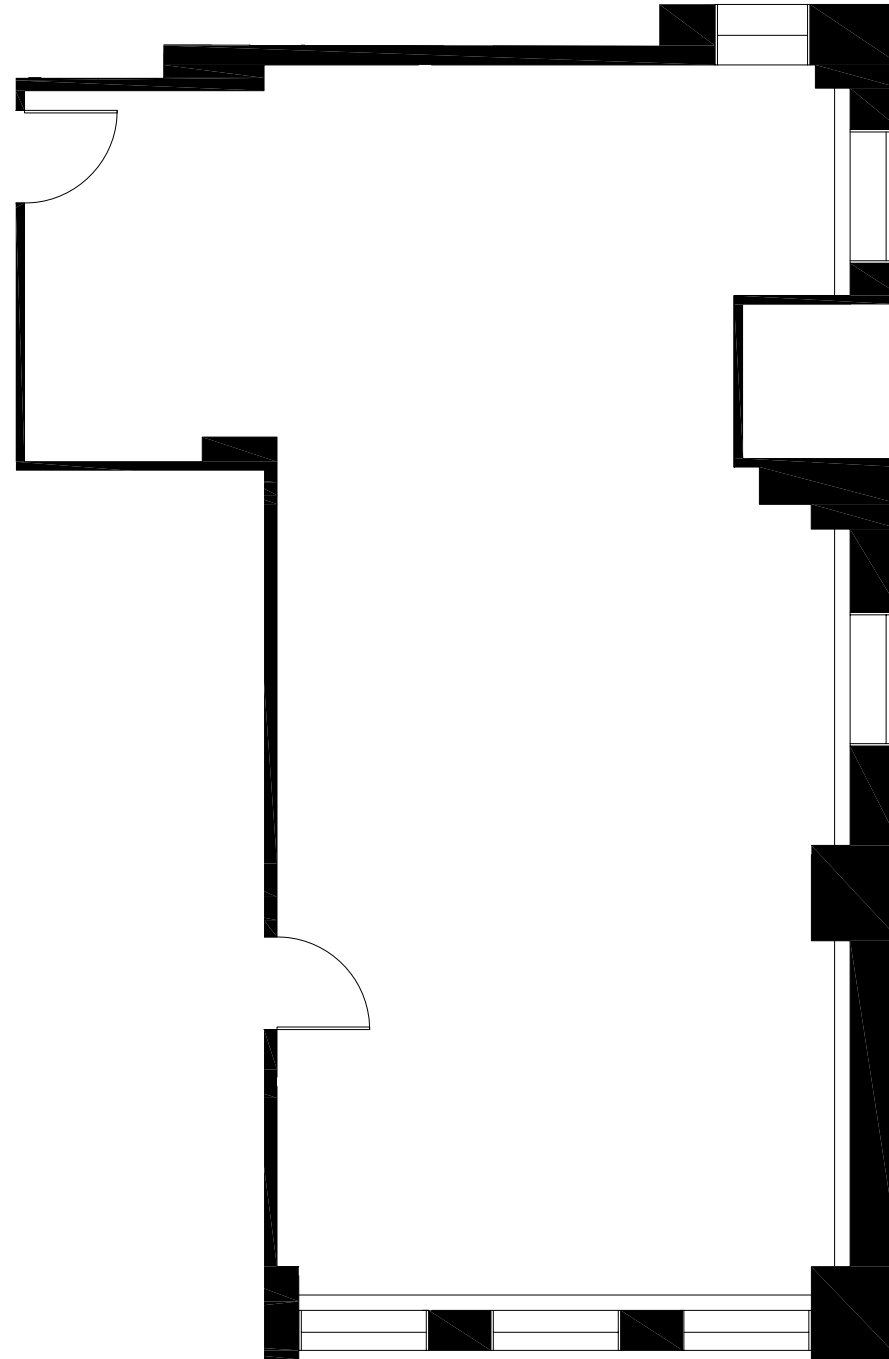
Suite 350 – 720 SF

Space built out with boardroom, office & reception.



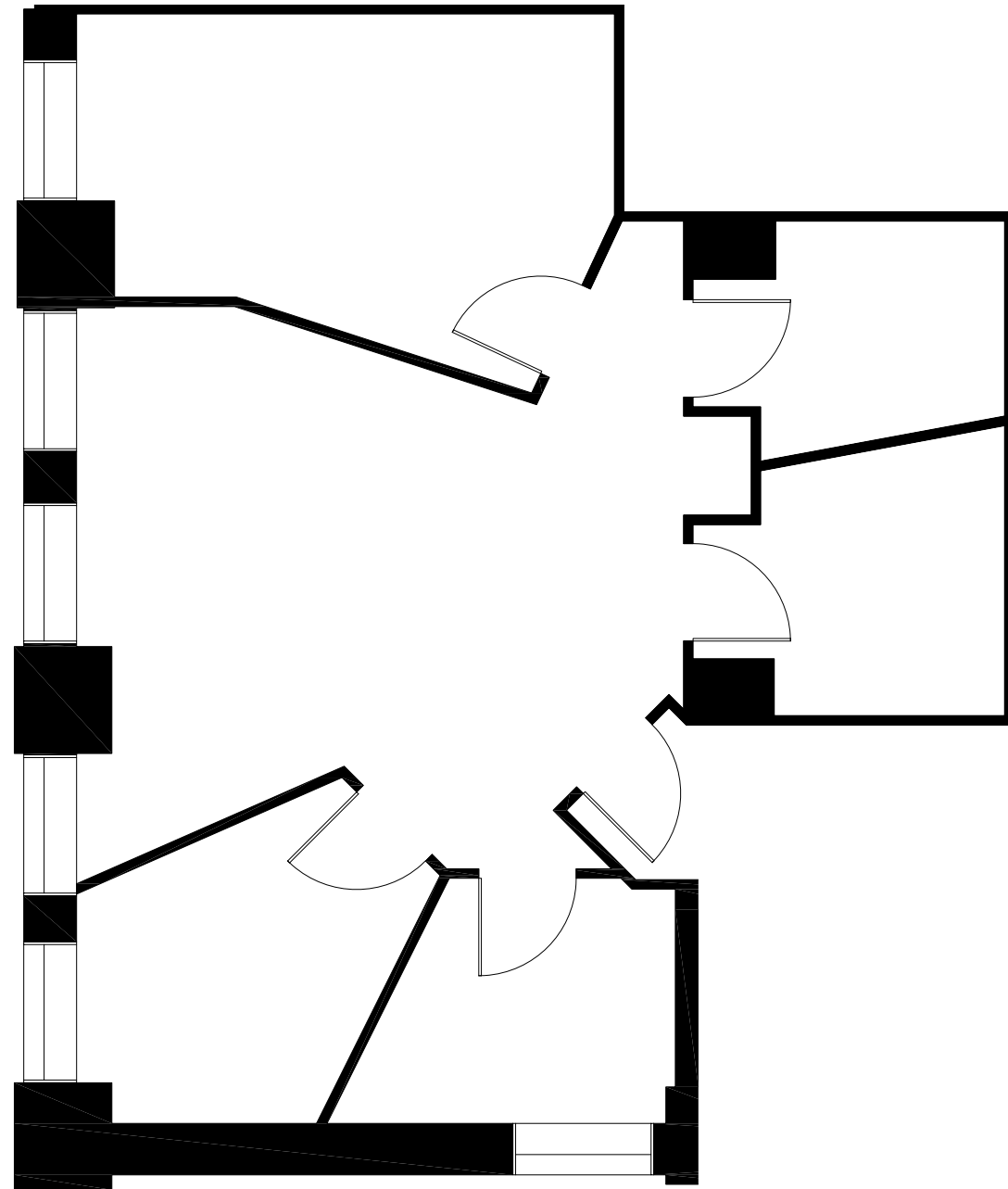
Suite 400 – 1,051 SF

Suite completely open. Bright & airy, freshly painted and new carpet. Right off elevators.



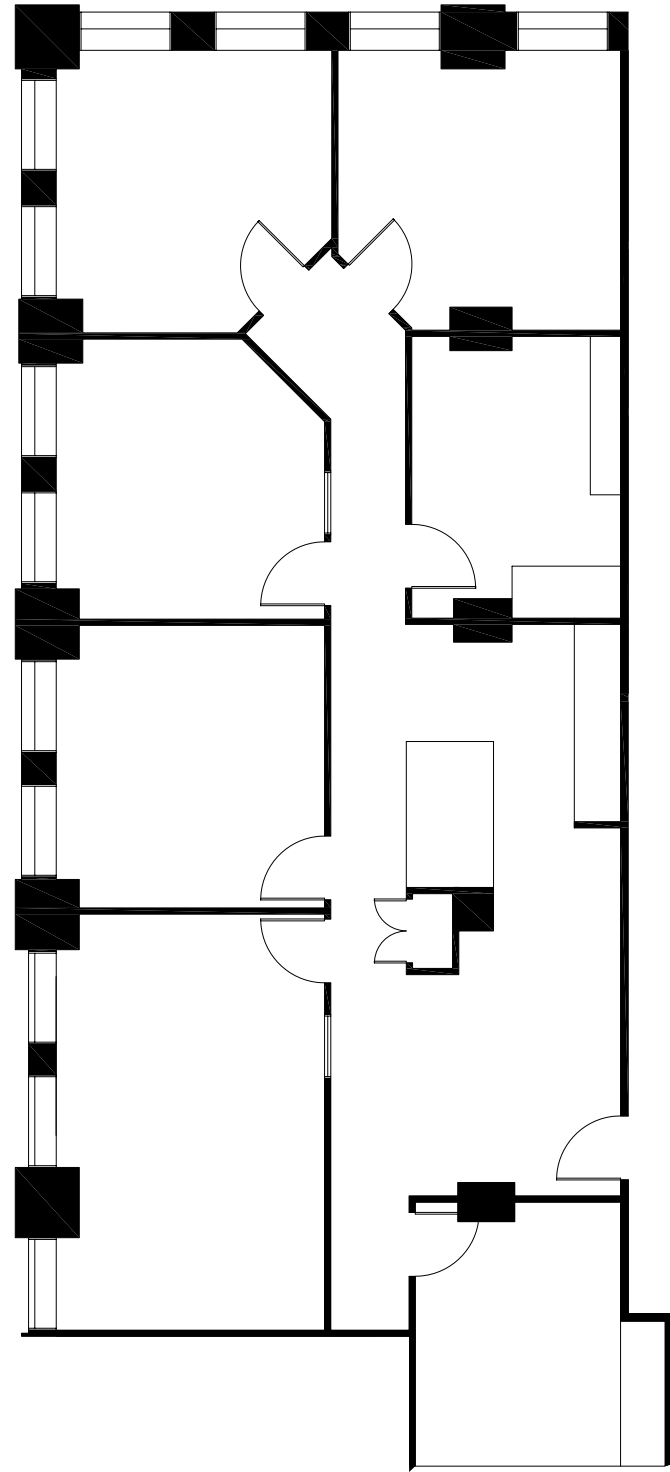
Suite 410 – 1,001 SF

Open concept suite with fresh paint & carpet. Contiguous with suite 420 for total of 3,161 SF.



Suite 420 – 2,160 SF

Suite built-out suite with 6 private offices, open office area.
Suite recently updated with new kitchen, paint and carpet.

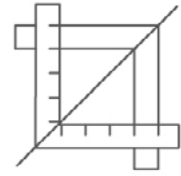


DREAM OFFICE-

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



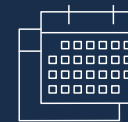
Short-Form Lease



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): 69m **P A T H**
- 2 CF Toronto Eaton Centre: 350m
- 3 Nathan Philips Square: 550m
- 4 Scotiabank Arena: 850m

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

- 35 min.** Pearson International via UP Express
- 15 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: 220m
- 2 One King West Hotel & Residence: 220m
- 3 Shangri-La Toronto: 700m
- 4 Sheraton Centre Toronto: 700m
- 5 Hilton Toronto: 750m
- 6 Fairmont Royal York: 800m

Food & Beverage

- 7 Bar Goa: 180m
- 8 OEB Breakfast Co.: 200m
- 9 Estiatorio Milos: 250m
- 10 CKTL & Co.: 270m
- 11 John & Sons Oyster House: 350m
- 12 Daphne: 450m
- 13 Wine Academy: 450m
- 14 Florin' on Richmond: 450m
- 15 Alobar: 550m
- 16 Sushi Yugen: 550m
- 17 Chop Steakhouse & Bar: 550m

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

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*Broker **Sales Representative