



DREAM
COLLECTION
FINANCIAL DISTRICT

CBRE



LEASING OPPORTUNITY -

36 Toronto

Prime retail space in the
heart of downtown Toronto

ABOUT THE BUILDING—

The perfect location for your new business

Toronto Street is one of the city's most elegant streetscapes, home to several character 19th century architectural gems. Built in 1914, 36 Toronto Street is an exceptional opportunity to be nestled in the centre of the street's historic charm in good culinary company with Curatus new wine bar and Toronto institution Carisma as neighbours.

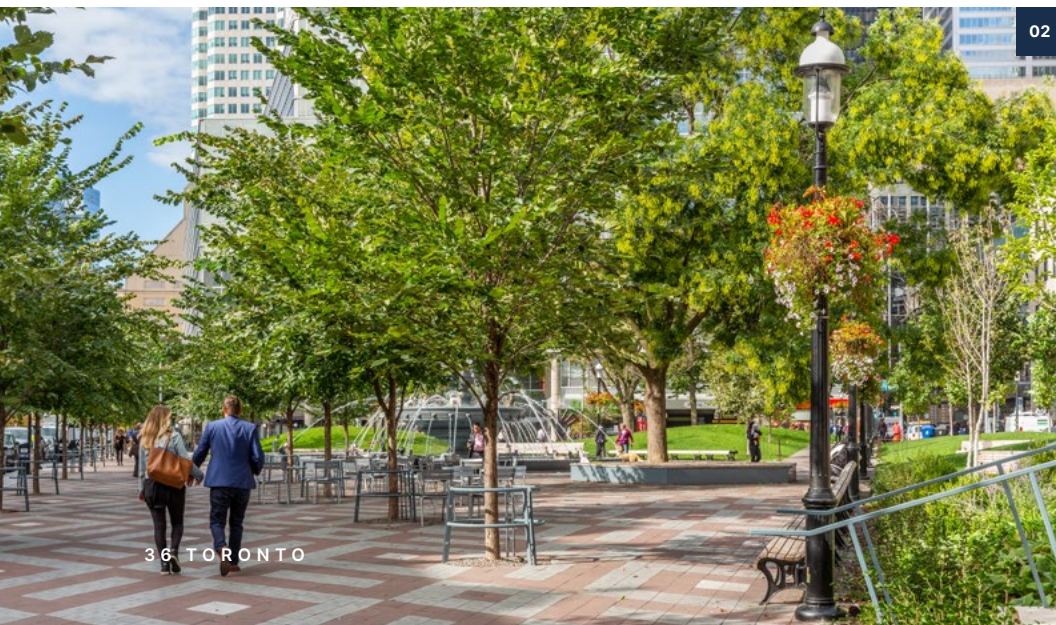
With its expansive frontage and commanding presence at the corner of Adelaide and Toronto Streets, this convenient location draws people who work in the downtown core and those who live within the neighbourhood attracting patrons both day and night.



LOCAL AMENITIES-

Ideally located

36 Toronto is steps to notable establishments, culture, commerce and green spaces.



1. Terroni / 2. Berczy Park / 3. Eaton Centre /
4. Flat Iron Building / 5. Poke Box



06



09



07



08



10

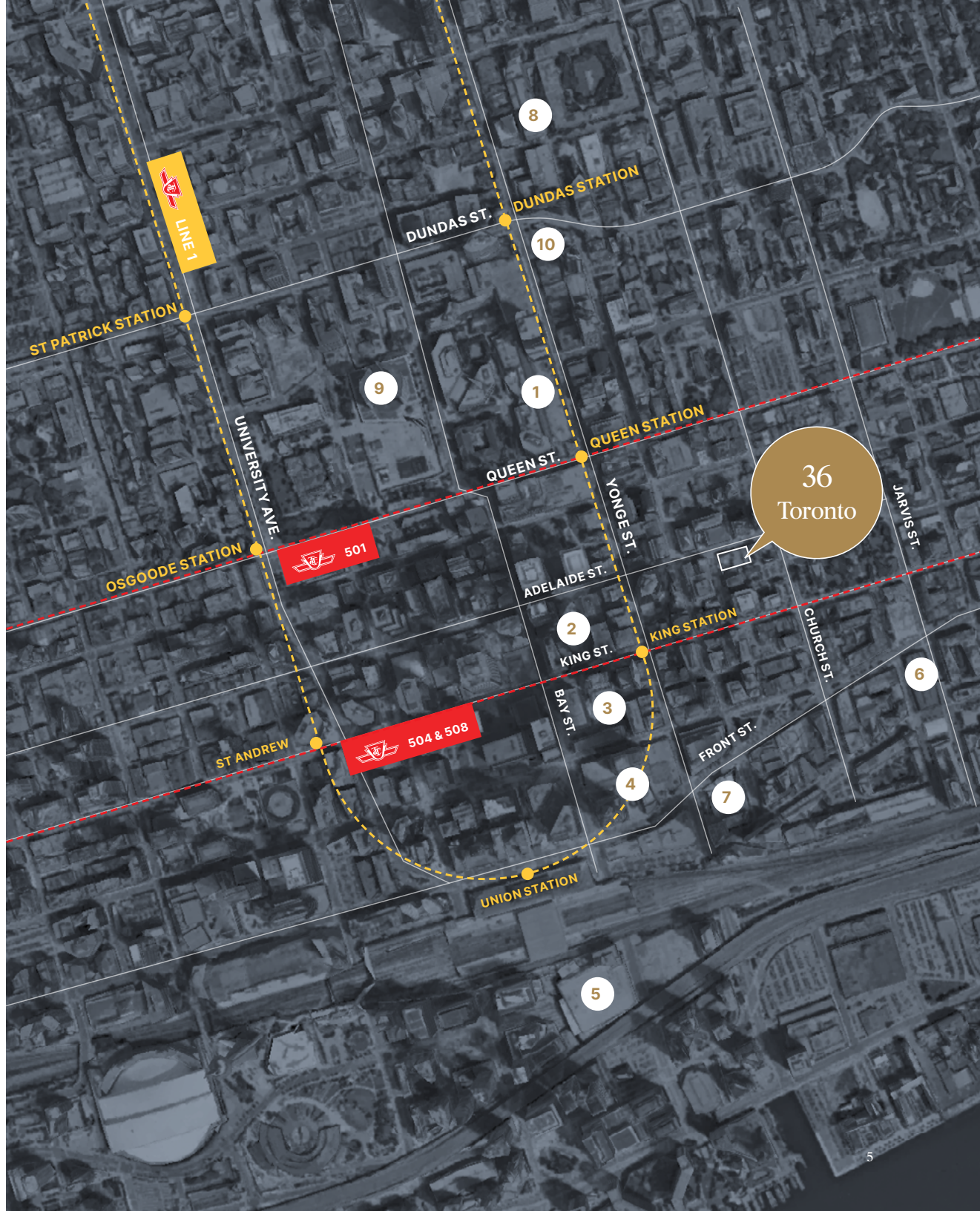
6. Bay/Adelaide Centre East Tower / 7. Scotia Plaza /
8. Sud Forno / 9. Sansotei Ramen / 10. St. James Park

THE AREA-

In the centre of culture and convenience

Nestled on a tree-lined street just steps from Toronto's thriving financial core, 36 Toronto Street offers an excellent retail location with easy access to all of the city's energy, excitement and lifestyle amenities. Centrally located only one block from Yonge Street, 36 Toronto is steps from Canada's financial core where thousands of people work, live and play. Easy access to TTC Subway and the PATH System making 36 Toronto a pedestrian friendly destination and the perfect location for your new restaurant location.

- | | | | |
|---|----------------------------|----|--------------------|
| 1 | CF Toronto
Eaton Centre | 6 | St Lawrence Market |
| 2 | Scotia Plaza | 7 | Meridian Hall |
| 3 | Commerce Court | 8 | Union Station |
| 4 | Brookfield Place | 9 | Ryerson University |
| 5 | Scotiabank Arena | 10 | Dundas Square |



THE SPACE—

An opportunity to curate the perfect experience

The open-concept retail space comes to life through its expansive double height windows that usher in the light and create a picturesque window to the historic bustling streetscape beyond. Soaring ceiling heights offer a dramatic sense of arrival and is the perfect backdrop for your new business.





Suite 200

Unique multi-level retail or office opportunity with prominent exposure at the corner of historic Toronto Street and Adelaide Street East.

Operating costs: \$17.21 /sf

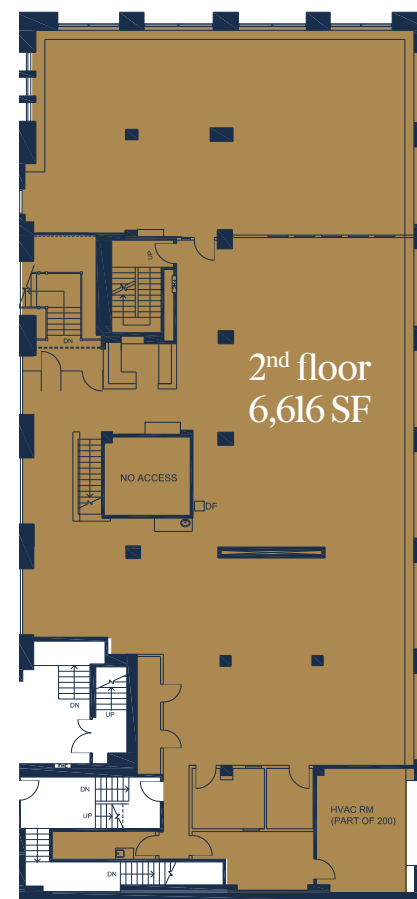
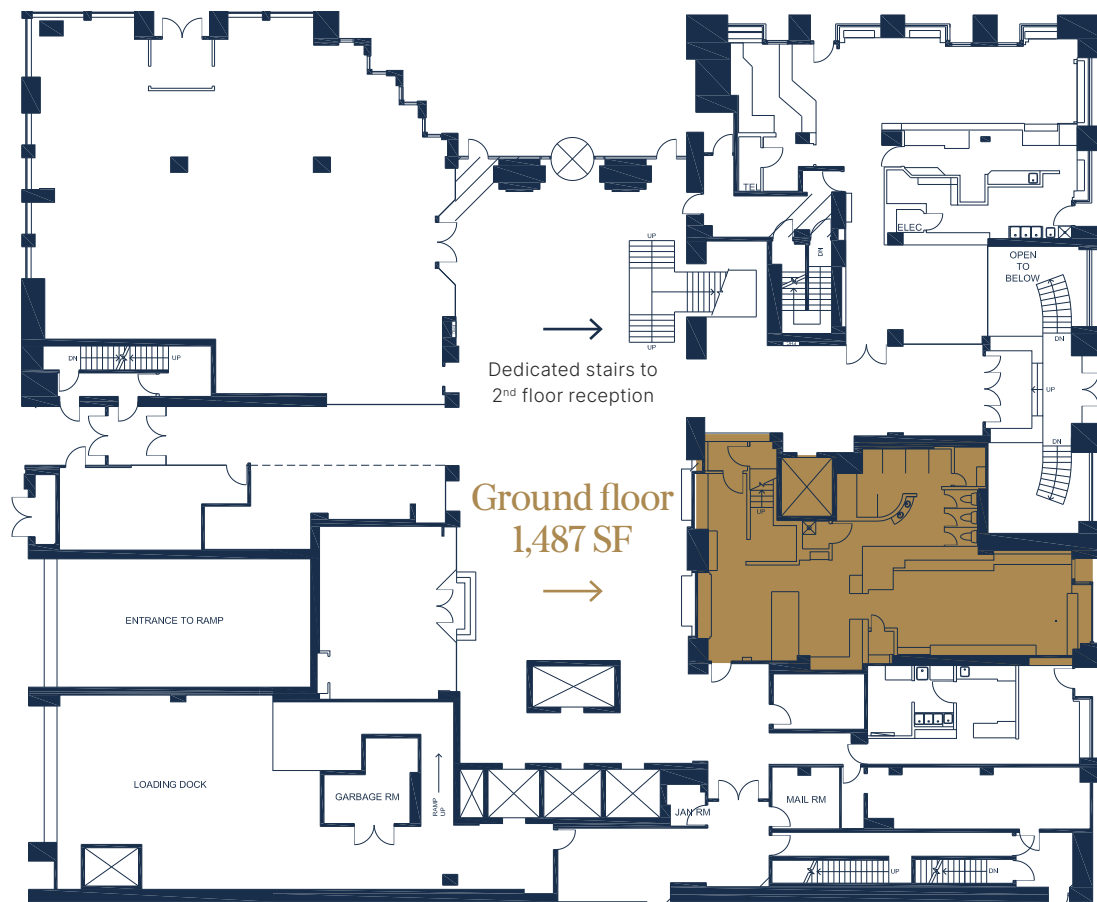
Realty tax: \$8.68 /sf

Total additional rent: \$25.89 /sf

Negotiable rate (PSF/YR)

Available: Immediate

Adelaide St.



Toronto St.





A bold new concept for life at work

Taking inspiration from Toronto's rich history and influence from its' incredibly promising future, the Dream Collection is a historic portfolio of commercial and office space unlike anything seen before. The past is present and the future is here.

We are committed to a better tenant experience. Combining cutting-edge technology with an innovative customer service experience, we provide instant, customized support around the clock, ensuring our tenants remain at the top of their game and at the forefront of their industries.

A revolutionary experience

Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

Live property updates

Our Tenant Experience d+ app connects teams with the community around them, brings together everything from building notifications, events, exclusive discounts and special neighbourhood program.

Seamless online payments

Making constant bank runs and cheque handling a thing of the past, our custom dreamConnect payment solution enables tenants to make instant online payments and bank transfers quickly and securely.

ABOUT US -



Dream is an award winning Canadian real estate company with approximately \$10 Billion in assets under management in North America and Europe.

~\$35 Billion

of real estate and renewable power transactions completed

11.9 Million SF

of commercial/retail GLA across the Dream Group portfolio

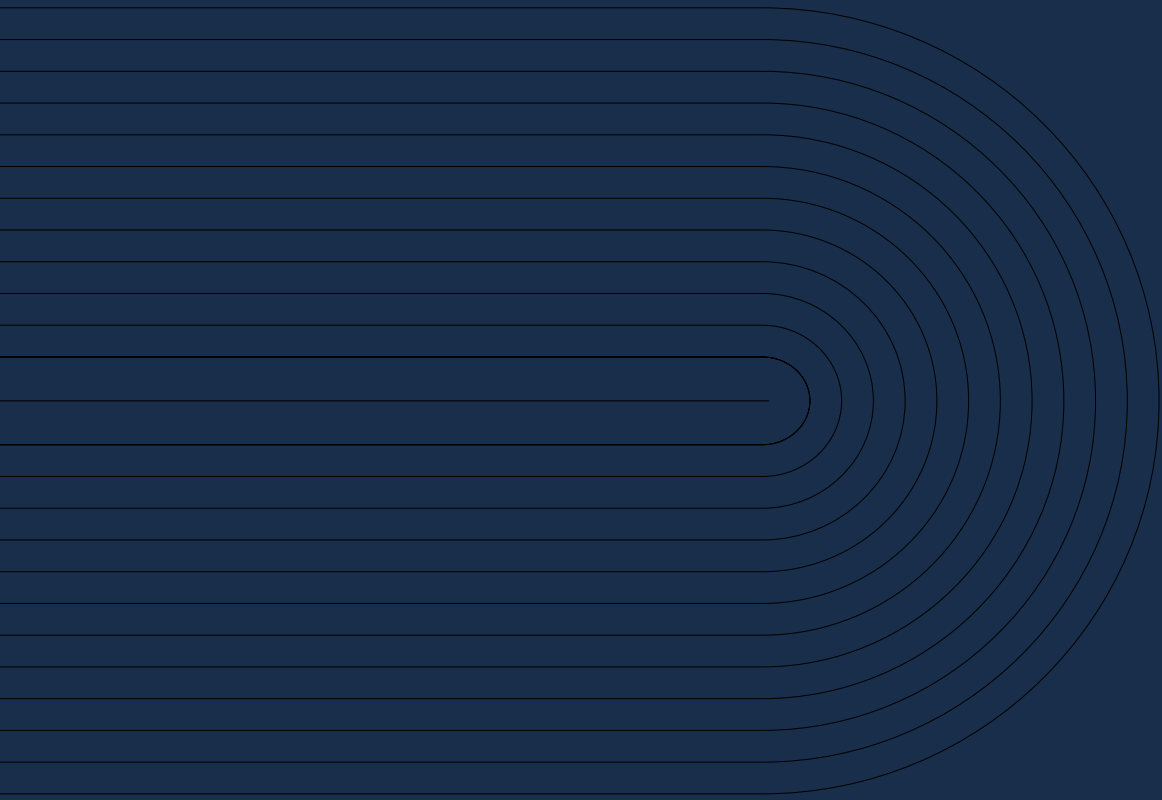
\$10 Billion

in assets under management as at February 2021

12,800

condominium and purpose-built rental units across the Dream Group portfolio





Brad Keast

VP, Innovation & Development
Dream Unlimited

647.828.7271 | BKeast@dream.ca

Corrine Dorazio

Vice President, Leasing
Dream Unlimited

416.365.4196 | CDorazio@dream.ca



Alex Edmison*

Senior Vice President
CBRE Limited, Urban Retail Team

647.287.8316 | alex.edmison@cbre.com

Arlin Markowitz*

Executive Vice President
CBRE Limited, Urban Retail Team

416.815.2374 | arlin.markowitz@cbre.com

dream.ca/office

Renderings are artist's concept E. & O.E.

*Sales Representative