



DREAM
COLLECTION



PREMIUM OFFICE LEASING OPPORTUNITIES

425 Bloor Street East

THE BUILDING -

Office Leasing Opportunities

Building Specifications

Size	51,053 SF
Year Built	1941
Number of Floors	5
Operating Costs	\$23.65 (PSF/YR)
Realty Tax	\$6.53 (PSF/YR)
Total Additional Rent	\$30.18 (PSF/YR)

Certifications



BOMA Best
Certified Silver



WELL Health and Safety
Rated 2024

Building Features

- Public Transit Surface Route
- 8'5" 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 (parking lot & lower level)
- Security Systems: access card + time zones

Onsite Amenities

- Circle K
- Sherbourne Station

Nearby Amenities

- Restaurants
- TD Canada Trust
- No Frills Grocery
- Bloor Sherbourne/Rosedale Pharmacy
- Tim Hortons

5th Floor
Suite 510: 1,789 SF | Available Immediately

3rd Floor
Suite 301: 2,384 SF | Available Immediately
Suite 300: 3,455 SF | Available Immediately

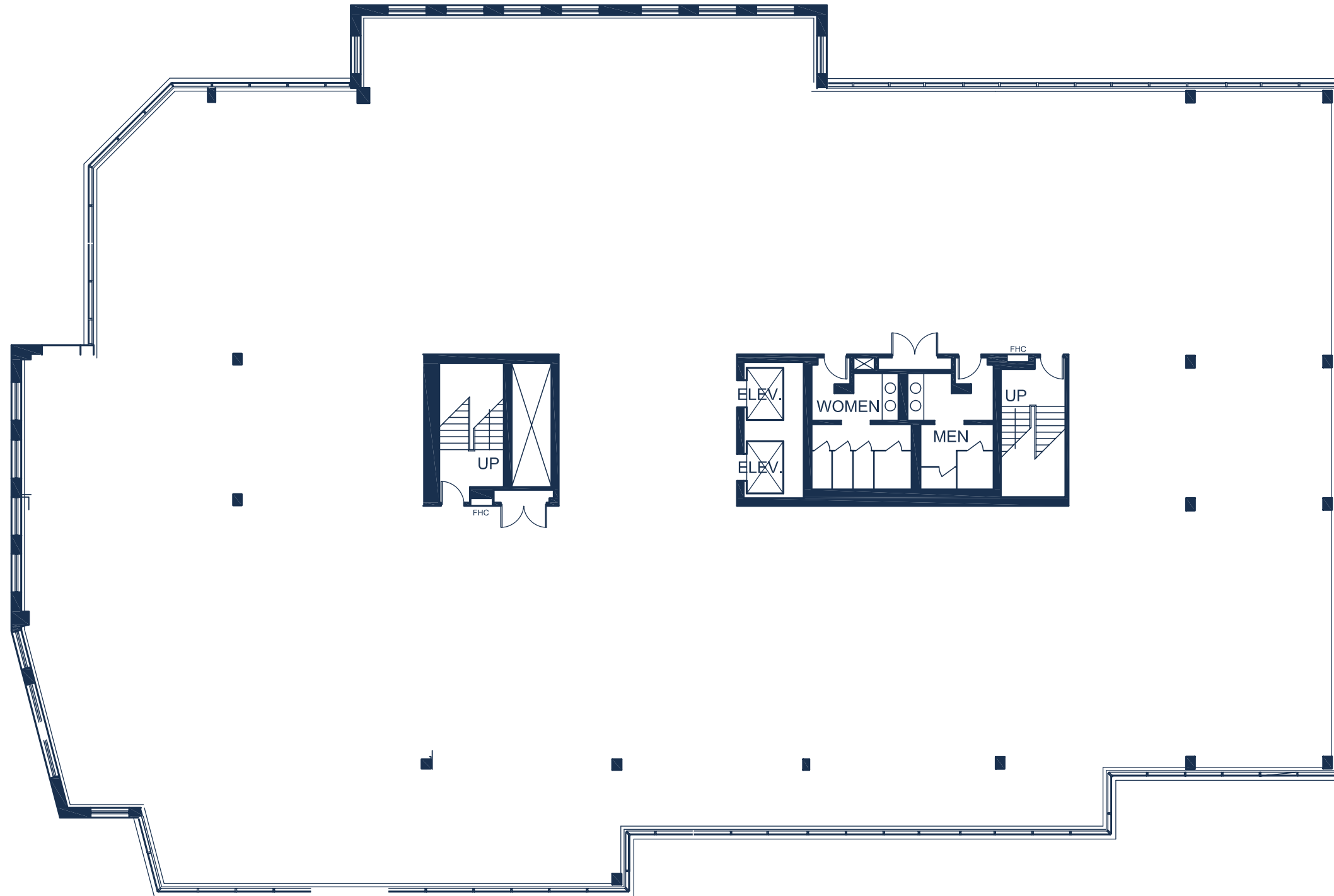
Ground Floor | Contiguous to 5,601 SF
Suite 101: 3,656 SF | Available Immediately
Suite 100: 1,945 SF | Available Immediately



THE BUILDING -

Standard Floorplate

~17,000 SF | 8'5" Ceiling Height | Full floor suite in base building condition.

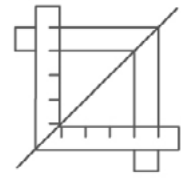


DREAM OFFICE-

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



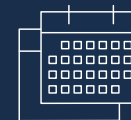
Short-Form Lease



Straight to Lease



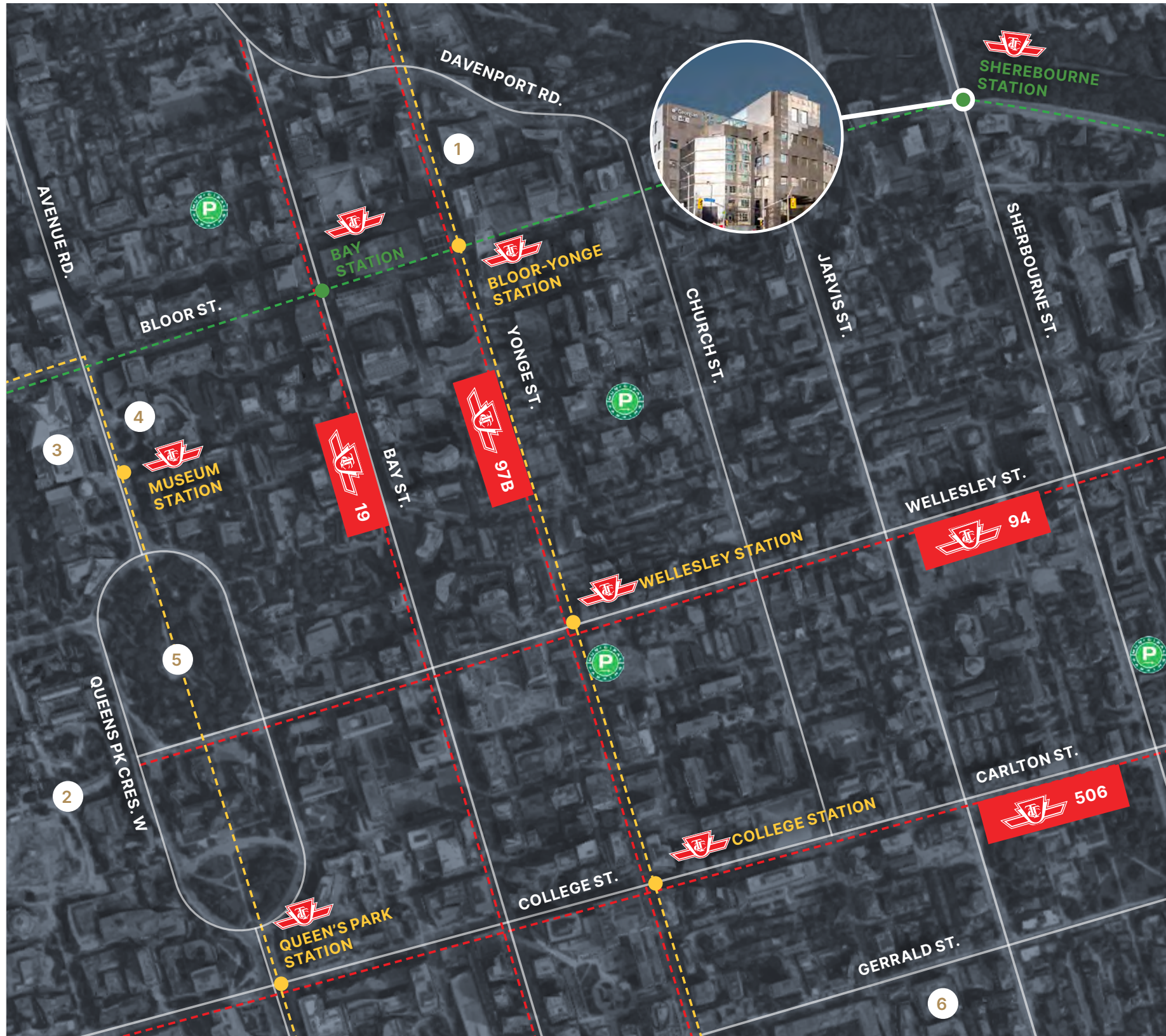
Seven Page Document



For Short-Term Deals Only

Three years and under

Best in Class Accessibility



- 1 Toronto Reference Library: 1000m
- 2 University of Toronto: 1600m
- 3 Royal Ontario Museum: 1600m
- 4 Gardiner Museum: 1600m
- 5 Queen's Park: 1900m
- 6 Toronto Metropolitan University: 2100m

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

48 min.
 Pearson International
 via UP Express

35 min.
 Drive to Billy Bishop Airport

Onsite
 Sherbourne Station

A Hub of Convenience & Culture



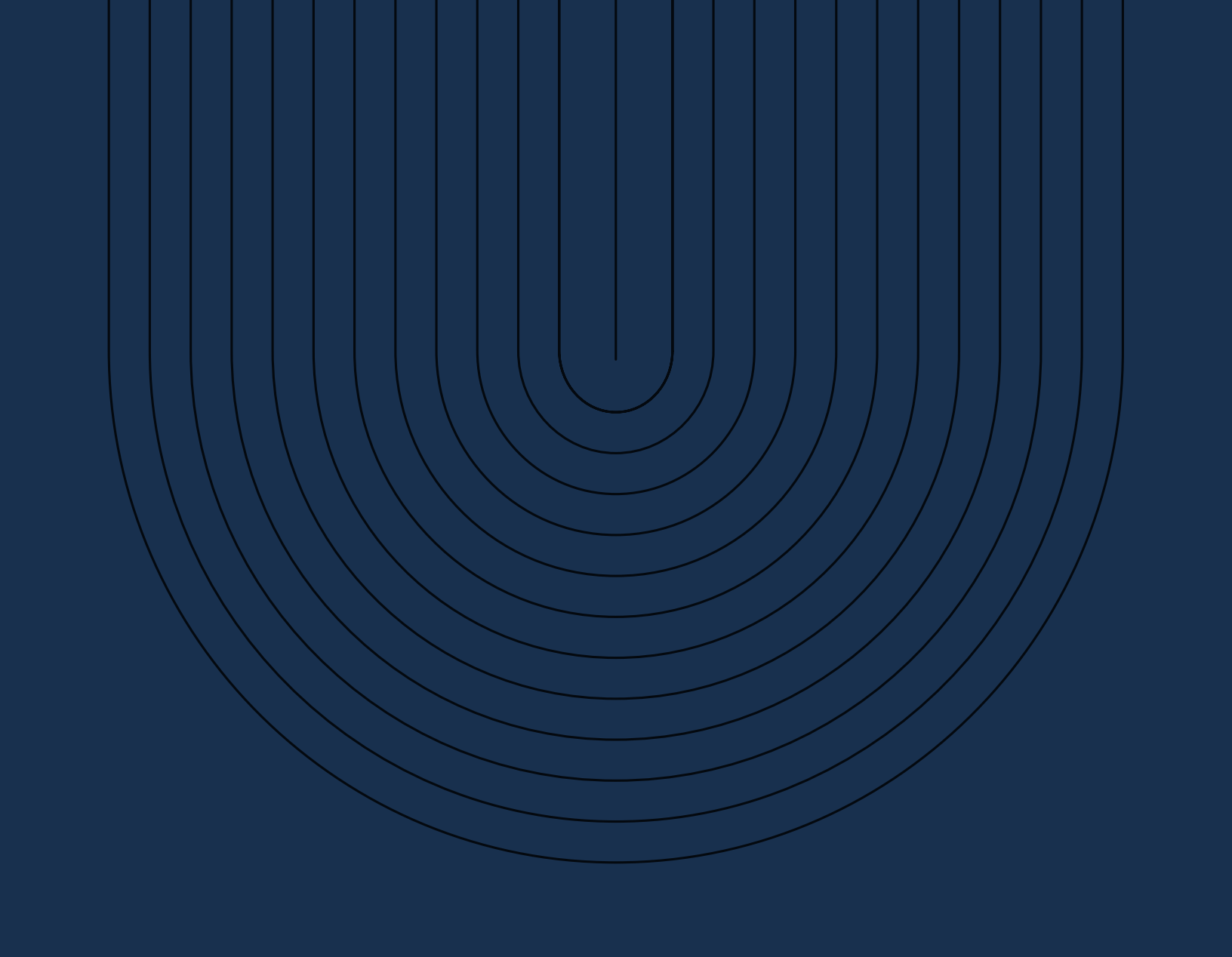
Hotels

- 1 Four Seasons Hotel Toronto: 1200m
- 2 Park Hyatt Toronto: 1500m
- 3 Courtyard by Marriott Toronto Downtown: 1700m
- 4 Holiday Inn Toronto Downtown: 1700m
- 5 Chelsea Hotel Toronto: 2100m

Food & Beverage

- 6 Maison Selby: 100m
- 7 Rooster Coffee House: 550m
- 8 Yuzuki Japanese Restaurant: 600m
- 9 Mad Radish: 650m
- 10 Eataly: 1000m
- 11 Holt's Cafe: 1100m
- 12 Planta: 1100m
- 13 Trattoria Nervosa: 1400m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route



Christopher Valela*
Associate Vice President
chris.valela@cbre.com
416 662 2477

Conor Bethell*
Sales Associate
conor.bethell2@cbre.com
647 943 4174

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