

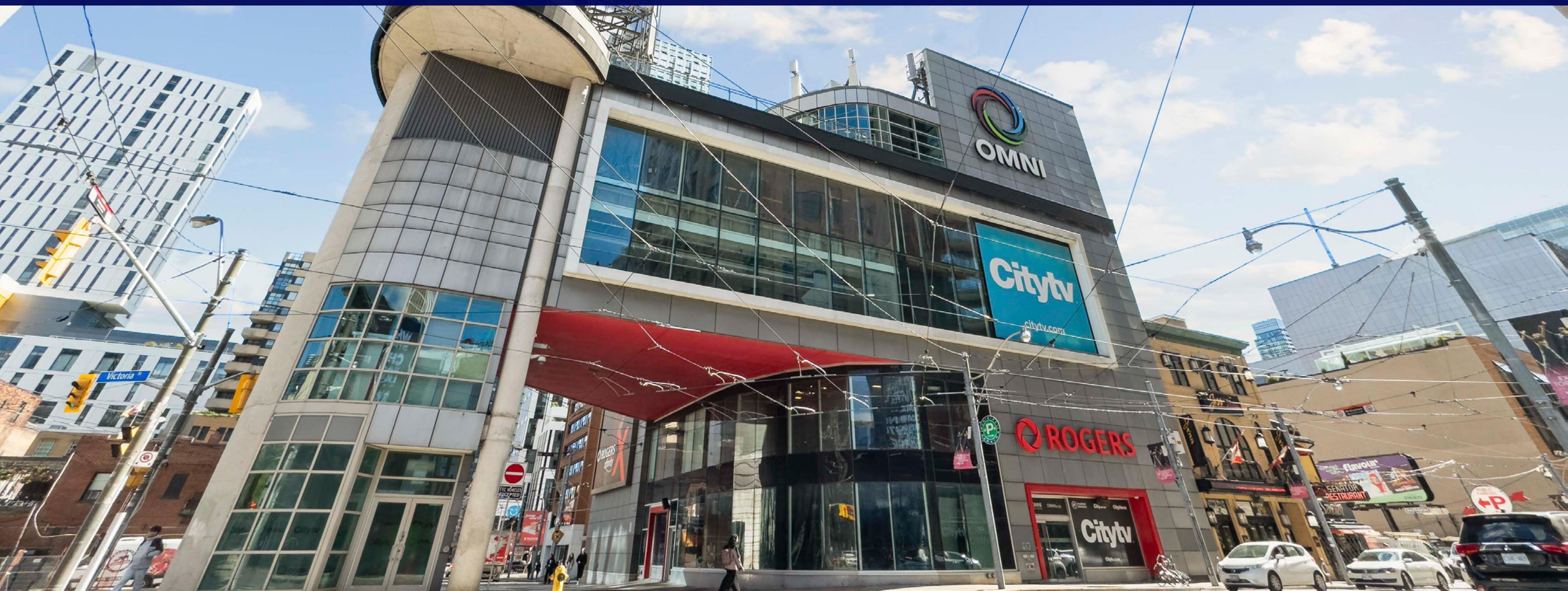
EXCEPTIONAL DOWNTOWN TORONTO USER/INVESTOR OPPORTUNITY

Colliers

33

DUNDAS STREET EAST

TORONTO, ON



33

DUNDAS STREET EAST, TORONTO

On behalf of our client Rogers Communications Inc. (the "Vendor"), Colliers International Inc. (the "Advisor") is pleased to present for sale 33 Dundas Street East, Toronto, Ontario (the "Property").

This exceptional offering comprises a seven-storey mixed use office and retail building located in Toronto's Sankofa Square. With 42,491 sq. ft. above grade and 14,023 sq. ft. of functional lower-level space for a total of 56,514 sq. ft. on 0.19 acres.

Built in 2004, the Property offers a rare opportunity to acquire a modern retail and office building with rich history directly adjacent to Dundas subway station and the Eaton's Centre. The Property features abundant natural light, a rooftop deck, with westward views over the square and prime viewing for many of the city's spectacular cultural events hosted in the vicinity.

The Property is being offered with vacant possession. The offering does not include the pylon signage which is currently under application for condominium registration with the City of Toronto and expected to be completed in the second half of 2026. During this period, Rogers will continue to cover all operating costs associated with the signage.



Property Overview

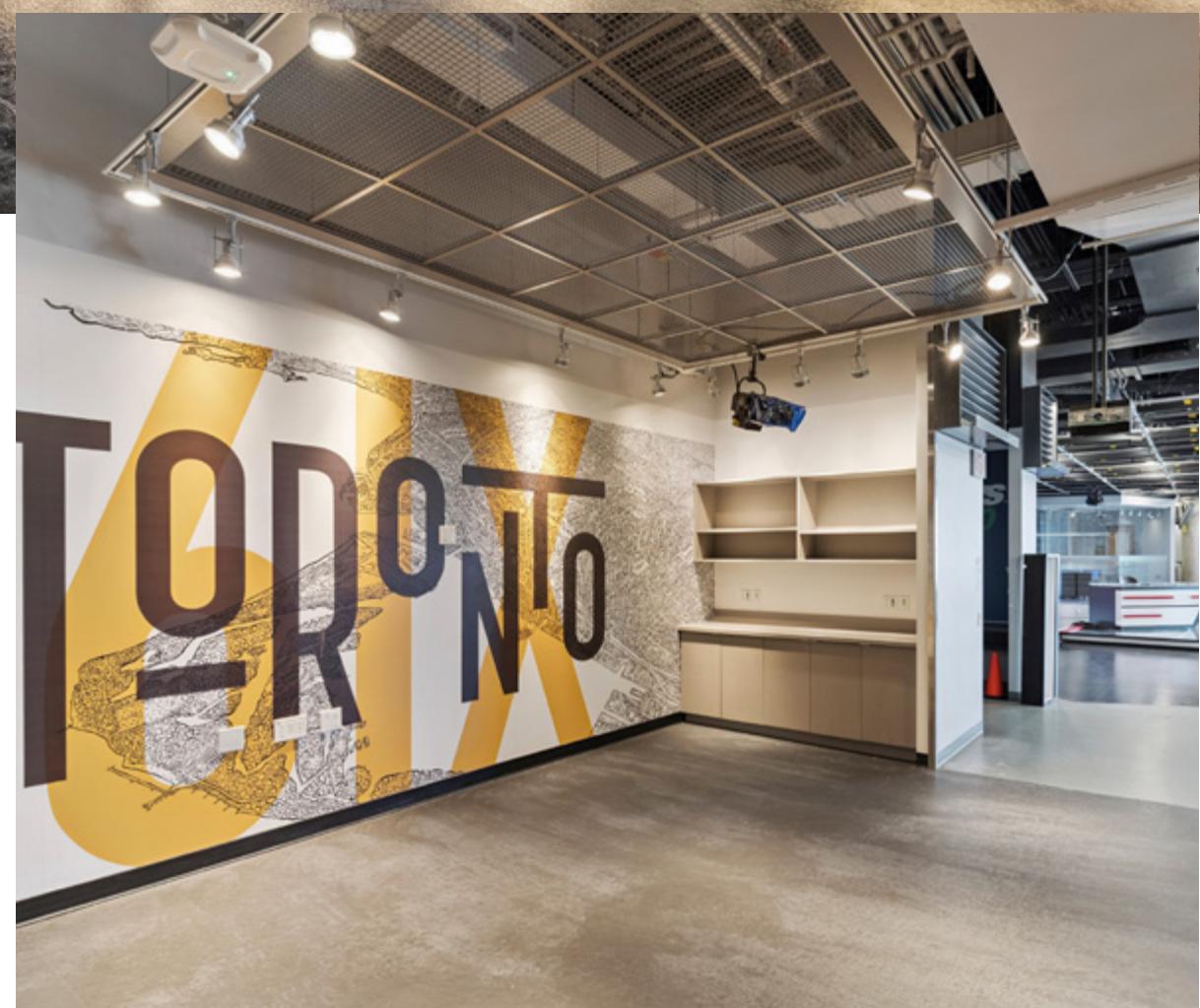
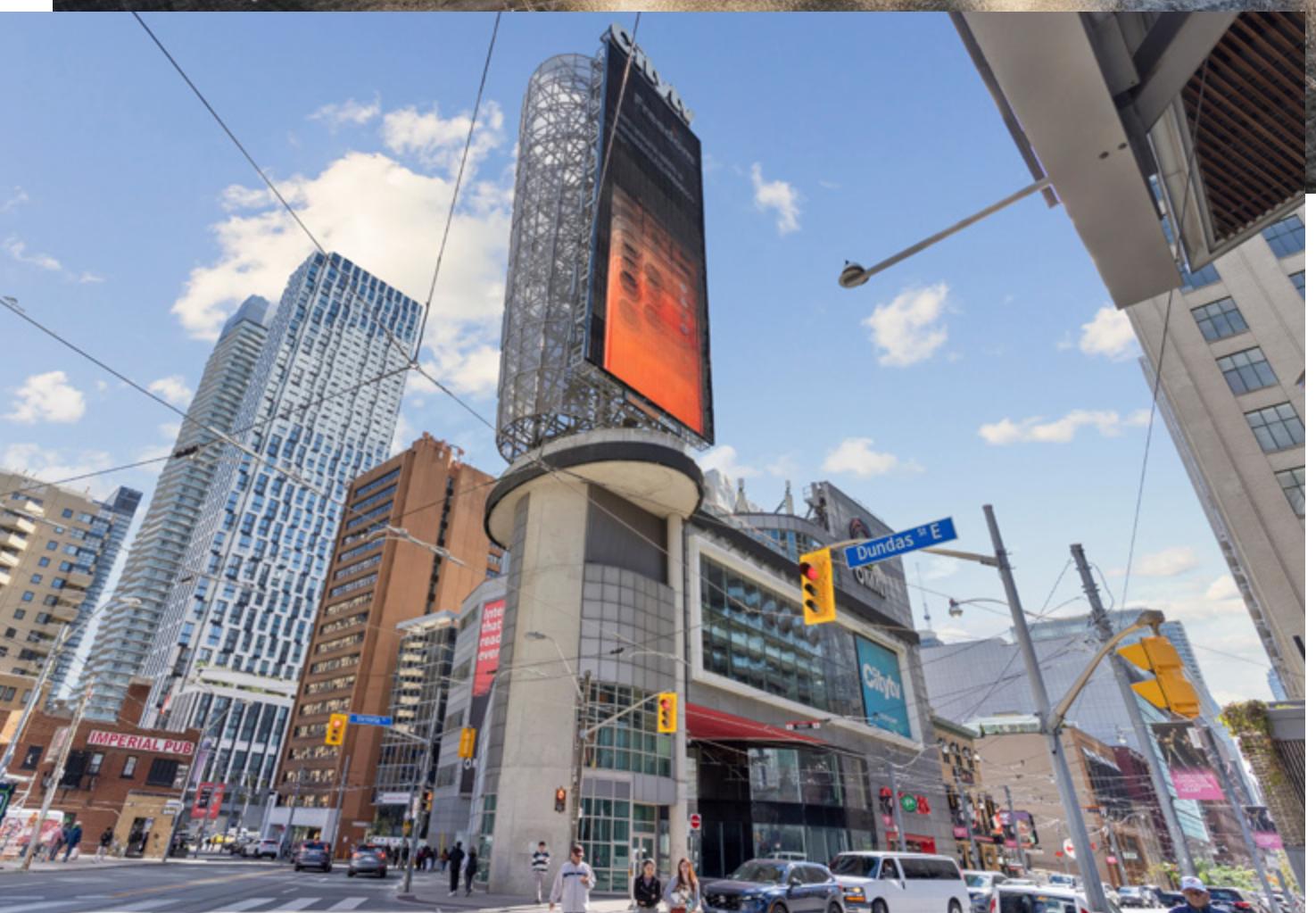
ADDRESS	33 Dundas Street East
LOCATION	Yonge & Dundas
YEAR BUILT	2004
STOREYS	7 (5 above grade)
TYPE OF PROPERTY	Mixed Use Office & Retail
YEAR BUILT	2004
BUILDING AREA	56,514 sq.ft. (42,491 sq. ft. above grade)
SITE AREA	0.190 Acres
CEILING HEIGHT	Averaging Approximately 14' feet
TENANCY TYPE	Vacant Possession
ZONING	CR 4.0
PIN	210980093
LEGAL DESCRIPTION	PT LT 68 E/S VICTORIA ST PL 22A TORONTO PT 1, 64R15467; PT DUNDAS ST E PL 22A TORONTO PT 1, 5 & 7, 64R16753; (CLOSED BY CA698119); T/W & S/T CA707700 EXCEPT PT 2 & 6, 64R16753; S/T CA711072; CITY OF TORONTO



Investment Highlights

UNIQUE OPPORTUNITY TO OWN AND OCCUPY A BOUTIQUE MIXED USE COMMERCIAL ASSET

An acquisition of 33 Dundas offers an entrepreneur or owner occupier the opportunity to acquire a unique Toronto landmark commercial property for their own occupancy, or to lease out to third party tenants. With significant space on the ground floor, opening to a second-floor level, there are interesting opportunities to create a mixed use retail and office hybrid, and the sizeable deck overlooking the square on the fifth floor provides excellent amenity and client entertaining space for its occupants. Given that Sankofa Square is one of Toronto's most visited and photographed tourist destinations, the significant signage available on site presents excellent branding opportunities.



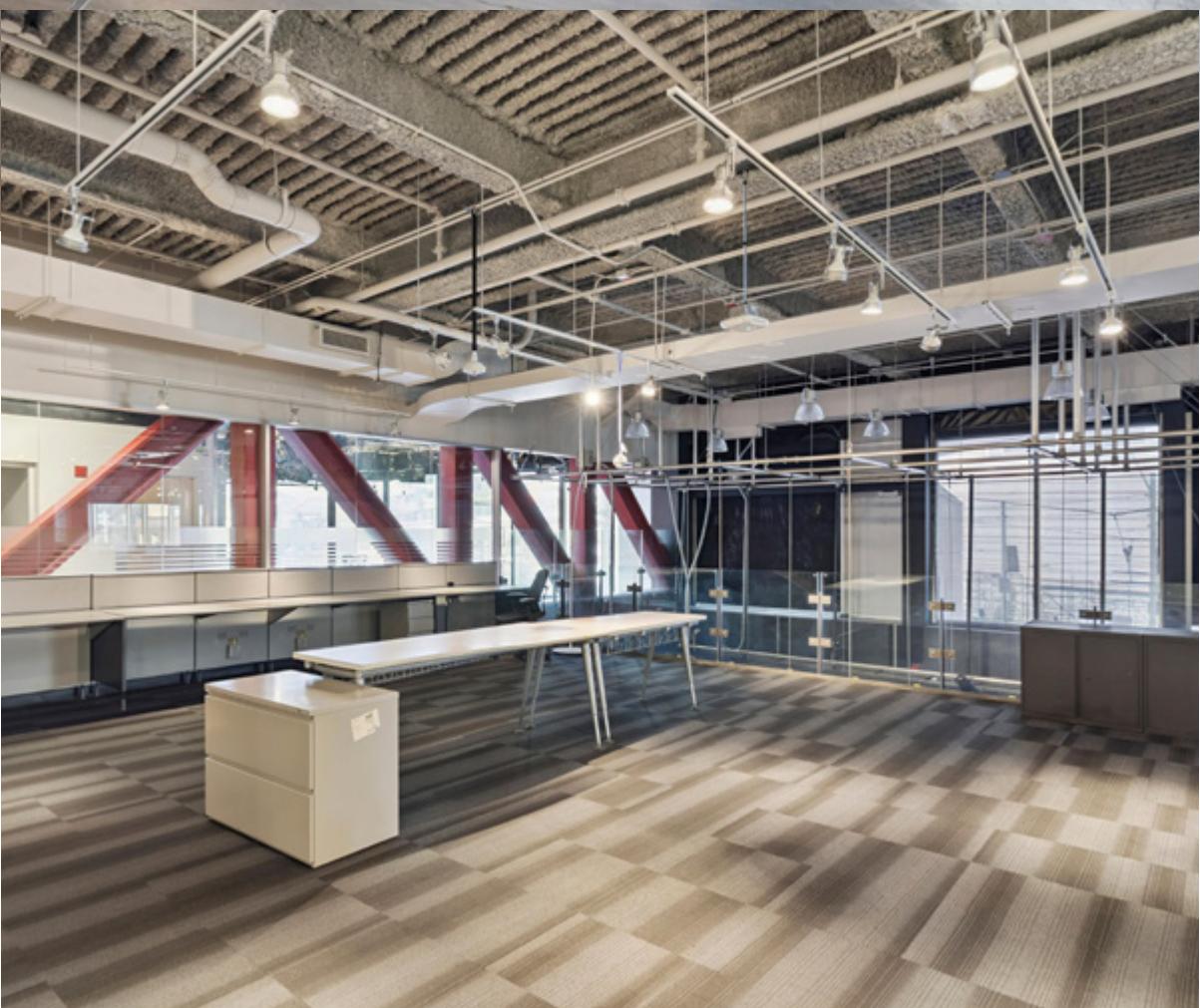
2

Investment Highlights

HIGH QUALITY BUILD AND IMPROVEMENTS

33 Dundas Street East was originally built to the highest of standards in 2004 to house the Olympic Spirit Toronto tourist destination, which featured multiple floors of attractions and a rooftop restaurant. Upon the current owners acquisition in 2007, the building's technological backbone, high ceilings and floorplates averaging 8,073 sq. ft. were upgraded and leveraged to convert the property to a television studio.

Given the floorplate is staggered across the Dundas and Victoria intersection, the property benefits from abundant natural light and exceptional views across the heart of downtown. Given the significant power delivered to the asset due to its prior use, and the rooftop genset, the property is well suited towards an occupier with significant technology infrastructure.



3

Investment Highlights

COMMANDING PRESENCE IN THE HEART OF DOWNTOWN TORONTO

With a critical location at the intersection of Dundas and Victoria Streets, the property offers a strategic location in downtown Toronto. Located directly to the west of the property is the Toronto Eaton Centre, one of Canada's top performing super-regional malls with over 230 retailers and restaurants, making it one of Canada's busiest tourist attractions. To the north is the main campus for Toronto Metropolitan University (TMU), once of Canada's largest universities with over 48,000 undergraduate and graduate students, offering a multitude of programs covering law, business, engineering, science and art.



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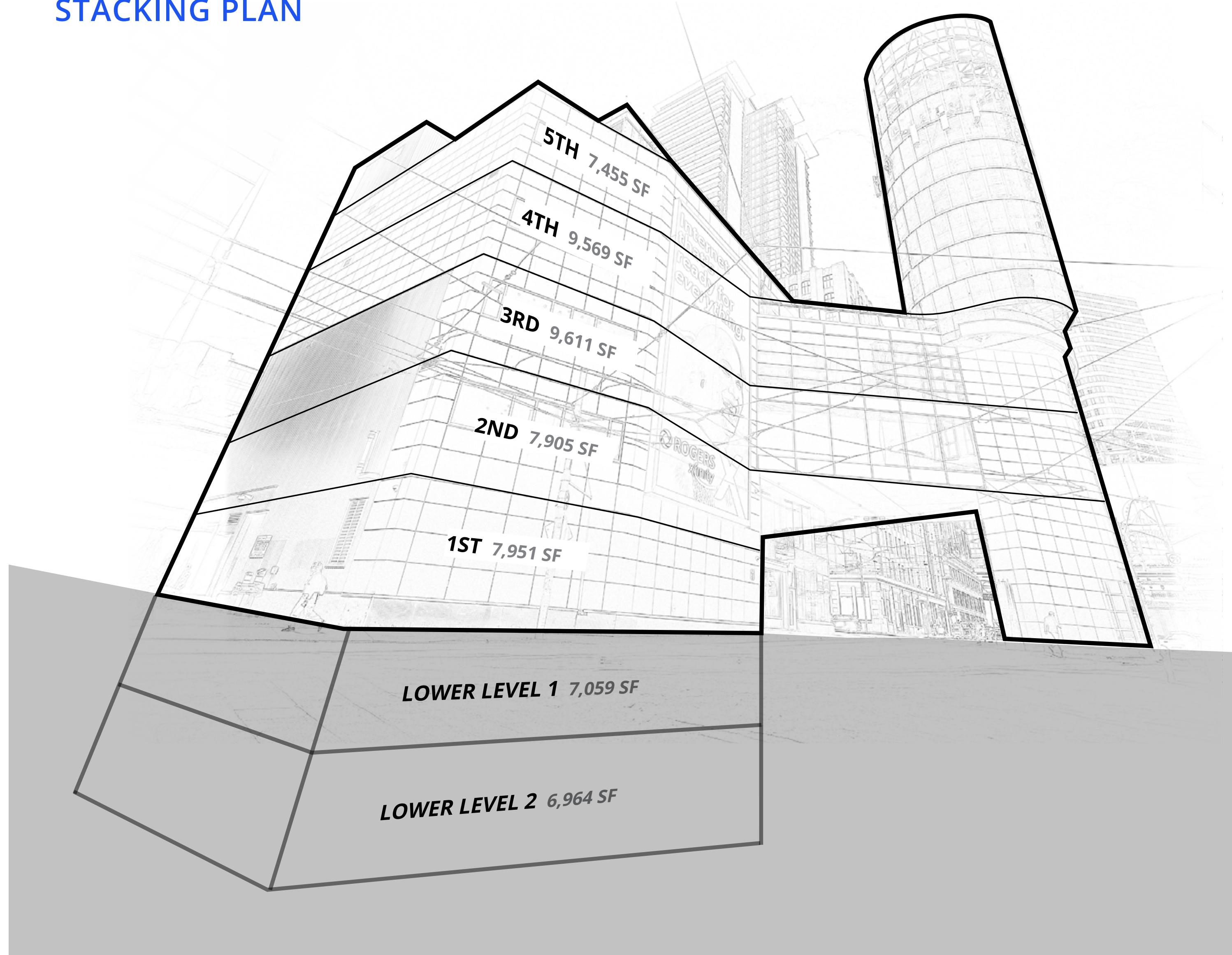
Investment Highlights

FUTURE PROOF YOUR OCCUPANCY COSTS IN A RAPIDLY IMPROVING OFFICE MARKET

Throughout 2025 an abundance of corporate real estate occupiers have announced a return to the office environment, with many committing to four to five days a week in the office environment. While 33 Dundas Street East offers a significantly elevated workplace environment and satisfaction for employees, an entrepreneur or corporation acquiring and financing an asset for their own asset in the current market will lock in their occupancy costs at current market costs, and avoid the run up in net leasing rates that is projected to occur in the next 24 to 36 months.

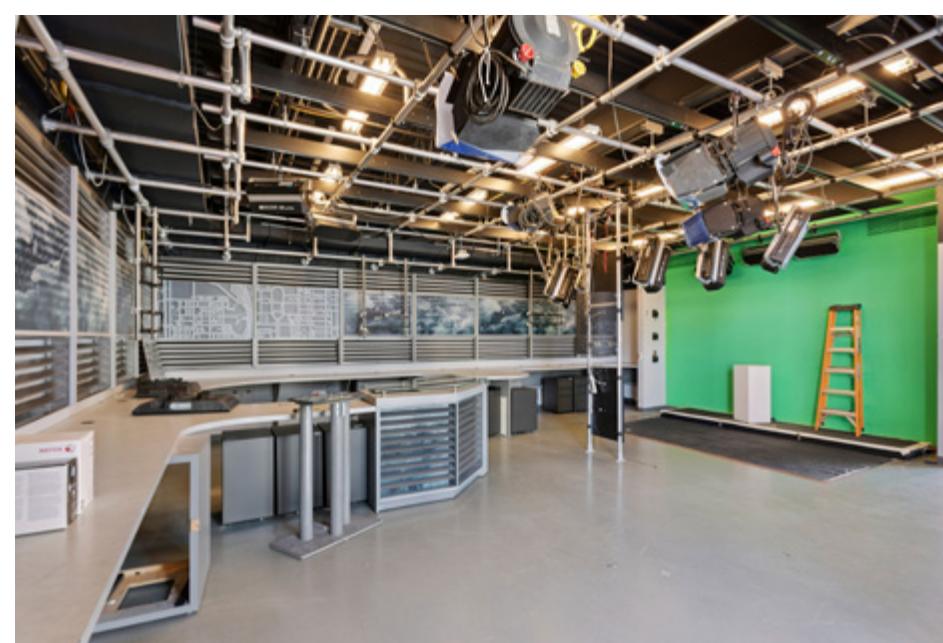
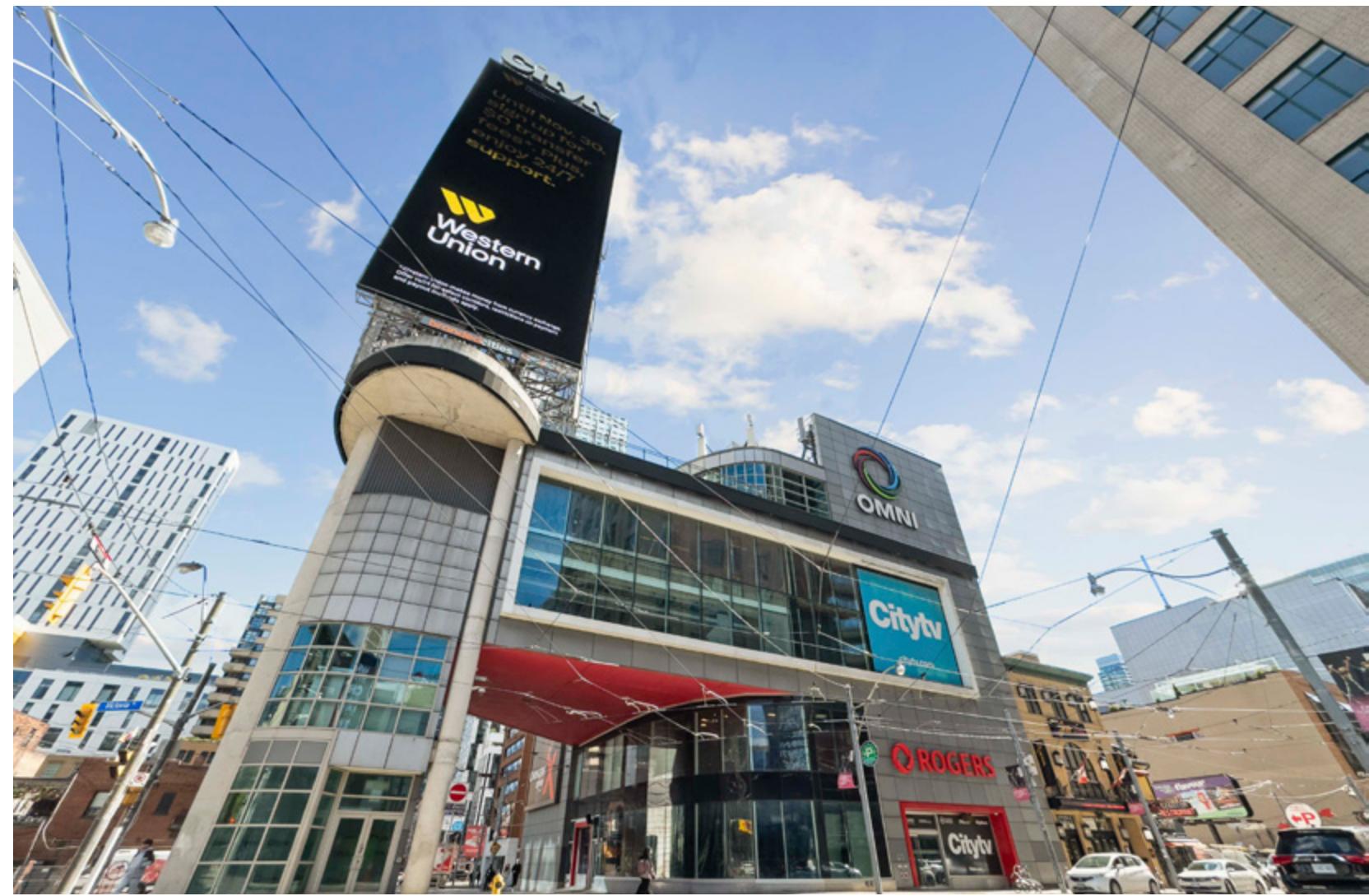


STACKING PLAN



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DUNDAS STREET EAST



AMENITY & TRANSIT MAP

33 Dundas Street East is located in the heart of downtown Toronto, offering exceptional access to public transit and urban amenities. It's directly connected to Dundas Station on Line 1 (Yonge-University), with frequent subway service and nearby access to major bus and streetcar routes including the 97, 320, and 505. The area is surrounded by vibrant destinations like the Eaton Centre, Yonge-Dundas Square, and a wide variety of restaurants, shops, and entertainment venues, making it a prime location for both commuters and visitors.

SHOPPING

- 1 CF Toronto Eaton Centre
- 2 Simons
- 3 Alo
- 4 Nike
- 5 Eataly
- 6 Uniqlo
- 7 Apple
- 8 Sephora
- 9 Zara
- 10 Aritzia
- 11 Queen's Cross Food Hall
- 12 lululemon

2 The Tenor Mall

- 1 Cineplex
- 2 Little Canada
- 3 Jack Astor's Bar & Grill
- 4 Milestones
- 5 Winners
- 6 Dollarama
- 7 The Beer Store
- 8 Shake Shack
- 9 Hard Rock Cafe
- 10 The Ballroom Bowl

3 The Well

- 1 St. Michael's Hospital
- 2 Toronto General Hospital
- 3 Mount Sinai Hospital
- 4 Toronto Western Hospital

DINING

- 1 Trattoria Mercatto
- 2 The Carbon Bar
- 3 Firkin on Yonge
- 4 Fran's Restaurant
- 5 Sud Forno
- 6 The Rabbit Hole
- 7 Cactus Club Cafe
- 8 King Taps First Canadian Place
- 9 Hy's Steakhouse & Cocktail Bar
- 10 JOEY King St

GROCERY

- 1 Loblaw
- 2 Metro
- 3 NoFrills
- 4 FreshCo

HOSPITALS

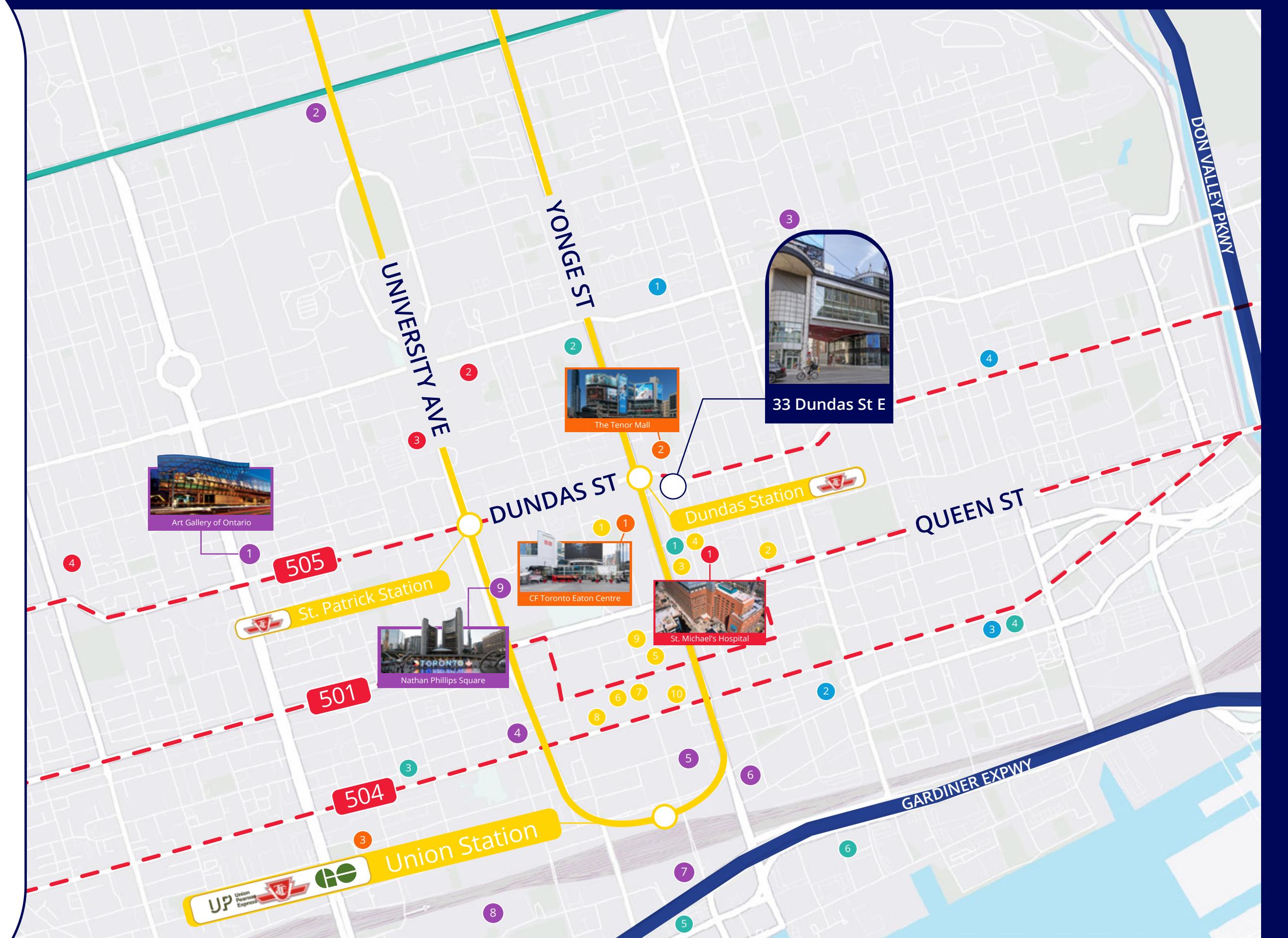
- 1 St. Michael's Hospital
- 2 Toronto General Hospital
- 3 Mount Sinai Hospital
- 4 Toronto Western Hospital

ENTERTAINMENT

- 1 Art Gallery of Ontario
- 2 Royal Ontario Museum
- 3 Phoenix Concert
- 4 Roy Thomson Hall
- 5 Hockey Hall of Fame
- 6 Meridian Hall
- 7 Scotiabank Arena
- 8 CN Tower
- 9 Nathan Phillips Square

FITNESS

- 1 Sweat and Tonic
- 2 Planet Fitness
- 3 Anytime Fitness
- 4 Body + Soul Fitness
- 5 Pure Fitness Canada
- 6 UNITY Fitness



PRIME DOWNTOWN TORONTO LOCATION!

This signature urban office offers exceptional visibility in the heart of Toronto's bustling downtown core, directly adjacent to the newly renamed Sankofa Square (formerly Yonge-Dundas Square) one of the city's most iconic public spaces. With exposure to an average daily pedestrian count of over 100,000 and direct frontage along Dundas Street East, the property benefits from unparalleled access and foot traffic.

Strategically located at the high-profile intersection of Yonge Street and Dundas Street, the Property enjoys immediate connectivity to Toronto's PATH network, the Dundas TTC subway station, and multiple surface transit lines. This dynamic node is surrounded by flagship retail, entertainment, hospitality, and institutional anchors including CF Toronto Eaton Centre, Toronto Metropolitan University, and the Ed Mirvish Theatre.

The area is rich in amenities, offering everything from premium coffee shops and global dining options (e.g., Starbucks, Chipotle, JOEY, Basil Box) to essential services and cultural attractions. Just steps away is Sankofa Square, a vibrant urban plaza that hosts concerts, cultural events, and public activations year-round, contributing to the area's high energy and round-the-clock activity.

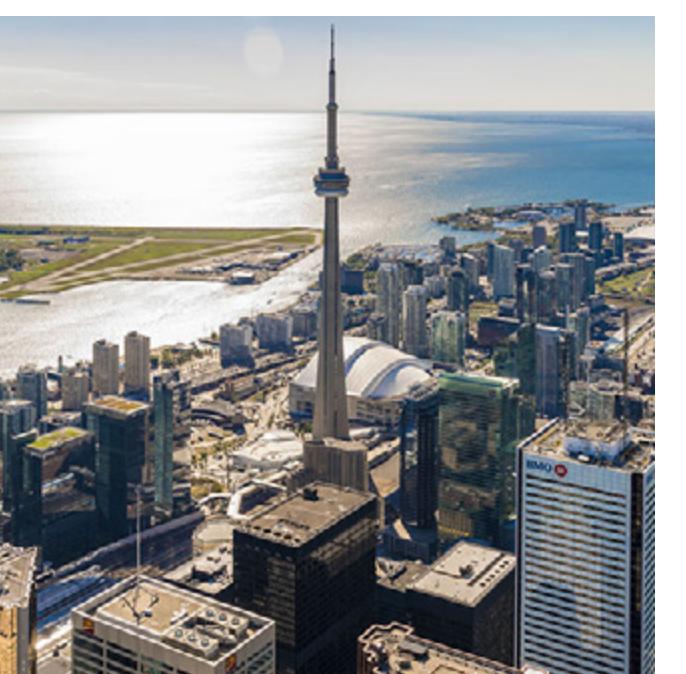
In addition, the Property is supported by an immense residential and commercial density, making it an ideal location for media, creative, tech, retail, or institutional tenants seeking a prominent downtown address with brand visibility, transit accessibility, and lifestyle convenience.

STRATEGIC DOWNTOWN LOCATION WITH DEEP TALENT POOL AND UNMATCHED TRANSIT CONNECTIVITY

Located in the core of Downtown Toronto, 33 Dundas Street East offers investors direct access to one of the largest and most diverse skilled labour markets in North America. Over 70% of Toronto's workforce holds a post-secondary credential, supported by proximity to leading institutions such as Toronto Metropolitan University, University of Toronto, and George Brown College, all within walking distance.

The property benefits from exceptional multimodal transit access. It is located just steps from the Dundas TTC subway station, providing direct connections to the Line 1 Yonge-University subway, while multiple streetcar and bus routes operate along Dundas and Yonge Streets. The site is also a short walk to Toronto's PATH underground pedestrian network, which links over 75 buildings and connects to Union Station, the city's regional transit hub servicing GO Transit, UP Express, and VIA Rail.

With an irreplaceable downtown location, direct transit access, and adjacency to a strong and growing professional talent pool, 33 Dundas Street East presents a future-proof investment in a high-demand, mixed-use urban district with long-term growth fundamentals.





TERMS OF SALE

Colliers International Inc. (the "Advisor") has been retained on an exclusive basis by Rogers Communications Inc. (the "Vendor") to offer for sale 33 Dundas Street East, Toronto, Ontario (the "Property"). The Property is offered for sale at a price of \$34,500,000 and is free and clear of financing. Notwithstanding, the Vendor is open to discussions with qualified buyers about the assumption of the existing property specific mortgage. Offers will be reviewed by The Vendor on an as-received basis. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering, which may be accessed via an online data room.

Note: The offering does not include the existing pylon signage, which is currently undergoing condominium registration with the City of Toronto.



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