

305

BAY STREET



CUSHMAN &  
WAKEFIELD

WHERE PRIME  
LOCATION MEETS UNRIVALED  
LUXURY



# Boutique Charm Big Potential

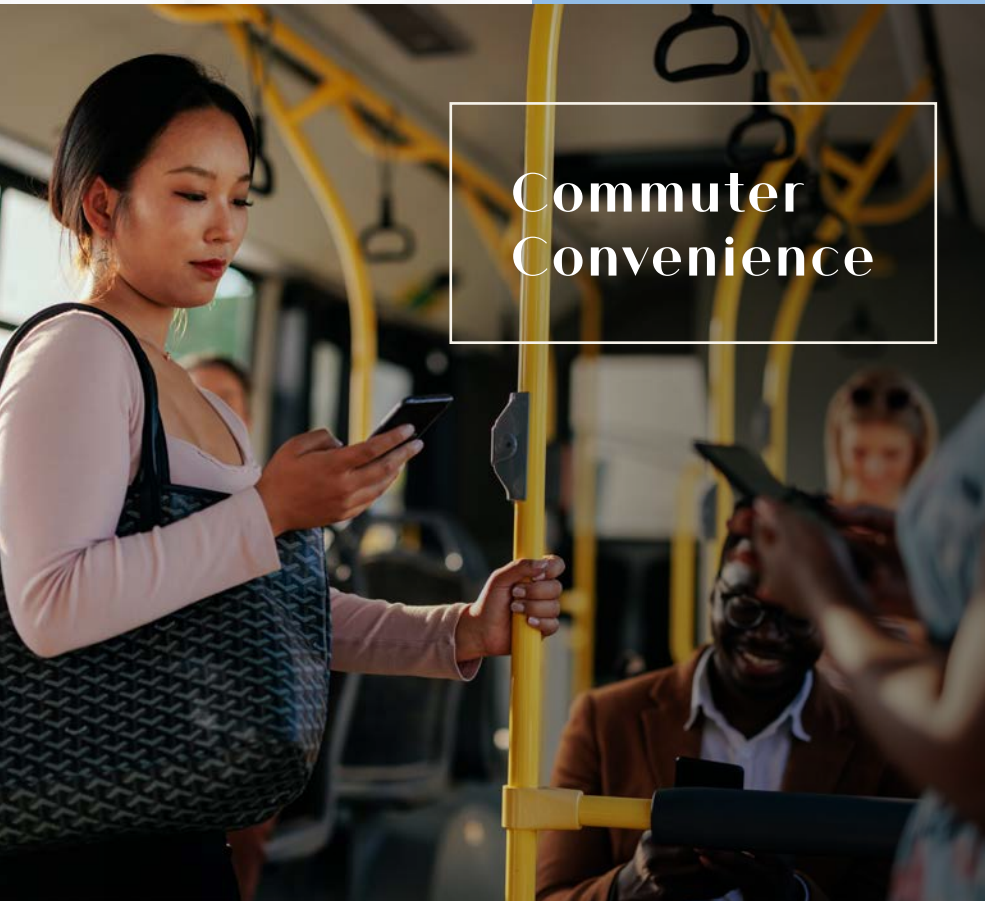
Step into a workspace that inspires greatness, where every detail is crafted to elevate your business and connect you effortlessly to the pulse of the city.

**Net Asking Rate**  
Call Listing Agent

**Additional Rent**  
\$33.90 (2026 Est.)

**Renovated  
Entry**





**Commuter  
Convenience**

# Steps from the PATH

# Committed to Sustainability



Certified Silver



**Prime  
Financial  
District  
Presence**



**High-Profile  
Retail Nearby**



# STRATEGIC Partnership

As an active owner, Adgar has key skills and proven capabilities in the acquisition, ownership, management, development and redevelopment of commercial office properties. Adgar Canada's portfolio is composed of well-located, quality office properties in the Greater Toronto Area, Canada's largest office market. The Company continues to seek complementary growth opportunities in the GTA and other major urban centres across Canada.



**ADGAR**  
CANADA

**ADGAR**  
**Canada**

**27**  
**Properties**

**2,995,199 SF**  
**Leasable Area**






**1.06B ASSETS**  
**Under Management**









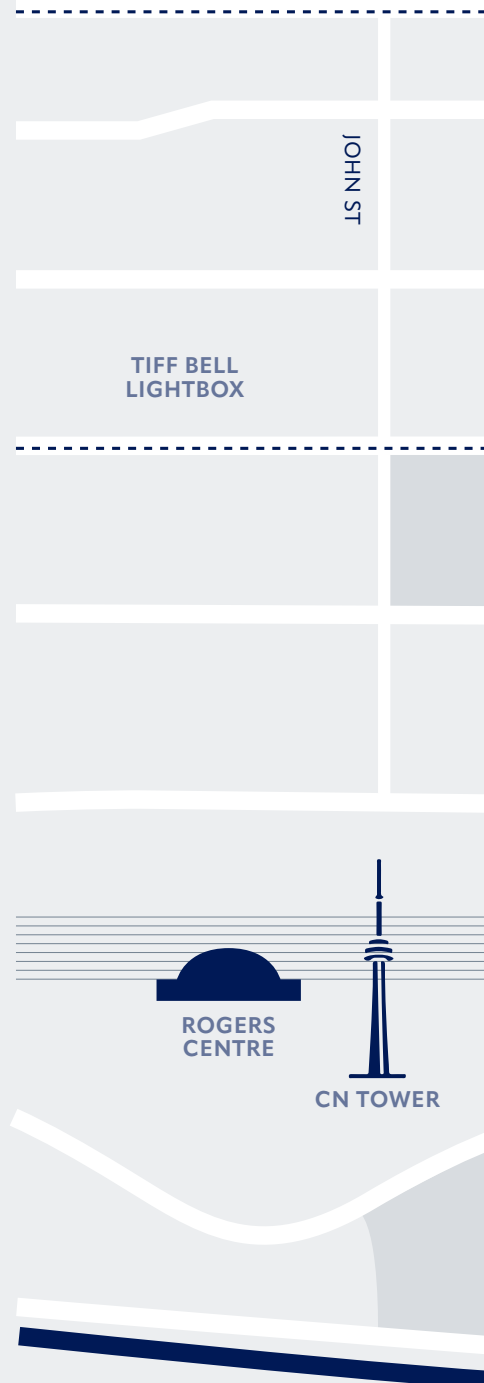
# It's All in The NEIGHBOURHOOD

365 Bay Street places you just steps away from Toronto's finest retail destinations, offering unparalleled access to a vibrant mix of high-end shops, gourmet dining, and exclusive boutiques.

## LEGEND

-  DINING & CAFE
-  RETAIL
-  TTC Subway
-  Streetcar
-  Toronto Path Network

-  1 Hy's Steakhouse
-  2 Pizzeria Libretto
-  3 Earls Kitchen & Bar
-  4 Dineen
-  5 Ki Modern
-  6 Cactus Club Cafe
-  7 King Taps
-  8 Terroni
-  9 Mos Mos
-  10 Chotto Matte
-  11 Starbucks
-  12 Lucie
-  13 Daphne
-  14 Richmond Station
-  15 Shoppers Drug Mart
-  16 St. Lawrence Market
-  17 Eaton Centre





501 QUEEN

504 KING

# CONNECTED

## to the City's Core

Experience the best of Bay Street with effortless access to transit lines, bus routes, and a short stroll to the PATH. At 365 Bay Street, you'll enjoy seamless connectivity and convenience at every turn.

### MAJOR BUS ROUTES

Close to key bus routes for easy public transit access from various neighbourhoods.

### PATH ACCESS

Connect easily to Toronto's PATH network for nearby office, shopping, and dining, just a few steps away.

### SUBWAY CONVENIENCE

Steps from Queen Station with multiple subway lines for efficient city travel.



## UNION STATION PROXIMITY

A short walk to Union Station with direct links to GO Transit, VIA Rail, and regional services.

## EASY HIGHWAY ACCESS

Convenient access to major highways like the Gardiner Expressway and Don Valley Parkway.

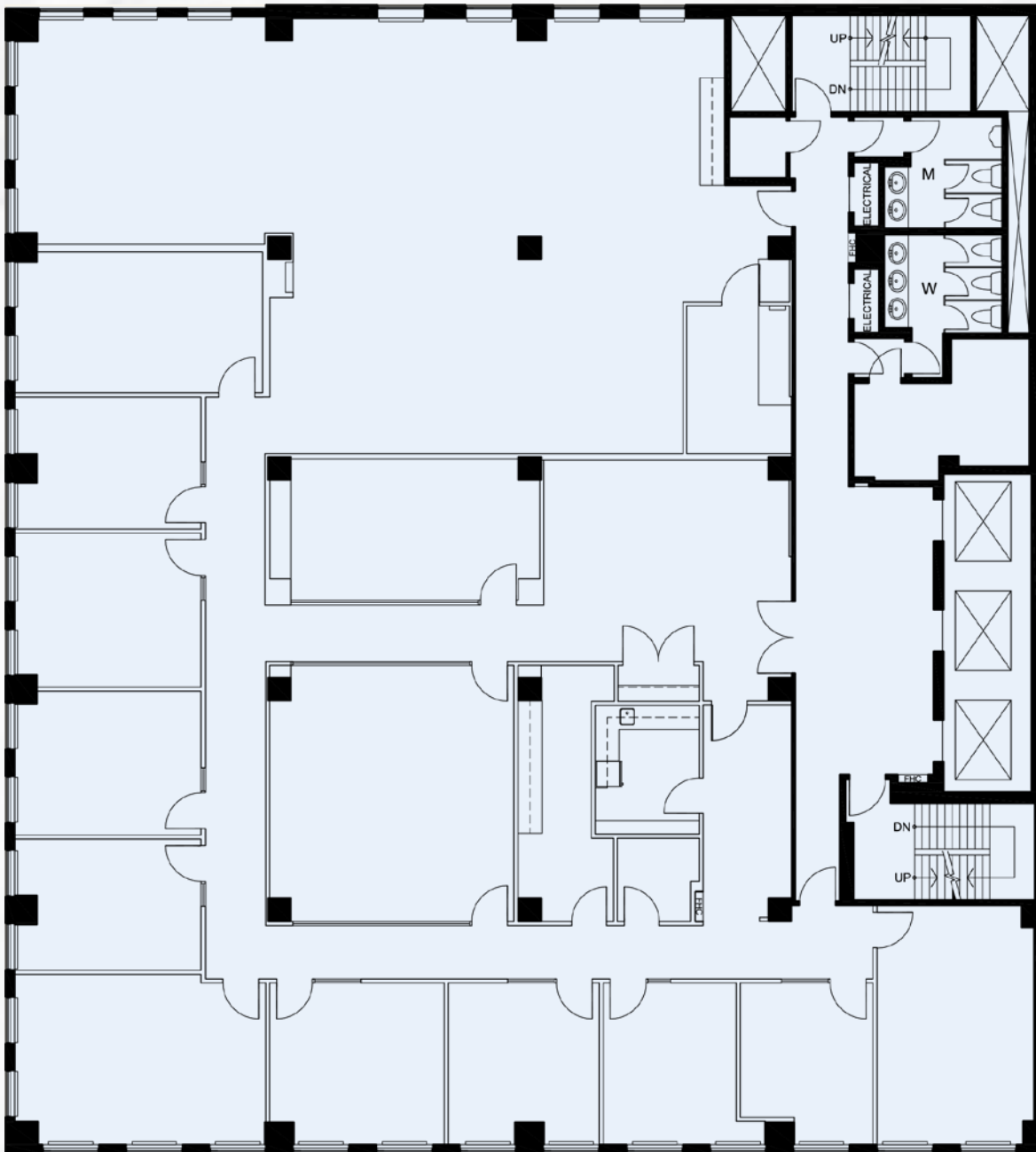
## PARKING FACILITIES

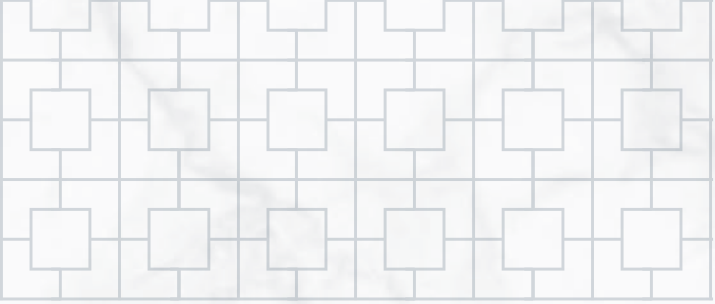
Nearby parking options with ample spaces for tenants and visitors.



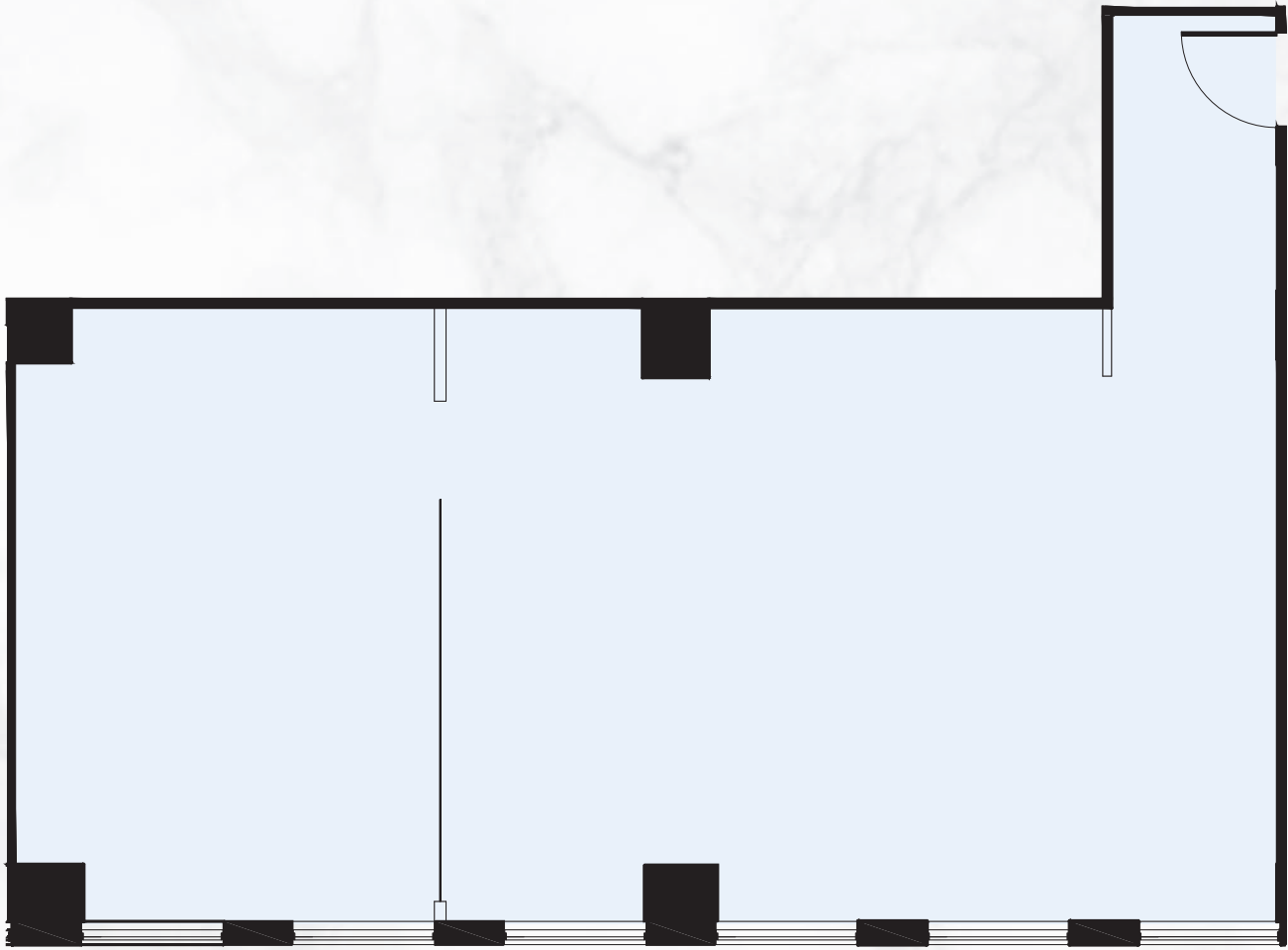
# FLOOR PLANS

Suite 300 // 8,141 SF



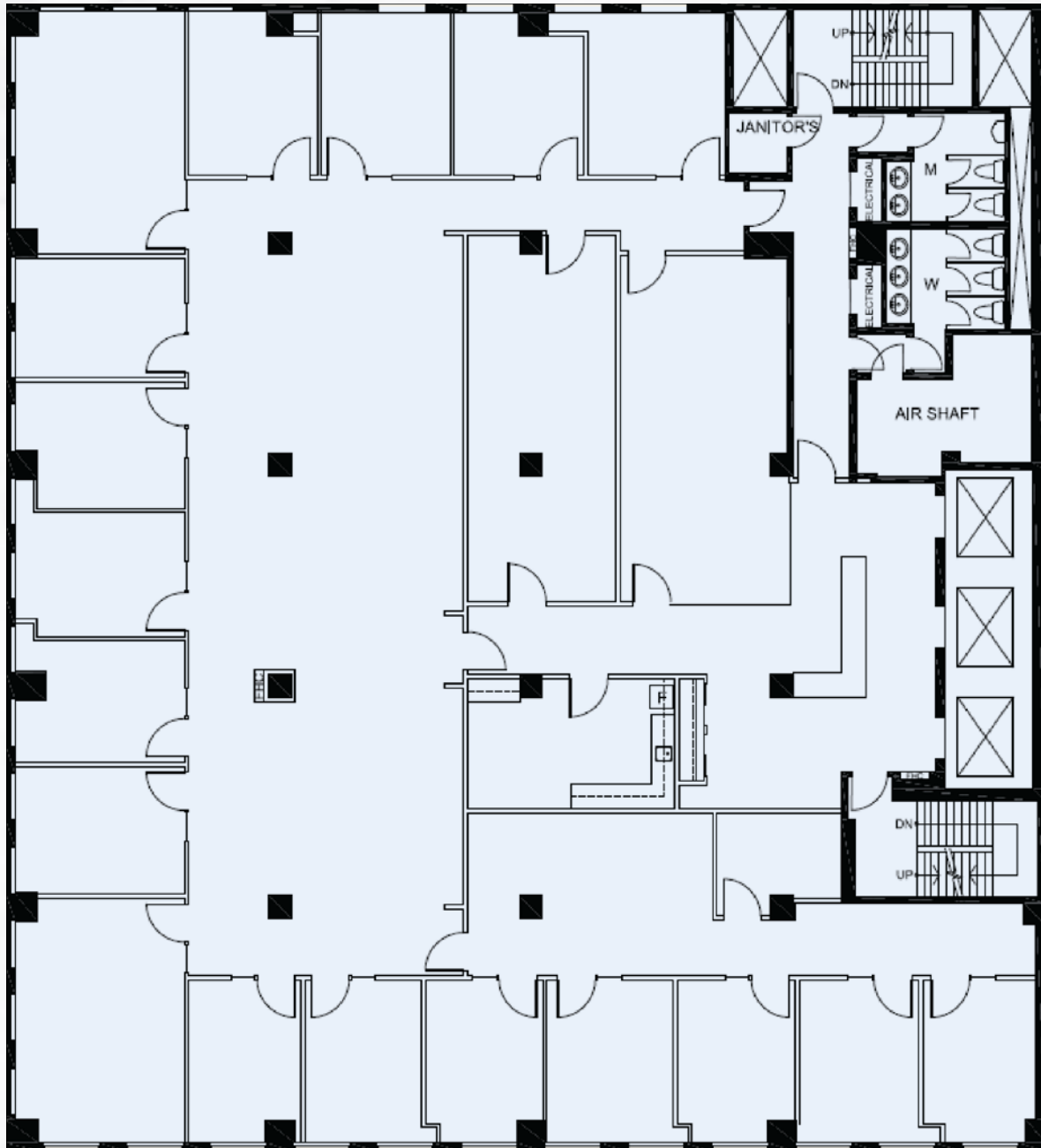


**Suite 403 // 1,155 SF**



# FLOOR PLANS

Suite 700 // 8,136 SF



# Ready-to-Go Modern Suite // 7th Floor

OFFICE SPACE POSSIBILITIES



CONFERENCE-READY SPACE



USER-FRIENDLY KITCHEN



# FLOOR PLANS

Suite 500 // 4,356 SF



## Ready-to-Go Modern Suite // 5th Floor



CONFERENCE ROOM POTENTIAL



BRIGHT WINDOWLINE VIEWS



CONVENIENT KITCHEN



## BAY STREET

FOR MORE INFORMATION, PLEASE CONTACT:

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