



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

150 York Street

Adelaide Place

Leasing Opportunities

Building Specifications

Size	382,098 SF
Year Built	1982
Number Of Floors	20
Parking Rate	\$350 per stall, per month
Operating Costs	\$19.73 (PSF/YR)
Realty Tax	\$10.20 (PSF/YR)
Total Additional Rent	\$29.93 (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 (coming soon)
- Tenant Gym (coming soon)

Certifications



BOMA Best Certified Gold



LEED Best Certified Gold



WIRED Certified Gold



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



12th Floor

Suite 1204: 5,901 SF
Available Immediately

11th Floor

Suite 1100: 19,348 SF
Sublet (Available Immediately)
Direct (Available Dec. 2026)

10th Floor - Contiguous: 11,151 SF

Suite 1000B: 3,373 SF
Available Immediately

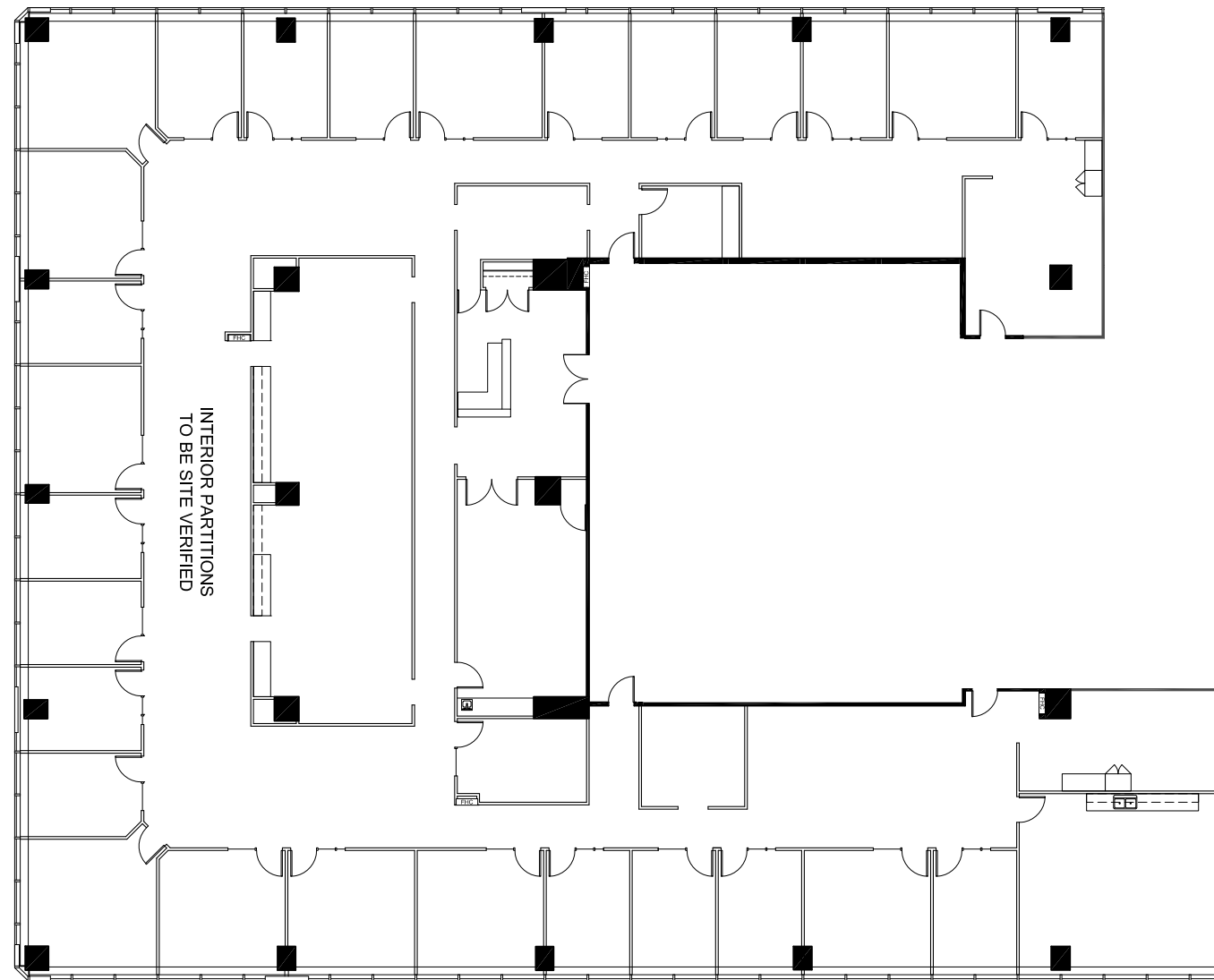
Suite 1000A: 7,778 SF
Available Immediately

7th Floor

Suite 700: 13,781 SF
Available Immediately

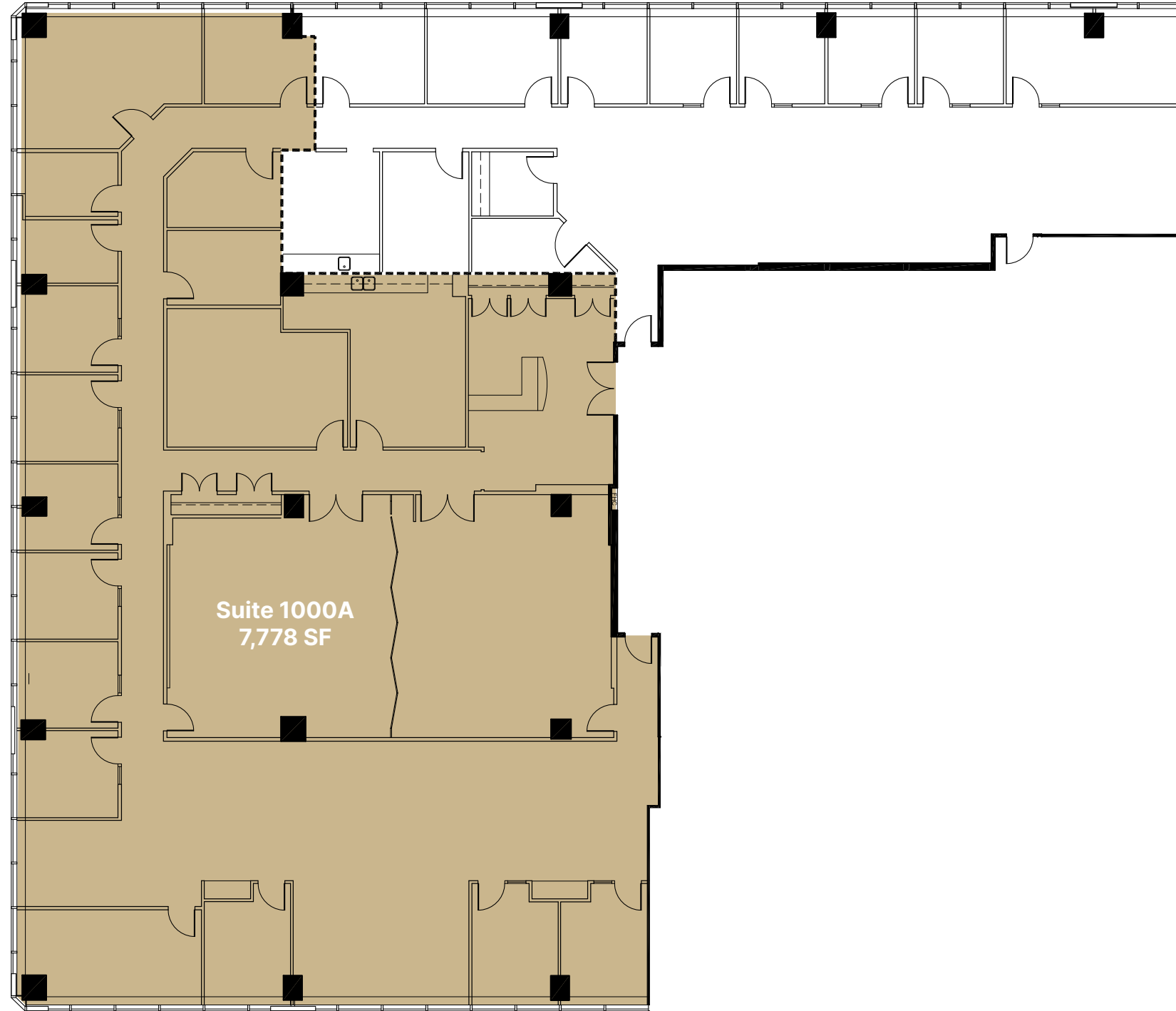
Suite 700 – 13,781 SF

Built out, predominantly perimeter offices with receptions, boardrooms, meeting rooms and kitchenette. South facing, excellent light, high end finishes and elevator lobby exposure.



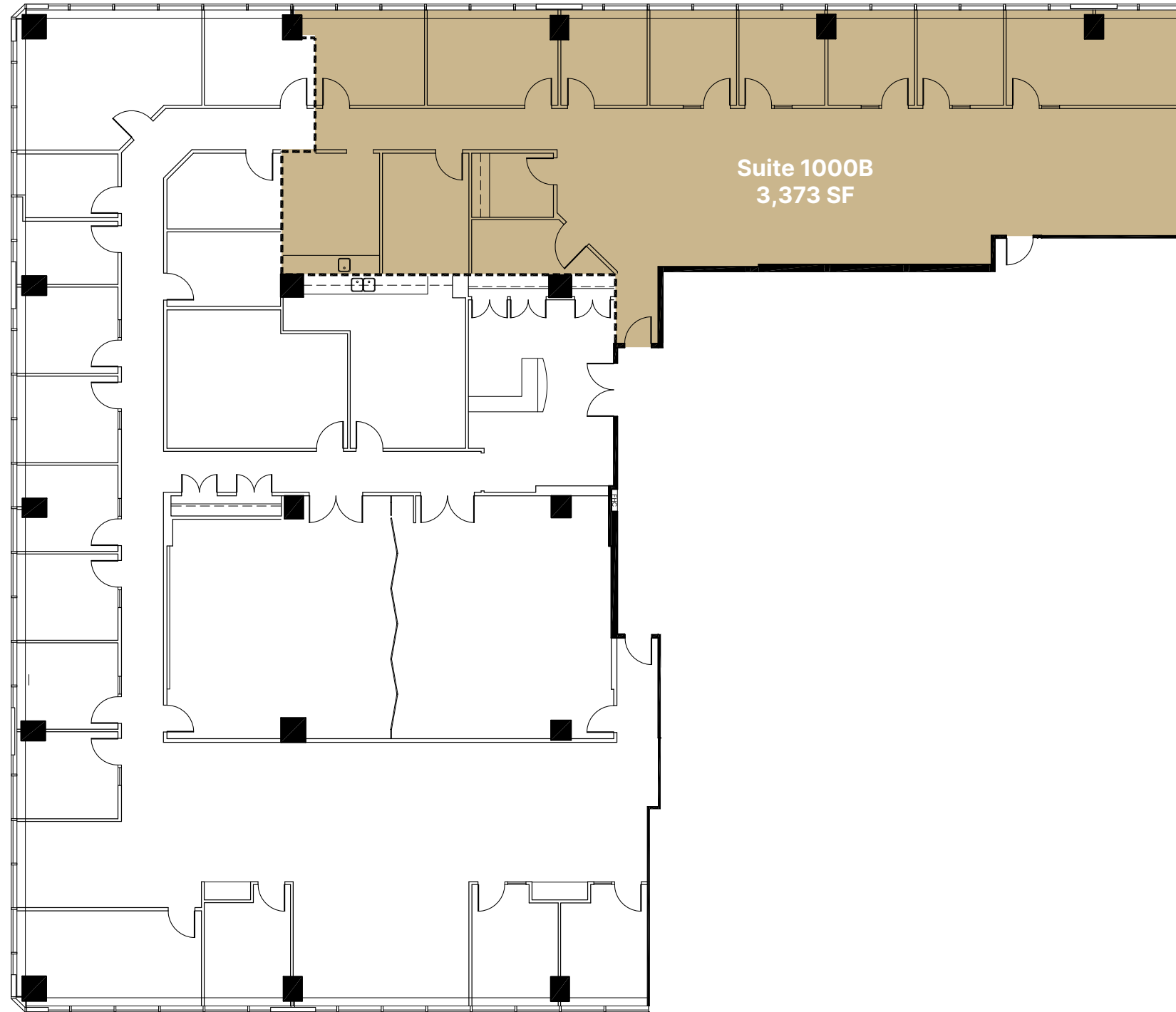
Suite 1000A - 7,778 SF

Suite built out with perimeter offices and meeting rooms, boardrooms, kitchenette and reception area. Contiguous up to 11,151 sq. ft.



Suite 1000B – 3,373 SF

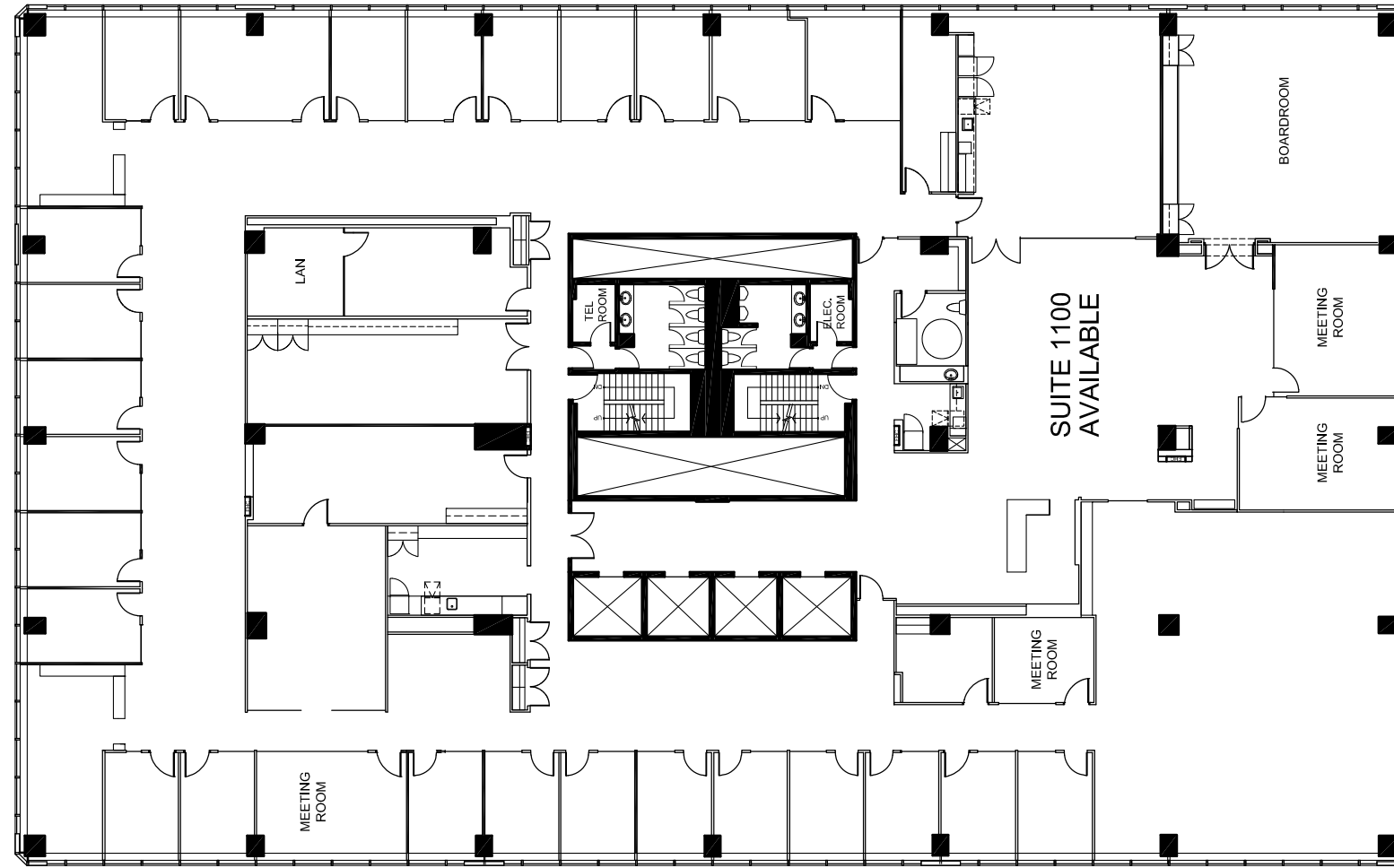
Suite built out with perimeter offices and meeting rooms, boardrooms, kitchenette and reception area. Contiguous up to 11,151 sq. ft.



FLOOR PLANS-

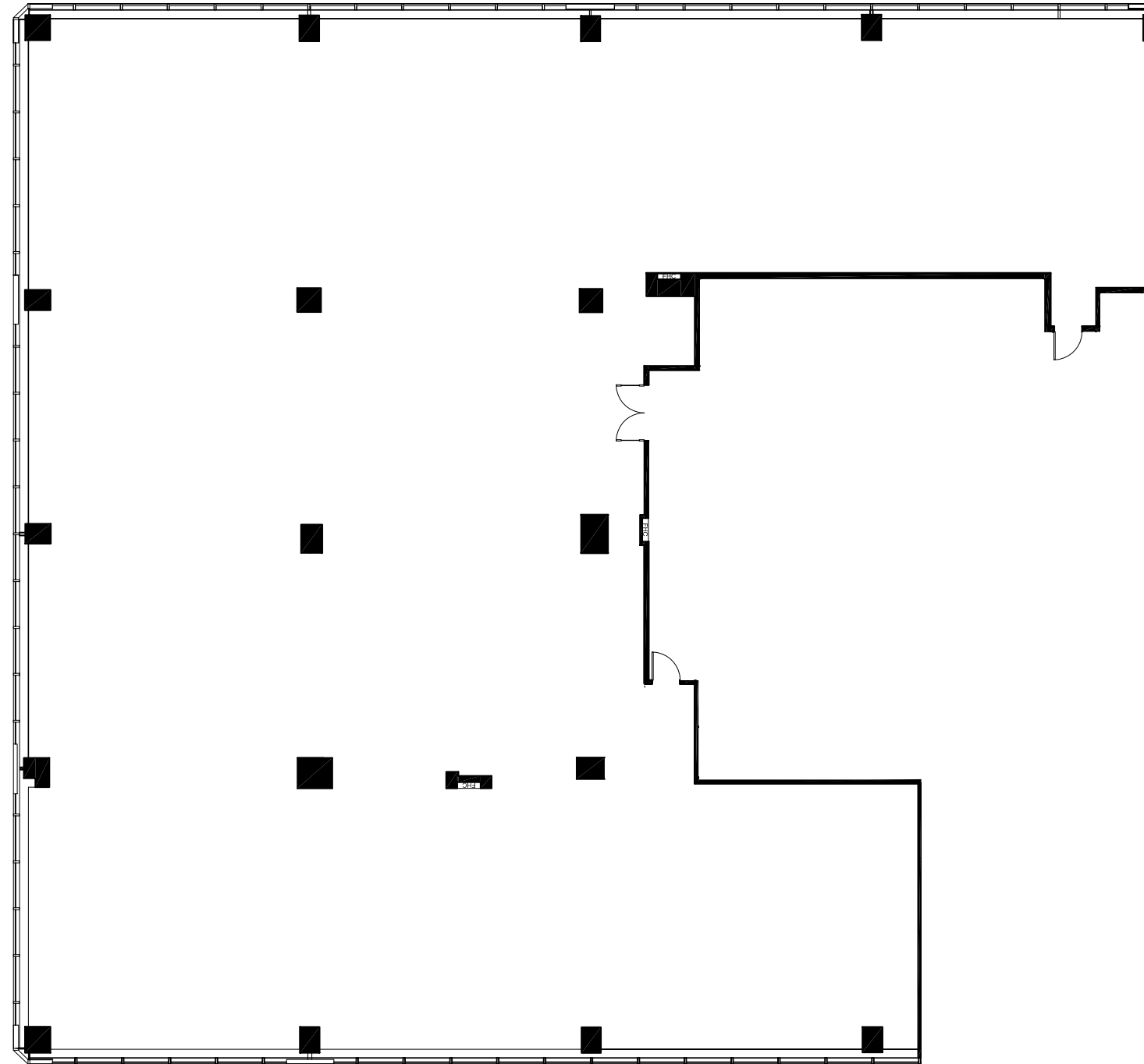
Suite 1100 – 19,348 SF

Full floor opportunity. Built out with reception area, kitchenette, perimeter offices, meeting rooms and boardrooms



Suite 1204 – 5,901 SF

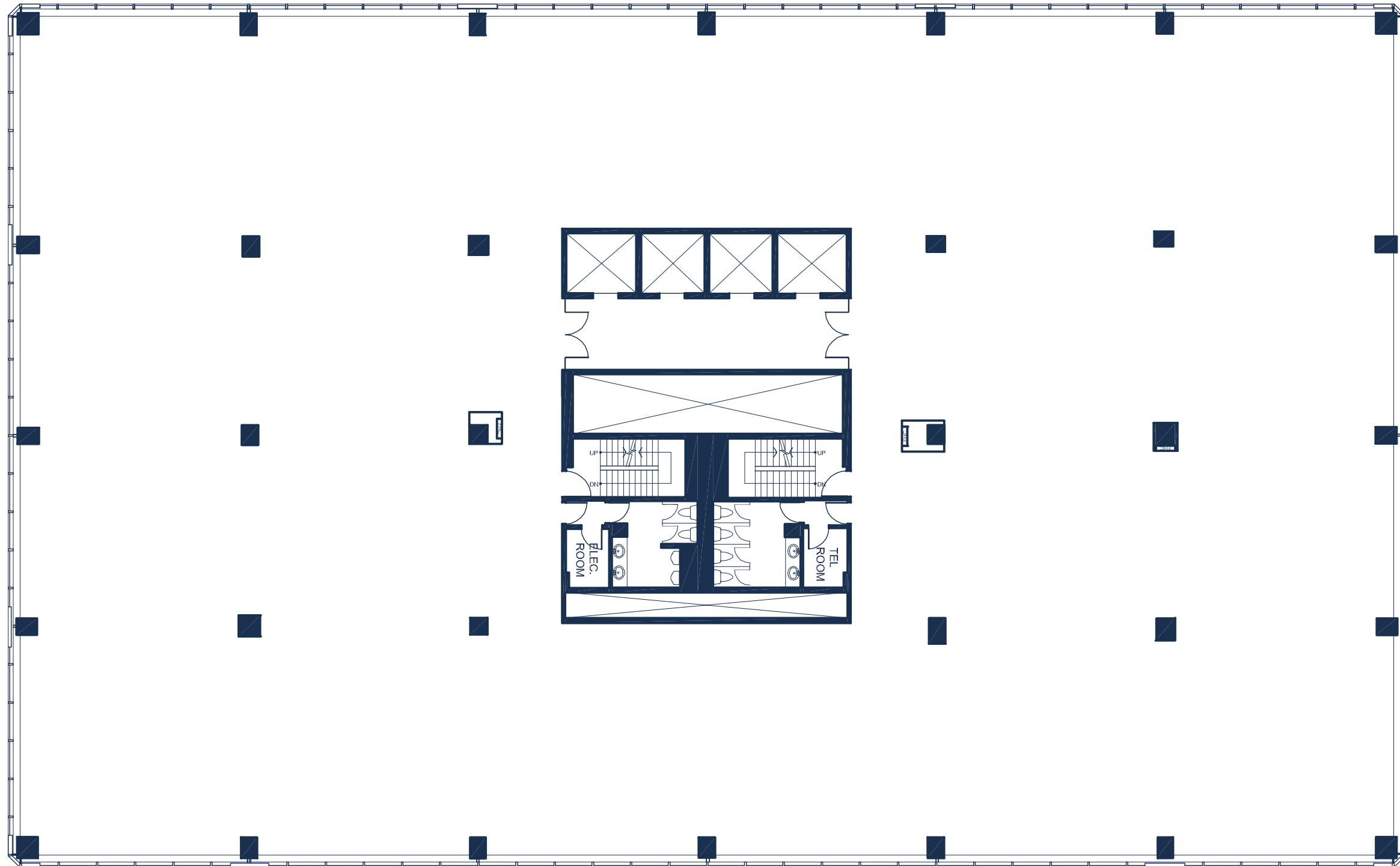
Base building condition with elevator lobby exposure.



THE BUILDING -

Standard Floorplate

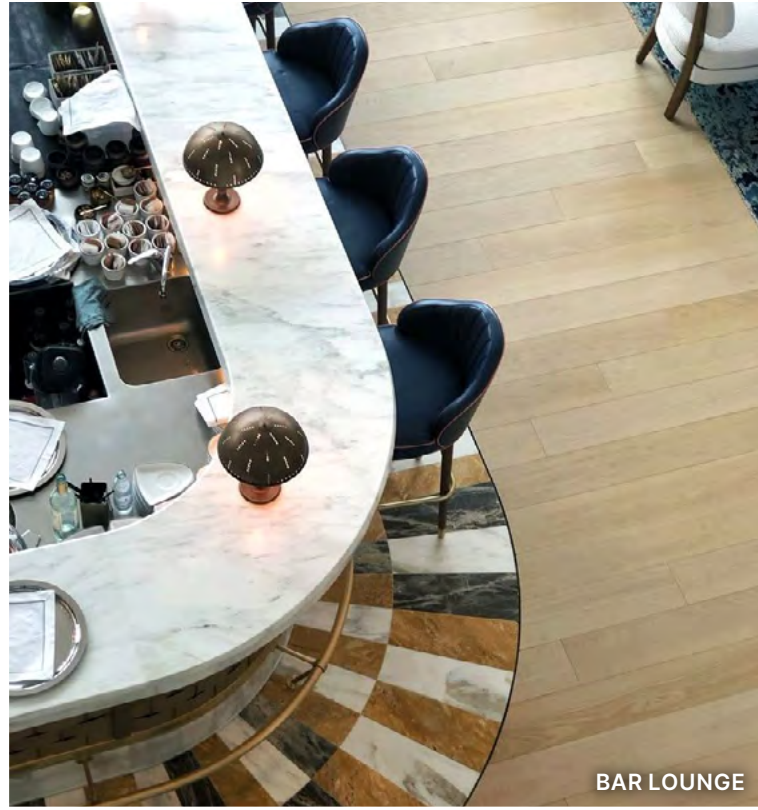
~21,000 SF | 9' Ceiling Height | Full floor suite in base building condition



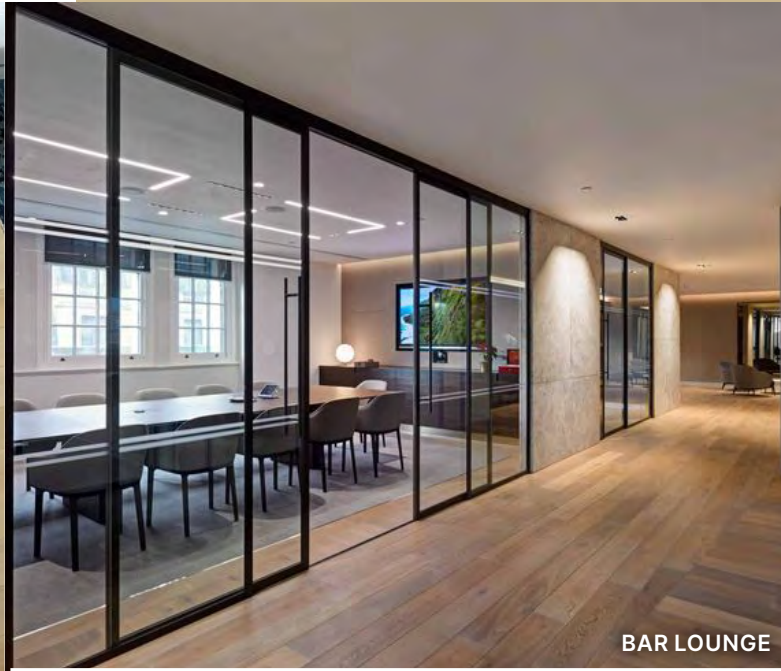
Tenant Lounge - Concept Renderings



BAR LOUNGE



BAR LOUNGE



BAR LOUNGE



CONFERENCE ROOM



BAR LOUNGE



GAME ROOM

GAME ROOM

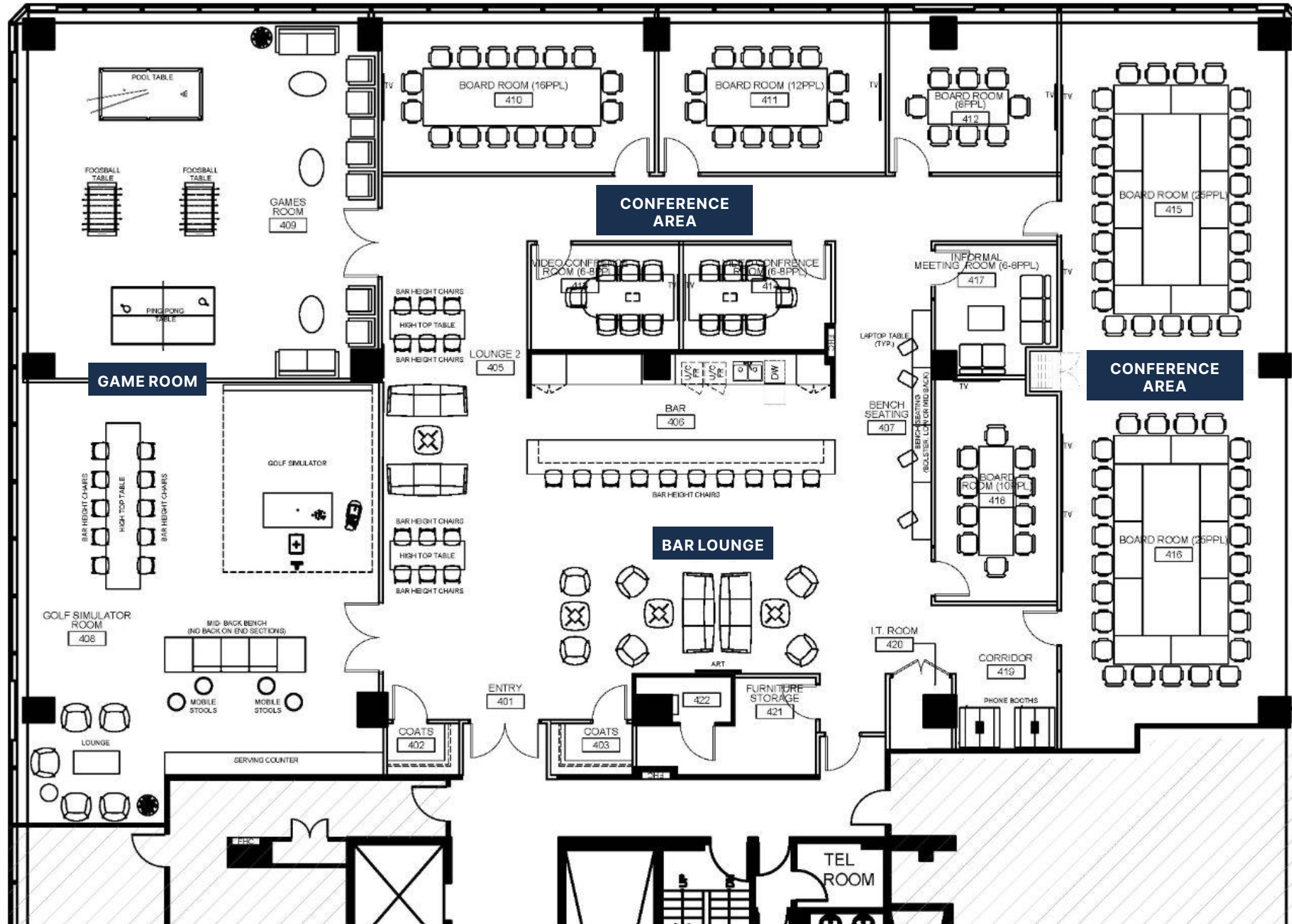


GAME ROOM



CONFERENCE ROOM

Tenant Lounge - Suite 401 Floor Plan



Tenant Gym - Concept Renderings



CARDIO ZONE



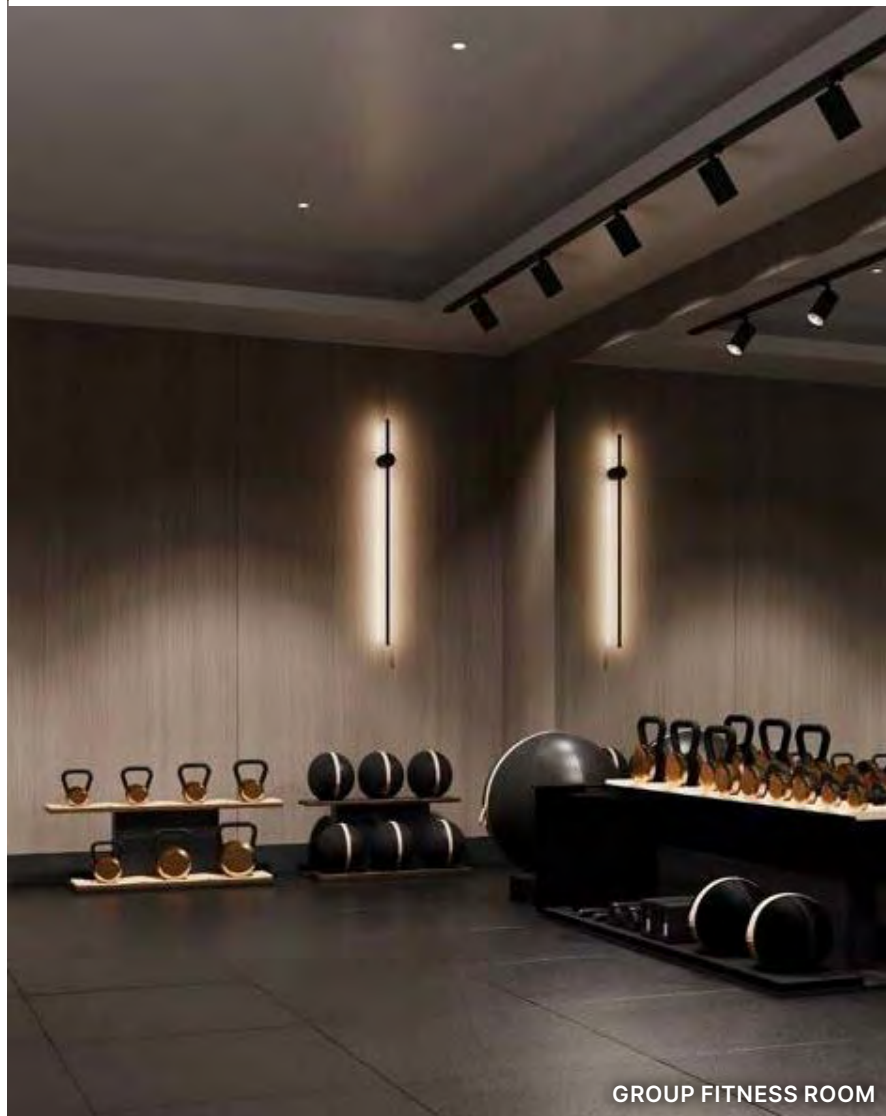
WASHROOM



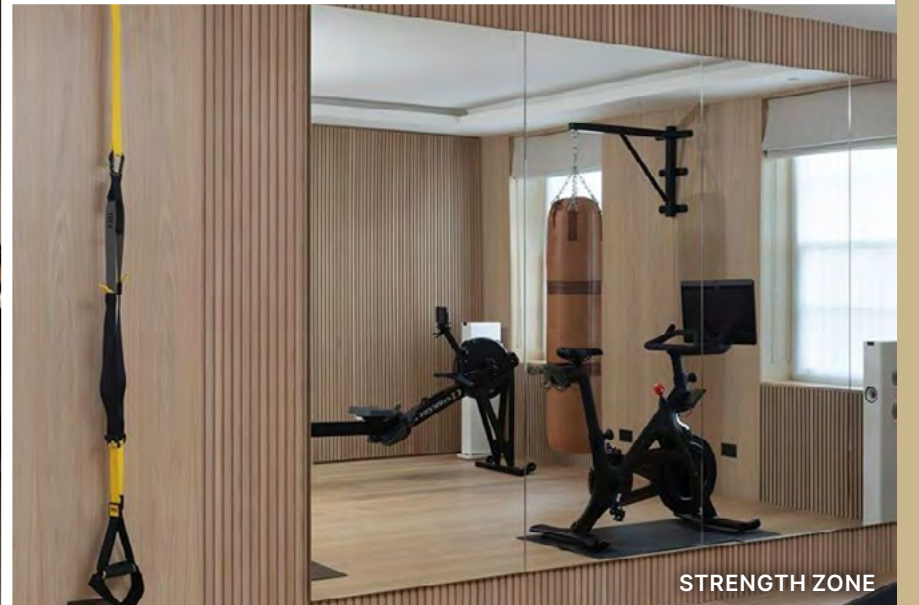
LOCKERS



STRENGTH & CARDIO ZONE

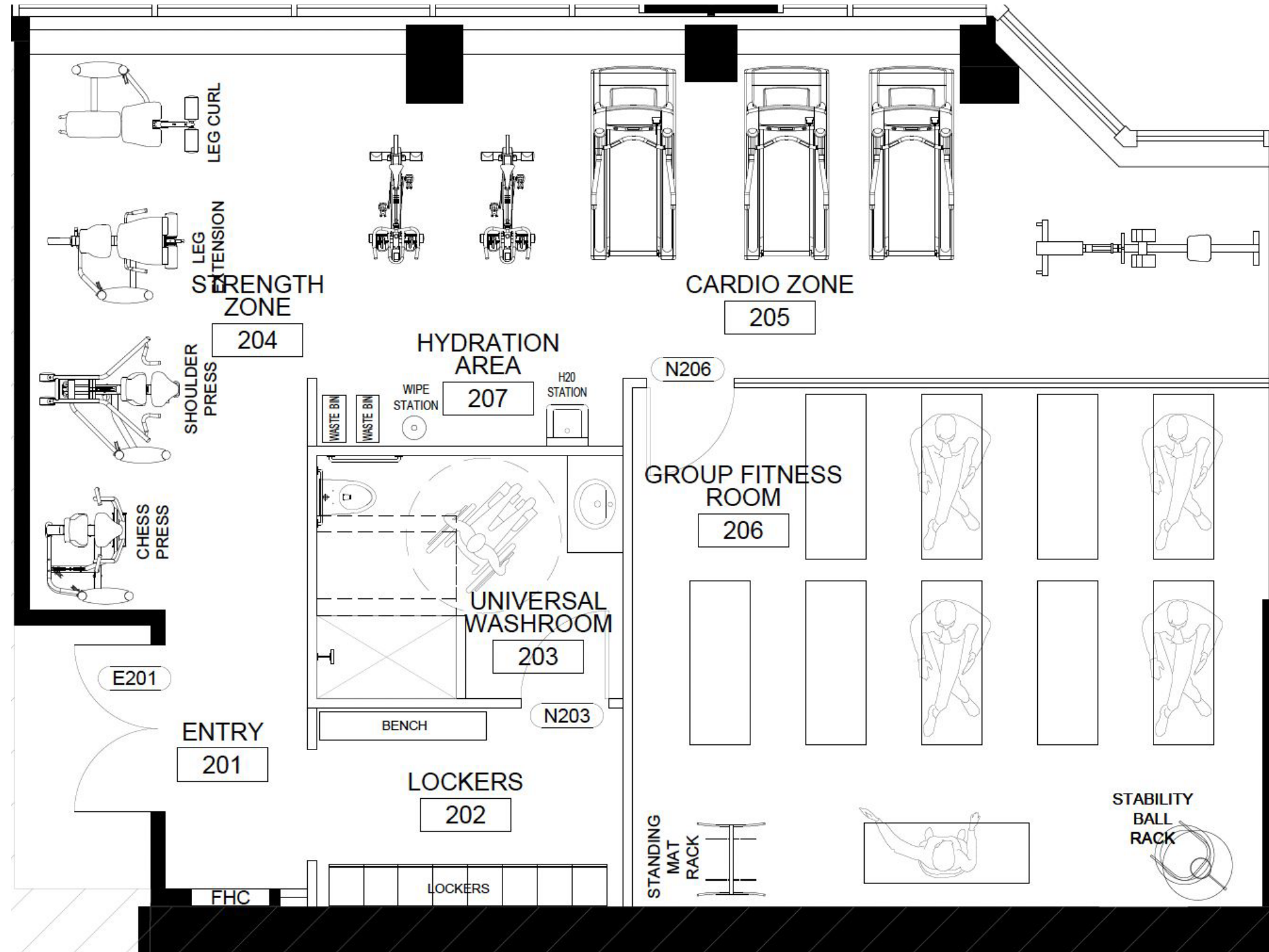


GROUP FITNESS ROOM

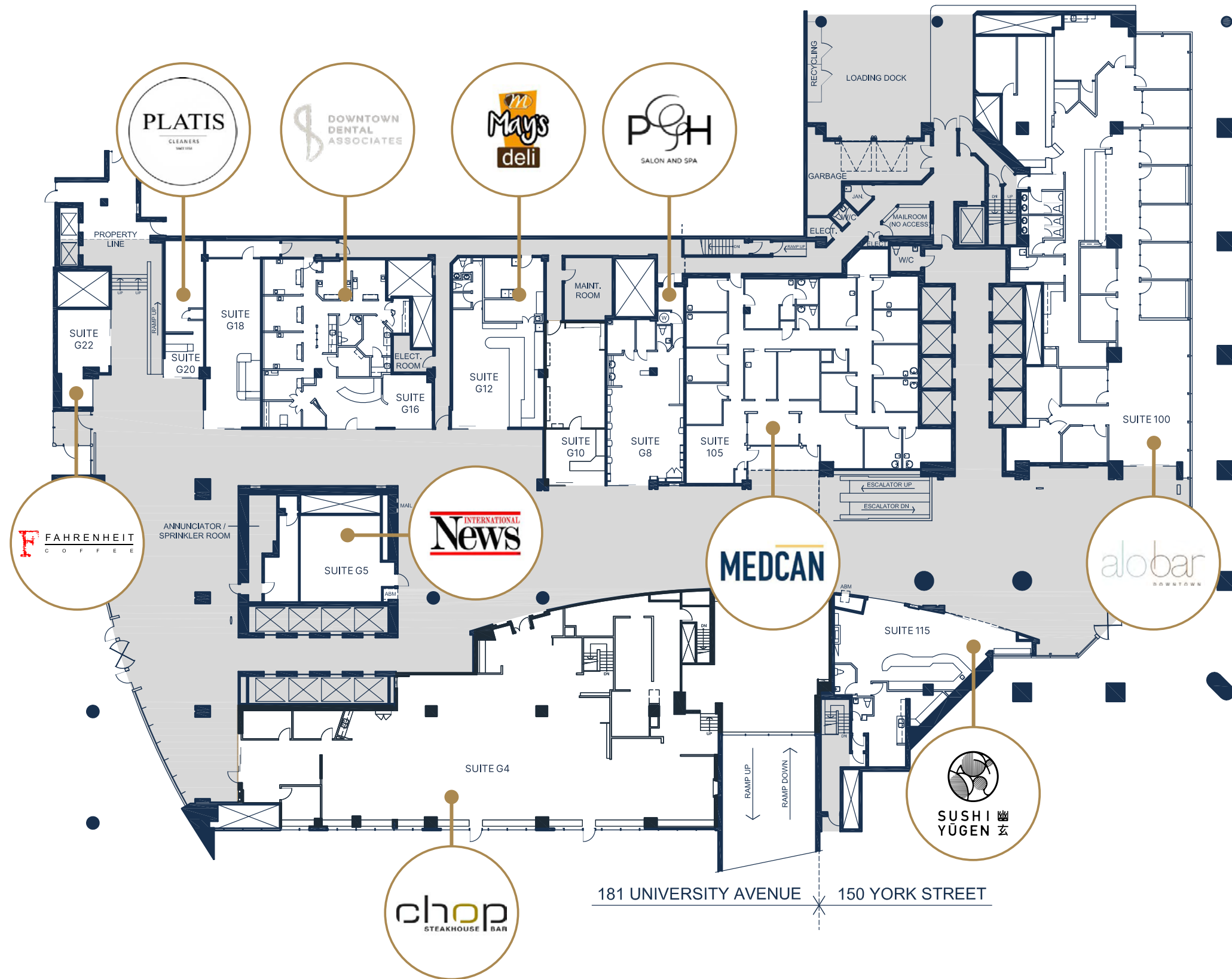


STRENGTH ZONE

Tenant Gym - Suite 220 Floor Plan



Ground Floor Retail - Floor Plan

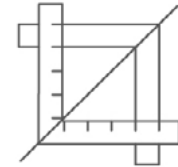


DREAM OFFICE-

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



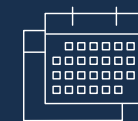
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



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

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

- 40 min.**
Pearson International via UP Express
- 15 min.**
Drive to Billy Bishop Airport
- 2 min.**
Walk to Queen Station or King Station
- 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

Byron Ahmet*
Executive Vice President
byron.ahmet@cbre.com
416 815 2354

Michael Spence**
Vice President
michael.spence@cbre.com
416 815 2379

Kirk Baylis**
Sales Associate
kirk.baylis@cbre.com
647 943 3660

CBRE Limited
Real Estate Brokerage
145 King St W
Toronto, ON. M5H 1J8



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*Broker **Sales Representative