



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

# 360 Bay Street

# Full Floor & Leasing Opportunities

## Building Specifications

<b>Size</b>	60,385 SF
<b>Year Built</b>	1953
<b>Number of Floors</b>	10
<b>Operating Costs</b>	\$24.38 (PSF/YR)
<b>Realty Tax</b>	\$8.66 (PSF/YR)
<b>Total Additional Rent</b>	\$33.04 (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

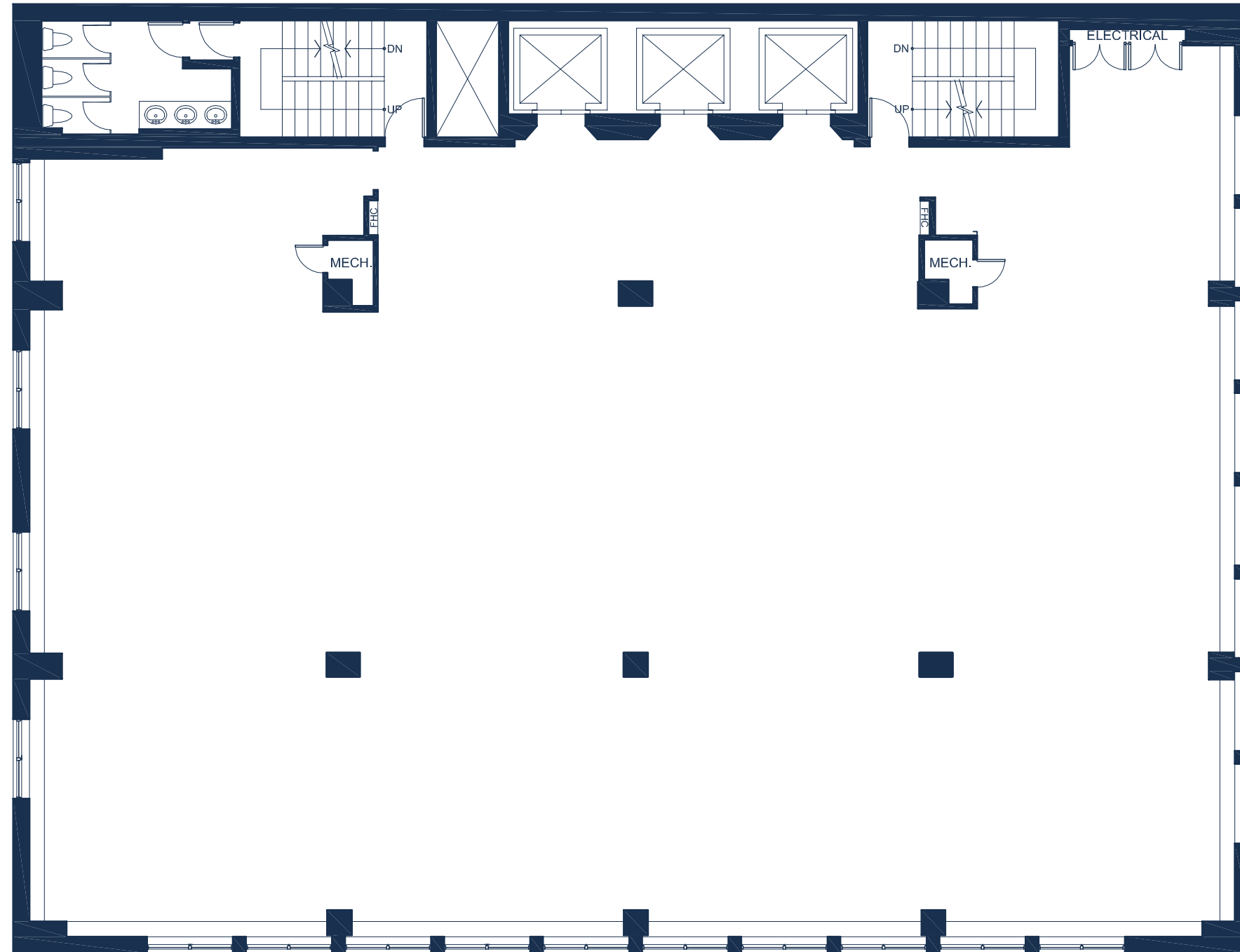


- **10th Floor**  
Suite 1000 | 2,008 SF | Available Immediately
- **9th Floor**  
**Contiguous: 2,928 SF**  
Suite 902 | 665 SF | Available Immediately  
Suite 901 | 2,263 SF | Available Immediately
- **8th Floor** **MODEL SUITE**  
**Full Floor Opportunity: 5,708 SF** | Available Dec 1, 2026  
**Contiguous: 11,416 SF**
- **7th Floor** **MODEL SUITE**  
**Full Floor Opportunity: 5,708 SF** | Available Immediately
- **5th Floor – Full Floor Opportunity: 5,713 SF**  
**Contiguous: 5,714 SF**  
Suite 501 | 1,287 SF | Available Immediately  
Suite 500 | 4,427 SF | Available Immediately
- **4th Floor – Full Floor Opportunity: 5,712 SF**  
**Contiguous: 5,712 SF**  
Suite 401 | 2,877 SF | Available Immediately  
Suite 400 | 2,835 SF | Available Immediately
- **3rd Floor**  
Suite 300 | **MODEL SUITE**  
2,394 SF | Available Immediately
- **2nd Floor**  
Suite 200 | **MODEL SUITE**  
5,857 SF | Oct 1, 2026

THE BUILDING -

# Standard Floorplate

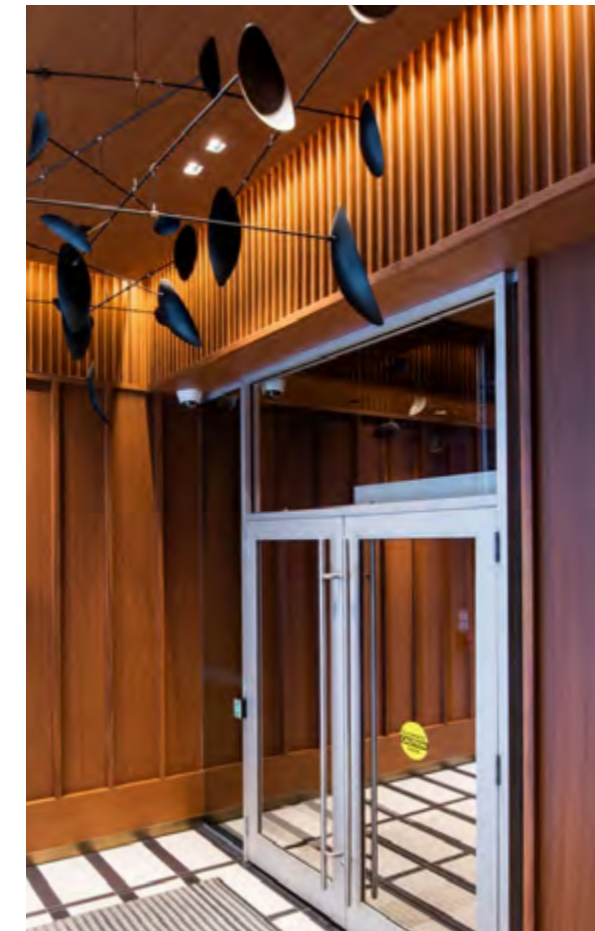
~5,500 SF | 9' Ceiling Height | Full floor suite in base building condition



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

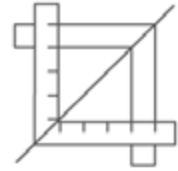


DREAM OFFICE-

# 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



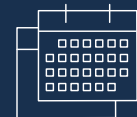
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

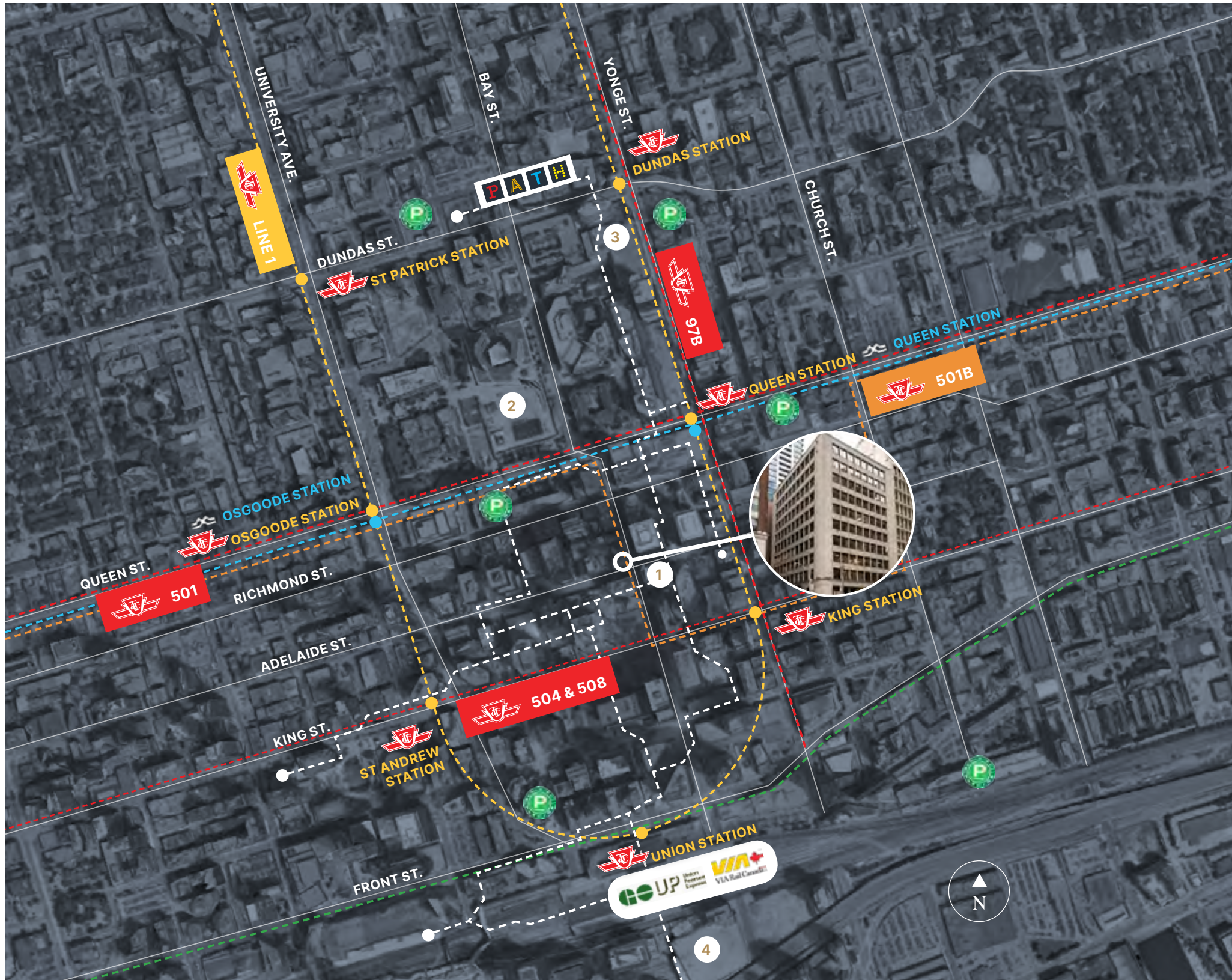
Three years and under

DREAM OFFICE-

# Spaces with endless possibilities



# Best in Class Accessibility

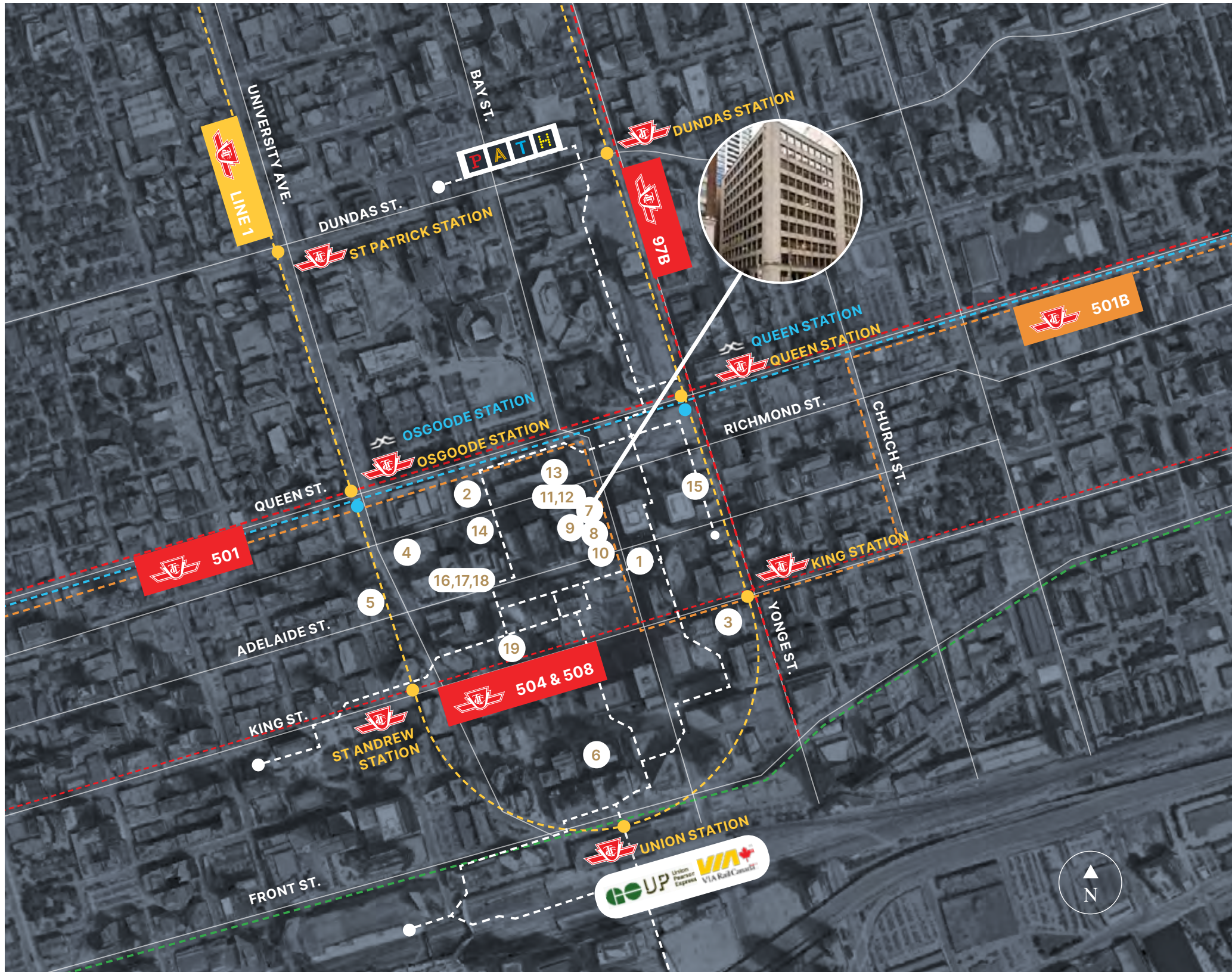


- 1 Closest PATH entrance  
(333 Bay St.): **150m** **PATH**
- 2 Nathan Philips Square: **230m**
- 3 CF Toronto Eaton Centre: **290m**
- 4 Scotiabank Arena: **750m**

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

- 40 min.**  
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

# 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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