



DREAM
COLLECTION
FINANCIAL DISTRICT

36 Toronto Street



36 Toronto St.

Located just steps away from the financial district, 36 Toronto is a first-class office building featuring an impressive atrium, newly upgraded destination dispatch elevators, manned security, and numerous on-site amenities. Its convenient location provides tenants with access to a great selection of restaurants, office services, banking, and shopping.

Building Specifications

Size	217,862 SF
Year Built	1914
Number Of Floors	13
Operating Costs	\$18.87 (PSF/YR)
Realty Tax	\$8.49 (PSF/YR)
Total Additional Rent	\$27.36 (PSF/YR)



Building Features

- Public Transit Surface Route
- Eastside: 8'6" ; Westside 9'6" (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- HVAC: VAV system, 2 Unilux hot water boilers, 2 York chillers, 291 ton and 359 ton
- Fire Detection System
- Sprinkler System
- Security Systems: computerized access control and alarm monitoring system and manned security

Sustainability & Certifications

- BOMA Certified Gold
- Wired Certified Gold
- WELL Health and Safety Rated 2024



On-site Amenities

- Poké Box
- Curatus Wine Club
- Coffee by Carlton's
- OEB Breakfast Co.
- Bar Goa
- Canada Post
- Samir Hair Design
- Showers and End-of-Trip Facilities

Nearby Amenities

- PATH System
- Terroni
- Nami
- Sansotei Ramen
- Goodlife Fitness
- CF Toronto Eaton Centre
- Versus Coffee

THE BUILDING —

Leasing Opportunities

13th Floor - Full Floor Opportunity

Suite 1320 | 7,400 SF

Suite 1310 | 7,246 SF

12th Floor - Full Floor Opportunity

Suite 1210 | 9,243 SF | Model Suite

Suite 1200 | 5,458 SF

11th Floor

Suite 1150 | 1,512 SF

9th Floor

Suite 910 | 2,409 SF

8th Floor

Suite 800 | 8,496 SF

7th Floor

Suite 750 | 9,040 SF | Model Suite

5th Floor

Suite 505 | 1,929 SF

Suite 502 | 1,436 SF

3rd Floor - Full Floor Opportunity

Suite 301 | 8,525 SF

Suite 300 | 8,437 SF

[View more opportunities](#) ↗



Standard Floorplate

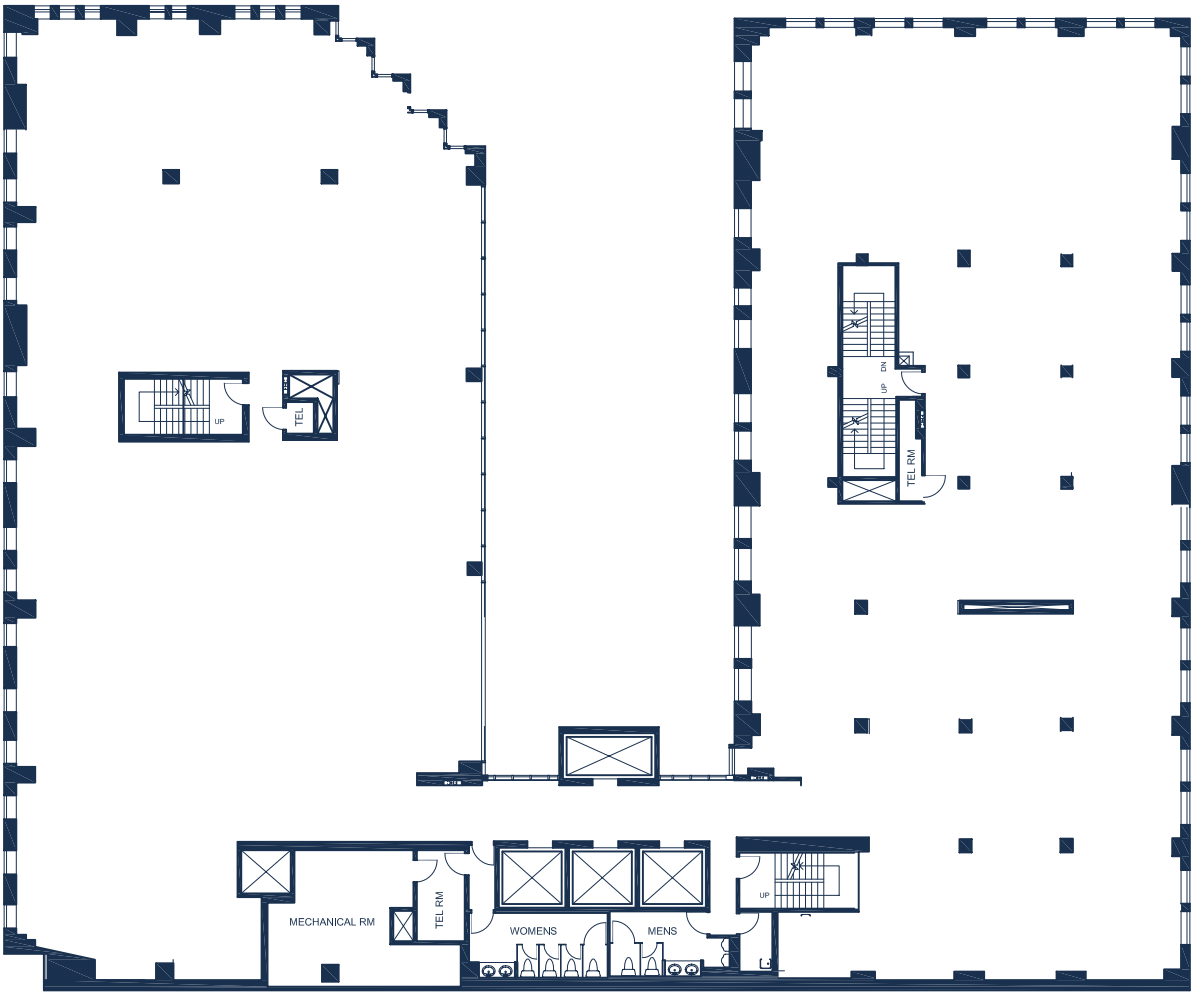
Full floor suite in base building condition.

Size

~17,000 SF

Ceiling Height (slab to suspended ceiling)

approximately 8'6" - 9'

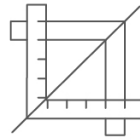


DREAM OFFICE —

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



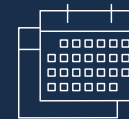
Short-Form Lease



Straight
to Lease



Seven Page
Document



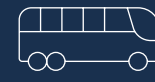
For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



100 Walk Score



100 Transit Score



92 Bike Score

- 1 Closest PATH entrance
(1 Adelaide St. E): 110m **PATH**
- 2 CF Toronto Eaton Centre: 400m
- 3 Nathan Philips Square: 650m
- 4 Scotiabank Arena: 950m

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

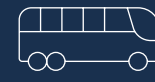
- 40 min.**
Toronto Pearson Pearson International
via UP Express
- 20 min.**
BILLY BISHOP TORONTO CITY AIRPORT
Drive to Billy Bishop Airport
- 3 min.**
PATH
Walk to Queen Station
or King Station
- 10 min.**
UNION STATION **UP** Union
Pearson Express
VIA VIA Rail Canada
Walk to Union Station



Best in Class Proximity



100 Walk Score



100 Transit Score



92 Bike Score

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 (April 2025): 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



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

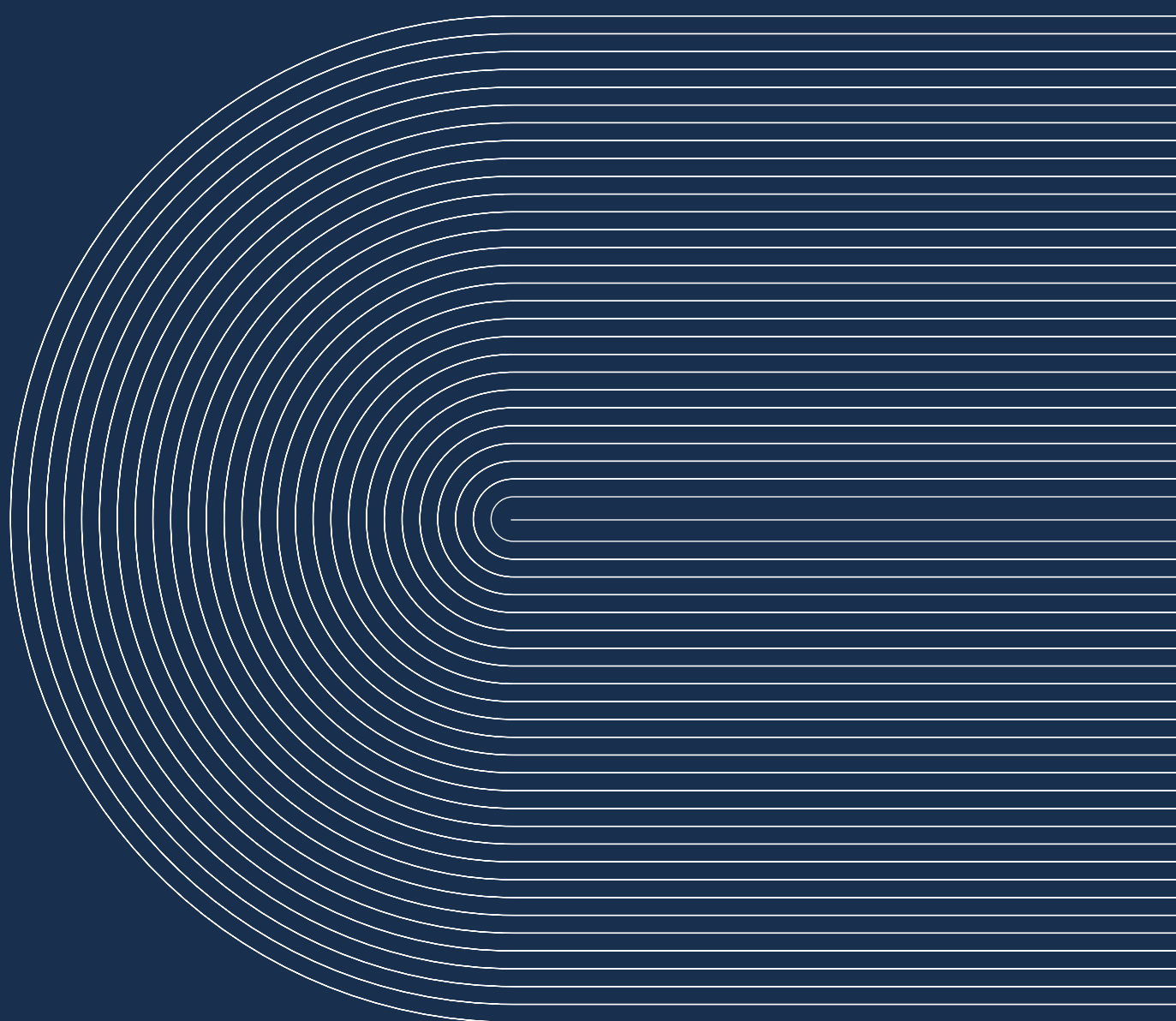
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

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.



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