

TORONTO —

6 Adelaide St. East

REFINED SPACES
FOR WORK & PLAY



DREAM
COLLECTION
FINANCIAL DISTRICT

THE BUILDING —

6 Adelaide St. East

With an architecturally distinct façade and a prominent corner location, The Lumsden Building forms an important component of a primary financial core intersection. This elite location centrally positions tenants in Canada's financial capital, with proximity to Toronto's underground PATH network, regional transportation system and downtown's best retail, hotel and entertainment amenities – solidifying 6 Adelaide Street East as Toronto's premier boutique office address.









Building specs

Size	55,961 SF
Year built	1909
Number of floors	10
Operating costs	\$22.02 (PSF/YR)
Realty tax	\$7.93 (PSF/YR)
Total additional rent	\$29.95 (PSF/YR)

[Learn more](#) ↗



Leasing opportunities

Suite	SF	Availability	Notes
210 	2,010	Immediate	Suite built out with 4 private offices, open office space, and servery.
220 	2,626	Immediate	Suite built out with 5 private offices, boardroom, open office space, and servery.
230 	1,017	Immediate	Suite built-out with 3 private offices, servery and open area.
310/320 	1,965	Immediate	Suite built-out with 4 private offices, servery and open office area.
330 	340	Immediate	Open concept office space available for lease.
400 	1,049	Immediate	Suite built out with 3 private offices and boardroom.
420 	2,156	Immediate	Suite built out with 6 private offices and open area.
700 	5,717	Immediate	Full floor suite in base building condition.

Amenities

Onsite amenities

- HSBC Bank
- Popeye's Supplements

Nearby amenities

- PATH
- Starbucks Coffee
- Numerous restaurants
- Banking
- Shopping

Features

- Public transit surface route
- 8' 3" ceiling height (slab to T-bar)
- Satellite dish capability
- Fibre optic capability
- HVAC Dist System: 1 Heat pump per floor, 1 cooling tower, 2 boilers
- Fire detection system: ground floor & basement only
- Sprinkler system
- Security system

Sustainability & certifications



WELL Health and Safety Rated 2021





DREAM
COLLECTION
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DREAM COLLECTION —

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](#) ↗

LOCATION —

Best in class proximity

- | | |
|---------------------------|---|
| 1 CF Toronto Eaton Centre | 8 City Hall |
| 2 Fairmont Royal York | 9 The St. Regis |
| 3 Shangri-La | 10 Dynamic Funds Tower –
Closest PATH entrance |
| 4 Scotiabank Arena | 11 Adelaide Club |
| 5 St. Lawrence Market | 12 Cambridge Club |
| 6 Meridian Hall | 13 Equinox |
| 7 Ryerson University | |

36 min.

Pearson International
via UP Express

10 min.

Drive to Billy Bishop Airport

3 min.

Walk to Queen Station
or King Station

98

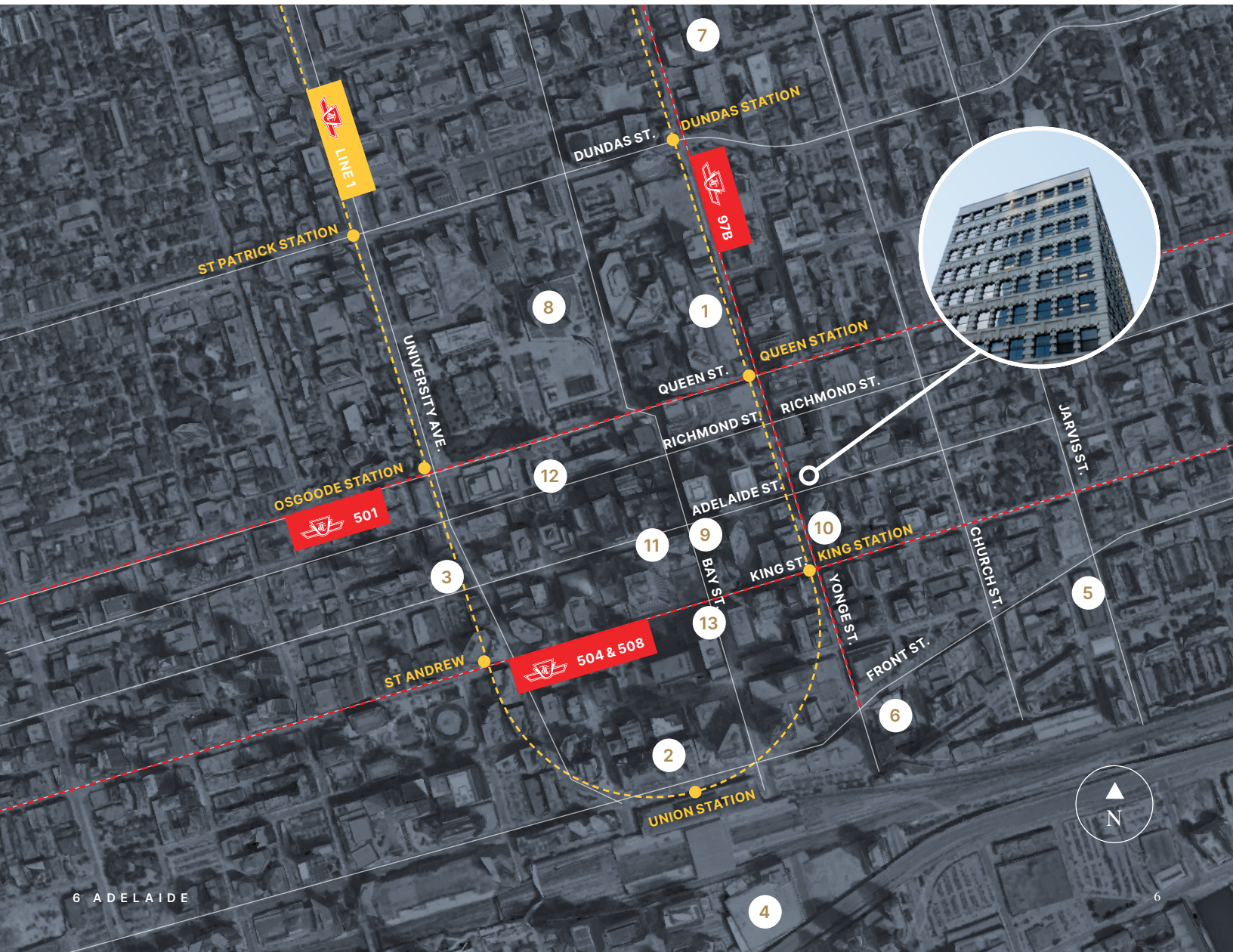
Walk score

100

Transit score

94

Bike score



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.

[Log in to Dream+](#) ↗

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](#) ↗

Online payments

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

[About DreamConnect](#) ↗

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.

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.

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.

Our enhanced standards in dealing with COVID-19

We are making space and services updates to maintain hygiene safety and physical distancing best practices in **10 ways**.

1 Public spaces

Increased frequency of sanitization in all high touch point areas to effectively disinfect; lobby, entrances, and elevators.

2 Cleaning

Applied stringent practices around sanitization, disinfection and cleaning which now includes medical grade cleaning products. We have specially trained COVID-19 cleaning teams on standby should there be an identified case in our buildings.

3 Supplies

Our service team will monitor supplies to ensure that proper hygiene can be met to help reduce the spread of infection.

4 Behavioural & directional signage

We have added floor markers and signage in our lobbies, elevators, and washrooms to provide an extra level of precaution.

5 Physical distancing

We're encouraging anyone who enters our buildings to be aware of their surroundings and maintain a 6 foot distance at all times.

06 Sanitization

We have placed hand sanitizing stations in all of our lobbies.

7 Building & employee PPE

All customer facing Dream Employees will be required to wear Personal Protective Equipment including a face mask and gloves while conducting their daily tasks to ensure the safety of themselves, and those around them.

8 HVAC

Indoor Air Quality checks have been conducted throughout the building and water systems have been flushed and are ready for daily use.

We are also upgrading filters to MERV 13 and implementing a new operational checklist to ensure we run the building as efficiently as possible as you begin phasing back into the office.

9 Tenant requested cleaning services

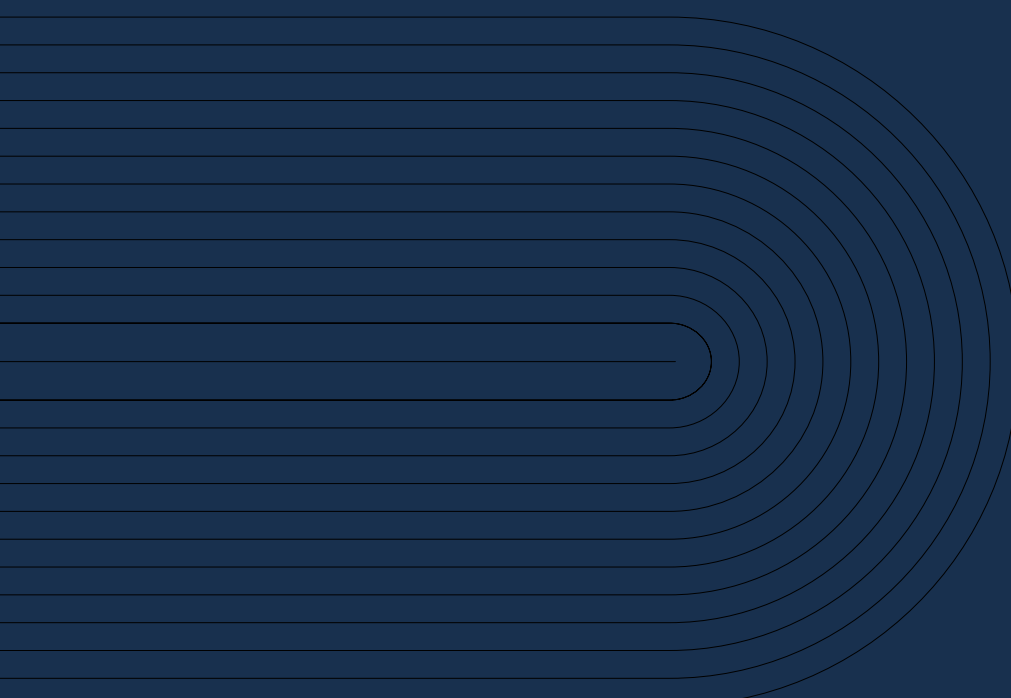
Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

10 Spectrum Antimicrobial

We're using Spectrum Bio Clean System on all common area, high touch surfaces to keep you safe. It uses an environmentally friendly solution to disinfect and eliminate 99.9% of all viruses and bacteria. This system provides continuous protection against microbes for up to a year.

[View building specific COVID-19 info](#) ↗





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