



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

# 250 Dundas Street West

# Leasing Opportunities

## Building Specifications

<b>Size</b>	121,590 SF
<b>Year Built</b>	1981
<b>Number Of Floors</b>	8
<b>Operating Costs</b>	\$15.80 (PSF/YR)
<b>Realty Tax</b>	\$8.55 (PSF/YR)
<b>Total Additional Rent</b>	\$24.35 (PSF/YR)

## Certifications



WELL Health and Safety  
Rated 2024

## Building Features

- Public Transit Surface Route
- 8' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Dist System: central distribution system
- Shipping / Receiving
- Fire Detection System
- Sprinkler System
- Security System: manned security

## Nearby Amenities

- St Patrick TTC Station
- Mount Sinai Hospital
- CF Toronto Eaton Centre
- Art Gallery of Ontario
- Grange Park
- OCAD University

## On-site Amenities

- Café Plenty
- Maezo Restaurant
- Pizzalito's
- INS Market
- Everest Nail Salon
- Dundas & University Dental Clinic
- Convenience Store



**8th Floor**  
Suite 800: 8,313 SF

**6th Floor**  
Suite 605: 7,626 SF

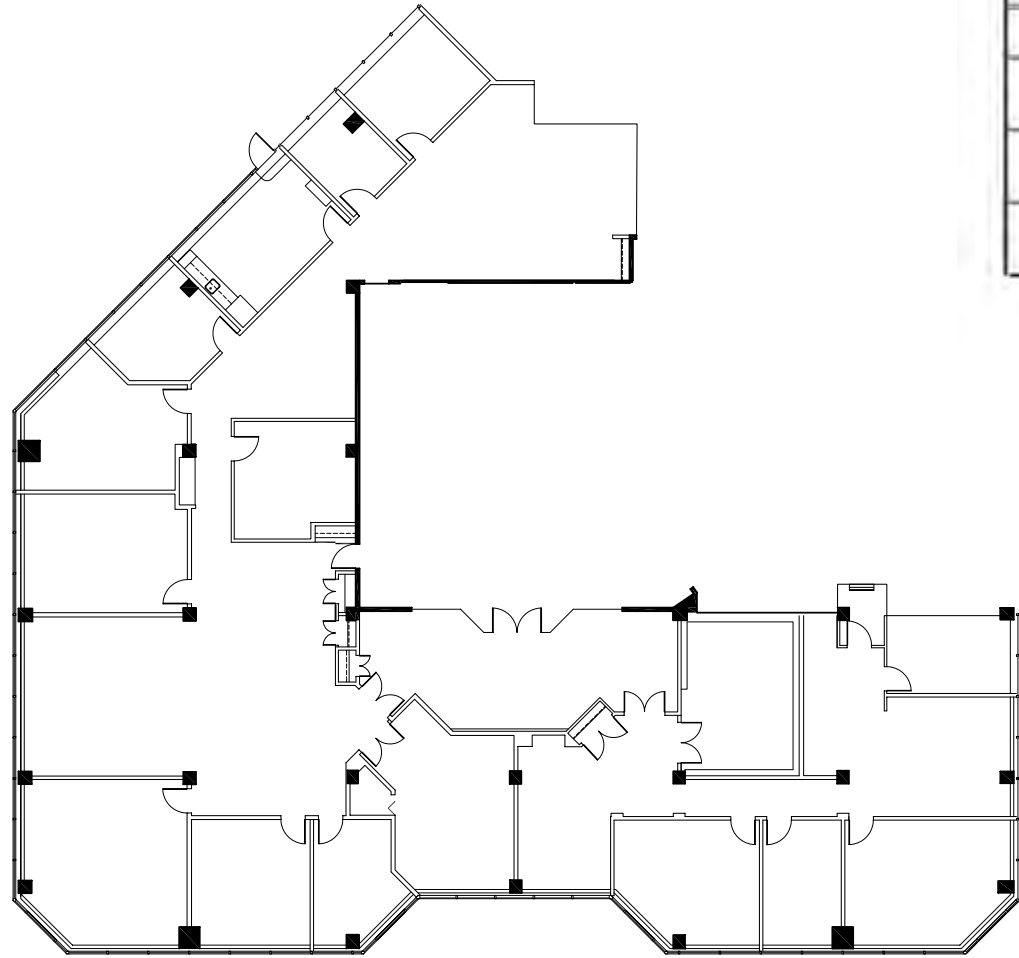
**5th Floor**  
Suite 500: 7,538 SF

**4th Floor**  
Suite 406: 1,025 SF

# Floor Plans

Standard Floorplate | ~14,000 SF | 8' Ceiling Height

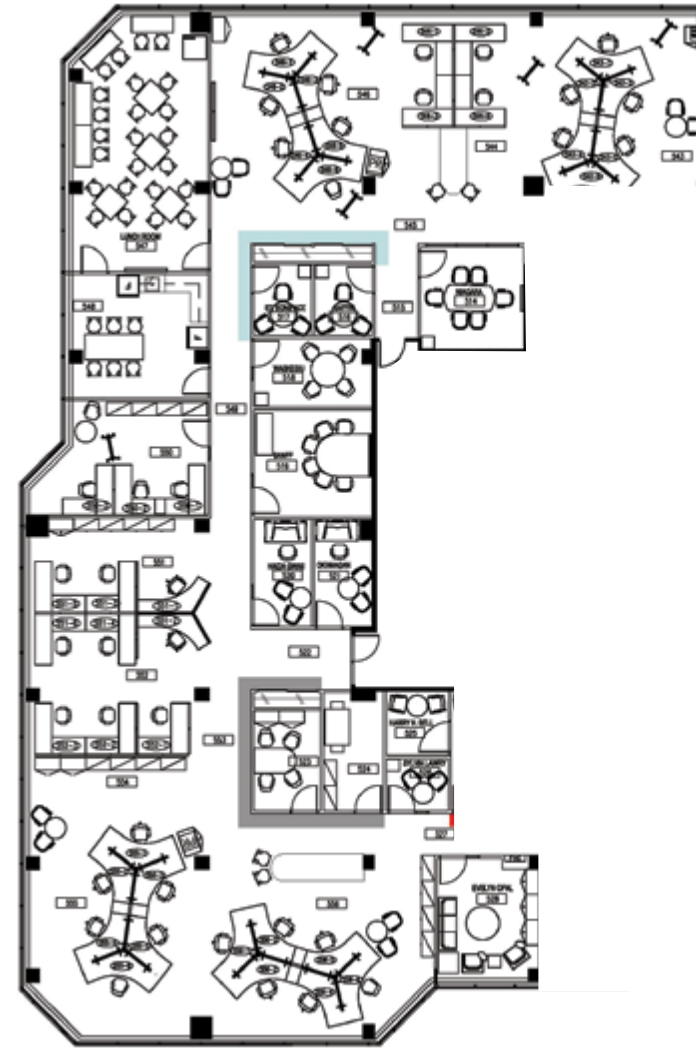
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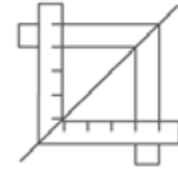


DREAM OFFICE-

# 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



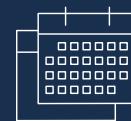
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under

IMPROVING YOUR EXPERIENCE —

# Future Improvements

The Building is scheduled to go under redevelopment which will include the following improvements:

- Fully upgraded base-building and mechanical systems
- Facade improvements



# Best in Class Accessibility



- 1 OCAD University: 270m
- 2 Nathan Philips Square: 550m
- 3 CF Toronto Eaton Centre: 550m
- 4 Closest PATH entrance (Atrium): 650m **PATH**
- 5 Scotiabank Arena: 1700m

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

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