

TORONTO —

80 Richmond St. West

REFINED SPACES
FOR WORK & PLAY



DREAM
COLLECTION
FINANCIAL DISTRICT

THE BUILDING —

80 Richmond St. West

The Victory Building, Dream's historical and architectural gem at 80 Richmond Street West in the Financial District, combines old-world design and modern conveniences. Taking influence from its Art Deco past, the Victory Building conveys a dynamic environment with a vibrant, polished and sophisticated design. It is situated close to all TTC transit options with easy access to major office towers, directly connected to the PATH, and has access to all the best that downtown Toronto has to offer.

Building specs

Size	102,090 SF
Year built	1936
Number of floors	20
Operating costs	\$23.85 (psf/yr)
Realty tax	\$7.82 (psf/yr)
Total additional rent	\$31.67 (psf/yr)

[Learn more](#) 



Leasing opportunities

Suite	SF	Availability	Notes
300	5,192	Immediate	Newly designed model suite, beautifully built-out with boardroom, open concept workstations, meeting rooms, and servery Take virtual tour ↗
504	1,863	Immediate	Very bright space with high-end finishes. Includes hardwood and slate flooring, drywall ceilings, 4 offices, kitchenette, boardroom, and open area
600	1,734	Immediate	Open concept office built out with meeting room and kitchenette
605	808	Immediate	Suite built out with two private offices and open work space
607	1,139	Immediate	Suite built out with open office area, two private offices and servery
901	493	Immediate	Office built out with reception area and one private office
905	1,764	Immediate	Suite built-out with reception area, private offices and servery
1200	3,309	Immediate	Elevator double door exposure. Suite built-out with boardroom, meeting room, 5 private offices, and servery
1300	5,155	Immediate	Full floor opportunity. Built out with meeting rooms, open area concept and kitchenette
1500	2,091	Oct 1, 2022	Suite built out with 5 private offices, meeting room, boardroom, supply room, and kitchenette. Full floor opportunity, contiguous up to 5,214 SF
1501	607	Oct 1, 2022	Open concept office space. Full floor opportunity, contiguous up to 5,214 SF
1502	2,002	Oct 1, 2022	Suite built out with perimeter offices, boardroom and kitchenette. Full floor opportunity, contiguous up to 5,214 SF
1505	514	Oct 1, 2022	Open concept office with east views and good natural light. Full floor opportunity, contiguous up to 5,214 SF
1601	1,809	Immediate	Suite built-out with 4 private offices and open office area
1605	2,184	Immediate	Finished space with one private office and open area. Fantastic city views with exceptional natural light. Stained hardwood floors
1607	1,219	Nov 1, 2022	Suite built out with reception area, 2 offices, 2 rooms equipped with plumbing, storage area, open space and kitchenette.
1700	5,215	Immediate	Full floor suite in base building condition
1800	5,175	Immediate	Full floor opportunity, built out with reception, perimeter offices, boardroom, open area and kitchen
1900	5,220	Immediate	Full floor suite in base building condition Take virtual tour ↗

[View floor plans & photos](#) ↗

Amenities

Onsite amenities

- Direct PATH connection

Nearby amenities

- Shopping
- Flock Rotisserie + Greens
- Chef's Hall
- Banking
- Numerous restaurants

Sustainability & certifications



Wired Certified Gold



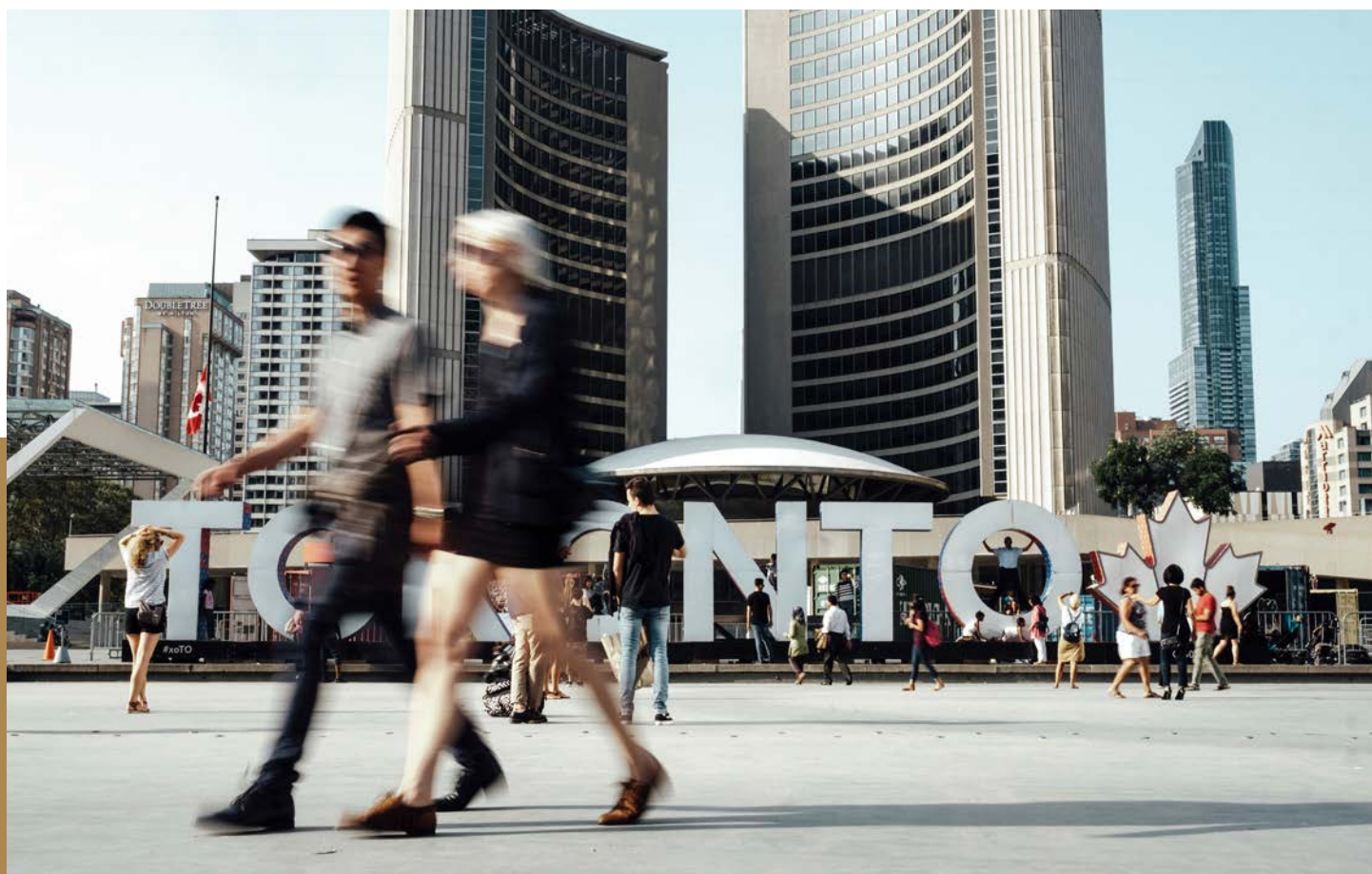
WELL Health and Safety Rated 2021

Features

- Public transit surface route
- 10' ceiling height (slab to T-bar)
- Satellite dish capability
- Fibre optic capability
- HVAC dist system: central distribution system
- Fire detection system
- Sprinkler system in basement
- Card access security systems

Extras

Exclusive underground parking available
at 70 Temperance for \$450/month



MODEL SUITE —

Dream Executive Collection Suites

Dream Executive Collection Suites offer move-in-ready commercial spaces finished with the highest standard in convenience, health and safety, and professional amenities in mind.

Presenting a full floor opportunity, this efficiently designed space promotes social distancing and supports the health and wellness of your employees. All of our suites are treated with an antimicrobe to eliminate bacteria and viruses. All that is left, is to get to work!



HARKELOFFICE

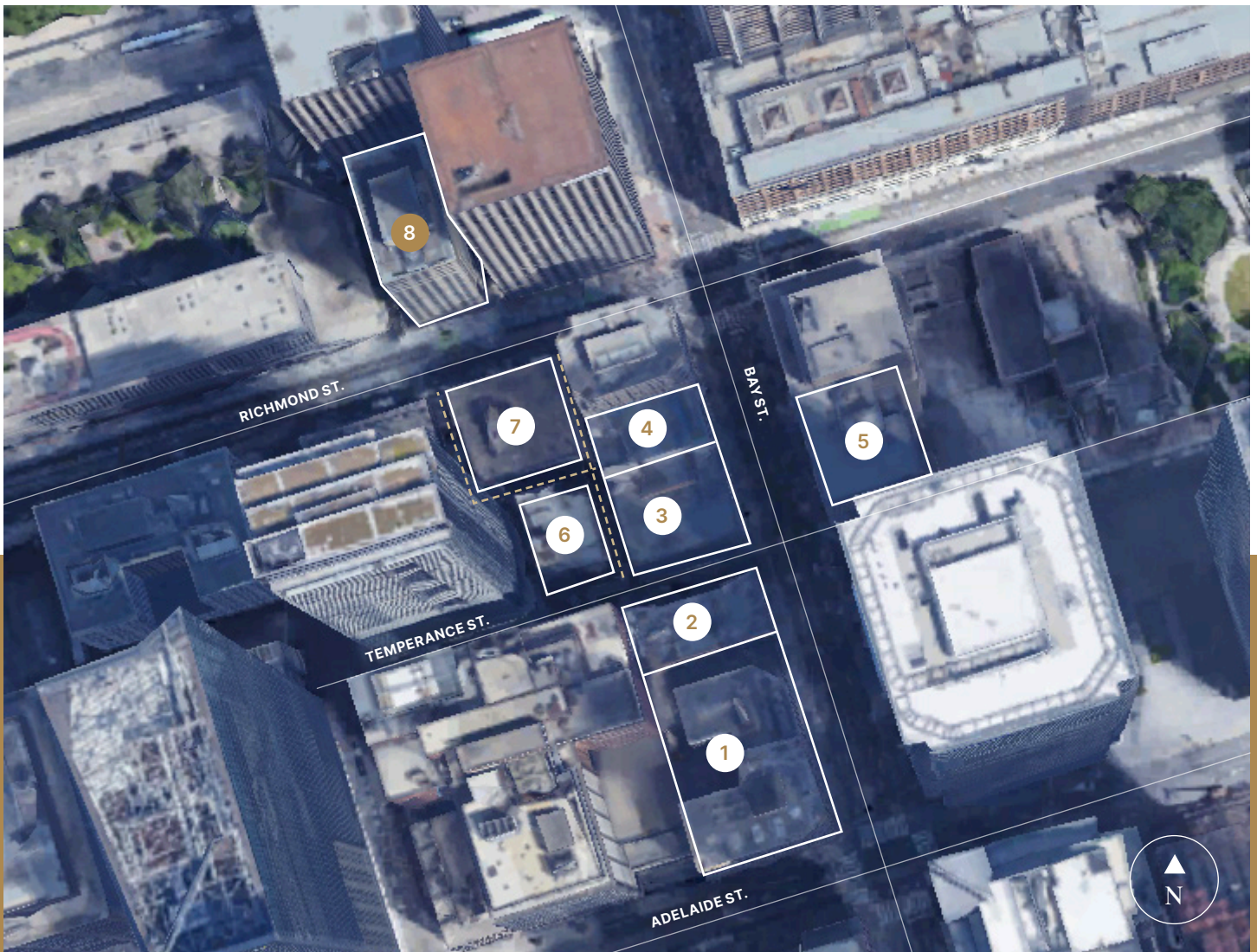
Dream is excited to collaborate with Harkel Office and T+ Studio on the design and furniture in 80 Richmond Street to create a turnkey premium office solution.



A prime location

80 Richmond is perfectly positioned in the centre of commerce, culture and the vibrant financial core.

- | | | | |
|---|---------|----|---------------|
| 1 | 350 Bay | 6 | 56 Temperance |
| 2 | 350 Bay | 7 | 67 Richmond |
| 3 | 360 Bay | 8 | 80 Richmond |
| 4 | 366 Bay | -- | The Alleyway |
| 5 | 357 Bay | | |





DREAM
COLLECTION
FINANCIAL DISTRICT

DREAM COLLECTION —

The past is present & the future is here

The Dream Collection is a historic portfolio of office and commercial space unlike anything seen before. Dream Office has invested over \$50M into ~550,000 SF of our Dream Collection Financial District assets within a 1-block radius, in order to reposition our portfolio into a luxury boutique office offering. Every detail amplifies each building's character, from lighting to acoustics, lobbies to elevators.

A thriving hub of connection and collaboration, our remarkable Alleyway project unites eight dynamic Bay Street buildings that together redefine the Financial District as more than a place of business, but as a vibrant oasis designed to create a more intimate and interconnected community.

[Learn more about Dream Collection](#) ↗



The Alleyway



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 80 Richmond –
Closest PATH entrance |
| 4 Scotiabank Arena | 11 Adelaide Club |
| 5 St. Lawrence Market | 12 Cambridge Club |
| 6 Meridian Hall | 13 Equinox |
| 7 Ryerson University | |

34 min.

To Pearson International
via UP Express

20 min.

Billy Bishop Airport

5 min.

Walk to Queen Station
from PATH system

98

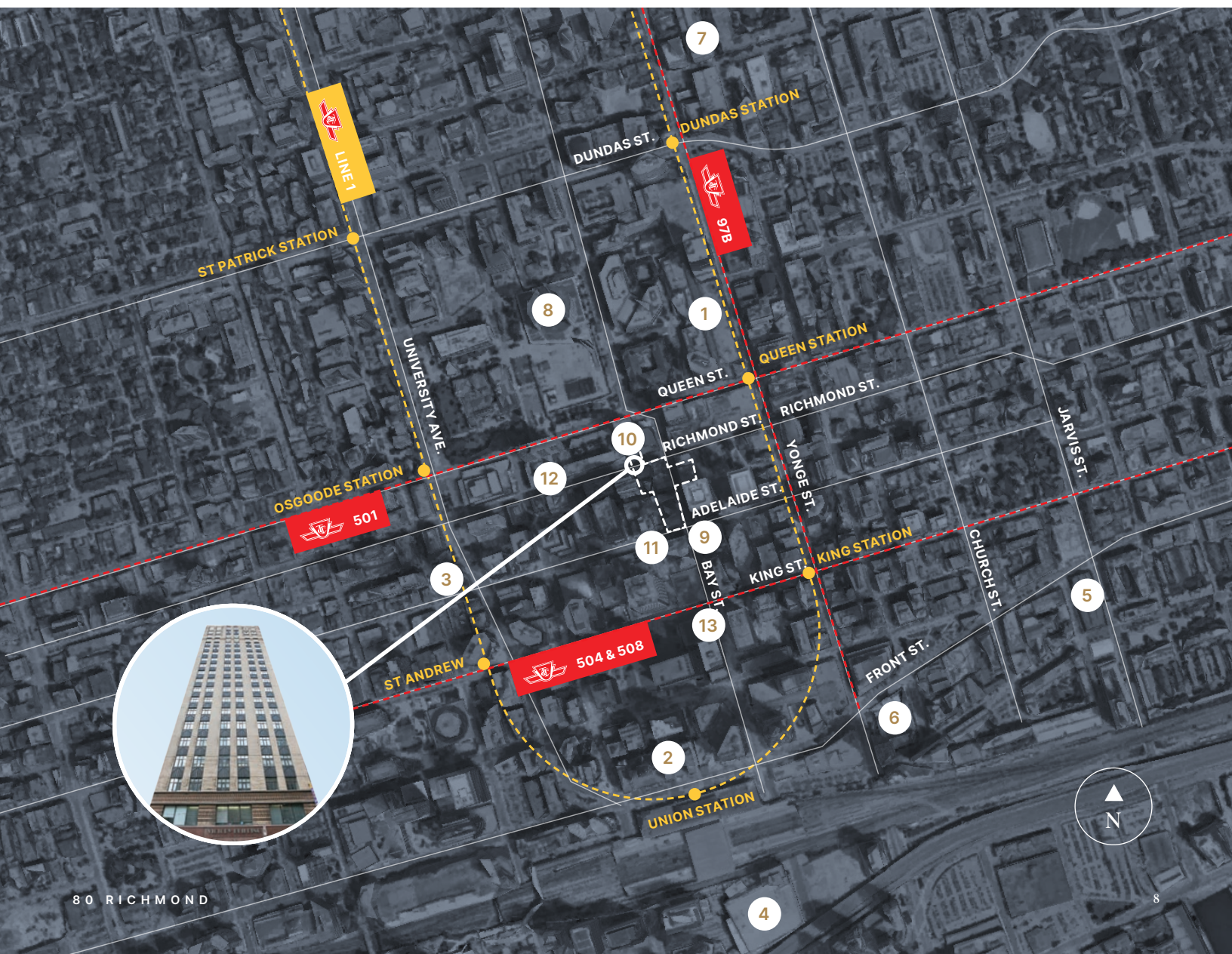
Walk score

100

Transit score

89

Bike score



IMPROVING YOUR EXPERIENCE —

Recent improvements to your office experience

With great detail we have proudly transformed the tenant experience at 80 Richmond by renovating the lobby and washrooms to a boutique luxury standard. On the façade, decorative architectural lighting has been added to highlight inventive Art Deco design with nautical detailing, originally designed by Baldwin & Greene.

In addition to aesthetic improvements, we are modernizing the building's energy efficiency and core systems to be more responsive to your needs while simultaneously minimizing costs.

Facade repairs & renovations

Substantially repair the exterior facade and improve overall aesthetics.

Lobby enhancements

Provide a more enhanced sense of arrival in our buildings with better finishes and market leading design.

Washroom revitalization

Renovate the washrooms in a considered and timeless fashion.



Updated lobby



Updated washroom

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](#) ↗





Brendan J Sullivan*

Senior Vice President

416.847.3262

Brendan.sullivan@cbre.com

Mackenzie Sharpe**

Senior Vice President

416.815.2382

Mackenzie.sharpe@cbre.com

Myah Ollek

Sales Representative

416.815.2353

Myah.ollek@cbre.com

Jessica Brillinger

Sales Representative

416.815.2347

Jessica.brillinger@cbre.com



Jason Cowie

Director, Leasing

416.237.3454

JCowie@dream.ca