



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

250 Dundas Street West

Leasing Opportunities

Building Specifications

Size	121,590 SF
Year Built	1981
Number Of Floors	8
Operating Costs	\$15.80 (PSF/YR)
Realty Tax	\$8.55 (PSF/YR)
Total Additional Rent	\$24.35 (PSF/YR)

Certifications



WELL Health and Safety
Rated 2024

Building Features

- Public Transit Surface Route
- 8' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Dist System: central distribution system
- Shipping / Receiving
- Fire Detection System
- Sprinkler System
- Security System: manned security

Nearby Amenities

- St Patrick TTC Station
- Mount Sinai Hospital
- CF Toronto Eaton Centre
- Art Gallery of Ontario
- Grange Park
- OCAD University

On-site Amenities

- Café Plenty
- Maezo Restaurant
- Pizzalito's
- INS Market
- Everest Nail Salon
- Dundas & University Dental Clinic
- Convenience Store



8th Floor
Suite 800: 8,313 SF

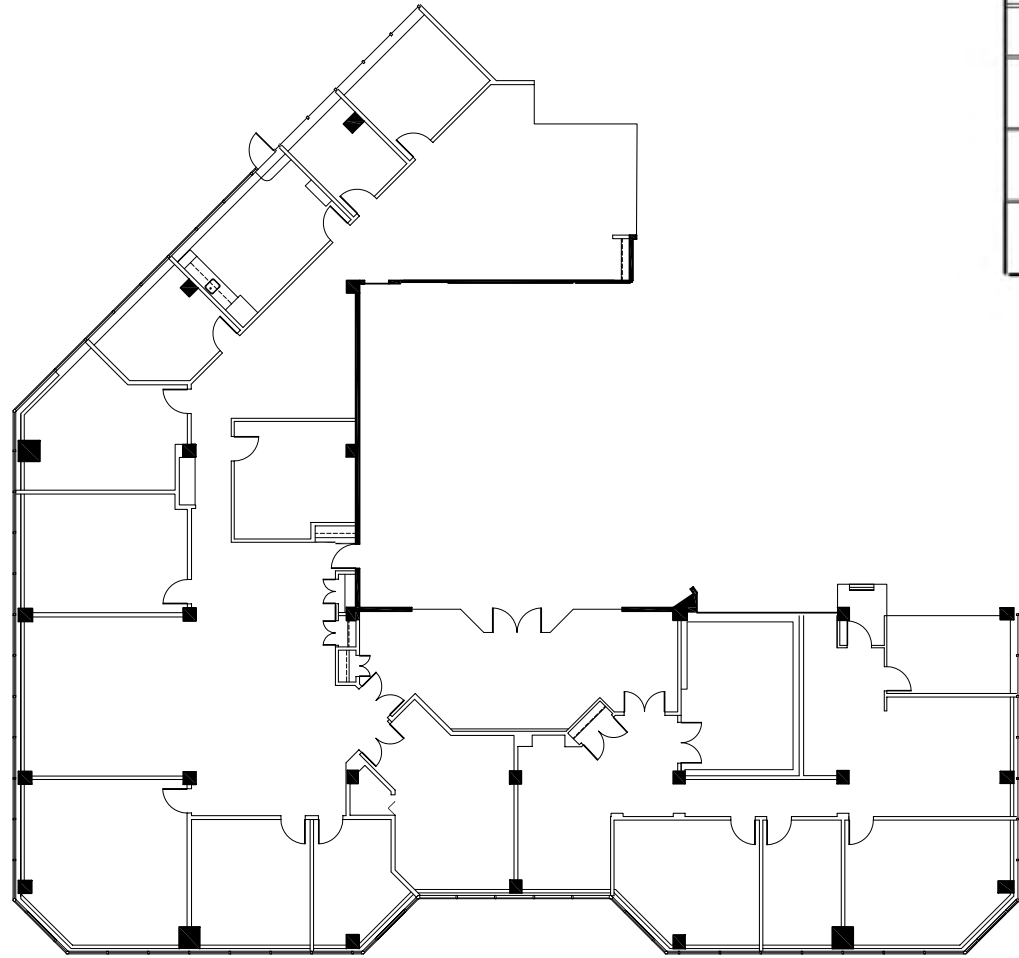
6th Floor
Suite 605: 7,626 SF

5th Floor
Suite 500: 7,538 SF

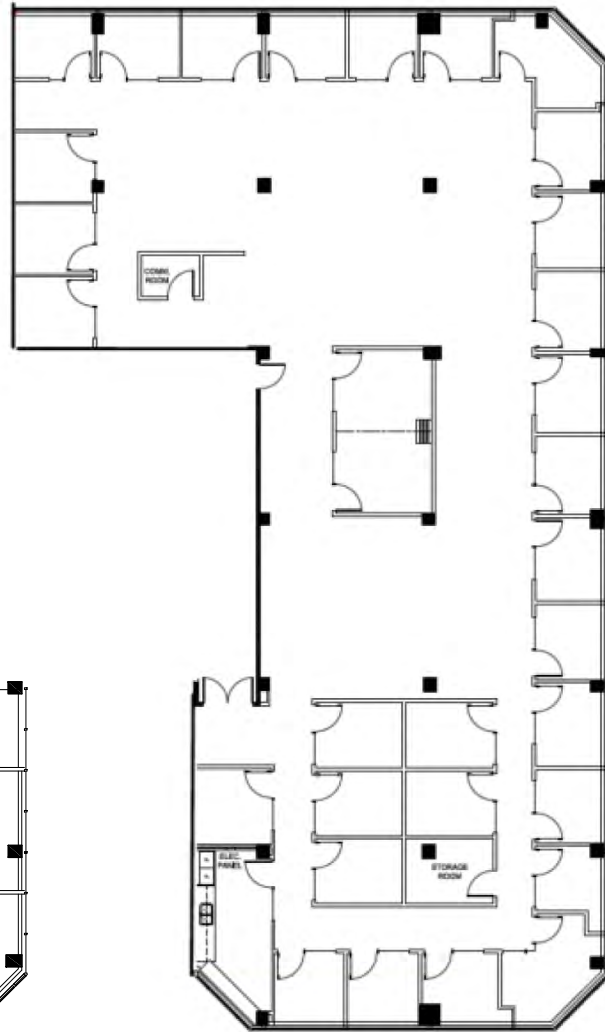
Floor Plans

Standard Floorplate | ~14,000 SF | 8' Ceiling Height

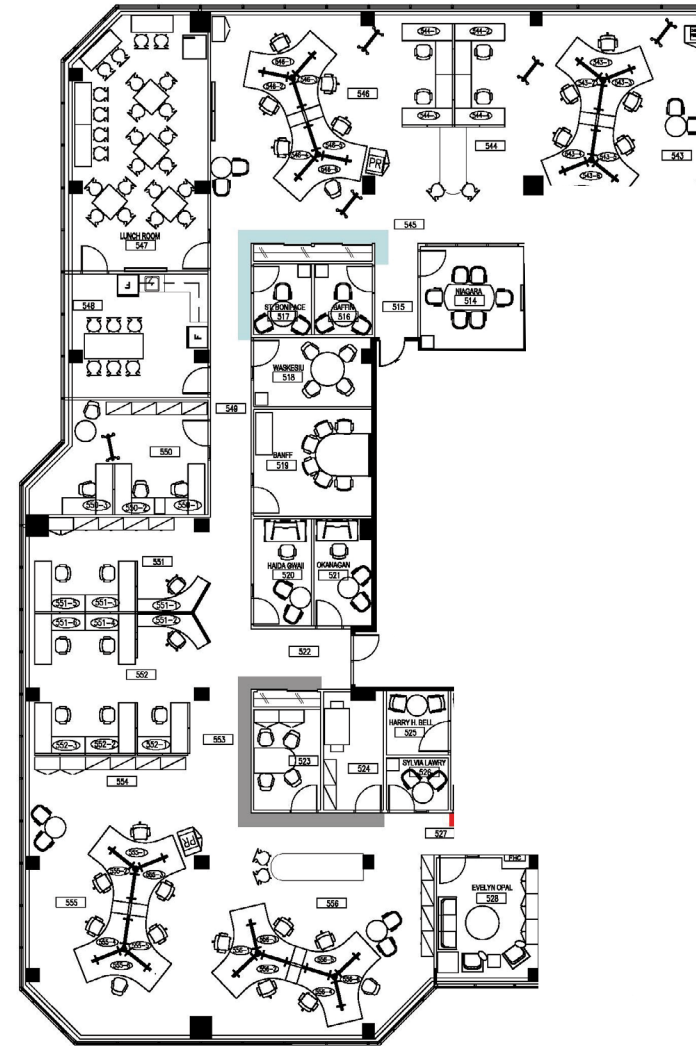
Suite 800
8,313 SF



Suite 605
7,626 SF



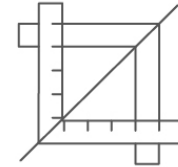
Suite 500
7,538 SF



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



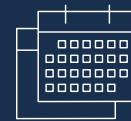
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

IMPROVING YOUR EXPERIENCE —

Future Improvements

The Building is scheduled to go under redevelopment which will include the following improvements:

- Fully upgraded base-building and mechanical systems
- Facade improvements



Best in Class Accessibility



- 1 OCAD University: 270m
- 2 Nathan Philips Square: 550m
- 3 CF Toronto Eaton Centre: 550m
- 4 Closest PATH entrance (Atrium): 650m **PATH**
- 5 Scotiabank Arena: 1700m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route
- Green P Parking

- 38 min.**
 Toronto Pearson
 Pearson International via UP Express
- 15 min.**
 BILLY BISHOP TORONTO CITY AIRPORT
 Drive to Billy Bishop Airport
- 1 min.**
 Walk to Queen Station or King Station
- 20 min.**
 UNION STATION
 UP Union Pearson Express
 VIA Rail Canada
 Walk to Union Station

A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 220m
- 2 One King West Hotel & Residence: 220m
- 3 Shangri-La Toronto: 700m
- 4 Sheraton Centre Toronto: 700m
- 5 Hilton Toronto: 750m
- 6 Fairmont Royal York: 800m

Food & Beverage

- 7 Bar Goa: 180m
- 8 OEB Breakfast Co.: 200m
- 9 Estiatorio Milos: 250m
- 10 CKTL & Co.: 270m
- 11 John & Sons Oyster House: 350m
- 12 Daphne: 450m
- 13 Wine Academy: 450m
- 14 Florin' on Richmond: 450m
- 15 Alobar: 550m
- 16 Sushi Yugen: 550m
- 17 Chop Steakhouse & Bar: 550m

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



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