



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

360 Bay Street

Full Floor & Leasing Opportunities

Building Specifications

Size	60,385 SF
Year Built	1953
Number of Floors	10
Operating Costs	\$23.69 (PSF/YR)
Realty Tax	\$8.54 (PSF/YR)
Total Additional Rent	\$32.23 (PSF/YR)

Certifications



BOMA Best Certified Silver



WELL Health and Safety Rated 2024

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
- 24/7 security at 330 Bay Street that patrols Bay Street assets

On-site Amenities

- Adrak

Nearby Amenities

- PATH System
- Tenant Conference Centre at 330 Bay
- CKTL & Co.
- Estiatorio Milos Toronto
- Hy's Steakhouse & Cocktail Bar
- Daphne's Restaurant
- John & Sons Oyster House
- Florin Trattoria
- Starbucks
- CF Toronto Eaton Centre
- All Major Banks
- Fitness Centres
- Nathan Phillips Square
- St. Regis Hotel



**Contiguous:
7,056 SF**

10th Floor
Suite 1000 | 2,008 SF

9th Floor
Suite 901 | 2,263 SF
Suite 900 | 2,785 SF

7th Floor
Full Floor Opportunity: 5,708 SF

**5th Floor – Full Floor Opportunity:
5,714 SF**
Suite 501 | 1,287 SF | Available Dec. 1, 2025
Suite 500 | 4,427 SF | Available Oct. 1, 2025

**4th Floor – Full Floor Opportunity:
5,712 SF**
Suite 401 | 2,877 SF
Suite 400 | 2,835 SF

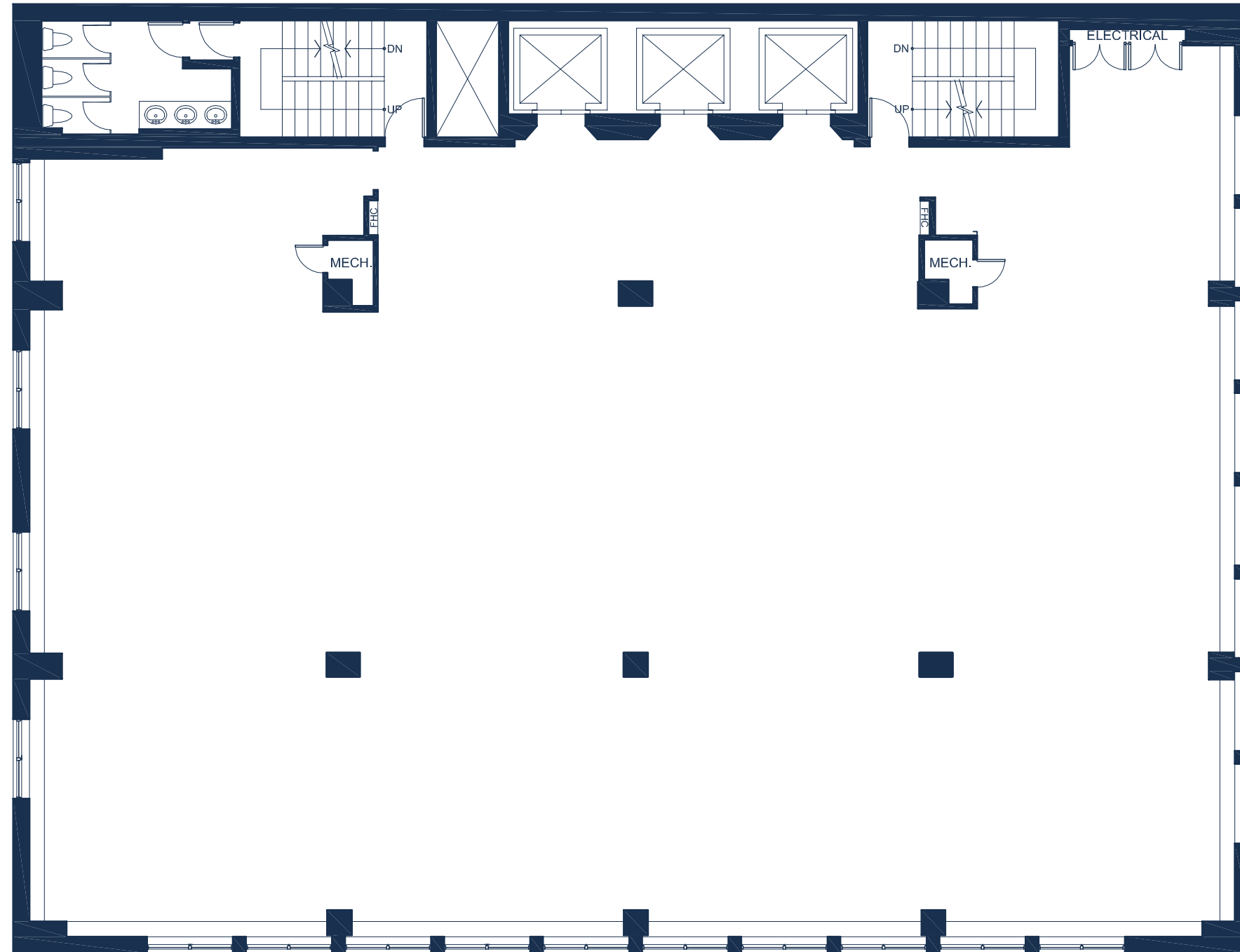
3rd Floor
Suite 300 | 2,394 SF

2nd Floor
Suite 200 | 5,857 SF | Available Dec. 1, 2025

THE BUILDING -

Standard Floorplate

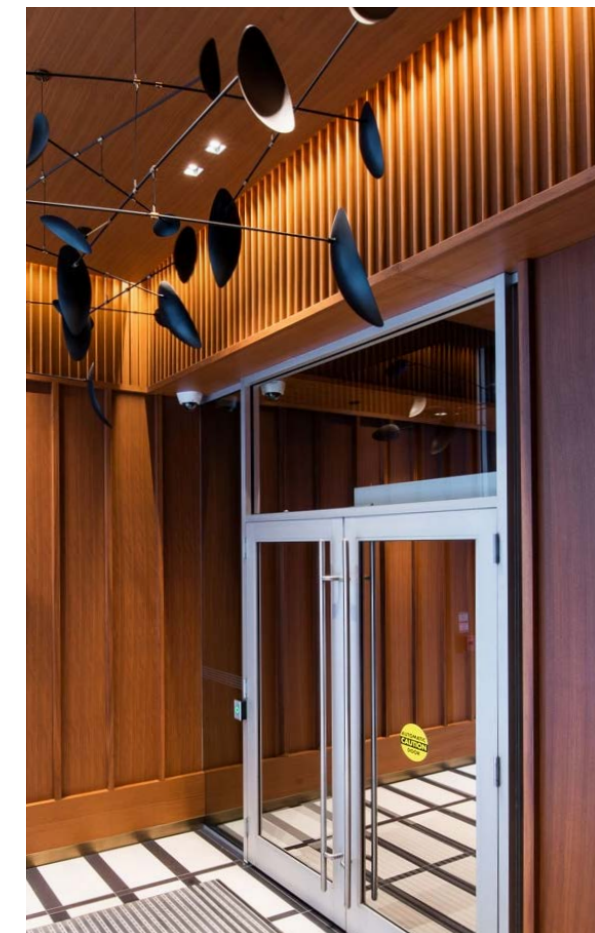
~5,500 SF | 9' Ceiling Height | Full floor suite in base building condition



IMPROVING YOUR EXPERIENCE -

Recent Improvements

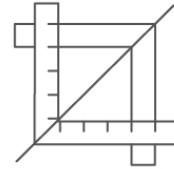
- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and facade
- Smart LED lighting



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



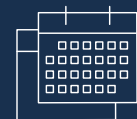
Short-Form Lease



Straight
to Lease



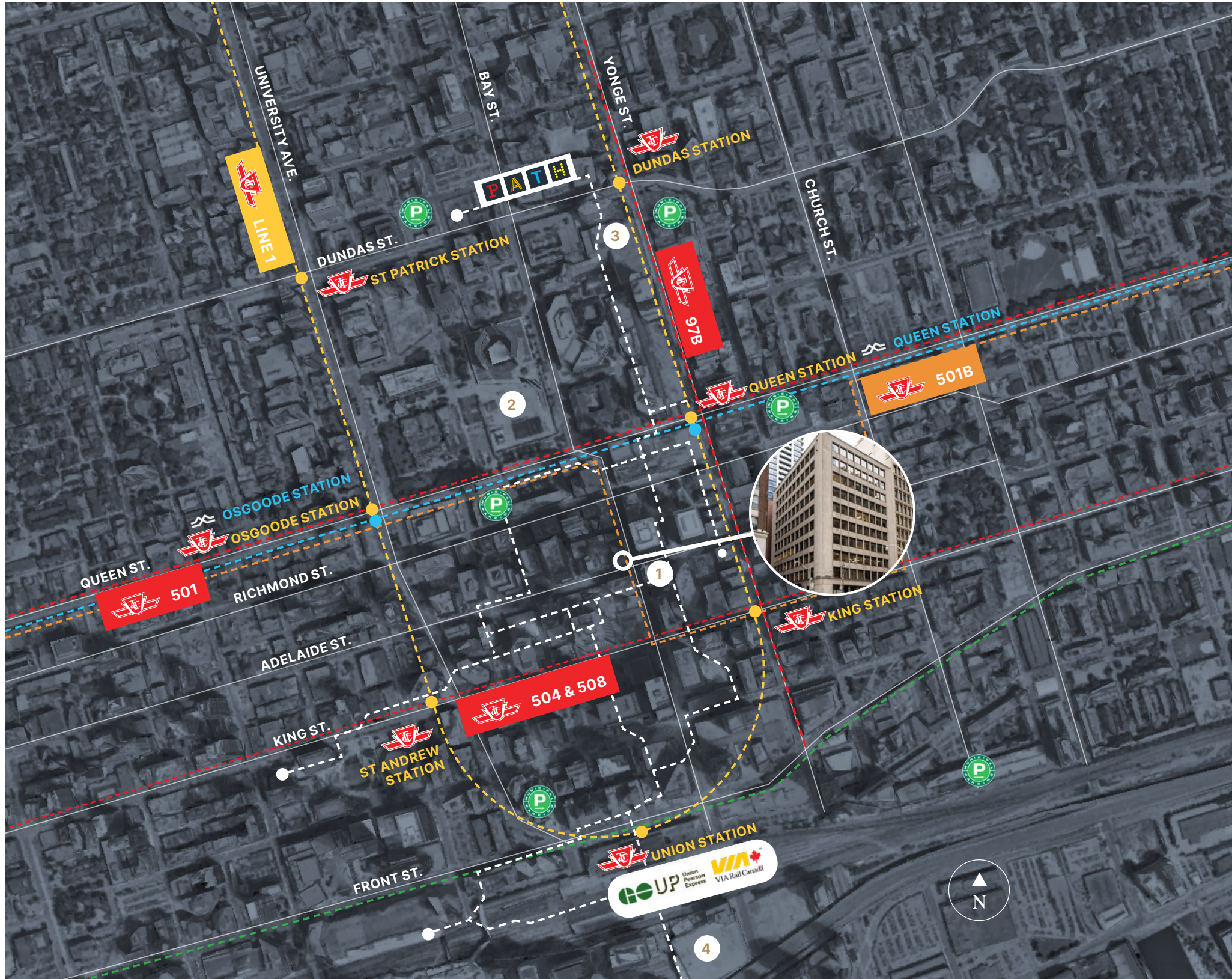
Seven Page
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For Short-Term
Deals Only

Three years and under

Best in Class Accessibility

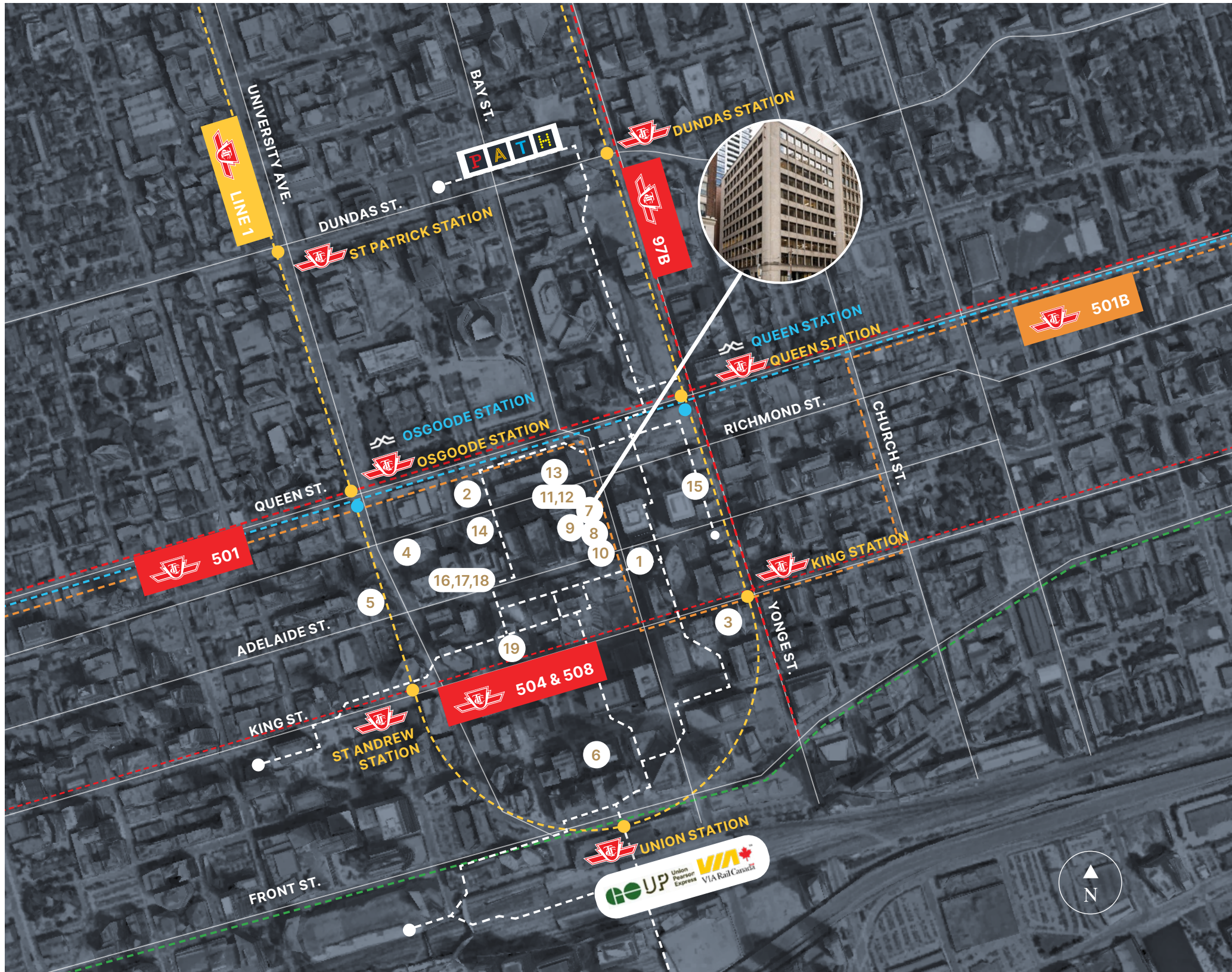


- 1 Closest PATH entrance
(333 Bay St.): **150m** **PATH**
- 2 Nathan Philips Square: **230m**
- 3 CF Toronto Eaton Centre: **290m**
- 4 Scotiabank Arena: **750m**

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

- 40 min.**
 Toronto Pearson
 Pearson International via UP Express
- 20 min.**
 Billy Bishop Toronto City Airport
 Drive to Billy Bishop Airport
- 5 min.**
 PATH
 Walk to Queen Station or King Station
- 10 min.**
 UNION STATION
 Walk to Union Station

A Hub of Convenience & Culture



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 Adrak (coming soon): On-site
- 8 CKTL & Co.: 56m
- 9 John & Sons Oyster House: 62m
- 10 Estiatorio Milos: 76m
- 11 Daphne: 110m
- 12 Wine Academy: 110m
- 13 Florin' on Richmond: 120m
- 14 Chef's Hall: 270m
- 15 The Chase: 280m
- 16 Alobar: 400m
- 17 Sushi Yugen: 400m
- 18 Chop Restaurant & Steakhouse: 400m
- 19 Black + Blue: 500m

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

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