



DREAM
COLLECTION
FINANCIAL DISTRICT

74 Victoria Street

UNIQUE \$35.00 PSF GROSS
RENT OPPORTUNITY



THE BUILDING

74 Victoria St.

Located on Victoria and Yonge Street in Toronto's financial core, this building has onsite access to one of Toronto's flagship GoodLife Fitness Centres, and is just minutes from the CF Toronto Eaton Centre, numerous retail shops and amenities, and the PATH system.

Building Specifications

Size	292,905 SF
Year Built	1960
Number Of Floors	11
Year 1 Gross Rent	\$35.00 (PSF/YR)*
Operating Costs	\$12.16 (PSF/YR)
Realty Tax	\$8.24 (PSF/YR)
Total Additional Rent	\$20.40(PSF/YR)
Condition of Premises	Base building condition below ceiling

*Starting Gross Rent in Year 1 on an 'as is' basis, triple net lease

[Learn more about the building](#) ↗



Building Features

- Typical power 6 W/sf
- HVAC Dist System: 2 new Trane CentraVac 400 ton chillers, hydronic heated with perimeter radiators, 3 gas fired boilers
- Shipping & Receiving
- Emergency Generator
- Fire Detection System
- Manned Security System
- Sprinkler System
- Surface Transit Route

Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2021



Onsite Amenities

- GoodLife Fitness
- Bruno Rosales Salon Pour Hommes

Nearby Amenities

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

THE BUILDING

Full Building Opportunity

Building Specs

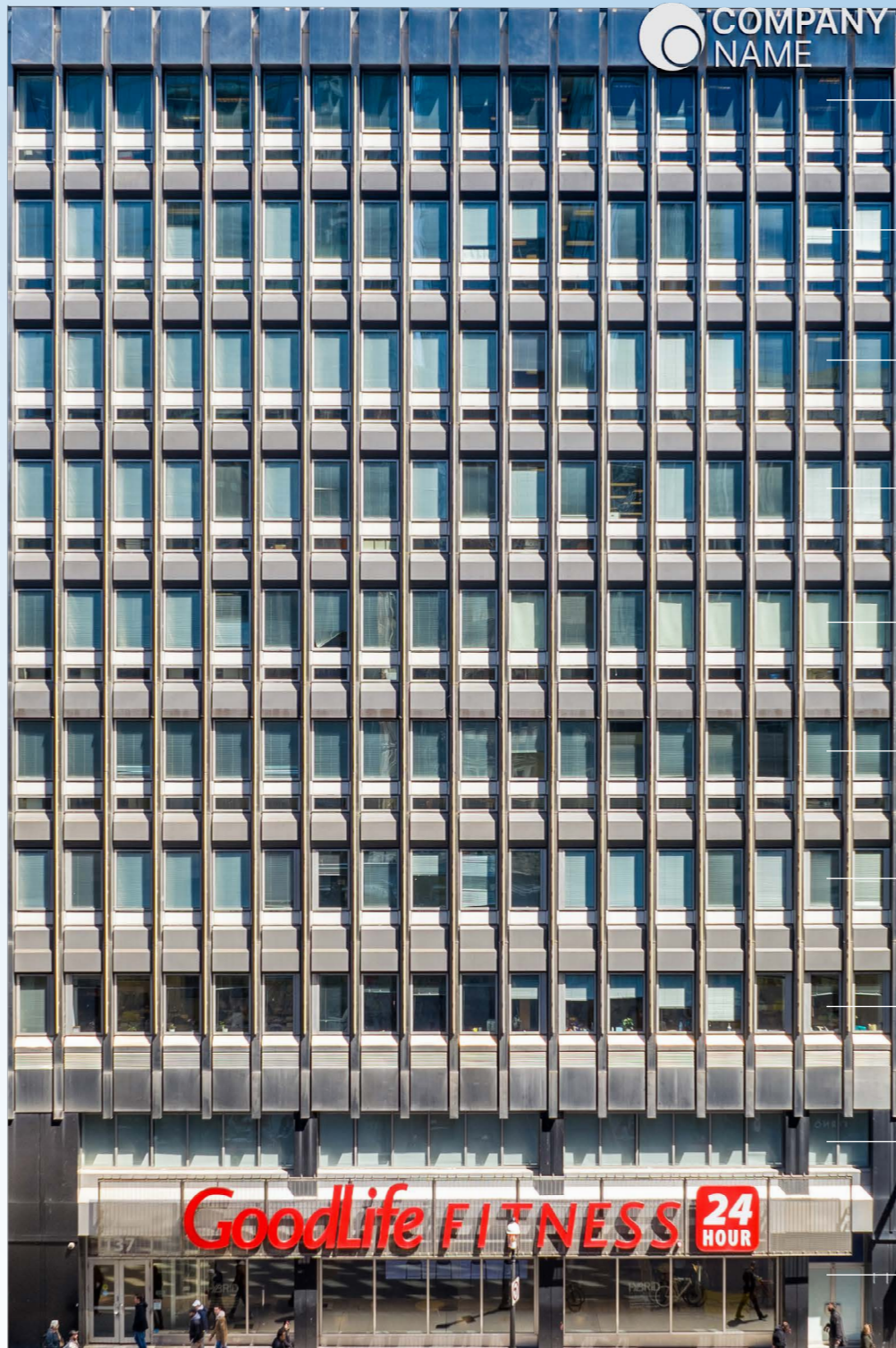
Total Rentable Area

— 248,174 SF

Measurement Standard

— BOMA 2017

[View more opportunities](#) ↗



10th Floor
26,978 SF

9th Floor
27,056 SF

8th Floor
27,080 SF

7th Floor
27,099 SF

6th Floor
27,095 SF

5th Floor
27,102 SF

4th Floor
26,784 SF

3rd Floor
27,366 SF

2nd Floor
28,796 SF

1st Floor
2,818 SF

DREAM OFFICE

Standard Floor Plate

Full floor suite in base building condition.

Size

~27,000 SF

Ceiling Height (slab to underside)

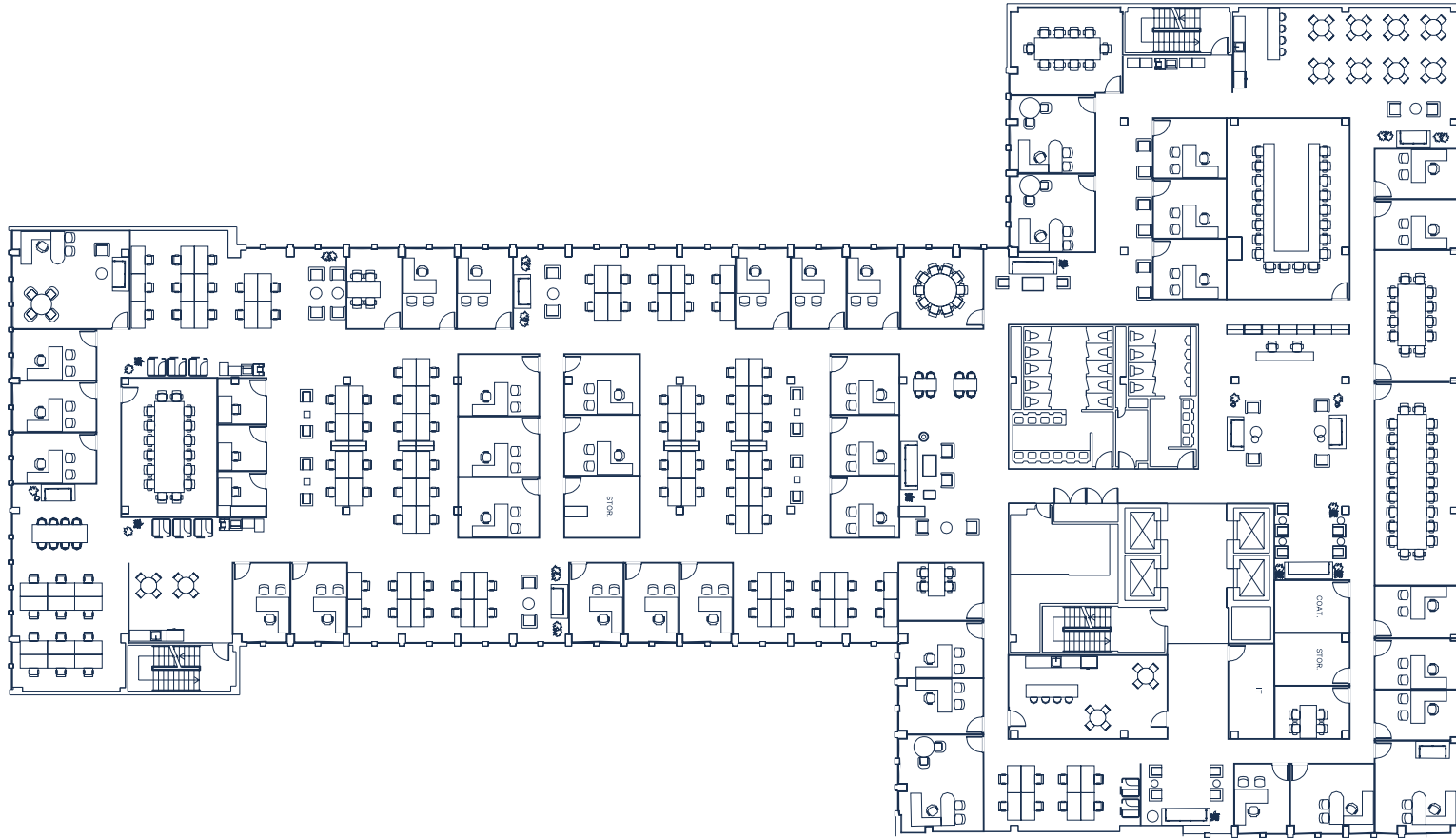
12'



Proposed Floor Plan

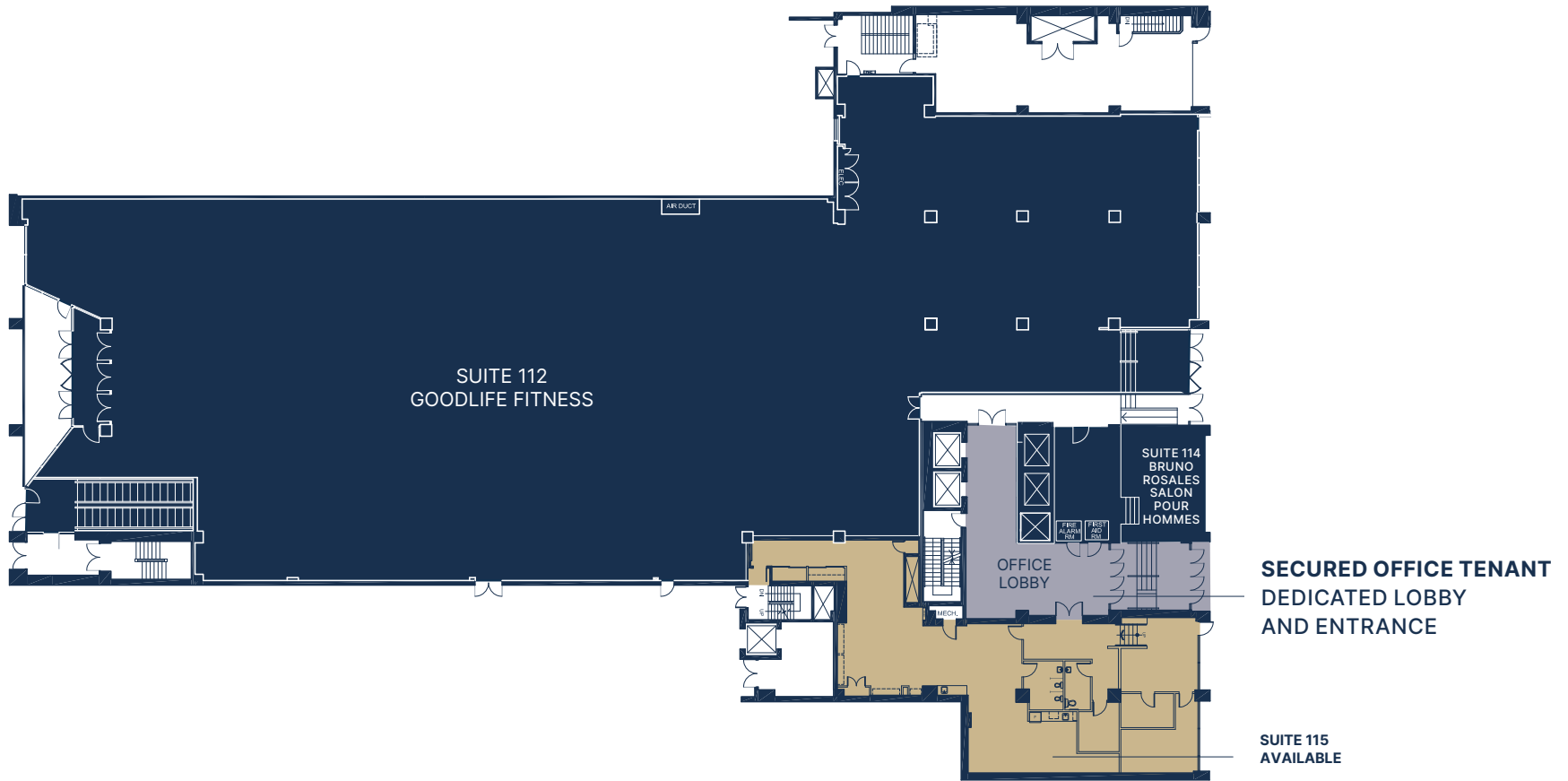
~27,000 RSF | 146 Seatings | 103 Open Spaces | 41 Offices | 9 Conf Room | 174.66 Density sqf/person

Scan to watch virtual tour

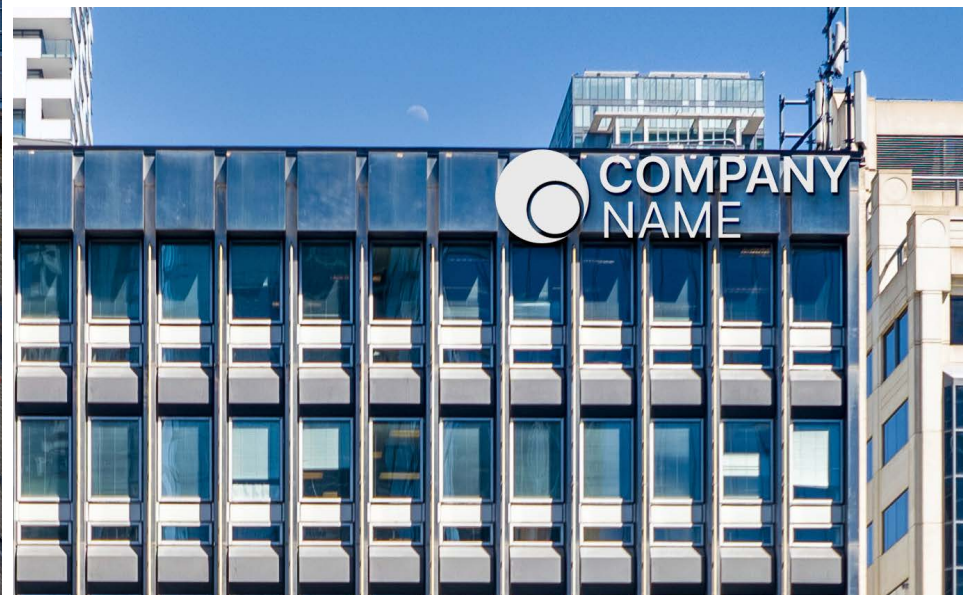


Ground Floor Plan

Suite 115 - 2,818 SF



Building Exteriors and Exterior Signage Opportunities



LOCATION

Best in Class Accessibility

98
Walk Score

100
Transit Score

94
Bike Score

Zipcars

- 1 35 Jordan Street: 300m
- 2 88 Scott Street: 300m
- 3 60 Shuter Street: 450m

Communeauto Ontario

- 4 2 Market Street: 600m
- 5 10 Emily Street: 850m
- 6 28 Edward Street: 800m

Bike Share Toronto

- 7 King Street E / Victoria St: 200m
- 8 Church Street / Lombard Street: 100m
- 9 Richmond Street / Yonge Street: 200m

Tenant Parking

(Directly adjacent to the Building, including EV chargers)

- 10 30 Adelaide Street: 20m
- 11 36 Toronto Street: 60m



40 min.

Pearson International via UP Express



10 min.

Drive to Billy Bishop Airport



3 min.

Walk to Queen Station or King Station

UNION STATION



10 min.

Walk to Union Station

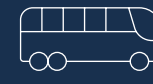


LOCATION

Best in Class Amenities



98 Walk Score



100 Transit Score



94 Bike Score

Childcare

- 1 Keystone Kindergarten
- 2 Kids & Company
- 3 Hester How Daycare

Fitness

- 4 Goodlife in the Building
- 5 Sweat and Tonic
- 6 Adelaide Club
- 7 Cambridge Club
- 8 Equinox

Grocer/Convenience

- 9 Rabba Fine Foods
- 10 INS Market

Shopping

- 11 CF Toronto Eaton Centre

Conference Centres

- 12 Metro Toronto Convention Centre

Food Courts

- 13 Dynamic Funds Tower – Closest PATH entrance
- 14 Commerce Food Court
- 15 FCP Food Exchange
- 16 Bay-Adelaide Centre
- 17 Scotia Plaza

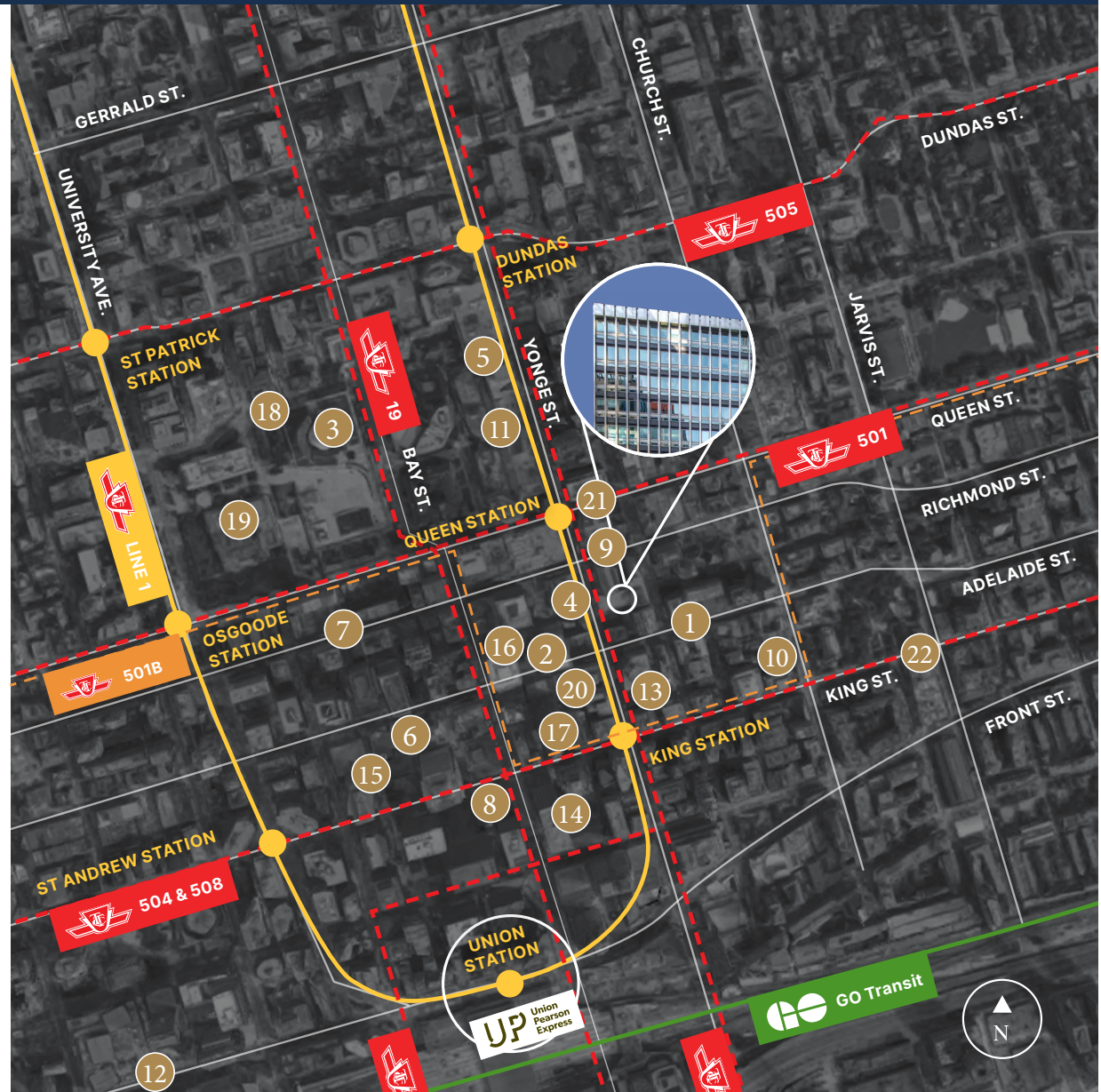
Government Services

- 18 Nathan Phillips Square

- 19 Osgoode Hall

Financial Institutions

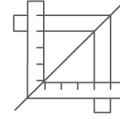
- 20 TD
- 21 CIBC
- 22 RBC



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



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

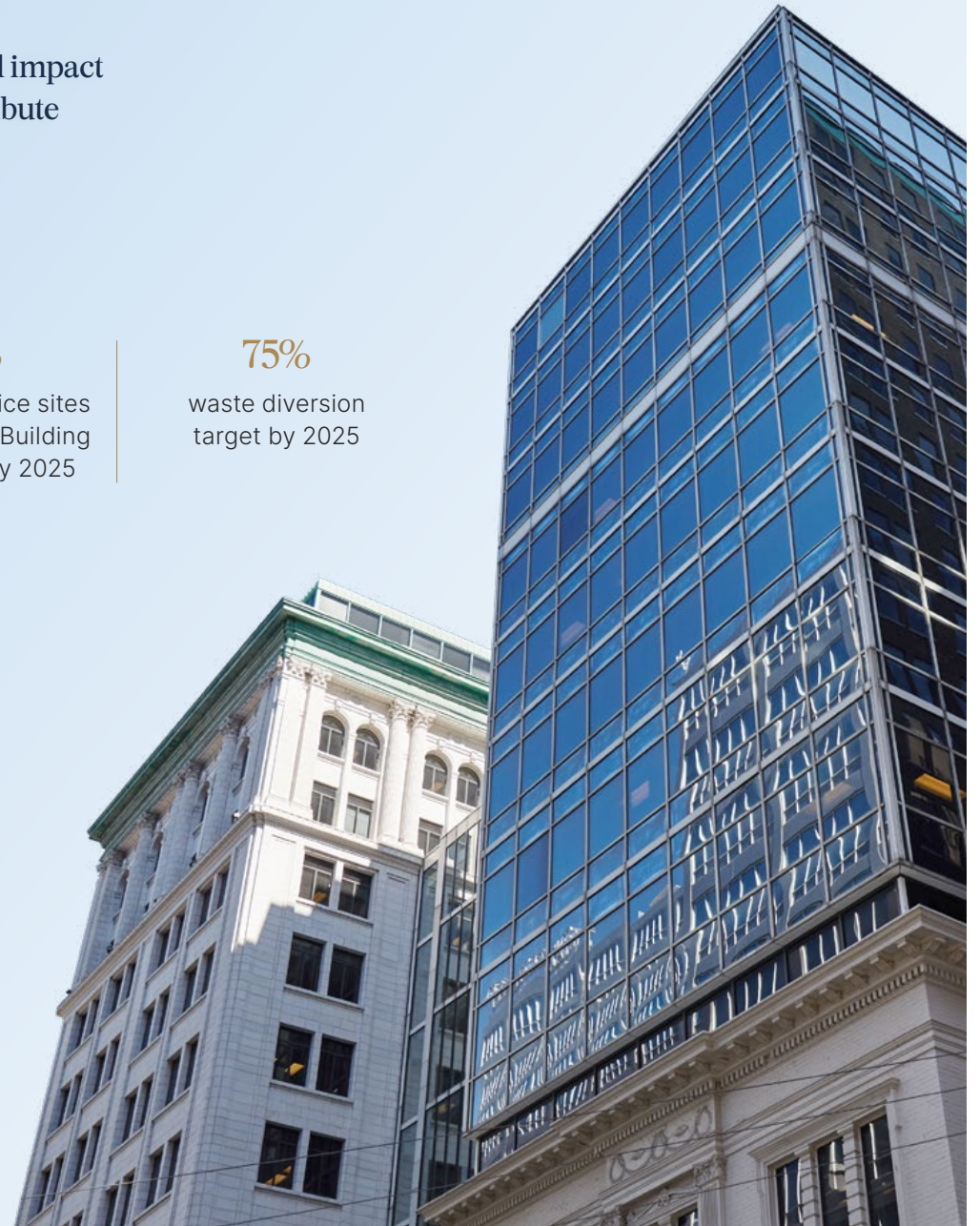
100%

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



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.



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

