



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	\$19.48 (PSF/YR)
Realty Tax	\$9.75 (PSF/YR)
Total Additional Rent	\$29.23 (PSF/YR)

Certifications



BOMA Best Certified Gold



WELL Health and Safety Rated 2024

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
- Pumpnickel'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

8th Floor

Suite 801: 13,147 SF
Available Jan 1, 2026

6th Floor

Suite 600: 26,108 SF
Available Jan 1, 2026

4th Floor

Suite 400: 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

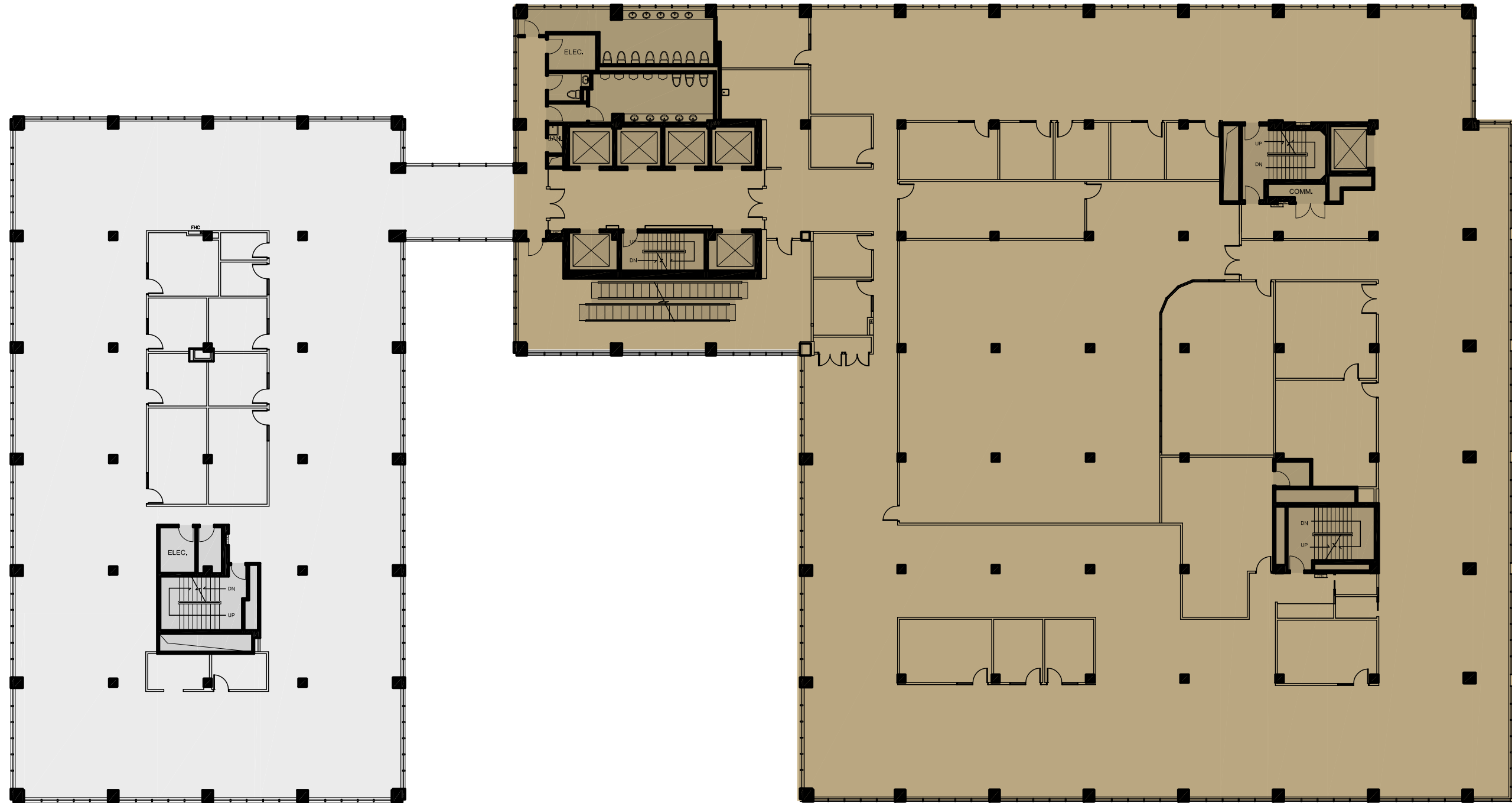
Suite 1600: 13,921 SF
Available Nov 1, 2027

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



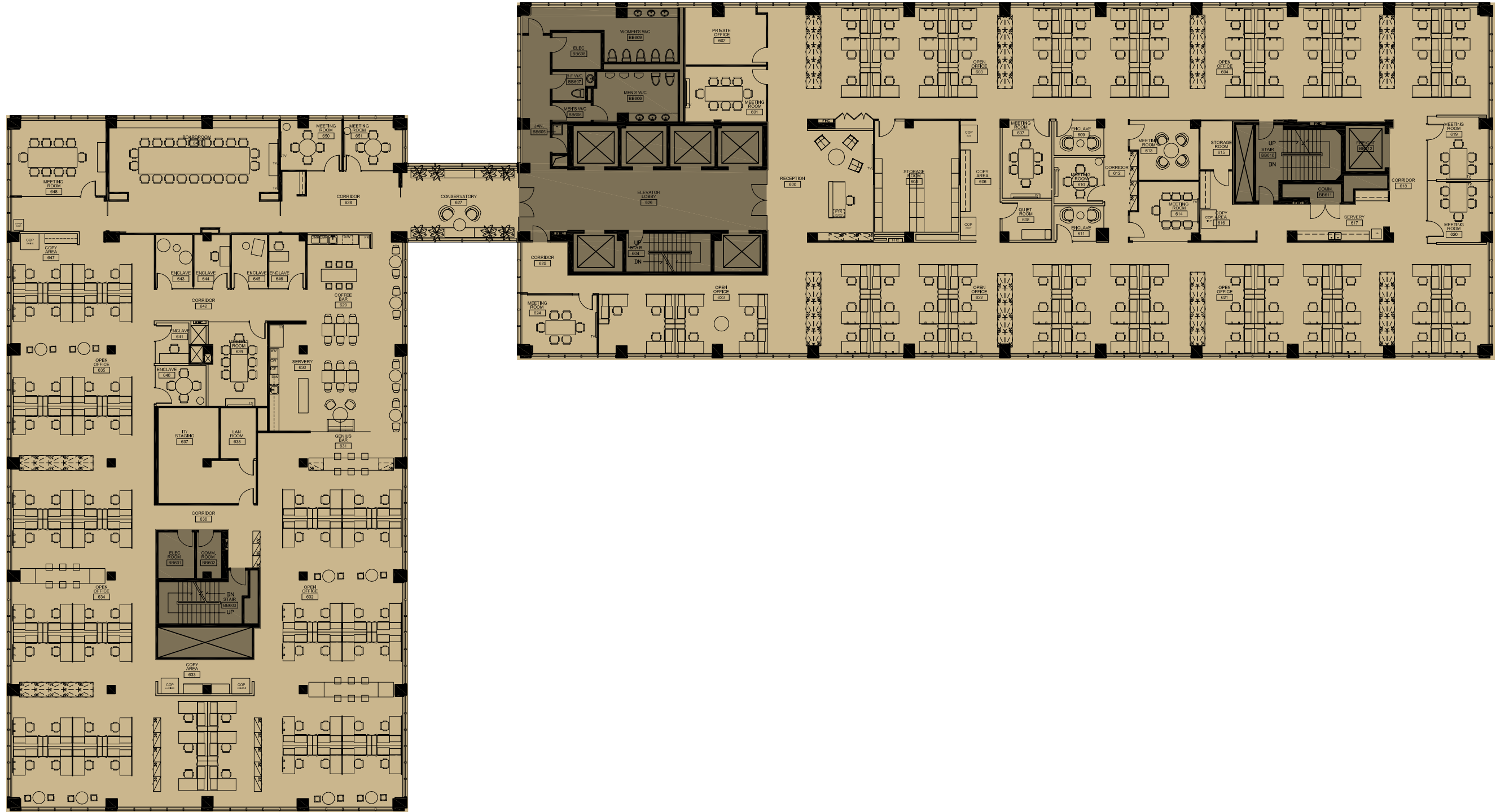
Suite 400 – 27,258 SF

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



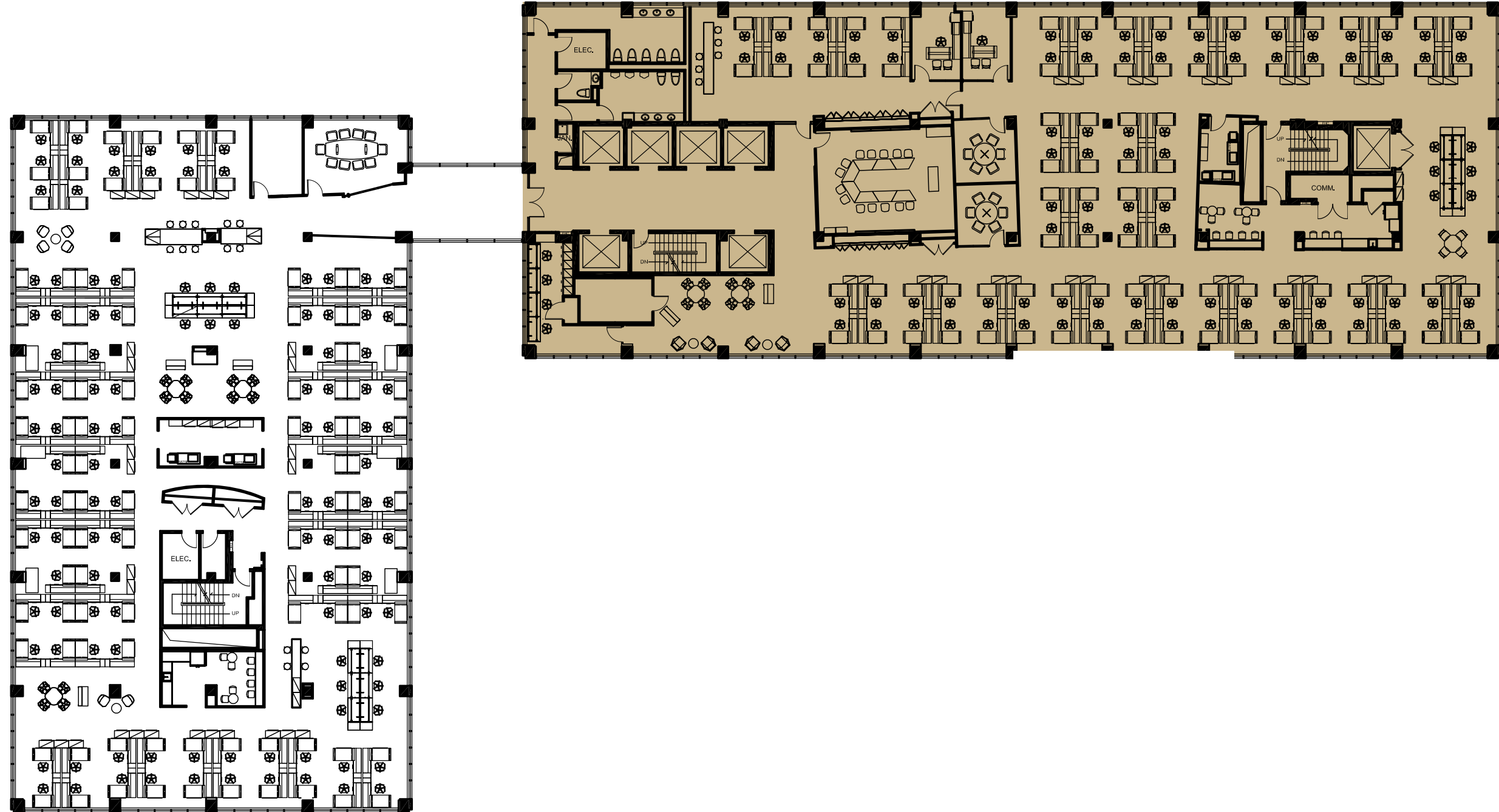
Suite 600 – 26,108 SF

Full floor opportunity built out with offices, meeting rooms, kitchen and open area for workstations.



Suite 801 – 13,147 SF

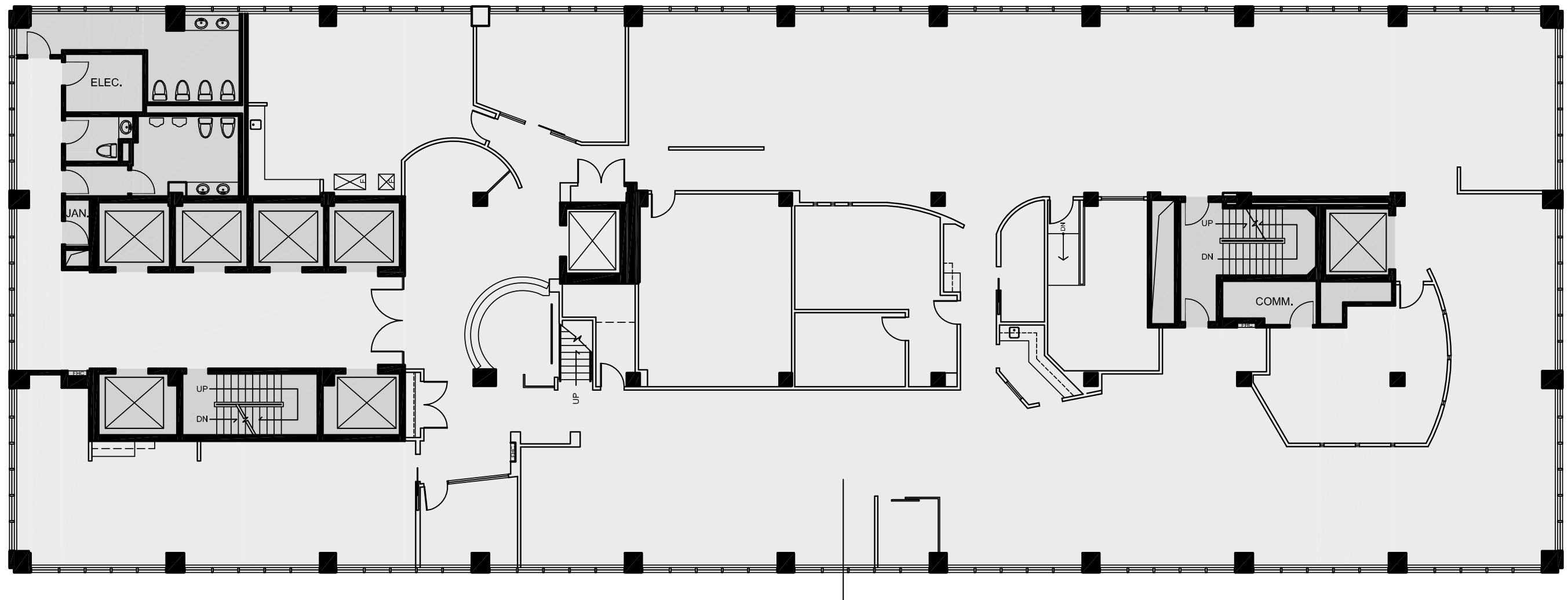
Suite built out with meeting rooms, offices, kitchenette, reception and open area for workstations. Elevator lobby exposure.



FLOOR PLAN-

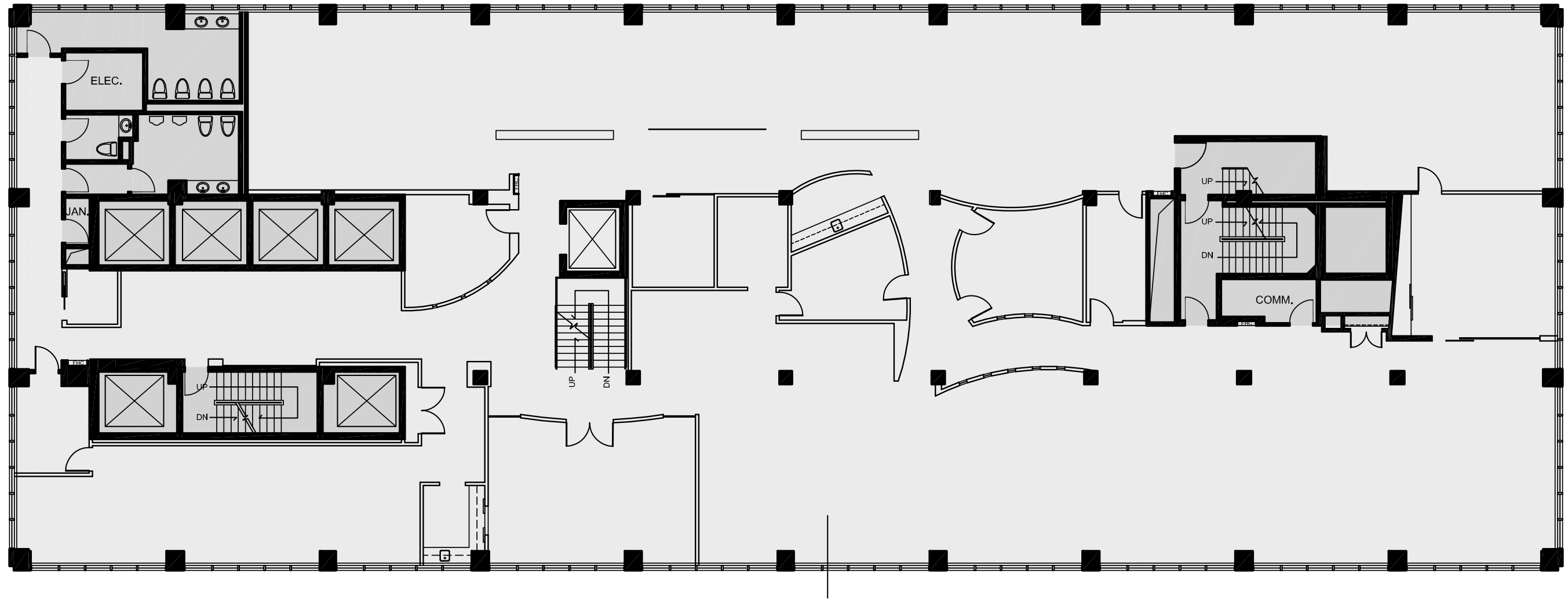
Suite 1600 – 13,921 SF

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



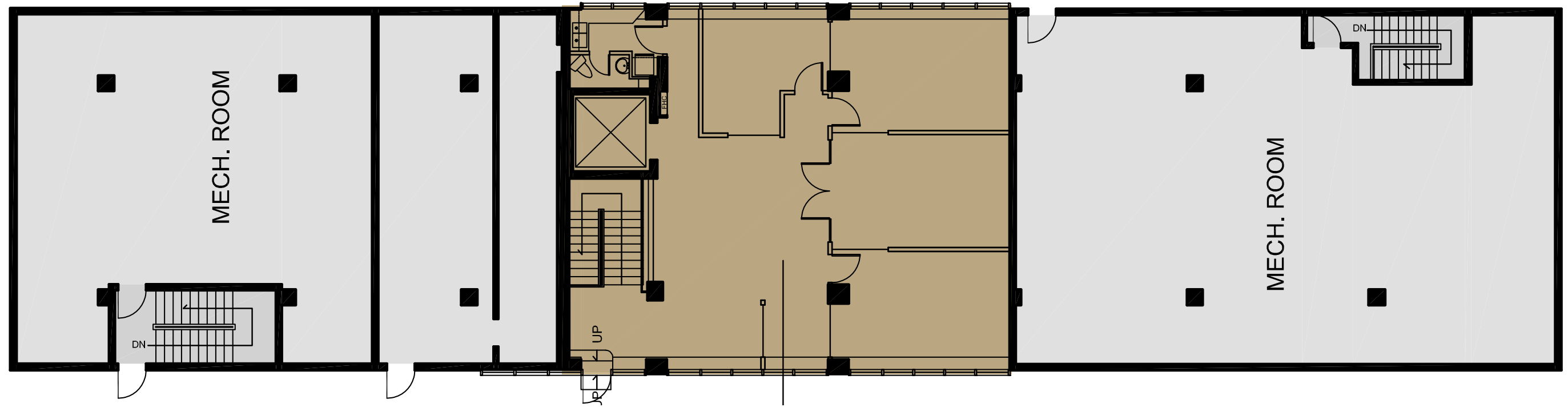
Suite 1700 – 13,753 SF

Contiguous with the 16th and 18th 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 16th and 17th 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 via UP Express
- 20 min.**
 Drive to Billy Bishop Airport
- 3 min.**
 Walk to Queen Station or King Station
- 10 min.**
 Union Station via UP 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

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



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.

*Broker **Sales Representative