



DREAM  
COLLECTION

TORONTO —

# 76 Stafford Street

REFINED SPACES  
FOR WORK & PLAY

[VIEW VIRTUAL TOUR ↗](#)



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**dream**

**AVISON  
YOUNG**



# 76 Stafford Street

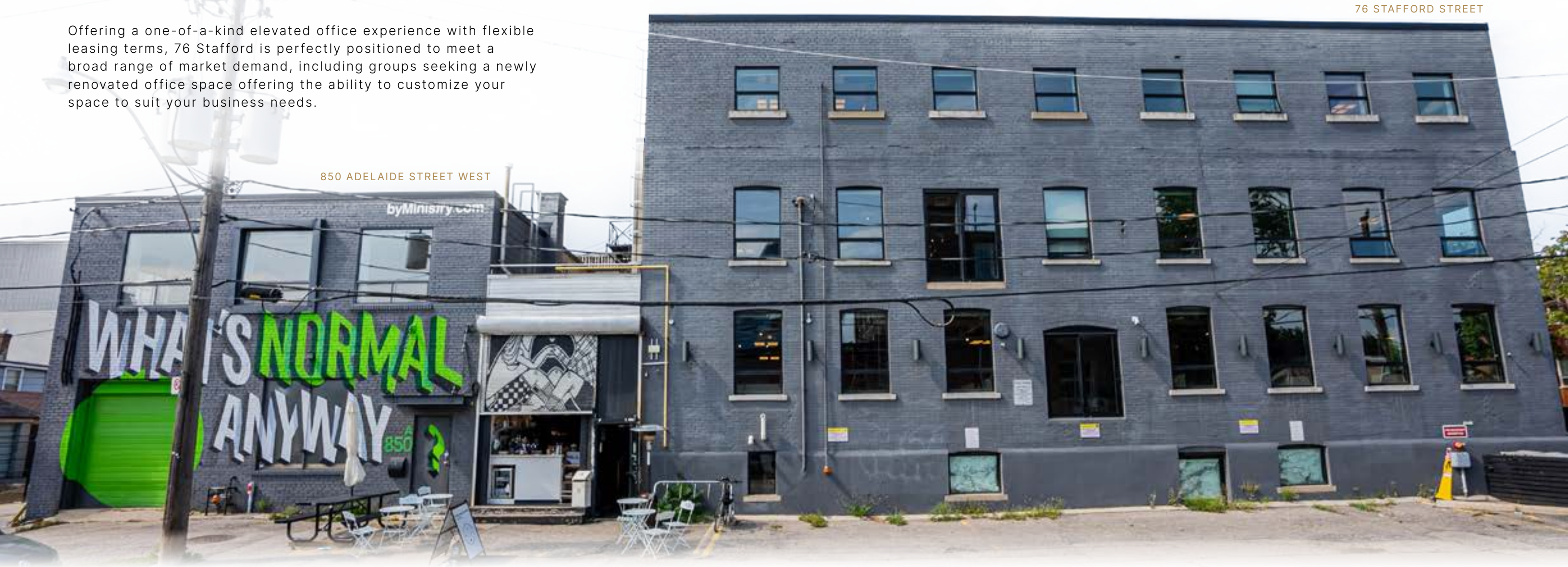
Located in the highly sought-after amenity-rich King West neighbourhood at Stafford and Adelaide Street West, 76 Stafford is in the centre of Toronto’s thriving Downtown West – Canada’s epicentre for technology and creativity. Rich in character with a brick façade, the brick and beam office space is perfect for open-concept floor plans with significant natural light and dramatic loft ceiling heights over 11-ft tall.

76 Stafford has recently undergone a \$5.5 Million capital investment which includes new HVAC, windows, washrooms, electrical upgrades, roof replacement, and enhanced fire and life safety systems. In addition, a new rooftop terrace and amenities will welcome tenants to a safe and comfortable work environment.

Offering a one-of-a-kind elevated office experience with flexible leasing terms, 76 Stafford is perfectly positioned to meet a broad range of market demand, including groups seeking a newly renovated office space offering the ability to customize your space to suit your business needs.

## BUILDING SPECS

Size	24,776 sf	Parking stalls	6	Operating costs	\$10.65 psf/yr
Year renovated	2019	Ceiling height	11.5 ft	Realty tax	\$5.17 psf/yr
Number Of Floors	3+	Pricing	Contact Listing Agents	Total additional rent	\$15.82 psf/yr



850 ADELAIDE STREET WEST

76 STAFFORD STREET



THE BUILDING —

# Office leasing opportunity



OFFICE DETAILS

Office occupancy Immediate

BUILT-OUT OFFICE SPACE

Suite 100 5,254 sf

Suite 200 5,652 sf

Suite 300 4,980 sf

Total 15,886 sf

Lower level retail office (base building condition) 5,448 sf

FEATURES

- Rooftop terrace
- On-site parking
- New HVAC & Electrical
- New washrooms
- Upgraded lighting
- New/refurbished flooring

AMENITIES

Nearby Amenities

- Stanley Park
- Trinity Bellwoods Park
- Pennies Bar
- Restaurants
- Shopping

SUSTAINABILITY & CERTIFICATIONS

- WELL Health and Safety Rated 2021



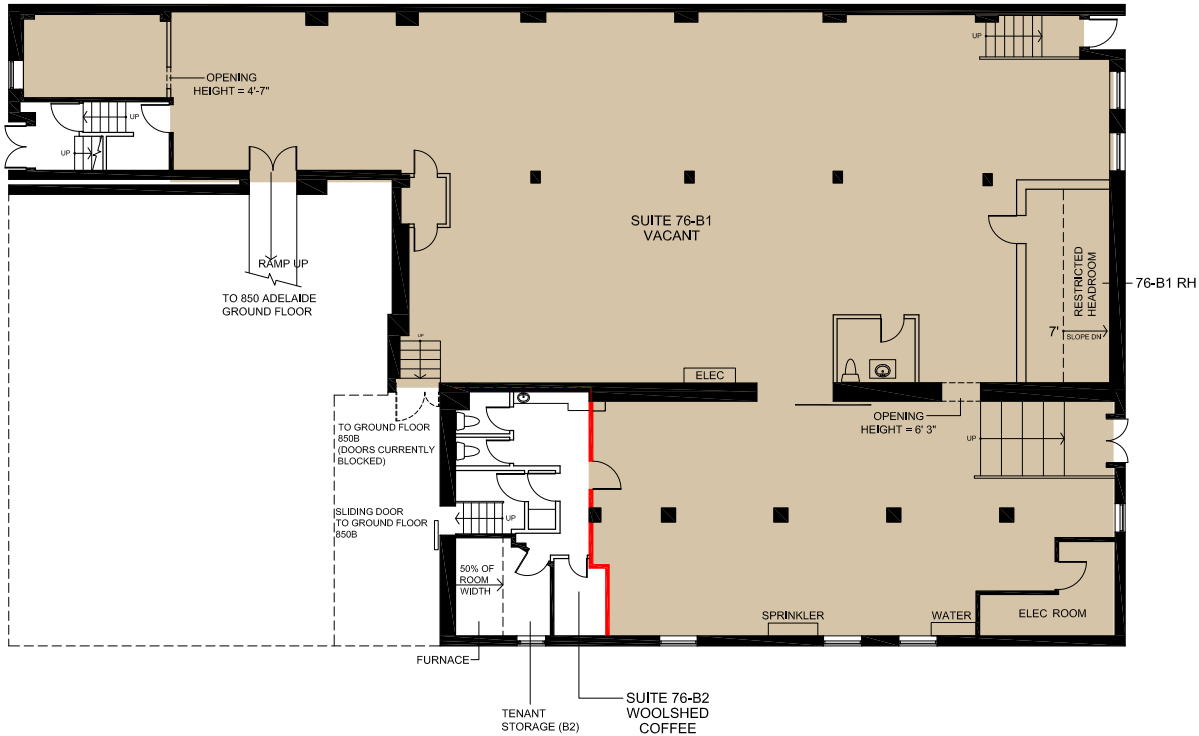
76 STAFFORD STREET



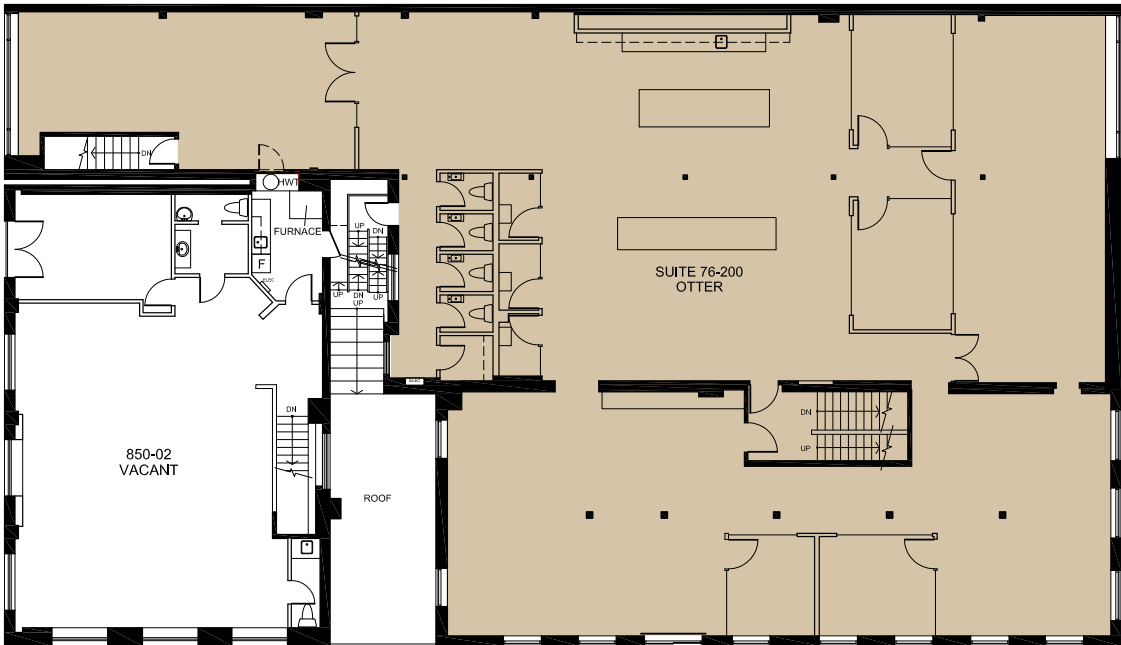
# Office floor plans

[VIEW VIRTUAL TOUR ↗](#)

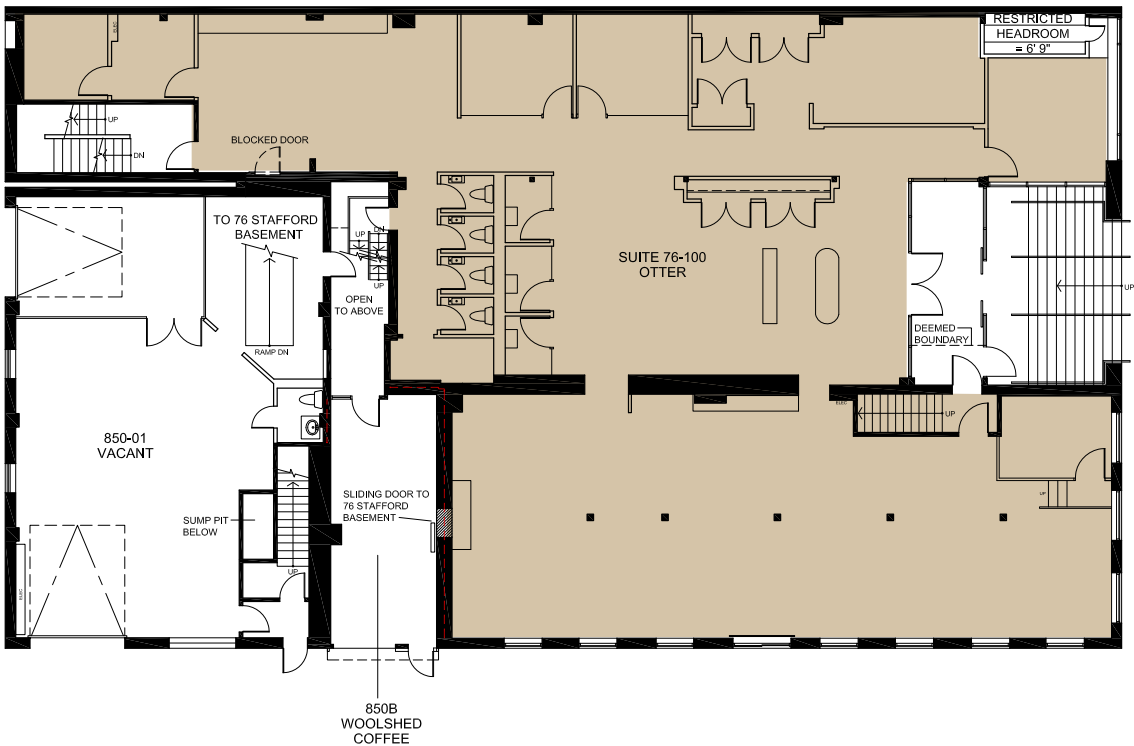
LOWER LEVEL — 5,448 sf



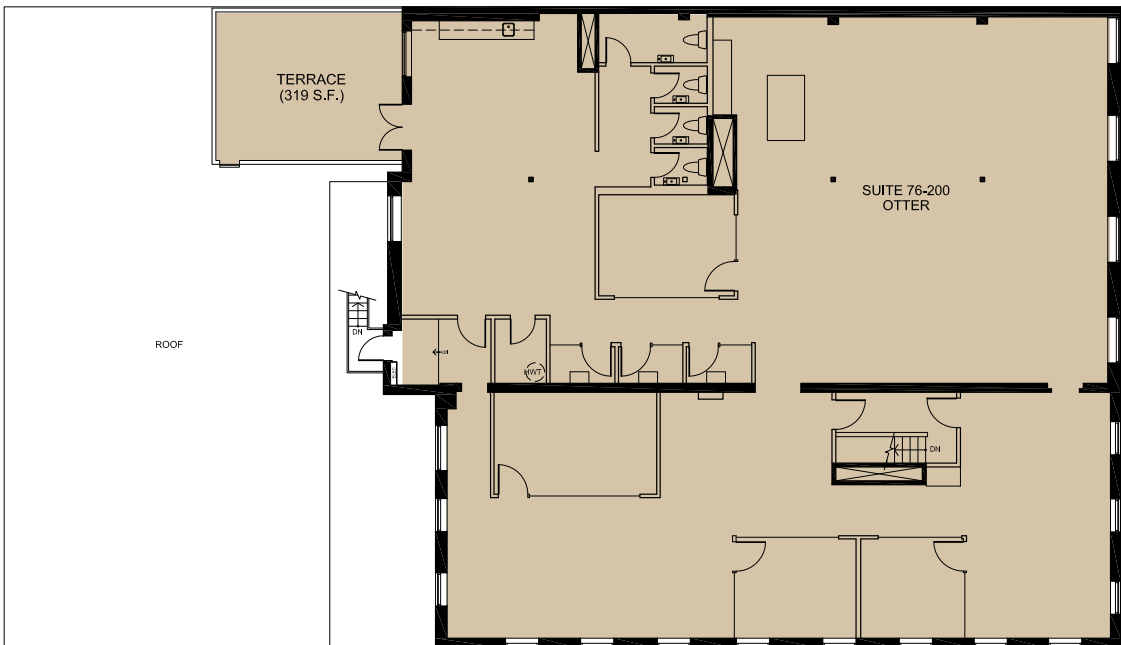
SUITE 200 — 5,652 sf



SUITE 100 — 5,254 sf



SUITE 300 — 4,980 sf



THE BUILDING —

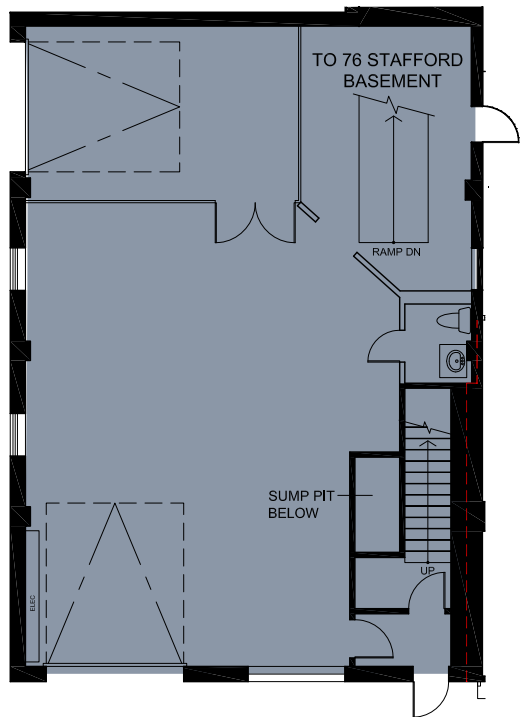
# Retail leasing opportunity

Unique retail opportunity with take-out window style space ideal for pop-ups or food & beverage shop.

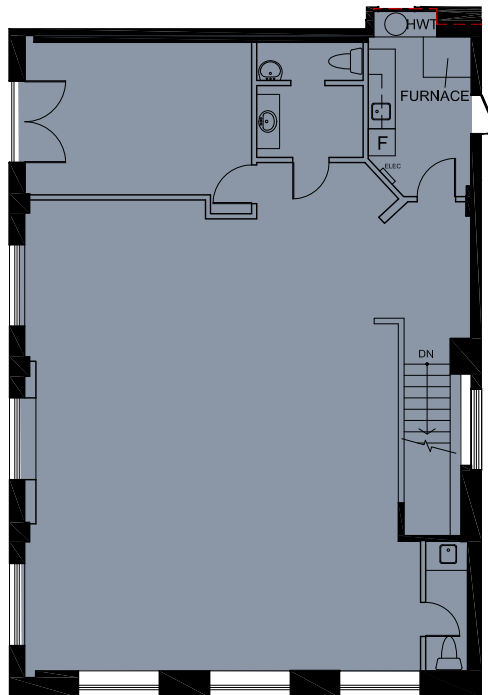
FEATURES

- Rooftop patio
- Roll up doors

GROUND FLOOR



SECOND FLOOR



DETAILS

Address	850 Adelaide Street West
Suite	Standalone building to be delivered in shell condition
Opportunity	3,442 sf

Pricing	Contact Listing Agents
Operating costs	\$10.65 psf/yr
Realty tax	\$5.17 psf/yr
Total additional rent	\$15.82 psf/yr





THE BUILDING —

## Updated space with rooftop terrace





THE BUILDING —

# Updated space with rooftop terrace







DREAM COLLECTION —

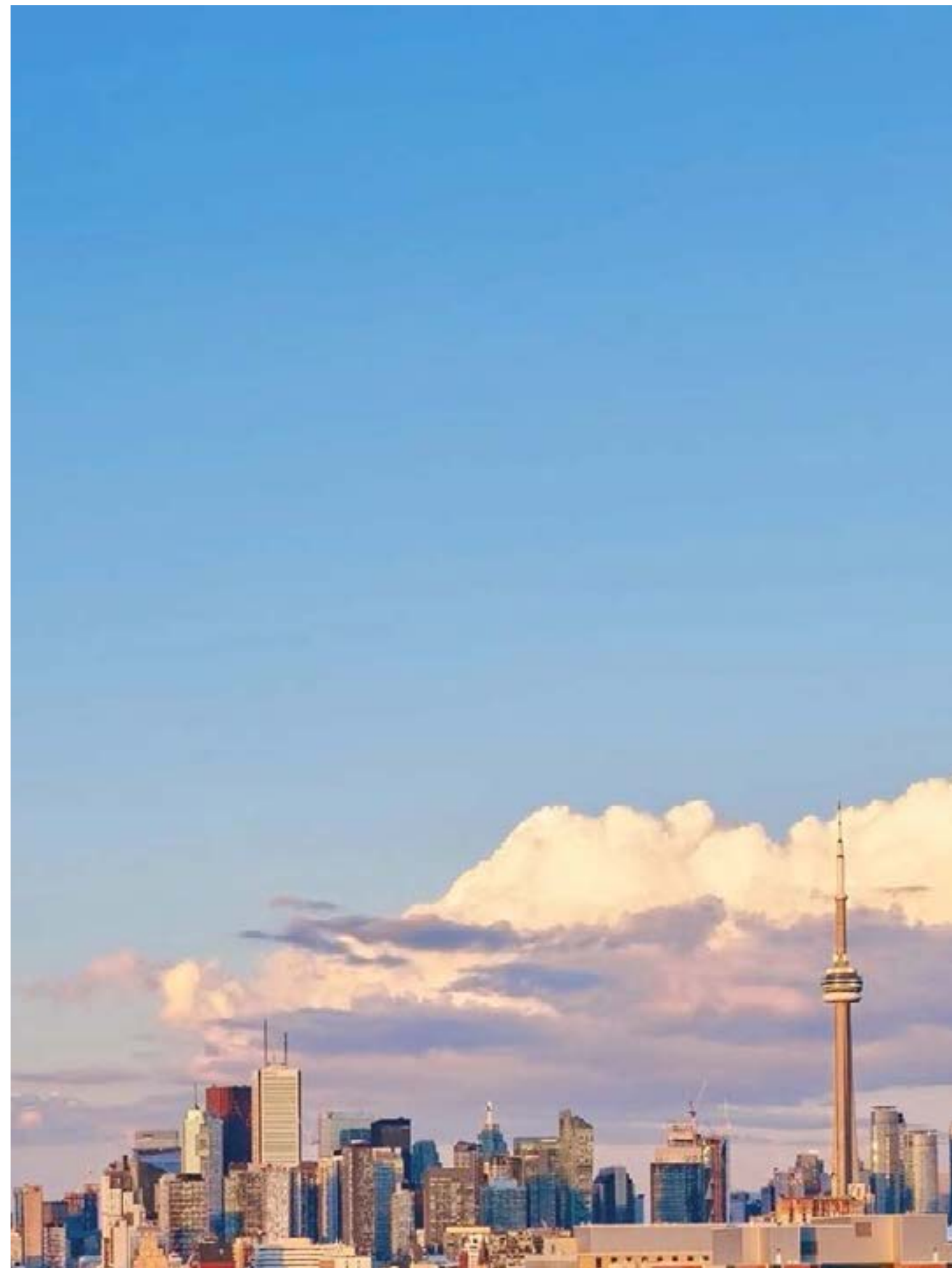
# In the heart of Toronto's exciting downtown, connected to everything.

When it comes to doing business in Canada, it's hard to beat Downtown Toronto. It is at the centre of the country's business and financial hub, it's also an international centre for design and a global destination for entertainment.

Toronto is a global city which grows by tens of thousands every year, as people from around the world choose it as their new home. Toronto's diverse, globally connected and highly educated workforce is the reason for the city's economic prosperity and reputation for innovation. A business in the Downtown District places you in a perfect location along major corridors, which means more foot and motorist traffic than anywhere else in the country, plus easy access to a rapidly expanding transit system and highways.

[Learn more about Dream Collection](#)

76 STAFFORD STREET



OFFICE SPACE AVAILABLE FOR LEASE





LOCATION —

# Best in class proximity

**83** WALK SCORE    **93** TRANSIT SCORE    **91** BIKE SCORE

- |                                 |  |
|---------------------------------|--|
| 1. Terroni                      | 13. Jimmy's Coffee                           |
| 2. Oyster Boy                   | 14. Loblaws                                  |
| 3. Bang Bang Ice Cream & Bakery | 15. Billy Bishop 8 min walk                  |
| 4. Beer Store                   | 16. Union Station UP/VIA Rail/GO 9 min drive |
| 5. GoodLife Fitness             | 17. Trinity Bellwoods 3 min walk             |
| 6. Starbucks                    | 18. Stanley park 3 min walk                  |
| 7. Shoppers Drugmart            | 19. Exhibition GO 20 min walk                |
| 8. Wine Rack                    | 20. Gardiner Expressway 9 min drive          |
| 9. LCBO                         |  |
| 10. Fresh Restaurants           |  |
| 11. Bellwoods Brewery           |  |
| 12. White Squirrel Coffee       |  |





# Dream Impact

IMPACT INVESTING FORMS AN INTEGRAL PART OF WHO WE ARE, HOW WE INVEST AND HOW WE HAVE DONE BUSINESS FOR MORE THAN 25 YEARS. DREAM HAS A PROVEN TRACK RECORD OF BUILDING.

Dream has a proven track record of building better communities. We have generated strong financial returns by creating unique, inclusive assets which have lasting positive impacts on the lives of our residents, customers and stakeholders.

Impact investing encompasses more than the investment alone. By managing investments for impact, Dream provides enhanced access to a broad range of investment opportunities that achieve stronger market returns with positive, measurable social and environmental outcomes.

Our impact investing verticals were designed with the universally recognized and accepted United Nations Sustainable Development Goals (UN SDGs) in mind.



DREAM SUPPORTS THE SUSTAINABLE DEVELOPMENT GOALS.



### ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE

Develop sustainable real estate that optimizes energy use, limits greenhouse gas emissions, and reduces water use and waste while also creating resiliency against natural disasters and major climatic events.

### ATTAINABLE AND AFFORDABLE HOUSING

Invest in mixed-income communities that are transit oriented, located close to employment opportunities, and support an overall lower relative cost of living with high quality of life.

### INCLUSIVE COMMUNITIES

Intentionally design and program communities that are safe and inclusive for everyone. This includes creating spaces that encourage mental and physical health and wellness.

# 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.

[Login to Dream+](#) ↗

### 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.

### 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](#) ↗

### 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.

### ONLINE PAYMENTS

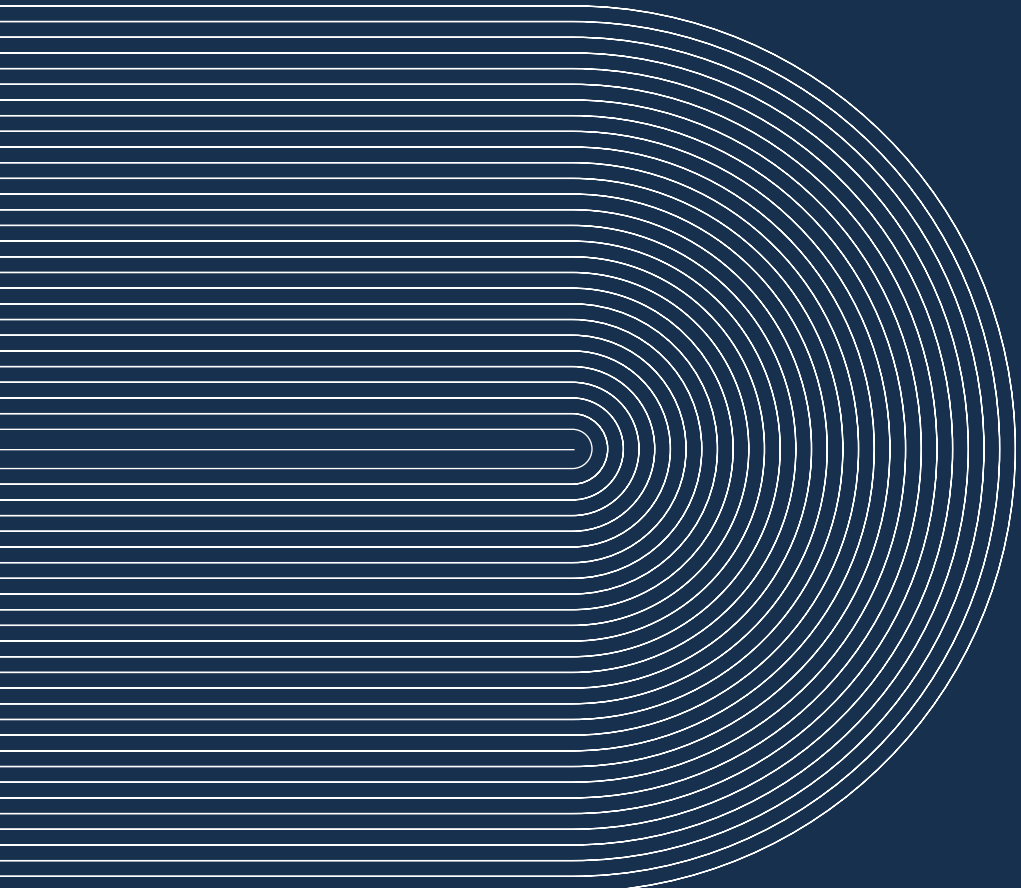
Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

### 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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