

425 Bloor St. E.

TORONTO



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**.

01 PUBLIC SPACES

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

02 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.

03 SUPPLIES

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

04 BEHAVIOURAL & DIRECTIONAL SIGNAGE

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

05 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.

07 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.

08 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.

09 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.

[Click here for building specific COVID-19 info](#) ↗

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ABOUT THE BUILDING

Situated east of Yonge along the Bloor Street office corridor, 425 Bloor Street is minutes away from the bustling Yonge & Bloor and Yorkville neighbourhoods offering tenants easy access to world-class shopping, banking, restaurants, and fitness centres.

Built in 1986, this 6-storey building includes a ground floor coffee shop, security, and underground parking. Direct access to Sherbourne subway station, public transit surface routes, and the DVP highway allows tenants to enjoy a smooth and fast commute to and from work.

BUILDING DETAILS

425 Bloor St. E.

| | |
|-----------------------|------------------|
| Size | 83,527 sf |
| Type | Office |
| Year built | 1986 |
| Number of floors | 5 |
| Parking stalls | 53 |
| Operating costs | \$19.43 (psf/yr) |
| Realty tax | \$6.08 (psf/yr) |
| Total additional rent | \$25.51 (psf/yr) |

SPACES SUMMARY

| Suite | Size/sf | Availability | Rate |
|-------|---------|--------------|------------|
| 102 | 2,143 | Immediately | Negotiable |

AMENITIES

- **Onsite Amenities:** Timothy's Coffee
- **Nearby Amenities:** TTC / Subway
Restaurants / TD Canada Trust /
Tim Hortons

SUSTAINABILITY & AWARDS

- Boma Best Silver

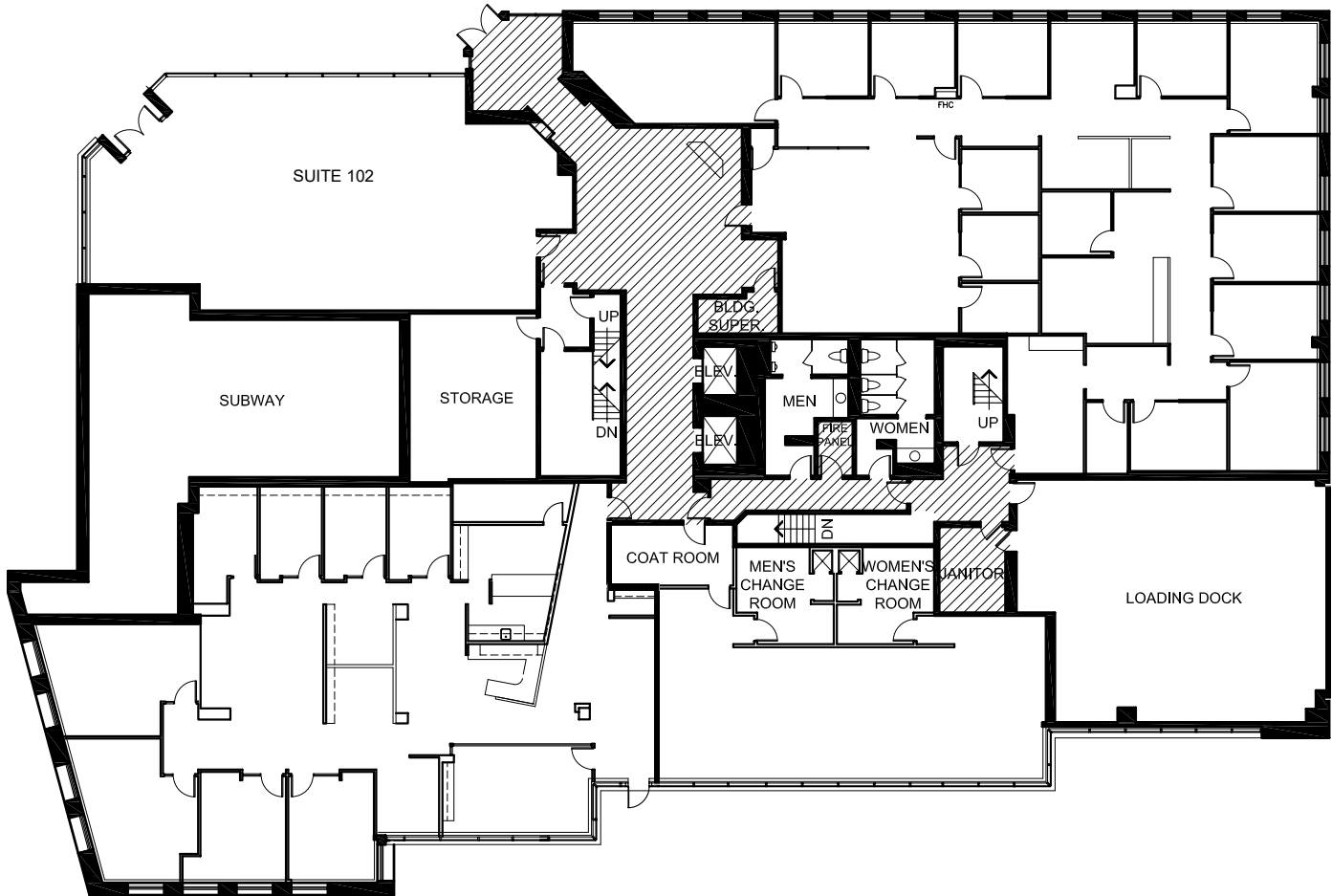
FEATURES

- Public Transit Surface Route: Yes
- Ceiling Height (slab to T-bar): 8'5"
- Satellite Dish Capability: yes
- Fibre Optic Capability: yes
- HVAC Dist System: Central distribution
- System Fire Detection System: Yes
- Sprinkler System: Yes (parking lot &
lower level)
- Security Systems: Access card + time
zones



FLOOR PLAN

| Suite | Area (sf) (Div Contig) | Availability | Rate (psf/yr) | Notes |
|-------|-----------------------------|--------------|------------------|--|
| 102 | 2,143 SF | Immediately | Negotiable | <ul style="list-style-type: none"> Unique corner retail opportunity with patio, fronting on Bloor St. East and Sherbourne St. |





LEASING CONTACTS

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