



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITY

# 30 Adelaide Street East

# Leasing Opportunities

## Building Specifications

|                       |                  |
|-----------------------|------------------|
| Size                  | 411,966 SF       |
| Year Built            | 1957             |
| Number Of Floors      | 18               |
| Operating Costs       | \$21.07 (PSF/YR) |
| Realty Tax            | \$9.57 (PSF/YR)  |
| Total Additional Rent | \$30.64 (PSF/YR) |

## Building Features

- Class: A Building
- Public Transit Surface Route
- 9’ Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- HVAC Dist System: heat pump glycol system
- Fire Detection System
- Sprinkler System
- Security Systems: access cards, CCTV

## On-site Amenities

- Timothy’s Coffee
- Pumpernickel’s
- Sansotei Ramen
- Showers and end-of-trip facilities

## Nearby Amenities

- PATH System
- Bar Goa
- Poké Box
- OEB Breakfast Co.
- Physiohealth Studios
- Samir Hair Design
- Canada Post
- Service Ontario

## Certifications



BOMA Best  
Certified Gold



WELL Health and Safety  
Rated 2024



**5th Floor**  
Suite 500: 19,285 SF  
Available Nov 1, 2027

**4th Floor**  
Suite 401: 27,258 SF  
Available Nov 1, 2027

**18th Floor**  
Suite 1800: 2,004 SF  
Available Nov 1, 2027

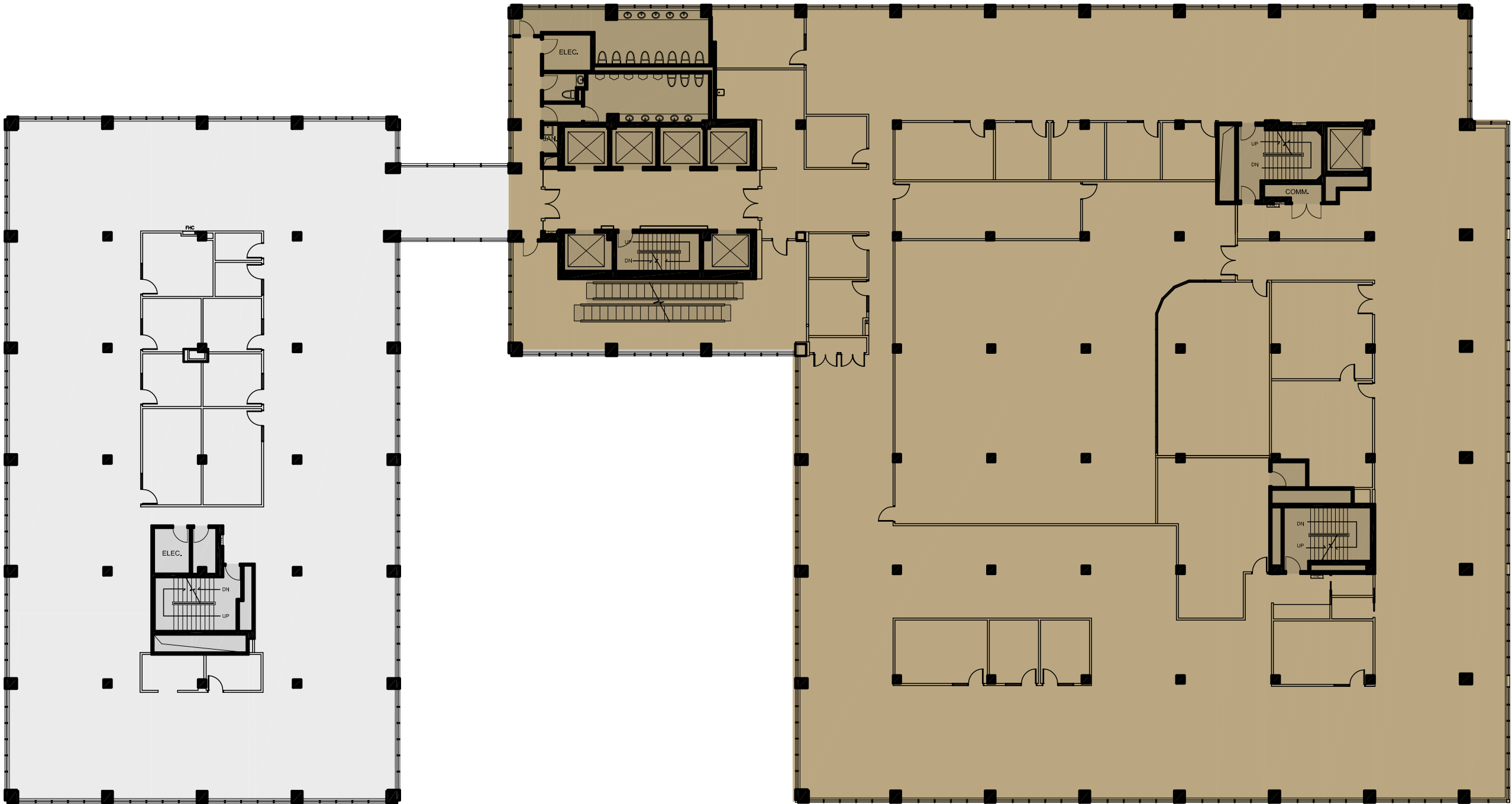
**17th Floor**  
Suite 1700: 13,753 SF  
Available Nov 1, 2027

**16th Floor**  
Suite 1600: 13,921 SF  
Available Nov 1, 2027

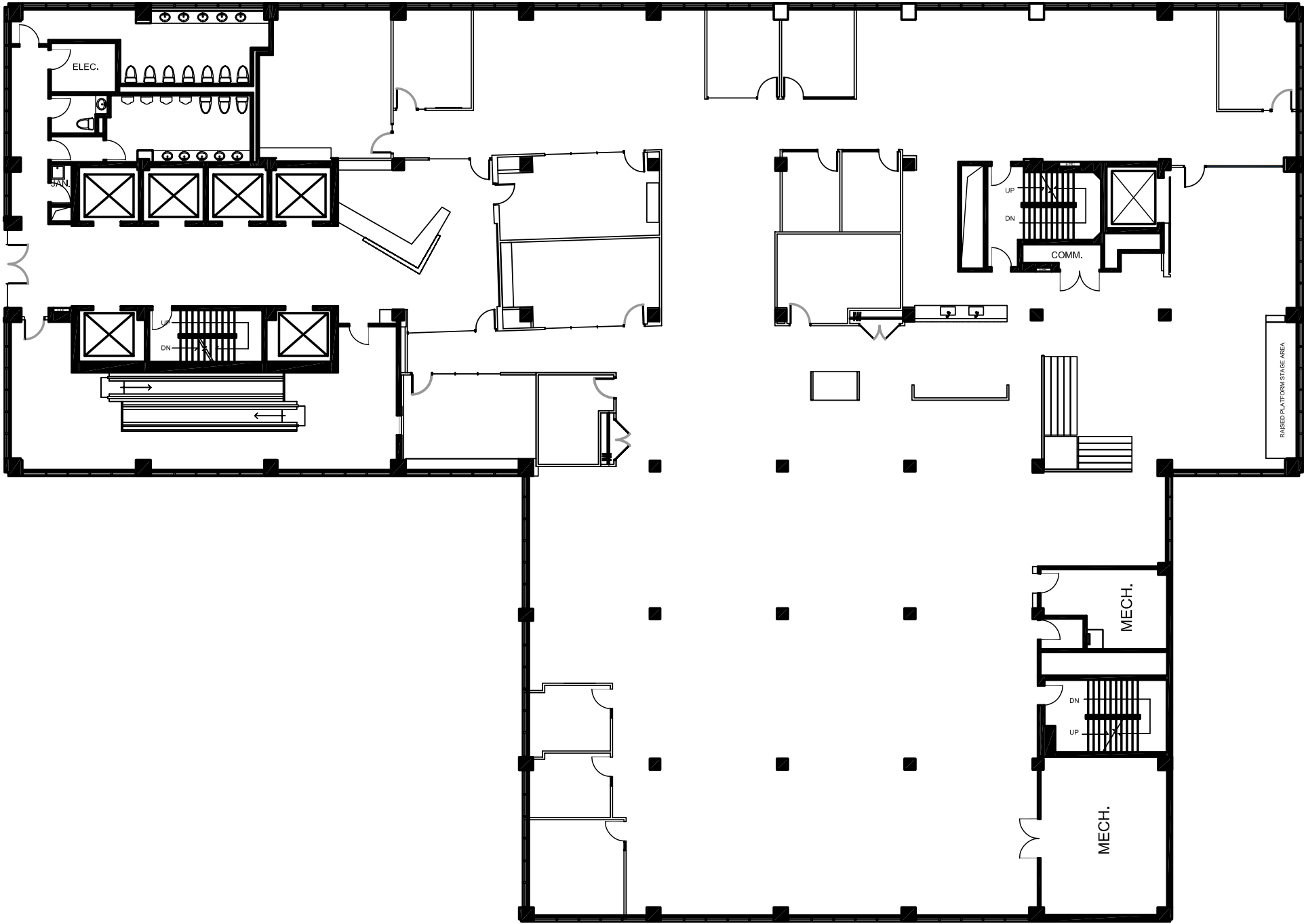
16th, 17th and 18th  
floors are contiguous for  
a total rentable area of  
29,678 SF connected by  
an internal staircase

# Suite 401 – 27,258 SF

Suite built out with 2 boardrooms, 3 meeting rooms, 12 offices and open area for workstations.

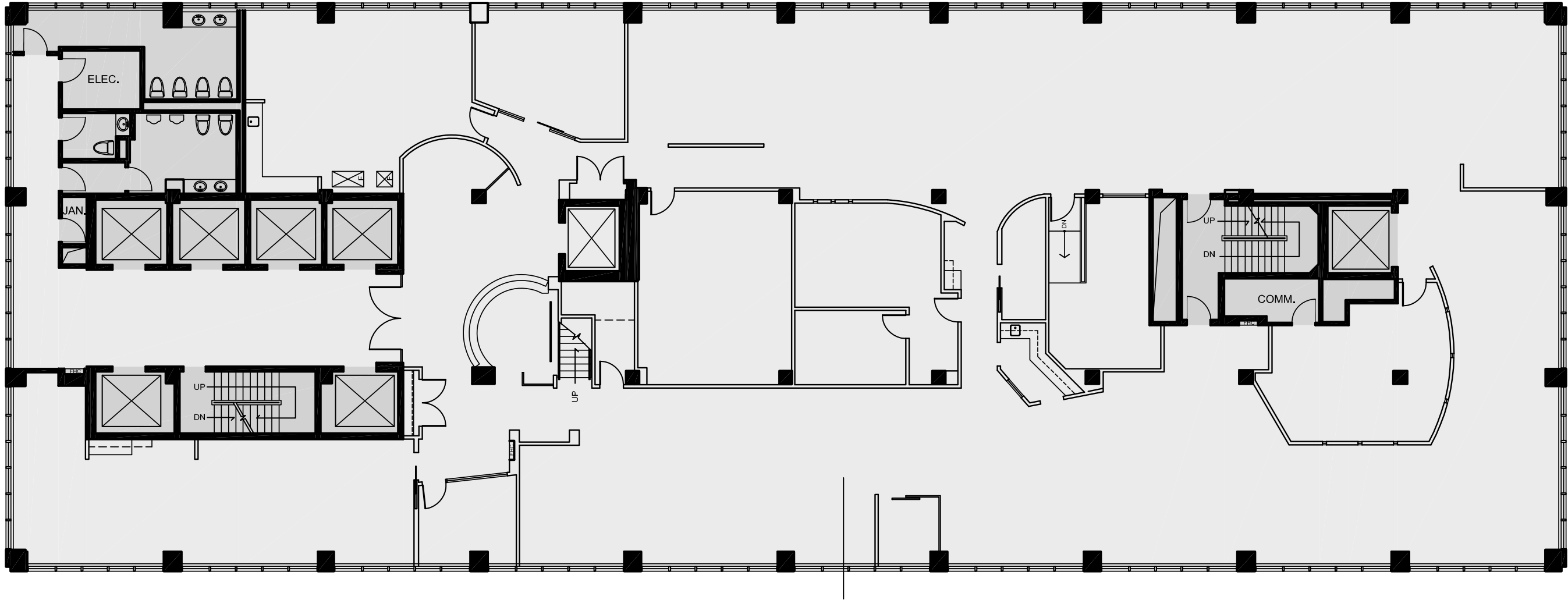


Suite 500 – 19,285 SF



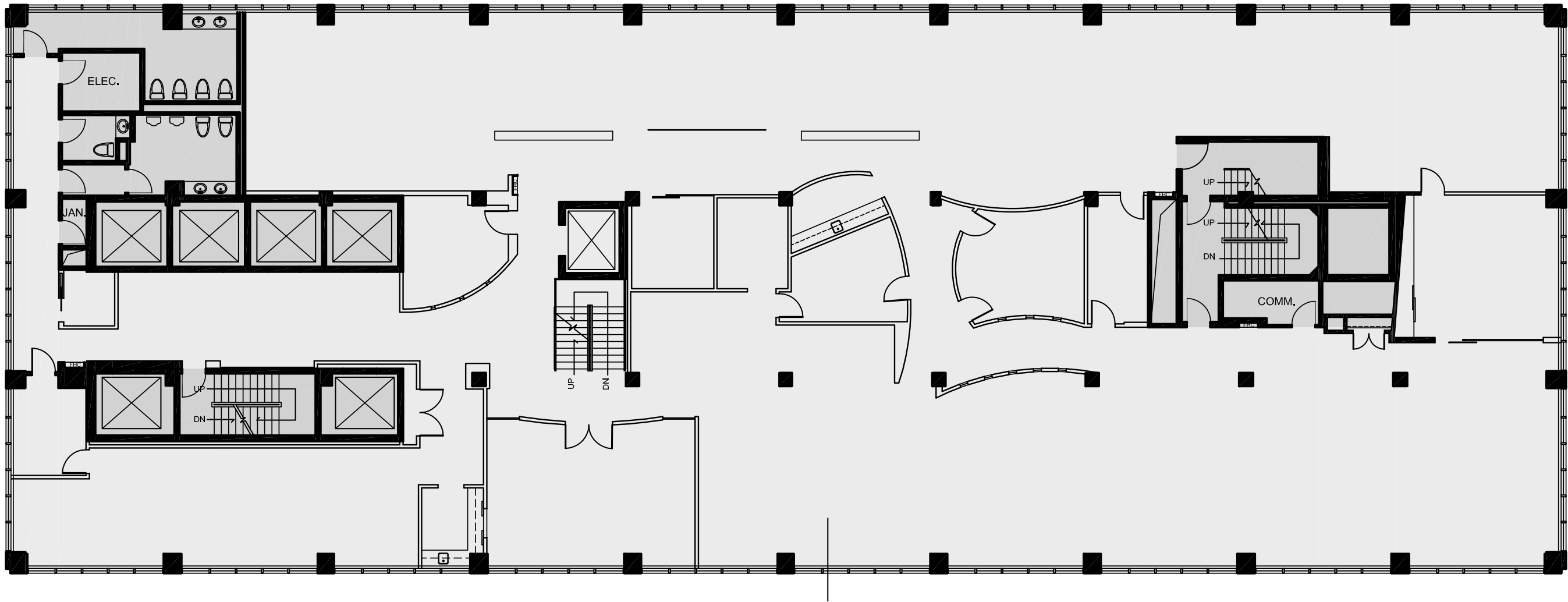
# Suite 1600 – 13,921 SF

Contiguous with the 17<sup>th</sup> and 18<sup>th</sup> floors for a total rentable area of 29,678 SF connected by an internal staircase.



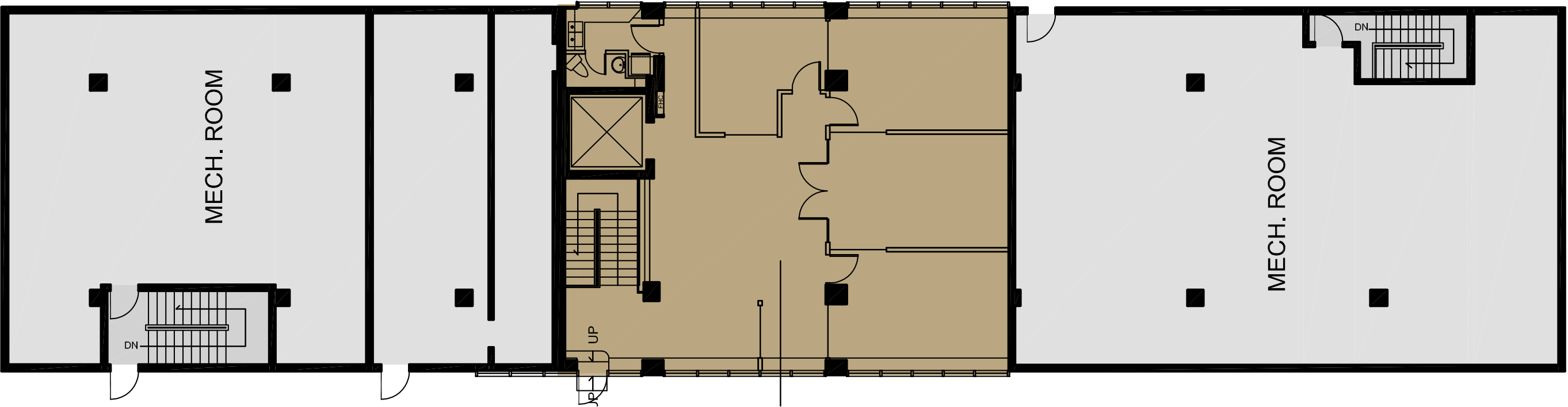
# Suite 1700 – 13,753 SF

Contiguous with the 16<sup>th</sup> and 18<sup>th</sup> floors for a total rentable area of 29,678 SF connected by an internal staircase.

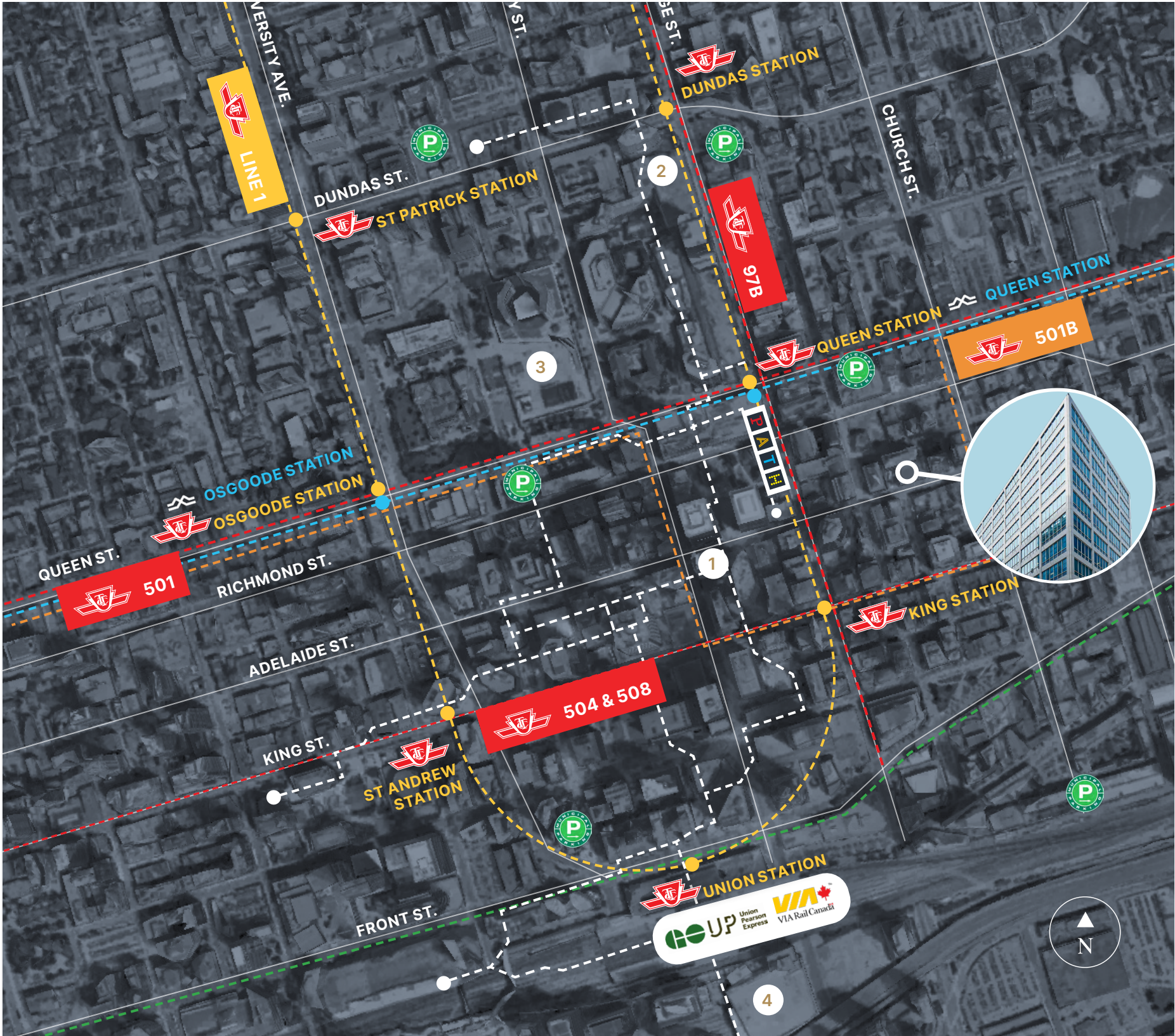


# Suite 1800 – 2,004 SF

Top floor office opportunity built out with 4 offices, open area and elevator exposure, contiguous with the 16<sup>th</sup> and 17<sup>th</sup> floors for a total rentable area of 29,678 SF connected by an internal staircase.



# Best in Class Accessibility



- 1 Closest PATH entrance  
(1 Adelaide St. E): 120m **P A T H**
- 2 CF Toronto Eaton Centre: 450m
- 3 Nathan Philips Square: 650m
- 4 Scotiabank Arena: 950m

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

- 40 min.**  
Toronto Pearson Pearson International via UP Express
- 20 min.**  
Billy Bishop Toronto City Airport Drive to Billy Bishop Airport
- 3 min.**  
**P A T H** Walk to Queen Station or King Station
- 10 min.**  
**UNION STATION** Union Pearson Express VIA Rail Canada Walk to Union Station

# A Hub of Convenience & Culture



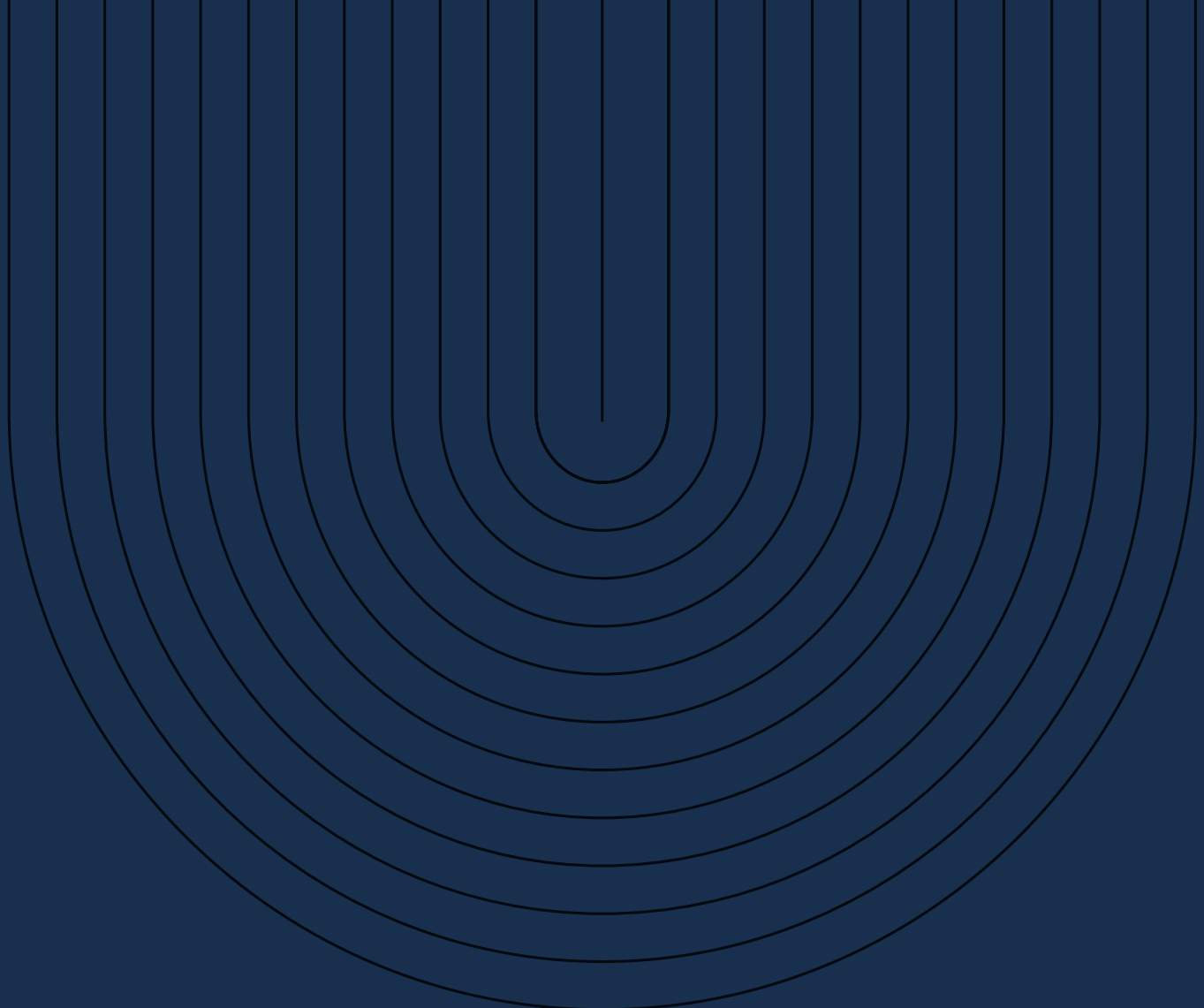
Hotels

- 1 The St. Regis Toronto: 300m
- 2 One King West Hotel & Residence: 300m
- 3 Shangri-La Toronto: 800m
- 4 Sheraton Centre Toronto: 800m
- 5 Hilton Toronto: 850m
- 6 Fairmont Royal York: 900m

Food & Beverage

- 7 Bar Goa: 71m
- 8 OEB Breakfast Co.: 91m
- 9 Estiatorio Milos: 350m
- 10 CKTL & Co.: 400m
- 11 John & Sons Oyster House: 500m
- 12 Florin' on Richmond: 550m
- 13 Daphne Restaurant: 550m
- 14 Wine Academy: 550m
- 15 Sushi Yugen: 700m
- 16 Alobar: 700m
- 17 Chop Steakhouse & Bar: 700m

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



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