

# 349 Carlaw Ave.

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](#) ↗

Proud Participants  
of The POST Promise



#### ABOUT THE BUILDING

Located in a mixed commercial and residential neighborhood in close proximity to Queen Street. Restaurants, cafes, banks and other amenities are within walking distance.

#### AMENITIES

- **Onsite Amenities:** The Hot Plate

#### SUSTAINABILITY & AWARDS

- N/A

#### FEATURES

- Public Transit Surface Route: Yes
- Direct Subway Access: No
- Path Connection: No

#### BUILDING DETAILS

##### **349 Carlaw Ave.**

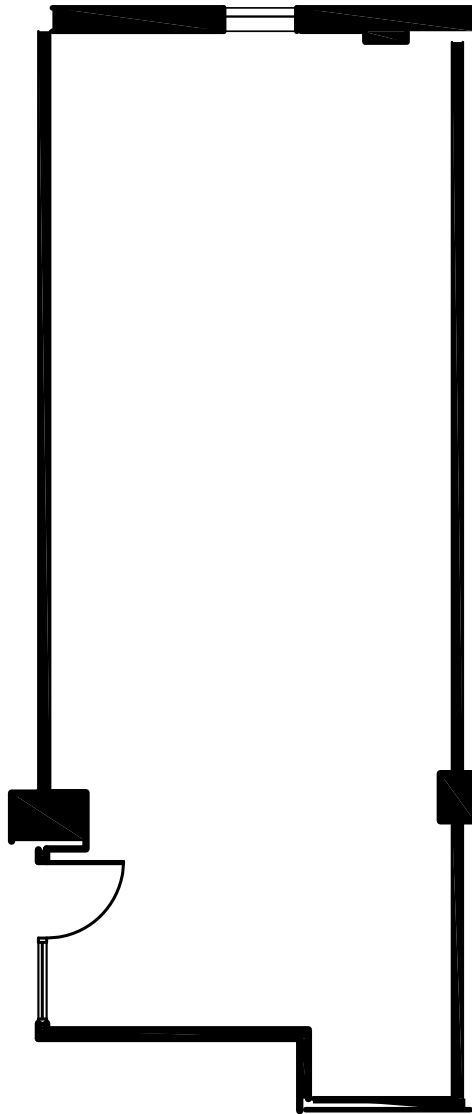
|                       |                  |
|-----------------------|------------------|
| Size                  | 33,894 sf        |
| Type                  | Office           |
| Year built            | N/A              |
| Number of floors      | 3                |
| Parking stalls        | N/A              |
| Operating costs       | \$9.05 (psf/yr)  |
| Realty tax            | \$4.94 (psf/yr)  |
| Total additional rent | \$16.80 (psf/yr) |

#### SPACES SUMMARY

| <b>Suite</b> | <b>Size/sf</b> | <b>Availability</b> | <b>Rate</b> |
|--------------|----------------|---------------------|-------------|
| 204          | 804 SF         | Jan 2021            | Negotiable  |
| 301          | 2,860 SF       | Dec 2020            | Negotiable  |
| 303          | 1,974 SF       | April 2021          | Negotiable  |

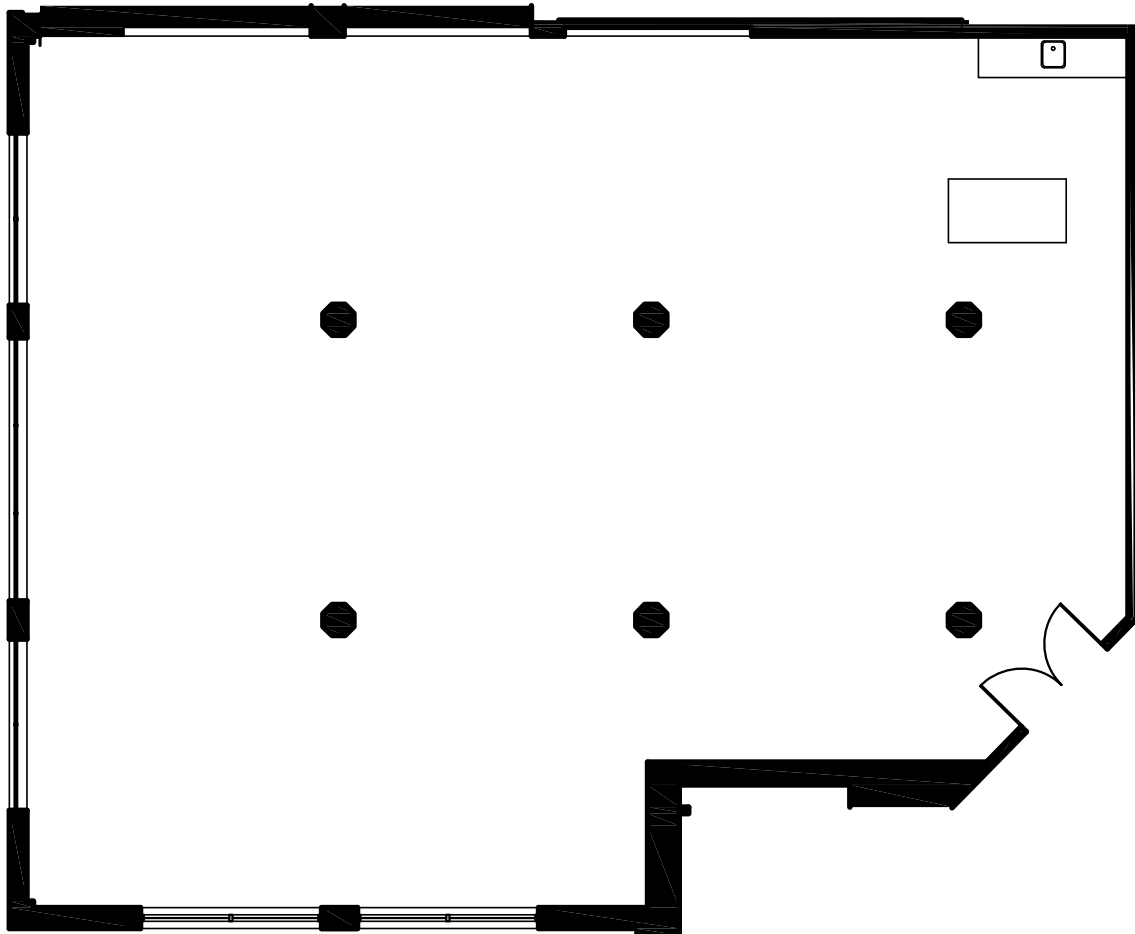
FLOOR PLAN

| Suite | Area<br>(sf) (Div   Contig) | Availability | Rate<br>(psf/yr) | Notes                              |
|-------|-----------------------------|--------------|------------------|------------------------------------|
| 204   | 804 SF                      | Jan 2021     | Negotiable       | • Office space available for lease |



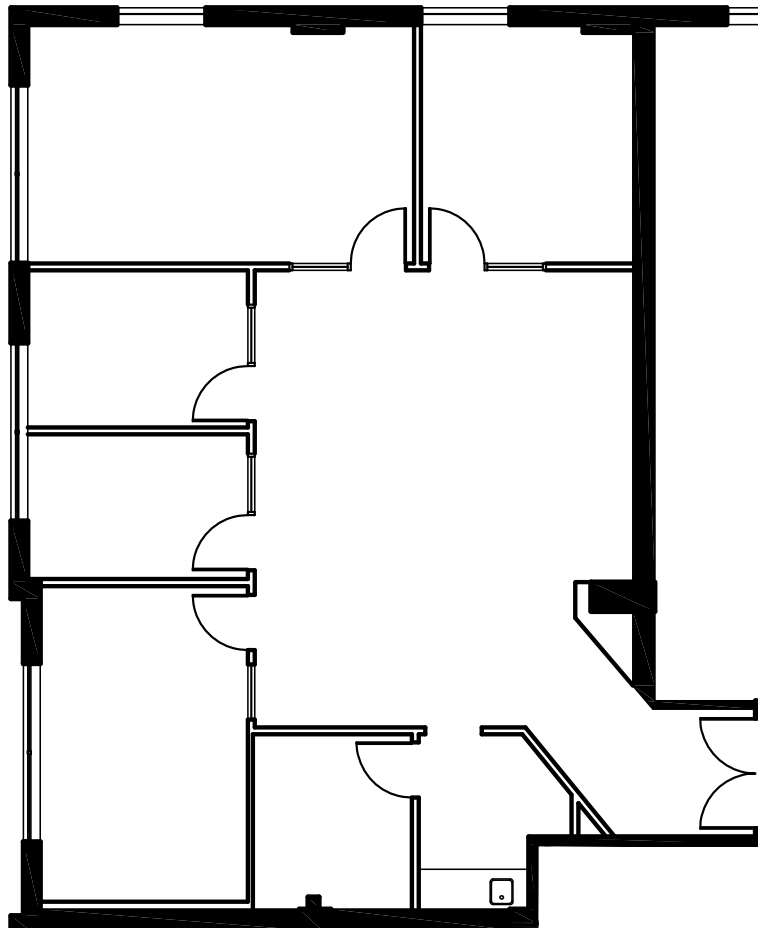
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| Suite | Area<br>(sf) [Div   Contig] | Availability | Rate<br>(psf/yr) | Notes                              |
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| 301   | 2,860 SF                    | Dec 2020     | Negotiable       | • Office space available for lease |



FLOOR PLAN

| Suite | Area<br>(sf) [Div   Contig] | Availability | Rate<br>(psf/yr) | Notes  |
|-------|-----------------------------|--------------|------------------|--|
| 303   | 1,974 SF                    | April 2021   | Negotiable       | <ul style="list-style-type: none"><li>Suite built-out with 5 private offices, meeting room, open area, and servery</li></ul> |





LEASING CONTACTS

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