

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
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



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. 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

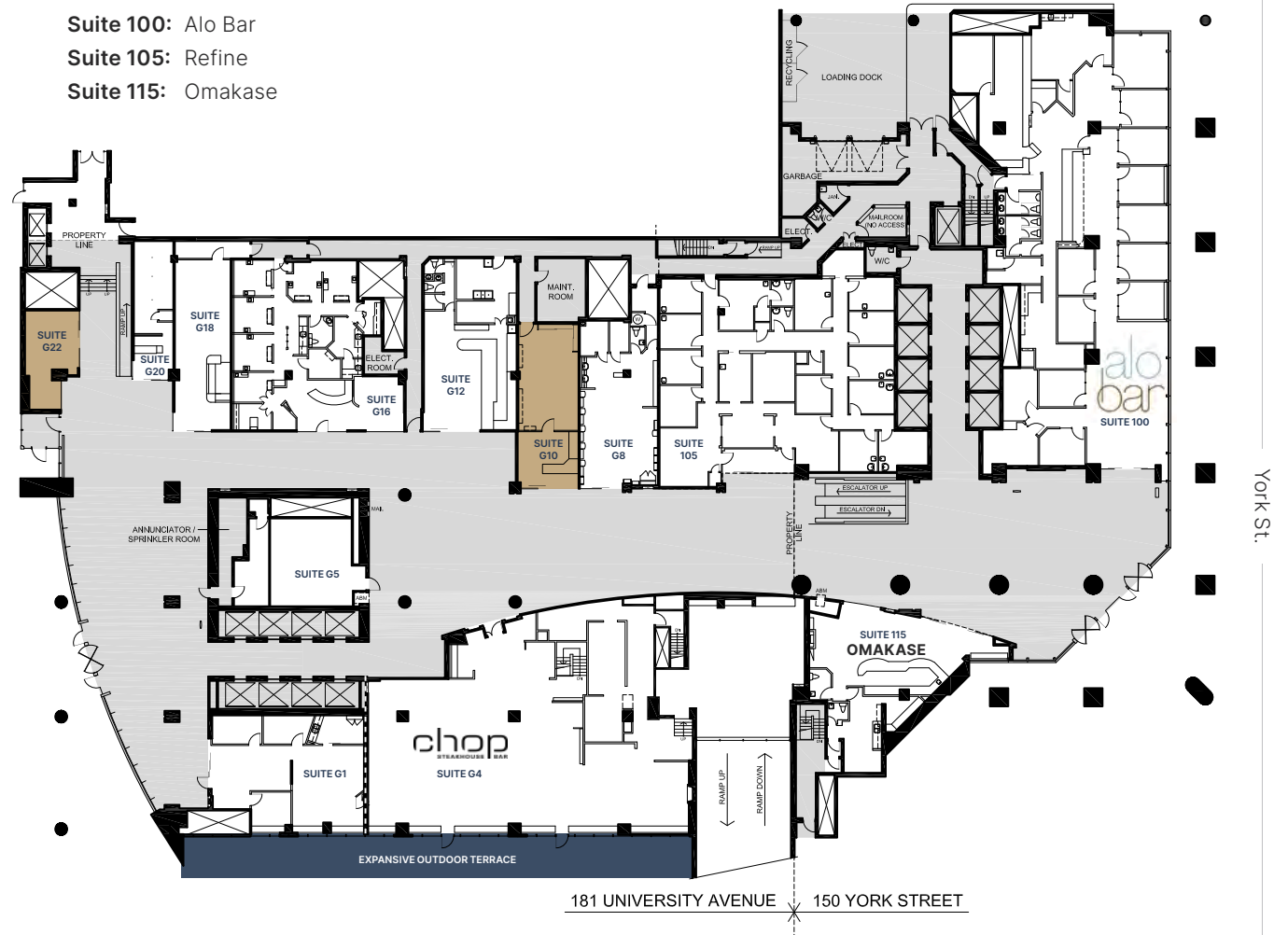
181 University Avenue

Suite G1:
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



Adelaide St.

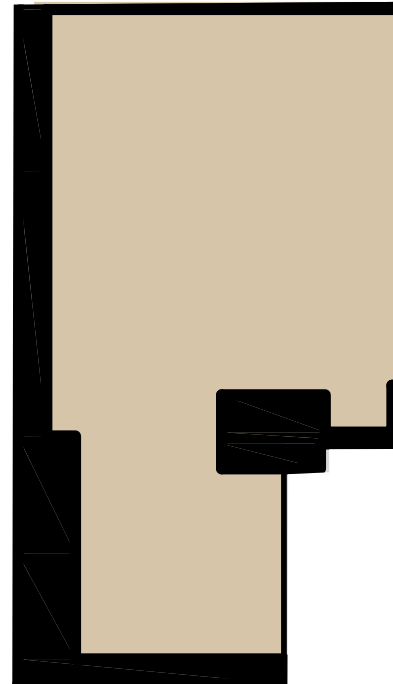
Lobby Retail

Suite G22: 376 SF

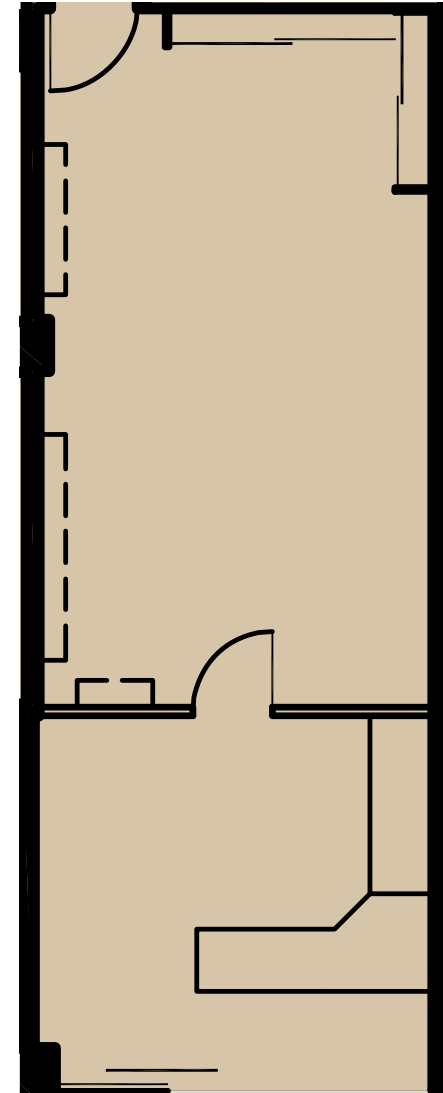
Suite G10: 713 SF

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

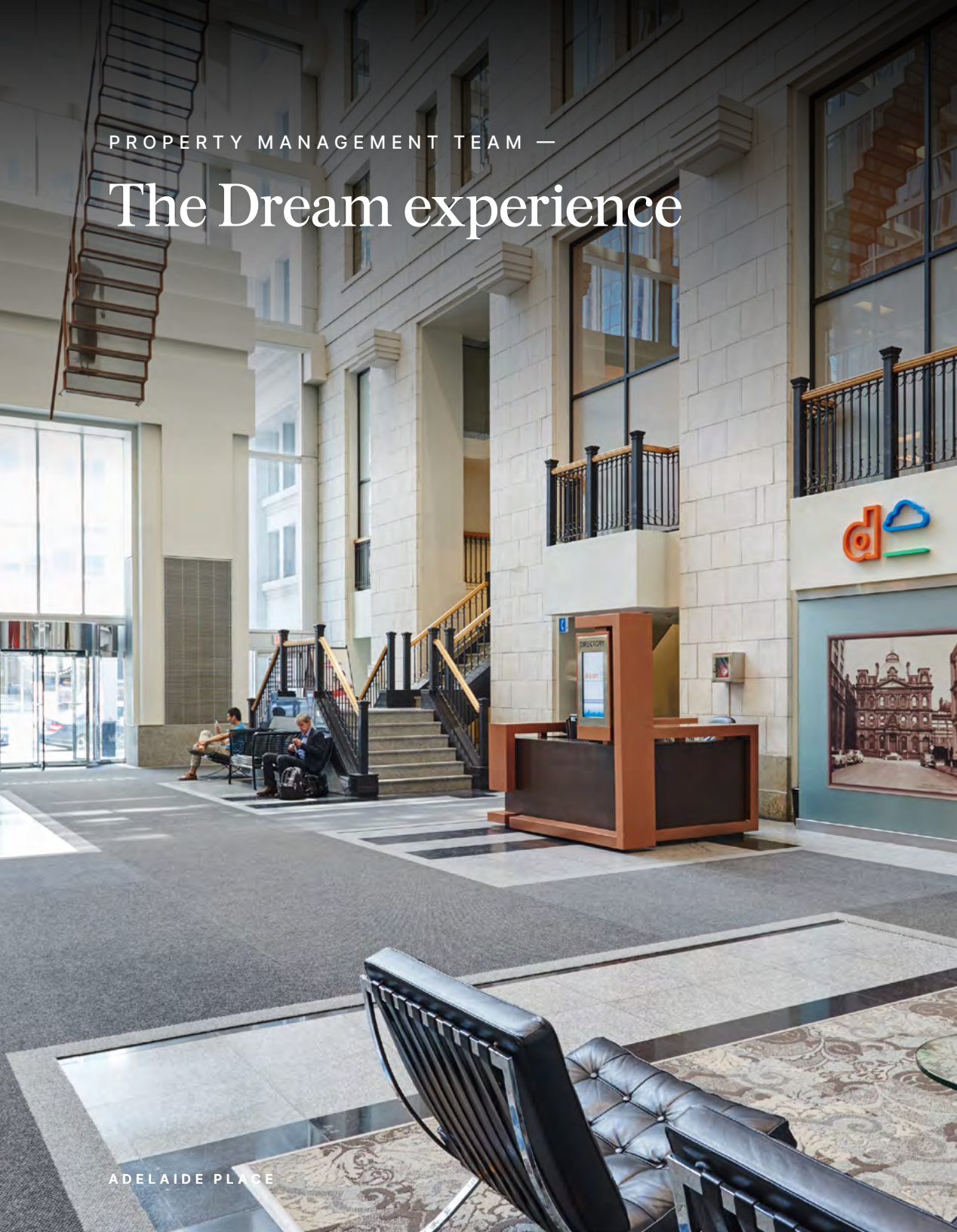
Taking inspiration from Toronto's rich history and influence from its' incredibly promising future, the Dream Collection is a historic portfolio of commercial and office space unlike anything seen before.

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.

ADELAIDE PLACE





Graham Smith*

Senior Vice President, Agency Retail Group
Jones Lang LaSalle Real Estate
Services, Inc. Brokerage.

416.855.0914 | graham.smith@jll.com

Matthew Marshall*

Sales Associate, Agency Retail Group
Jones Lang LaSalle Real Estate
Services, Inc. Brokerage.

416.238.9925 | matthew.marshall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker.
*Sales Representative.



Kyle Wilson

Director, Asset Management
Dream Unlimited

416.365.5445 | kwilson@dream.ca

Melody Irankhah

Leasing Representative
Dream Unlimited

416.365.4115 | mirankhah@dream.ca

dream.ca/office

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

