



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

181 University Avenue

Adelaide Place

Leasing Opportunities

Building Specifications

Size	299,926 SF
Year Built	1975
Number Of Floors	23
Parking Rate	\$350 per stall, per month
Operating Costs	\$21.30 (PSF/YR)
Realty Tax	\$10.53 (PSF/YR)
Total Additional Rent	\$31.83 (PSF/YR)

Building Features

- Public Transit Surface Route
- 9’ Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Central HVAC Distribution system
- Fire Detection System
- Sprinkler System
- Card Access Security System

On-site Amenities

- Alobar
- Sushi Yugen
- Chop Steakhouse & Bar
- Fahrenheit Coffee
- Refine by Medcan
- Hilton Toronto
- Dry Cleaner
- Convenience Store
- PATH Access
- Tenant Lounge
- Tenant Gym
- Locker Rooms and Shower Facilities
- Bike Storage

Certifications



BOMA Best
Certified Gold



LEED Best
Certified Gold



WIRED
Certified Gold



WELL
HEALTH & SAFETY
RATED

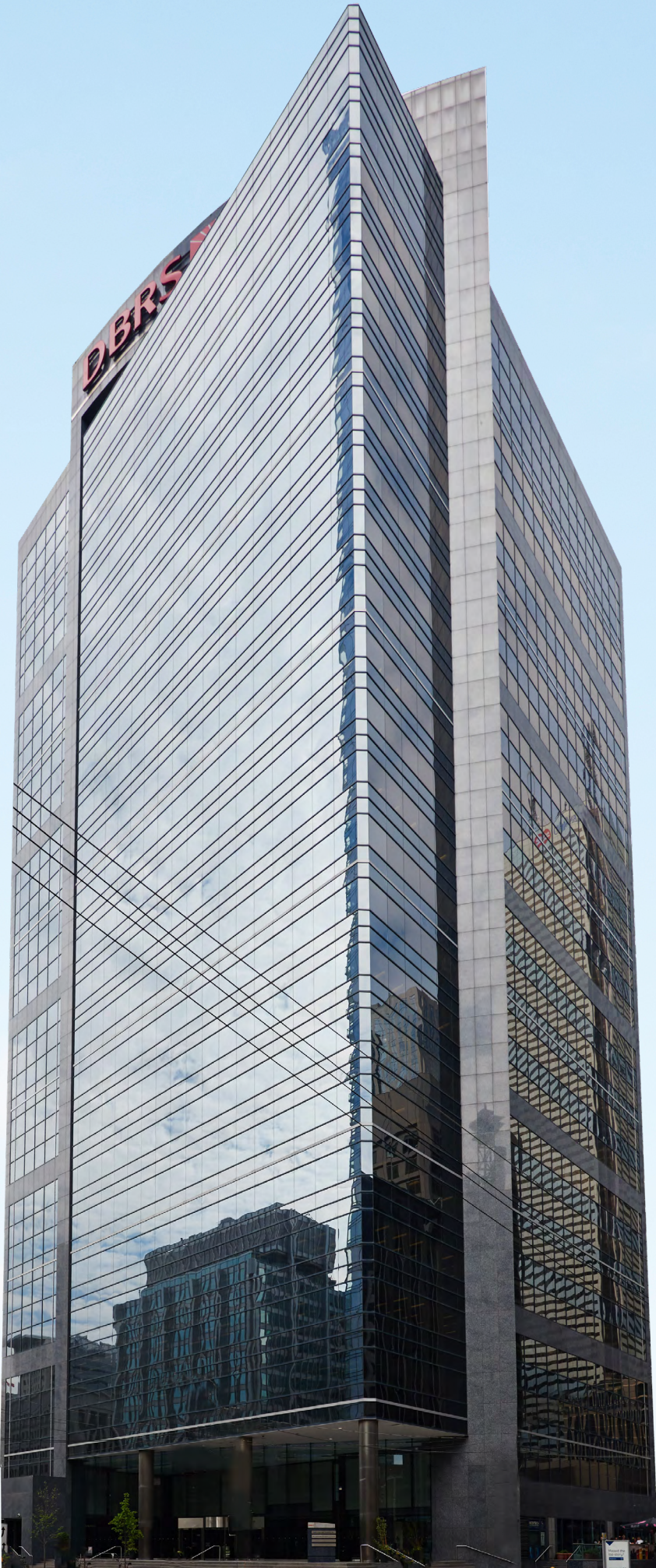
WELL Health and Safety
Rated 2024



NRCan’s ENERGY STAR®
Certified

Nearby Amenities

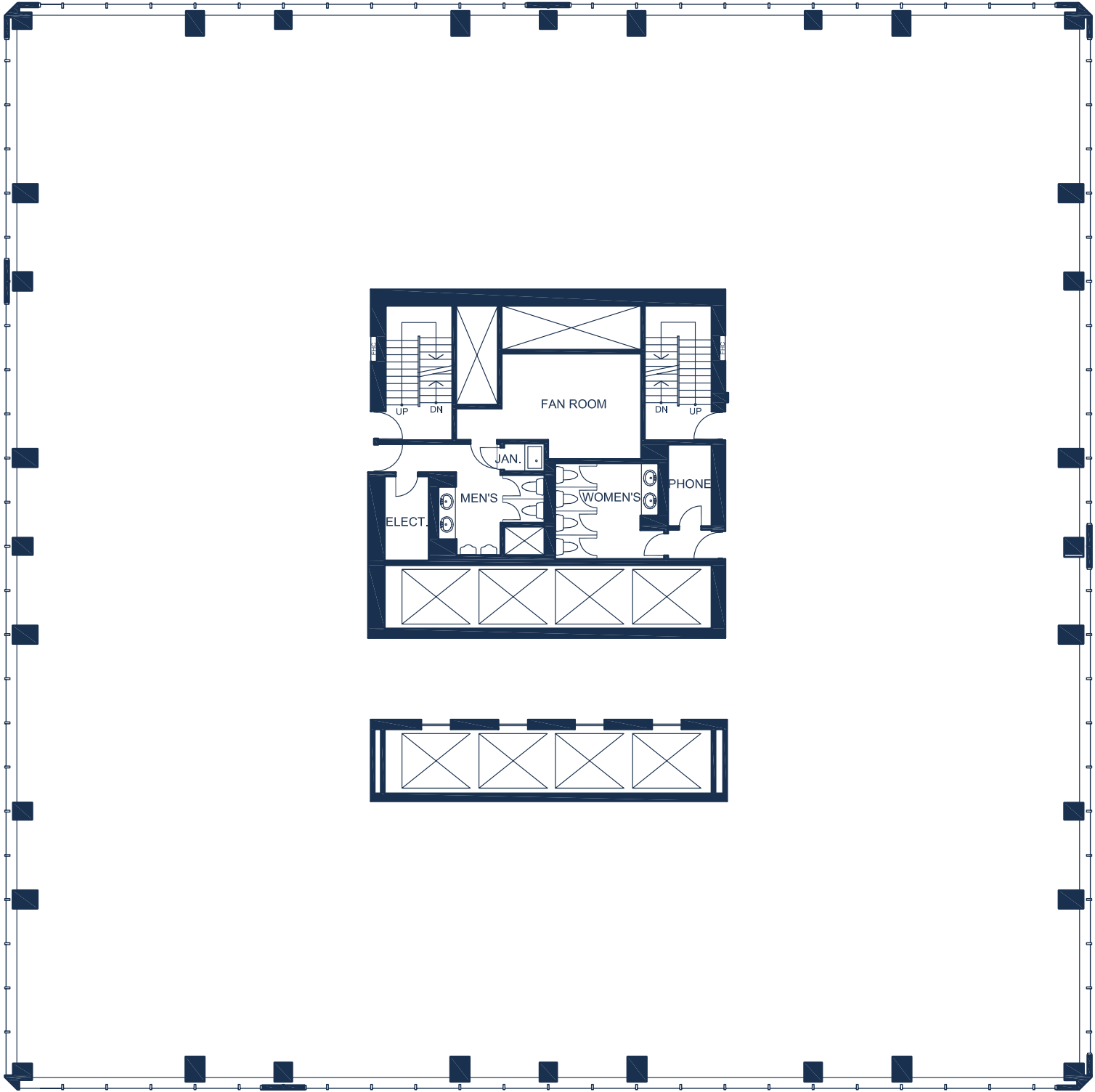
- Wide range of restaurants within close proximity including; Daphne, Wine Academy, John & Sons Oyster House, CKTL & Co., Estiatorio Milos, Florin’ on Richmond and Starbucks (June 2025)
- Shangri-La Hotel
- Nathan Phillips Square



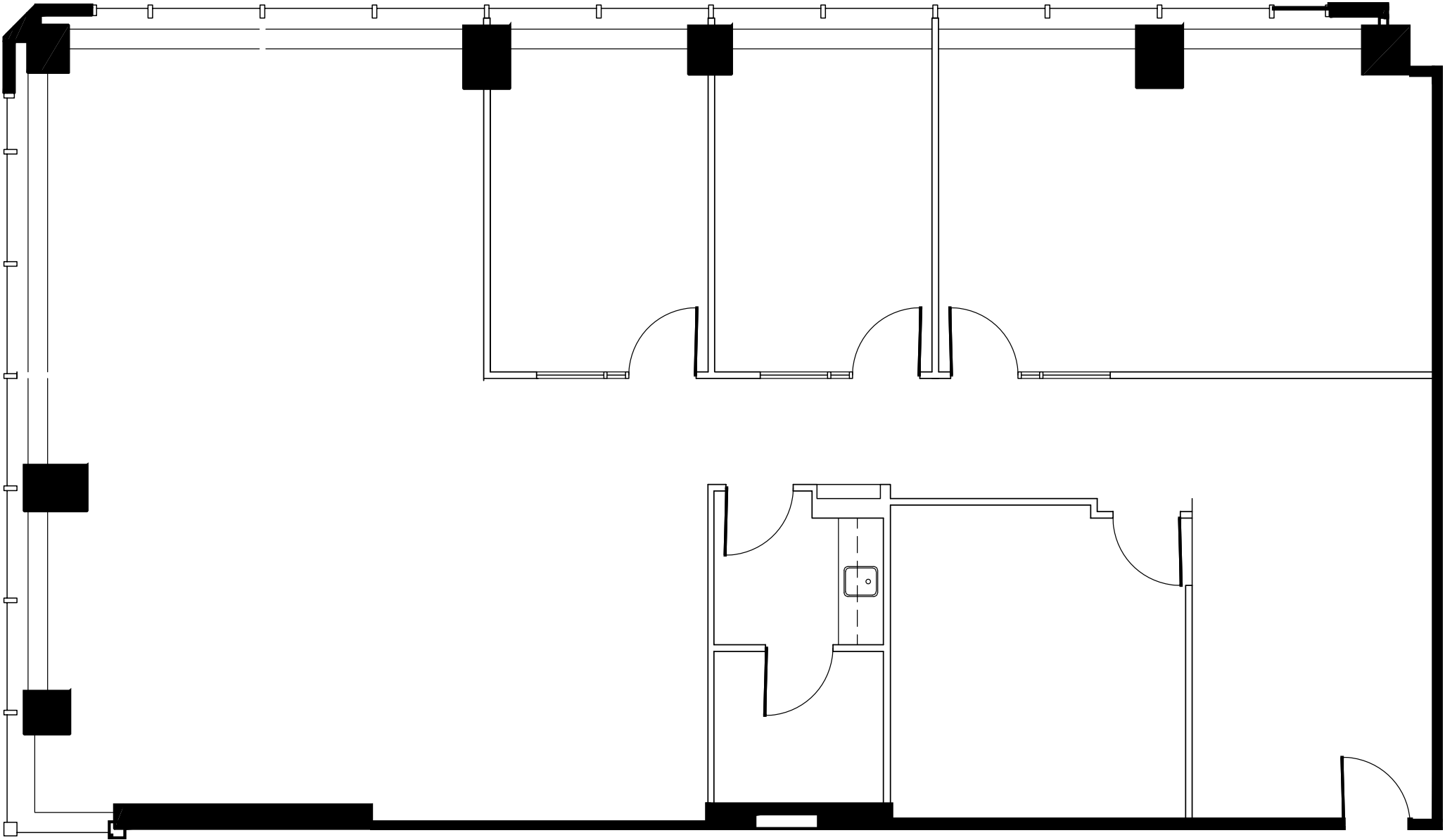
- 19th Floor**
Suite 1900: 10,920 SF
Available Dec. 2026
- 14th Floor**
Suite 1410: 5,654 SF
Available Sep. 2026
Suite 1400: 4,452 SF
Available Jun. 2027
- 12th Floor**
Suite 1208: 7,416 SF
Available Jan. 2027
Suite 1200: 5,686 SF
Available Jan. 2027
- 2nd Floor**
Suite 210: 3,060 SF
Available Jan. 2027

Standard Floorplate

~14,125 SF | 9' Ceiling Height | Full floor suite in base building condition

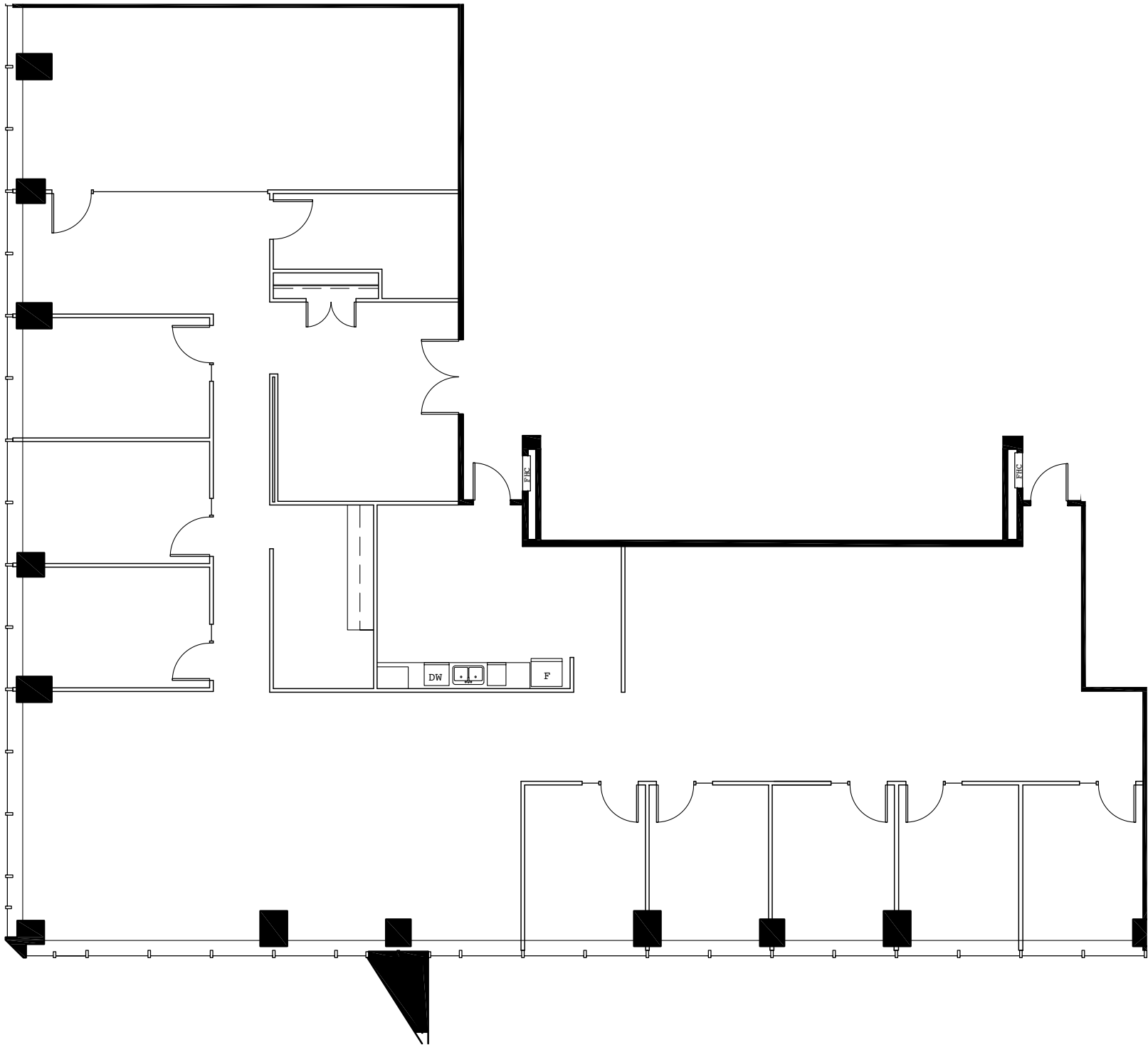


Suite 210 – 3,060 SF

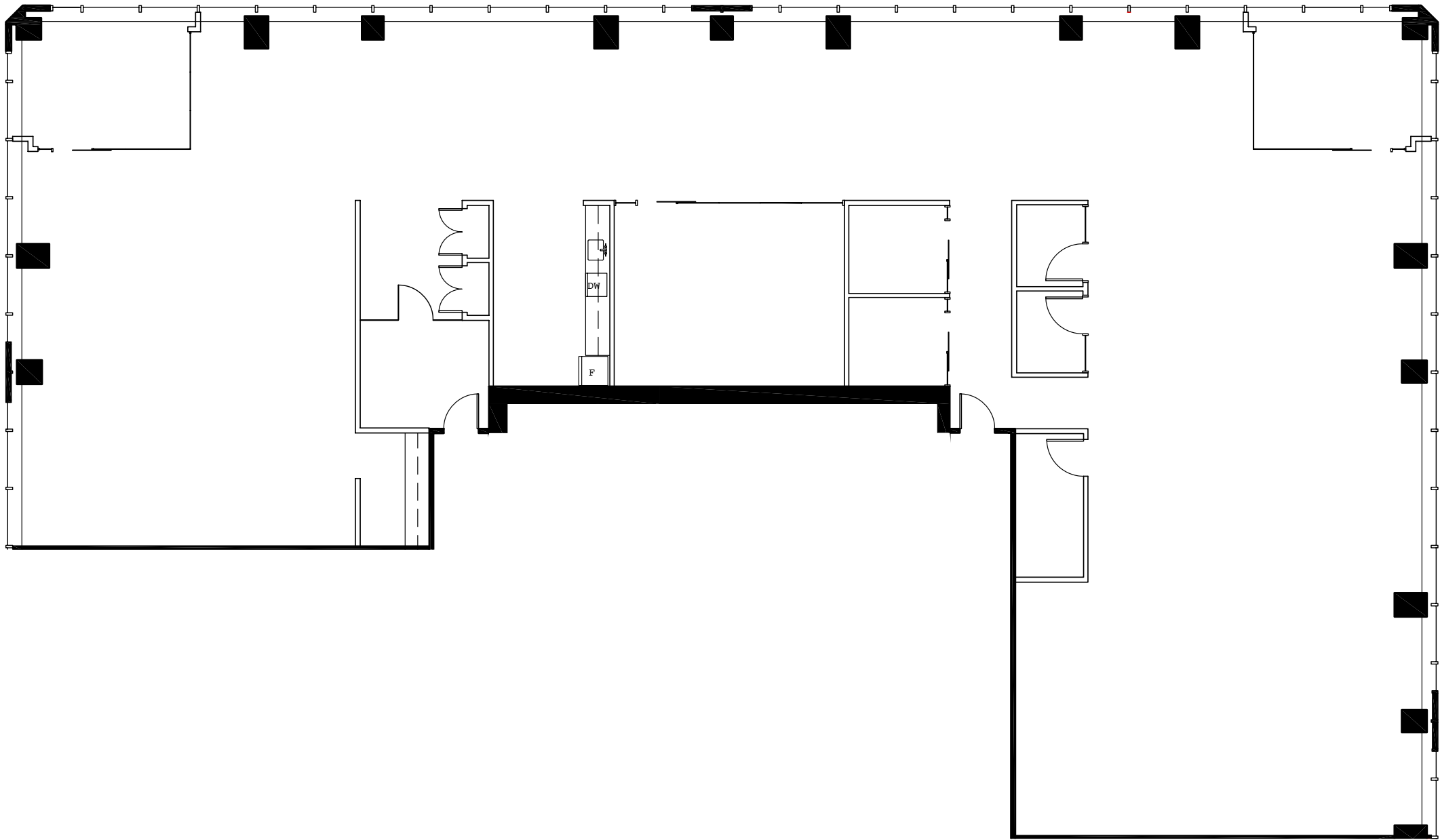


Suite 1200 – 5,686 SF

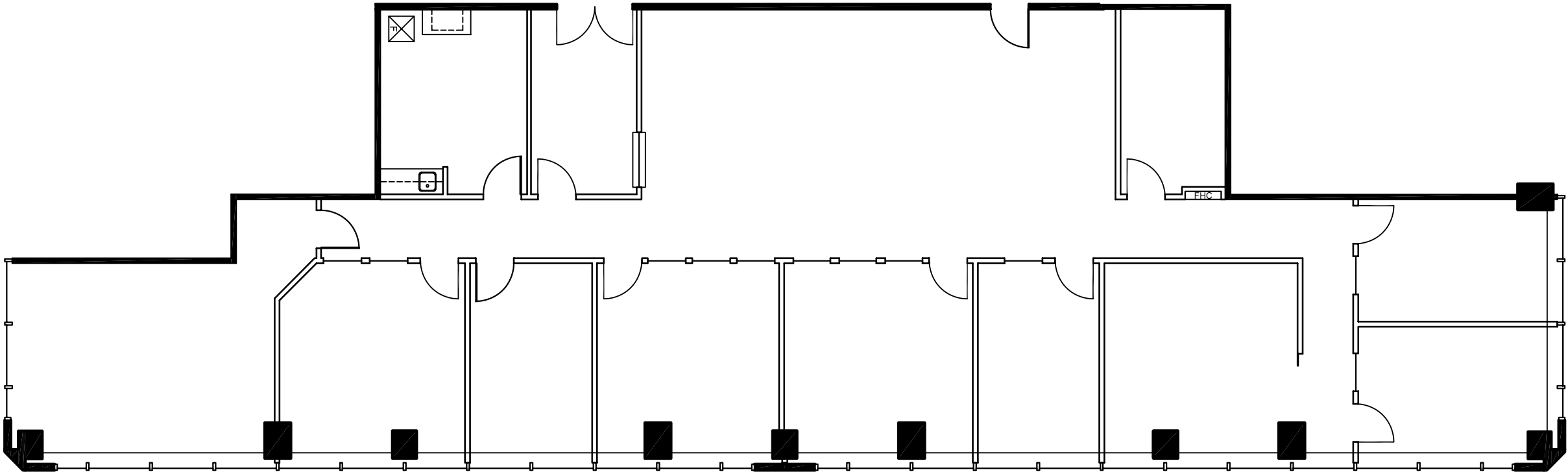
Well-built suite with 7–8 private offices, large boardroom, formal reception, and open workspace. Bright, efficient layout suited for professional users. Contiguous with suite 1208 for 13,102 SF.



Suite 1208 – 7,416 SF

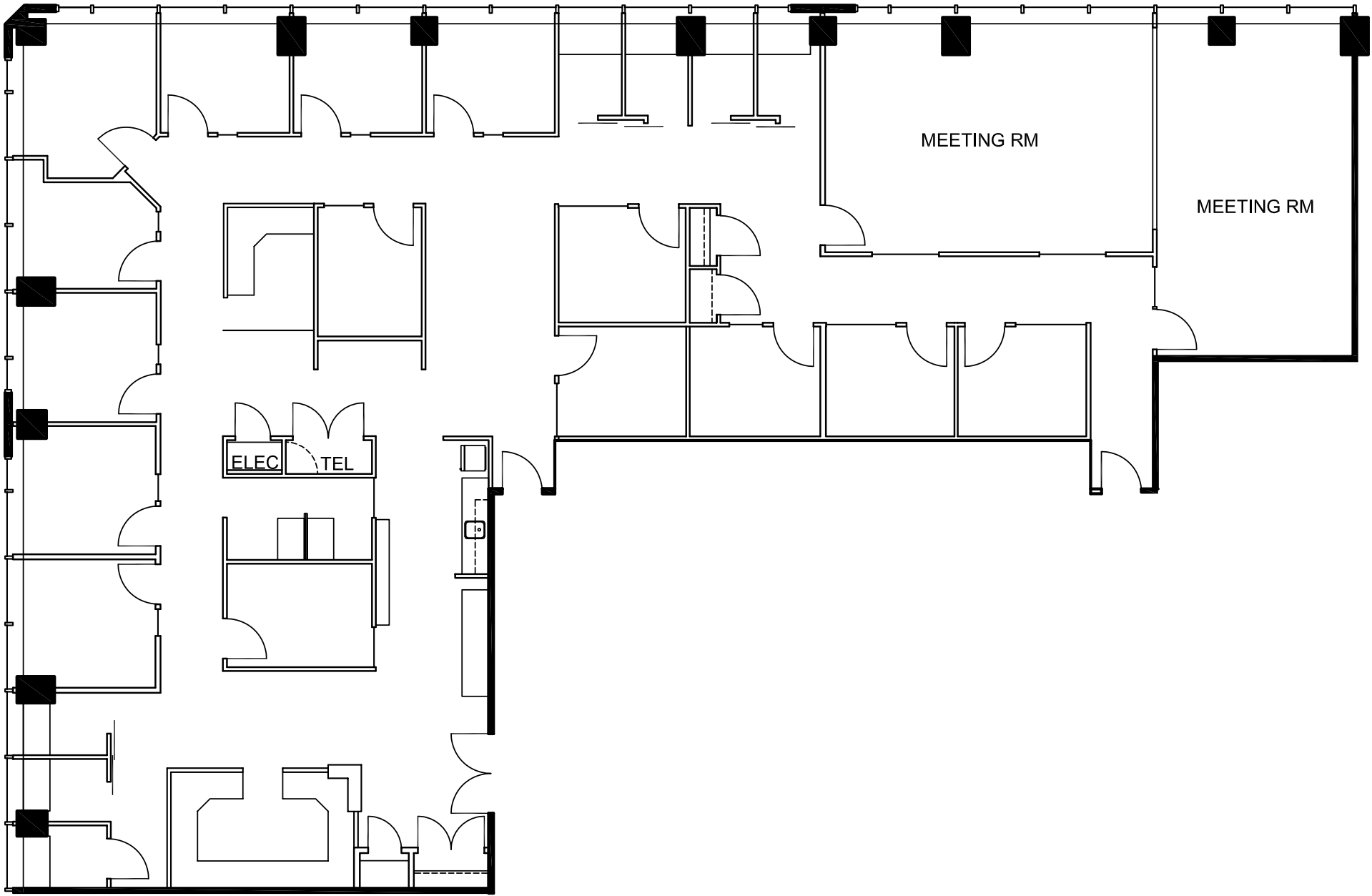


Suite 1400 – 4,452 SF



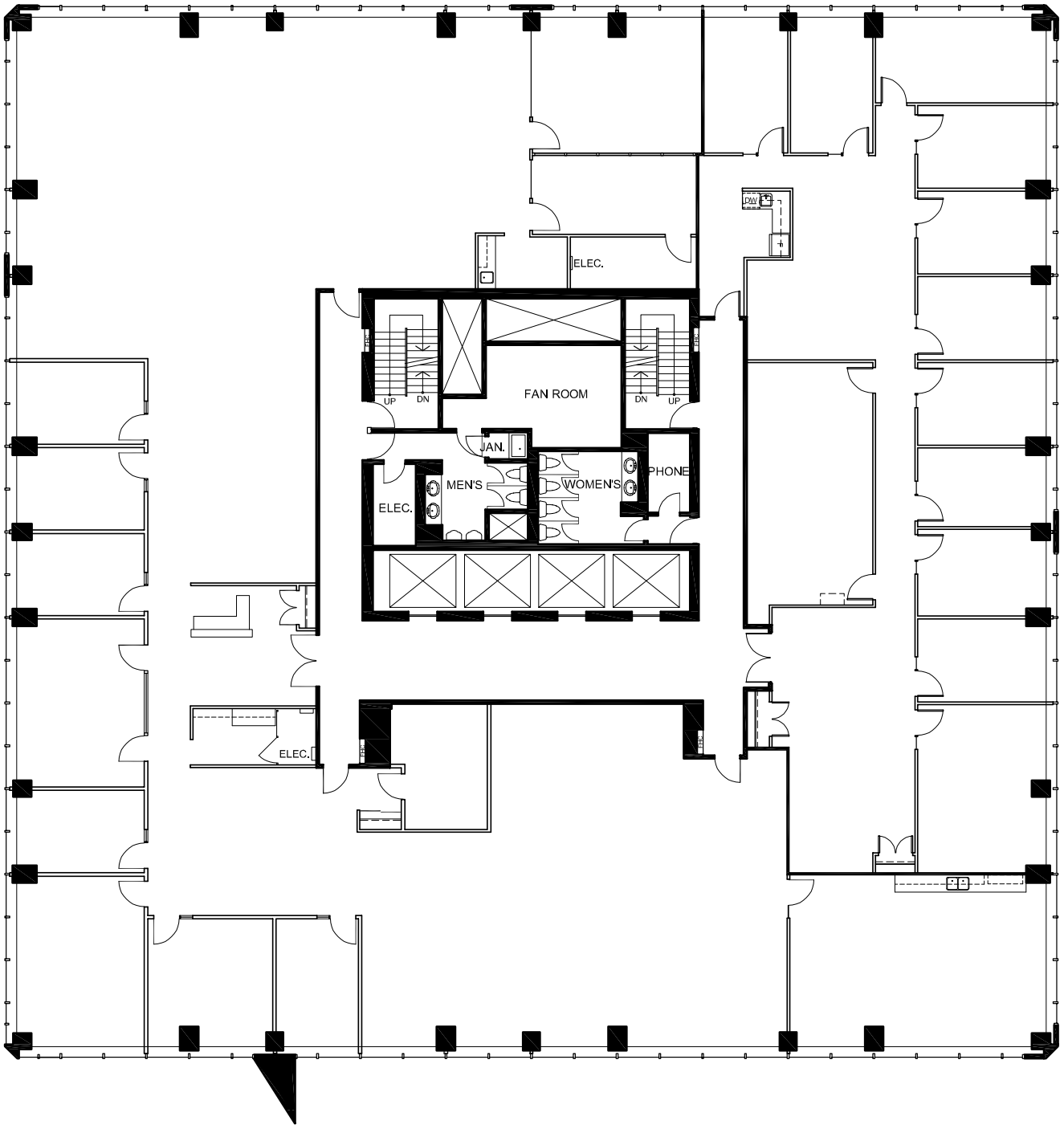
Suite 1410 – 5,654 SF

Built out with reception, offices, meeting rooms and divisible large boardroom.



Suite 1900 – 10,920 SF

Built out with perimeter offices and meeting rooms,
boardroom and kitchenette. Former law firm premises.
Elevator lobby exposure.



ELEVATED EXPERIENCE-

Tenant Lounge



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



GAME ROOM



CONFERENCE ROOM



CONFERENCE ROOM



GAME ROOM



CONFERENCE ROOM



ELEVATED EXPERIENCE-

Tenant Gym



GROUP FITNESS ROOM



CARDIO ZONE



CARDIO ZONE

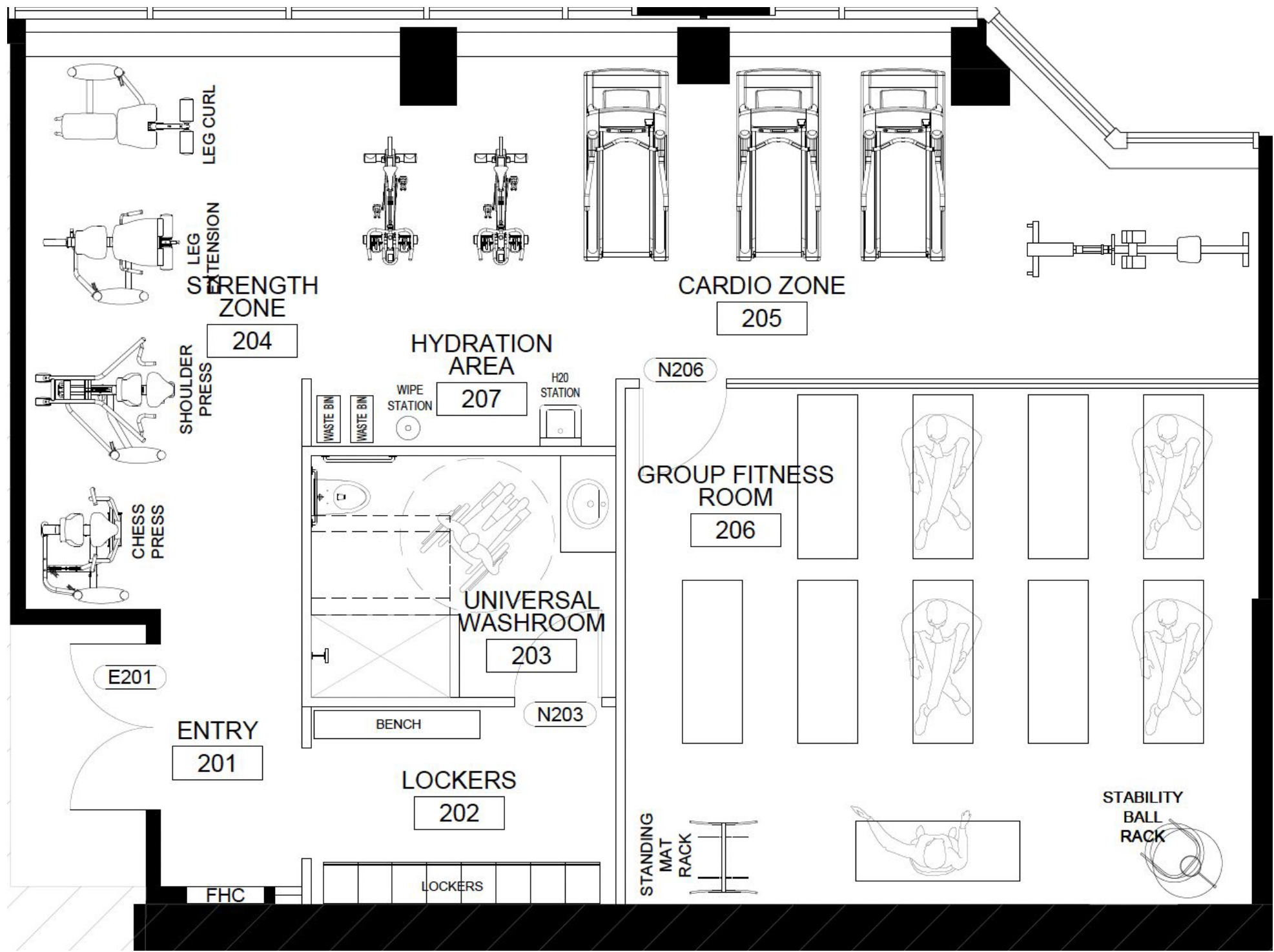


GROUP FITNESS ROOM



STRENGTH ZONE

Tenant Gym – Suite 220 Floor Plan



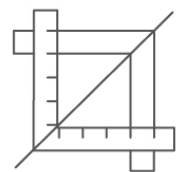
Ground Floor Retail – Floor Plan



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



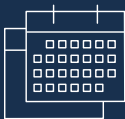
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



- 1 PATH entrance: On-site **P A T H**
- 2 Nathan Philips Square: 400m
- 3 CF Toronto Eaton Centre: 750m
- 4 Scotiabank Arena: 900m

Yonge-University Subway Line

Bloor Subway Line

TTC Bus Route

Green P Parking

Toronto Pearson

40 min.

Pearson International
via UP Express

Billy Bishop
Toronto City Airport

15 min.

Drive to Billy Bishop Airport

P A T H

2 min.

Walk to Queen Station or King Station

UNION STATION

UP

Union
Pearson
Express

VIA

VIA Rail Canada

10 min.

Walk to Union Station

A Hub of Convenience & Culture



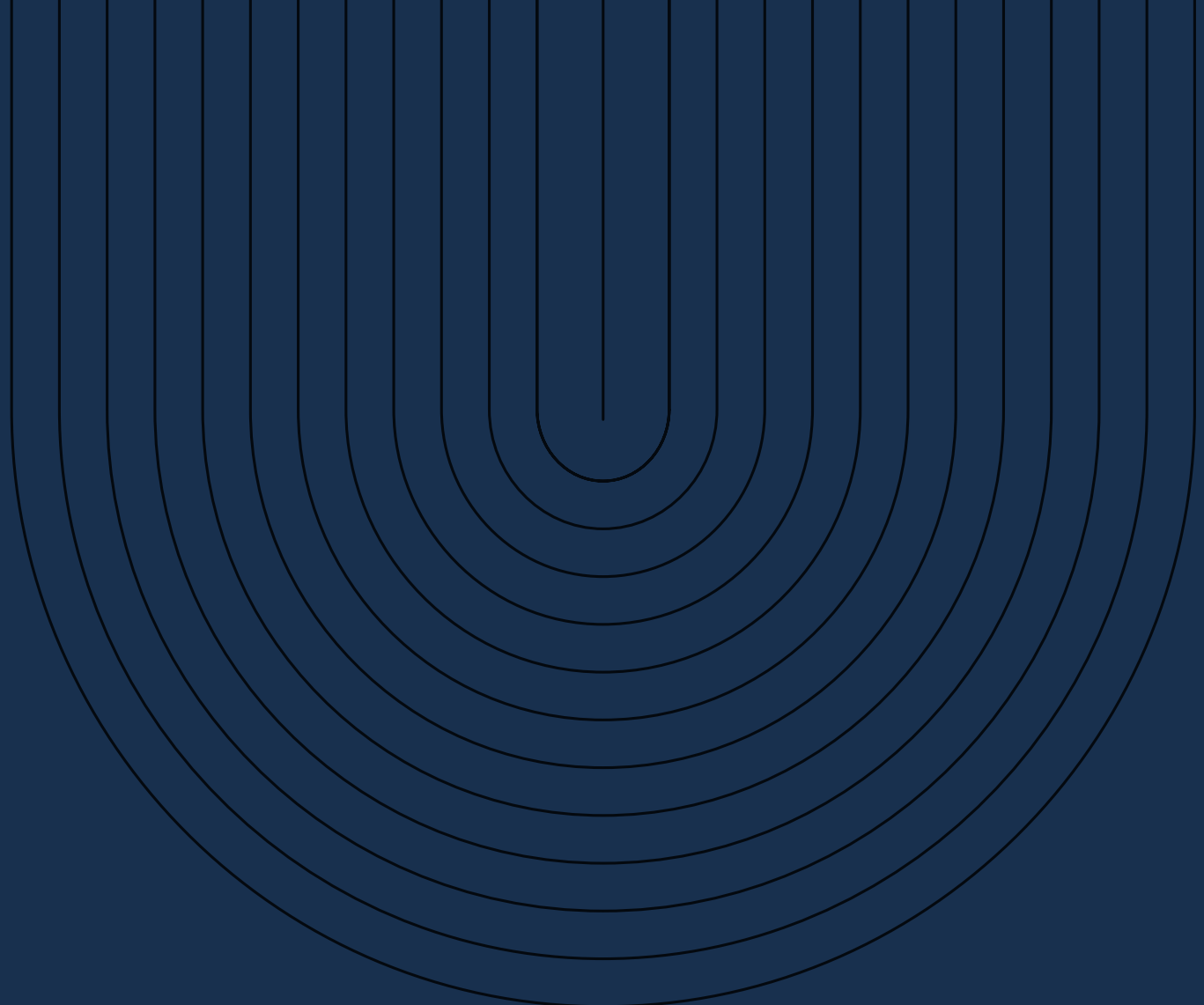
Hotels

- 1 Hilton Toronto: 51m
- 2 Shangri-La Toronto: 110m
- 3 Sheraton Centre Toronto: 350m
- 4 The St. Regis Toronto: 450m
- 5 Fairmont Royal York: 550m
- 6 One King West Hotel & Residence: 750m

Food & Beverage

- 7 Alobar: On-site
- 8 Sushi Yugen: On-site
- 9 Chop Steakhouse & Bar: On-site
- 10 Fahrenheit Coffee: On-site
- 11 Florin' on Richmond: 300m
- 12 Daphne: 350m
- 13 Wine Academy: 350m
- 14 John & Sons Oyster House: 350m
- 15 CKTL & Co.: 350m
- 16 Estiatorio Milos: 350m
- 17 Starbucks (June 2025): 400m

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



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