



DREAM
COLLECTION
FINANCIAL DISTRICT

360 Bay Street

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

Size	60,385 SF
Year Built	1953
Number Of Floors	10
Operating Costs	\$23.69 (PSF/YR)
Realty Tax	\$8.64 (PSF/YR)
Total Additional Rent	\$32.23 (PSF/YR)



Buidling 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



On-site Amenity

- Adrak (coming soon)

Nearby Amenities

- CKTL & Co.
- Estiatorio Milos
- John & Sons Oyster House
- Daphne Restaurant
- Florin’ on Richmond (April 2025)
- Starbucks (May 2025)
- Tenant Conference Centre at 330 Bay
- CF Toronto Eaton Centre
- Banking/Fitness
- St. Regis Hotel
- PATH System

THE BUILDING —

Leasing Opportunities

10th Floor

Suite 1000 | 2,008 SF

9th Floor

Suite 901 | 2,263 SF

Suite 900 | 2,785 SF | Model Suite

7th Floor - Full Floor Opportunity

Suite 700 | 5,708 SF

5th Floor

Suite 500 | 4,427 SF

4th Floor

Suite 401 | 2,877 SF

Suite 400 | 2,835 SF

3rd Floor

Suite 300 | 2,394 SF

[View more opportunities](#) ↗



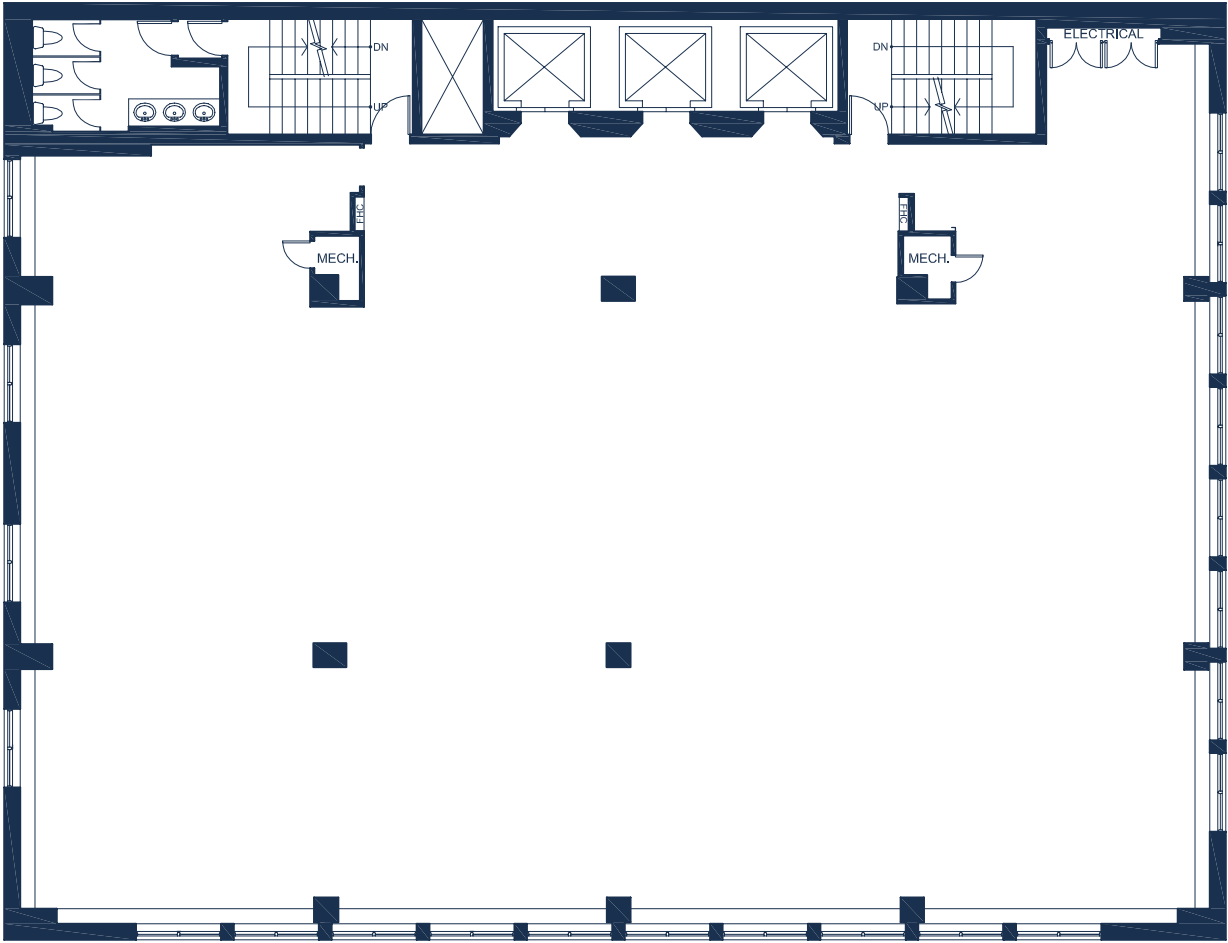
7th Floor

4th Floor

Standard Floorplate

Full floor suite in base building condition.

Size	Ceiling Height (slab to T-bar)
~5,500 SF	9'

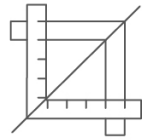


DREAM OFFICE —

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



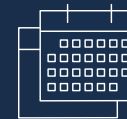
Short-Form Lease



Straight
to Lease



Seven Page
Document



For Short-Term
Deals Only

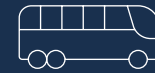
Three years and under

LOCATION —

Best in Class Accesibility



99 Walk Score



100 Transit Score

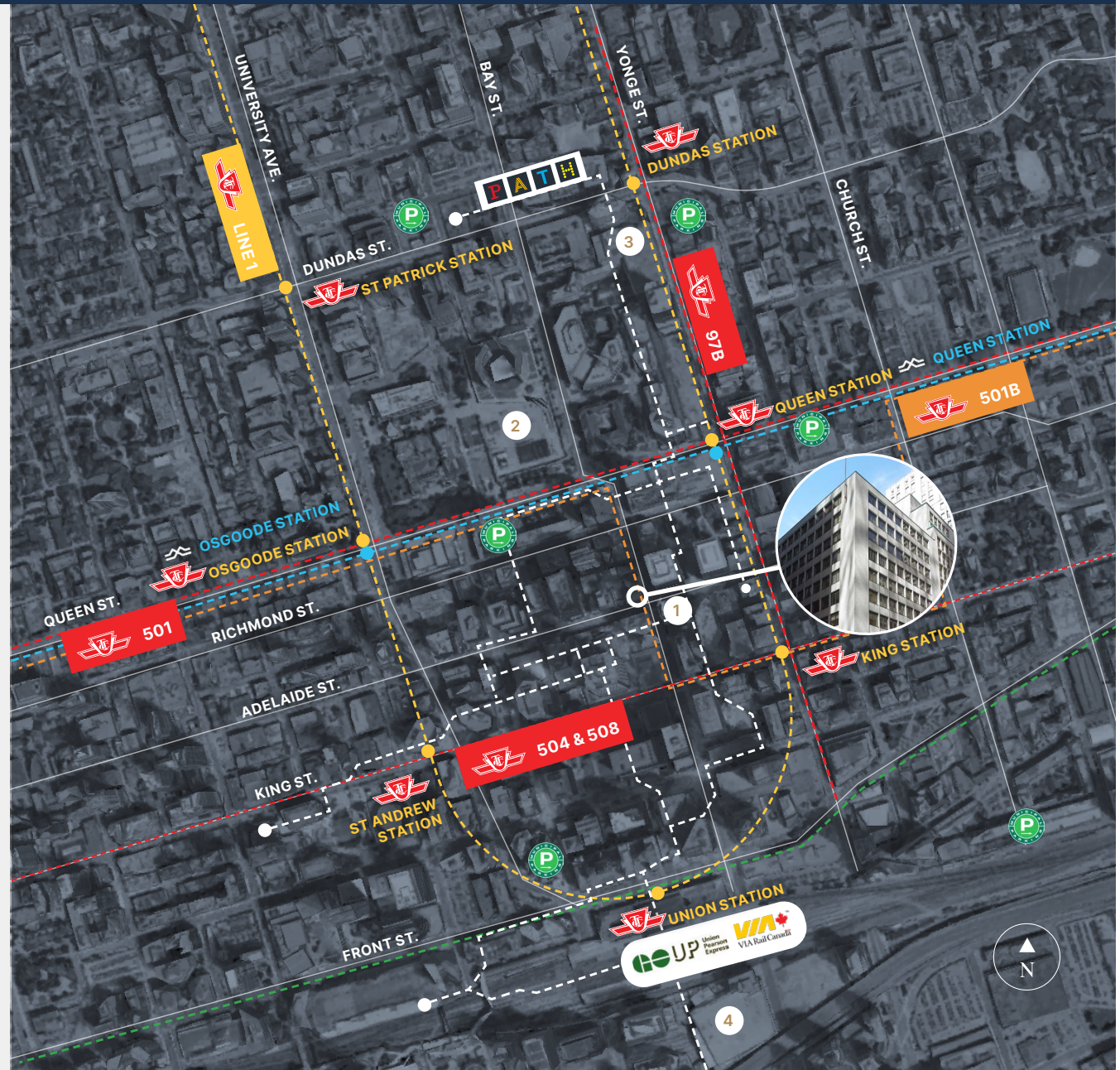


90 Bike Score

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

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

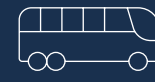
- 40 min.**
Toronto Pearson Pearson International
via UP Express
- 20 min.**
BILLY BISHOP TORONTO CITY AIRPORT
Drive to Billy Bishop Airport
- 5 min.**
PATH
Walk to Queen Station
or King Station
- 10 min.**
UNION STATION UP Union
Pearson Express
Walk to Union Station



Best in Class Proximity



99 Walk Score



100 Transit Score



90 Bike Score

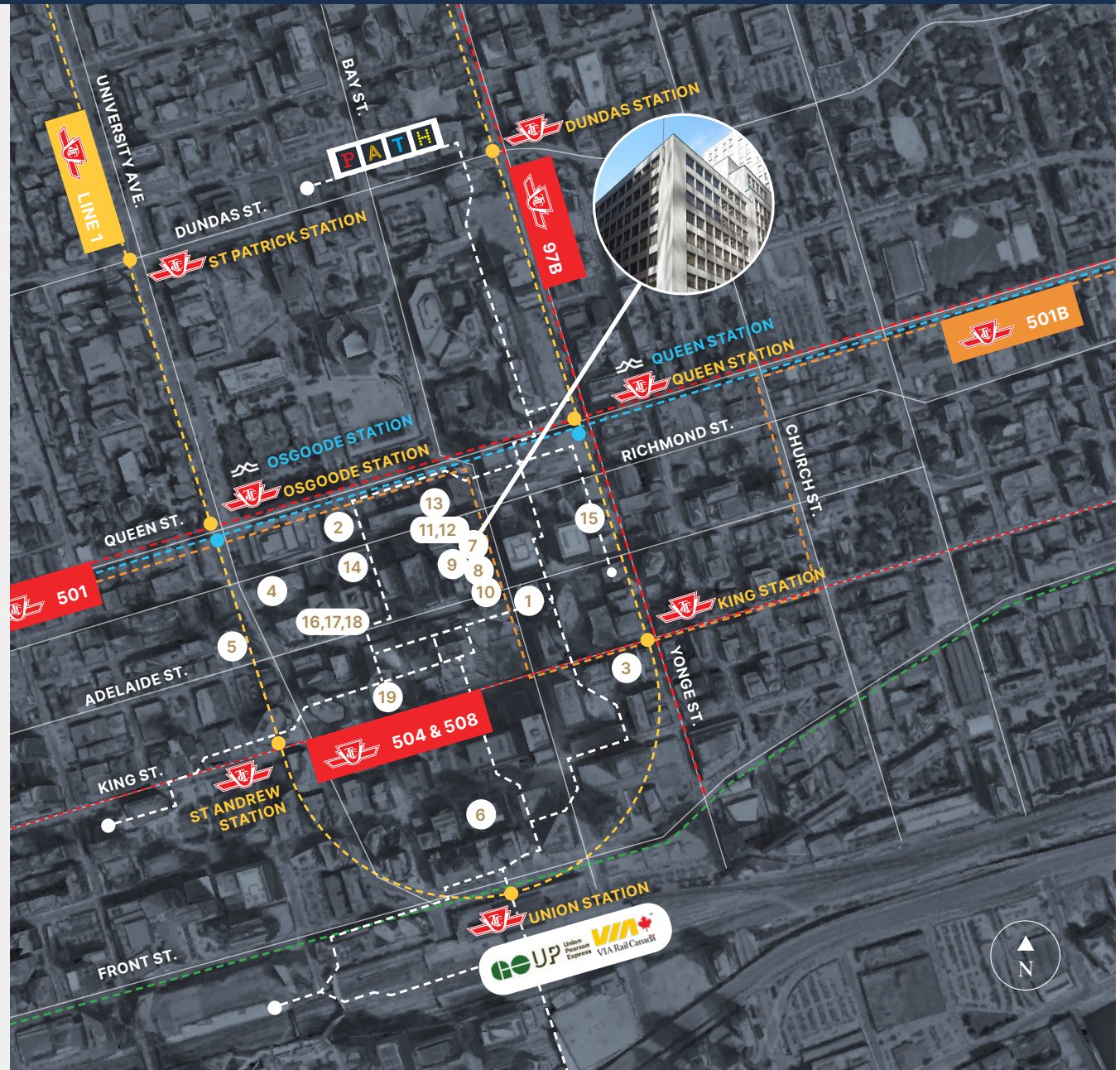
Hotels

- 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 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 (April 2025): 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

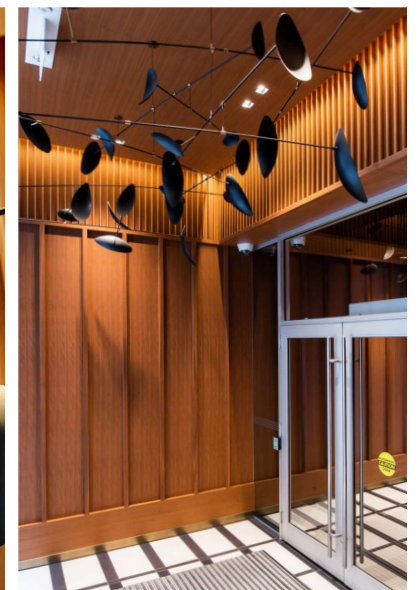
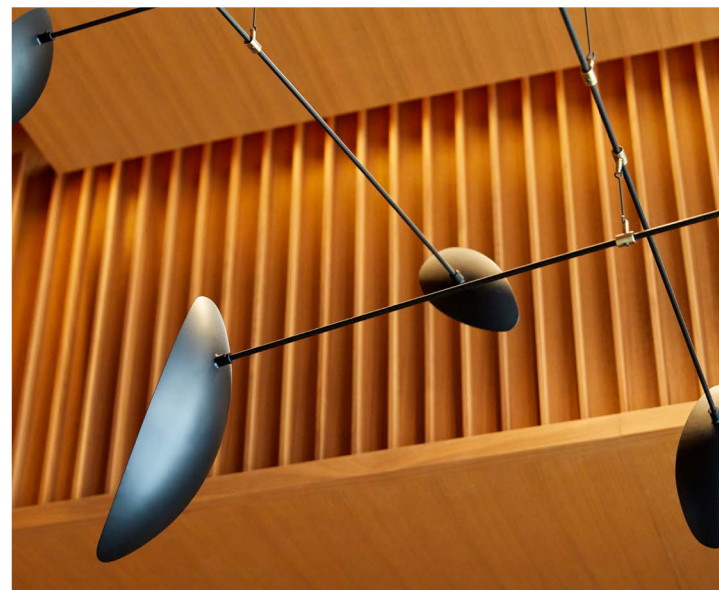


IMPROVING YOUR EXPERIENCE —

Recent Improvements

Base building upgrades including:

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



Sustainable Performance⁽¹⁾ & 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)⁽²⁾

Waste Diversion

32%

in 2023

Canadian Office Portfolio with

97%

Green Building Certification
in 2023⁽³⁾

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

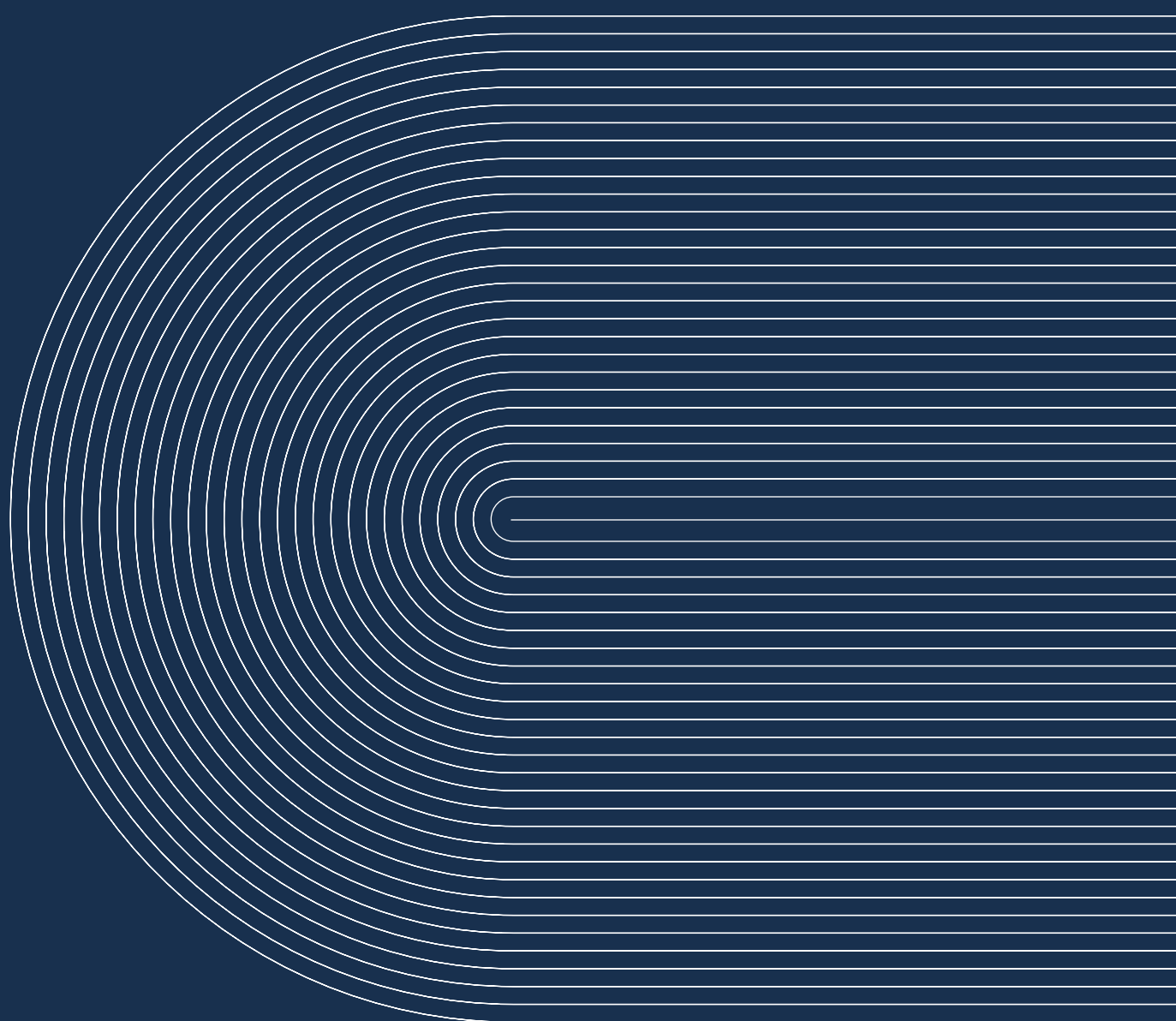
Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

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.



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