



DREAM
COLLECTION

425 Bloor Street E



425 Bloor St. E

Situated east of Yonge along the Bloor Street office corridor, 425 Bloor Street is minutes away from the bustling Yonge & Bloor and Yorkville neighbourhoods offering tenants easy access to world-class shopping, banking, restaurants, and fitness centres. Direct access to Sherbourne subway station, public transit surface routes, and the DVP highway allows tenants to enjoy a smooth and fast commute to and from work.

Building Specifications

Size	83,602 SF
Year Built	1986
Number Of Floors	5
Operating Costs	\$23.31 (PSF/YR)
Realty Tax	\$6.44 (PSF/YR)
Total Additional Rent	\$29.75 (PSF/YR)

[Learn more about the building](#) ↗



Building Features

- Public Transit Surface Route
- 8'5" 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 (parking lot & lower level)
- Security Systems: access card + time zones

Onsite Amenities

- Circle K
- Sherbourne Station

Nearby Amenities

- Restaurants
- TD Canada Trust
- No Frills Grocery
- Bloor Sherbourne/Rosedale Pharmacy
- Tim Hortons

Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2024



THE BUILDING —

Leasing Opportunities

5th Floor

Suite 510 | 1,789 SF

Suite 520 | 1,194 SF

Ground Floor – Contiguous up to 5,601 SF

Suite 101 | 3,656 SF

Suite 100 | 1,945 SF | Available Jan 1, 2026

[View more opportunities](#) ↗



Standard Floorplate

Full floor suite in base building condition.

Size	Ceiling Height (slab to T-bar)
~17,000 SF	8'5"

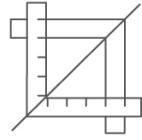


DREAM OFFICE —

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



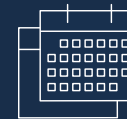
Short-Form Lease



Straight
to Lease



Seven Page
Document



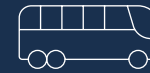
For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



90 Walk Score




87 Transit Score



83 Bike Score

- 1 Toronto Reference Library: 1000m
- 2 University of Toronto: 1600m
- 3 Royal Ontario Museum: 1600m
- 4 Gardiner Museum: 1600m
- 5 Queen's Park: 1900m
- 6 Toronto Metropolitan University: 2100m

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



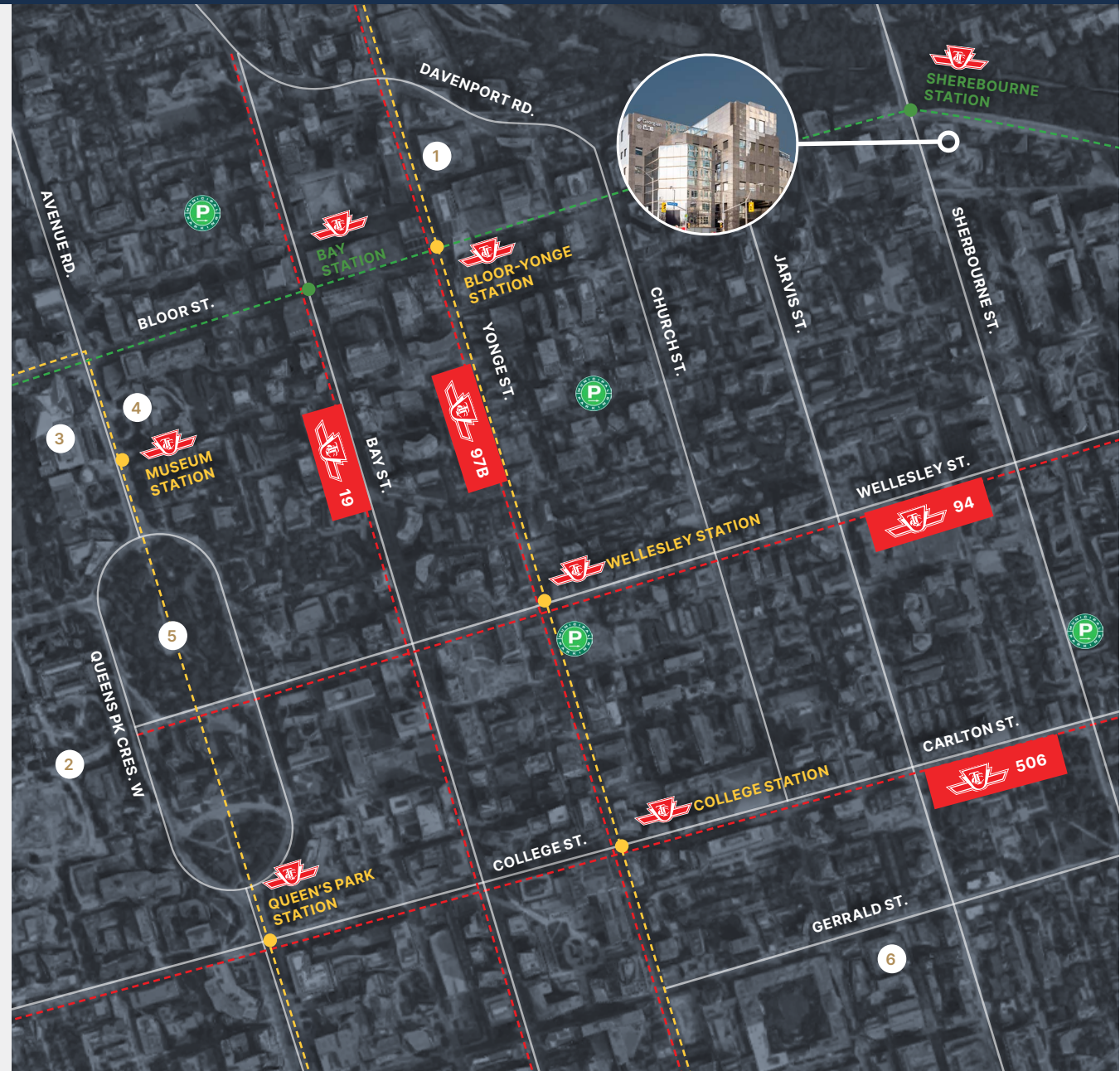
48 min.
Pearson International
via UP Express



35 min.
Drive to Billy Bishop Airport



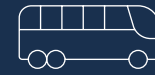
Onsite
Sherbourne Station



Best in Class Proximity



90 Walk Score



87 Transit Score



83 Bike Score

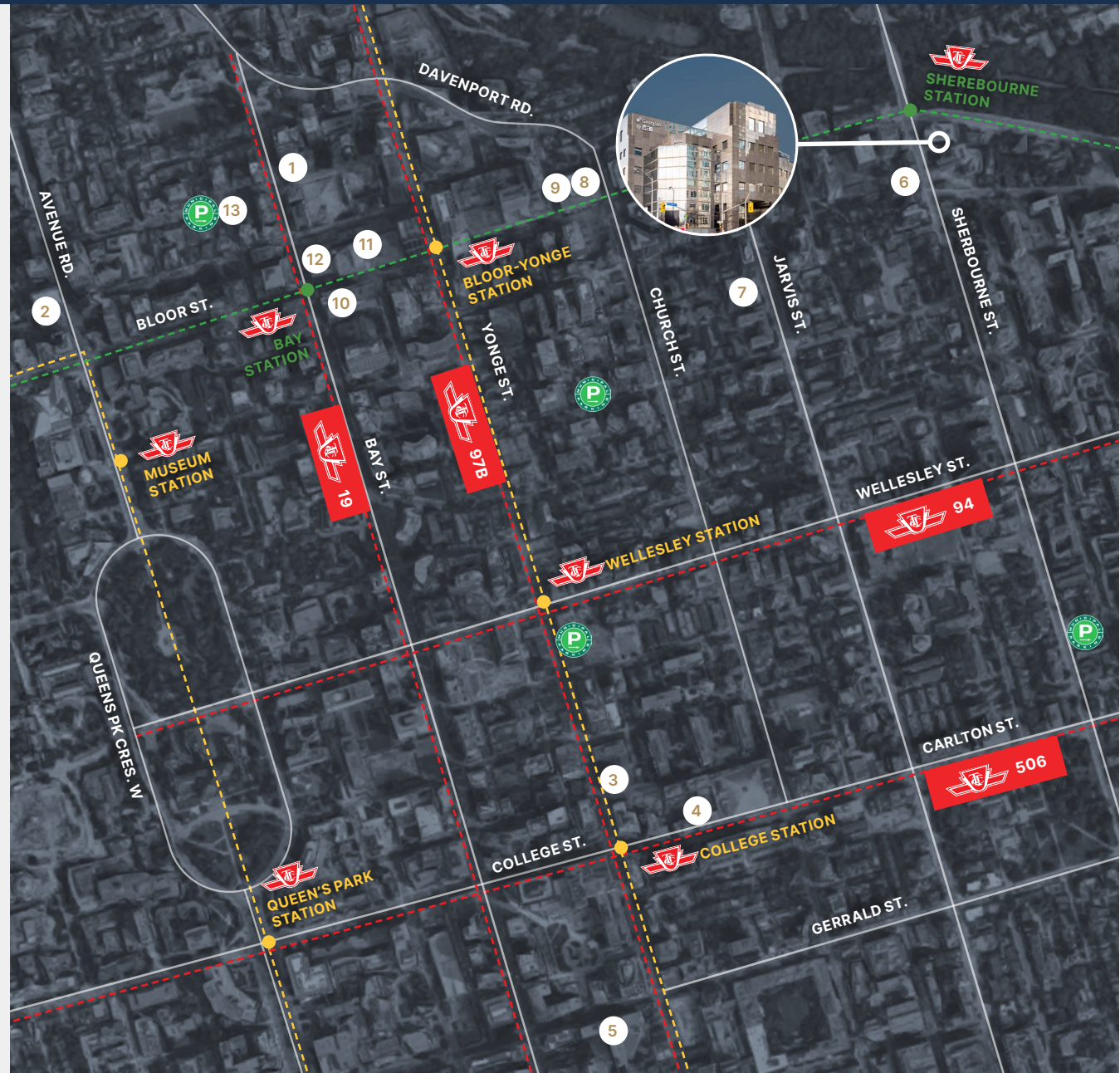
Hotels

- 1 Four Seasons Hotel Toronto: 1200m
- 2 Park Hyatt Toronto: 1500m
- 3 Courtyard by Marriott Toronto Downtown: 1700m
- 4 Holiday Inn Toronto Downtown: 1700m
- 5 Chelsea Hotel Toronto: 2100m

Food & Beverage

- 6 Maison Selby: 100m
- 7 Rooster Coffee House: 550m
- 8 Yuzuki Japanese Restaurant: 600m
- 9 Mad Radish: 650m
- 10 Eataly: 1000m
- 11 Holt's Cafe: 1100m
- 12 Planta: 1100m
- 13 Trattoria Nervosa: 1400m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route



Sustainable Performance⁽¹⁾ & Operations

Dream Office has worked hard to reduce energy consumption, water consumption and GHG emissions across its portfolio, including at this building.

Energy Management Plans and Policies for this building include:

- Restricting HVAC hours to building operating hours to reduce unnecessary HVAC consumption
- Rigorous and routine air filter change and replacement program
- Temperature setbacks for thermostats and HVAC zones during unoccupied periods of time
- Installation and use of lighting controls to turn lights off during unoccupied periods of time
- Regular and routine inspection of HVAC equipment
- Conducting building energy audits every 3 years
- Conducting night audits of energy annually
- Energy manager monitoring and reviewing real-time energy consumption
- Moving towards centralized waste diversion strategy

The building management team has developed an extensive waste management and recycling program in an effort to maintain the highest possible waste diversion rate. Dream Office facilitates recycling receptacles for all workstations, copy centers, boardrooms, lunchrooms and kitchenettes, as installed by Tenants and for all common areas.

Dream Office tracks and discloses its annual energy, water, GHG emissions and waste performance in its Sustainability Report. For more information and details about calculations and methodology, please visit: <https://sustainability.dream.ca/> ↗

(1) Unless otherwise stated, each year's energy, GHG, water, waste, building certification and energy rating data is based on the relevant owned Canadian properties where Dream Office has operational control. Excludes assets that are under development and major renovations. Co-owned assets are included at 100% of GLA. Please refer to our Sustainability Report's Supplemental Disclosures for more information, including data coverage and sources of emission factors. (2) Includes assets (at 100% of GLA) operational for the full year. GHG emissions are calculated in accordance with the World Resource Institute Greenhouse Gas Protocol. Calculations in this table capture activities Dream Office has direct and indirect operational control over: Scope 1 emissions generated directly from its operations, including heating with Dream Office's properties; Scope 2 emissions indirectly associated with generation of purchased electricity, heating, cooling, and steam consumed by properties. (3) Includes 100% of waste generated at assets owned by Dream Office and co-owned by Dream Office and Dream Impact Trust.

Performance

(Dream Office's Canadian Portfolio)

Energy Intensity

↓ 22%

in 2023 (vs 2019 baseline)

Water Intensity

↓ 31%

in 2023 (vs 2019 baseline)

Scope 1 and 2 GHG Emissions Intensity

↓ 28%

in 2023 (vs 2019 baseline)⁽²⁾

Waste Diversion

32%

in 2023

Canadian Office Portfolio with

97%

Green Building Certification
in 2023⁽³⁾

PROPERTY MANAGEMENT TEAM —

The Dream Experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

Online Service Requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) ↗

Live Property Updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

Online Payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

Fast and Accountable Service

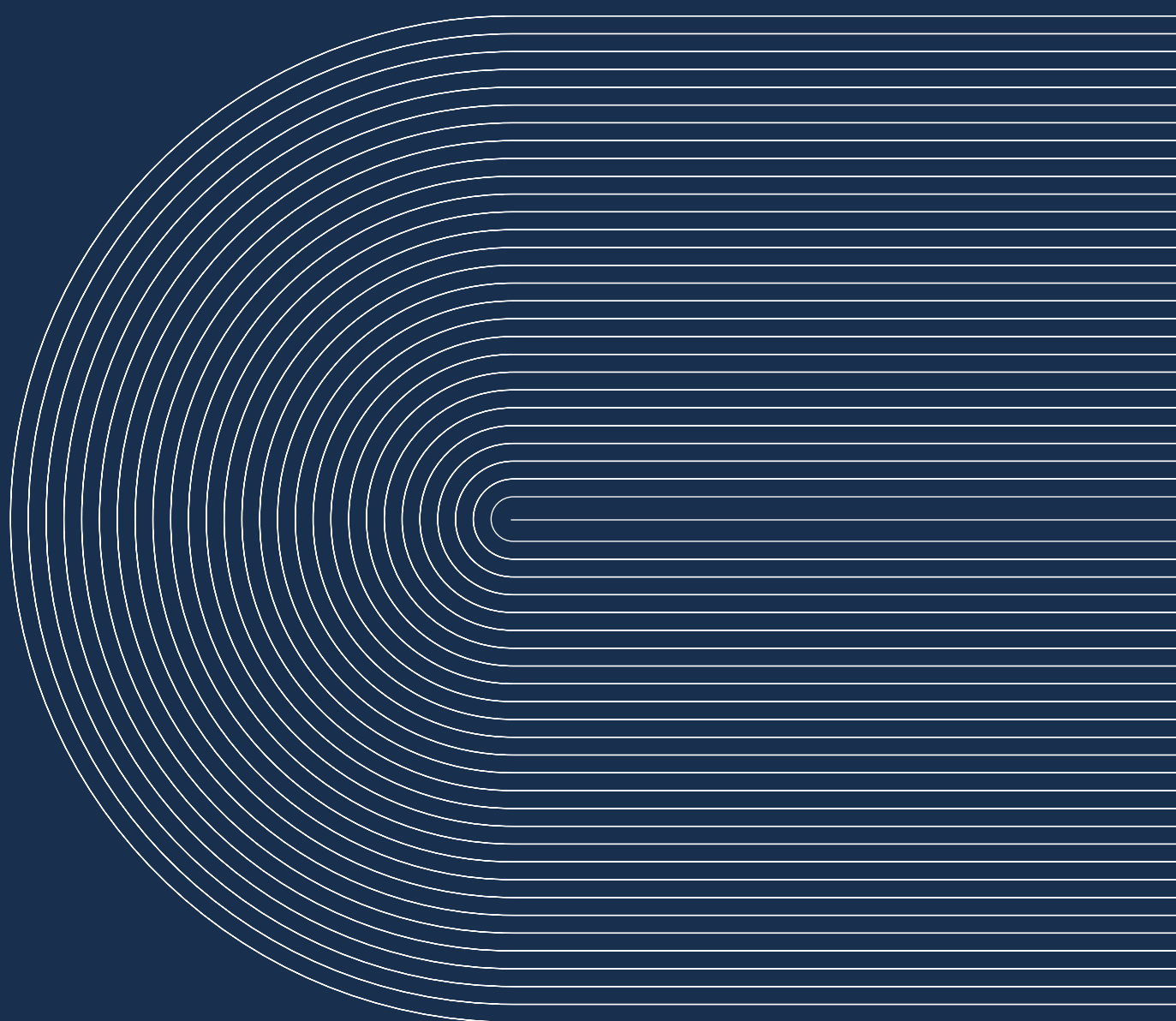
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding Made Easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A Strong Sense of Community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



Melody Irankhah

Manager, Retail Leasing

647.308.3529

mirankah@dream.ca

Jennifer Millar

Manager, Office Leasing

647.328.8859

jmillar@dream.ca

leasing.dream.ca

Renderings are artist's concept E. & O.E.