

LEASING OPPORTUNITY -

Adelaide Place

181 UNIVERSITY AVENUE / 150 YORK STREET

Prime retail space in the
heart of downtown Toronto



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

ADELAIDE PLACE





THE SPACE -

An opportunity to curate the perfect dining experience

The open-concept retail space comes to life through its large picture windows that usher in the light and energy from Bay Street.

5,905 – 7,218 SF retail GF | 1,984 SF retail B1 | 14 FT slab to slab ceiling heights | 110+ FT of Frontage on Adelaide Street

Retail Site Plan

Property Details

Restaurant Offering

Suite G4:	5,905 SF	} Can be combined for 7,218 SF
Suite G1:	1,313 SF	
Suite B1:	1,984 SF	
(basement washrooms and kitchen area)		

Lobby Retail

Suite G10:	713 SF
Suite G22:	376 SF

Availability:	Immediate
Term:	5 – 10 Years
Additional Rent:	\$23.93 PSF + utilities (Est. 2022)

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

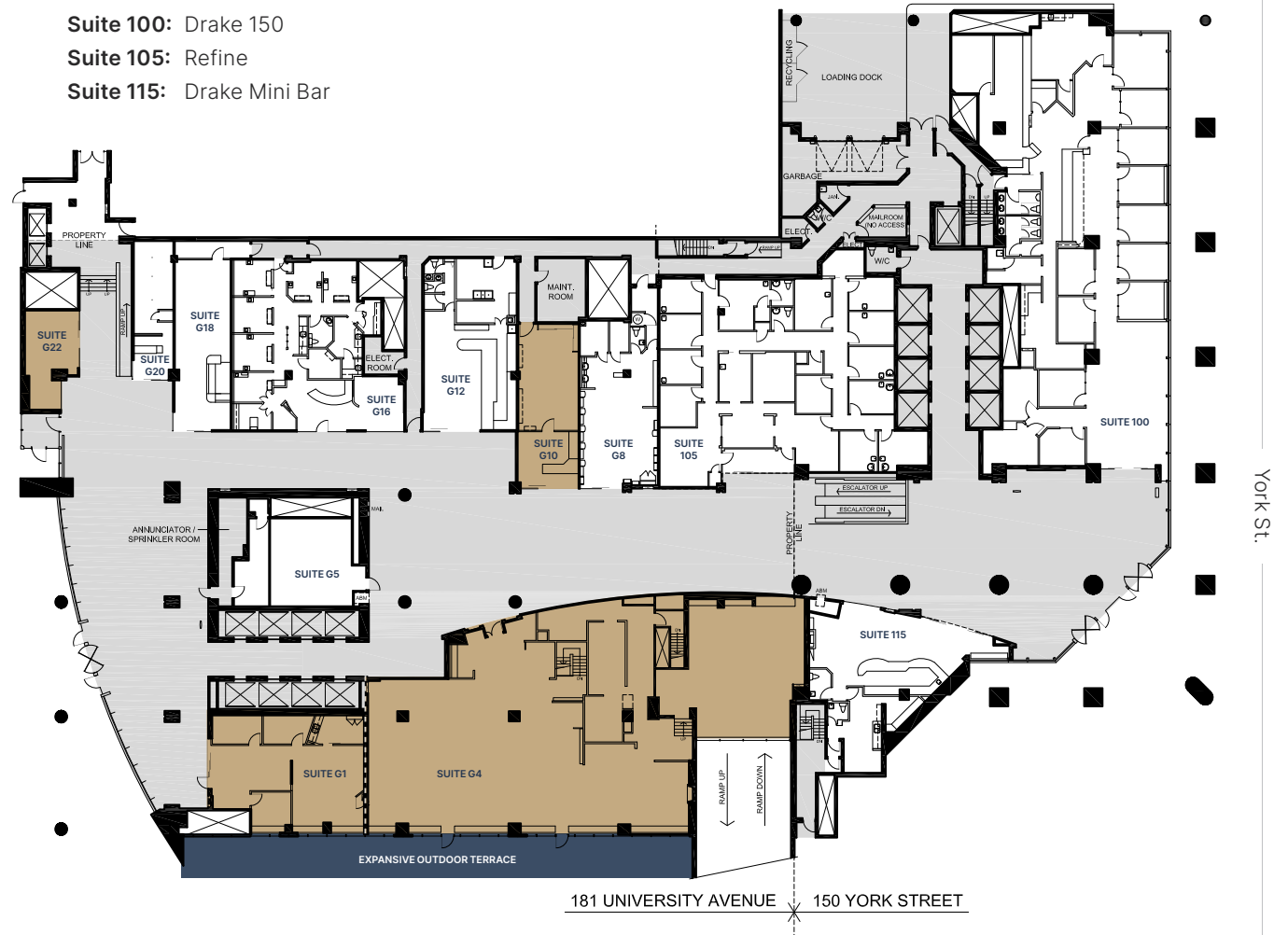
181 University Avenue

Suite G1:	Available
Suite G4:	Available
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:	Drake 150
Suite 105:	Refine
Suite 115:	Drake Mini Bar



Adelaide St.

Flagship Restaurant Offering

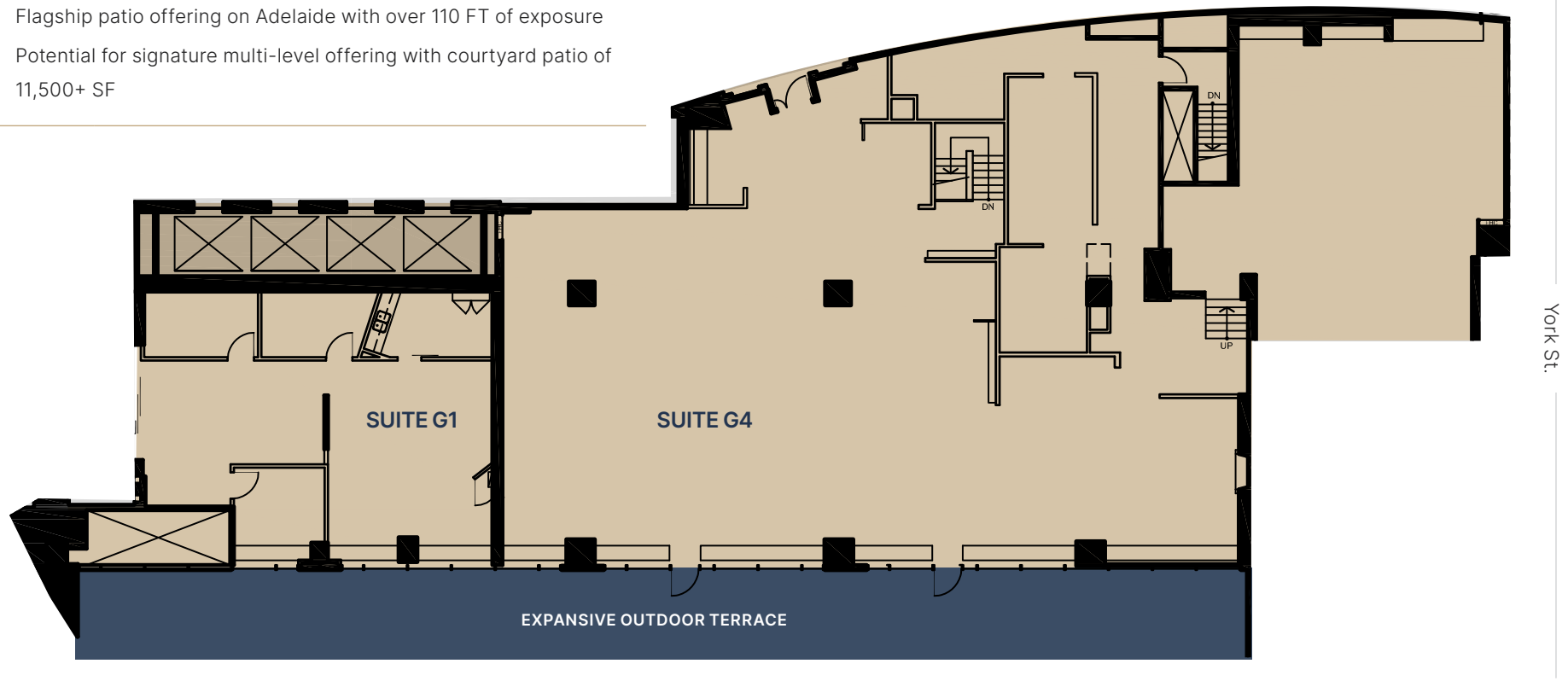


Suite G4 & G1: **7,218 SF**, plus **1,984 SF** basement

Excellent retail opportunity with direct presence on Bay St.

Highlights

- Premium pre-fixture restaurant offering in Toronto's financial core
- Existing hood system in place
- Flagship patio offering on Adelaide with over 110 FT of exposure
- Potential for signature multi-level offering with courtyard patio of 11,500+ SF



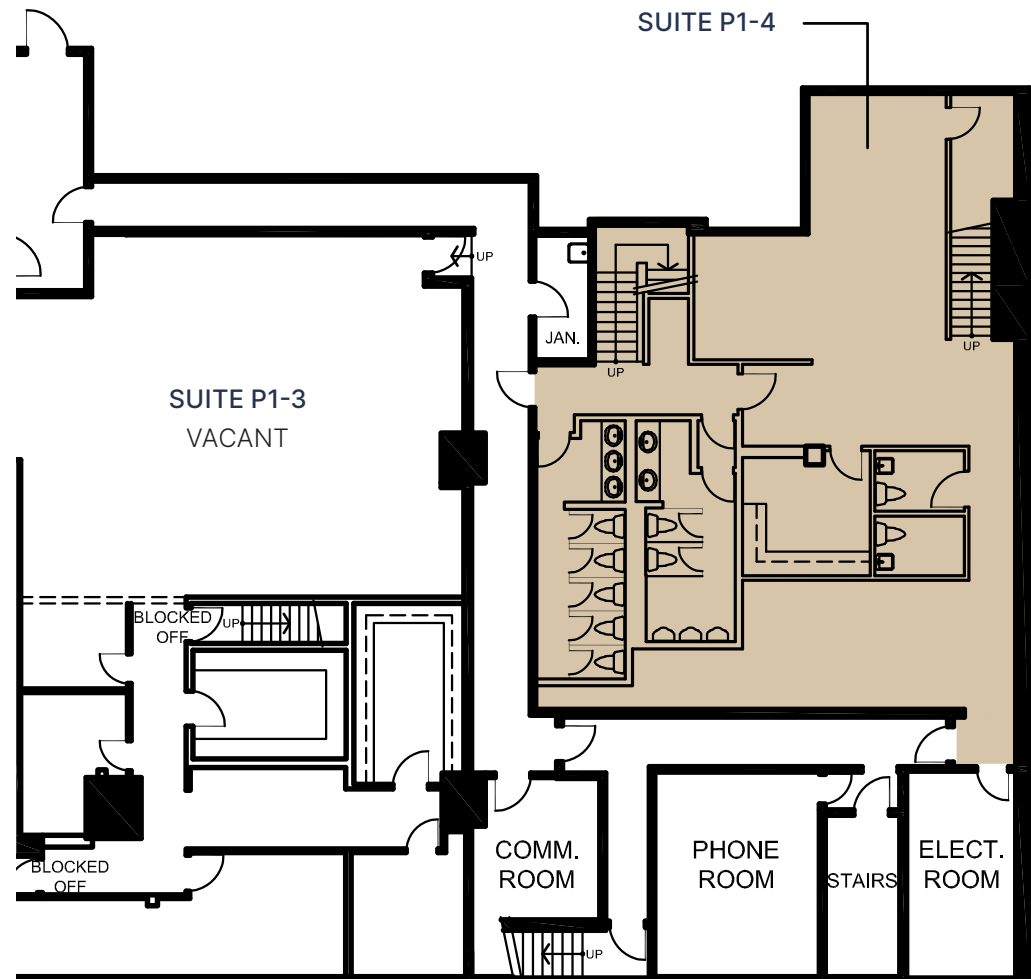
Flagship Restaurant Offering



Suite P1-4: 1,984 SF

Highlights

- Basement level includes washrooms, back of house and kitchen area
- Two staircases provide vertical transportation from basement to ground level



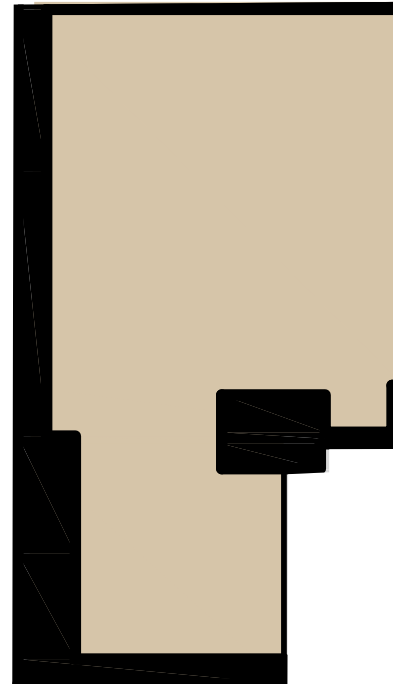
Lobby Retail

Suite G22: 376 SF

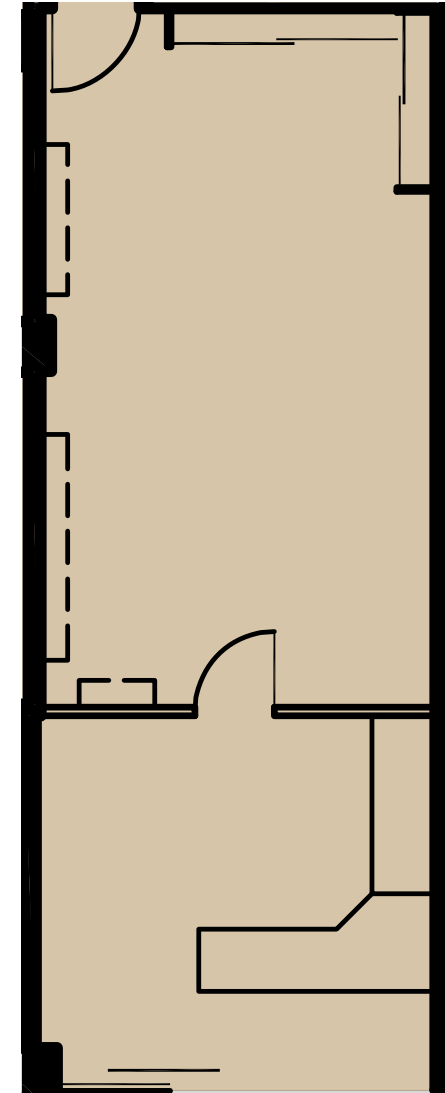
Suite G10: 713 SF

Highlights

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



Suite G22



Suite G10



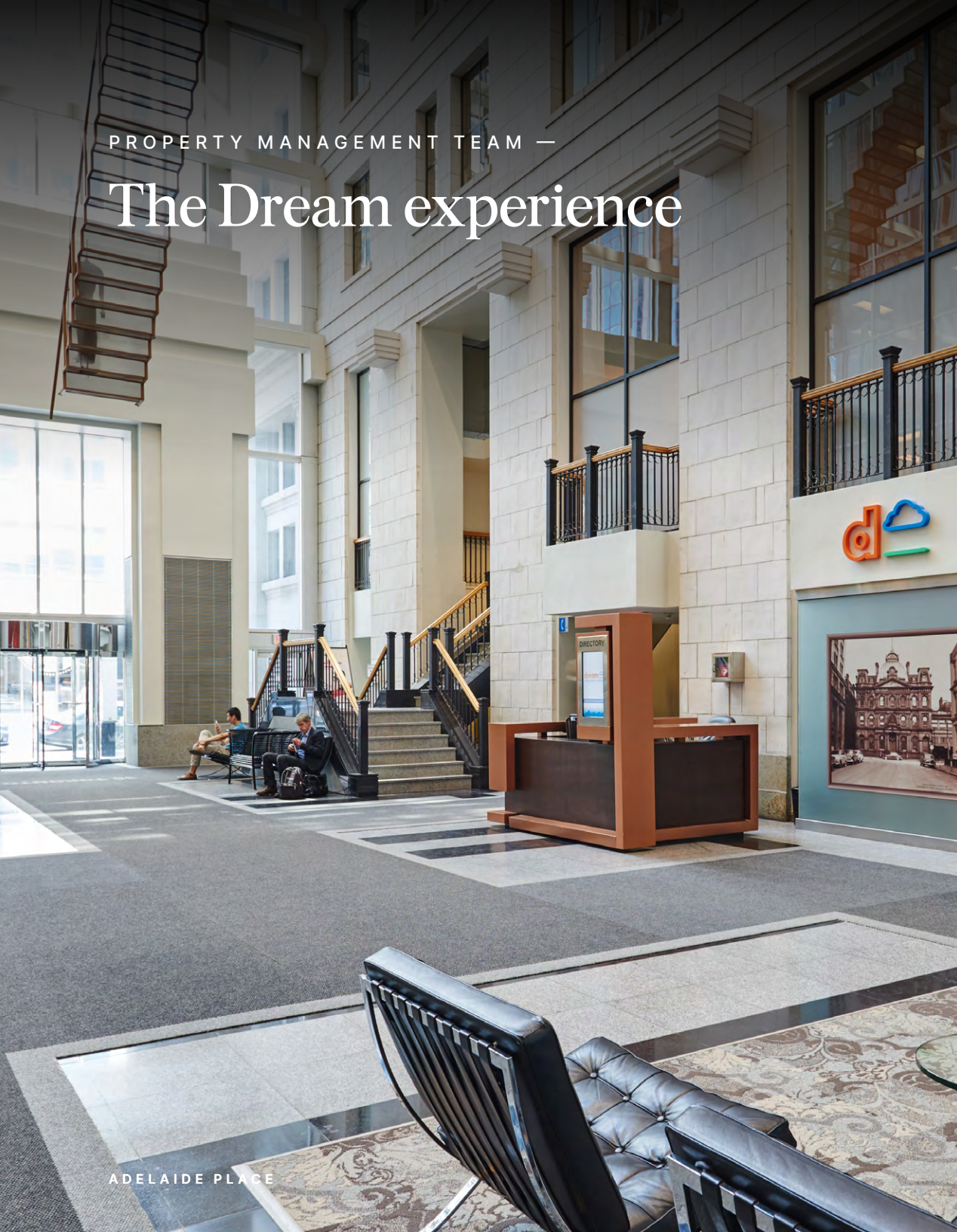


A bold new concept for life at work

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.

ADELAIDE PLACE





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