



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



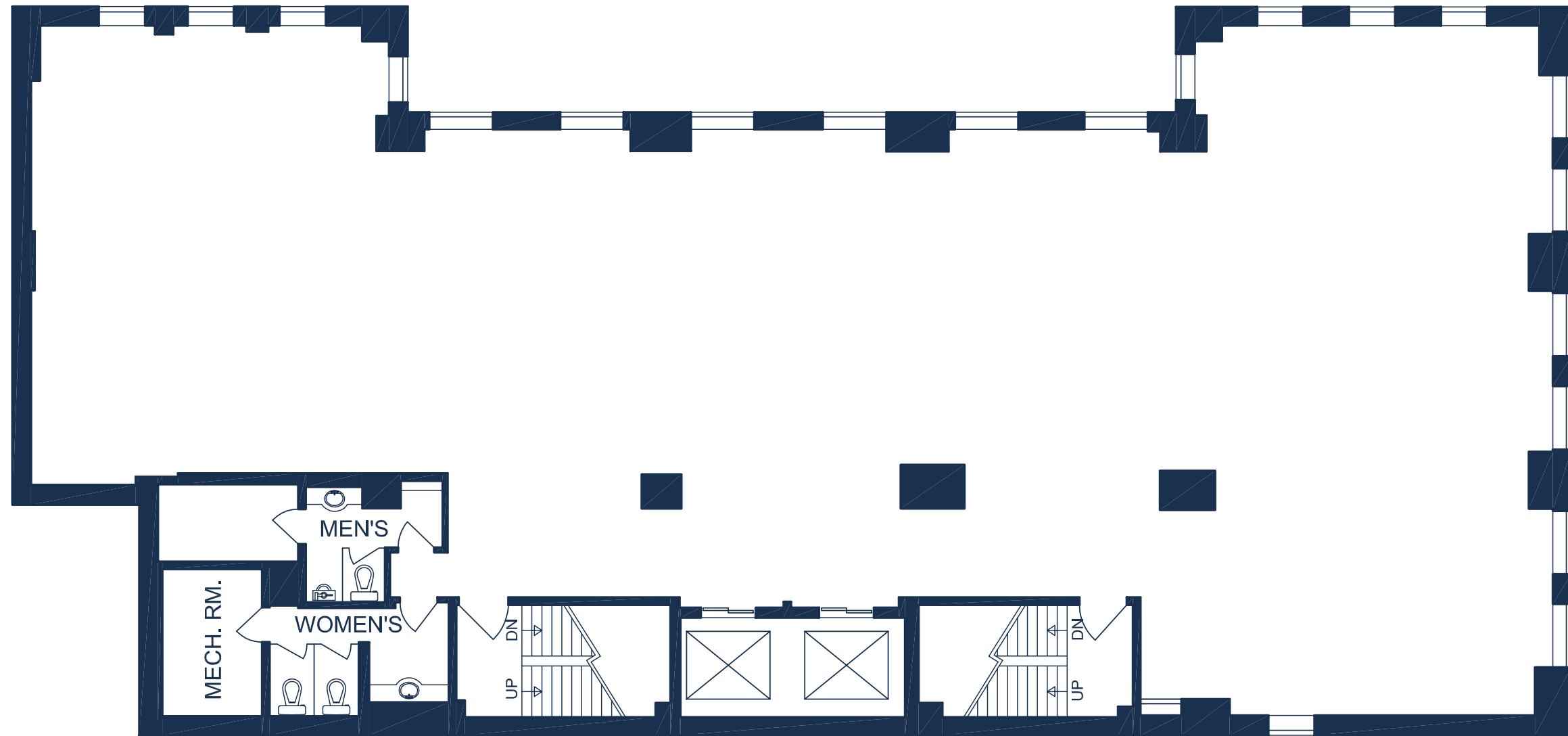
- 5th Floor - Full Floor Opportunity: 4,174 SF Available Immediately
 - 4th Floor - Full Floor Opportunity: 4,137 SF Available Immediately
 - 3rd Floor **MODEL SUITE** Full Floor Opportunity: 4,150 SF Available Dec 1, 2026
- Contiguous: 8,311 SF

THE BUILDING -

Standard Floorplate

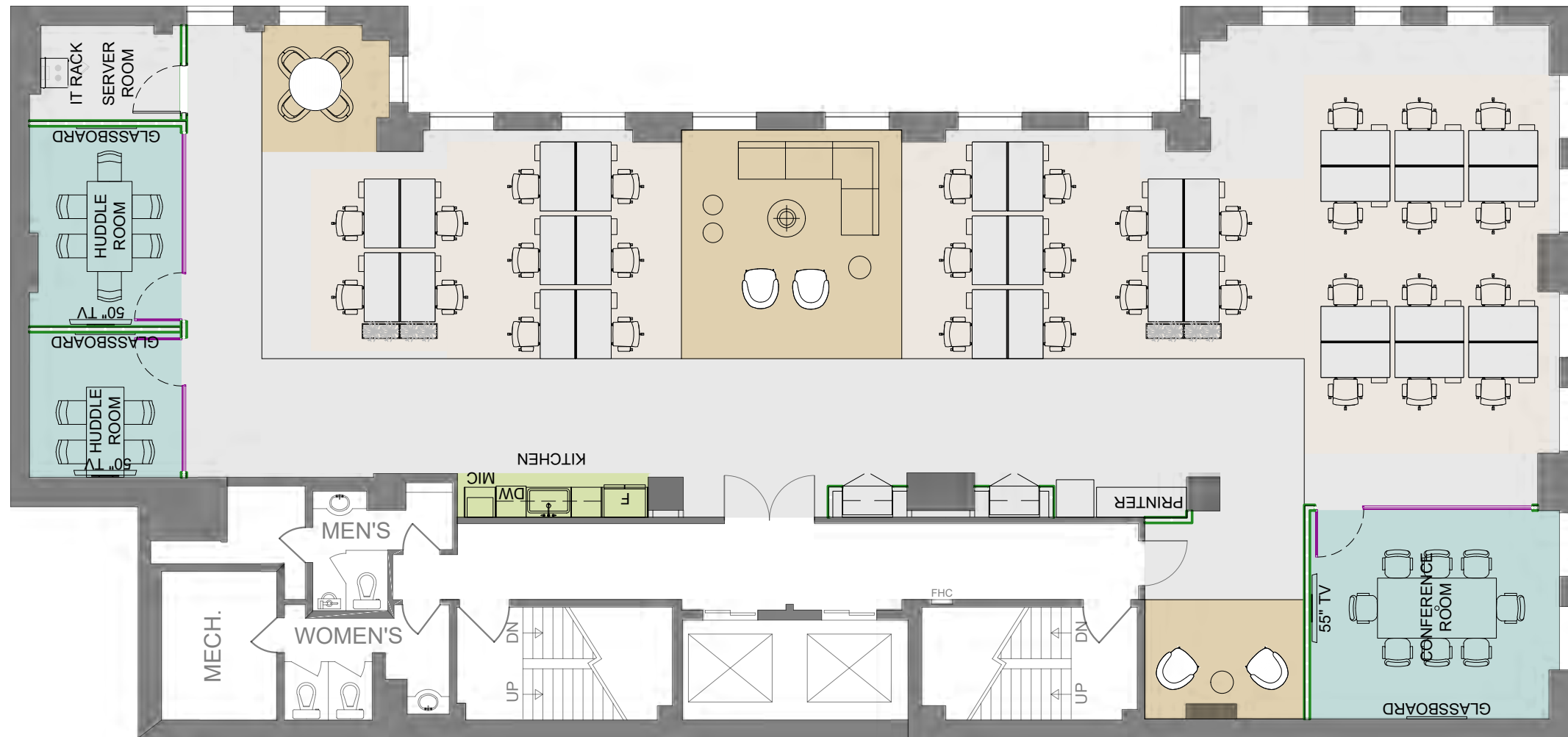
~4,150 SF | 9' Ceiling Height | Full floor suite in base building condition

350 BAY ST
5



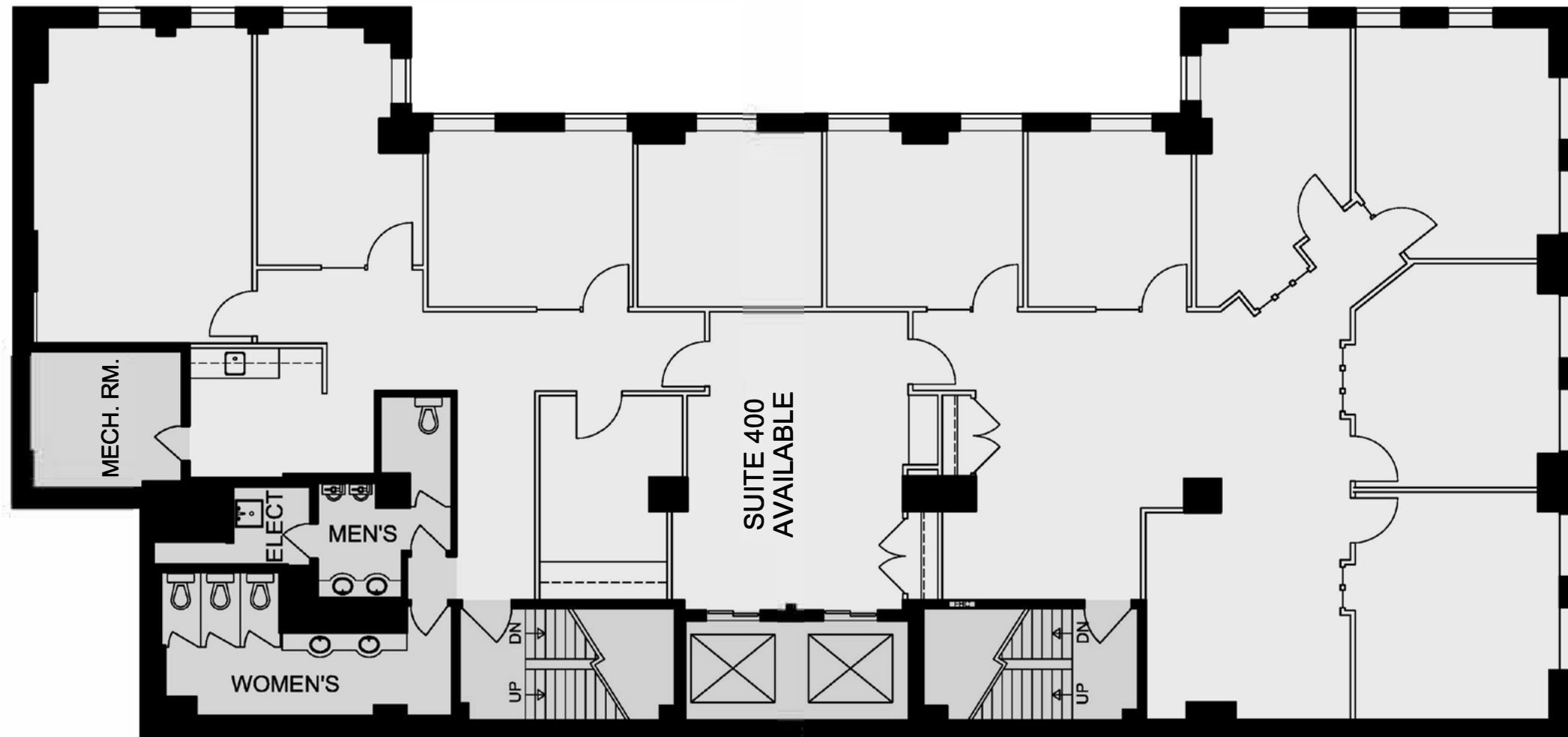
Suite 300 - 4,150 SF

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.



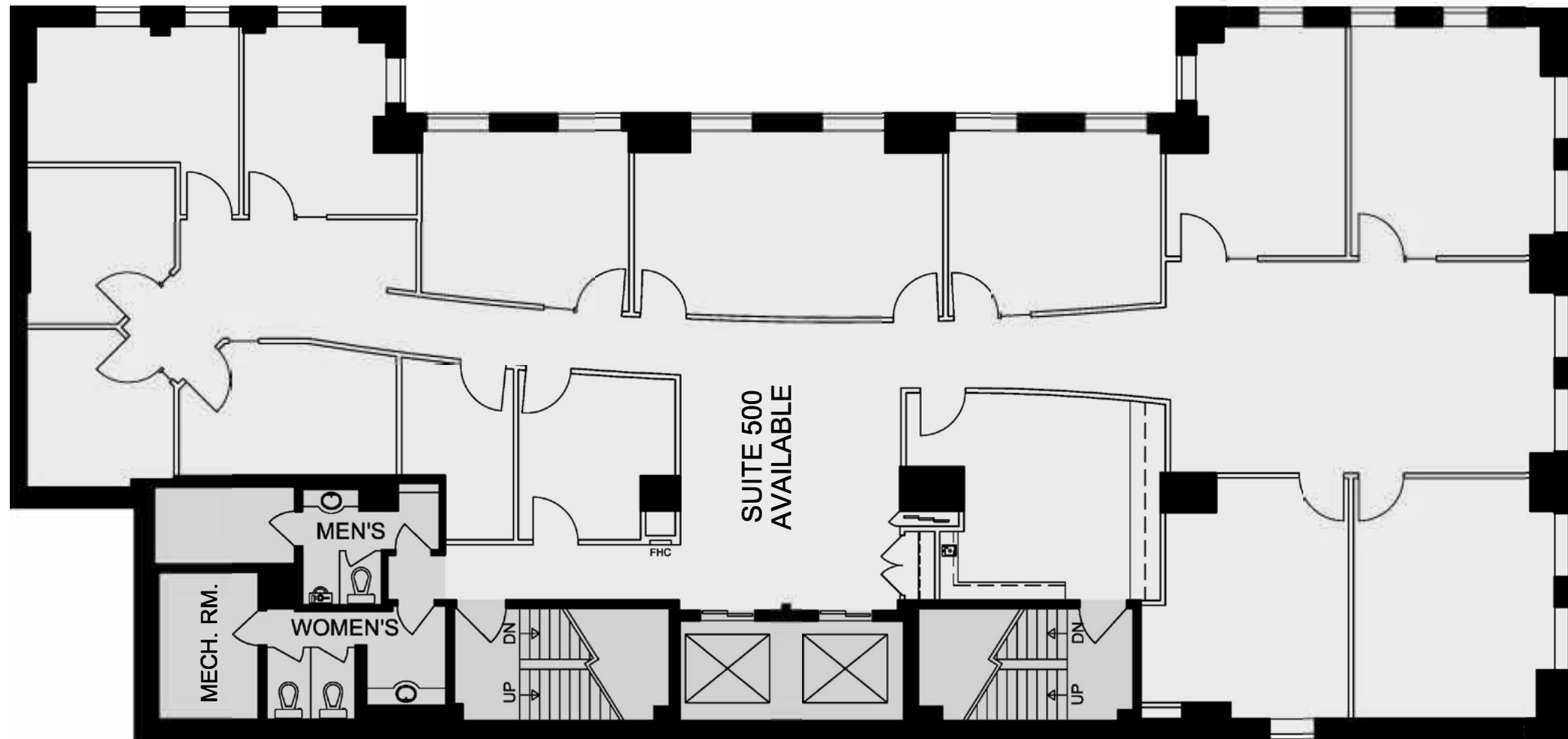
Suite 400 - 4,137 SF

Full floor. Built with 9 offices, boardroom, open space, reception, copy room and kitchen. Contiguous with 5th floor for a total of 8,311 SF.



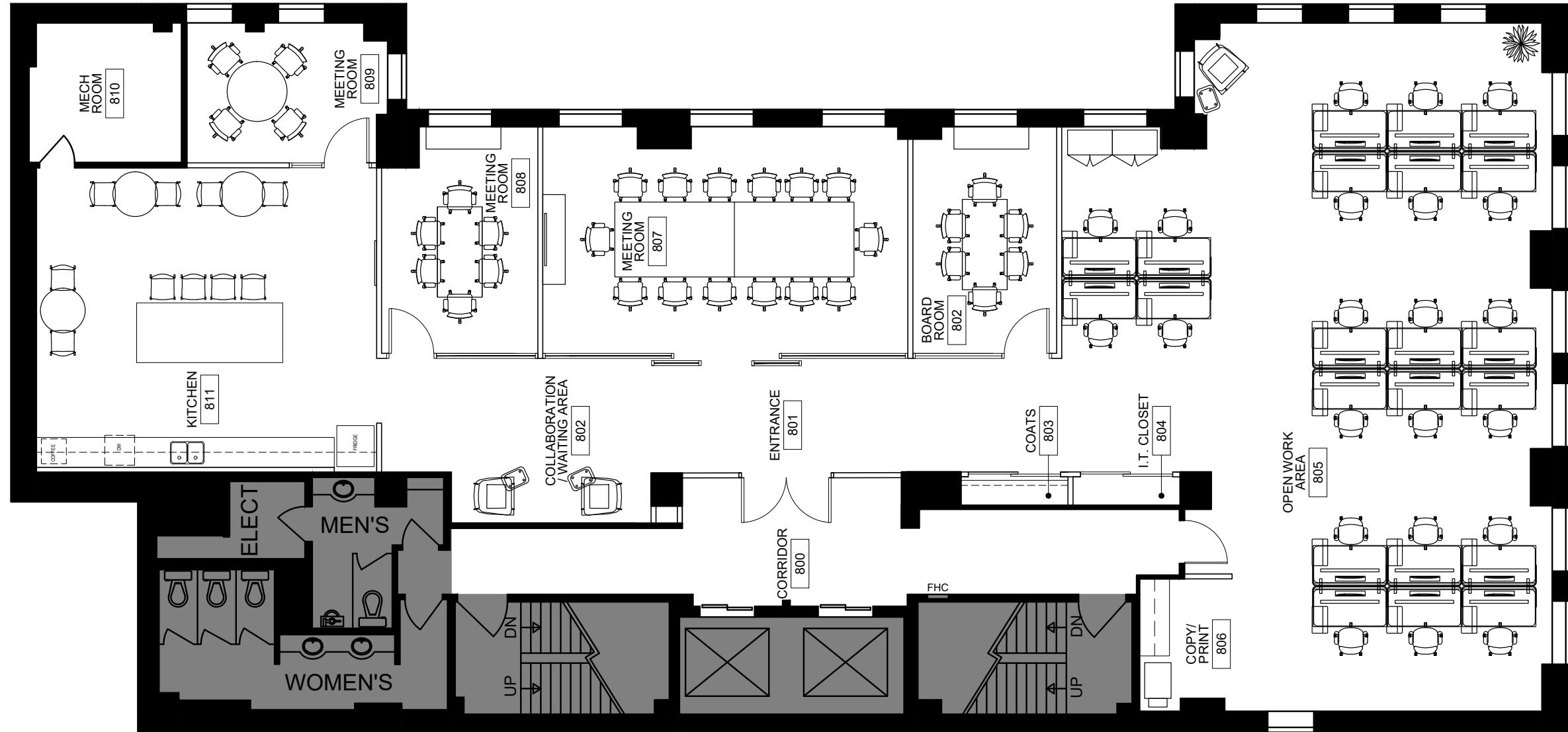
Suite 500 - 4,174 SF

Full floor suite built out with 6 perimeter offices, boardroom, kitchen, and open area, freshly painted & carpets with new lighting. Contiguous with 4th floor for a total of 8,311 SF.



8th Floor Model Suite

~4,150 SF | 9' Ceiling Height | Full floor model suite (Q4 2025 delivery)



IMPROVING YOUR EXPERIENCE -

Recent Improvements

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

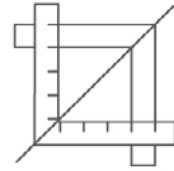


DREAM OFFICE-

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



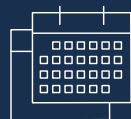
Short-Form Lease



Straight
to Lease



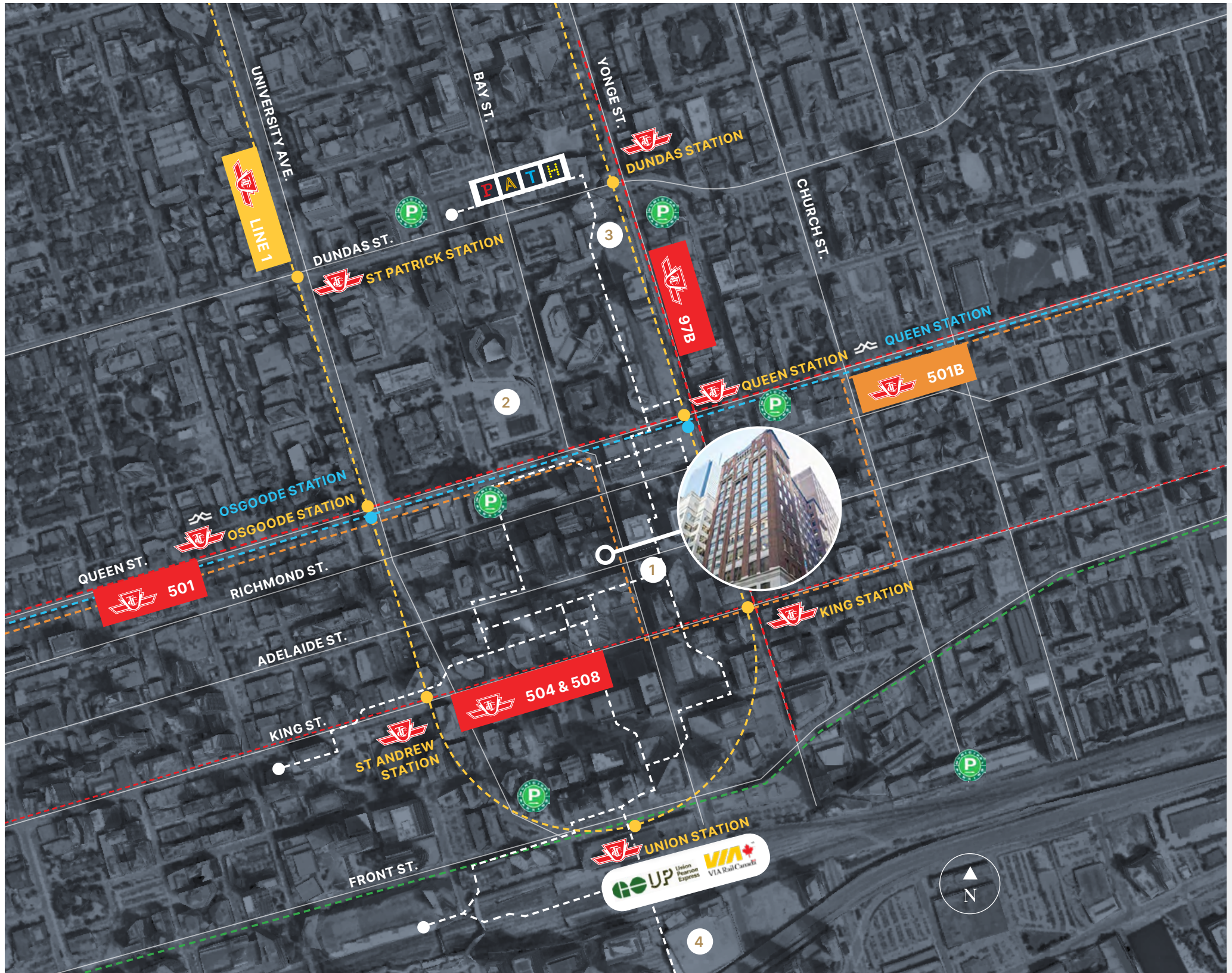
Seven Page
Document







For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



-  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

Byron Ahmet*

Executive Vice President
byron.ahmet@cbre.com
416 815 2354

Jennifer Millar**

Associate Vice President
jennifer.millar@cbre.com
647 328 8859

CBRE Limited

Real Estate Brokerage
www.cbre.ca

Christopher Valela**

Associate Vice President
chris.valela@cbre.com
416 662 2477

*Broker

**Sales Representative



+



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.