



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 6 Adelaide Street E



# 6 Adelaide St. E

With an architecturally distinct facade and a prominent corner location, The Lumsden Building situated on the corner of Yonge and Adelaide that will position tenants in the heart of Downtown Toronto. Across the street from the PATH System, with close proximity to the transit system and ample amenities, 6 Adelaide is a unique offering in the heart of the city.

## Building Specifications

<b>Size</b>	55,961 SF
<b>Year Built</b>	1909
<b>Number Of Floors</b>	10
<b>Operating Costs</b>	\$22.88 (PSF/YR)
<b>Realty Tax</b>	\$8.12 (PSF/YR)
<b>Total Additional Rent</b>	\$31.00 (PSF/YR)



## Buidling Features

- ' Public Transit Surface Route
- ' 9' Ceiling Height (slab to T-bar)
- ' Satellite Dish Capability
- ' Fibre Optic Capability
- ' HVAC Distribution System: 1 heat pump per floor, 1 colling tower, 2 boilers
- ' Fire Detection System
- ' Sprinkler System: ground floor & basement only
- ' Security System

## Onsite Amenities

- ' HSBC Bank

## Nearby Amenities

- ' PATH System
- ' Restaurants
- ' Banking/Fitness
- ' CF Toronto Eaton Centre
- ' Dineen Coffee Co.
- ' Sud Forno
- ' Craft Beer Market

## Sustainability & Certifications

- ' BOMA Certified Bronze
- ' WELL Health and Safety Rated 2021



[Learn more about the building](#) ↗

THE BUILDING —

# Leasing Opportunities

## 4<sup>th</sup> Floor

Suite 420 | 2,160 SF

Suite 410 | 1,001 SF

Suite 400 | 1,051 SF

## 3<sup>rd</sup> Floor

Suite 350 | 720 SF

Suite 330 | 341 SF

Suite 310 | 784 SF

## 2<sup>nd</sup> Floor

Suite 230 | 949 SF

Suite 220 | 2,953 SF

Suite 210 | 1,755 SF

[View more opportunities](#) ↗



2<sup>nd</sup> Floor

# Standard Floorplate

Full floor suite in base building condition.

Size

~5,600 SF

Ceiling Height (slab to T-bar)

9'

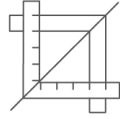


DREAM OFFICE —

# Stress-Free Turnkey



Expertly designed,  
furnished and  
move-in ready



Experienced in-house  
Project Management  
and Construction Team



Simplified process  
committed to making  
design and move in  
easy for tenants



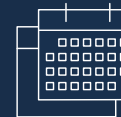
# Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

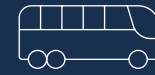
Three years and under

LOCATION —

# Best in Class Proximity



98 Walk Score



100 Transit Score



94 Bike Score

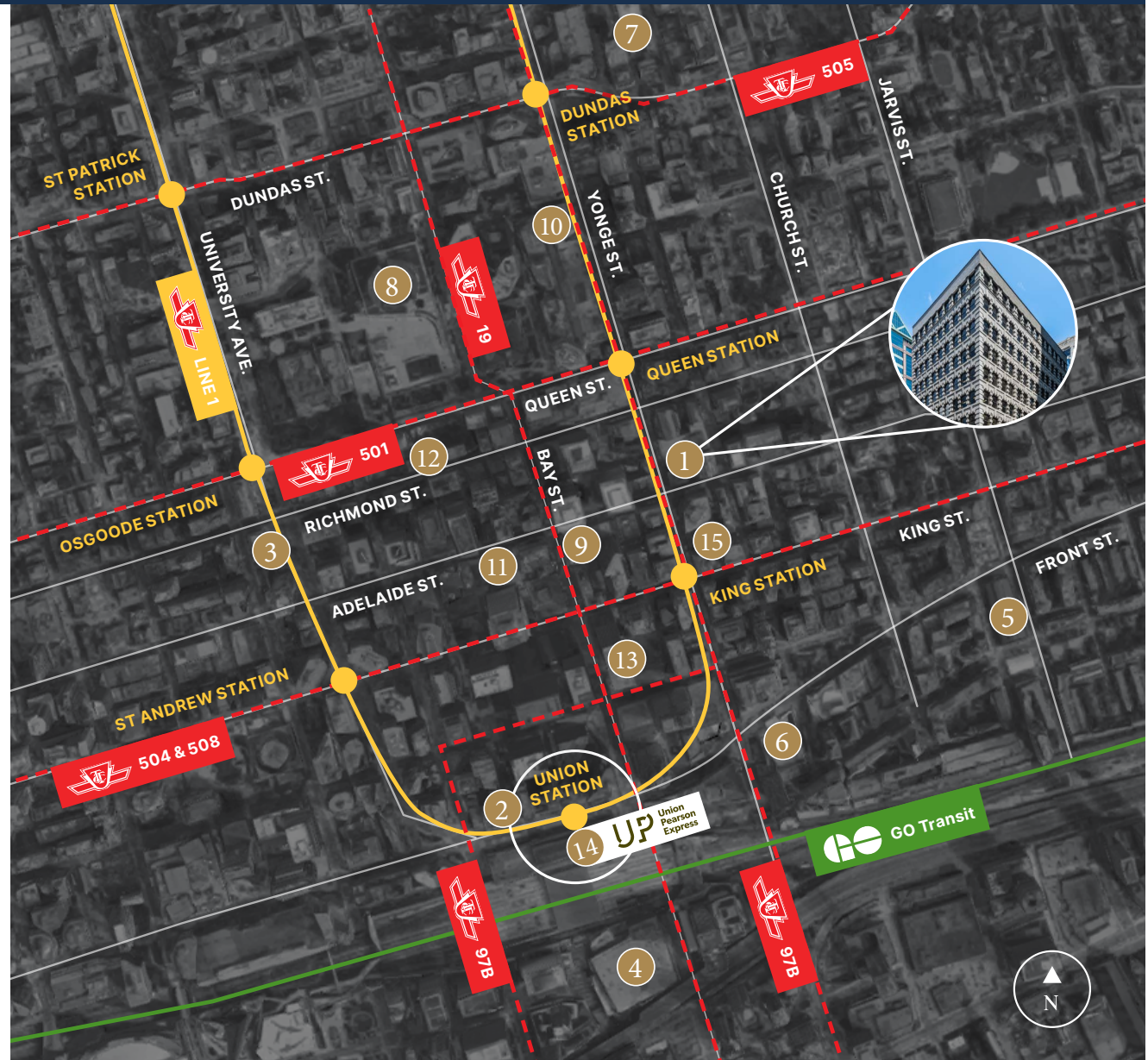
- 1 6 Adelaide St.
- 2 Fairmont Royal York
- 3 Shangri-La
- 4 Scotiabank Arena
- 5 St. Lawrence Market
- 6 Meridian Hall
- 7 Toronto Metropolitan University
- 8 Nathan Phillips Square
- 9 The St. Regis
- 10 CF Toronto Eaton Centre
- 11 Adelaide Club
- 12 Cambridge Club
- 13 Equinox
- 14 UP Express
- 15 Dynamic Funds Tower - closest PATH entrance



Billy Bishop City Airport – 10 min drive



Pearson Intl. Airport – 36 min via UP Express



# ESG Framework

For over two decades, we have been working to make our communities better while maximizing returns for our investors. Our focus is on generating intentional and measurable environmental and social returns and further integrating ESG throughout our business by implementing a formal ESG Framework.

## ESG Framework Pillars



### Best Places

**Dream Value: Social Responsibility**

Creating better places and communities that make positive impacts on people’s lives and the planet.

- Certifications
- Health, safety, and wellness
- Amenities and inclusive atmosphere
- Attainability and affordability
- Connectivity



### Future Ready

**Dream Value: Courageous Ideas**

Building and operating with the future in mind.

- Climate change resilience
- Carbon and resource efficiency
- Innovation and technology adoption
- Sustainable development
- Sustainable redevelopment



### Strong Relationships

**Dream Value: Meaningful Relationships**

Fostering inclusive relationships to create value for everyone in our community.

- Tenant relationships
- Government collaboration
- Community / NGO partnerships
- Indigenous engagement
- Sustainable procurement



### Operational Excellence

**Dream Value: Fierce Diligence**

Running a great company that focuses on purpose and profit.

- Valuing employees
- ESG risk management
- Corporate governance
- ESG impact and management
- Diversity, inclusion and advancement

## Social Procurement

In November 2021, as part of our approach to Impact, Dream released a Social Procurement Strategy to create positive social outcomes. Through the use of our spending power on real estate activities we aim to create economic benefits for under-served, vulnerable or equity-seeking groups and local, independent, or socially responsible businesses. Our goal is to leverage the money we spend in developing and managing our real estate to create both business and employment opportunities for equity-seeking groups and local or independent businesses.

OUR COMMITMENT -

# We are Committed to Achieving Net Zero Carbon by 2035

At Dream, we strive to continuously reduce the environmental impact of our operations and developments as well as positively contribute to the low carbon economy.

**We are committed to**

10%

reduction of energy consumption by 2025 versus 2019 baseline

10%

reduction of water consumption by 2025 versus 2019 baseline

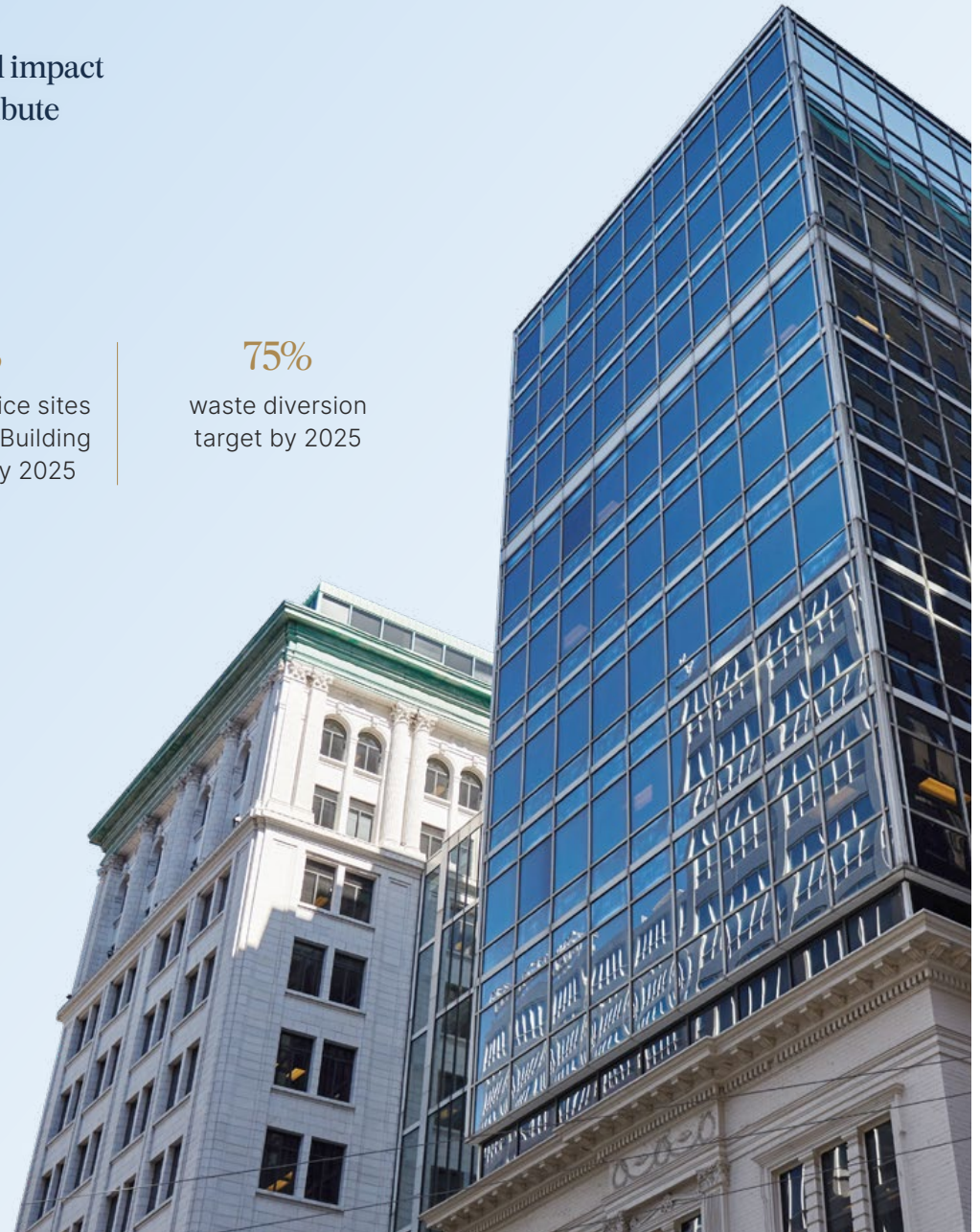
100%

of Canadian office sites having a Green Building Certification by 2025

75%

waste diversion target by 2025

For more information on our commitments, interim targets and progress to reaching our goals, visit: [sustainability.dream.ca](https://sustainability.dream.ca)





# 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.



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

