



THE DAVPART PORTFOLIO



THE REVIVAL OF OLD TORONTO

25 Adelaide Street East | 372 Bay Street | 67 Yonge Street

A Portfolio with
**HISTORICAL
SIGNIFICANCE**



25 Adelaide Street East

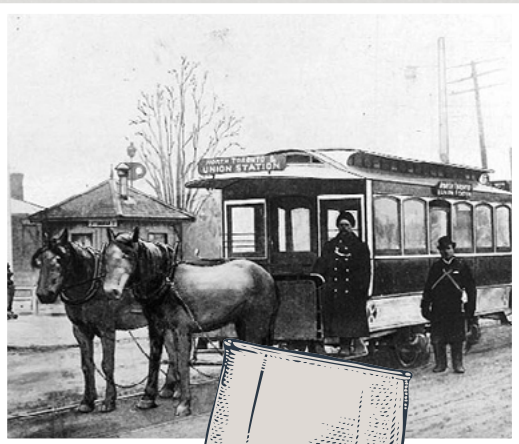


372 Bay Street



67 Yonge Street

Landmark PRESENCE



1800's Early Settlement & Growth

Toronto experienced rapid urbanization and economic expansion in the 19th century, laying the foundation for what would later become prominent commercial and residential districts, including The Davpart Portfolio.

1920's Prohibition Era

During the 1920s Prohibition era, clandestine activities flourished in Toronto. Rumored underground tunnels beneath 67 Yonge Street provided a discreet means of transporting contraband liquor, leaving a legendary mark on its history.

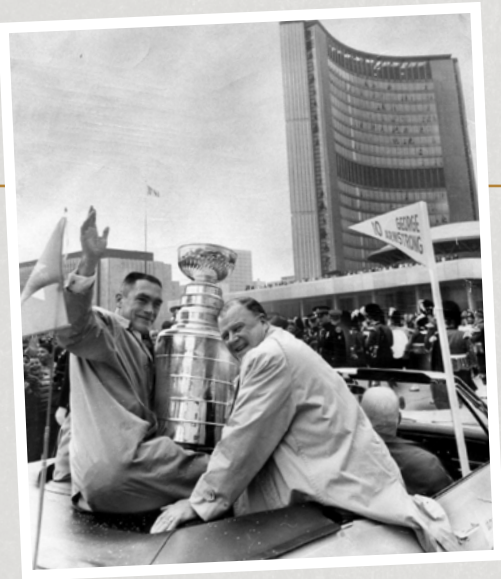
Late 19th to Early 20th Century Commercial Boom & Victorian Architecture

Toronto saw a construction boom characterized by Victorian-era architecture. The Davpart Portfolio, constructed during this period, showcases intricate detailing and timeless design elements.



Early to Mid-20th Century Financial District Development

Toronto's Financial District, anchored by Bay Street, solidified its position as Canada's financial hub. 372 Bay Street played a pivotal role in shaping the city's economic landscape.



Late 20th Century Urban Renewal & Revitalization

Toronto underwent urban renewal and revitalization in the late 20th century, bringing renewed interest in preserving historic buildings and fostering sustainable development in areas like Adelaide, Bay, and Yonge Streets.

21st Century Modern Renaissance & Cultural Resurgence

In the 21st century, Toronto experienced a modern renaissance, marked by cultural activity, technological innovation, and urban renewal projects. Properties like 25 Adelaide Street East, 372 Bay Street, and 67 Yonge Street embody this resurgence, blending the city's rich history with contemporary energy.



IT'S ALL HERE

The Davpart Portfolio offers an unparalleled array of amenities, including state-of-the-art fitness centers, premium dining options, meticulously curated retail spaces, and inviting communal areas, fostering a vibrant and enriching environment for all.



Prime Old Toronto locations with easy access to transportation and amenities



1-minute walk to the PATH network



Historic charm with modernized interiors and flexible space options



Nearby Amenabilities include fitness centers, dining options, and retail spaces



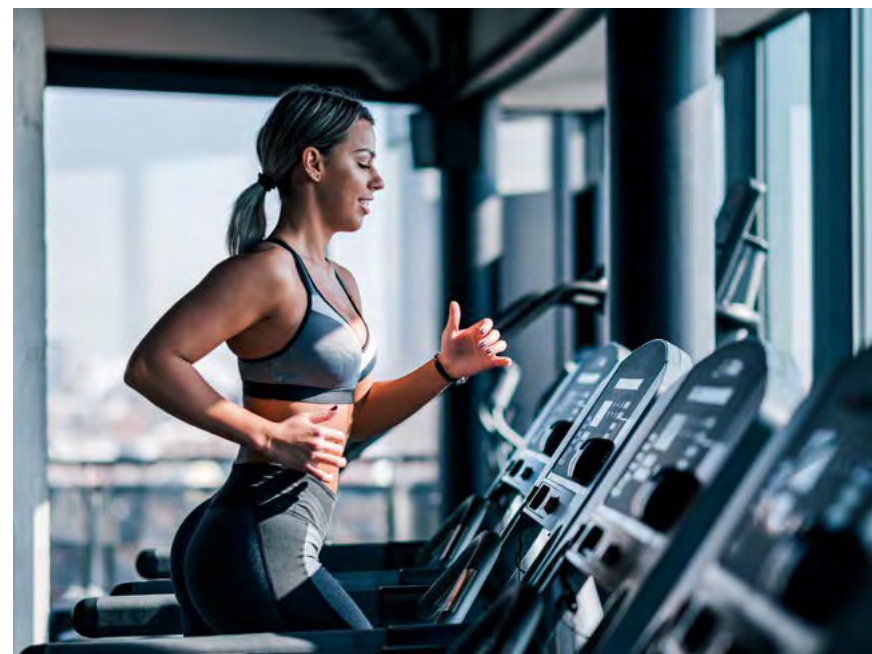
Professional property management ensuring exceptional service and security



Bustling community in the heart of Downtown Toronto



Iconic landmark buildings driving community revitalization with a blend of heritage and modernity



Experience The Pulse of COMMUNITY



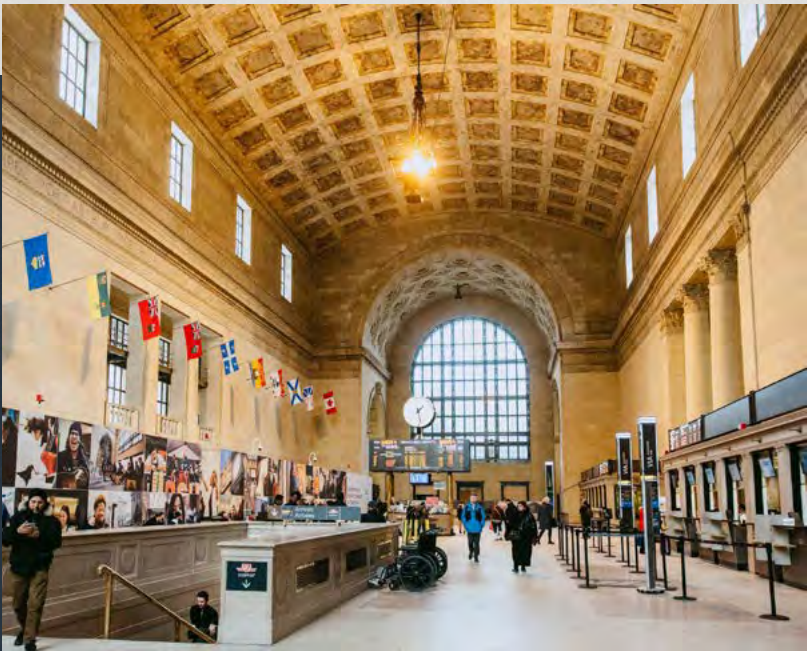
Fresh Flavors St. Lawrence Market

A historic market known for its fresh produce, gourmet foods, and artisanal goods, fostering a vibrant culinary scene and community gathering place.



Enjoy The Arts Sony Centre for the Performing Arts

A premier venue for live performances, including concerts, theater productions, and dance shows, enriching the cultural landscape of the neighborhood.



Commuter Convenience Union Station

Toronto's major transportation hub, connecting commuters to regional and national destinations, as well as serving as a cultural and architectural landmark.



A Touch of Whimsy Berczy Park

A beloved urban green space featuring a whimsical fountain adorned with sculptures of dogs, providing a tranquil retreat for relaxation, recreation, and community events.

Unparalleled ACCESS

LEGEND

- Dining & Cafe
- Shopping
- Hotels
- Banks
- Streetcar
- Toronto Path Network
- TTC Subway

- 1

 Pizzeria Libretto
- 2

 Earls Kitchen & Bar
- 3

 Dineen
- 4

 Ki Modern
- 5

 Cactus Club Cafe
- 6

 King Taps
- 7

 Terroni
- 8

 Mos Mos
- 9

 Chotto Matte
- 10

 Starbucks
- 11

 Lucie
- 12

 Daily Ritual
- 13

 LCBO
- 14

 Shoppers Drug Mart
- 15

 St. Lawrence Market
- 16

 Fairmont Royal York
- 17

 Cambridge Suites
- 18

 One King West
- 19

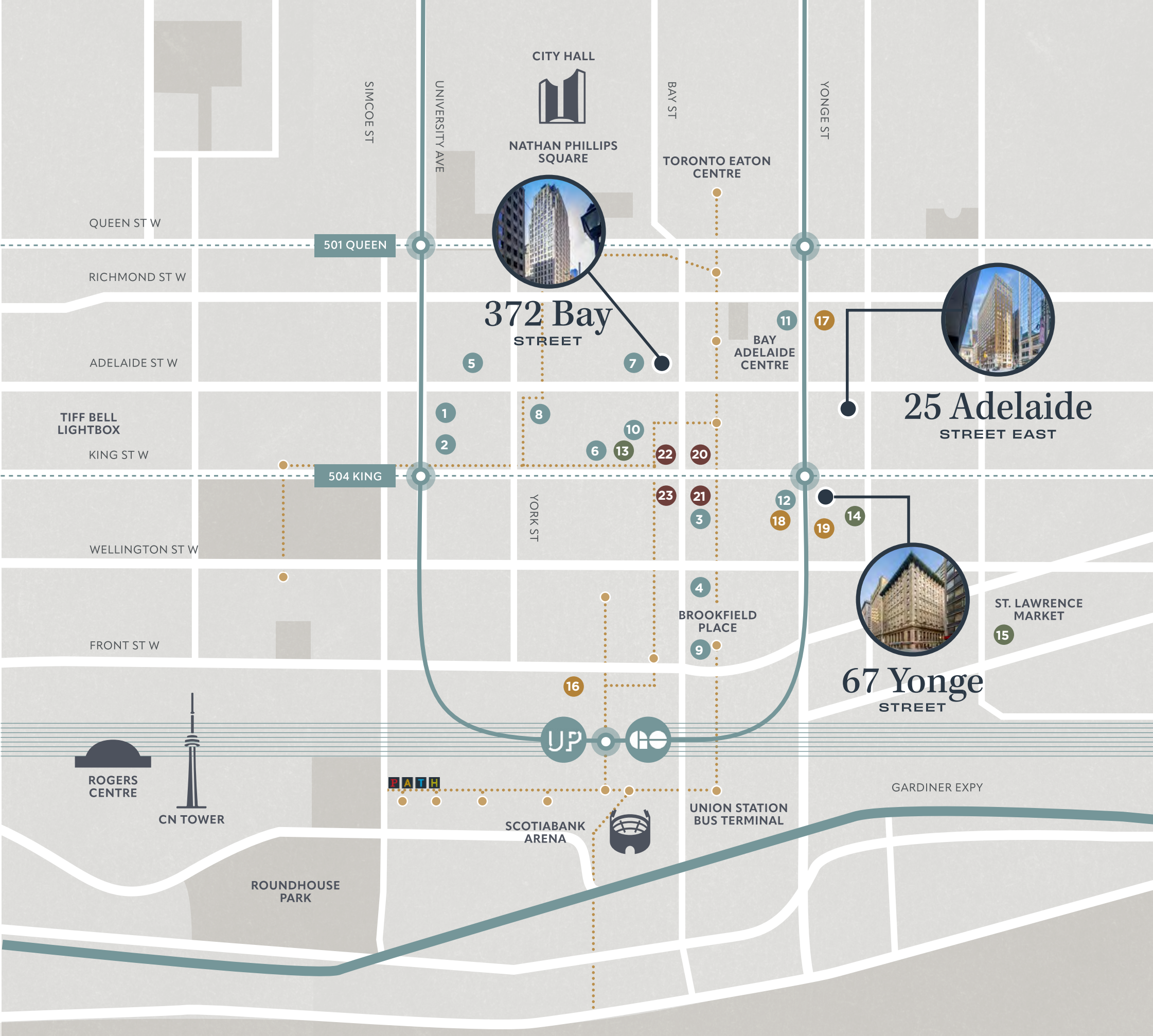
 The Omni King Edward
- 20

 Scotiabank
- 21

 CIBC
- 22

 BMO
- 23

 TD Canada Trust





- Steps from King Subway Station, 504 Street Car and PATH connection
- Newly renovated building common areas
- Convenient access to the Financial District Courtyard
- 7,700 SF floorplates allow multiple sides of exposure for suites

Availabilities

[Click to view floor plans](#)

NET RENT ➤

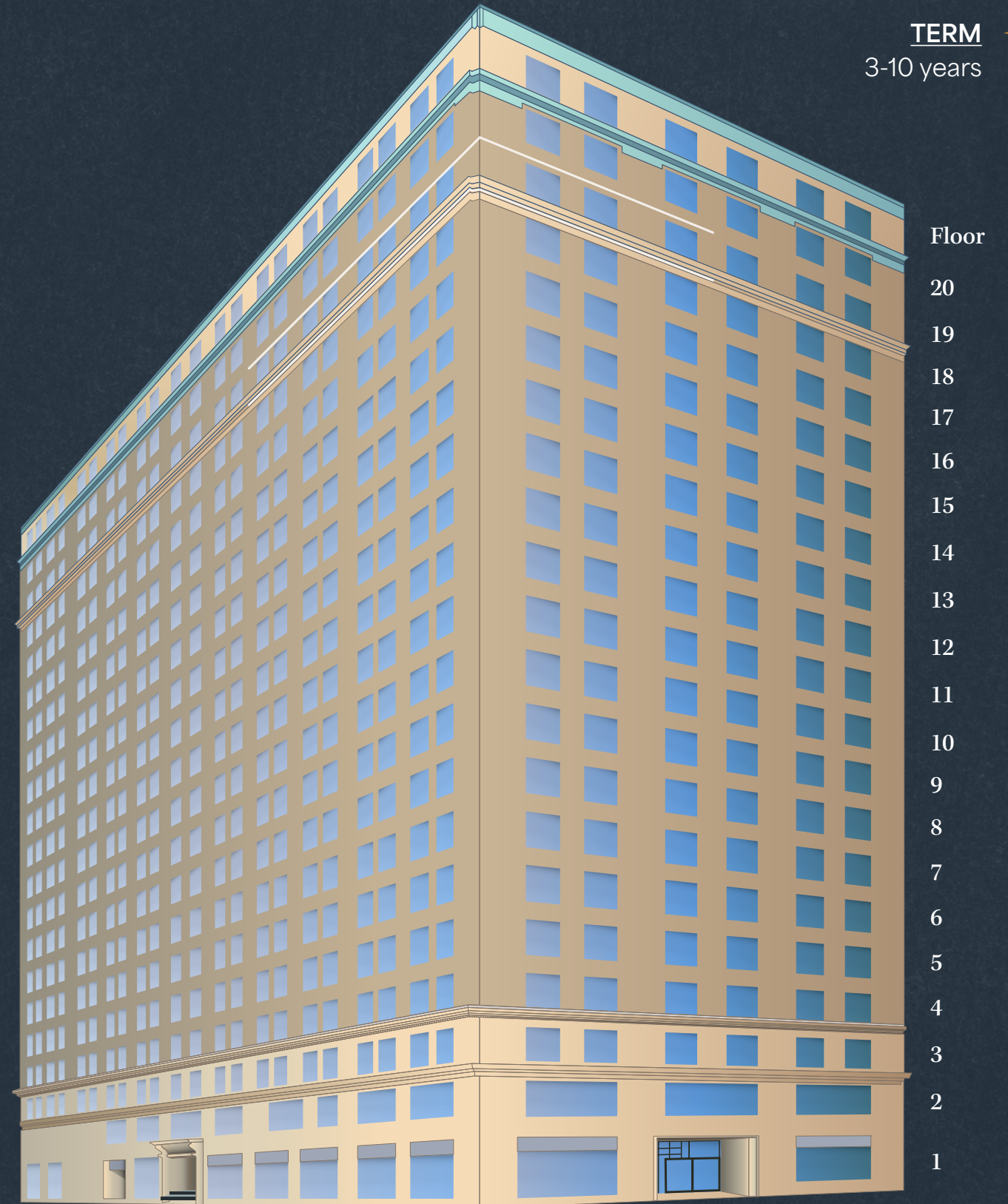
\$32.00 PSF

ADDITIONAL RENT ➤

\$21.90 PSF (2025)

TERM ➤

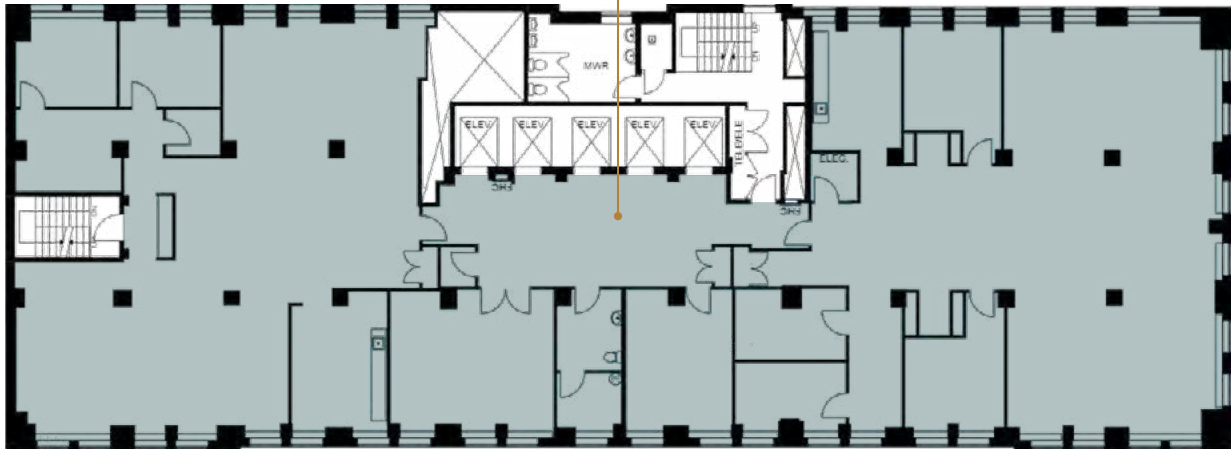
3-10 years



FLOORPLANS

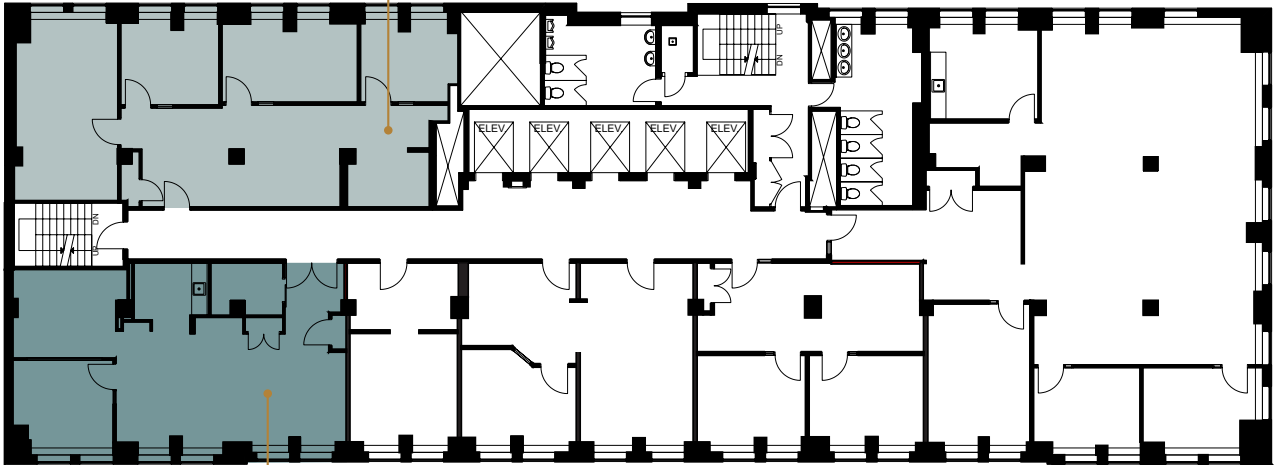
3rd Floor

Suite 300
7,730 SF



7th Floor

Suite 720
1,572 SF
Model Suite

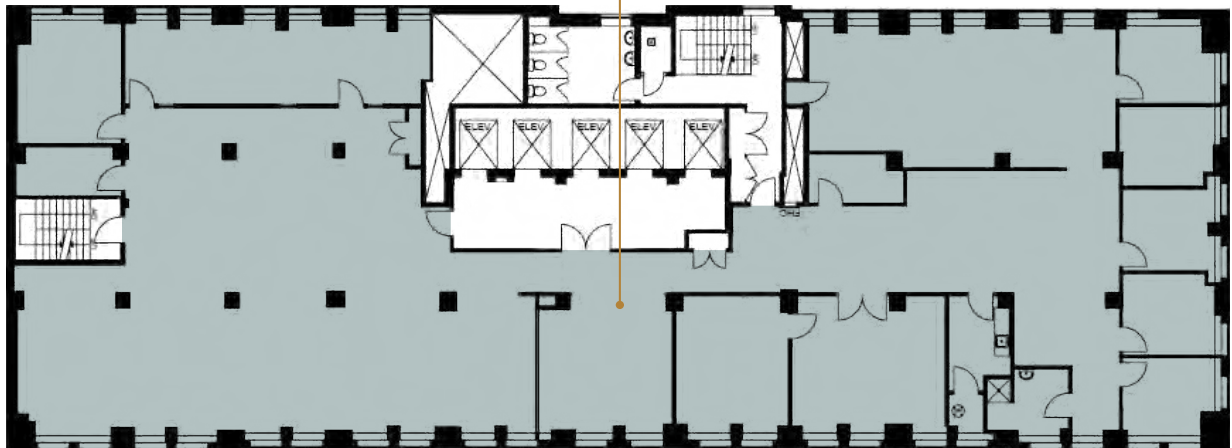


Suite 709
1,198 SF



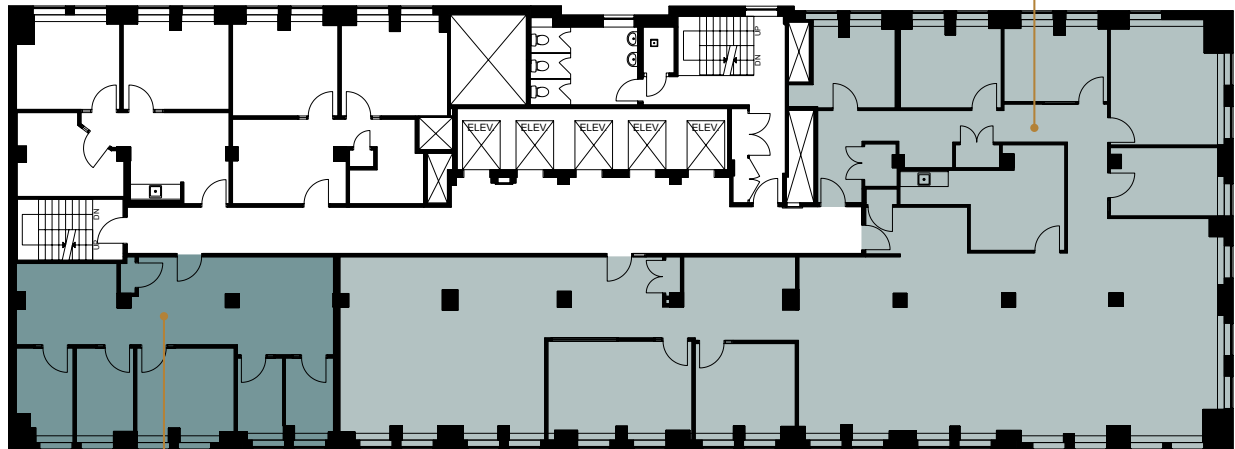
4th Floor

Suite 400
7,733 SF



8th Floor

Suite 801
5,083 SF

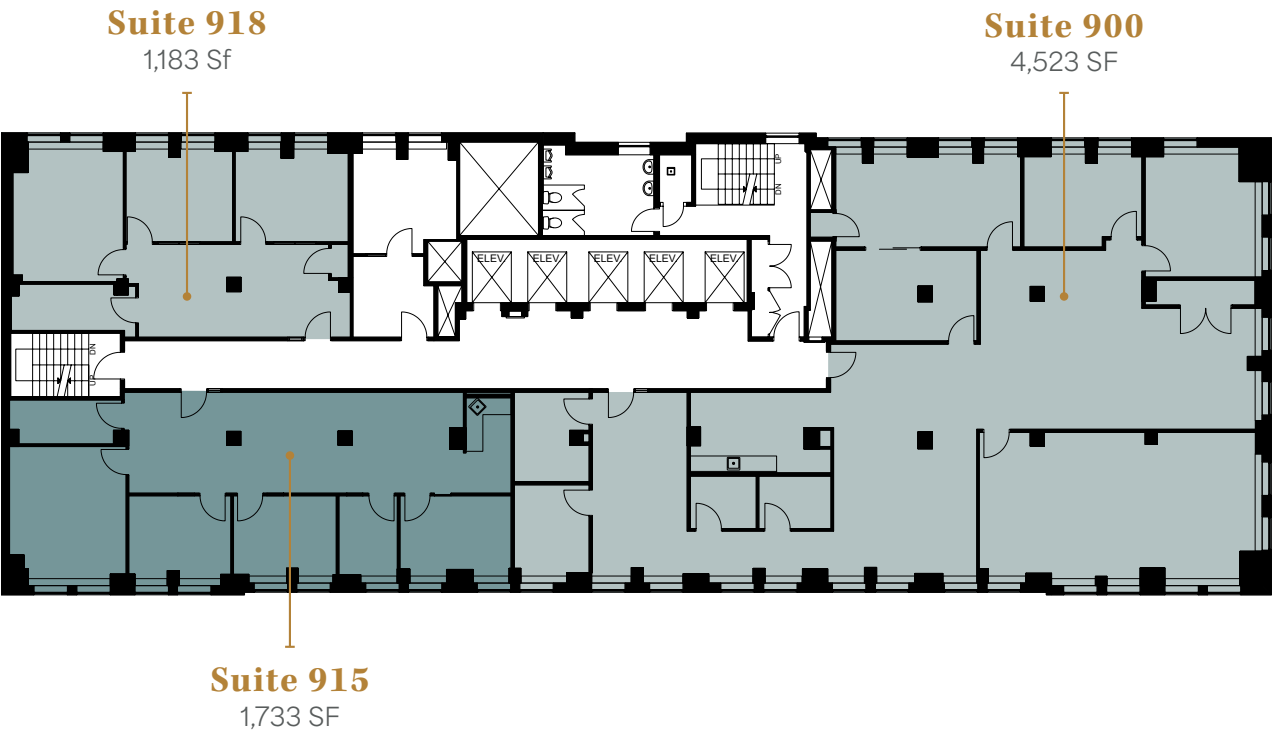


Suite 820
1,145 SF

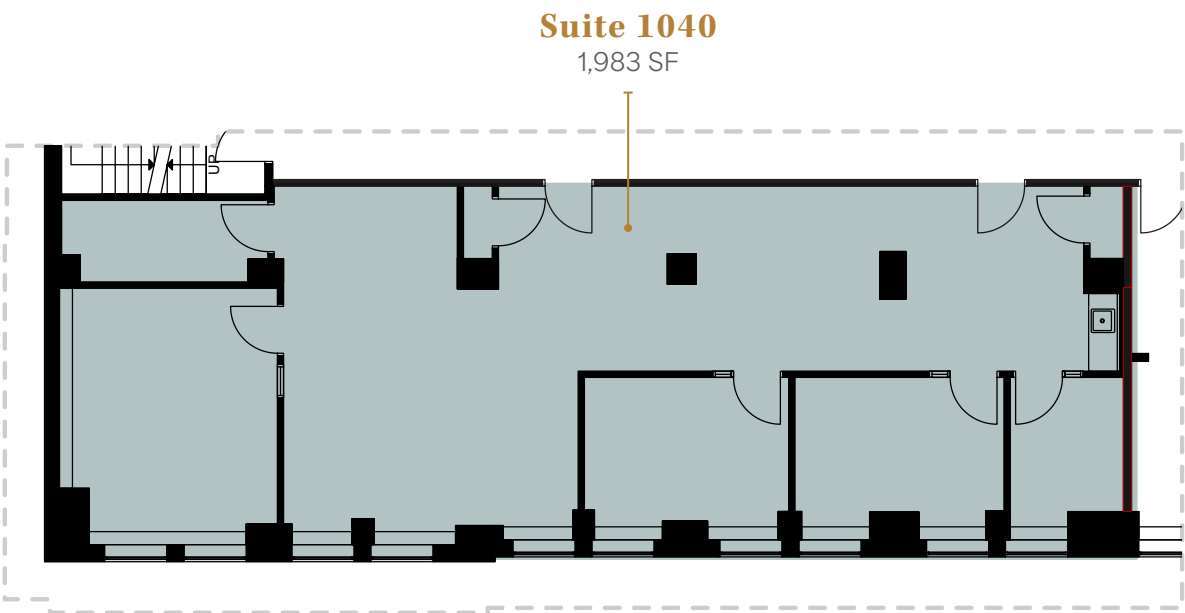


FLOORPLANS

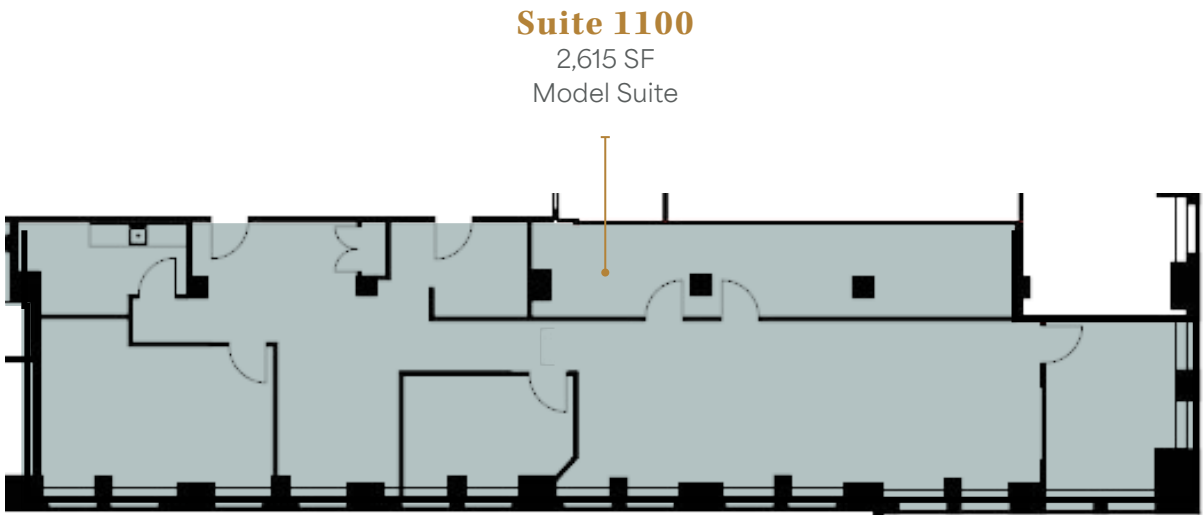
9th Floor



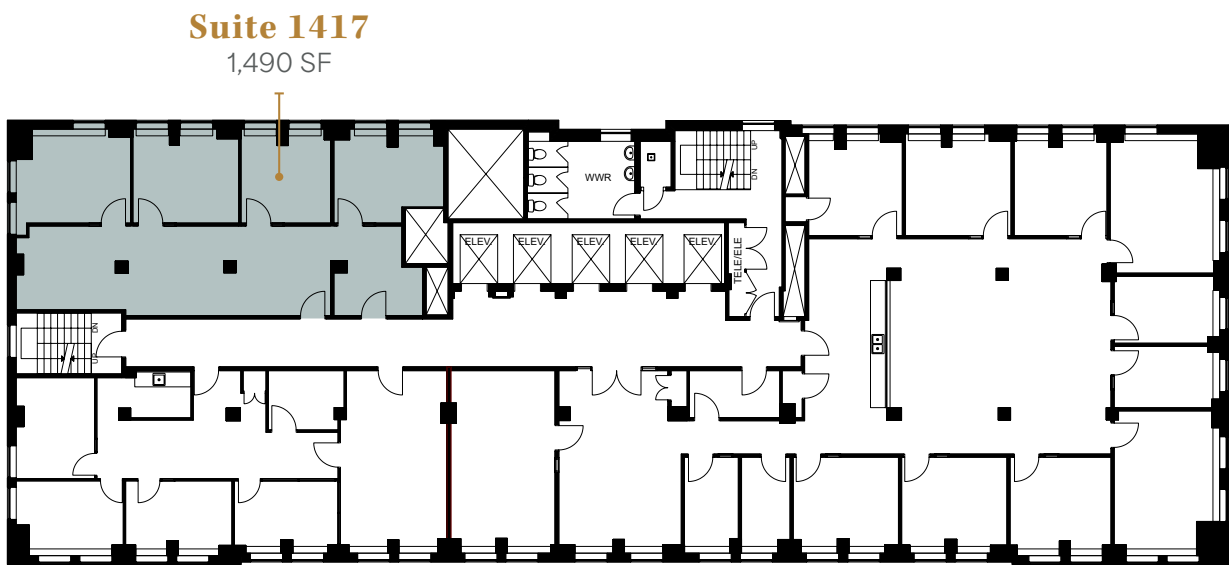
10th Floor



11th Floor

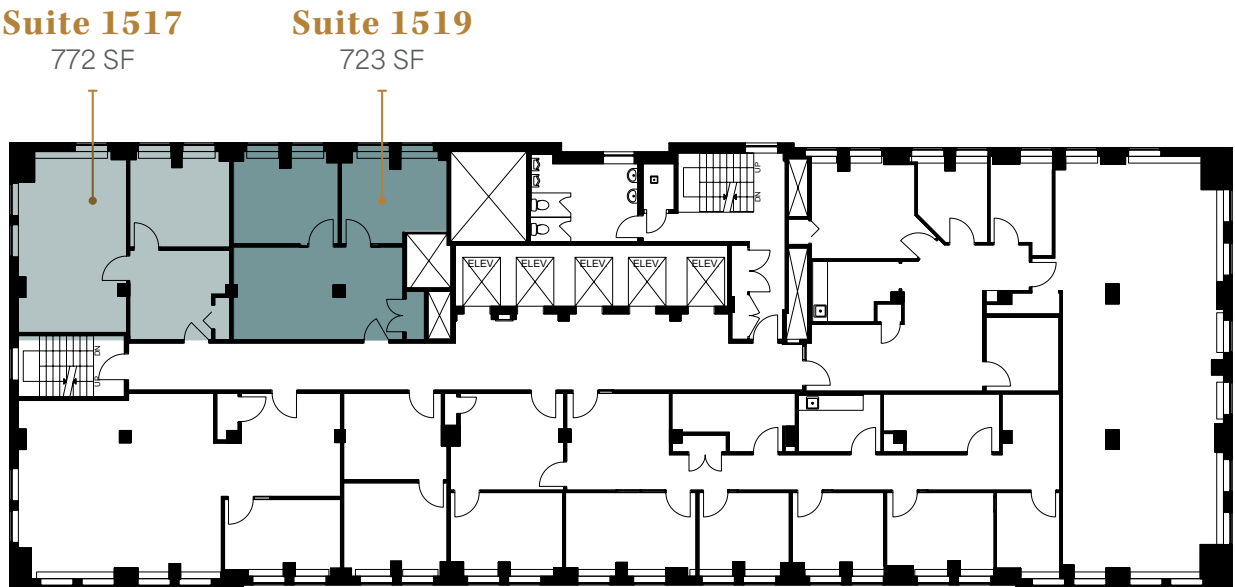


14th Floor

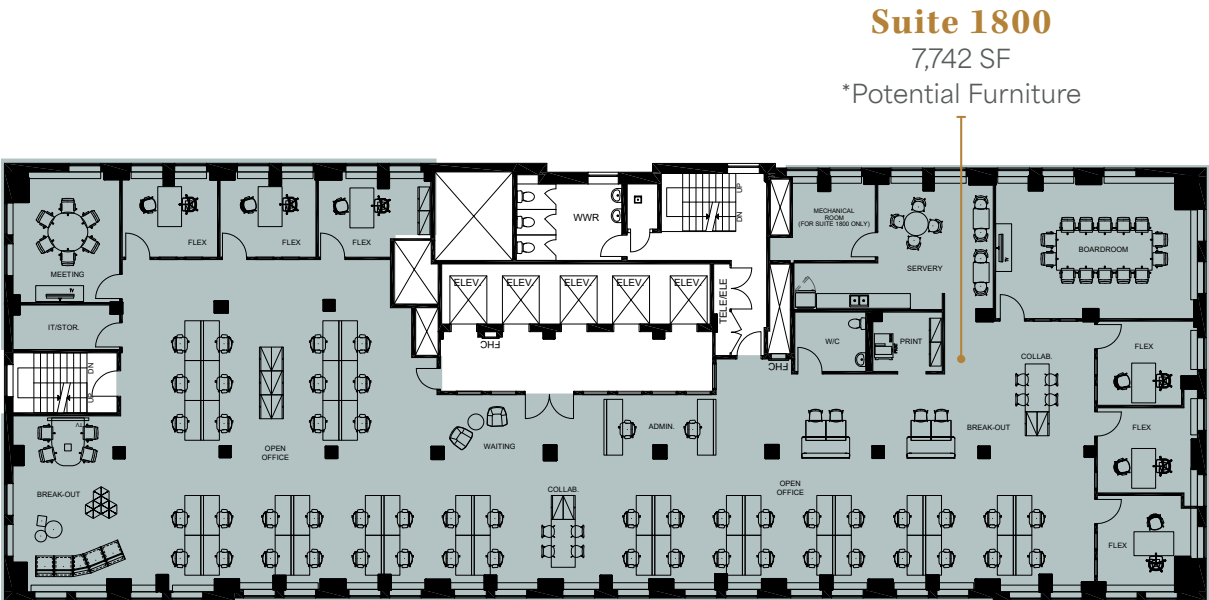


FLOORPLANS

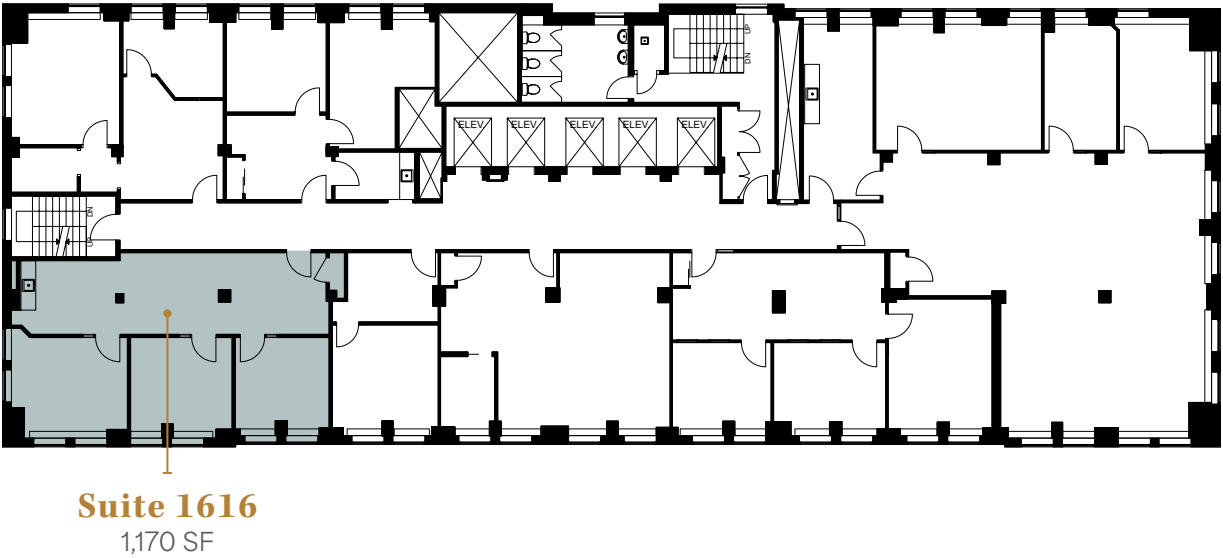
15th Floor



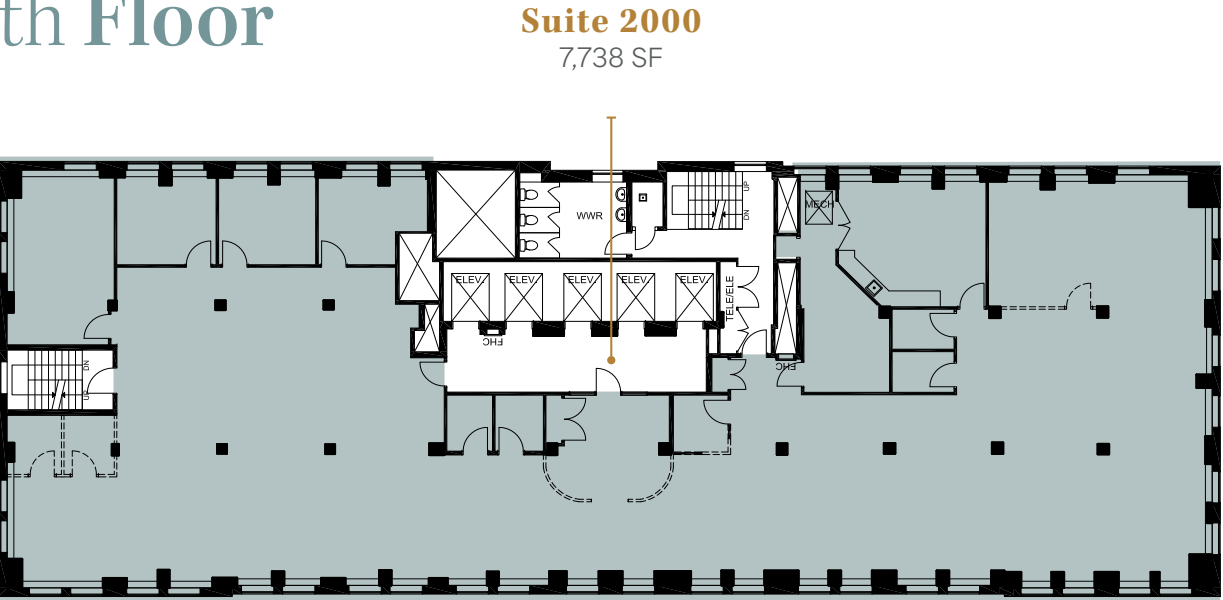
18th Floor



16th Floor



20th Floor





- 4,500 SF floor plates allow tenants the unique unique opportunity to take advantage of the efficiencies of a full floor
- Walking distance to Queen Street Subway Station
- The most cost effective option on Bay Street

Availabilities

Click to view floor plans

NET RENT ➤
\$32.00 PSF

ADDITIONAL RENT ➤
\$23.15 PSF (2025)

TERM ➤
3-10 years

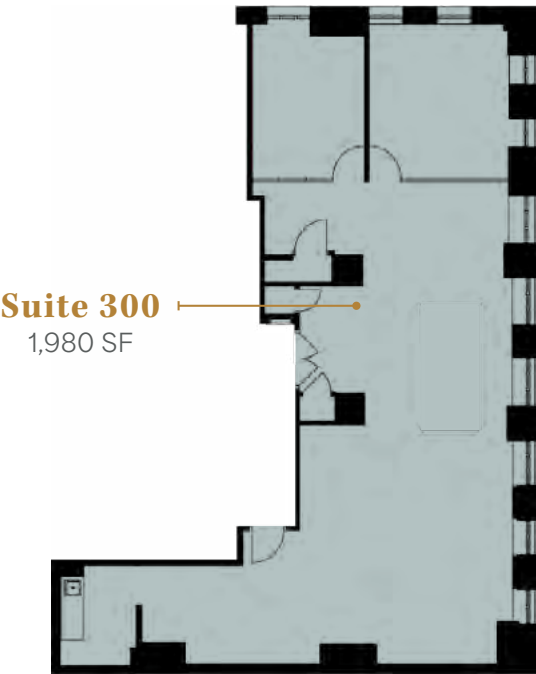
Floor

- 22
- 21
- 20
- 19
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- 1

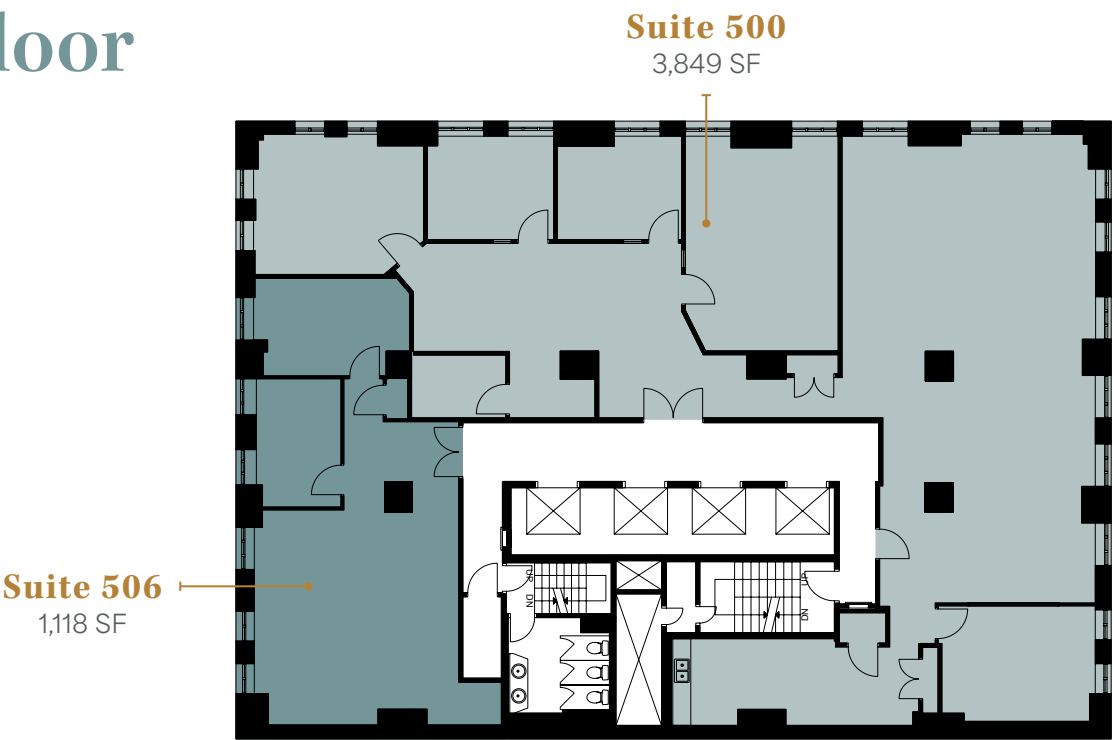


FLOORPLANS

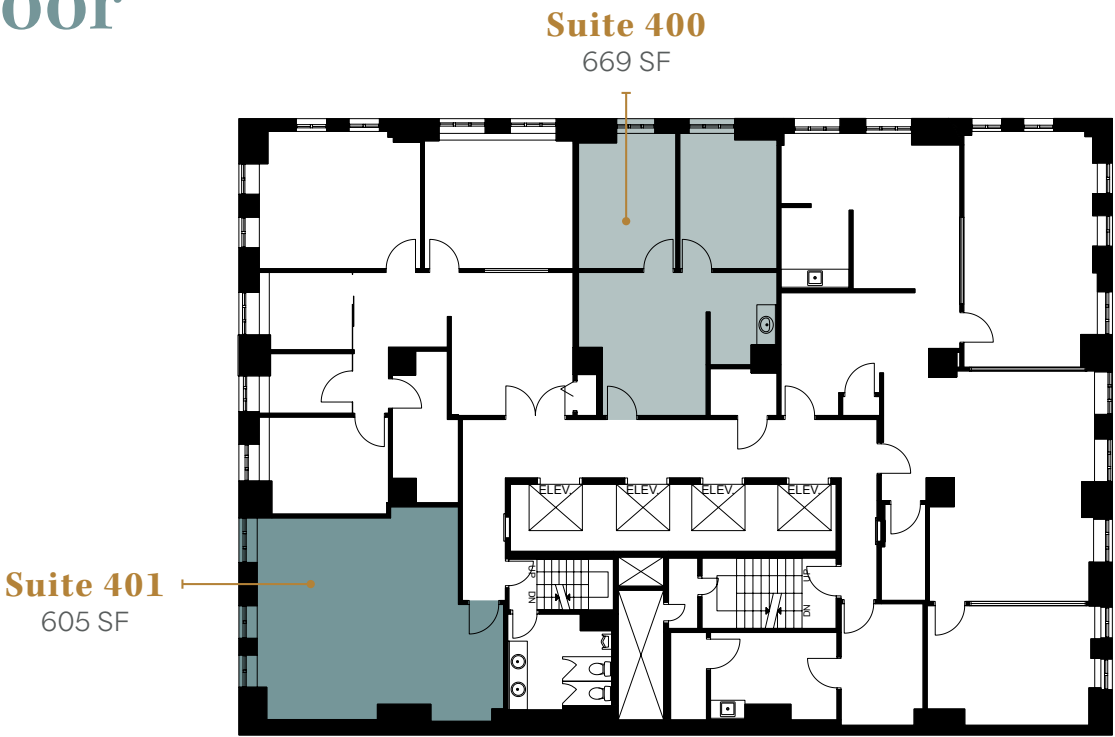
3rd Floor



5th Floor



4th Floor

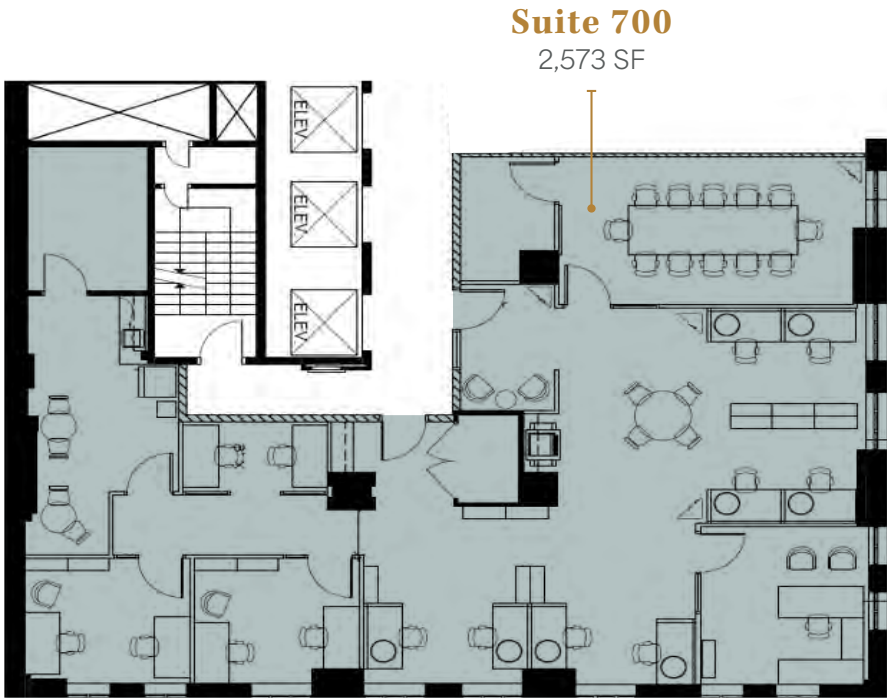


6th Floor

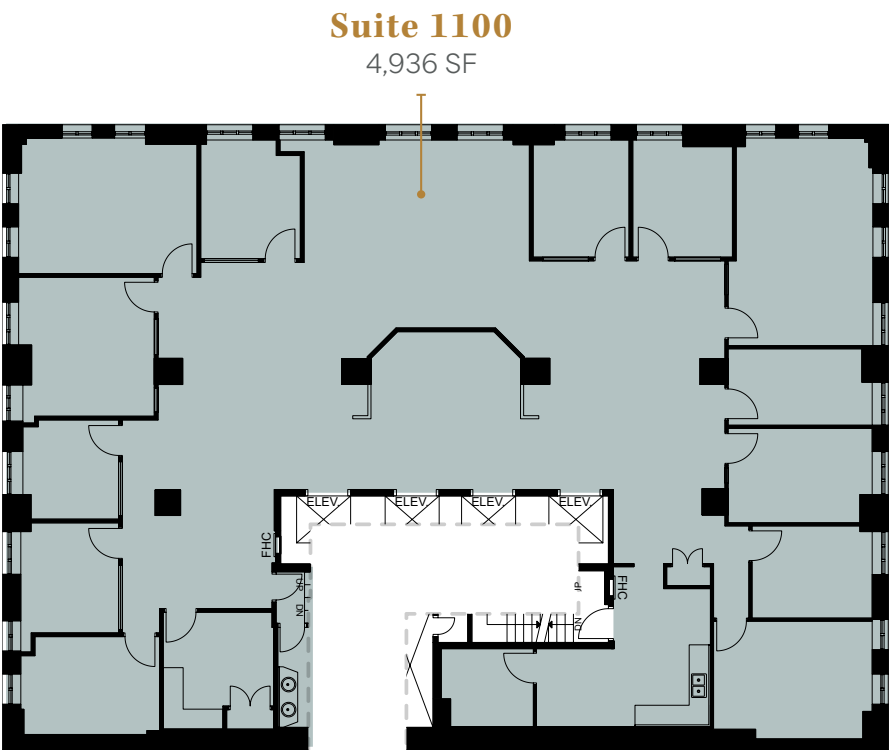


FLOORPLANS

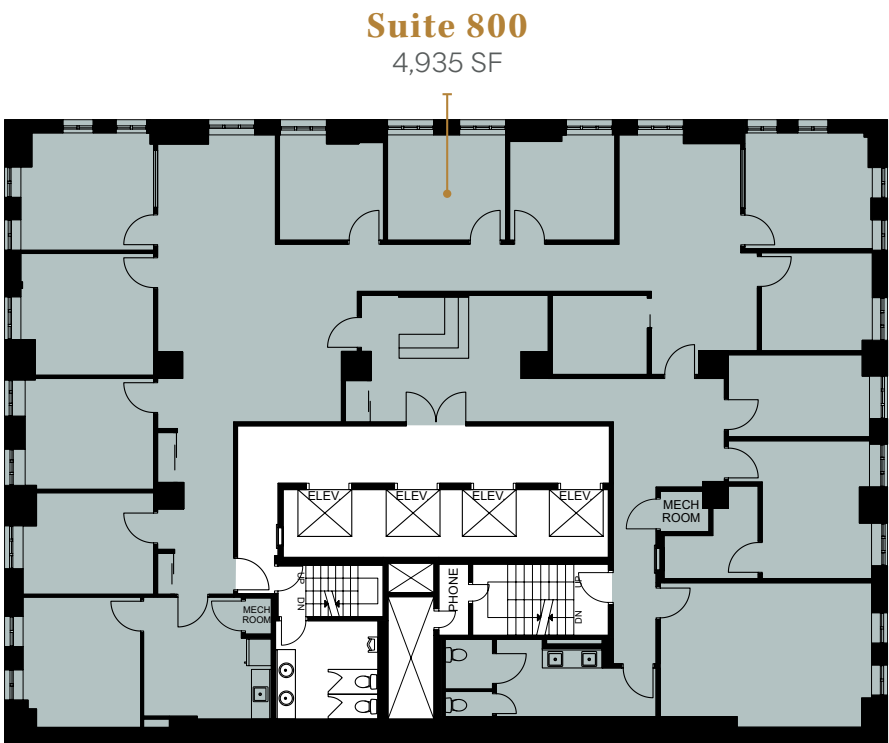
7th Floor



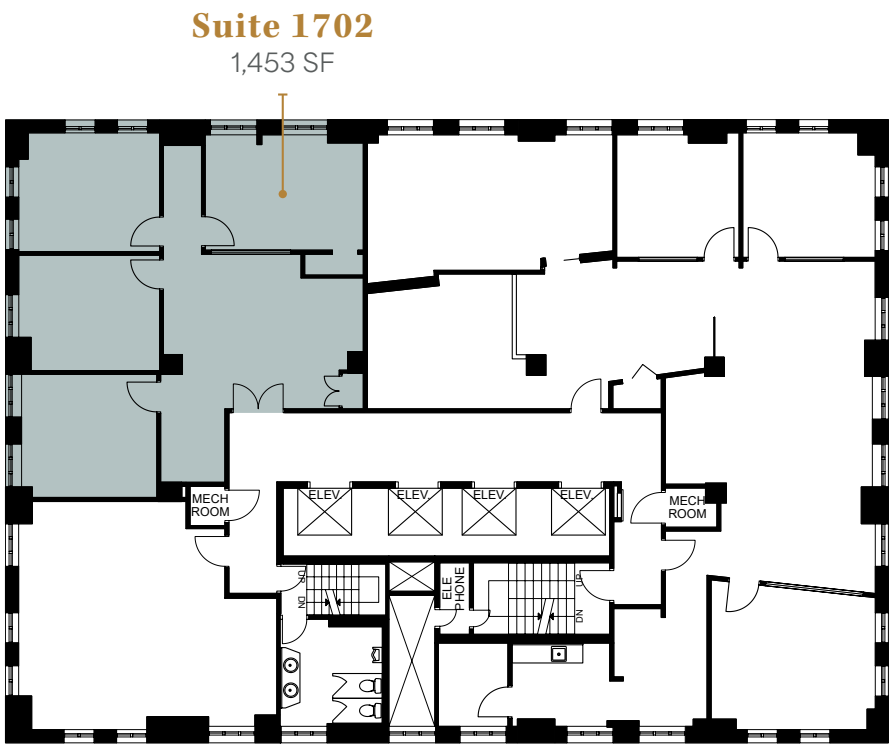
11th Floor



8th Floor



17th Floor





- One of the most historical building in Downtown Toronto, with a focus on modern in suite finishes
- Recent common area improvements with a focus on maintaining historical integrity and feel
- Excellent location with quick access to King Station and the King Street Car; as well as a short walk to Union Station

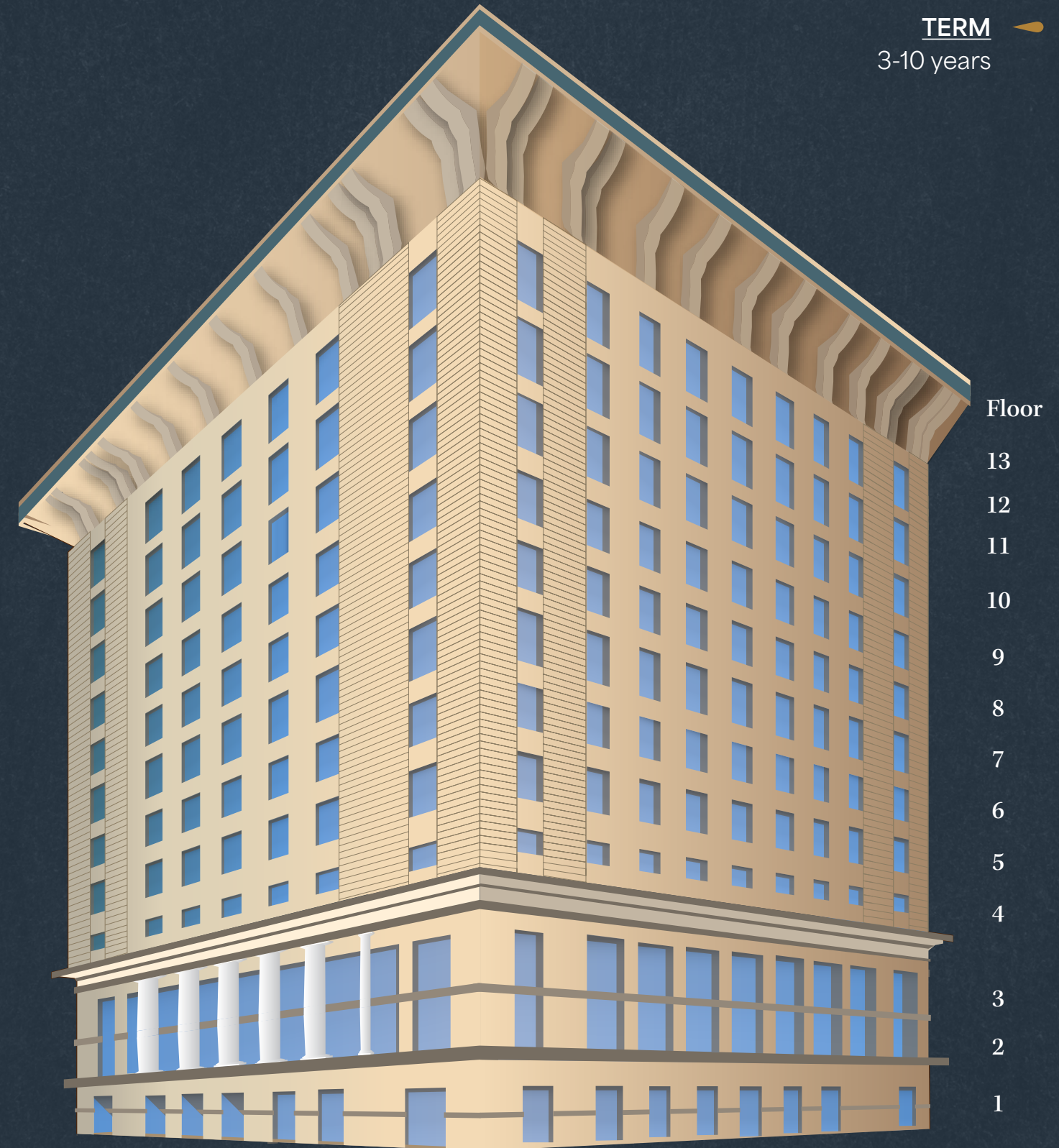
Availabilities

[Click to view floor plans](#)

NET RENT ➤
\$32.00 PSF

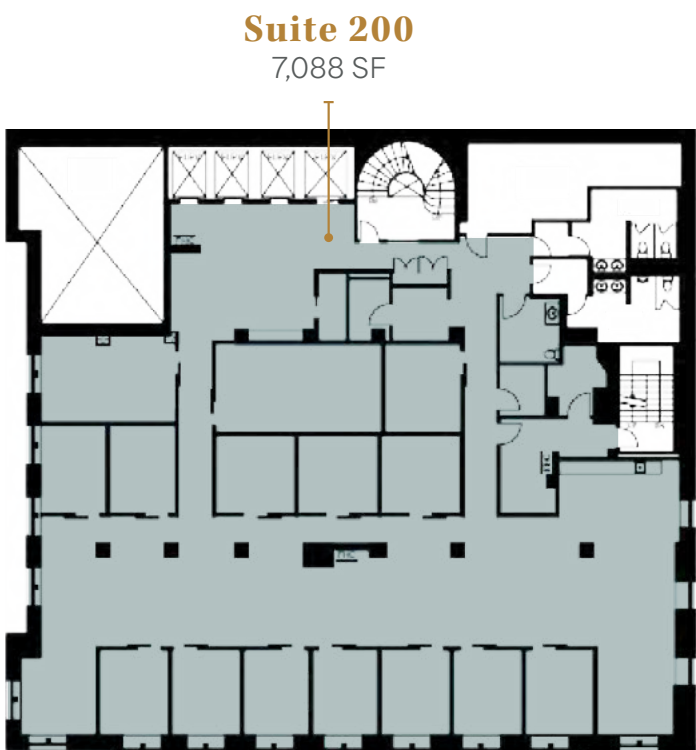
ADDITIONAL RENT ➤
\$22.70 PSF (2025)

TERM ➤
3-10 years



FLOORPLANS

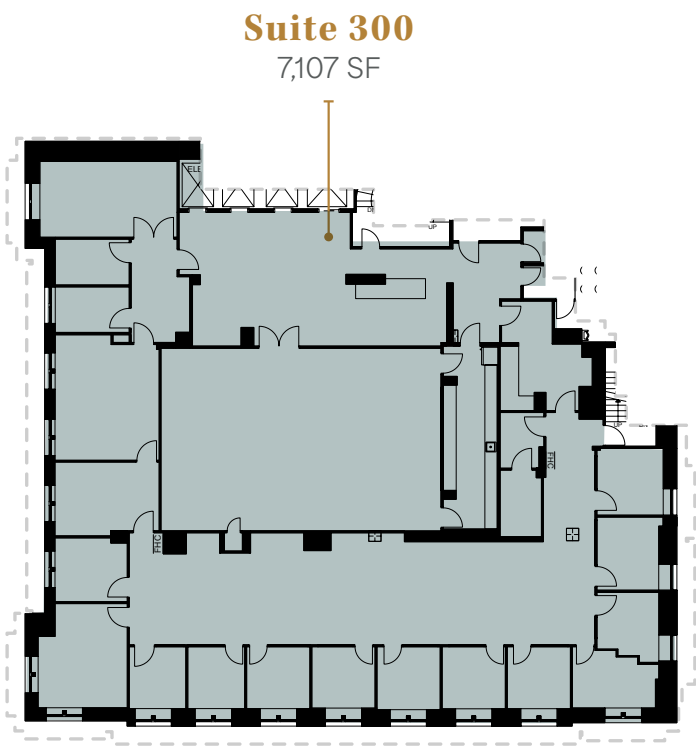
2nd Floor



5th Floor



3rd Floor

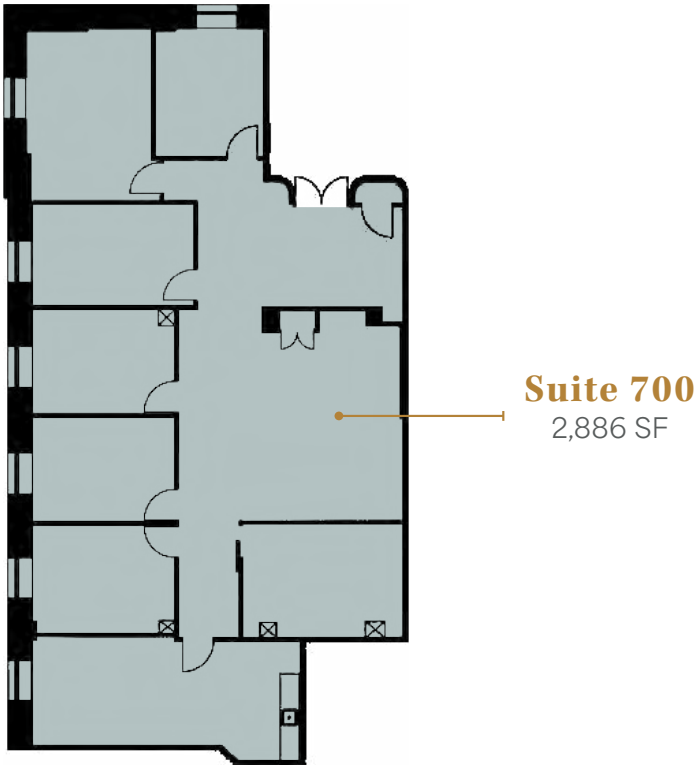


6th Floor

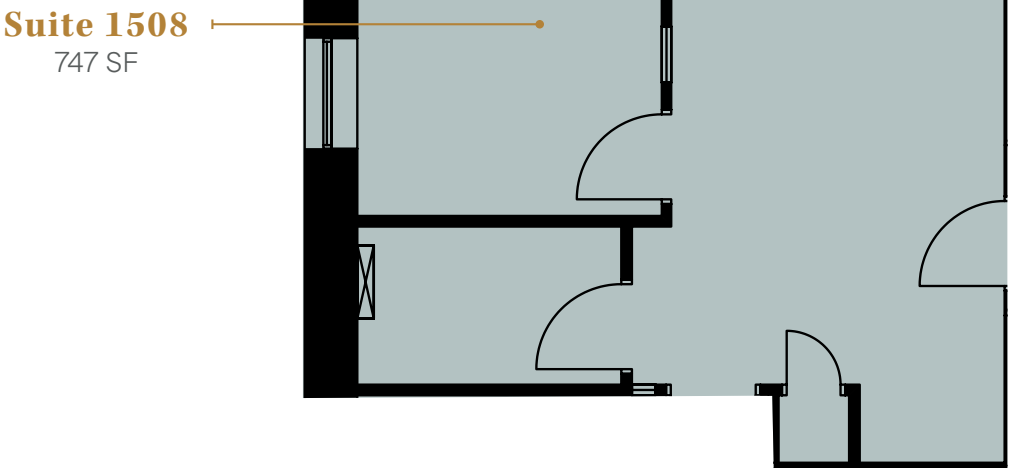


FLOORPLANS

7th Floor



15th Floor

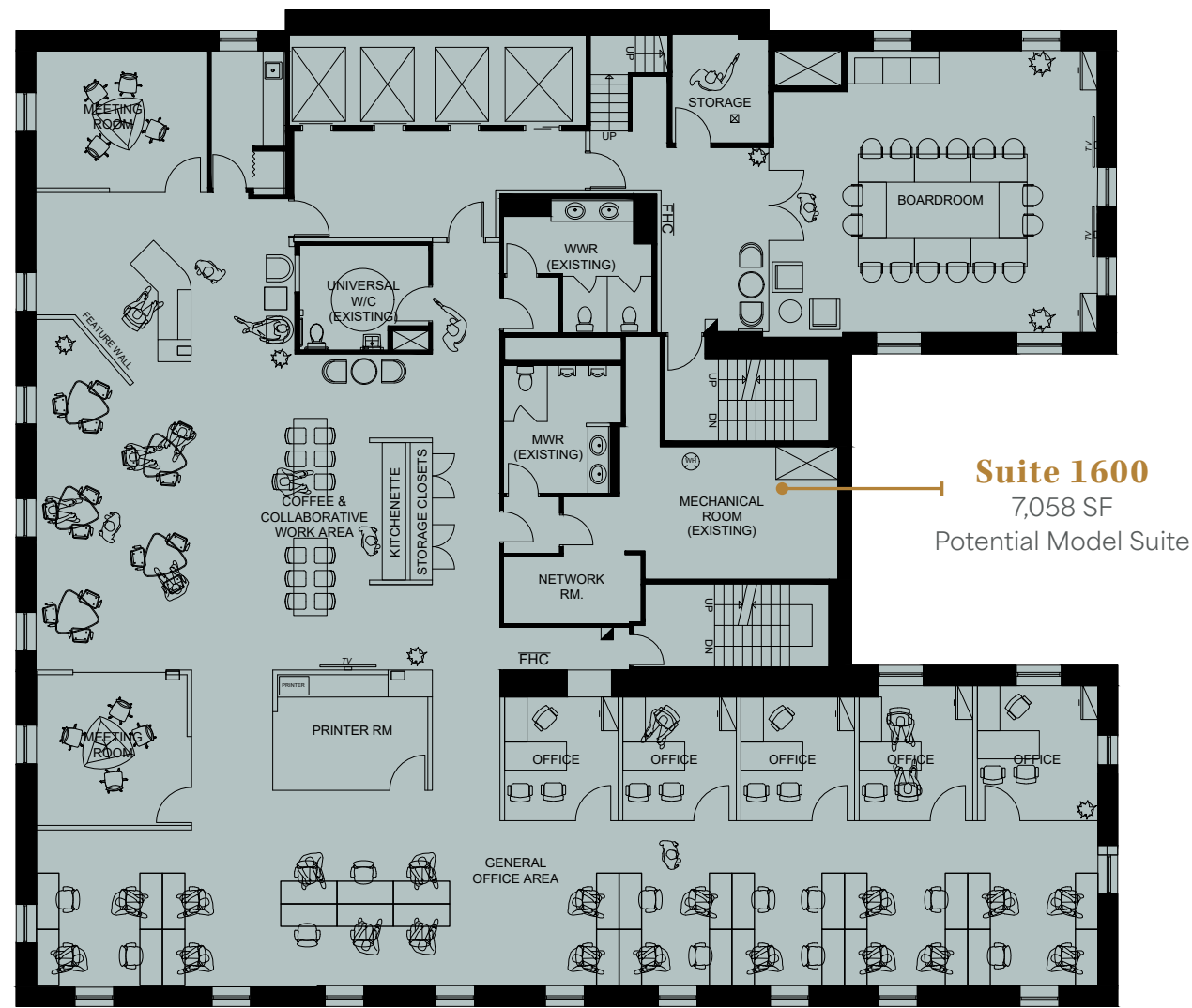


8th Floor

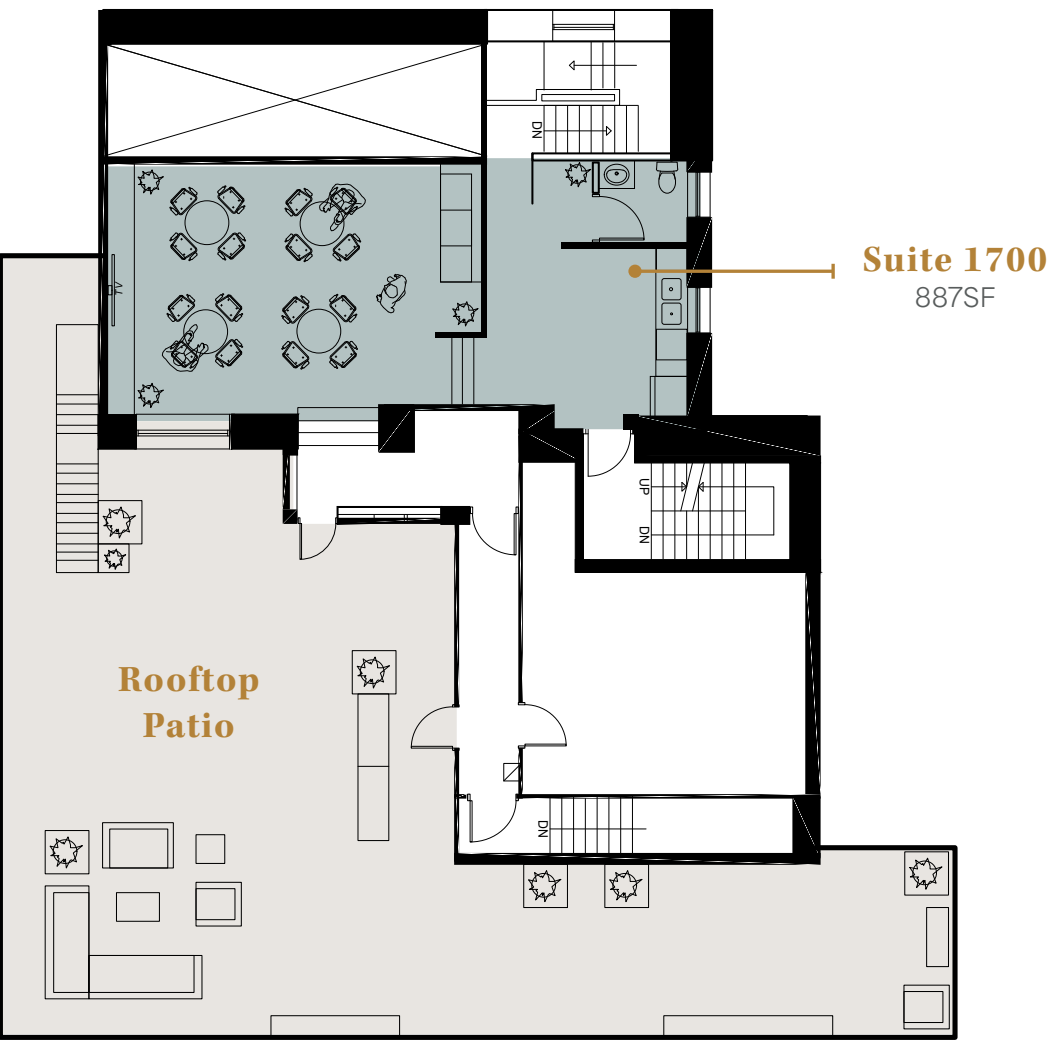


FLOORPLANS

16th Floor



17th Floor



The top two floors – The Penthouse – a rare opportunity for lease at 67 Yonge Street that allows the incoming occupier to control their own environment. The Penthouse features direct elevator access that opens directly into the 16th floor and exclusive access to an expansive 17th floor patio with views overlooking the Financial Core and the CN Tower. The opportunity is perfect for any company looking to make a statement and lasting impression in Downtown Toronto.

Suite 1600:	7,058 SF
Suite 1700:	887 SF
Total:	7,945 SF



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25 Adelaide Street East | 372 Bay Street | 67 Yonge Street

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