



DREAM
COLLECTION
FINANCIAL DISTRICT

655 Bay Street



THE BUILDING

655 Bay St.

655 Bay Street is an eighteen-storey, Class A multi-tenant office building located just north of the financial district on the corner of Bay and Elm Streets in downtown Toronto. The building was constructed in 1990 and is situated on top of a three-storey underground parking deck with 177 parking stalls.

Building Specifications

Size	308,431 SF
Year Built	1990
Number Of Floors	18
Operating Costs	\$16.12 (PSF/YR)
Realty Tax	\$7.44 (PSF/YR)
Total Additional Rent	\$23.56 (PSF/YR)

[Learn more about the building](#) ↗



Buidling Features

- Public Transit Surface Route
- 8'7" Ceiling Height (slab to slab)
- Satellite Dish Capability
- Fibre Optic Capability
- Emergency Generator
- Central HVAC Distribution System
- Fire Detection System
- Sprinkler System
- Manned Security

Sustainability & Certifications

- BOMA Certified Silver
- LEED Certified Gold
- WELL Health and Safety Rated 2021



Onsite Amenities

- Duke of Somerset
- Sushi Queen
- Pumpernickel's
- Jackson's Burger
- Fitness Centre
- Conference Room for Tenant Use

Nearby Amenities

- CF Toronto Eaton Centre

THE BUILDING

Leasing Opportunities

Ground Floor Retail Space

Located in the building lobby, available for lease

Suite 14 | 1,148 SF

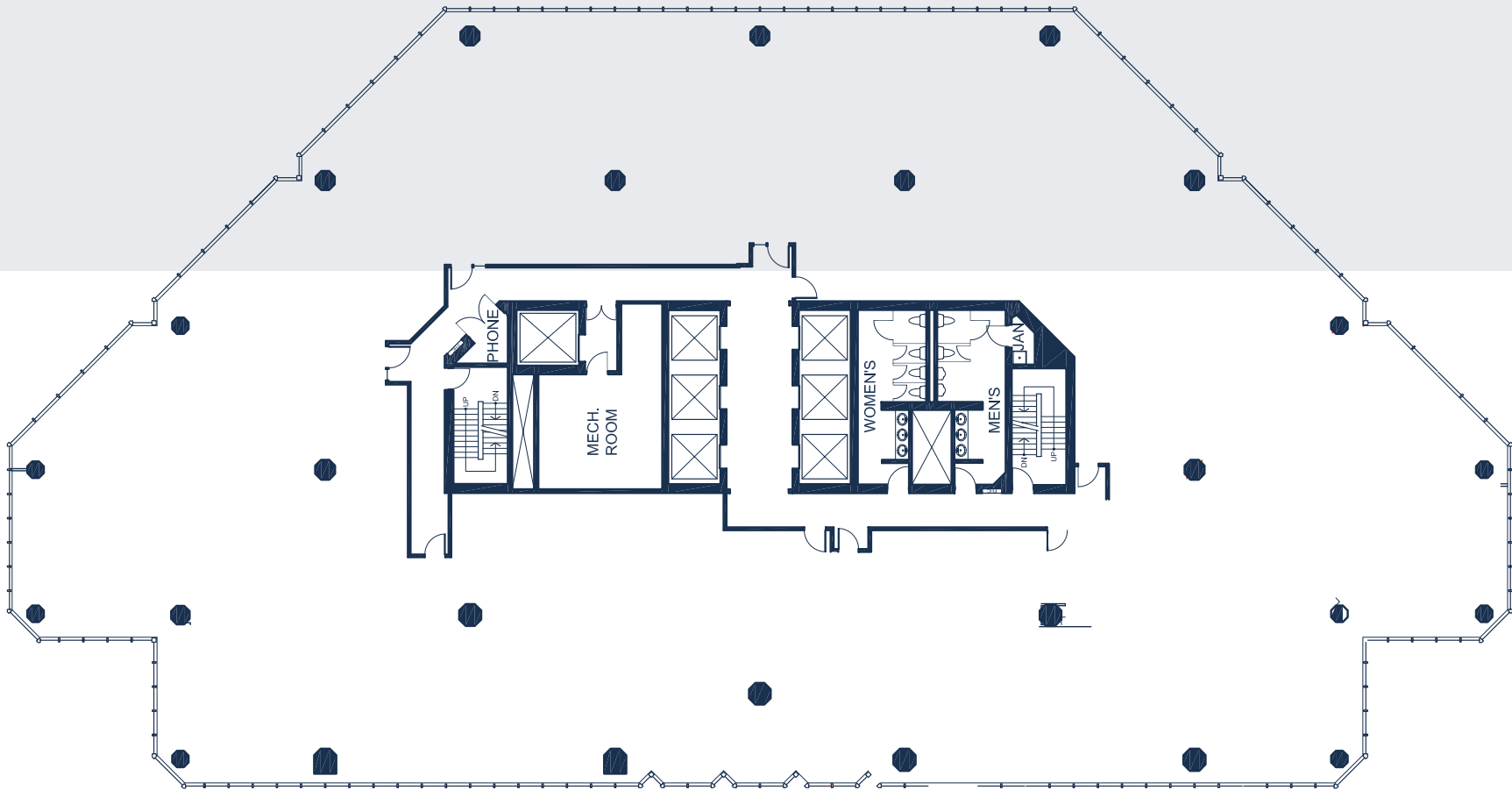
[View more opportunities](#) ↗



Standard Floorplate

Full floor suite in base building condition.

Size	Ceiling Height (slab to slab)
~21,000 SF	8'7"

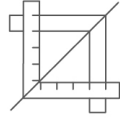


DREAM OFFICE

Stress-Free Turnkey



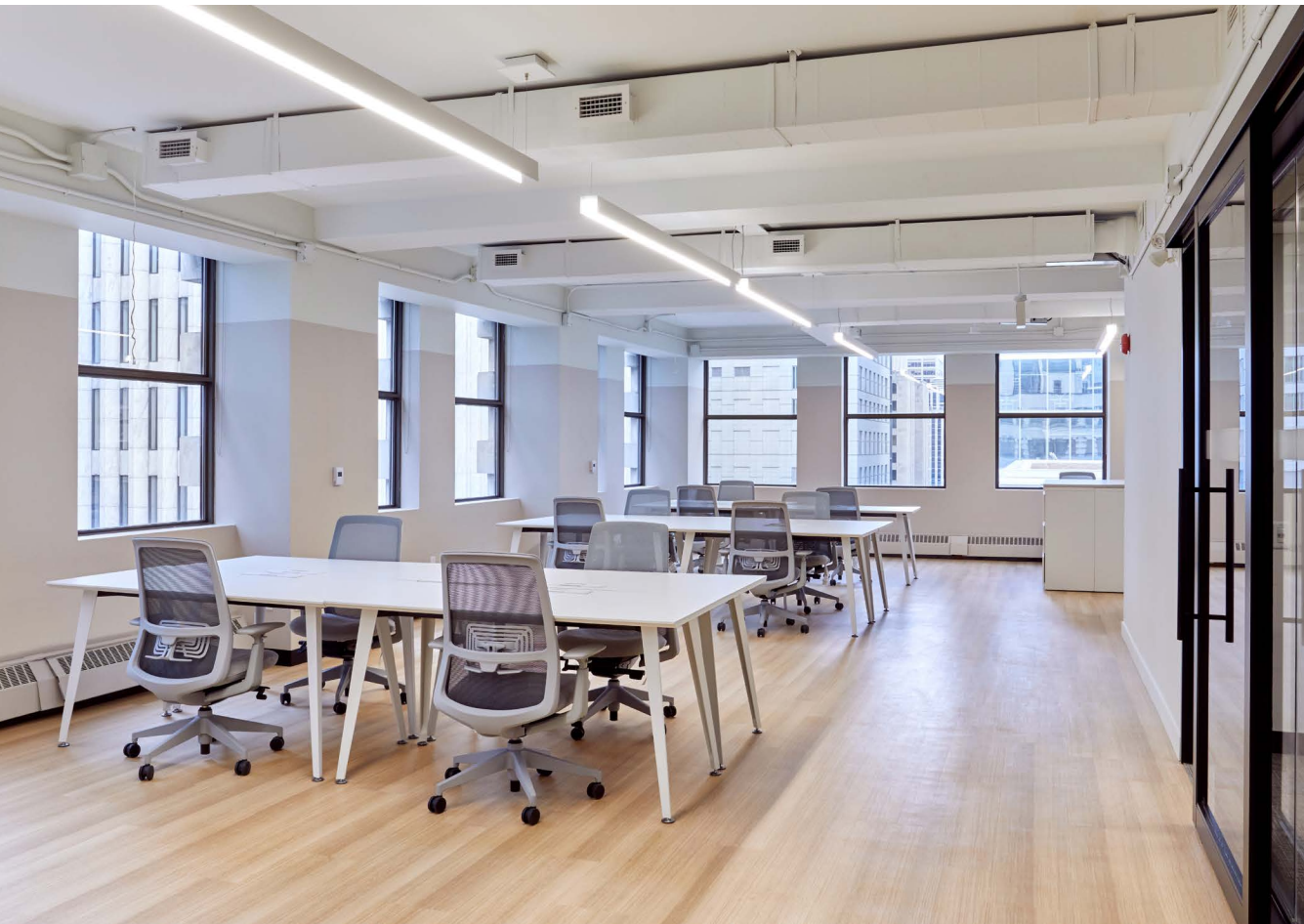
Expertly designed,
furnished and
move-in ready



Experienced in-house
Project Management
and Construction Team



Simplified process
committed to making
design and move in
easy for tenants



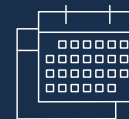
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

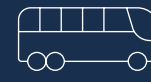
Three years and under

LOCATION

Best in Class Proximity



99 Walk Score



100 Transit Score



91 Bike Score

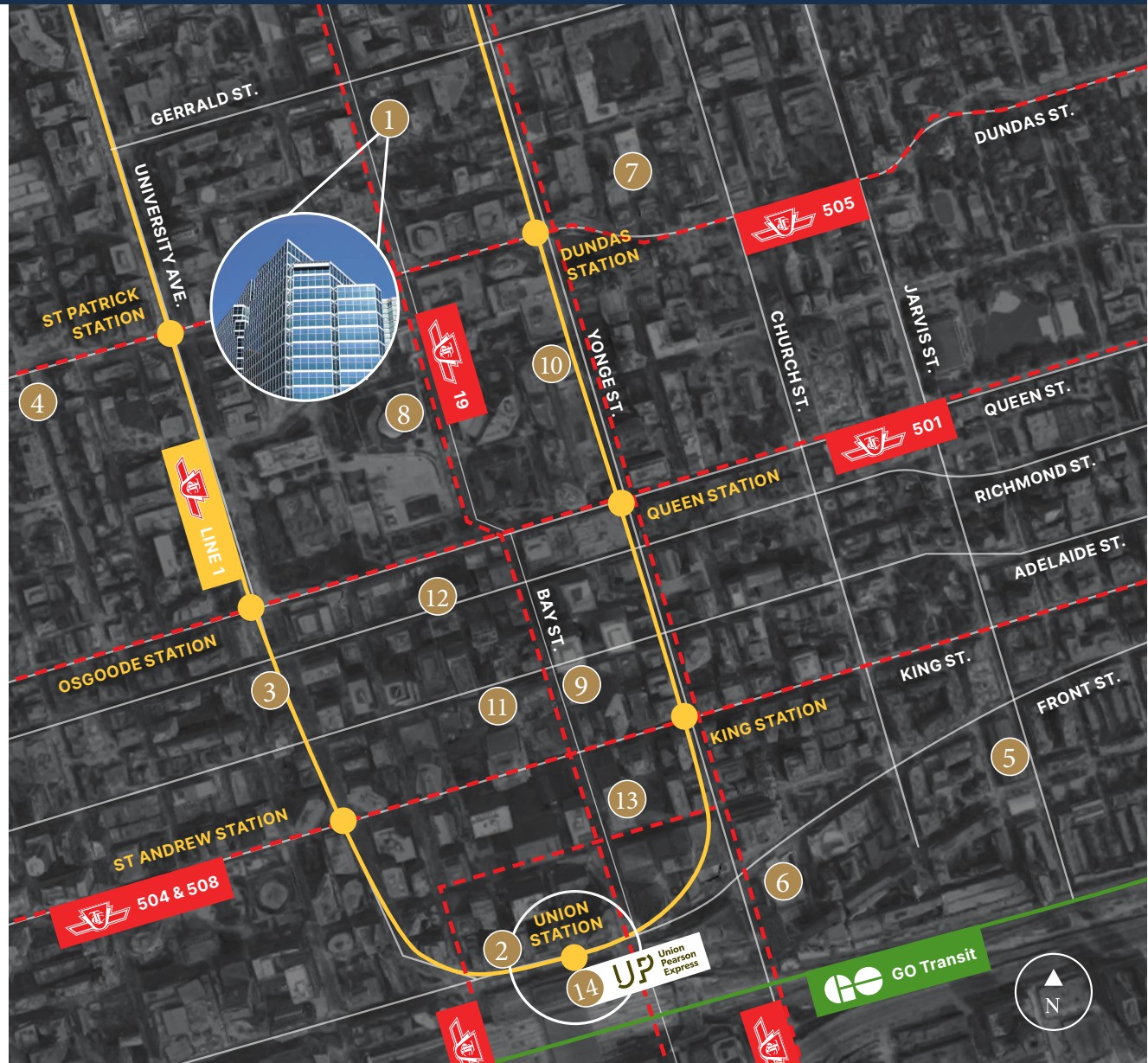
- 1 655 Bay St.
- 2 Fairmont Royal York
- 3 Shangri-La
- 4 Art Gallery of Ontario
- 5 St. Lawrence Market
- 6 Meridian Hall
- 7 Toronto Metropolitan University
- 8 Nathan Phillips Square
- 9 The St. Regis
- 10 CF Toronto Eaton Centre
- 11 Adelaide Club
- 12 Cambridge Club
- 13 Equinox
- 14 UP Express



Billy Bishop City Airport – 25 min drive



Pearson Intl. Airport – 41 min via UP Express



ESG Framework

For over two decades, we have been working to make our communities better while maximizing returns for our investors. Our focus is on generating intentional and measurable environmental and social returns and further integrating ESG throughout our business by implementing a formal ESG Framework.

ESG Framework Pillars



Best Places

Dream Value: Social Responsibility

Creating better places and communities that make positive impacts on people's lives and the planet.

- Certifications
- Health, safety, and wellness
- Amenities and inclusive atmosphere
- Attainability and affordability
- Connectivity



Future Ready

Dream Value: Courageous Ideas

Building and operating with the future in mind.

- Climate change resilience
- Carbon and resource efficiency
- Innovation and technology adoption
- Sustainable development
- Sustainable redevelopment



Strong Relationships

Dream Value: Meaningful Relationships

Fostering inclusive relationships to create value for everyone in our community.

- Tenant relationships
- Government collaboration
- Community / NGO partnerships
- Indigenous engagement
- Sustainable procurement



Operational Excellence

Dream Value: Fierce Diligence

Running a great company that focuses on purpose and profit.

- Valuing employees
- ESG risk management
- Corporate governance
- ESG impact and management
- Diversity, inclusion and advancement

Social Procurement

In November 2021, as part of our approach to Impact, Dream released a Social Procurement Strategy to create positive social outcomes. Through the use of our spending power on real estate activities we aim to create economic benefits for under-served, vulnerable or equity-seeking groups and local, independent, or socially responsible businesses. Our goal is to leverage the money we spend in developing and managing our real estate to create both business and employment opportunities for equity-seeking groups and local or independent businesses.

OUR COMMITMENT –

We are Committed to Achieving Net Zero Carbon by 2035

At Dream, we strive to continuously reduce the environmental impact of our operations and developments as well as positively contribute to the low carbon economy.

We are committed to**10%**

reduction of energy consumption by 2025 versus 2019 baseline

10%

reduction of water consumption by 2025 versus 2019 baseline

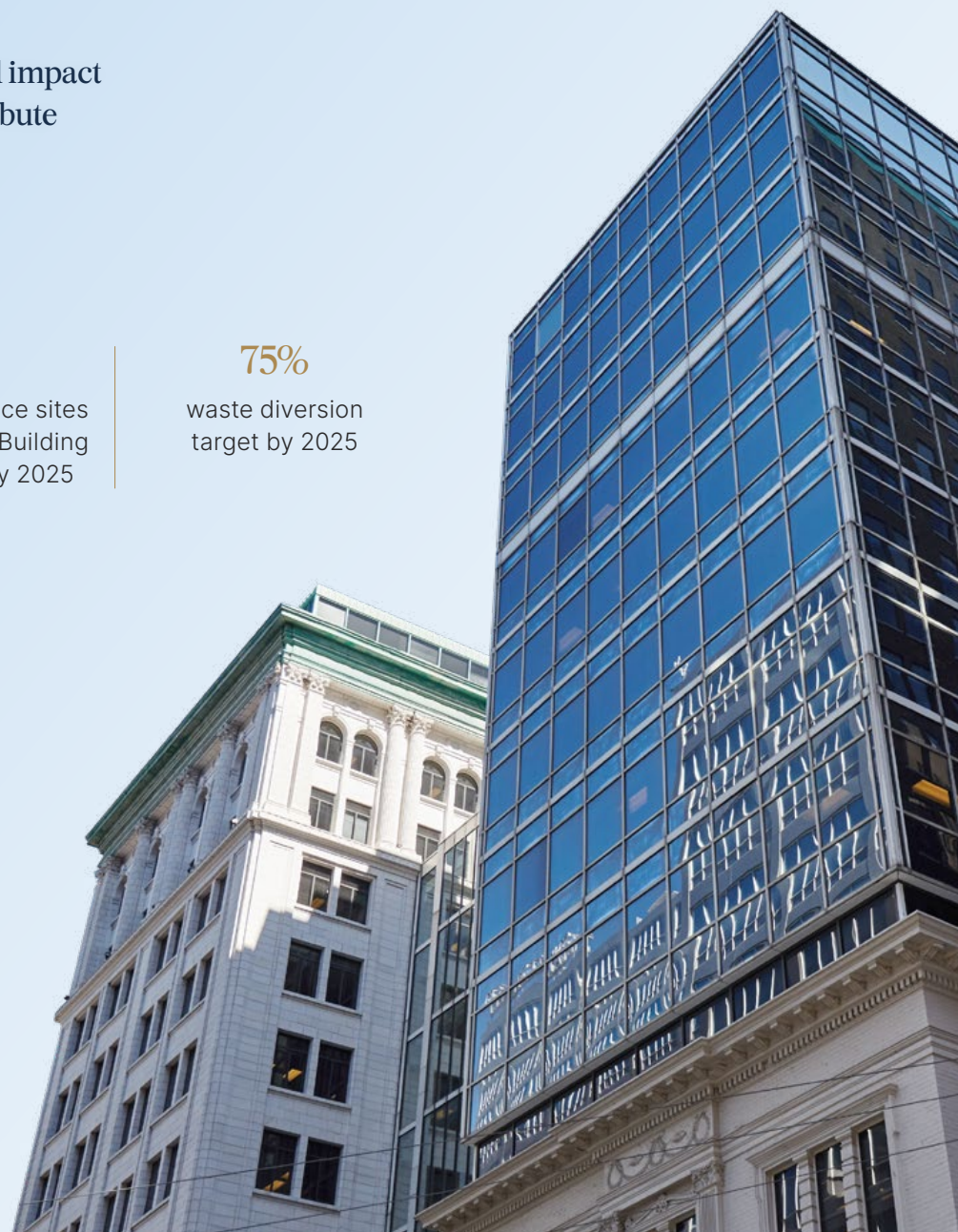
100%

of Canadian office sites having a Green Building Certification by 2025

75%

waste diversion target by 2025

For more information on our commitments, interim targets and progress to reaching our goals, visit: sustainability.dream.ca



PROPERTY MANAGEMENT TEAM —

The Dream experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office 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.

[Log in to Dream+](#) ↗

Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



Office Leasing

Jennifer Millar
Manager, Leasing
647.628.8859
jmillar@dream.ca

Retail Leasing

Melody Irankhah
Manager, Leasing
647.308.3529
mlrankhah@dream.ca

leasing.dream.ca

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

