



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 360 Bay Street

THE BUILDING —

# 360 Bay St.

Located on prestigious Bay Street, on the corner of Bay and Temperance, 360 Bay provides its tenants with convenient access to Downtown Toronto's prime offerings including the CF Toronto Eaton Centre, major financial services and flagship hotels and restaurants. This is in addition to a modernized lobby and improved finishes, making 360 Bay an ideal place for business.

## Building Specifications

|                              |                  |
|------------------------------|------------------|
| <b>Size</b>                  | 60,385 SF        |
| <b>Year Built</b>            | 1953             |
| <b>Number Of Floors</b>      | 10               |
| <b>Operating Costs</b>       | \$23.85 (PSF/YR) |
| <b>Realty Tax</b>            | \$8.37 (PSF/YR)  |
| <b>Total Additional Rent</b> | \$32.22 (PSF/YR) |

[Learn more about the building](#) ↗



## Building Features

- Public Transit Surface Route
- 9' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Central HVAC Distribution System
- Fire Detection System
- Sprinkler System
- SMART LED Lighting
- Real Time Metering to be installed (electricity, gas, water)
- Water Source Heat Pump System

## Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2024



## Nearby Amenities

- CF Toronto Eaton Centre
- Restaurants
- Banking/Fitness
- St. Regis Hotel
- PATH System
- CKTL & Co.
- Flagship Mediterranean Restaurant (coming soon!)
- Starbucks (coming soon!)
- Tenant Conference Centre at 330 Bay

THE BUILDING —

# Leasing Opportunities

## 10<sup>th</sup> Floor

Suite 1001 | 1,830 SF  
Suite 1000 | 2,008 SF

## 9<sup>th</sup> Floor

Suite 901 | 2,263 SF  
Suite 900 | 2,785 SF | Future Model Suite

## 7<sup>th</sup> Floor - Full Floor Opportunity

Suite 700 | 5,708 SF

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

Suite 401 | 2,877 SF  
Suite 400 | 2,835 SF

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

Suite 302 | 3,319 SF | Model Suite  
Suite 300 | 2,394 SF

[View more opportunities](#) ↗



7<sup>th</sup> Floor

4<sup>th</sup> Floor

3<sup>rd</sup> Floor

THE BUILDING —

# Standard Floorplate

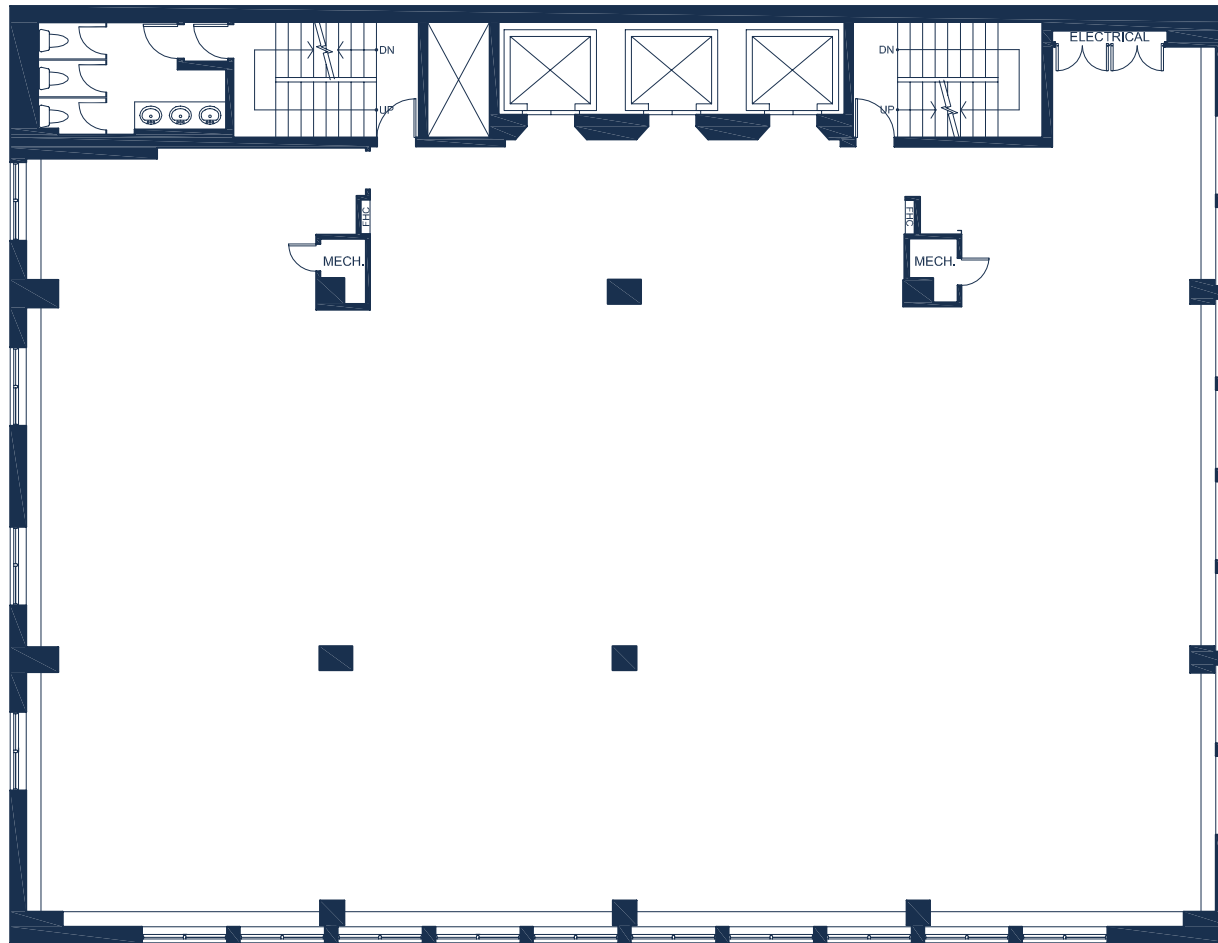
Full floor suite in base building condition.

Size

Ceiling Height (slab to T-bar)

~5,500 SF

9'



# Suite 302 (Model Suite)

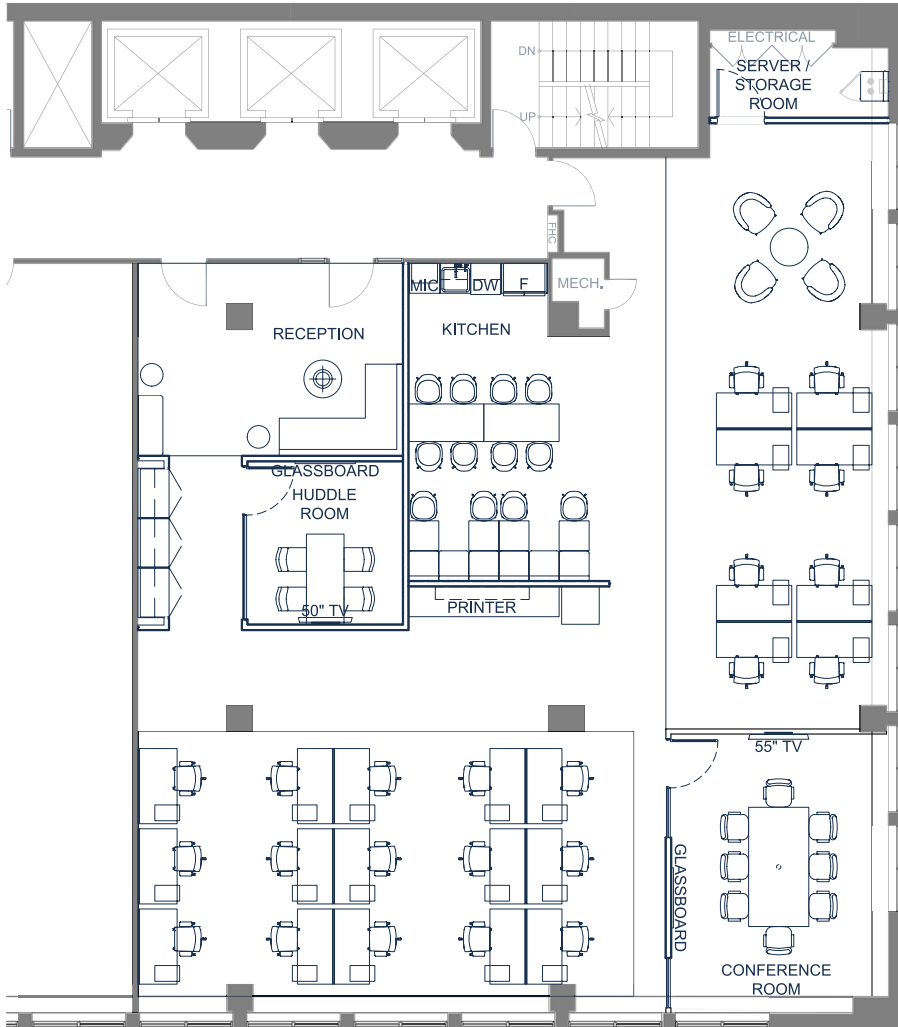
Fully furnished space built out with reception, conference room, kitchen and open area for 23 workstations.

Size

Ceiling Height (slab to T-bar)

3,319 SF

8'6"

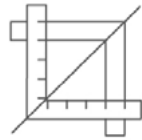


DREAM OFFICE —

# 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



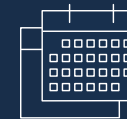
# Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under

# Best in Class Accessibility

**99** Walk Score

**100** Transit Score

**90** Bike Score

- 1 Closest PATH entrance  
(333 Bay St.): **150m** **PATH**
- 2 Nathan Philips Square: **230m**
- 3 CF Toronto Eaton Centre: **290m**
- 4 St. Michael's Hospital: **450m**
- 5 Scotiabank Arena: **750m**

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line
- Green P Parking

**40 min.**  
 Pearson International  
 via UP Express



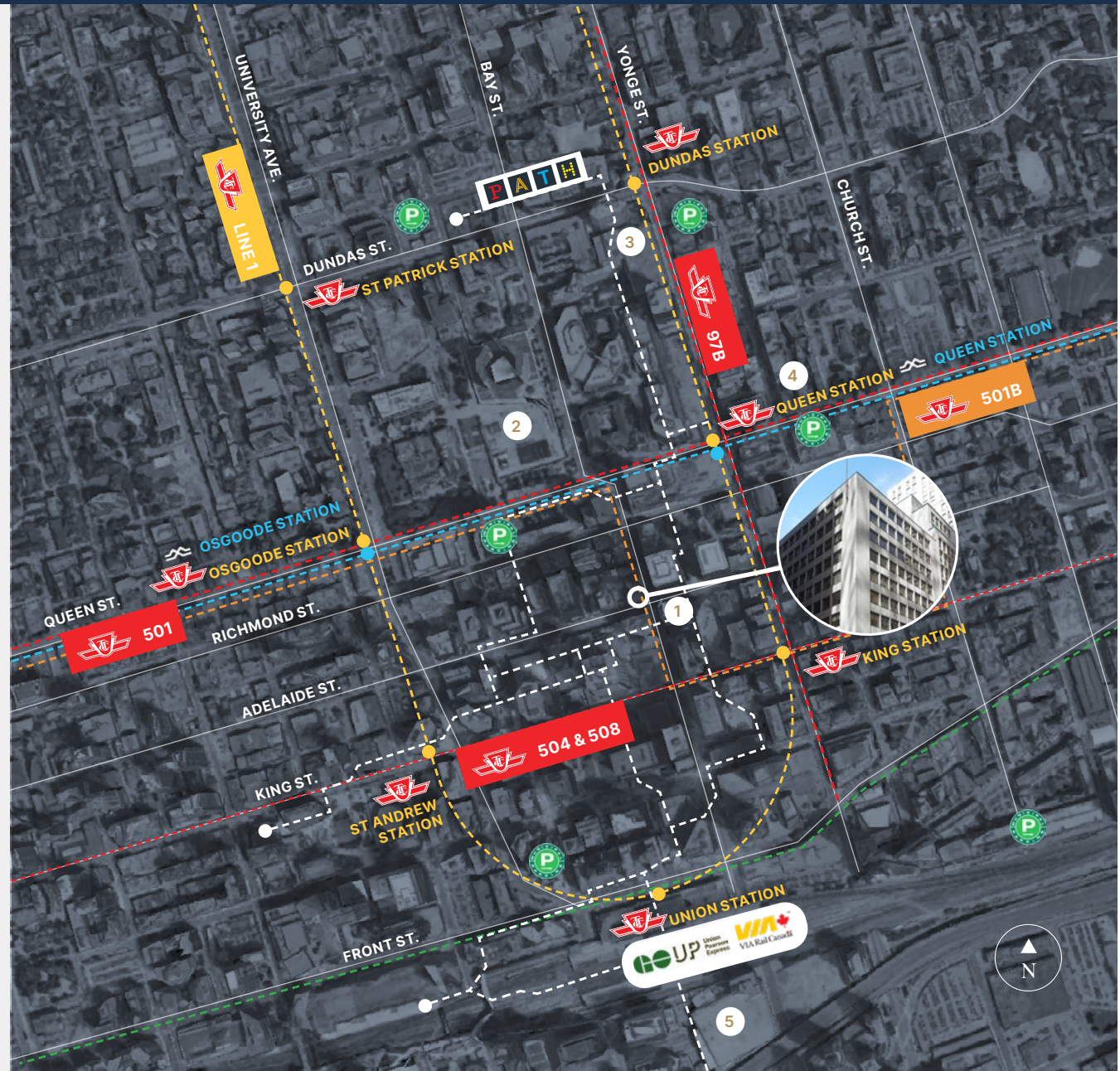
**20 min.**  
 Drive to Billy Bishop Airport



**5 min.**  
 Walk to Queen Station  
 or King Station



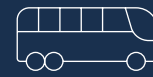
**10 min.**  
 Walk to Union Station



# Best in Class Proximity



99 Walk Score



100 Transit Score



90 Bike Score

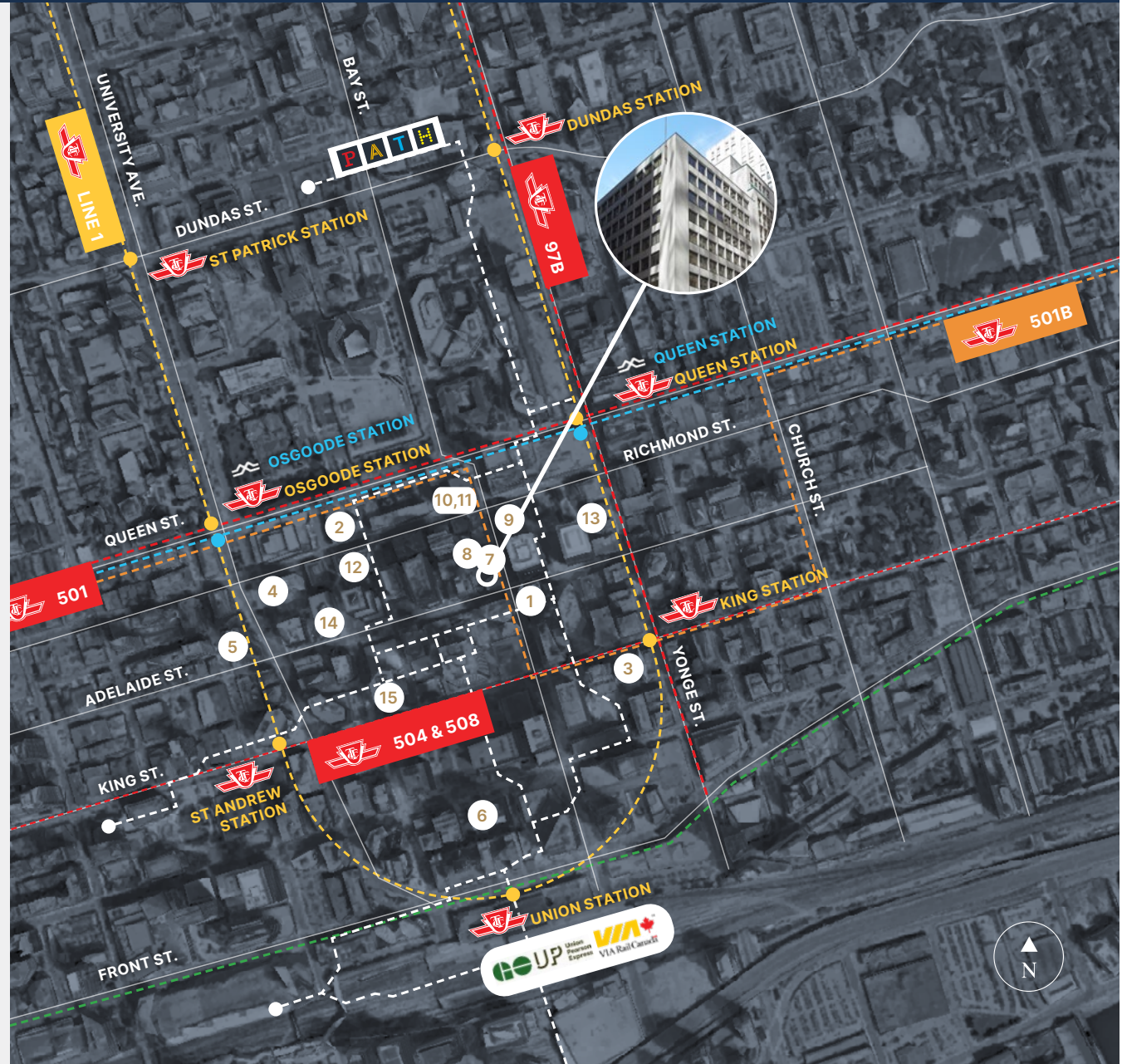
## Hotels

- 1 The St. Regis Toronto: 130m
- 2 Sheraton Centre Toronto: 350m
- 3 One King West Hotel & Residence: 400m
- 4 Hilton Toronto: 400m
- 5 Shangri-La Toronto: 550m
- 6 Fairmont Royal York: 700m

## Food & Beverage

- 7 CKTL & Co.: 56m
- 8 John & Sons Oyster House: 62m
- 9 Hy's Steakhouse & Cocktail Bar: 83m
- 10 Daphne: 110m
- 11 Wine Academy: 110m
- 12 Chef's Hall: 270m
- 13 The Chase: 280m
- 14 Alobar: 400m
- 15 Black + Blue: 500m

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line

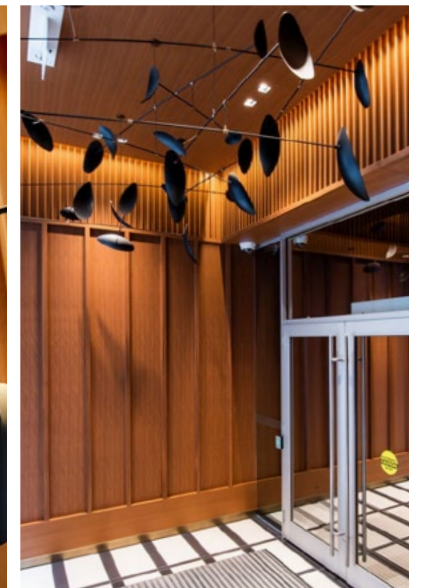
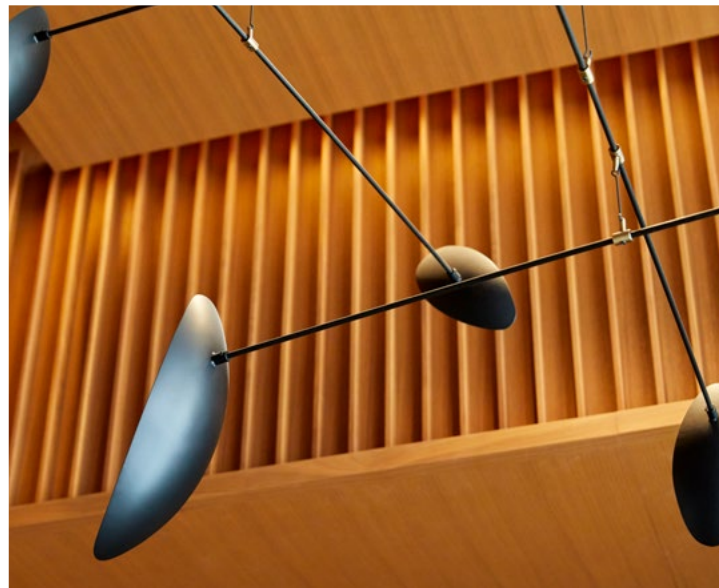


IMPROVING YOUR EXPERIENCE —

# Recent Improvements

Base building upgrades including:

- HVAC
- Elevator mod (dispatch elevators)
- Washrooms/lobby



DREAM OFFICE —

# 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.

# 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

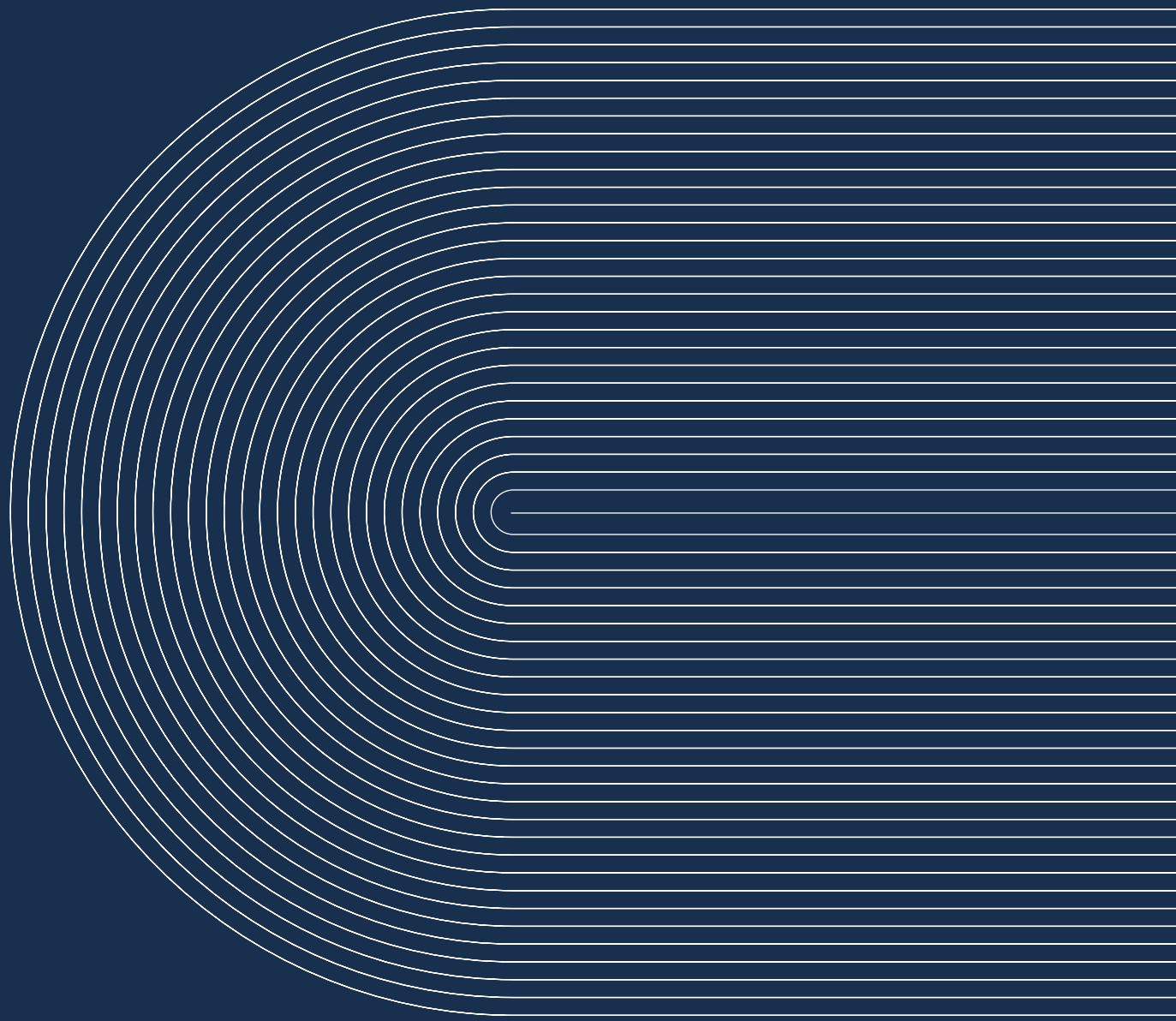
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

## 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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[leasing.dream.ca](https://leasing.dream.ca)

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