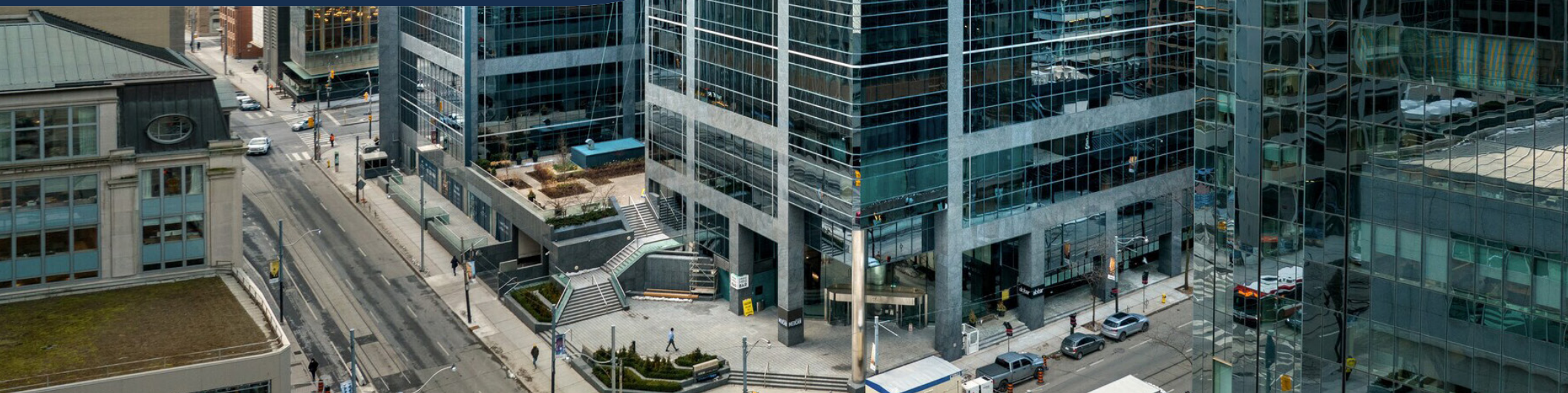


LEASING OPPORTUNITY -

# Adelaide Place

181 UNIVERSITY AVENUE / 150 YORK STREET

Prime lobby retail space in the  
heart of downtown Toronto



DREAM  
COLLECTION  
FINANCIAL DISTRICT





## ABOUT THE BUILDING –

# The perfect location for your business

Adelaide Place Street is a building for those that respect history, appreciate architecture and design, want to execute on a vision, and make a statement with their retail space.

Built in 1959 by Central Guaranty Trust as their head office, no expense was spared in creating this stunning mid-century modern design. Adelaide Place was one of the first buildings constructed after Hurricane Hazel, going above and beyond during this early reactionary period delivering one of Canada's earliest boutique office buildings in Canada.

Adelaide Place is currently undergoing a number of renovations that are invested in restoring the original charm and character of this ideally located building. Dream takes a very long term view of our buildings – we are preparing this building for the next 100 years. We believe that great spaces are where great ideas are created.



Boma Best Certified Silver



Wired Certified Gold





## THE AREA -

# At the centre of the Financial District

99

Walk score

100

Transit score

90

Bike score

34 min.

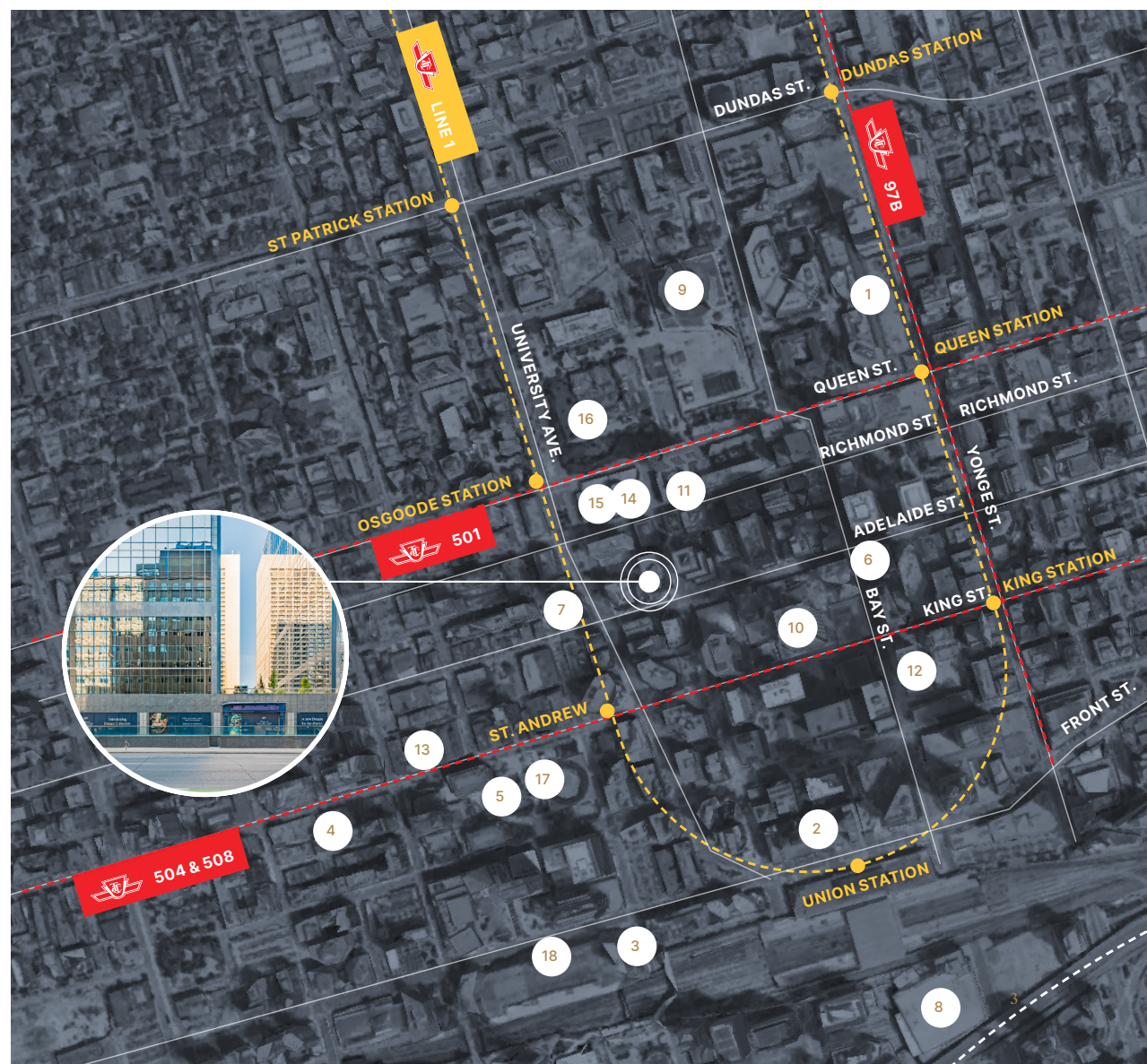
To Pearson International  
via UP Express

12 min.

Drive to Billy  
Bishop Airport

- |                                      |   |
|--------------------------------------|---|
| 1 CF Toronto<br>Eaton Centre         | 11 Cambridge Club                                       |
| 2 Fairmont<br>Royal York             | 12 Equinox  |
| 3 Intercontinental Hotel             | 13 Princess of<br>Wales Theatre                         |
| 4 Le Germain Hotel<br>Toronto Mercer | 14 Sheraton Centre<br>Toronto Hotel                     |
| 5 The Ritz-Carlton                   | 15 The Canadian Opera<br>Company and National<br>Ballet |
| 6 The St. Regis                      | 16 Osgoode Hall Gardens                                 |
| 7 Shangri-La                         | 17 David Pecaut Square                                  |
| 8 Scotiabank Arena                   | 18 Metro Toronto Convention<br>Centre                   |
| 9 City Hall                          |   |
| 10 Adelaide Club                     |   |

ADELAIDE PLACE



# Retail Site Plan

## Property Details

### Lobby Retail

Suite G10: 713 SF

Suite G22: 376 SF

**Availability:** Immediate  
**Term:** 5 – 10 Years  
**Additional Rent:** \$23.93 PSF +  
 utilities (Est. 2024)

### Highlights

- Located in the heart of Toronto's financial core at Adelaide and York
- Class A office complex consisting of 650,000+ SF
- PATH connected
- Commercial parking on-site

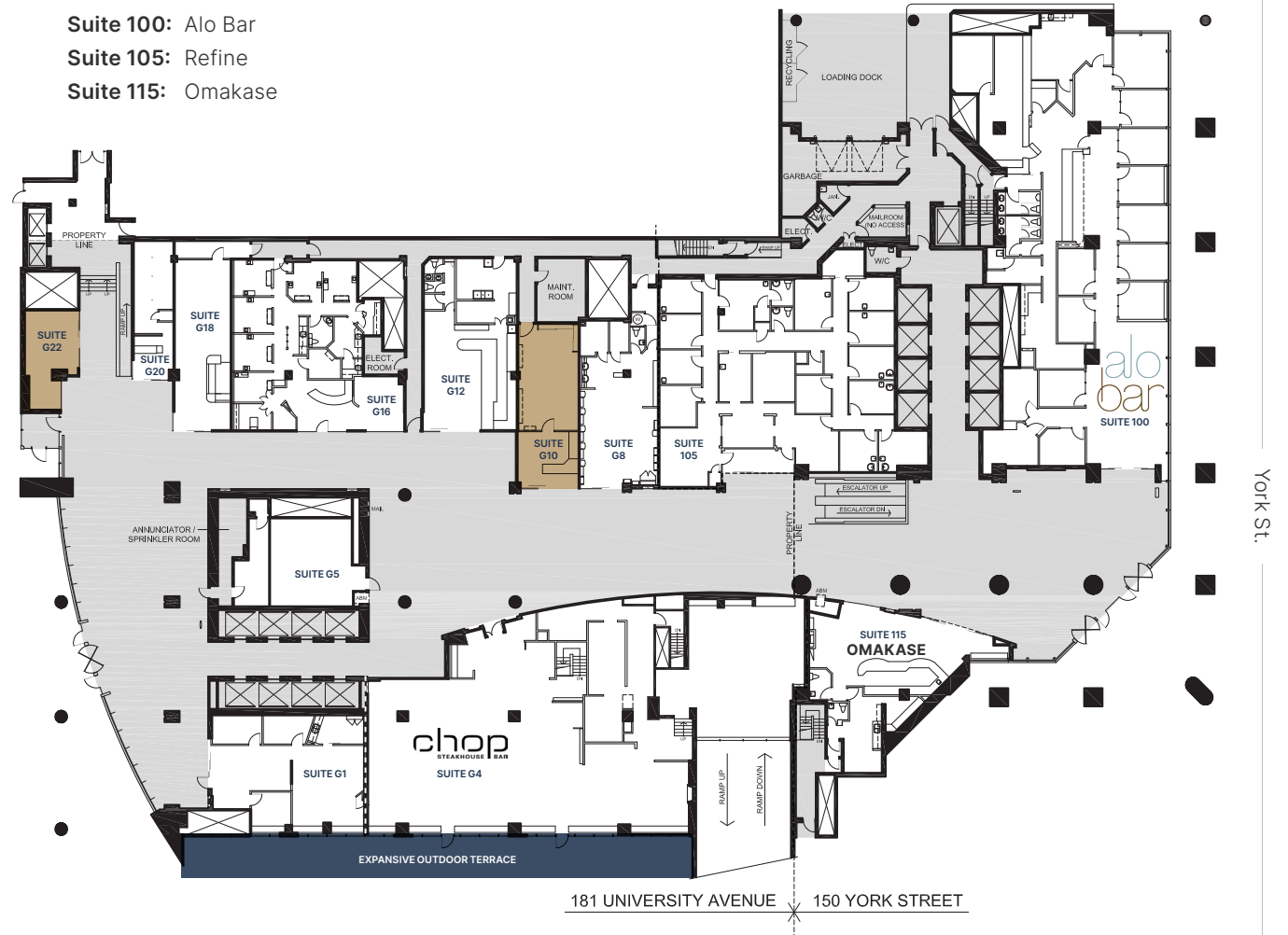
### 181 University Avenue

**Suite G1:**  
**Suite G4:** } Chop Steakhouse  
**Suite B1:**  
**Suite G5:** International News  
**Suite G8:** Tom Michael's Hair Salon  
**Suite G10:** Available

**Suite G12:** May's Deli  
**Suite G16:** Downtown Dental Associates  
**Suite G18:** Drake Storage  
**Suite G20:** Platis Cleaners  
**Suite G22:** Available

### 150 York Street

**Suite 100:** Alo Bar  
**Suite 105:** Refine  
**Suite 115:** Omakase



181 UNIVERSITY AVENUE 150 YORK STREET

Adelaide St.

# Lobby Retail

Suite G22: 376 SF

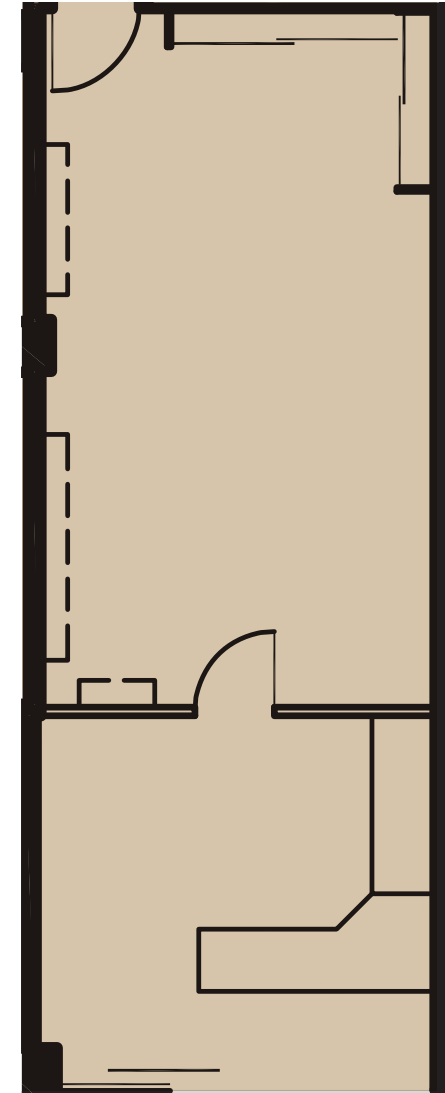
Suite G10: 713 SF

## Highlights

- Right-sized small format retail units accessing building lobby
- Ideal for amenity related uses
- PATH access



Suite G22



Suite G10






## A bold new concept for life at work

Taking inspiration from Toronto's rich history and influence from its' incredibly promising future, the Dream Collection is a historic portfolio of commercial and office space unlike anything seen before. The past is present and the future is here.

We are committed to a better tenant experience. Combining cutting-edge technology with an innovative customer service experience, we provide instant, customized support around the clock, ensuring our tenants remain at the top of their game and at the forefront of their industries.

[\*Learn more about Dream Collection\*](#) ↗





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 web enabled 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 the community around them and brings together everything from building notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

## Seamless online payments

Making constant bank runs and cheque handling a thing of the past, our custom dreamConnect payment solution enables tenants to make instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗



## ABOUT US -



Dream has a long history of building better communities and enhancing the lives of the people who live and work in them.

We are committed to developing 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.

Whether working with the best known national and international retailers, or with independent boutiques and local businesses, we strive to ensure every retail tenant will improve the quality of life of those who work and live in the wider community.

Drawing from decades of experience in retail development and management across every corner of Canada, we work tirelessly to deliver a seamless tenant experience, with customized support and innovative technology to keep you ahead of the game.







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

