



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITY

56 Temperance Street

Full Floor & Leasing Opportunities

Building Specifications

| | |
|-----------------------|------------------|
| Size | 33,011 SF |
| Year Built | 1970 |
| Number of Floors | 10 |
| Operating Costs | \$25.65 (PSF/YR) |
| Realty Tax | \$8.29 (PSF/YR) |
| Total Additional Rent | \$33.94 (PSF/YR) |

Certifications



BOMA Best Certified Silver



WELL Health and Safety Rated 2024

Building Features

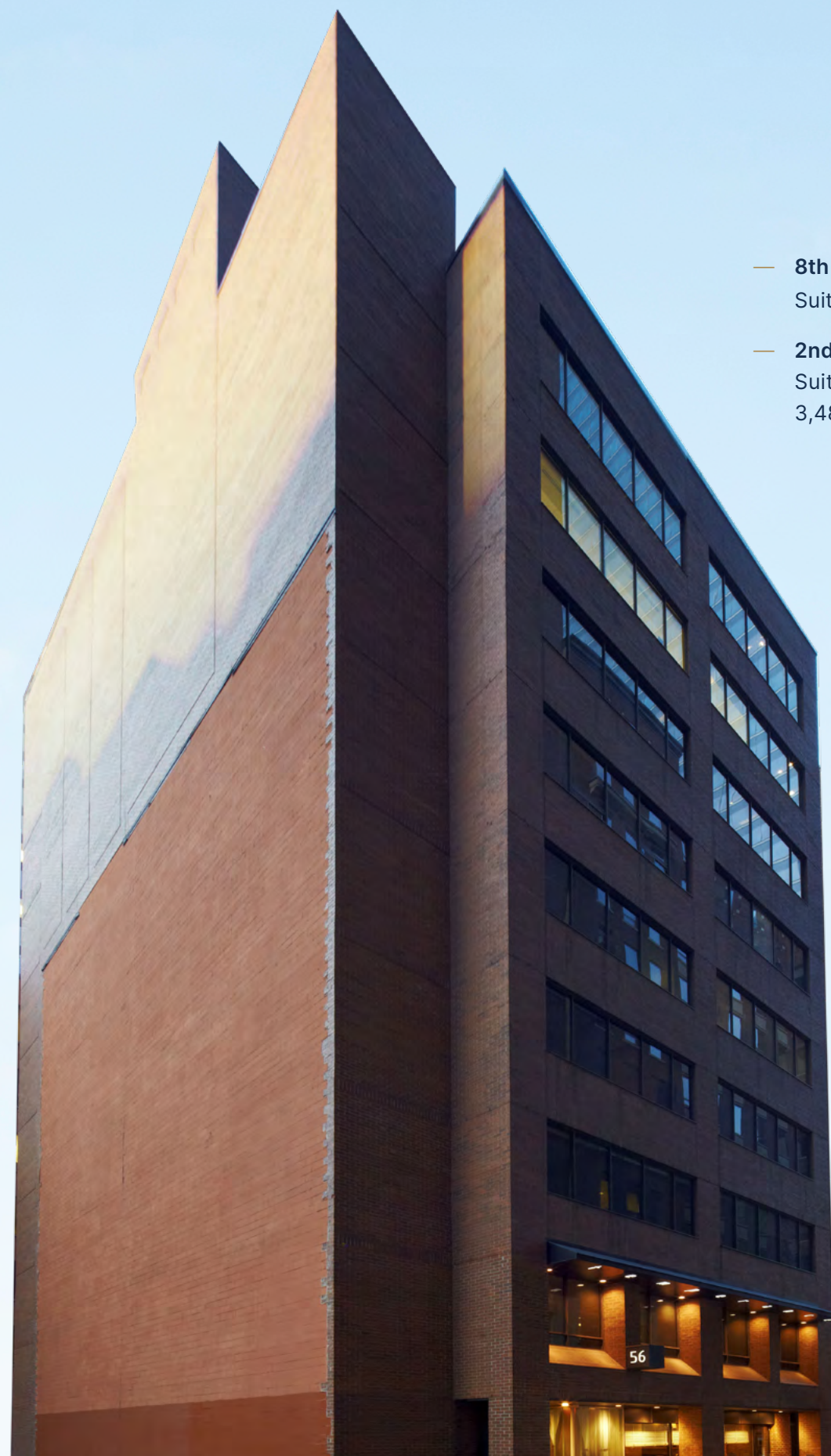
- Public Transit Surface Route
- 9' Ceiling height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Central HVAC Distribution System
- Fire Detection System
- Sprinkler System (ground floor only)
- Security Systems: computerized access control and alarm monitoring system
- Water Source Heat Pump System

On-site Amenities

- John & Sons Oyster House

Nearby Amenities

- Tenant Conference Centre at 330 Bay
- CKTL & Co.
- Estiatorio Milos Toronto
- Hy's Steakhouse & Cocktail Bar
- Daphne's Restaurant
- Adrak
- Florin Trattoria
- Starbucks
- CF Toronto Eaton Centre
- All Major Banks
- Fitness Centres
- Nathan Phillips Square
- St. Regis Hotel
- PATH System



- **8th Floor**
Suite 801 | 2,357 SF | Available Sep 1, 2026
- **2nd Floor**
Suite 200 | **MODEL SUITE**
3,483 SF | Available Dec 1, 2026

Standard Floorplate

~3,500 SF | 9' Ceiling Height | Full floor suite in base building condition



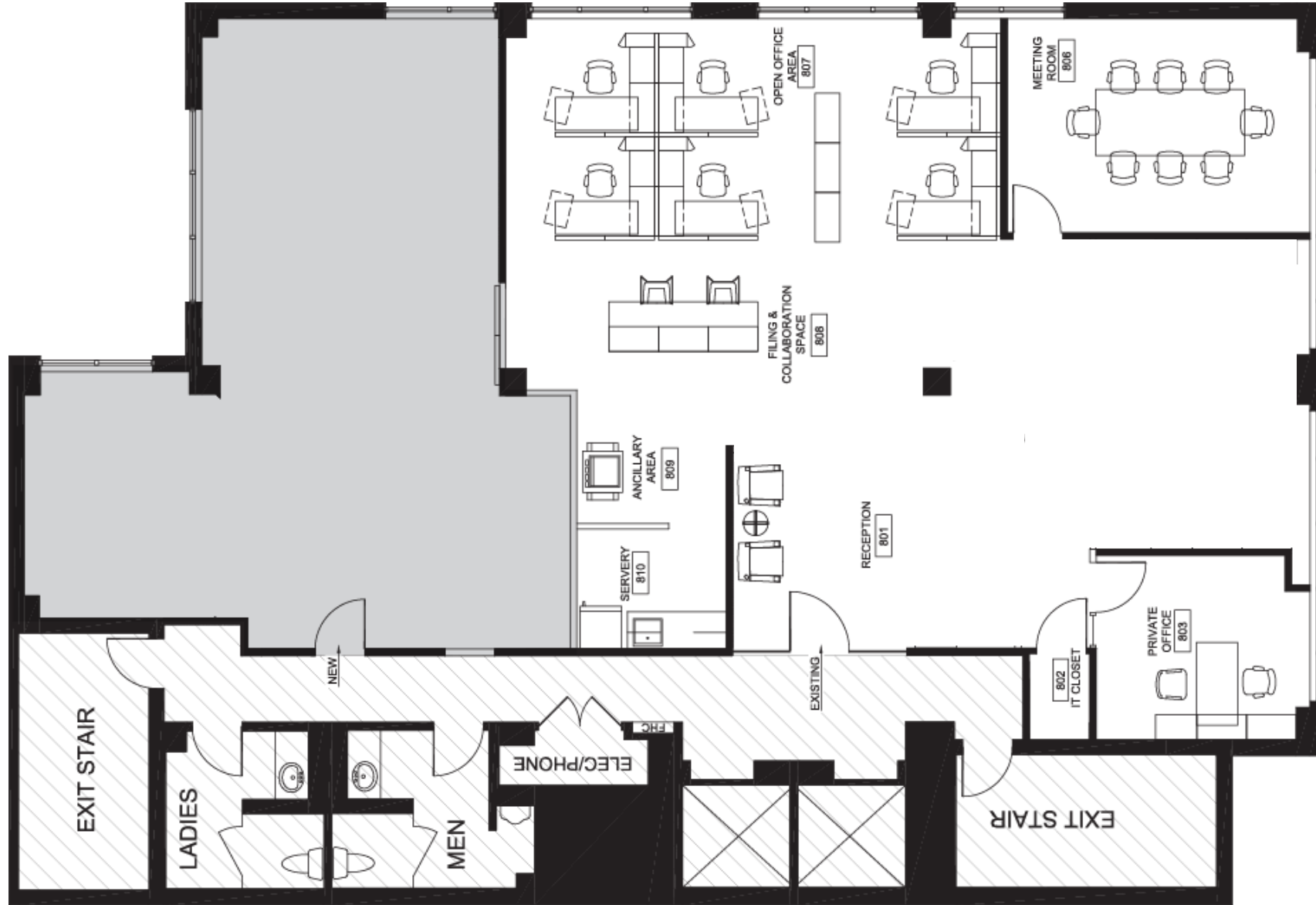
Suite 200

3,483 SF | Full floor office opportunity. 2nd gen model suite - space built out with open work stations, meeting rooms, reception and kitchenette.



Suite 801

2,357 SF | Double glass door elevator exposure unit, with open area, 1 private office, glass boardroom for 8, kitchenette and reception area.



IMPROVING YOUR EXPERIENCE -

Recent Improvements

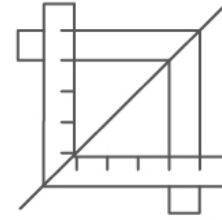
- Newly renovated lobby, washrooms and corridors
- Upgraded and modernized HVAC/Mech systems
- Upgraded dispatch elevators



Stress-Free Turnkey



Expertly designed, furnished and move-in ready



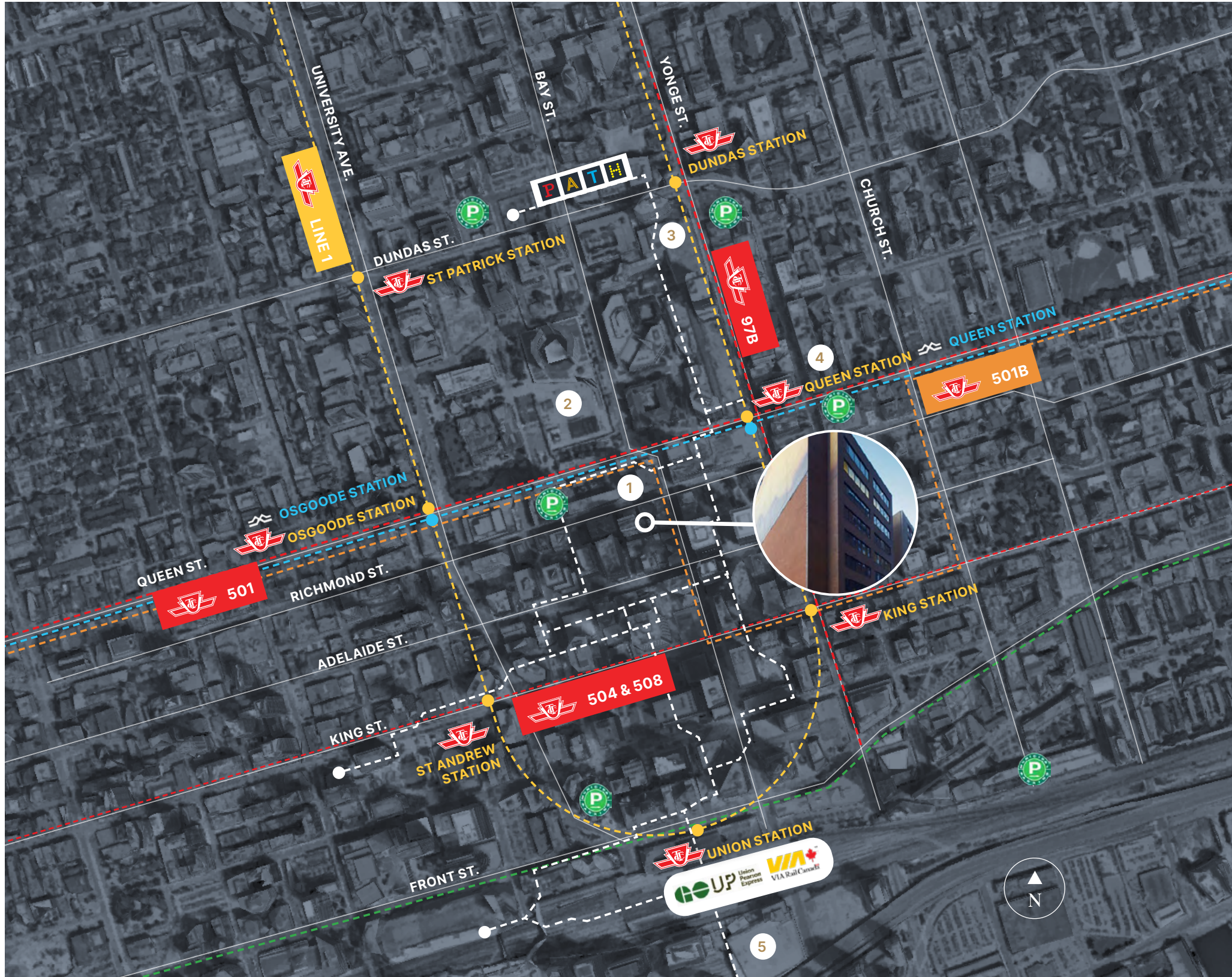
Experienced in-house Project Management and Construction Team



Simplified process committed to making design and move in easy for tenants



Best in Class Accessibility



- 1 Closest PATH entrance (80 Richmond St.): **88m** **P A T H**
- 2 Nathan Philips Square: **290m**
- 3 CF Toronto Eaton Centre: **350m**
- 4 St. Michael's Hospital: **550m**
- 5 Scotiabank Arena: **800m**

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

- 38 min.**
 Pearson International via UP Express
- 13 min.**
 Drive to Billy Bishop Airport
- 5 min.**
 Walk to Queen Station or King Station
- 5 min.**
 Walk to Union Station

A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 170m
- 2 Hilton Toronto: 400m
- 3 Sheraton Centre Toronto : 450m
- 4 One King West Hotel & Residence: 450m
- 5 Shangri-La Toronto: 500m
- 6 Fairmont Royal York: 700m

Food & Beverage

- 7 John & Sons Oyster House: Onsite
- 8 Daphne: 90m
- 9 Wine Academy: 90m
- 10 CKTL & Co.: 98m
- 11 Hy's Steakhouse & Cocktail Bar: 140m
- 12 Chef's Hall: 230m
- 13 The Chase: 350m
- 14 Alobar: 350m
- 15 Black + Blue: 450m

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

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