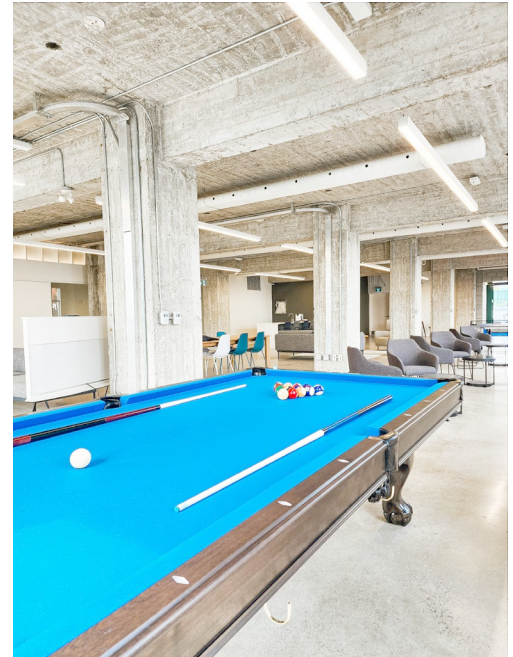


\$3.00

per sq. ft. / annum*
Broker Commission
*Years 1-10

*For new deals firm by December 31, 2026



21 Dundas Square

FOR LEASE

For more information, contact:

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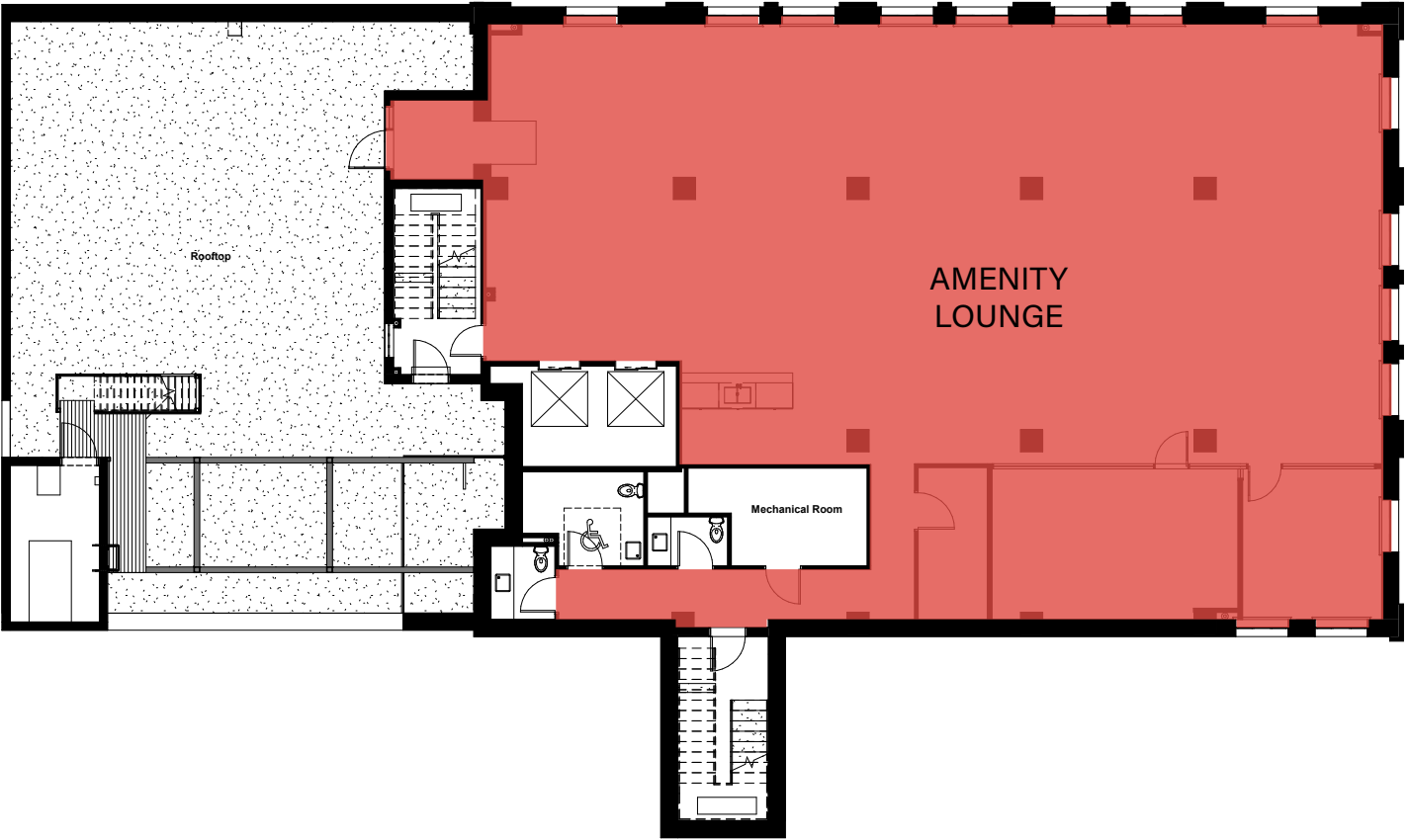
*Sales Representative

CBRE



Amenity Lounge for Tenants

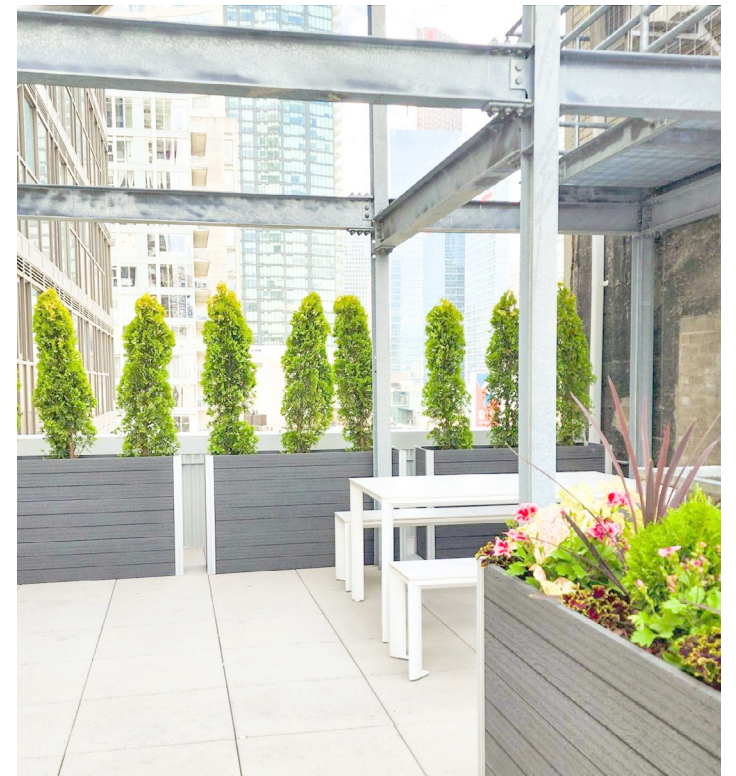
- Bookable meeting rooms for tenant use
- Soft seating and collaboration area
- Billiards, ping pong, foosball table
- Kitchenette
- TV & Wifi

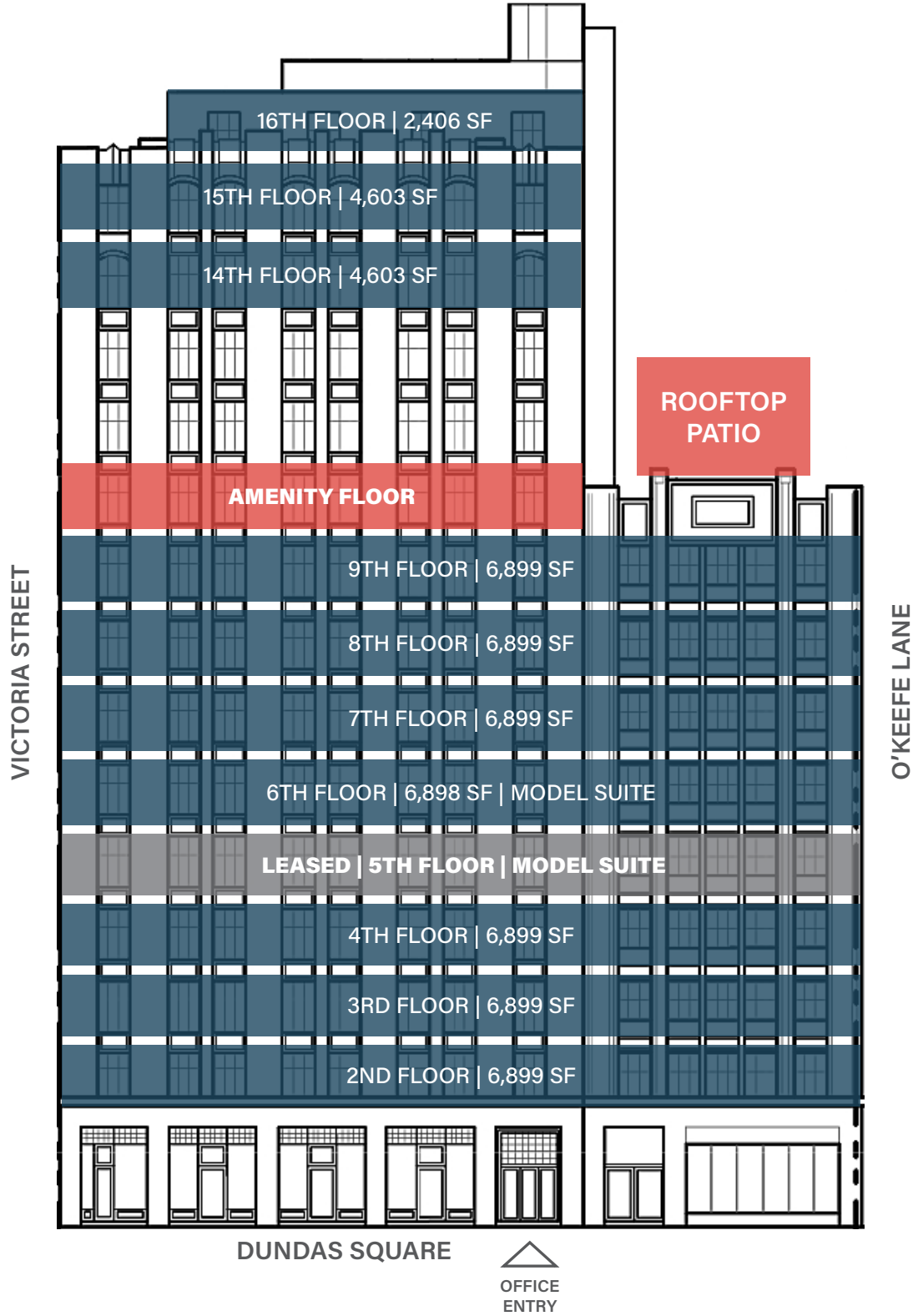


Exclusive Tenant Amenity Patio



- Exclusive patio for building tenants
- Bookable amenity space for company functions
- Fully furnished, including BBQs
- Wifi-enabled for outdoor work
- Casual meeting space outside of the traditional office boardroom





21 Dundas Square Availabilities

Model Suite with Furniture

6th Floor - 6,898 SF

Other Base Building Availabilities

- Floor 2, 3, 4, 7, 8, 9 - 6,899 SF each
- Floor 14, 15 - 4,603 SF each
- Floor 16 (Incl. patio/terrace) - 2,406 SF each

AVAILABLE IMMEDIATELY

Total Office Space Available: 59,904 SF

Net Rent

Contact Listing Agents

Additional Rent (2026 Est.)

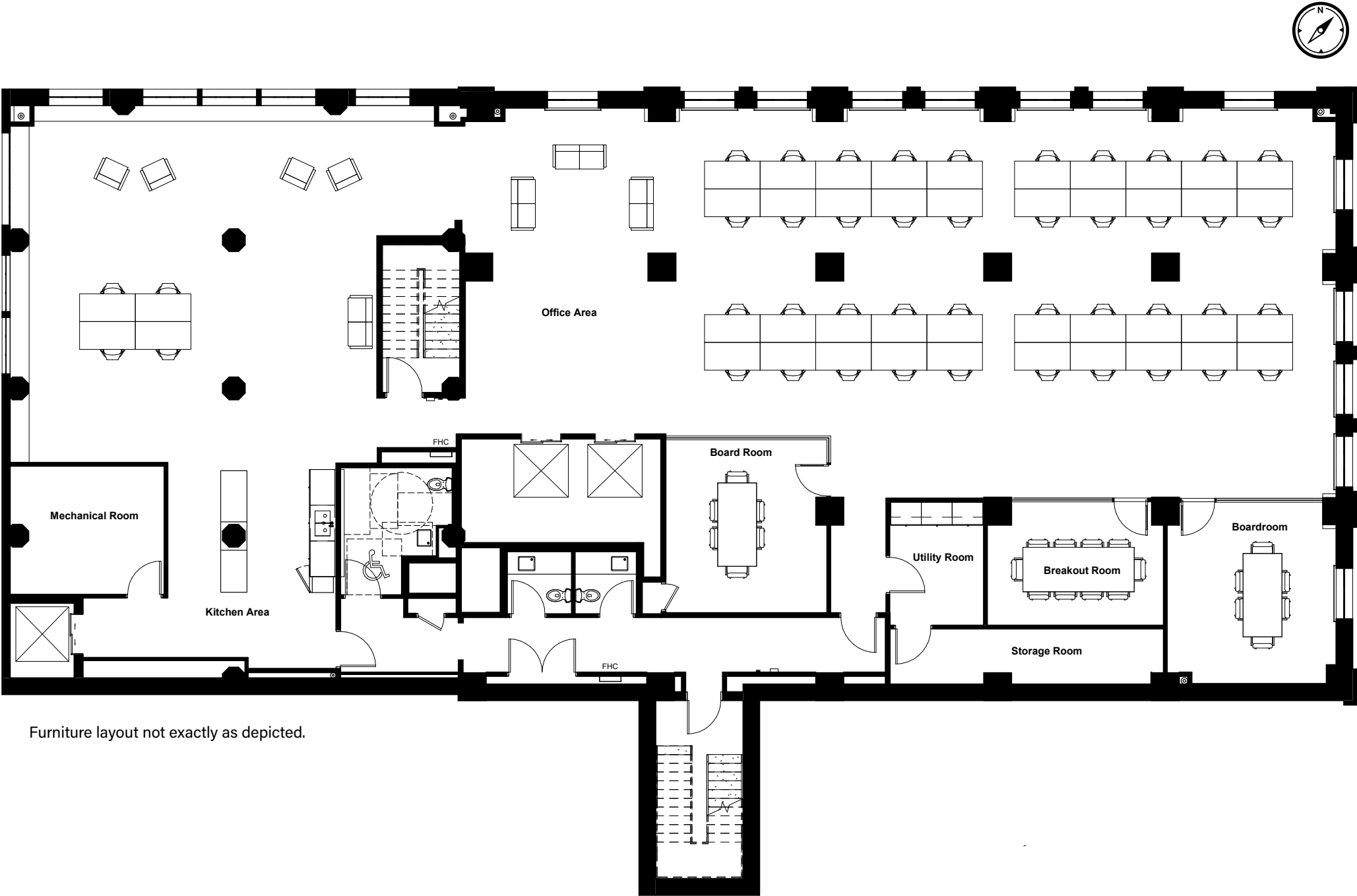
\$31.13 PSF + hydro

Term

Flexible term length from 3 - 10 years

6th Floor Model Suite

Built Out and Fully Furnished



Furniture layout not exactly as depicted.

6th Floor - 6,898 SF

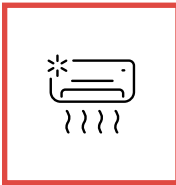
- Full floor, built out with two glass boardrooms, meeting room on glass, eat-in kitchen, printer room, storage, 3 washrooms (including one universal), and open work space.
- Fully furnished and move-in ready



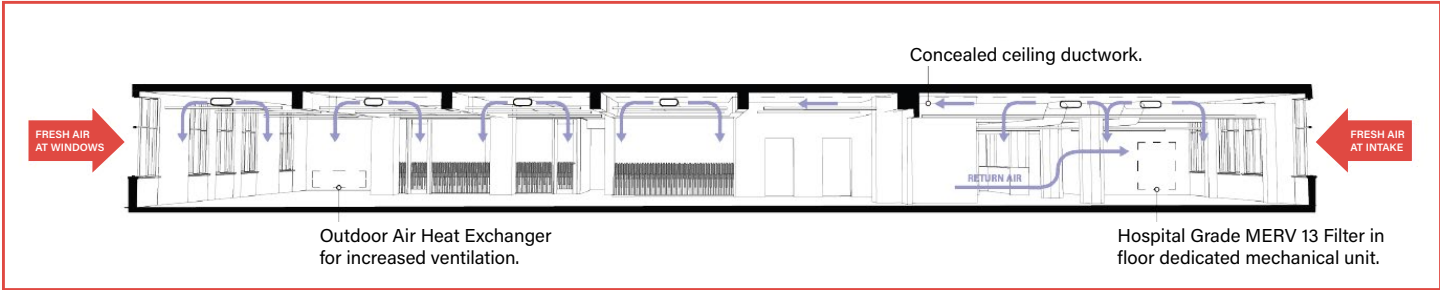
Building Improvements



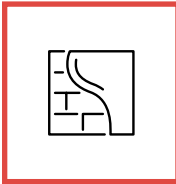
Mechanical



- Tenant-dedicated air conditioning system on each floor, integrated with building automation system.
- High-grade MERV-13 filtration compatible.
- Perimeter hot water radiator systems with 5 individual heating zones.
- Plumbing supply and drains for kitchen at two locations per floor, with one kitchen installed.
- Three gender-neutral washrooms, including one universal washroom with accessible design features.



Finished



- Polished sealed concrete and terrazzo flooring throughout.
- Exposed board-formed concrete ceilings and columns throughout.
- Restored historic plaster walls and painted wood baseboards throughout.
- Durable PVC kitchen and printer room cabinets with quartz countertops.
- Kitchen equipped with stainless steel sink, on-demand hot water heater, refrigerator, dishwasher and microwave
- Bathrooms featuring porcelain fixtures, chrome faucets, porcelain tiled walls and quartz countertops.

Windows



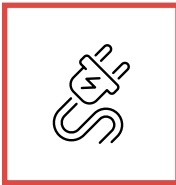
- Restored original operable steel windows with brass hardware and historic painted wood window sills.
- New thermally broken fire rated steel windows at select locations.
- White fabric rollerblinds with white coloured cover.

Doors

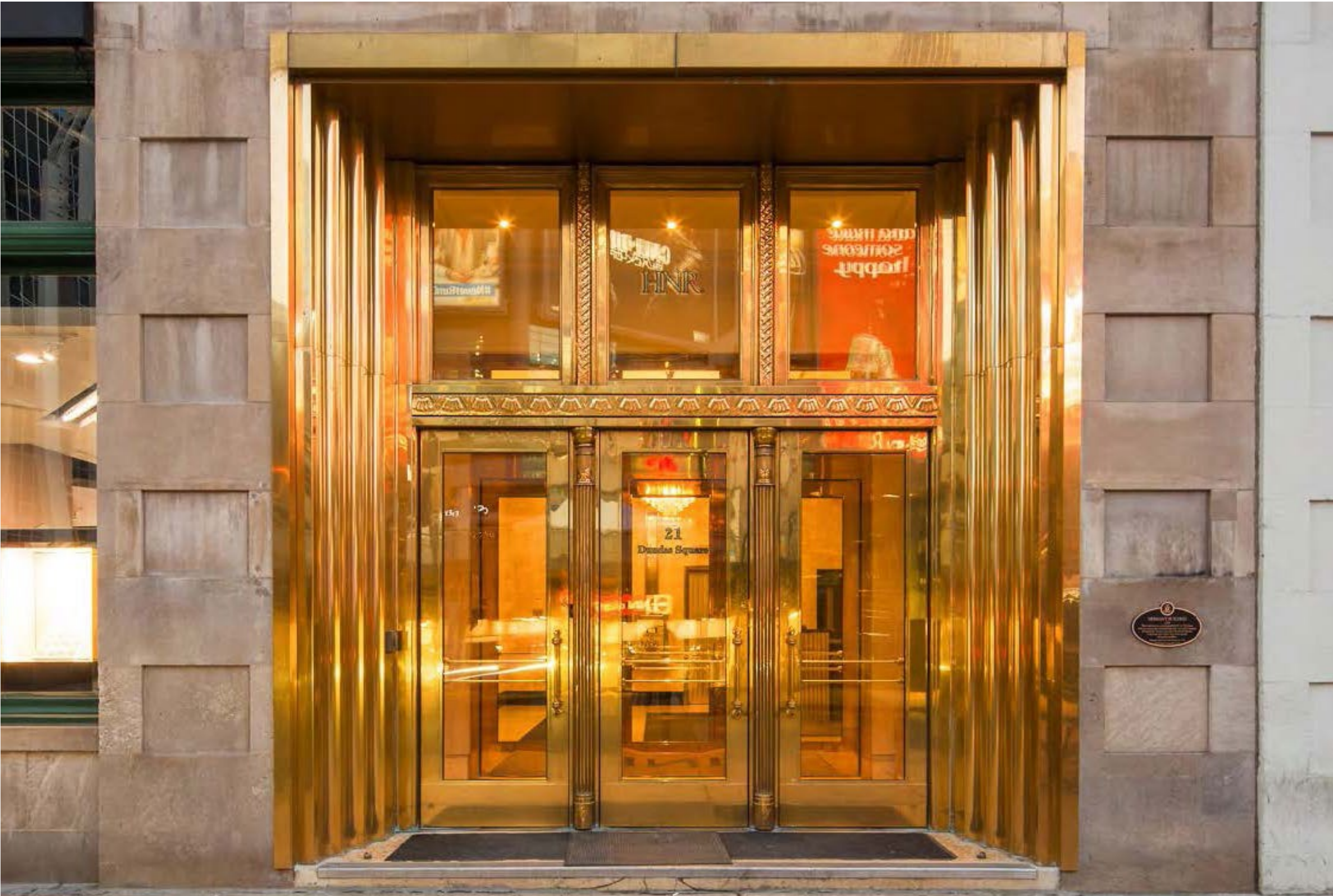


- Solid core wood doors with chrome mortise door handles.
- Fire rated steel stairwell doors equipped featuring electronic keycard access.
- White PC350 office fronts and doors for boardrooms, breakout spaces and offices.
- Power door operators and emergency assist for accessible washrooms.

Electrical and Communications



- New electrical transformer and feeds to each floor of building, submetered per tenant, featuring 120v/208v, 3 phase, 4W, 400 Amp/250 Amp, 42 CCT Panel.
- High speed Beanfield fibre internet services roughed into building for tenant connection.
- Rough ins for data distribution throughout office, connected to data room.
- High efficiency neutral colour-temperature suspended and recessed LED lighting throughout.



About the Building

19 and 21 Dundas Square date from 1913 and 1929, respectively, with 19 Dundas Square being the tallest building in the city upon its completion. It is also one of the earliest examples of cast-in-place concrete structures in the city. The buildings once served as the headquarters of the Imperial Optical Company, and has been completely renovated for new tenancies. The building features fully replaced building systems including HVAC, electrical and plumbing, upgraded and modernized elevators, and refreshed and new common spaces including the heritage designated lobby, and new fully furnished 10th floor patio with Wifi. The ground floor has been activated by a new cafe and ice cream shop and a barber.



About the Area

Located in the centre of the city, overlooking the exciting Yonge-Dundas Square, close to Universities and Colleges, steps from the Eaton Centre, dining and entertainment options.

Located adjacent to the Dundas subway station, and the Dundas Streetcar line, and a block from the future Ontario Line. Green P underground parking available across the street. Arrive from Union Station to the front doors of the building via the PATH in less than 20 minutes.



CBRE

21 Dundas Square

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