



DREAM
COLLECTION
FINANCIAL DISTRICT



MODEL SUITE OPPORTUNITIES

20 Toronto Street

Leasing Opportunities

Building Specifications

Size	164,969 SF
Year Built	1964
Number Of Floors	14
Operating Costs	\$19.43 (PSF/YR)
Realty Tax	\$7.71 (PSF/YR)
Total Additional Rent	\$27.14 (PSF/YR)

Building Features

- Public Transit Surface Route
- 9' Ceiling Height (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Distribution System: 1 heat pump per floor, 1 colling tower, 2 boilers
- Fire Detection System: ground floor & basement only
- Sprinkler System
- Security System

On-site Amenities

- Rob's Best Foot Forward
- OEB Breakfast Co.
- Poké Box
- Curatus Wine Club
- Coffee by Carlton's
- Bar Goa
- Canada Post
- Samir Hair Design
- End-of-Trip Facilities
- 24/7 Security

Nearby Amenities

- PATH System
- Bar Goa
- Poké Box
- Pumpnickel's
- Sansotei Ramen
- Goodlife Fitness
- Coffee by Carlton's
- Canada Post
- CF Toronto Eaton Centre

Certifications



BOMA Best Certified Gold



LEED Best Certified Gold



WIRED Certified Gold



WELL Health and Safety Rated 2024



14th Floor
 Suite 1400: 6,079 SF
 Available Immediately

8th Floor
 Suite 870: 1,040 SF
 Available Immediately
 Suite 860: 2,811 SF
 Available Oct. 2026

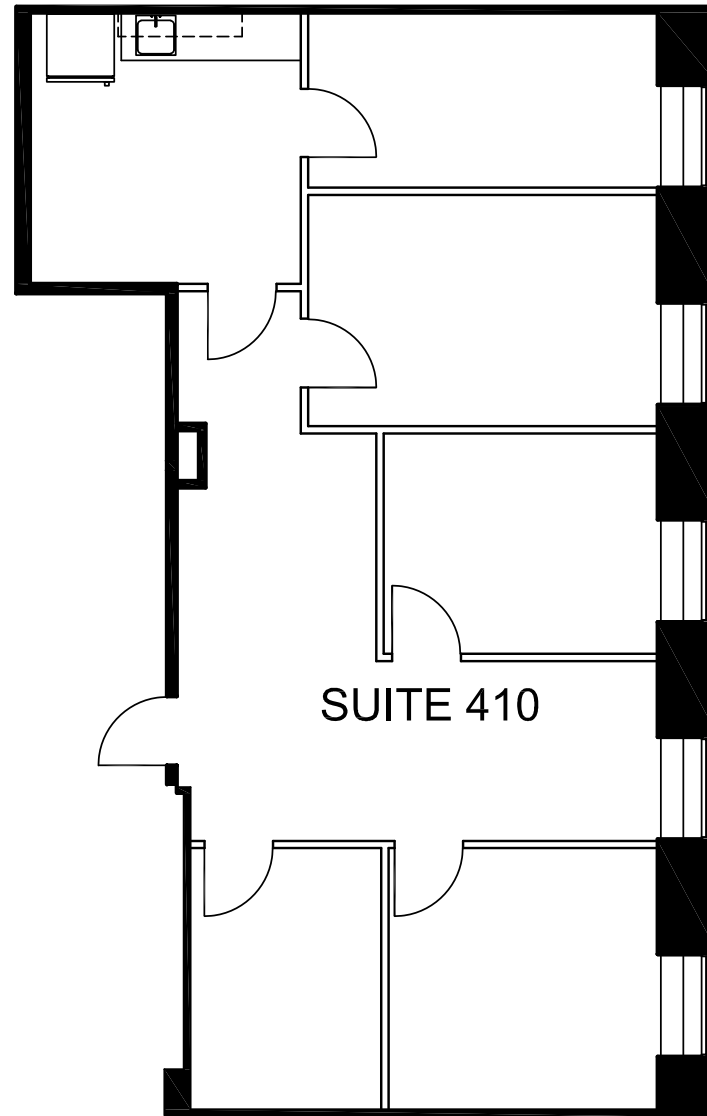
5th Floor
 Suite 500: 12,648 SF
 Available Mar 1, 2027

4th Floor
 Suite 420: 3,242 SF
 Available Nov. 2026
 Suite 410: 1,494 SF
 Available Nov. 2026

FLOOR PLANS -

Suite 410 - 1,494 SF

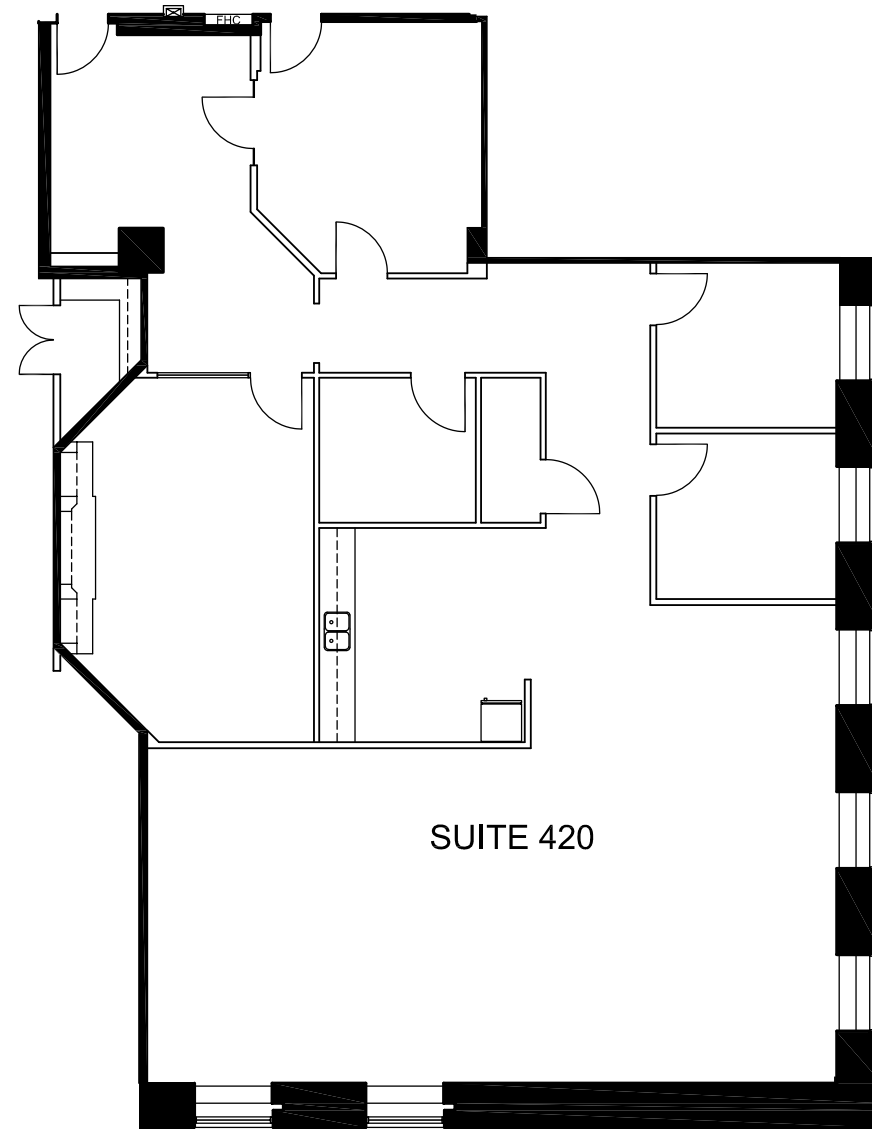
Built out with 7 doors.



FLOOR PLANS -

Suite 420 - 3,242 SF

Built out with 9 doors.



5th Floor - 12,648 SF

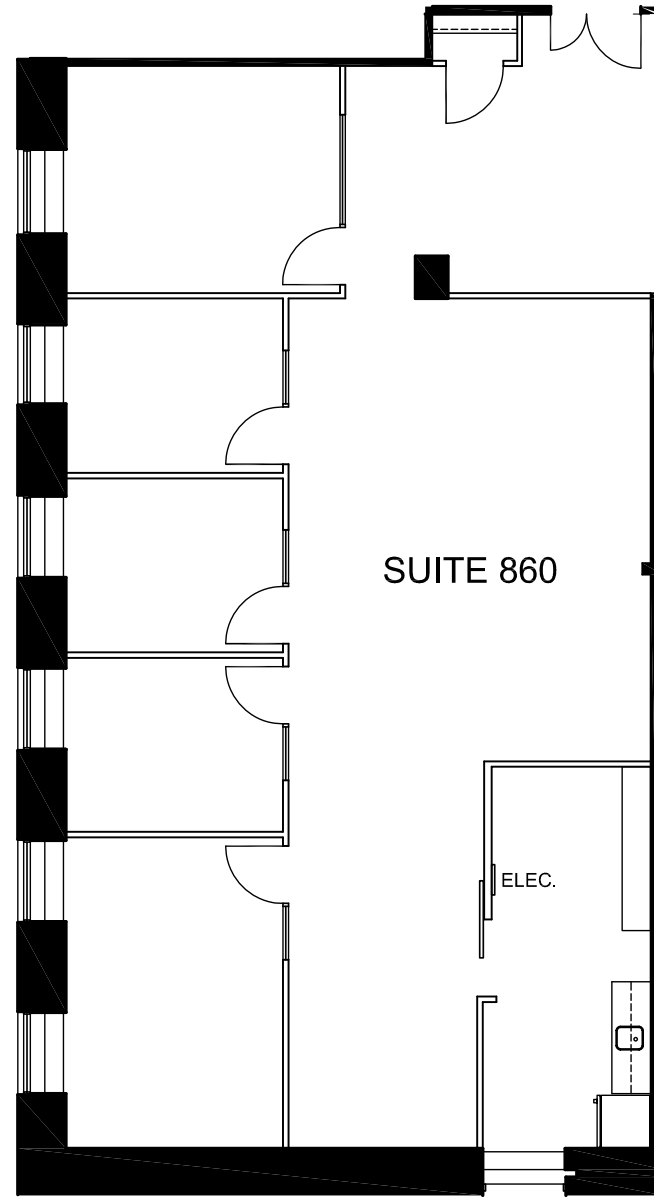
Built out with meeting room and freight elevator.



FLOOR PLANS -

Suite 860 - 2,811 SF

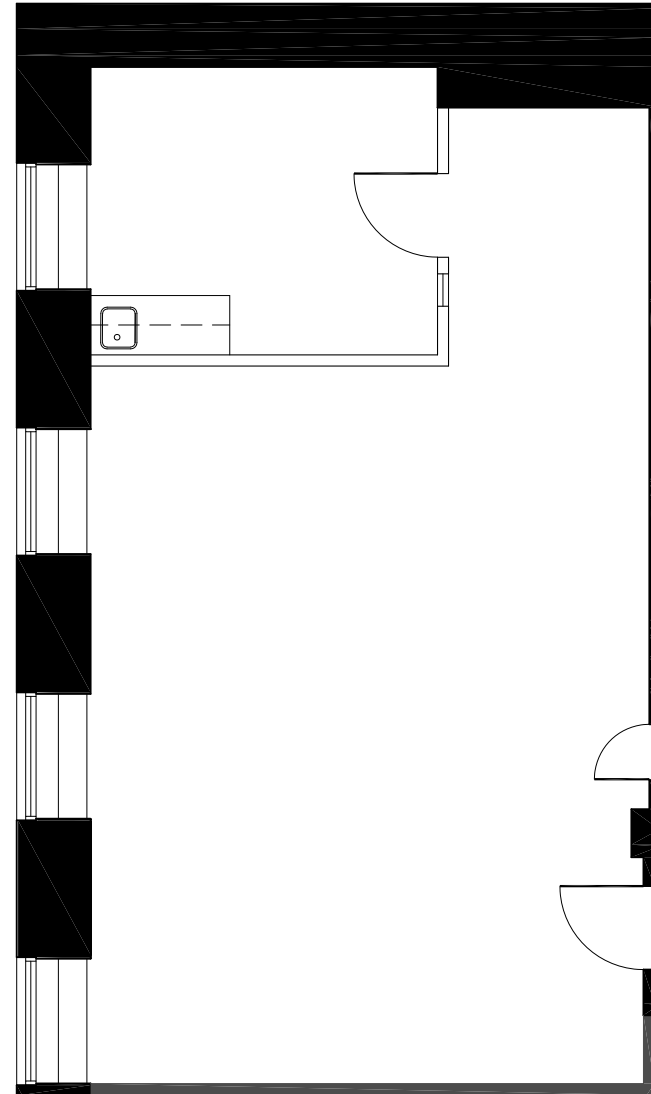
Built out with open plan work area, new flooring and kitchenette.



FLOOR PLANS -

Suite 870 - 1,040 SF

Built out with open plan work area, new flooring and kitchenette.



Suite 1400 - 6,079 SF

Full floor opportunity built out with perimeter offices, two large meeting rooms, private washroom and kitchen with open area for workstations



THE OPPORTUNITY-

Amenities At Your Doorstep

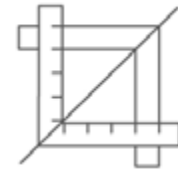


DREAM OFFICE-

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



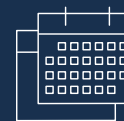
Short-Form Lease



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): **200m** **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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*Broker **Sales Representative