



DREAM
COLLECTION
FINANCIAL DISTRICT



MODEL SUITE OPPORTUNITIES

74 Victoria Street

\$3.50 PSF PER ANNUM BONUS FEE*

**\$3.50 PSF per annum up to 5 years.*

Leasing Opportunities

Building Specifications

Size	292,905 SF
Year Built	1960
Number Of Floors	10
Ceiling Height	Slab to Slab: 12'0" Clear Height: 9'0"
Operating Costs	\$12.54 (PSF/YR)
Realty Tax	\$8.61 (PSF/YR)
Total Additional Rent	\$21.15 (PSF/YR)
Condition of Premises	Base building condition below ceiling
Measurement Standard	BOMA 2017

Certifications



BOMA Best
Certified Silver



WELL Health and Safety
Rated 2024

Building Features

- Typical Power: 4.4 W/SF
- HVAC Dist System: 2 new Trane CentraVac 400 ton chillers, hydronic heated with perimeter radiators, 3 gas fired boilers
- Floor Load Capacity: 50 PSF live load, 30 PSF dead load
- Typical Column Spacing: 20'-4"-20'-7" (West/East) and 23'-8" (North/South)
- Building Power Specifications: 2000A, 347/600V, 3P, 4W. Upwards of 2000 KVA of spare electrical capacity
- Floor Power Specifications: Three 100A, 120/208V, 3P, 4W tenant distribution panel and One 125A, 120/208V, 3P, 4W lighting panel
- 380 occupants per floor, approximately 64 SF per person
- Telephone, fibre optic and maintenance rooms on each floor
- Shipping & Receiving

- Emergency Generator
- Fire Detection System
- Manned Security System
- Sprinkler System
- Surface Transit Route

On-site Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

Nearby Amenities

- PATH System
- OEB Breakfast Co.
- Bar Goa
- Pumpernickel's
- Sansotei Ramen
- Timothy's Coffee
- Sud Forno
- CF Toronto Eaton Centre
- Banking and Fitness Centre



10th Floor
26,978 SF
Available Immediately

9th Floor
27,056 SF
Available Immediately

8th Floor
27,080 SF
Available Immediately

7th Floor
27,099 SF
Available Immediately

6th Floor
27,095 SF
Available Immediately

5th Floor
27,102 SF
Available Immediately

4th Floor
27,102 SF |
Available Nov 1, 2027

3th Floor
27,366 SF |
Available Nov 1, 2027

2nd Floor
28,796 SF |
Available Nov 1, 2027

Ground Floor
Suite 115
2,818 SF
Available Immediately



YOUR VISION INTO REALITY —

Dream *bigger.*

74 Victoria Street offers fully customizable, turn-key spaces ready for you to leave your mark.

This prestigious building offers unparalleled convenience with on-site access to a flagship GoodLife Fitness Centre, ensuring a healthy work-life balance. Just minutes away, you'll find the renowned CF Toronto Eaton Centre, a variety of retail shops, and easy access to the PATH system, making it the ideal location for your business. Experience the perfect blend of productivity and lifestyle with exceptional on-site amenities and beautifully re-imagined lobby.

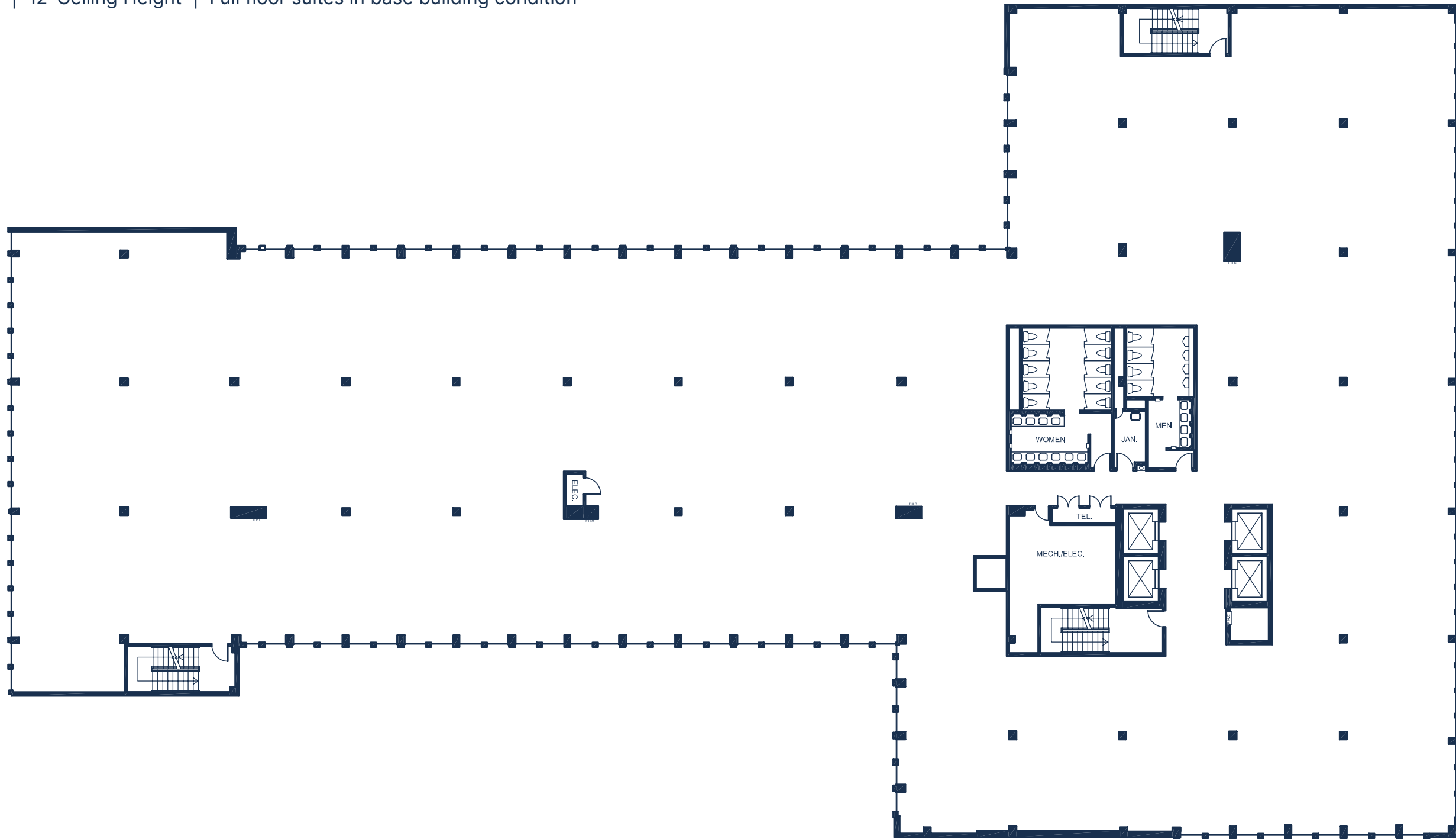
Big or Small, your space, your choice — 74 Victoria Street turns your vision into reality.

THE BUILDING -

Standard Floorplate

~27,500 SF | 12' Ceiling Height | Full floor suites in base building condition

74 VICTORIA ST
7



Possible Test Fit

~27,500 SF | 146 Seatings | 103 Open Spaces | 41 Offices | 9 Conf. Rooms | 174.66 Density SF/person



[View virtual tour](#) ↗



Ground Floor Plan

Suite 115 - 2,818 SF



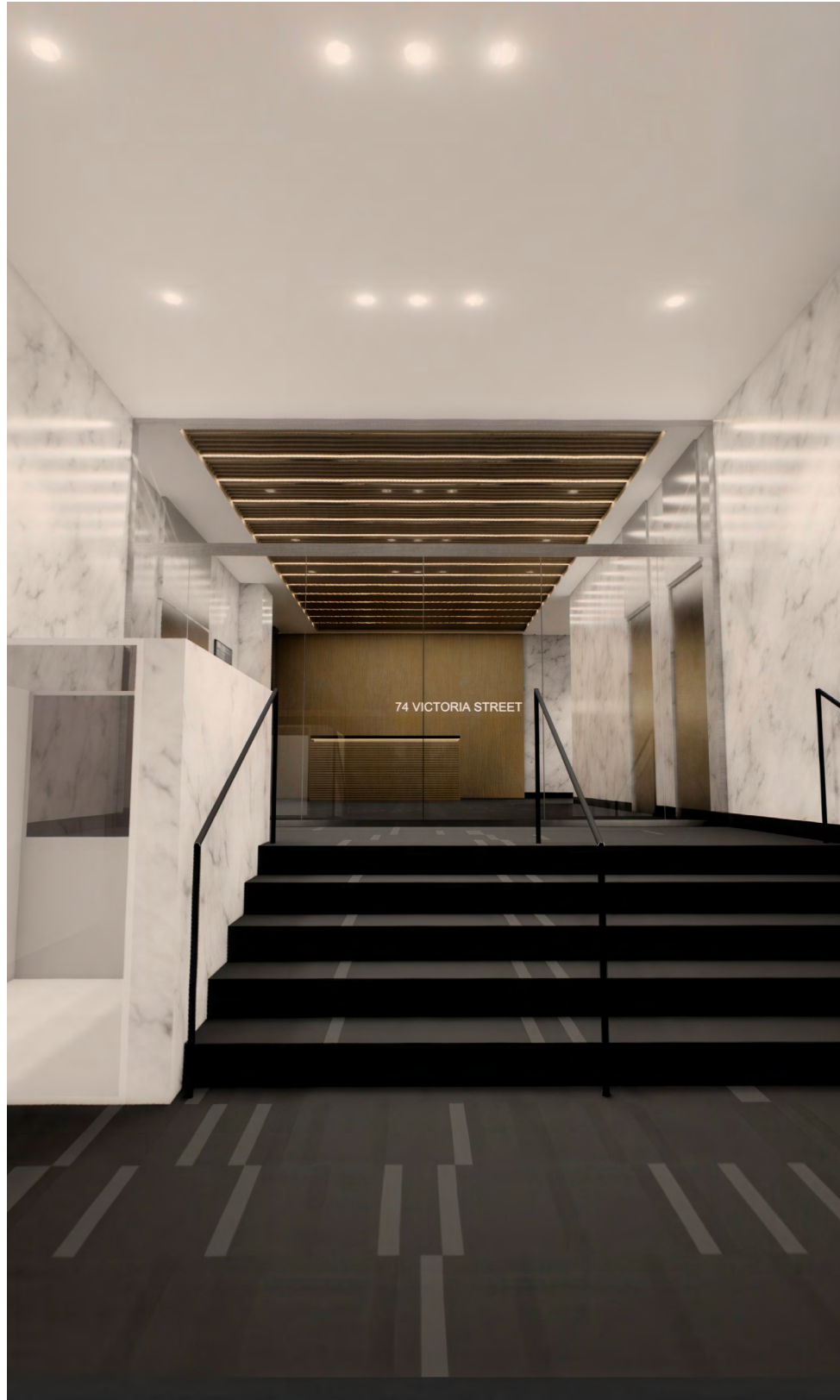
**SECURED OFFICE TENANT
DEDICATED LOBBY
AND ENTRANCE**

AVAILABLE



LOBBY UPGRADES UNDERWAY FOR Q4 2025-

An Inspiring Welcome



DREAM OFFICE-

Spaces with endless possibilities



SIGNAGE OPPORTUNITY -

Be Seen & Make Your Mark



Best in Class Accessibility

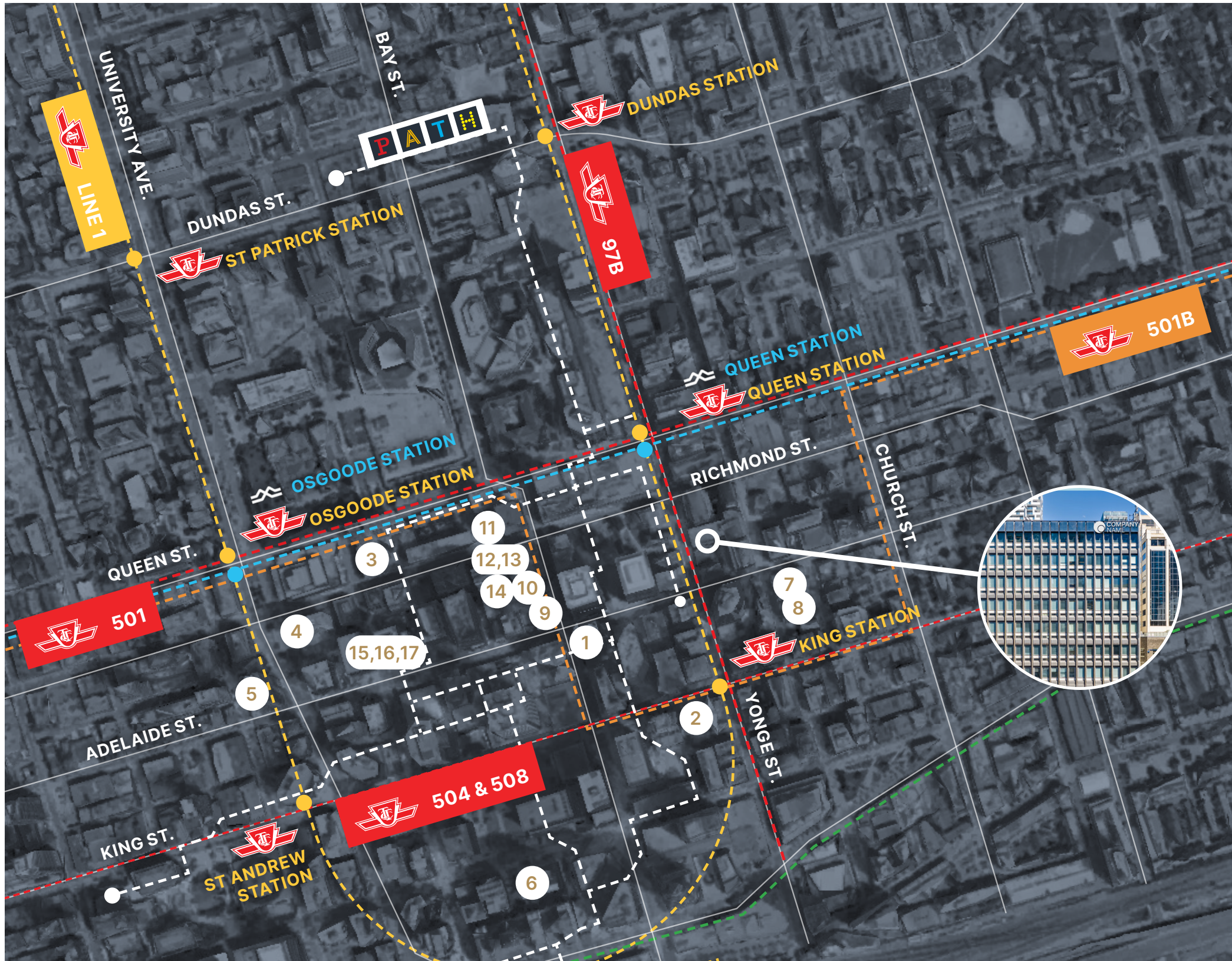


- 1 Closest PATH entrance (Dynamic Funds Tower): **120m** **PATH**
- 2 CF Toronto Eaton Centre: **350m**
- 3 Nathan Philips Square: **600m**
- 4 Scotiabank Arena: **1000m**

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

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

A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 250m
- 2 One King West Hotel & Residence: 250m
- 3 Sheraton Centre Toronto: 600m
- 4 Hilton Toronto: 650m
- 5 Shangri-La Toronto: 750m
- 6 Fairmont Royal York: 850m

Food & Beverage

- 7 Bar Goa: 180m
- 8 OEB Breakfast Co.: 200m
- 9 Estiatorio Milos: 400m
- 10 CKTL & Co.: 400m
- 11 Florin' on Richmond: 450m
- 12 Daphne: 450m
- 13 Wine Academy: 450m
- 14 John & Sons Oyster House: 500m
- 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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