



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 350 Bay Street



THE BUILDING —

# 350 Bay St.

Located along the Bay Street Corridor, the Building combines the charm and elegance of the 1920s - including wood and brass finishes - with today's modern conveniences and amenities. The 13-storey property is just steps away from the PATH system, transit options, public parking lots, the Eaton Centre, banking, restaurants, fitness centres, retail shops, and all the best that downtown Toronto has to offer.

## Building Specifications

Size	53,216 SF
Year Built	1928
Number Of Floors	13
Operating Costs	\$23.81 (PSF/YR)
Realty Tax	\$8.66 (PSF/YR)
Total Additional Rent	\$32.47 (PSF/YR)

[Learn more about the building](#) ↗



## Building Features

- Public Transit Surface Route
- 9' Ceiling Height (slab to suspended ceiling)
- Satellite Dish Capability
- Fibre Optic Capability
- HVAC Dist System: ceiling ducting/ plenum return/electric baseboard heat
- Fire Detection System
- Sprinkler System: Basement only
- Floor Compartment AC Unit

## Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2024



## On-site Amenities

- Starbucks (June 2025)

## Nearby Amenities

- CKTL & Co.
- John & Sons Oyster House
- Estiatorio Milos
- Daphne Restaurant
- Florin' on Richmond
- Adrak (coming soon)
- Tenant Conference Centre at 330 Bay
- CF Toronto Eaton Centre
- Banking/Fitness
- St. Regis Hotel
- PATH System



THE BUILDING —

# Leasing Opportunities

## 12<sup>th</sup> Floor

Suite 1201 | 1,398 SF

Suite 1200 | 2,685 SF

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

Suite 1100 | 4,153 SF

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

Suite 800 | 4,122 SF

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

Suite 700 | 4,143 SF

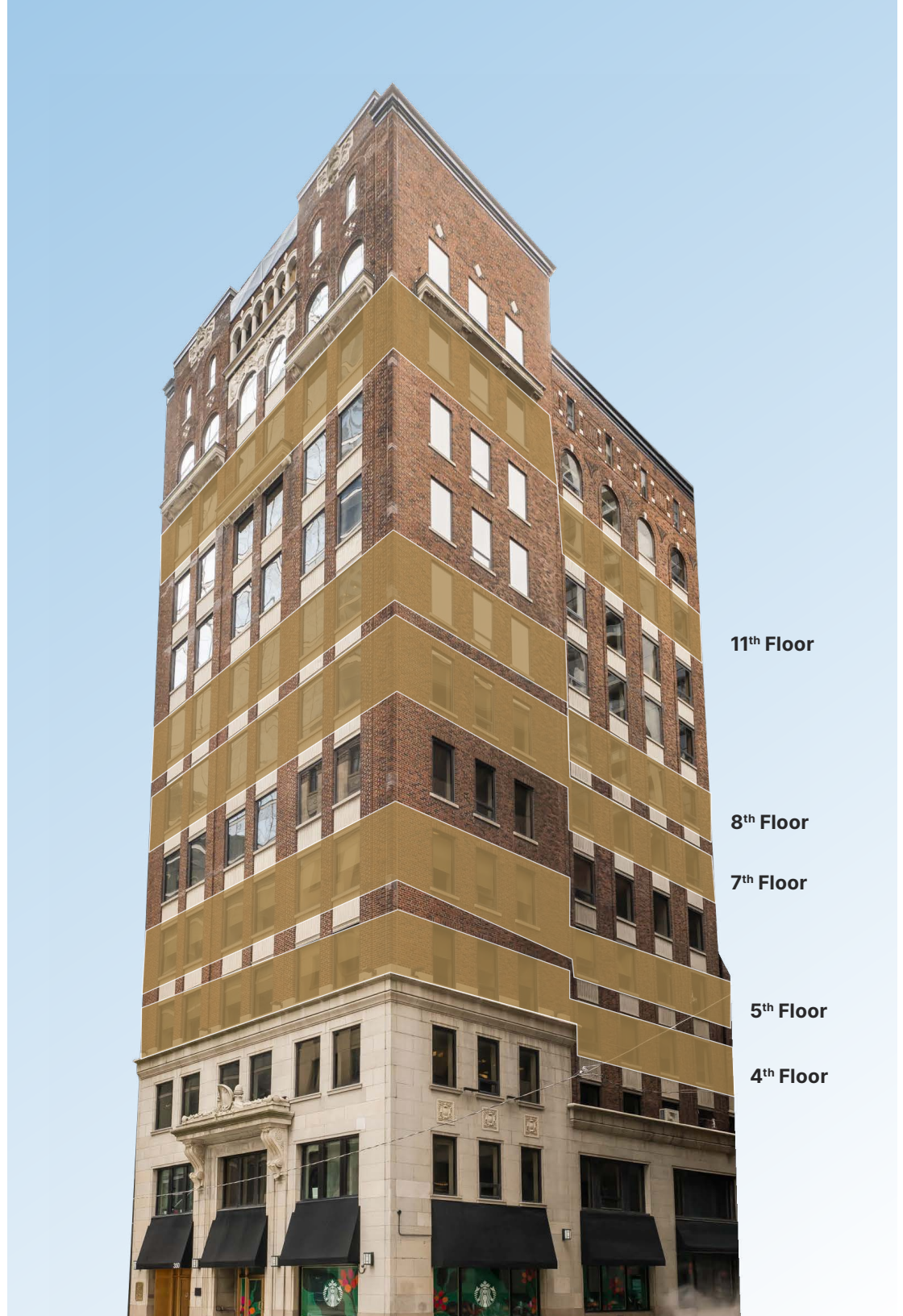
## 5<sup>th</sup> Floor - Full Floor Opportunity

Suite 500 | 4,174 SF

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

Suite 400 | 4,137 SF

[View more opportunities](#) ↗



350 BAY ST.  
3

11<sup>th</sup> Floor

8<sup>th</sup> Floor

7<sup>th</sup> Floor

5<sup>th</sup> Floor

4<sup>th</sup> Floor

# Standard Floorplate

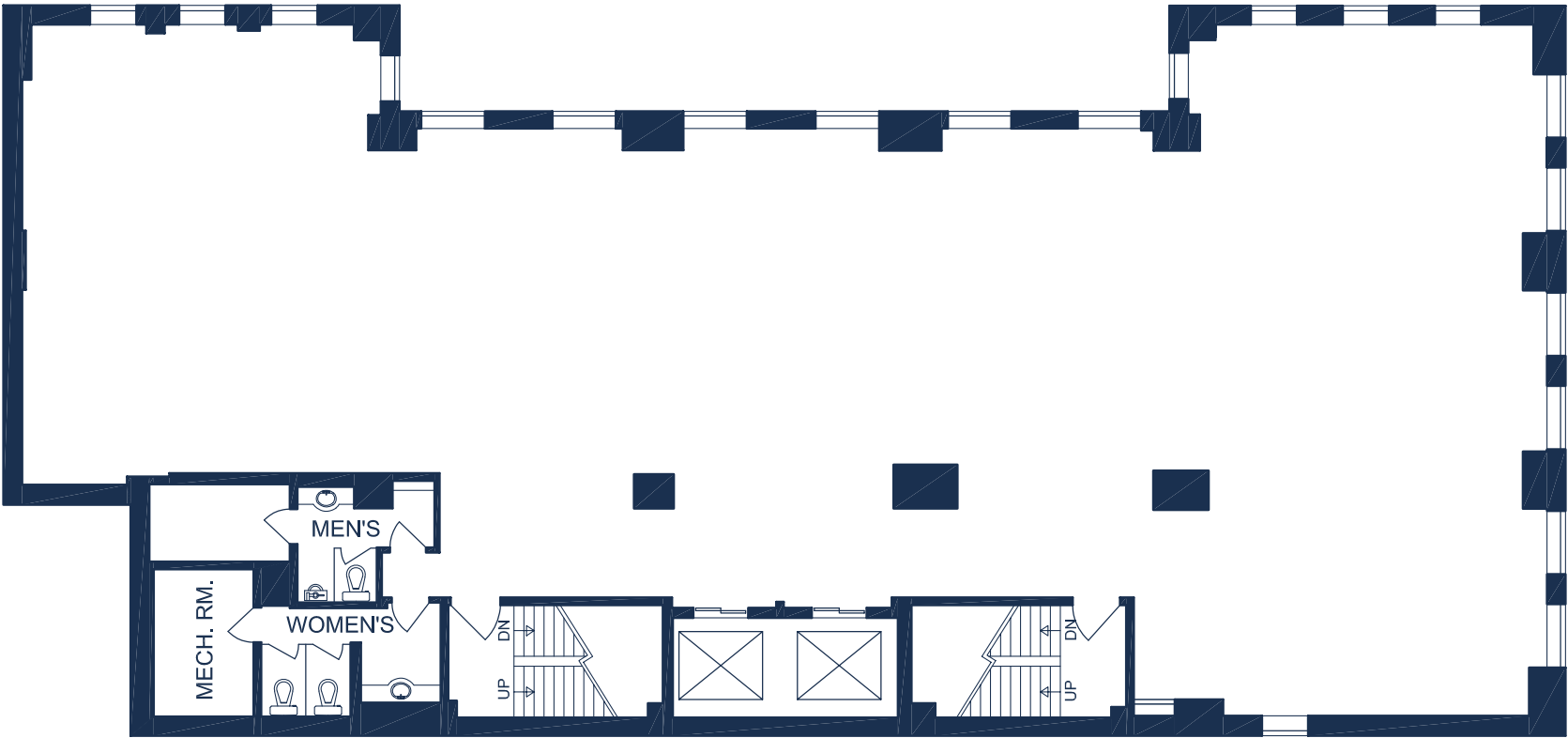
Full floor suite in base building condition.

Size

Ceiling Height (slab to suspended ceiling)

~4,000 SF

9'

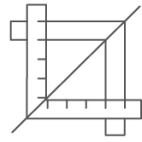


DREAM OFFICE —

# Stress-Free Turnkey



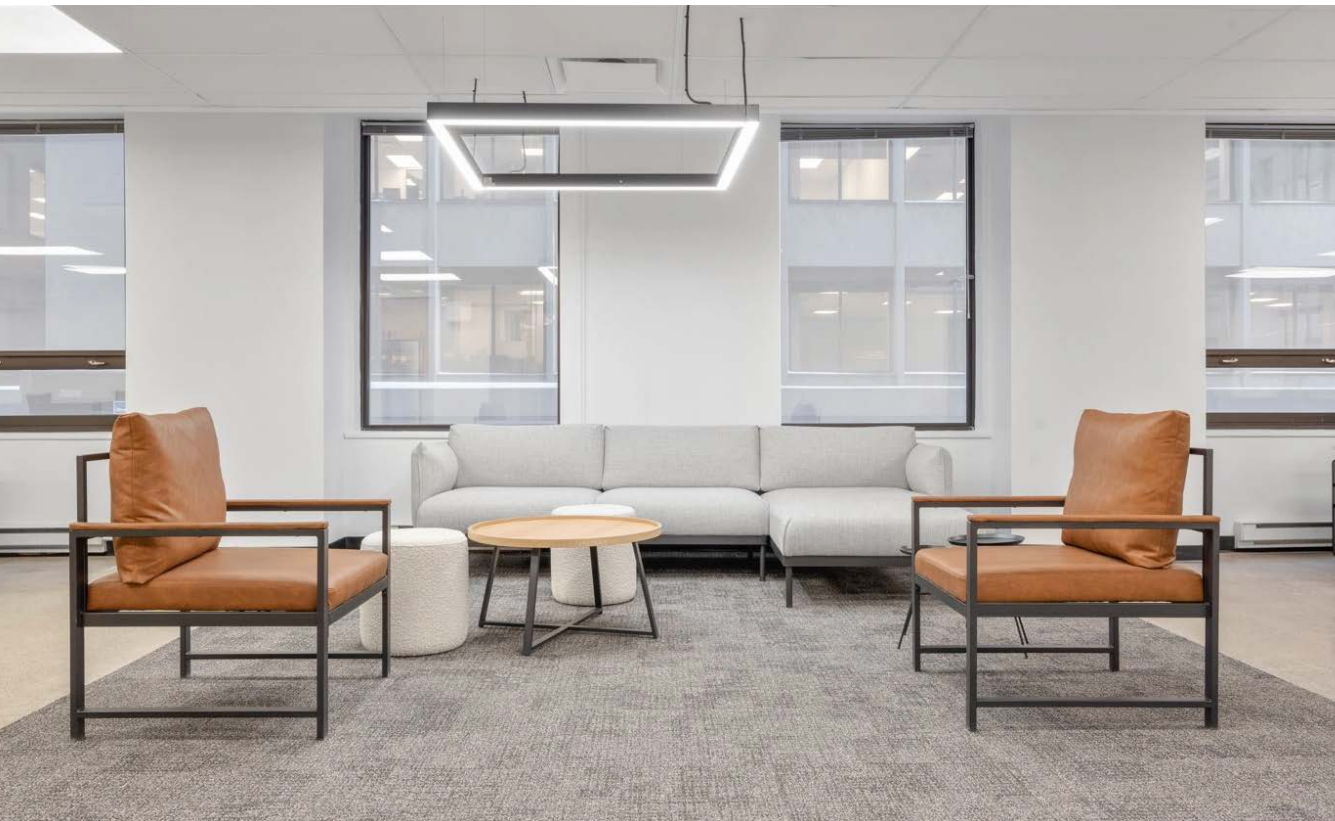
Expertly designed,  
furnished and  
move-in ready



Experienced in-house  
Project Management  
and Construction Team



Simplified process  
committed to making  
design and move in  
easy for tenants



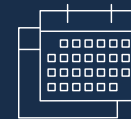
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under

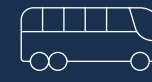


# Best in Class Accessibility

98 Walk Score



100 Transit Score



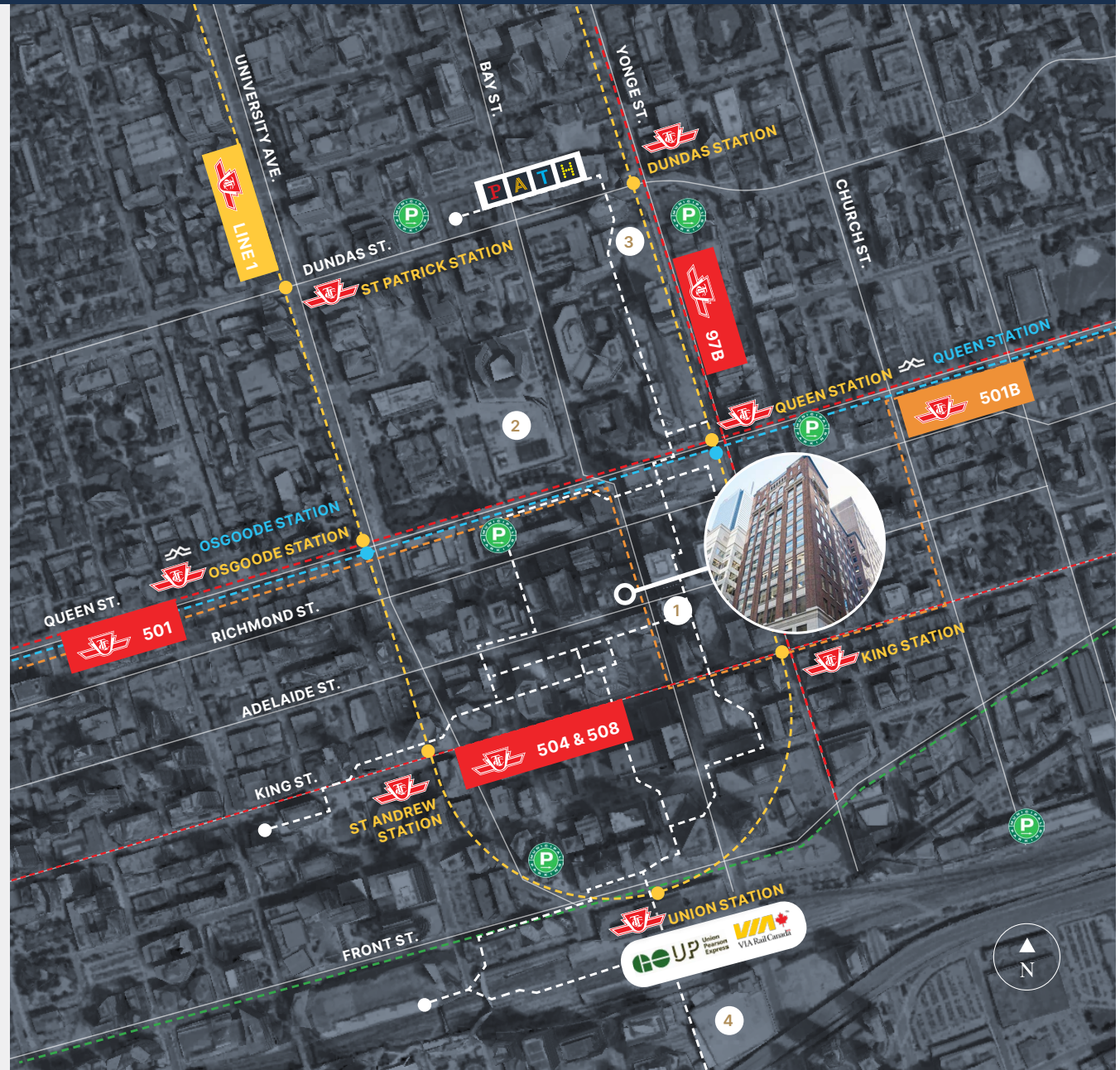
90 Bike Score



- 1 Closest PATH entrance  
(333 Bay St.): 120m **PATH**
- 2 Nathan Philips Square: 250m
- 3 CF Toronto Eaton Centre: 300m
- 4 Scotiabank Arena: 700m

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

- 38 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
- 5 min.**  
**UNION STATION** **UP**   
Union Pearson Express  
VIA Rail Canada  
Walk to Union Station





# Best in Class Proximity

98 Walk Score

100 Transit Score

90 Bike Score

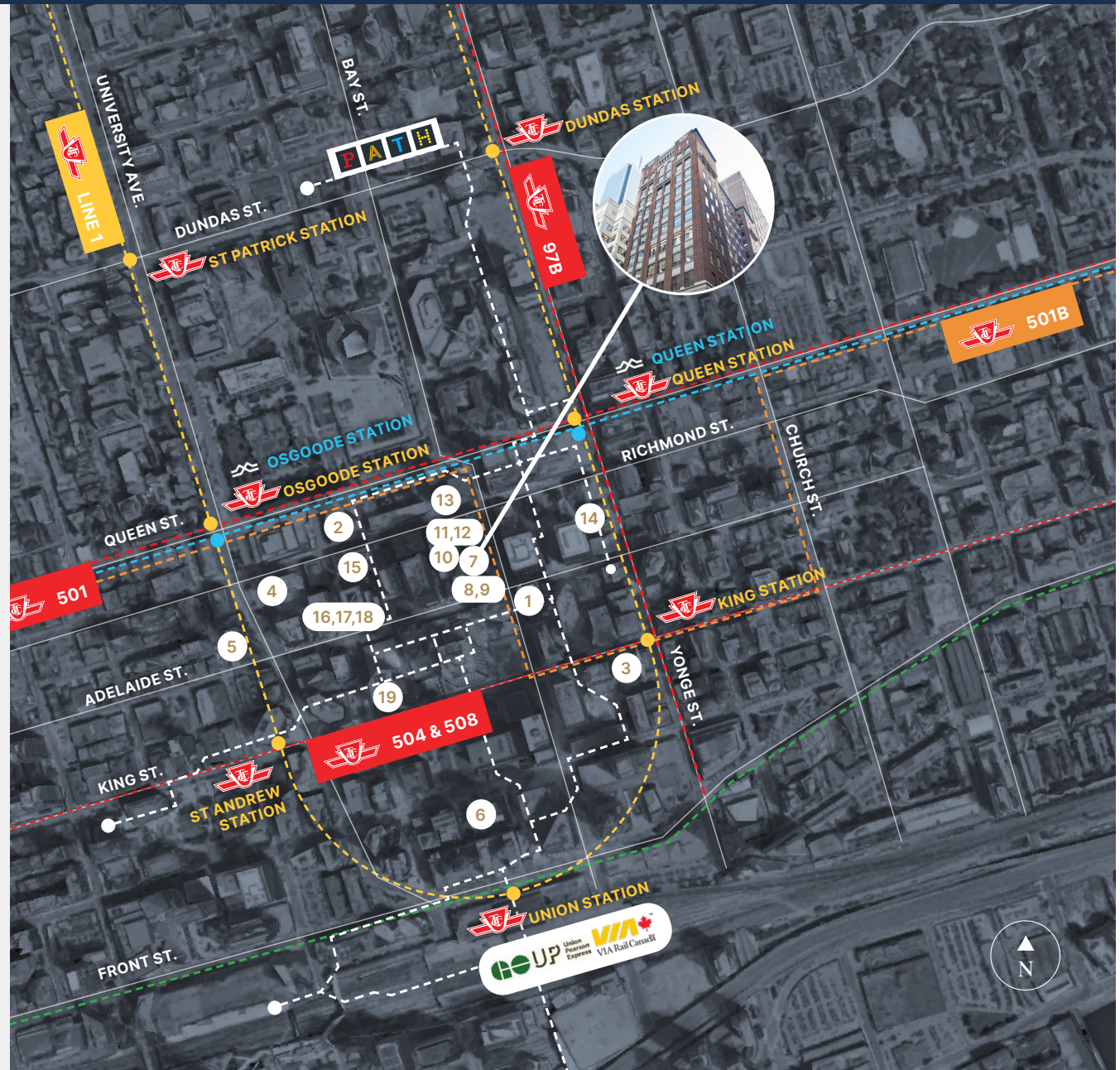
## Hotels

- 1 The St. Regis Toronto: 99m
- 2 Sheraton Centre Toronto: 400m
- 3 One King West Hotel & Residence: 400m
- 4 Hilton Toronto: 450m
- 5 Shangri-La Toronto: 500m
- 6 Fairmont Royal York: 650m

## Food & Beverage

- 7 Starbucks (June 2025): On-site
- 8 CKTL & Co.: 30m
- 9 Estiatorio Milos: 50m
- 10 John & Sons Oyster House: 69m
- 11 Daphne Restaurant: 130m
- 12 Wine Academy: 130m
- 13 Florin' on Richmond: 140m
- 14 The Chase: 300m
- 15 Chef's Hall: 300m
- 16 Alobar: 400m
- 17 Sushi Yugen: 400m
- 18 Chop Steakhouse & Bar: 400m
- 19 Black + Blue: 450m

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



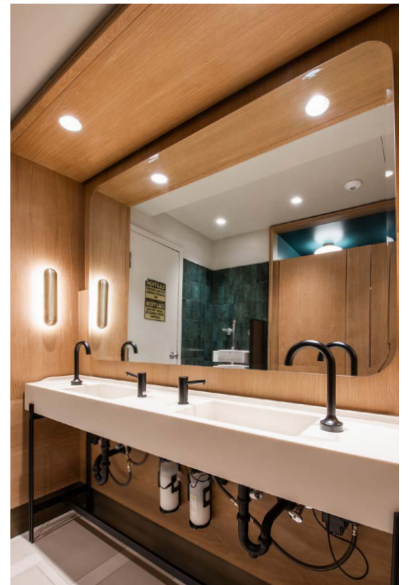


IMPROVING YOUR EXPERIENCE —

# Recent Improvements

Enjoy the historical touch of the building while savoring modern improvements:

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





# Sustainable Performance<sup>(1)</sup> & Operations

Dream Office has worked hard to reduce energy consumption, water consumption and GHG emissions across its portfolio, including at this building.

## Energy Management Plans and Policies for this building include:

- Restricting HVAC hours to building operating hours to reduce unnecessary HVAC consumption
- Rigorous and routine air filter change and replacement program
- Temperature setbacks for thermostats and HVAC zones during unoccupied periods of time
- Installation and use of lighting controls to turn lights off during unoccupied periods of time
- Regular and routine inspection of HVAC equipment
- Conducting building energy audits every 3 years
- Conducting night audits of energy annually
- Energy manager monitoring and reviewing real-time energy consumption
- Moving towards centralized waste diversion strategy

The building management team has developed an extensive waste management and recycling program in an effort to maintain the highest possible waste diversion rate. Dream Office facilitates recycling receptacles for all workstations, copy centers, boardrooms, lunchrooms and kitchenettes, as installed by Tenants and for all common areas.

Dream Office tracks and discloses its annual energy, water, GHG emissions and waste performance in its Sustainability Report. For more information and details about calculations and methodology, please visit: <https://sustainability.dream.ca/> ↗

(1) Unless otherwise stated, each year's energy, GHG, water, waste, building certification and energy rating data is based on the relevant owned Canadian properties where Dream Office has operational control. Excludes assets that are under development and major renovations. Co-owned assets are included at 100% of GLA. Please refer to our Sustainability Report's Supplemental Disclosures for more information, including data coverage and sources of emission factors. (2) Includes assets (at 100% of GLA) operational for the full year. GHG emissions are calculated in accordance with the World Resource Institute Greenhouse Gas Protocol. Calculations in this table capture activities Dream Office has direct and indirect operational control over: Scope 1 emissions generated directly from its operations, including heating with Dream Office's properties; Scope 2 emissions indirectly associated with generation of purchased electricity, heating, cooling, and steam consumed by properties. (3) Includes 100% of waste generated at assets owned by Dream Office and co-owned by Dream Office and Dream Impact Trust.

## Performance

(Dream Office's Canadian Portfolio)

### Energy Intensity

↓ 22%

in 2023 (vs 2019 baseline)

### Water Intensity

↓ 31%

in 2023 (vs 2019 baseline)

### Scope 1 and 2 GHG Emissions Intensity

↓ 28%

in 2023 (vs 2019 baseline)<sup>(2)</sup>

### Waste Diversion

32%

in 2023

## Canadian Office Portfolio with

97%

Green Building Certification  
in 2023<sup>(3)</sup>

PROPERTY MANAGEMENT TEAM —

# 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.

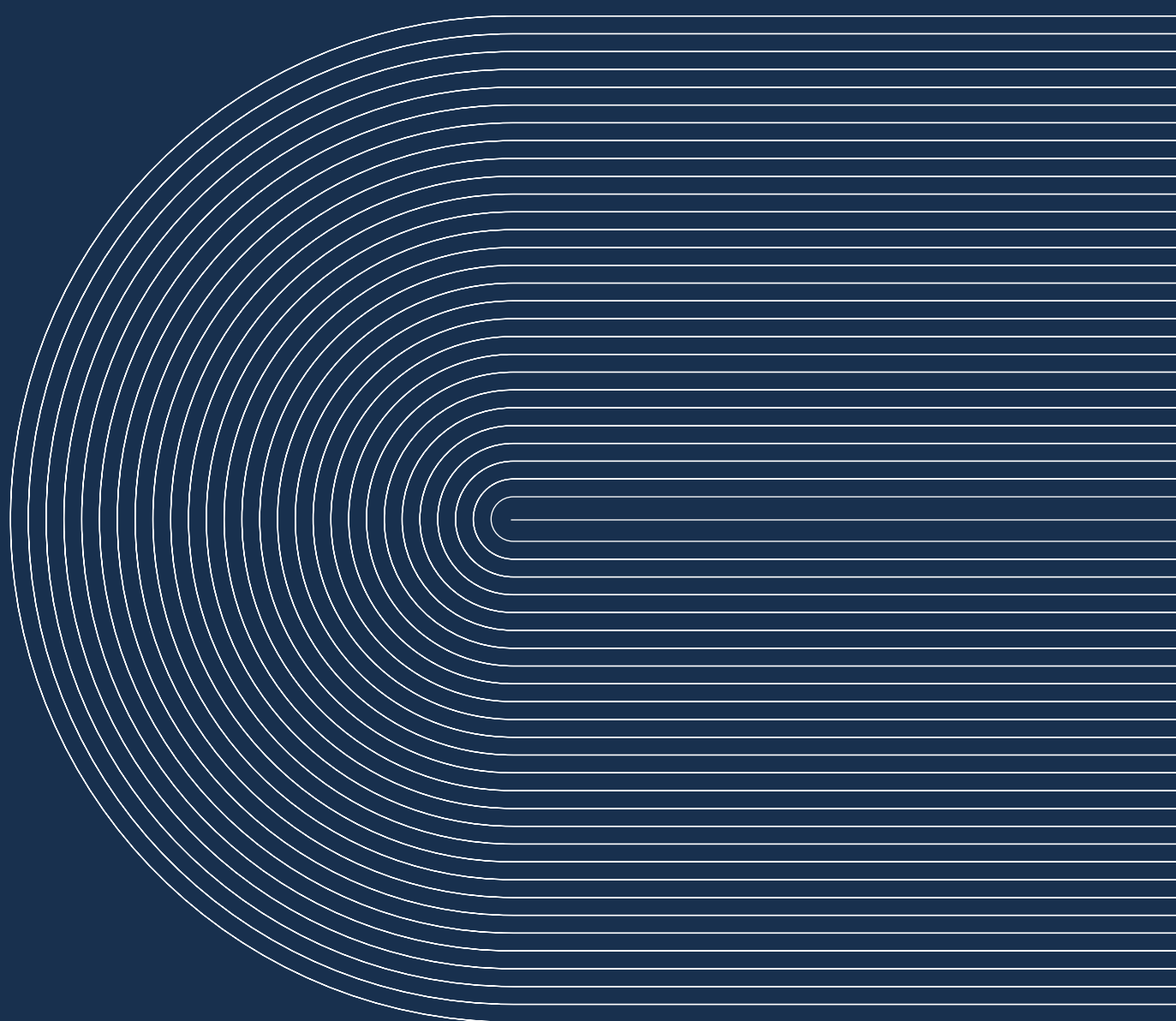
## Onboarding Made Easy

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.





**Jennifer Millar**  
Manager, Office Leasing  
647.328.8859  
jmillar@dream.ca

[leasing.dream.ca](http://leasing.dream.ca)

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