



DREAM
COLLECTION
FINANCIAL DISTRICT



FULLY CUSTOMIZABLE TURN-KEY SPACES

74 Victoria Street

Leasing Opportunities

Building Specifications

Size	292,905 SF
Year Built	1960
Number Of Floors	10
Ceiling Height	Slab to Slab: 12'0" Clear Height: 9'0"
Operating Costs	\$12.54 (PSF/YR)
Realty Tax	\$8.61 (PSF/YR)
Total Additional Rent	\$21.15 (PSF/YR)
Condition of Premises	Base building condition below ceiling
Measurement Standard	BOMA 2017

Certifications



BOMA Best
Certified Silver



WELL Health and Safety
Rated 2024

Building Features

- Typical Power: 4.4 W/SF
- HVAC Dist System: 2 new Trane CentraVac 400 ton chillers, hydronic heated with perimeter radiators, 3 gas fired boilers
- Floor Load Capacity: 50 PSF live load, 30 PSF dead load
- Typical Column Spacing: 20'-4"-20'-7" (West/East) and 23'-8" (North/South)
- Building Power Specifications: 2000A, 347/600V, 3P, 4W. Upwards of 2000 KVA of spare electrical capacity
- Floor Power Specifications: Three 100A, 120/208V, 3P, 4W tenant distribution panel and One 125A, 120/208V, 3P, 4W lighting panel
- 380 occupants per floor, approximately 64 SF per person
- Telephone, fibre optic and maintenance rooms on each floor
- Shipping & Receiving

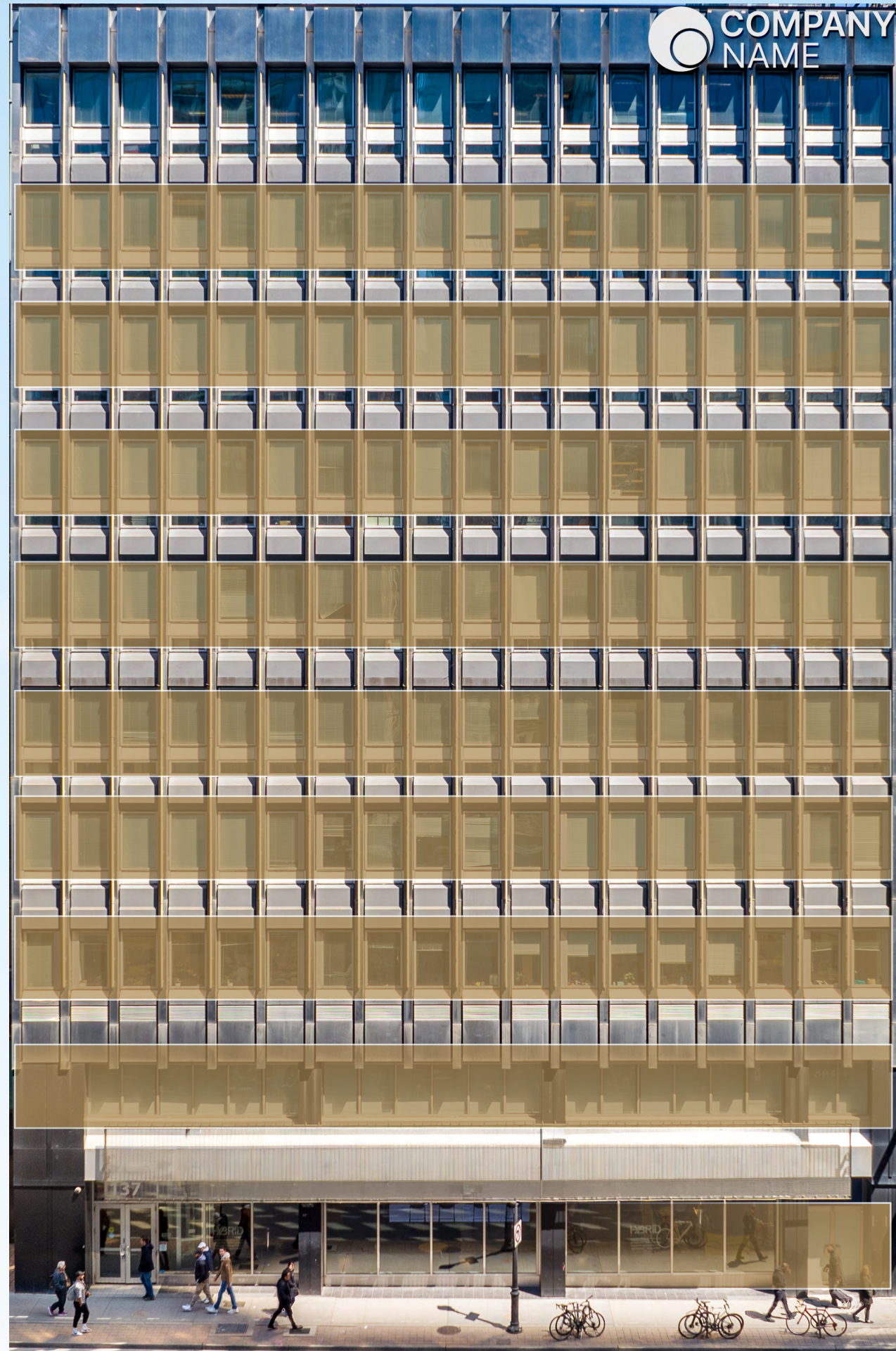
- Emergency Generator
- Fire Detection System
- Manned Security System
- Sprinkler System
- Surface Transit Route

On-site Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

Nearby Amenities

- PATH System
- OEB Breakfast Co.
- Bar Goa
- Pumpernickel's
- Sansotei Ramen
- Timothy's Coffee
- Sud Forno
- CF Toronto Eaton Centre
- Banking and Fitness Centre



9th Floor
27,244 SF
Available Immediately

8th Floor
27,247 SF
Available Immediately

7th Floor
27,231 SF
Available Immediately

6th Floor
27,245 SF
Available Immediately

5th Floor
27,240 SF
Available Immediately

4th Floor
26,779 SF |
Available Nov 1, 2027

3rd Floor
27,360 SF |
Available Nov 1, 2027

2nd Floor
28,360 SF |
Available Nov 1, 2027

Ground Floor
Suite 115
2,818 SF
Available Immediately



YOUR VISION INTO REALITY —

Dream *bigger.*

74 Victoria Street offers fully customizable, turn-key spaces ready for you to leave your mark.

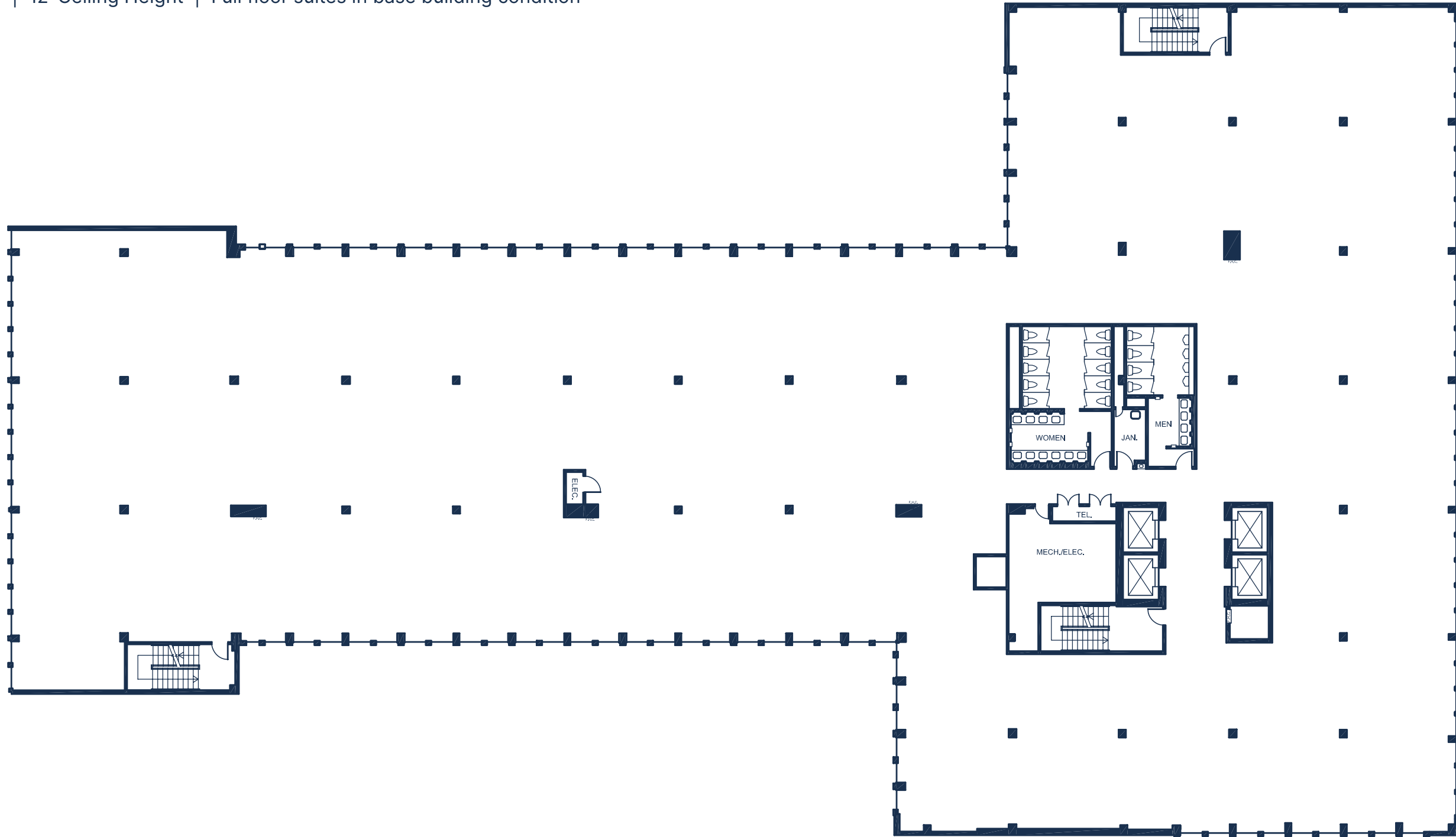
This prestigious building offers unparalleled convenience with on-site access to a flagship GoodLife Fitness Centre, ensuring a healthy work-life balance. Just minutes away, you'll find the renowned CF Toronto Eaton Centre, a variety of retail shops, and easy access to the PATH system, making it the ideal location for your business. Experience the perfect blend of productivity and lifestyle with exceptional on-site amenities and beautifully re-imagined lobby.

Big or Small, your space, your choice — 74 Victoria Street turns your vision into reality.

THE BUILDING -

Standard Floorplate

~27,500 SF | 12' Ceiling Height | Full floor suites in base building condition



Possible Test Fit

~27,500 SF | 146 Seatings | 103 Open Spaces | 41 Offices | 9 Conf. Rooms | 174.66 Density SF/person



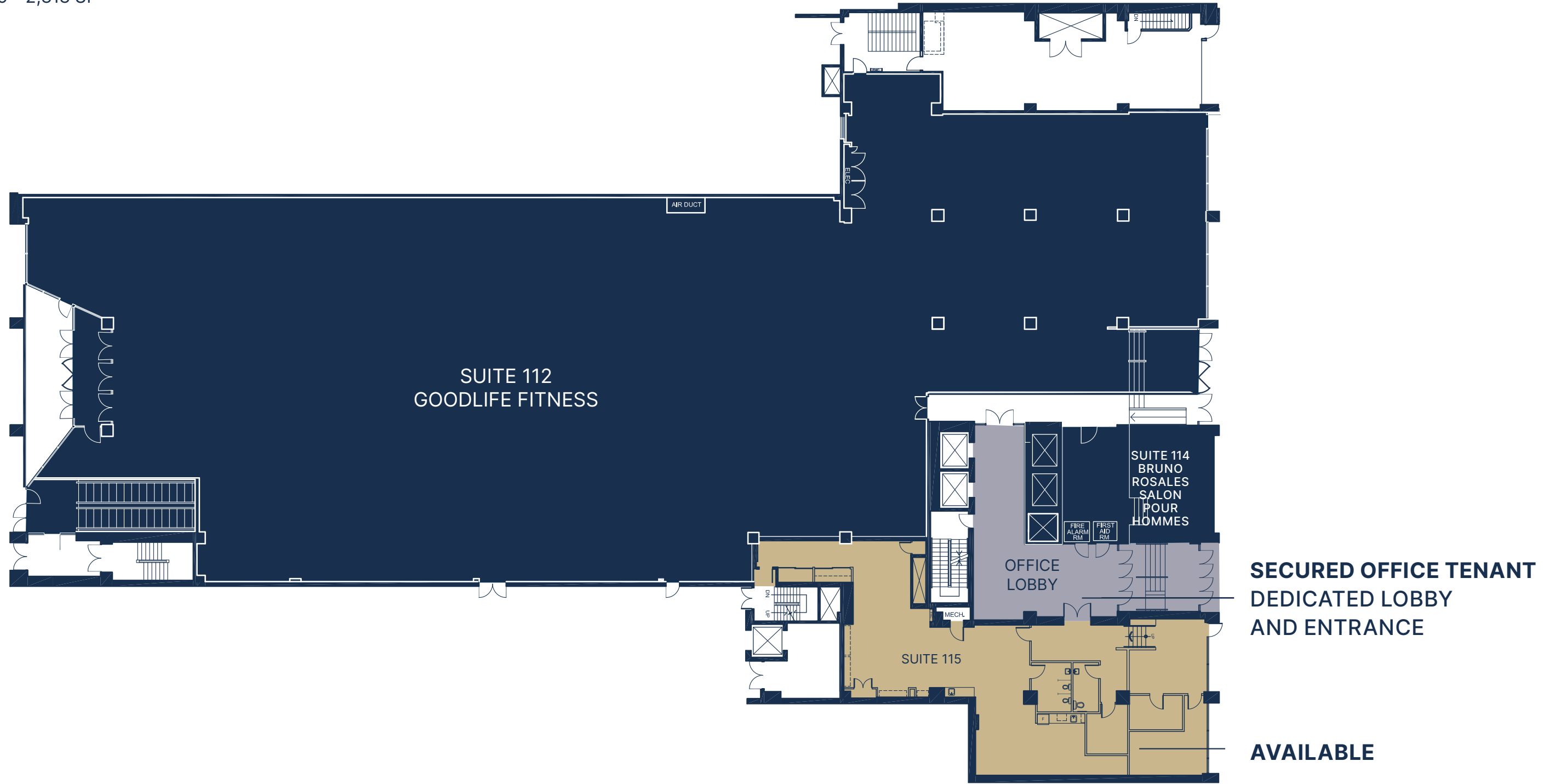
[View virtual tour](#) ↗



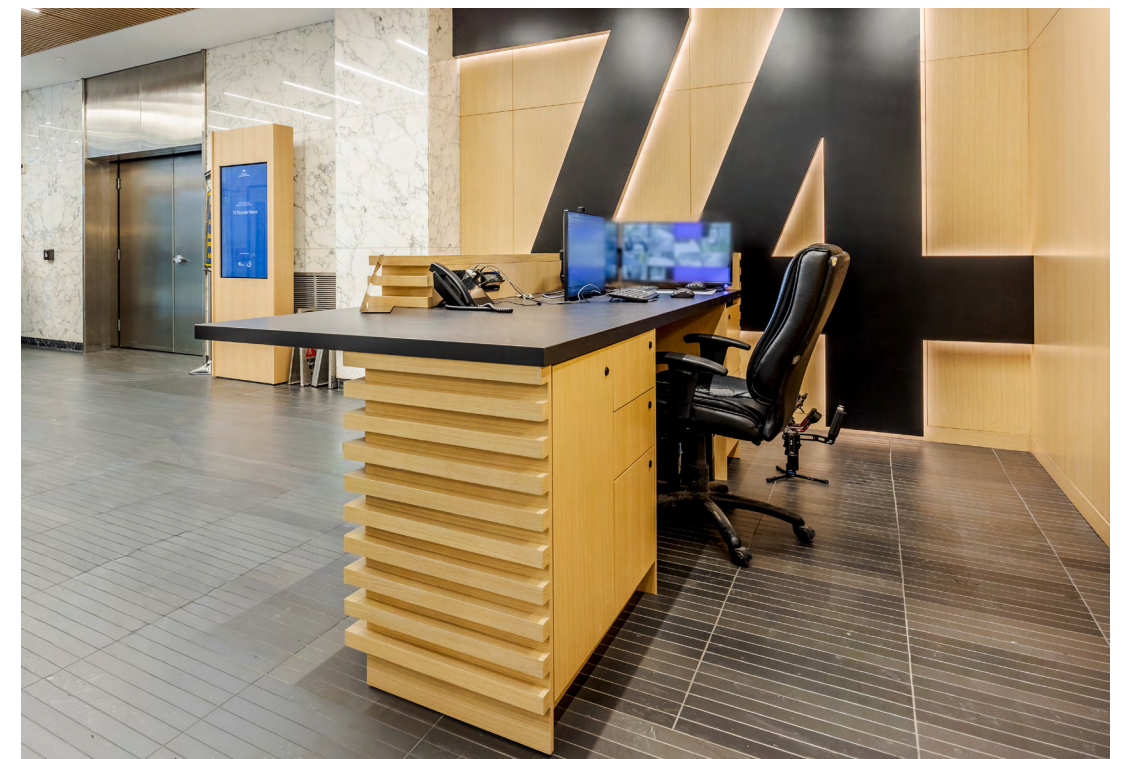
THE BUILDING -

Ground Floor Plan

Suite 115 - 2,818 SF

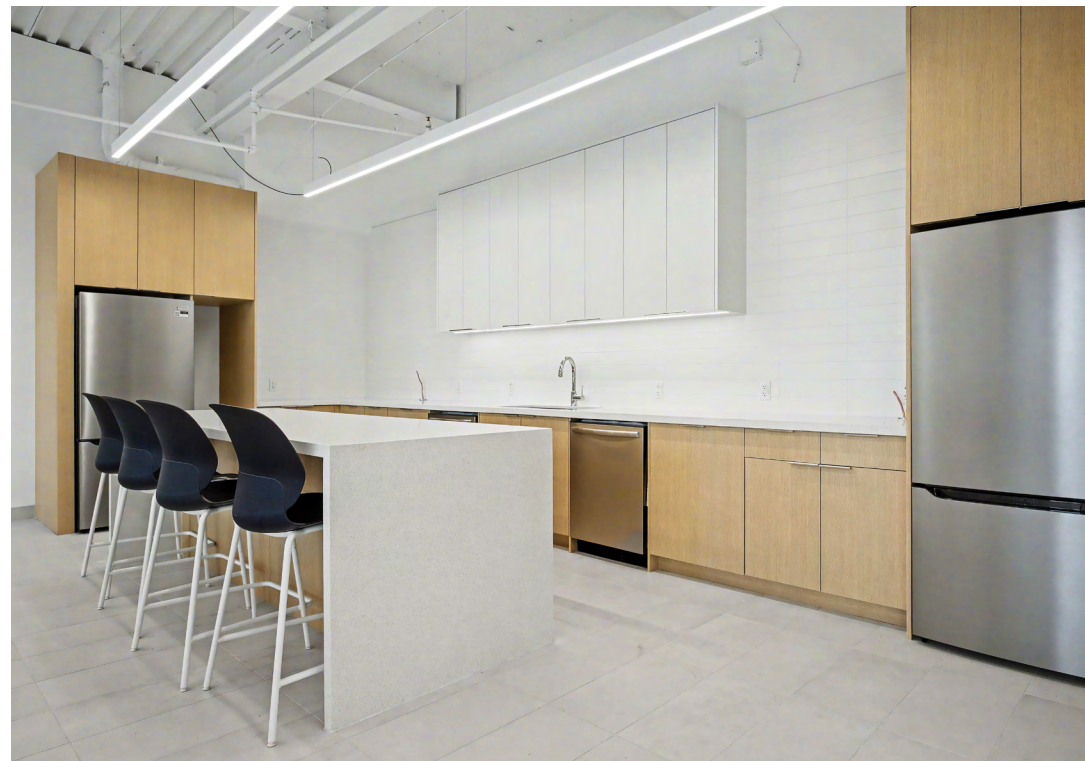
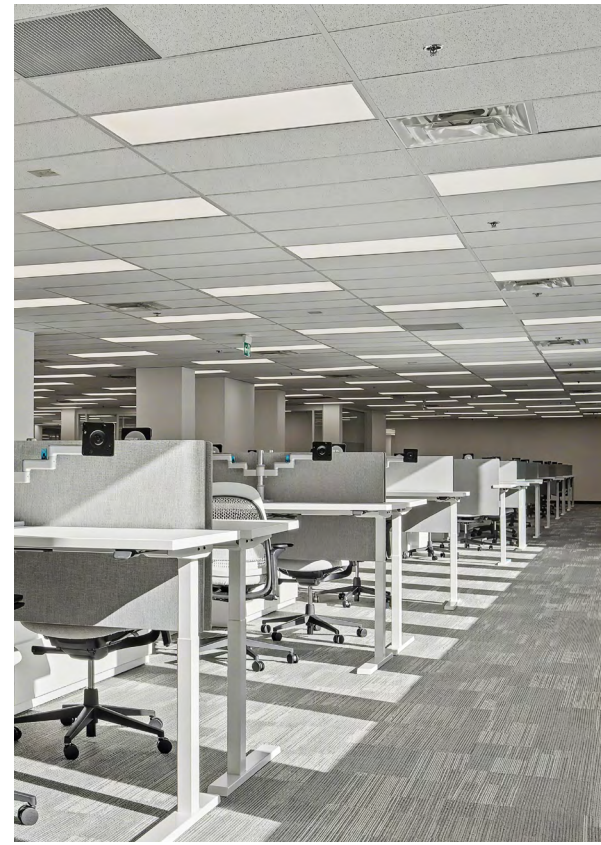
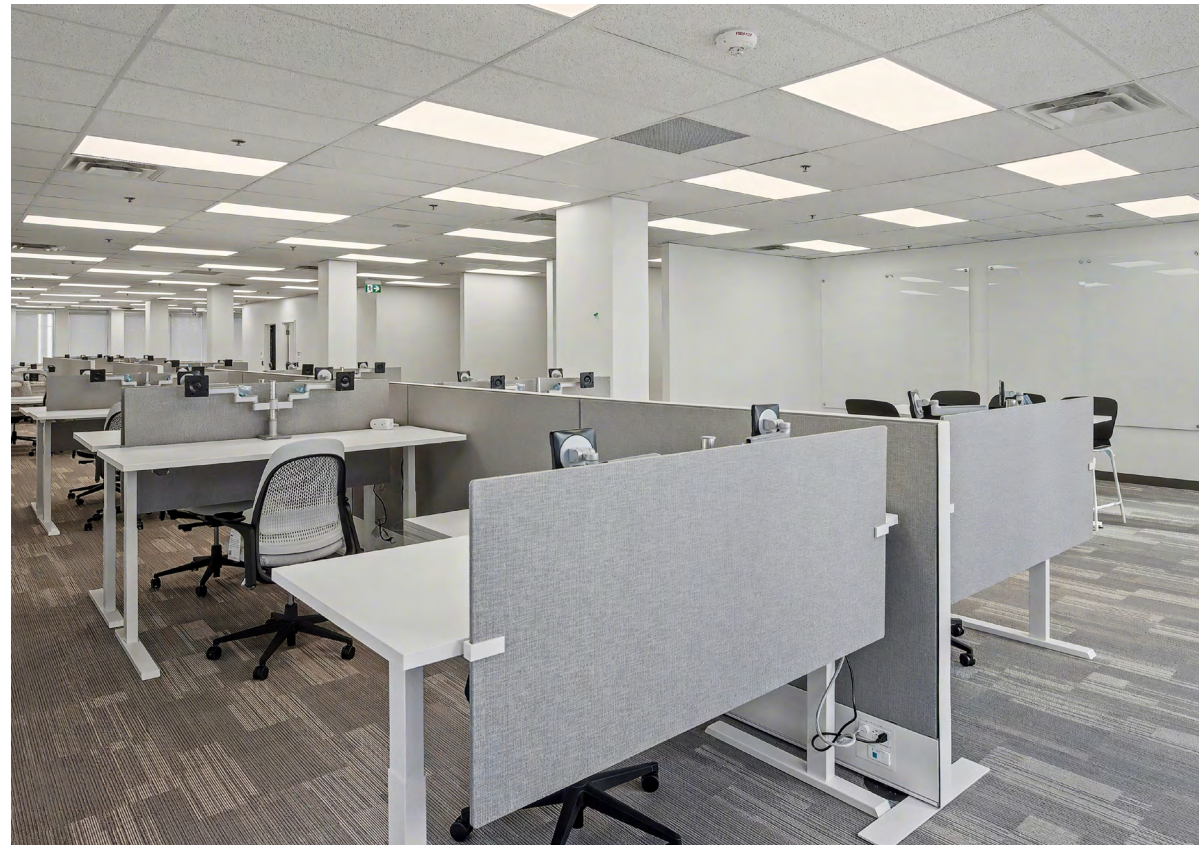


An Inspiring Welcome



DREAM OFFICE-

Spaces with endless possibilities



SIGNAGE OPPORTUNITY -

Be Seen & Make Your Mark



Best in Class Accessibility

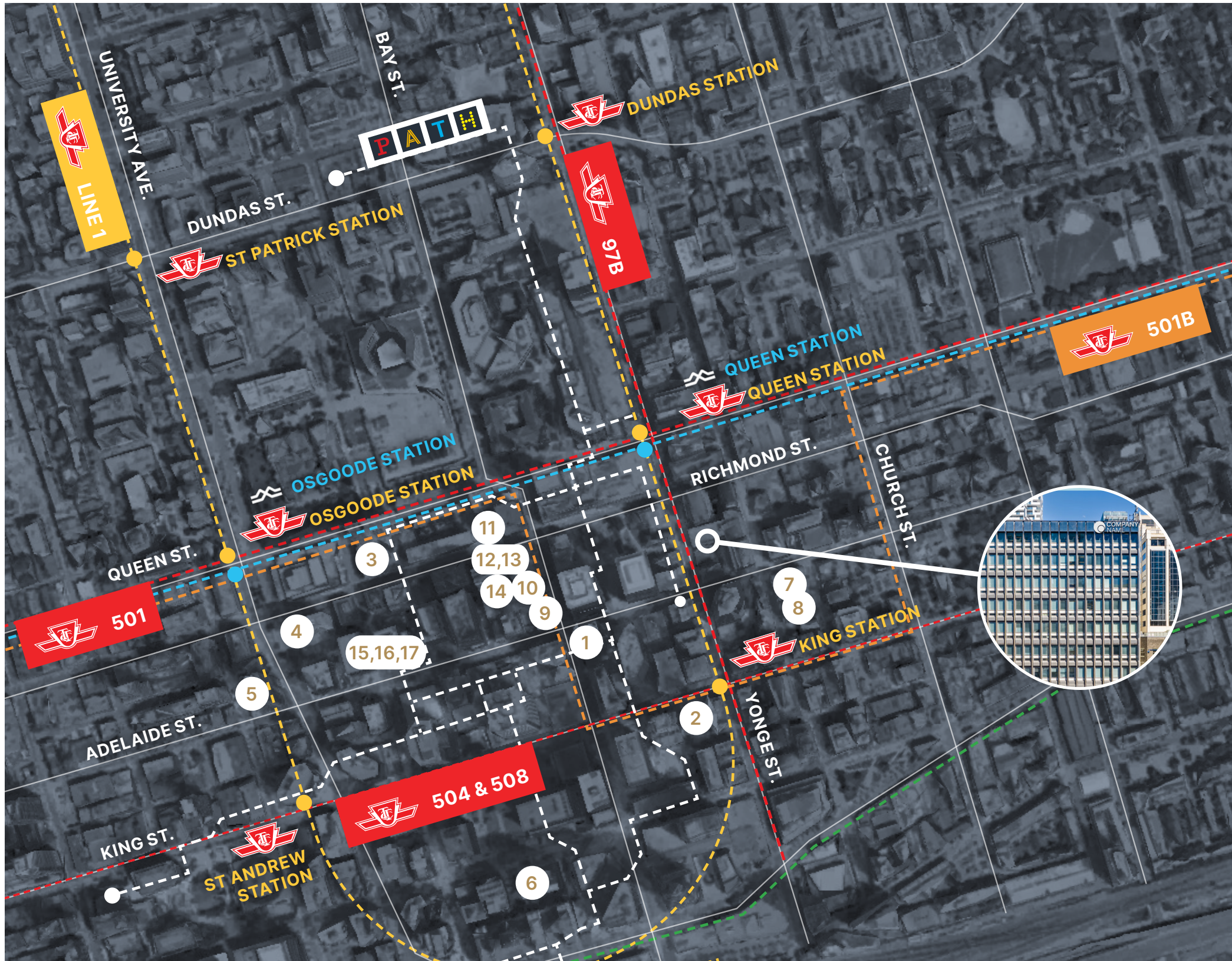


- 1 Closest PATH entrance (Dynamic Funds Tower): **120m** **PATH**
- 2 CF Toronto Eaton Centre: **350m**
- 3 Nathan Philips Square: **600m**
- 4 Scotiabank Arena: **1000m**

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

- 40 min.** Pearson International via UP Express
- 10 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: 250m
- 2 One King West Hotel & Residence: 250m
- 3 Sheraton Centre Toronto: 600m
- 4 Hilton Toronto: 650m
- 5 Shangri-La Toronto: 750m
- 6 Fairmont Royal York: 850m

Food & Beverage

- 7 Bar Goa: 180m
- 8 OEB Breakfast Co.: 200m
- 9 Estiatorio Milos: 400m
- 10 CKTL & Co.: 400m
- 11 Florin' on Richmond: 450m
- 12 Daphne: 450m
- 13 Wine Academy: 450m
- 14 John & Sons Oyster House: 500m
- 15 Sushi Yugen: 700m
- 16 Alobar: 700m
- 17 Chop Steakhouse & Bar: 700m

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

Michael Spence*
Vice President
michael.spence@cbre.com
416 706 7606

Kirk Baylis*
Senior Sales Associate
kirk.baylis@cbre.com
647 943 3660

CBRE Limited
Real Estate Brokerage
145 King St W
Toronto, ON. M5H 1J8



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

*Sales Representative