

TORONTO —

49 Ontario St.

REFINED SPACES
FOR WORK & PLAY



DREAM
COLLECTION
DOWNTOWN DISTRICT

THE BUILDING —

49 Ontario St.

With its unique outer façade and modern architecture, 49 Ontario Street stands out from the crowd as a desirable urban office space, perfect for businesses looking to impress clients and guests. This office building is located just east of downtown Toronto in close proximity to transit options and local amenities including restaurants, coffee shops, and retailers.

Building specs

Size	87,787 SF
Year built	1974
Number of floors	7
Operating costs	\$17.89 (PSF/YR)
Realty tax	\$9.45 (PSF/YR)
Total additional rent	\$27.34 (PSF/YR)

[Learn more](#) ↗



Leasing opportunities

Suite	SF	Availability	Notes
500	7,517	Immediate	Full floor suite available for short-term lease. Built-out with reception area, 13 private offices, meeting room, boardroom, and kitchenette.

[View floor plans & photos](#) ↗



Amenities

Nearby amenities

- Banknote Bar Corktown
- Enoteca Motorino
- Betty's on King

Sustainability & certifications



WELL Health and Safety Rated 2021

Features

- Public transit surface route
- 8' 10" Ceiling height
- Fibre optic capability
- Satellite dish capability: open roof space
- HVAC dist. System: supply fans, chiller, electric heat
- Fire detection system: notified 5000 alarm panel
- Sprinkler system: fire pump, sprinklers
- Security systems: tyco monitoring, onsite contract security 24/7
- Parking ratio: 93 spots





DREAM
COLLECTION
FINANCIAL DISTRICT

DREAM COLLECTION —

In the heart of Toronto's exciting downtown, connected to everything.

When it comes to doing business in Canada, it's hard to beat Downtown Toronto. It is at the centre of the country's business and financial hub, it's also an international centre for design and a global destination for entertainment.

Toronto is a global city which grows by tens of thousands every year, as people from around the world choose it as their new home. Toronto's diverse, globally connected and highly educated workforce is the reason for the city's economic prosperity and reputation for innovation. A business in the Downtown District places you in a perfect location along major corridors, which means more foot and motorist traffic than anywhere else in the country, plus easy access to a rapidly expanding transit system and highways.

[Learn more about Dream Collection](#) ↗

LOCATION —

Best in class proximity

- | | |
|---------------------------|----------------------------|
| 1 CF Toronto Eaton Centre | 9 The St. Regis |
| 2 Fairmont Royal York | 10 Adelaide Club |
| 3 Shangri-La | 11 Cambridge Club |
| 4 Scotiabank Arena | 12 Equinox |
| 5 St. Lawrence Market | 13 The Distillery District |
| 6 Meridian Hall | 14 The Canary District |
| 7 Ryerson University | |

47 min.

To Pearson International
via UP Express

10 min.

Billy Bishop Airport

9 min.

To King Station via streetcar

94

Walk score

99

Transit score

99

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

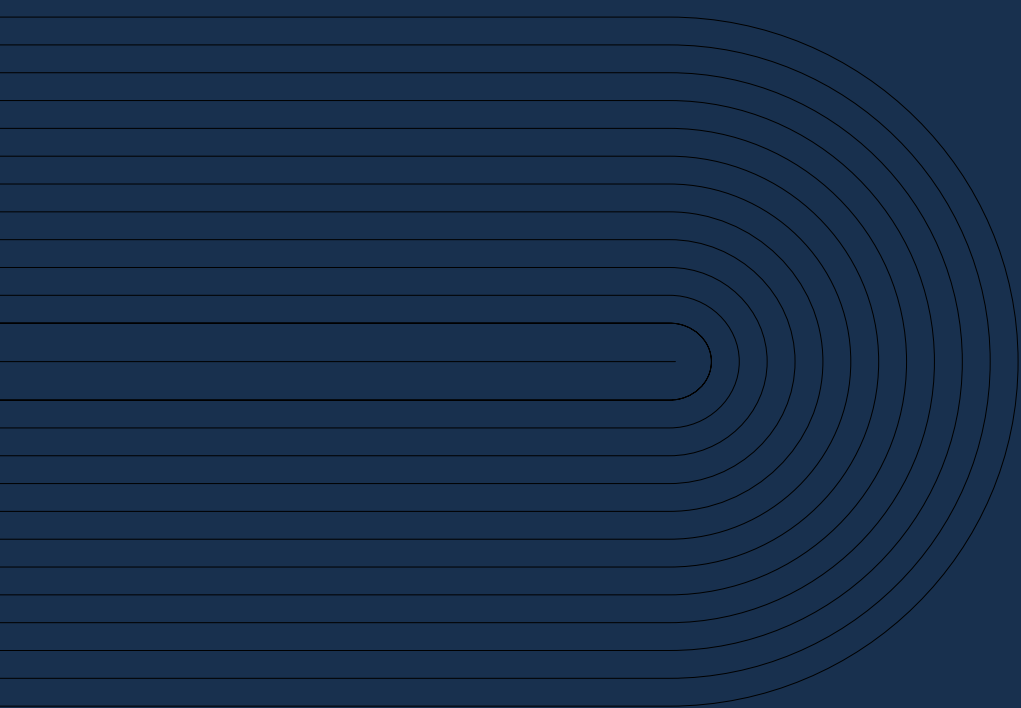
Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

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