



DREAM
COLLECTION



PREMIUM OFFICE LEASING OPPORTUNITIES

425 Bloor Street East

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

3rd Floor
Suite 301: 2,384 SF
Suite 300: 3,445 SF

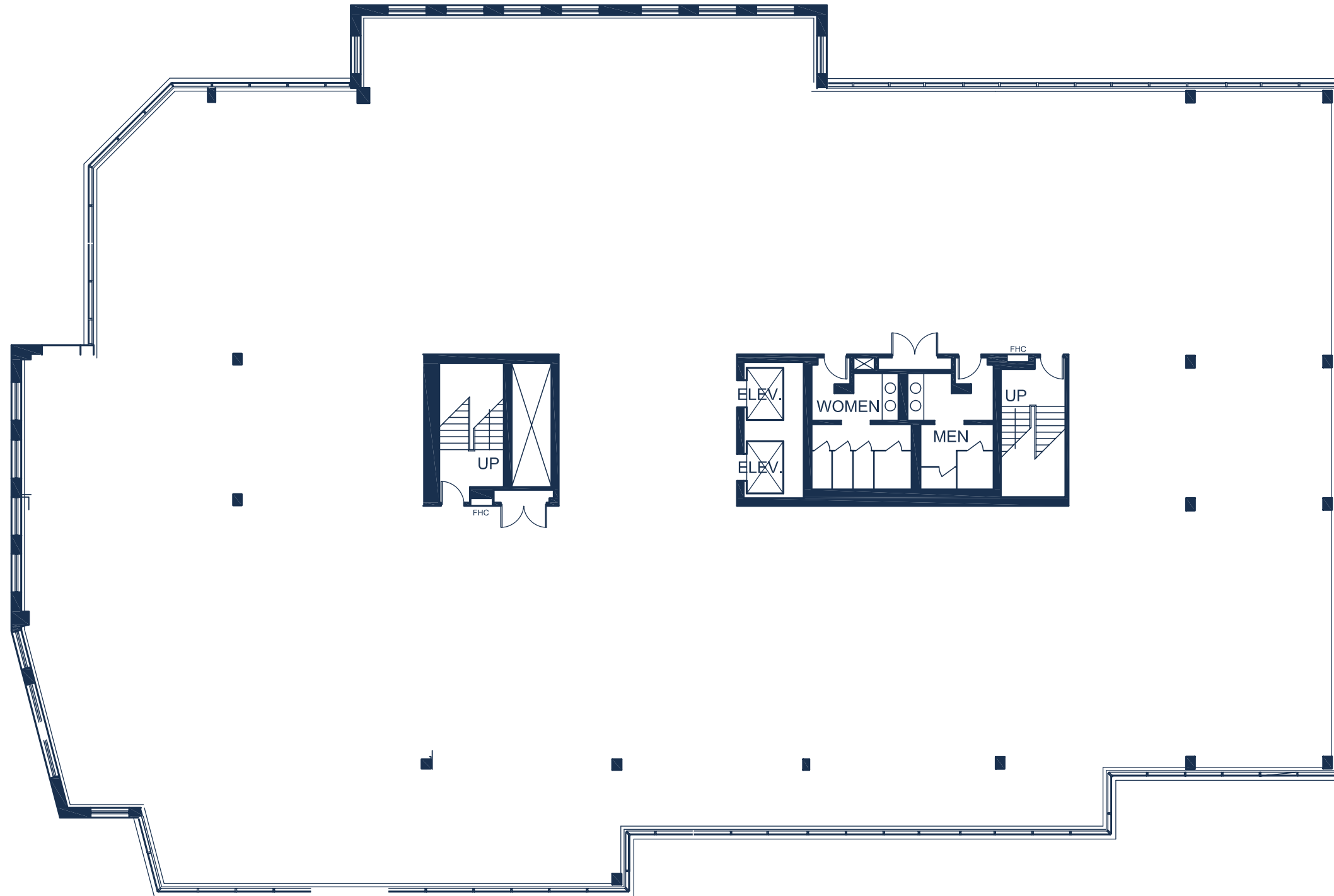
Ground Floor | Contiguous to 5,601 SF
Suite 101: 3,656 SF
Suite 100: 1,945 SF



THE BUILDING -

Standard Floorplate

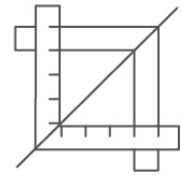
~17,000 SF | 8'5" Ceiling Height | Full floor suite in base building condition.



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



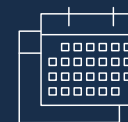
Short-Form Lease



Straight to Lease



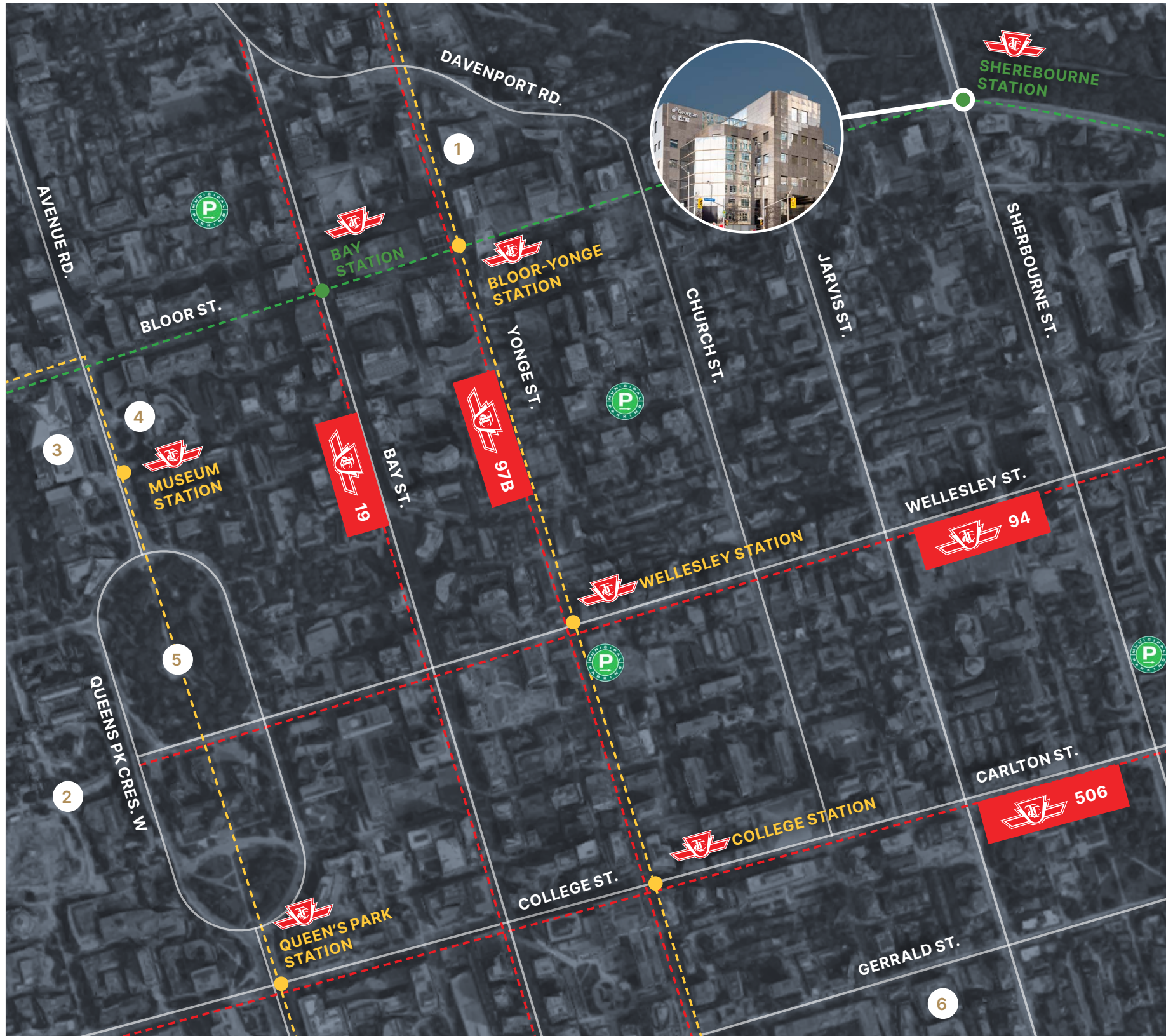
Seven Page Document



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**

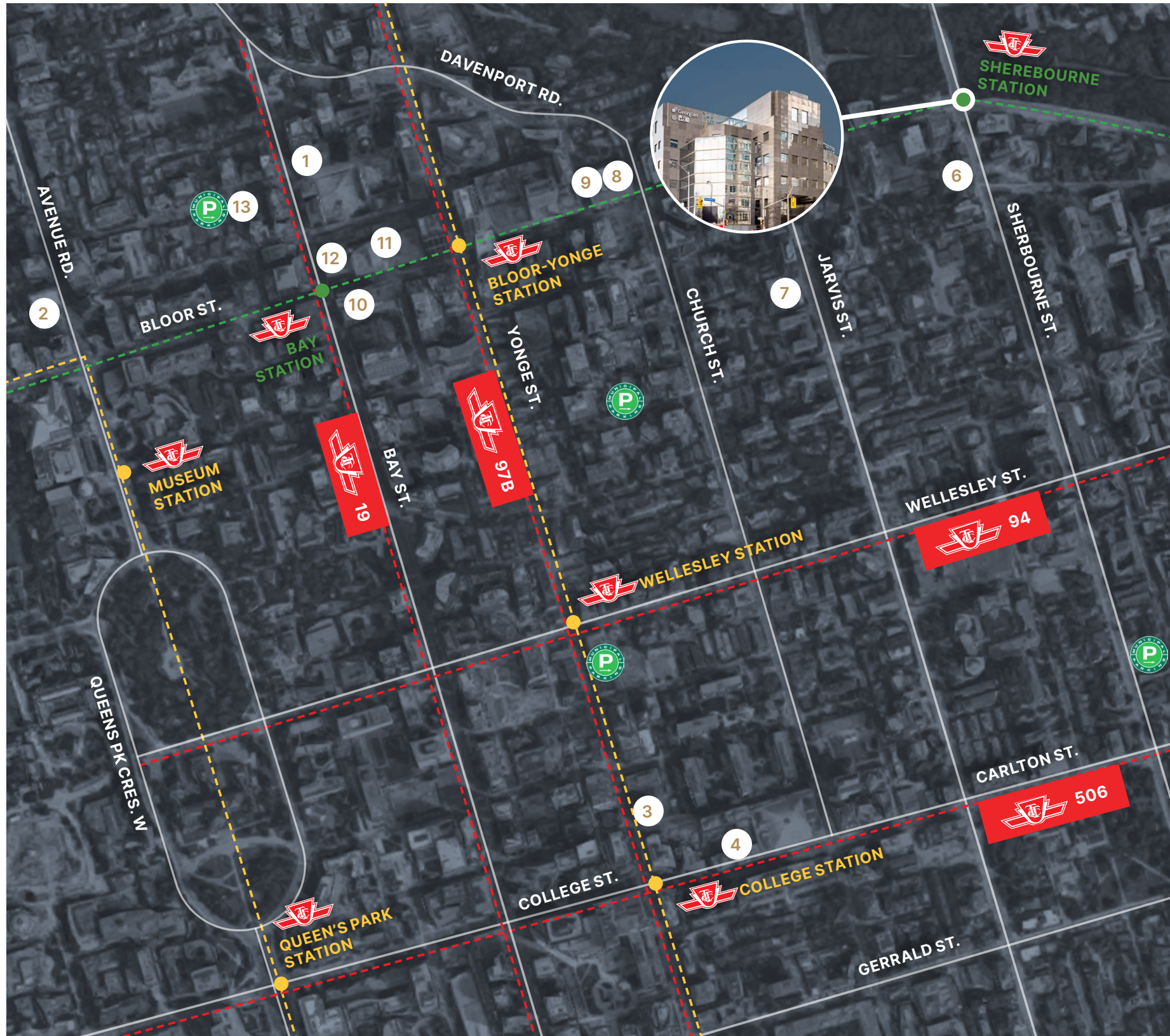
- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route
- Green P Parking

48 min.
 Pearson International
 via UP Express

35 min.
 Drive to Billy Bishop Airport

Onsite
 Sherbourne Station

A Hub of Convenience & Culture



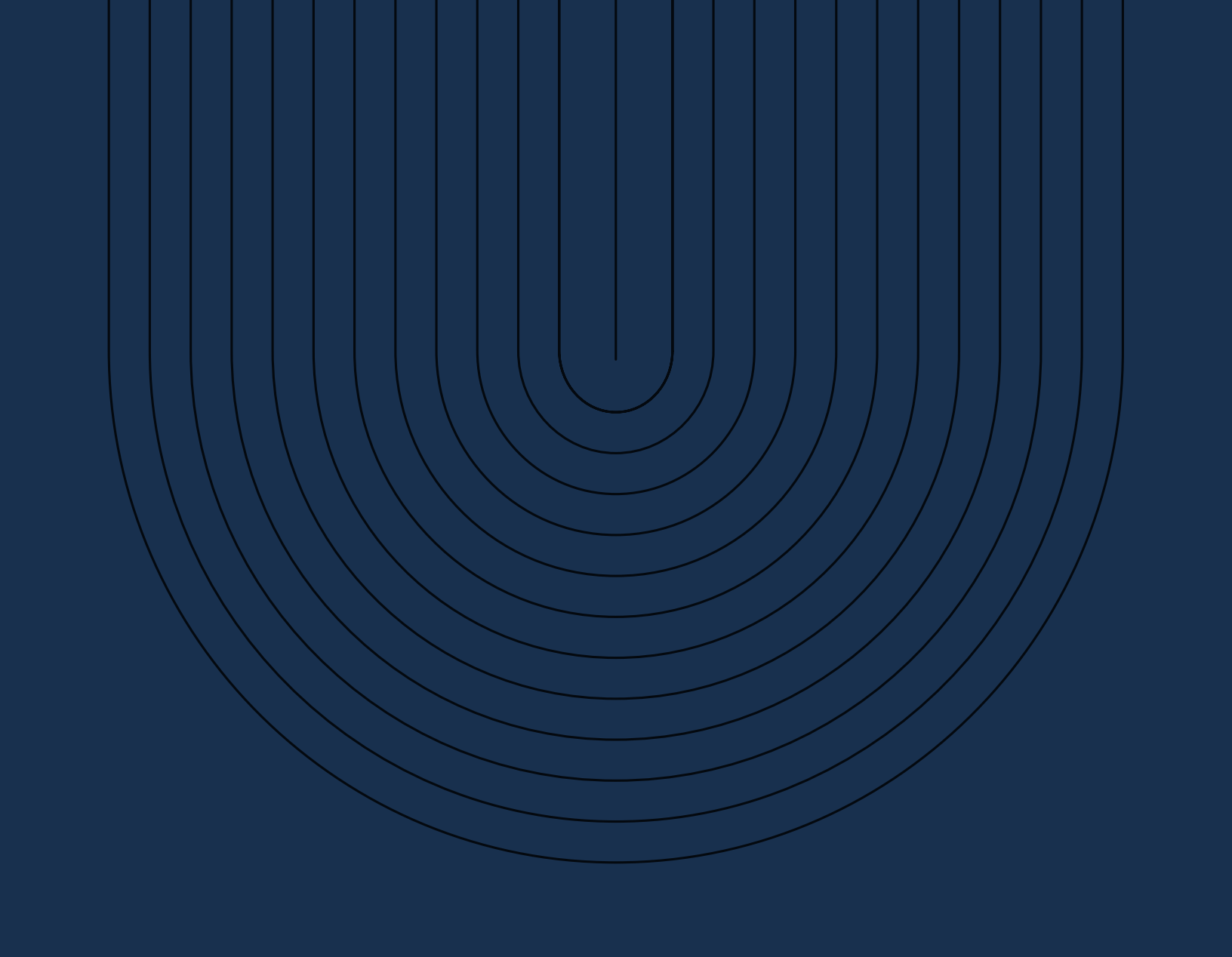
Hotels

- 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



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