For Lease

25 DOCKSIDE DRIVE

A Premier, Well-Connected Downtown Waterfront Workplace Opportunity

UP TO 290,000 SF OF CONTIGUOUS OFFICE SPACE

In a downtown office market where large-block opportunities are increasingly rare, 25 Dockside stands apart.

The Opportunity

WHERE LOCATION MEETS EXPERIENCE

A premier, move-in-ready waterfront workspace delivering scale, and certainty—set within one of Toronto's most connected and vibrant districts.

- Up to **290,000 SF** of contiguous office space
- **Fully built out and furnished**
- **Immediate occupancy**
- Prime **waterfront location** with direct access to Union Station
- Immediate access to **Lakeshore Blvd W** and **Gardiner Expressway**
- Expansive lake and city views
- Landscaped **rooftop terraces**
- LEED® Gold–certified

ELEVATED EXPERIENCES FOR WORK, CULTURE & COMMUNITY

SIGNATURE SPACES & AMENITIES

- Expansive glazing with panoramic skyline and lake views
- Iconic living biowall creating a memorable arrival moment
- A dramatic five-storey atrium for events, gatherings, and shared experiences

CONNECTED BY DESIGN

- Interconnected floors linked by cross-level bridges
- Indoor-outdoor lounges for collaboration
- Three landscaped rooftop terraces

BUILT FOR MODERN MOBILITY

- Direct access to the waterfront trail network
- Secure on-site bike storage and end-of-trip facilities
- Underground parking garage for convenience and accessibility

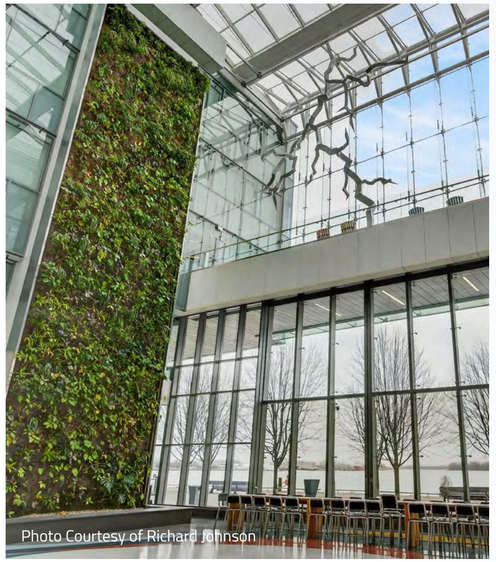
Photo Courtesy of Richard Johnson

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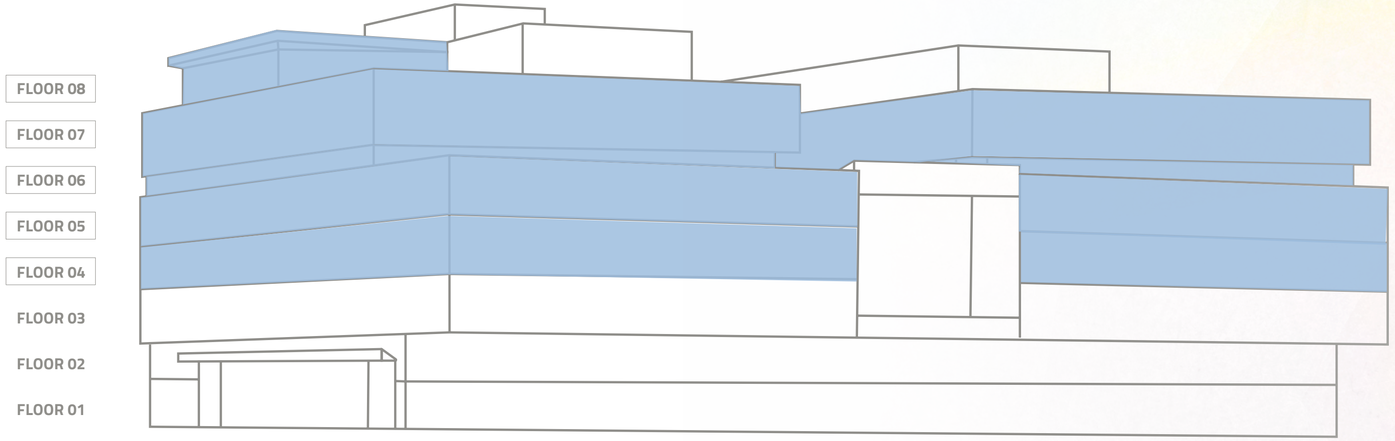
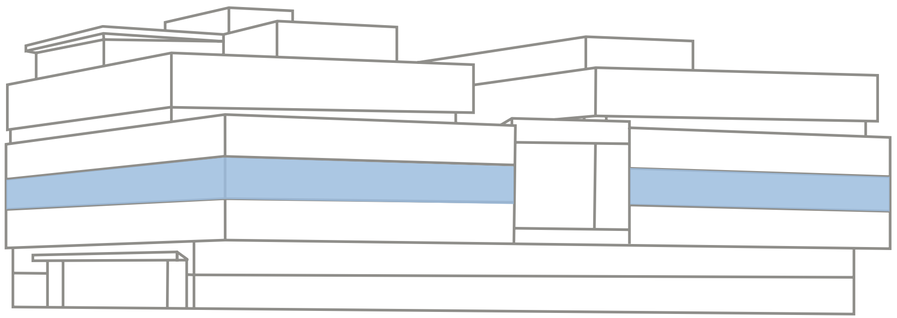
Photo Courtesy of Diamond Schmitt

OVERVIEW

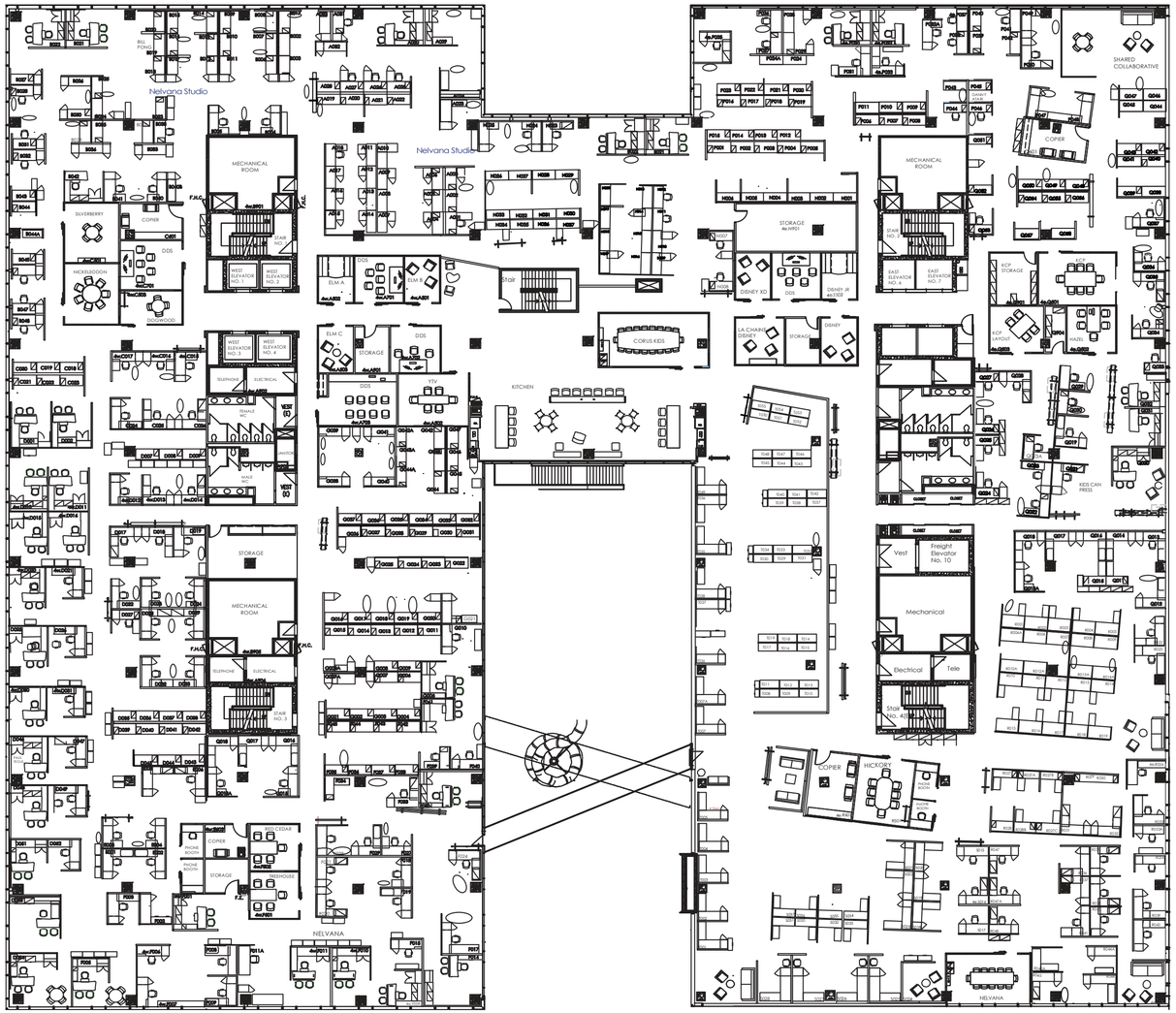
AVAILABLE AREA	Floor 4 - 76,998 SF Floor 5 - 76,939 SF Floor 6 - 61,783 SF Floor 7 - 67,099 SF Floor 8 - 3,050 SF
TOTAL AREA	285,859 SF
OCCUPANCY	Immediately
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
PARKING RATIO	1 Stall / 2,750 SF
SIGNAGE	Prominent building signage opportunities



» CLICK ON THE FLOOR NUMBER TO EXPLORE FLOORPLANS

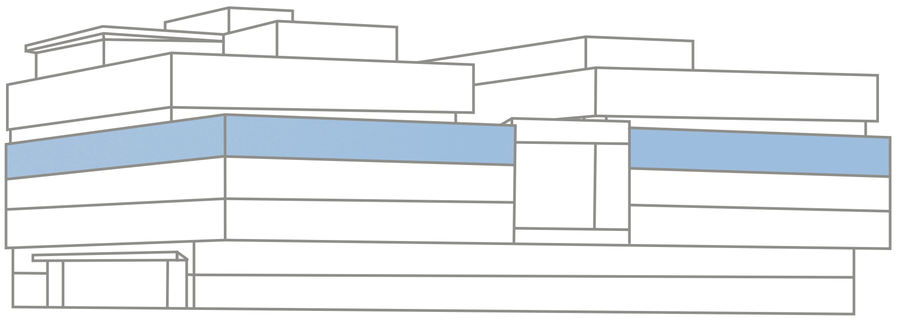


RENTABLE SQUARE FOOTAGE	76,998 SF
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
OCCUPANCY	Immediate

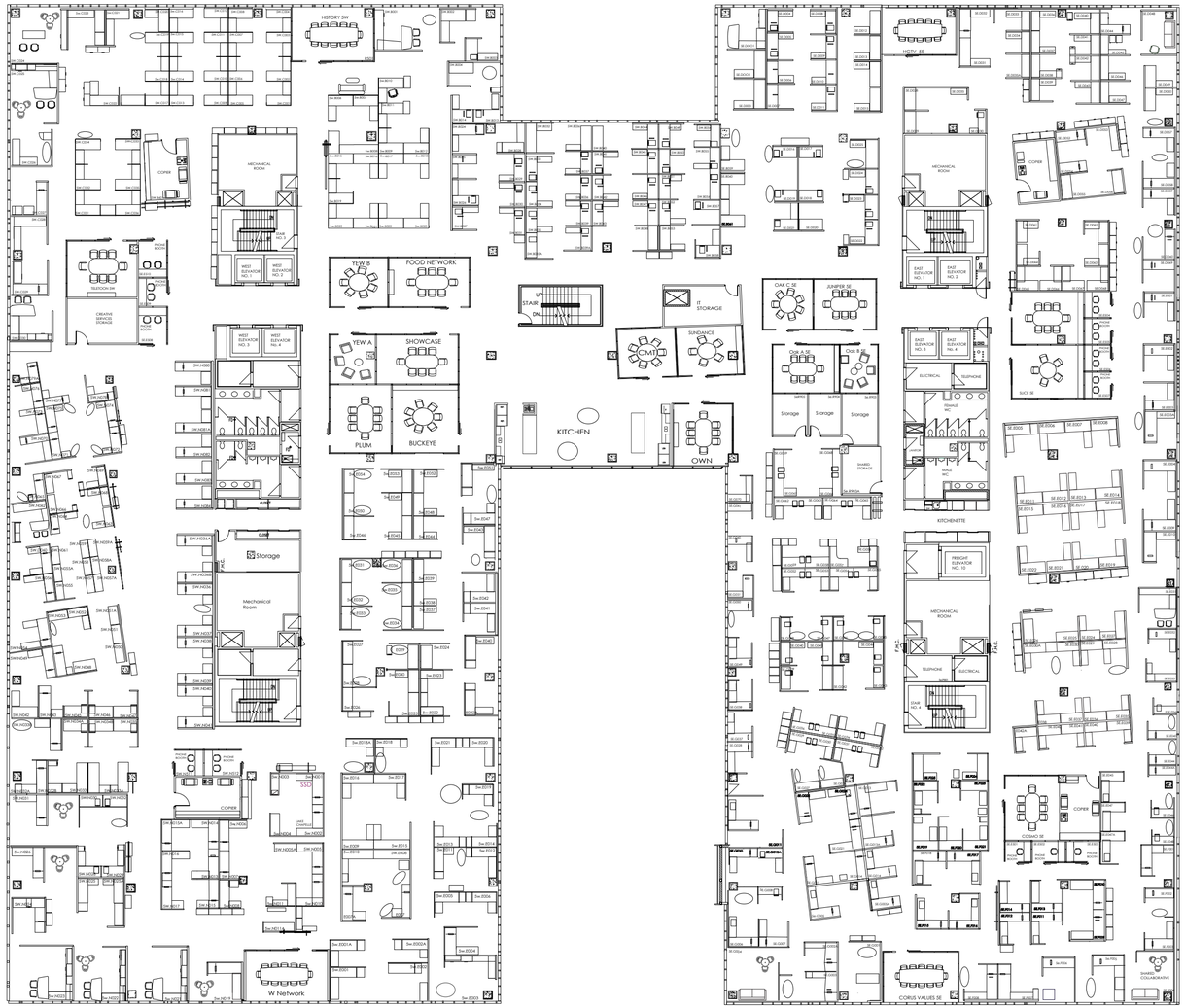


Availability

FLOOR 4

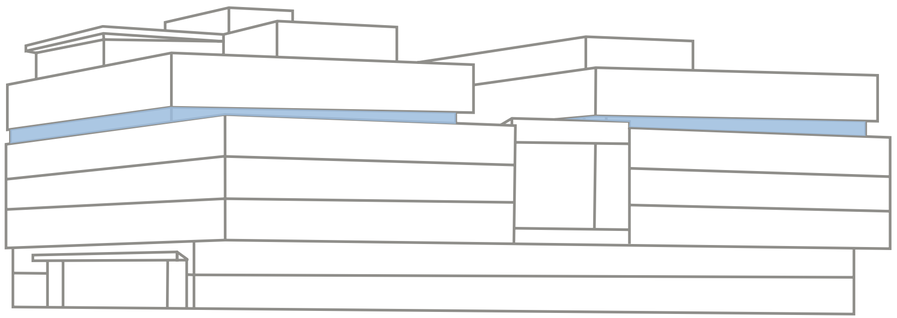


RENTABLE SQUARE FOOTAGE	76,939 SF
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
OCCUPANCY	Immediate



Availability

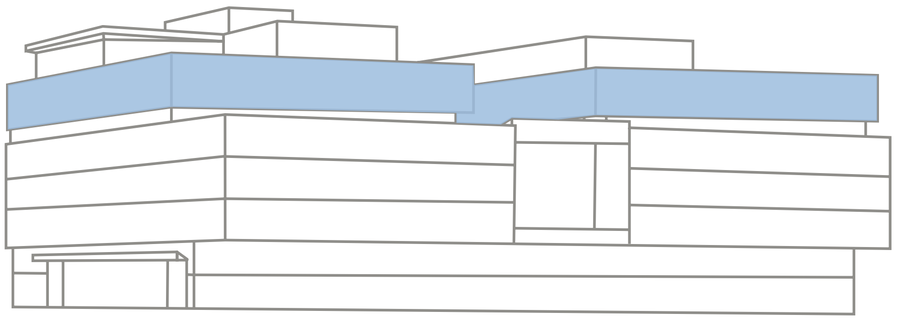
FLOOR 5



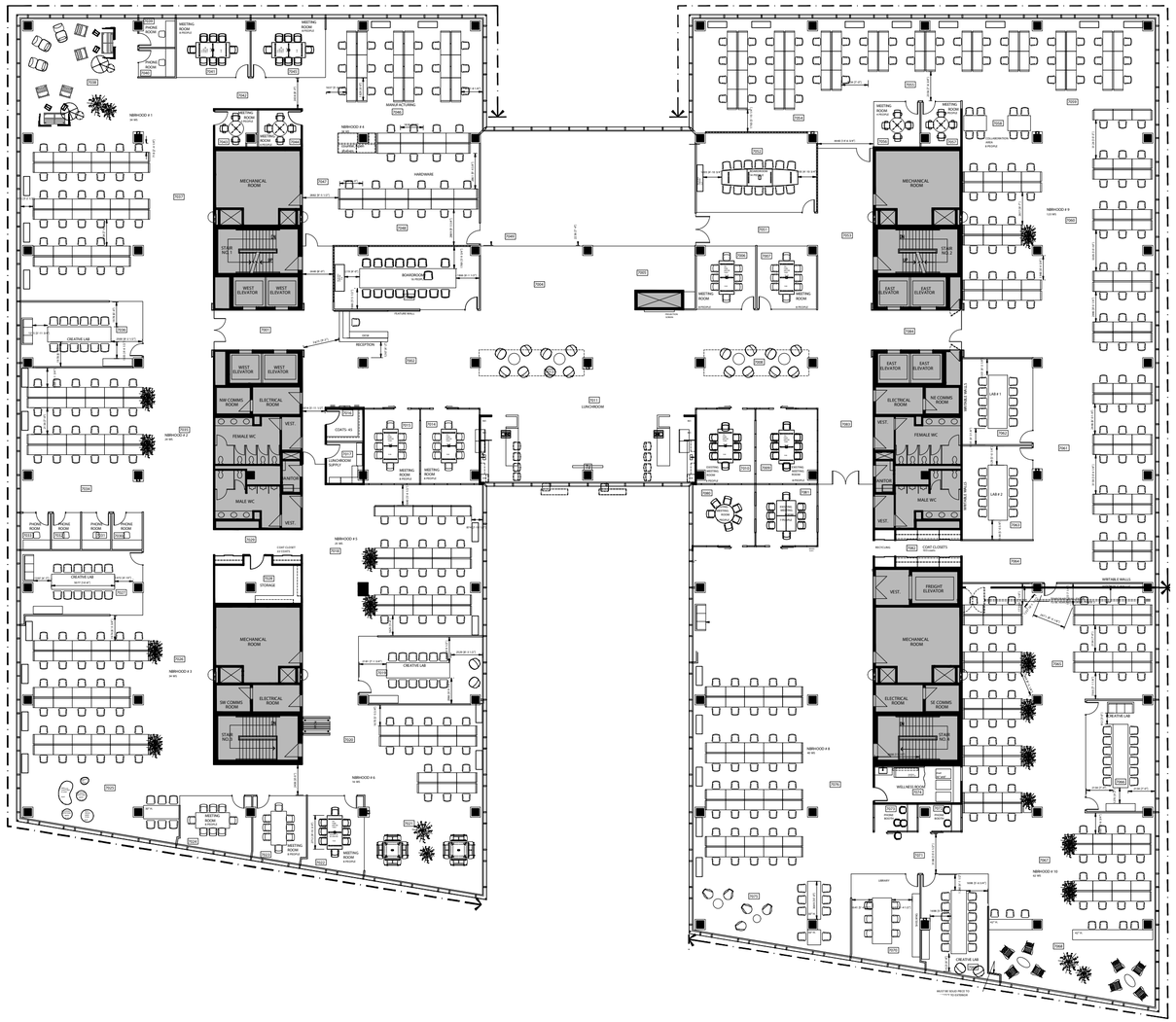
RENTABLE SQUARE FOOTAGE	61,783 SF
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
OCCUPANCY	Immediate

Availability

FLOOR 6

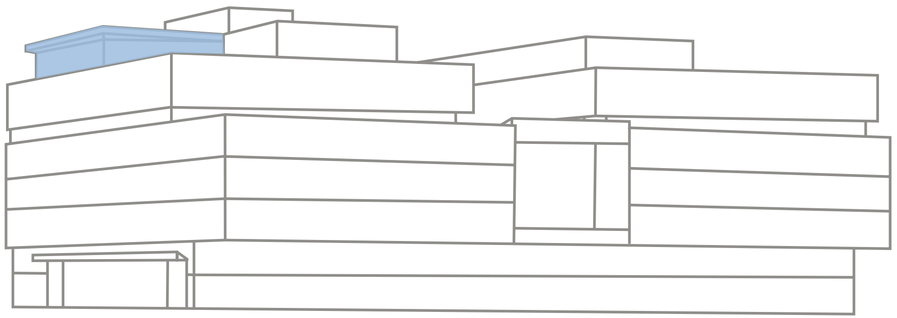


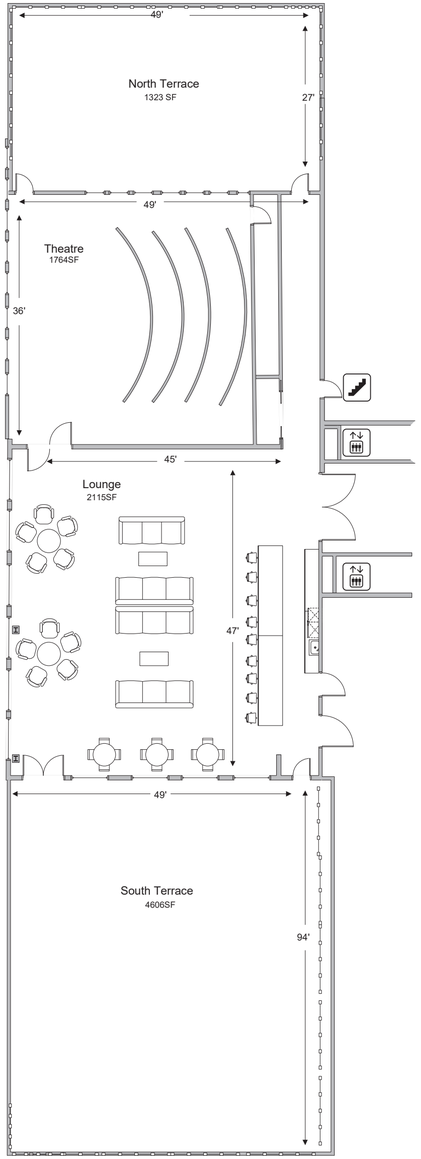
RENTABLE SQUARE FOOTAGE	67,099 SF
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
OCCUPANCY	Immediate



Availability

FLOOR 7





RENTABLE SQUARE FOOTAGE	3,050 SF
NET RENT	$35.00 / SF
ADDITIONAL RENT	$25.83 / SF / Year
OCCUPANCY	Immediate

Availability

FLOOR 8

Location

CONNECTED BY WATER, TRANSIT & CITY LIFE

Toronto's East Bayfront

LOCATION

- Steps from the waterfront and Sugar Beach
- Walkable to dining, retail, and culture
- Established mixed-use waterfront district

CONNECTIVITY

- Minutes to Union Station
- Immediate access to Gardiner & DVP
- Transit, cycling, and pedestrian networks
- Further PATH connectivity planned

200 + RESTAURANTS & CAFÉS

35 + HOTELS

20 + GROCERY STORES

30+ BANK BRANCHES

25+ FITNESS CENTRES

Amenity counts are approximate and based on a 3KM radius.

97 BIKE SCORE

88 TRANSIT SCORE

88 WALK SCORE

AWARD WINNING ARCHITECTURE.

25 Dockside Drive reflects a thoughtful balance of architectural clarity, environmental responsibility, and occupant well-being—designed to perform today and adapt for tomorrow.

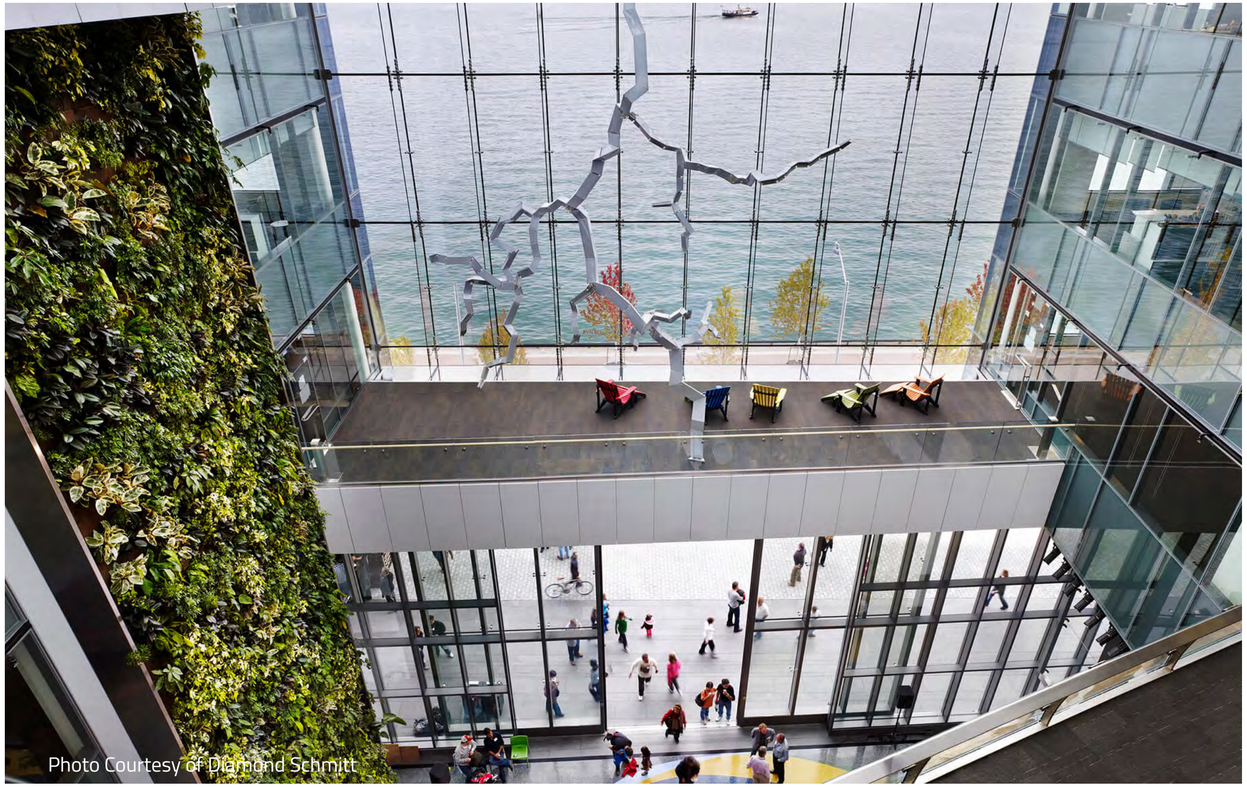


Photo Courtesy of Diamond Schmitt

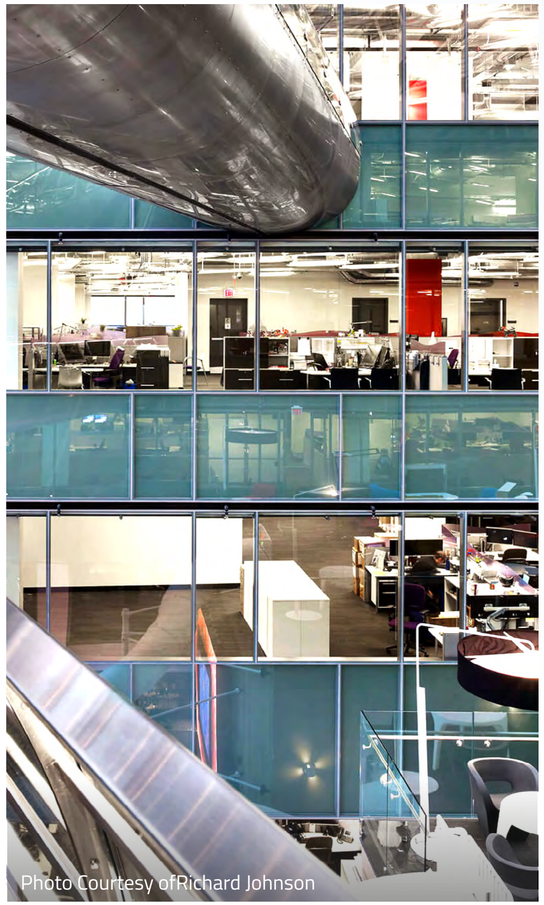


Photo Courtesy ofRichard Johnson

DESIGN EXCELLENCE

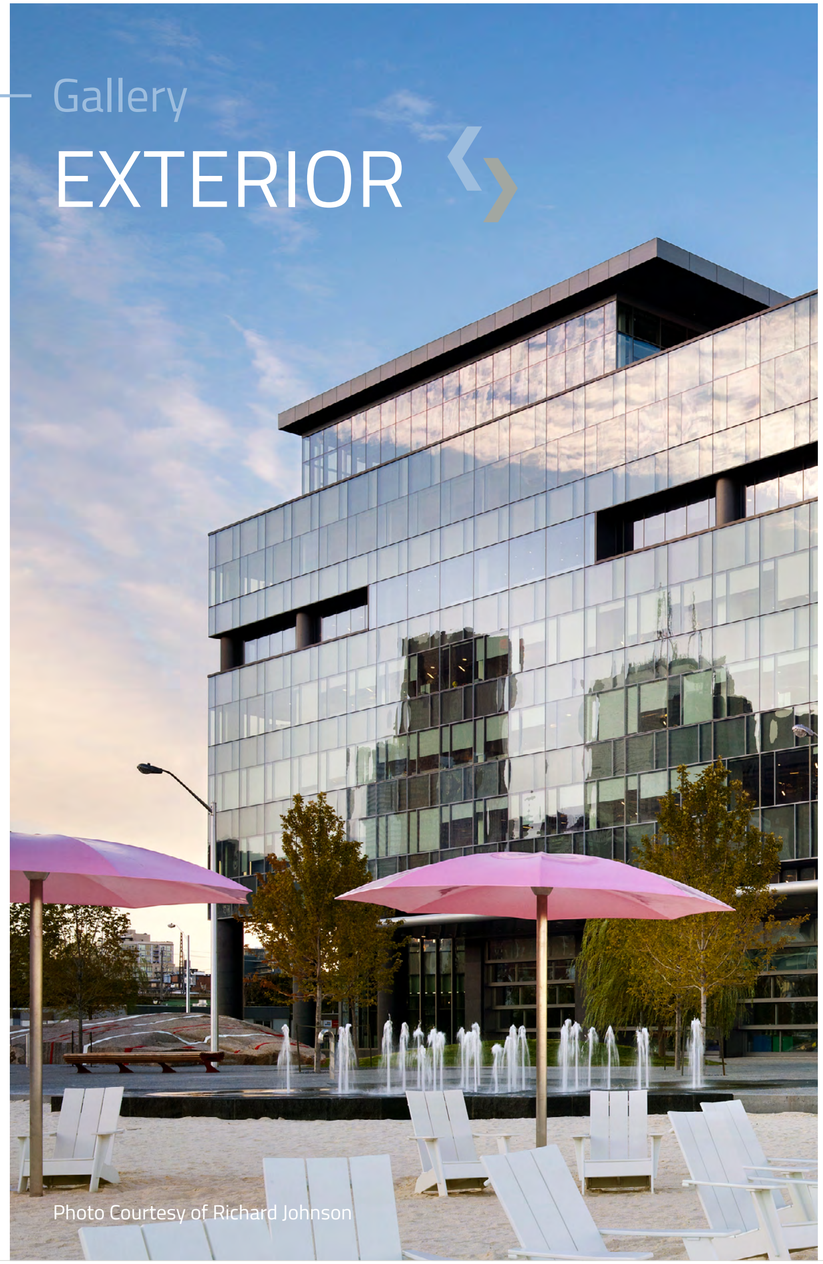
- Designed by Diamond Schmitt Architects and Quadrangle, combining transparency, minimalism, and refined materiality
- Four-storey glazed atrium linking indoor and outdoor environments
- Custom acoustic ceilings, curved metal details, and full-height integrated lighting
- One of the East Bayfront precinct's most recognized architectural landmarks

SUSTAINABILITY & PEFORMANCE

- LEED® Gold–certified base building with LEED® ID+C Gold targeted tenant interiors
- High-performance building systems to reduce energy loads
- Green roof terraces supporting stormwater management and urban heat reduction
- Advanced mechanical systems enhancing air quality and occupant comfort

Gallery

EXTERIOR



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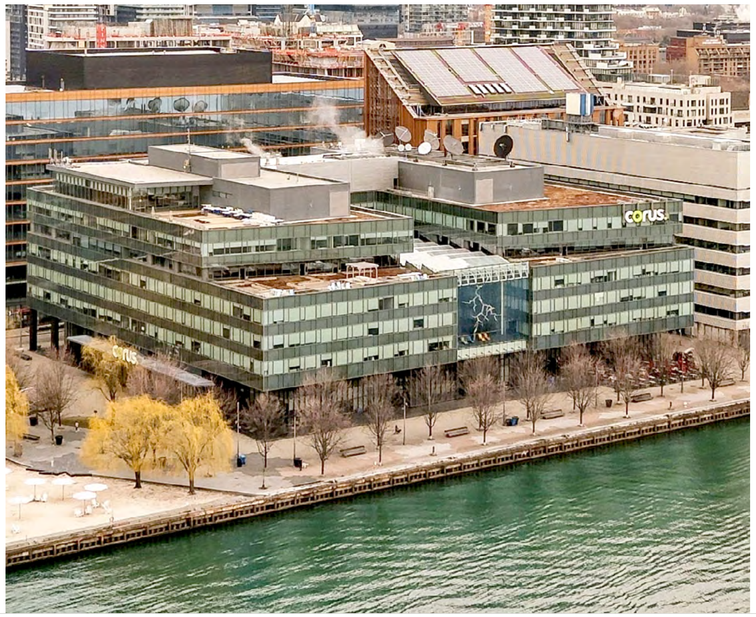

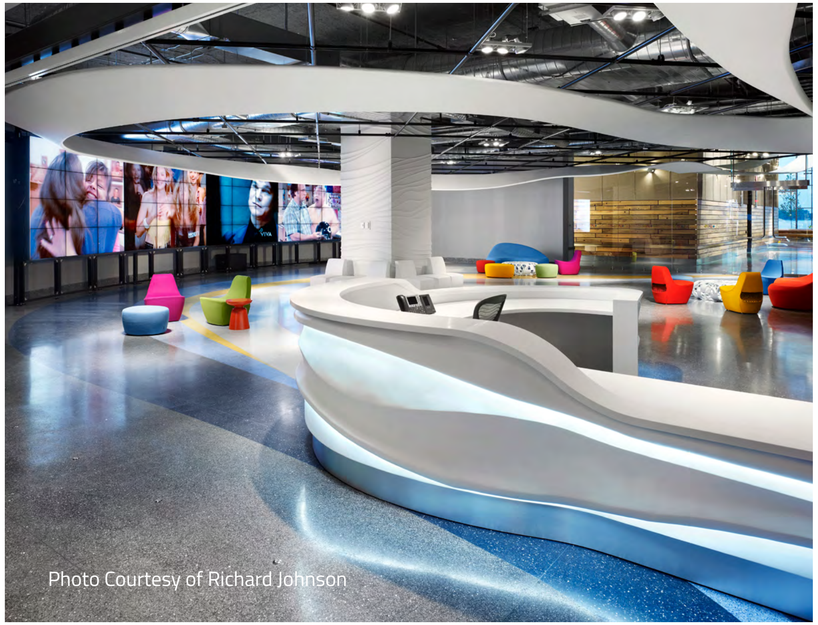
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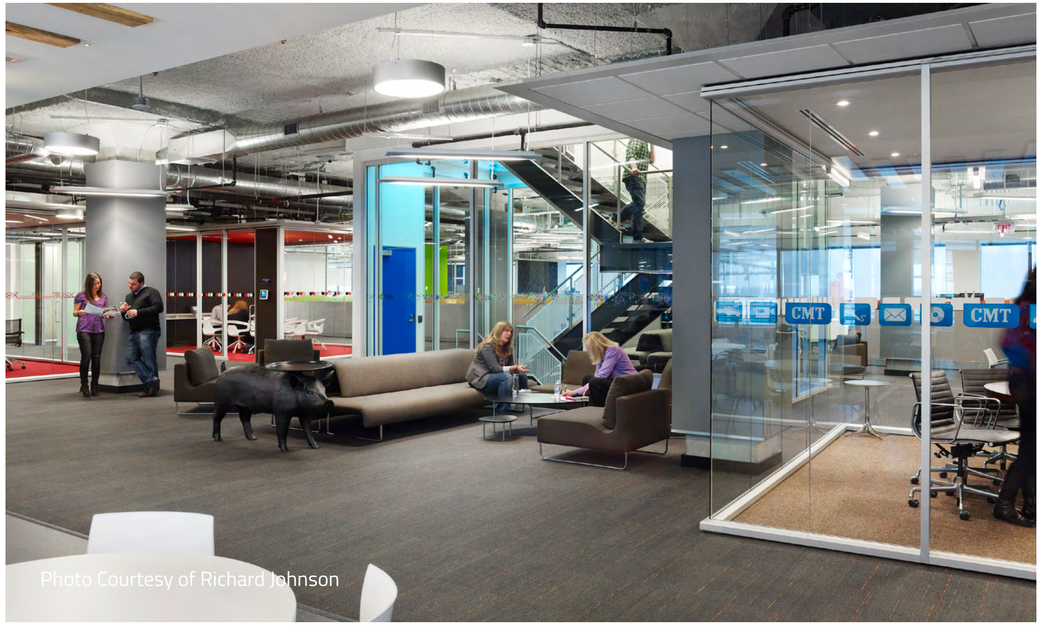

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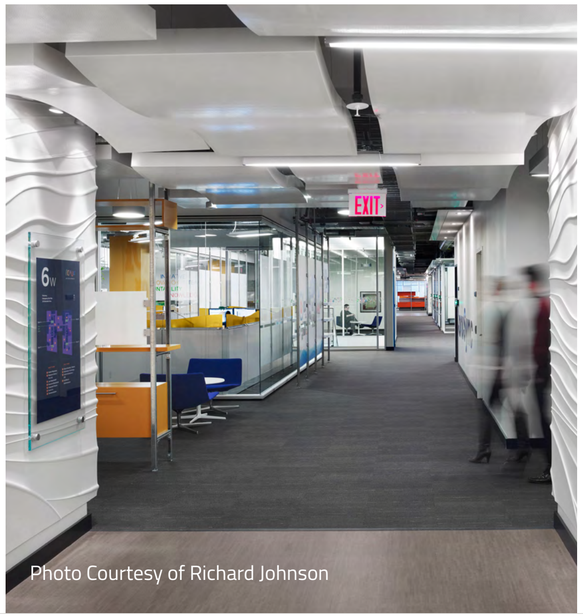
Gallery

INTERIOR



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MATTHEW JOHNSON*

Senior Vice President
+1 416 505 4687
matthew.johnson@colliers.com

PAUL COURCHESNE*

Vice President
+1 647 920 3846
paul.courchesne@colliers.com

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