



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

350 Bay Street

Full Floor & Leasing Opportunities

Building Specifications

Size	53,216 SF
Year Built	1928
Number of Floors	13
Operating Costs	\$24.50 (PSF/YR)
Realty Tax	\$8.78 (PSF/YR)
Total Additional Rent	\$33.28 (PSF/YR)

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

On-site Amenities

- Starbucks

Certifications



BOMA Best Certified Silver



WELL Health and Safety Rated 2024

Nearby Amenities

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



Contiguous:
12,461 SF

5th Floor - Full Floor Opportunity: 4,174 SF Available Immediately

4th Floor - Full Floor Opportunity: 4,137 SF Available Immediately

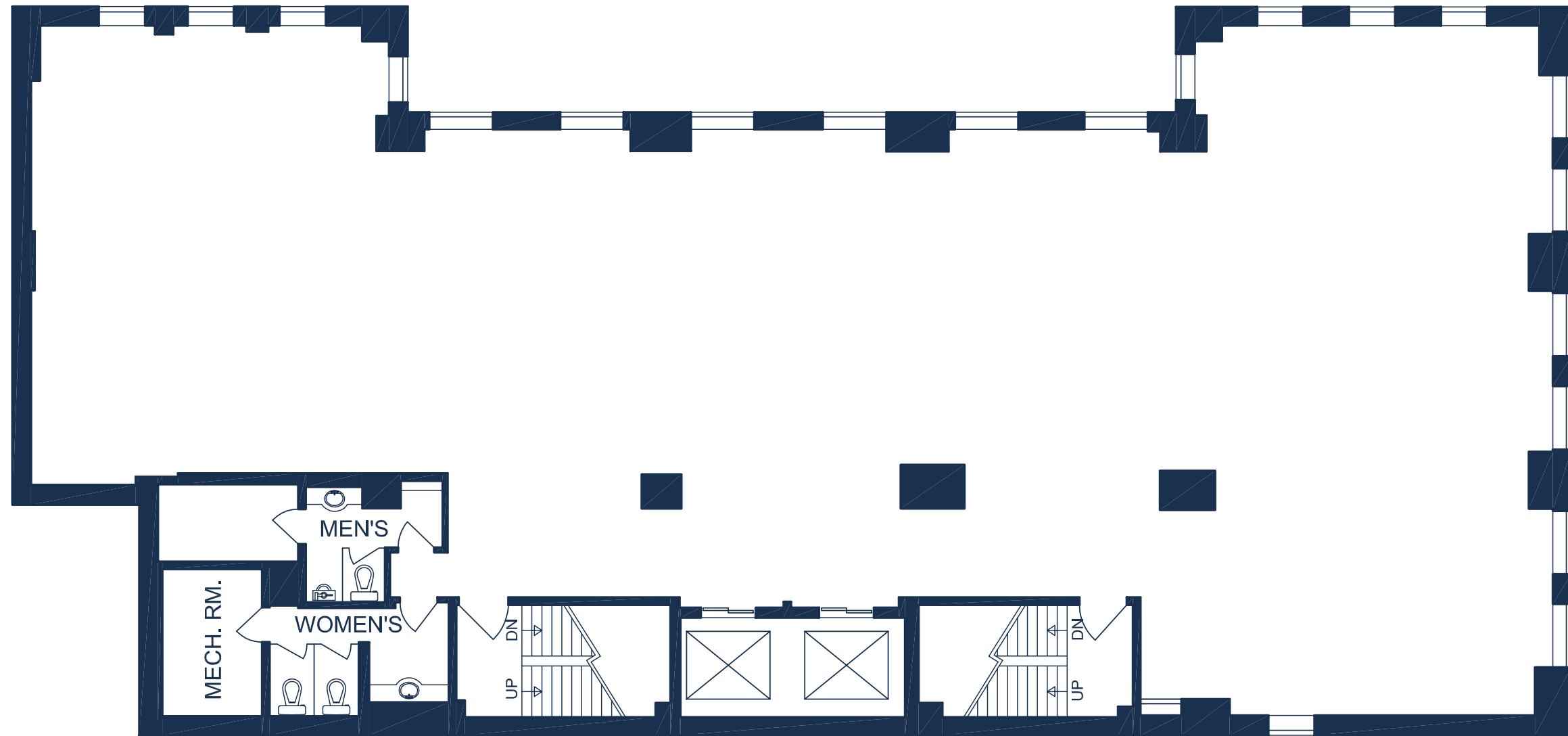
3rd Floor **MODEL SUITE** Full Floor Opportunity: 4,150 SF Available Dec 1, 2026

THE BUILDING -

Standard Floorplate

~4,150 SF | 9' Ceiling Height | Full floor suite in base building condition

350 BAY ST
5



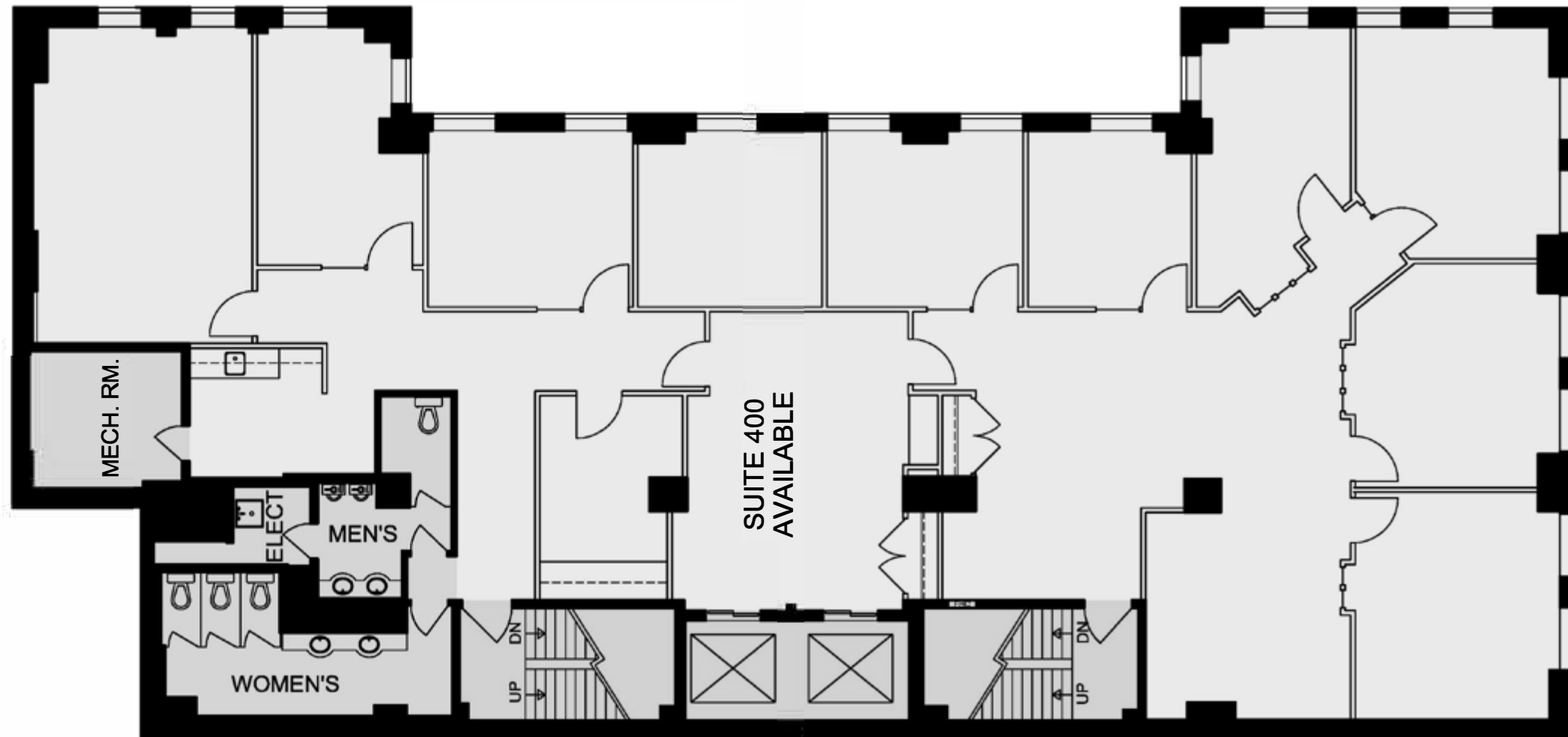
Suite 300 - 4,150 SF

Full floor. 2nd gen model suite built out with 2 huddle rooms, conference room and open area with 32 workstations. Contiguous with 4th & 5th floors for a total of 12,461 SF.



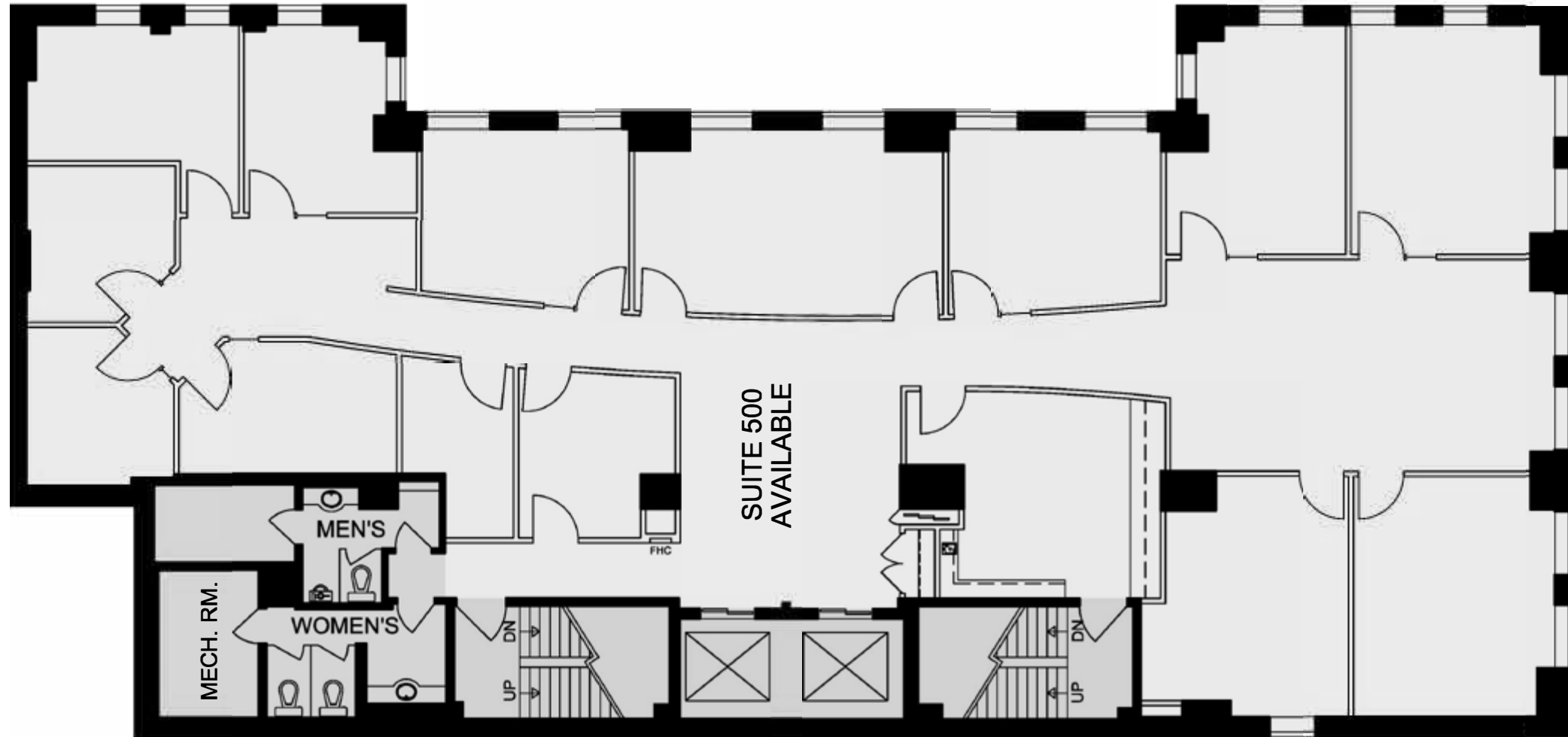
Suite 400 - 4,137 SF

Full floor. Built with 9 offices, boardroom, open space, reception, copy room and kitchen. Floors 3-5 are contiguous for 12,461 SF.



Suite 500 - 4,174 SF

Full floor suite built out with 6 perimeter offices, boardroom, kitchen, and open area, freshly painted & carpets with new lighting. Floors 3-5 are contiguous for 12,461 SF.



IMPROVING YOUR EXPERIENCE -

Recent Improvements

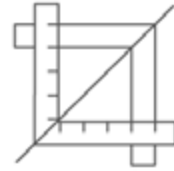
- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and facade



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



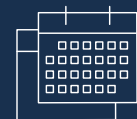
Short-Form Lease



Straight
to Lease



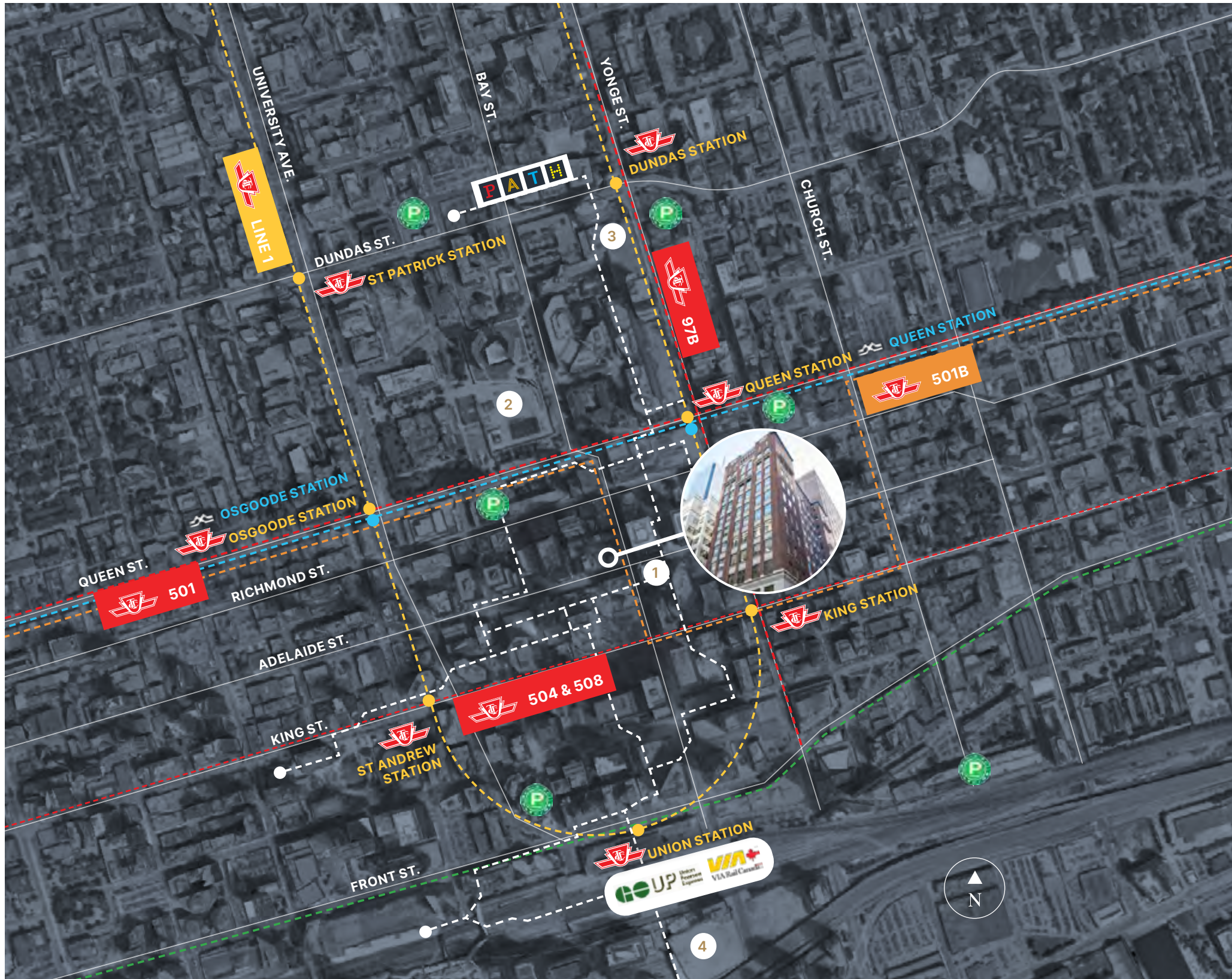
Seven Page
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For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



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

- 38 min.**
Pearson International via UP Express
- 20 min.**
Drive to Billy Bishop Airport
- 5 min.**
Walk to Queen Station or King Station
- 5 min.**
Walk to Union Station

A Hub of Convenience & Culture



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

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