

363

BAY STREET



WHERE PRIME
LOCATION MEETS UNRIVALED
LUXURY



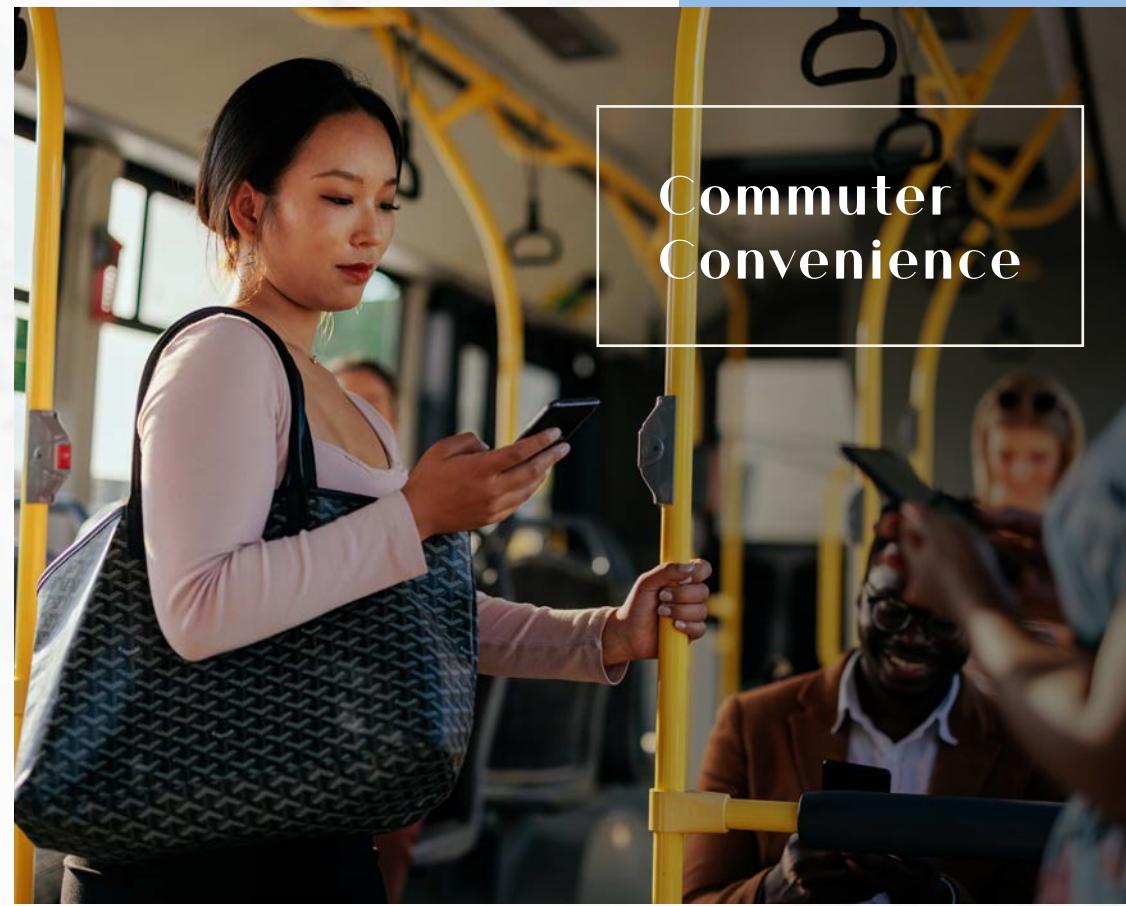
Boutique Charm Big Potential

Step into a workspace that inspires greatness, where every detail is crafted to elevate your business and connect you effortlessly to the pulse of the city.

Net Asking Rate
Call Listing Agent

Additional Rent
\$33.90 (2026 Est.)

**Renovated
Entry**



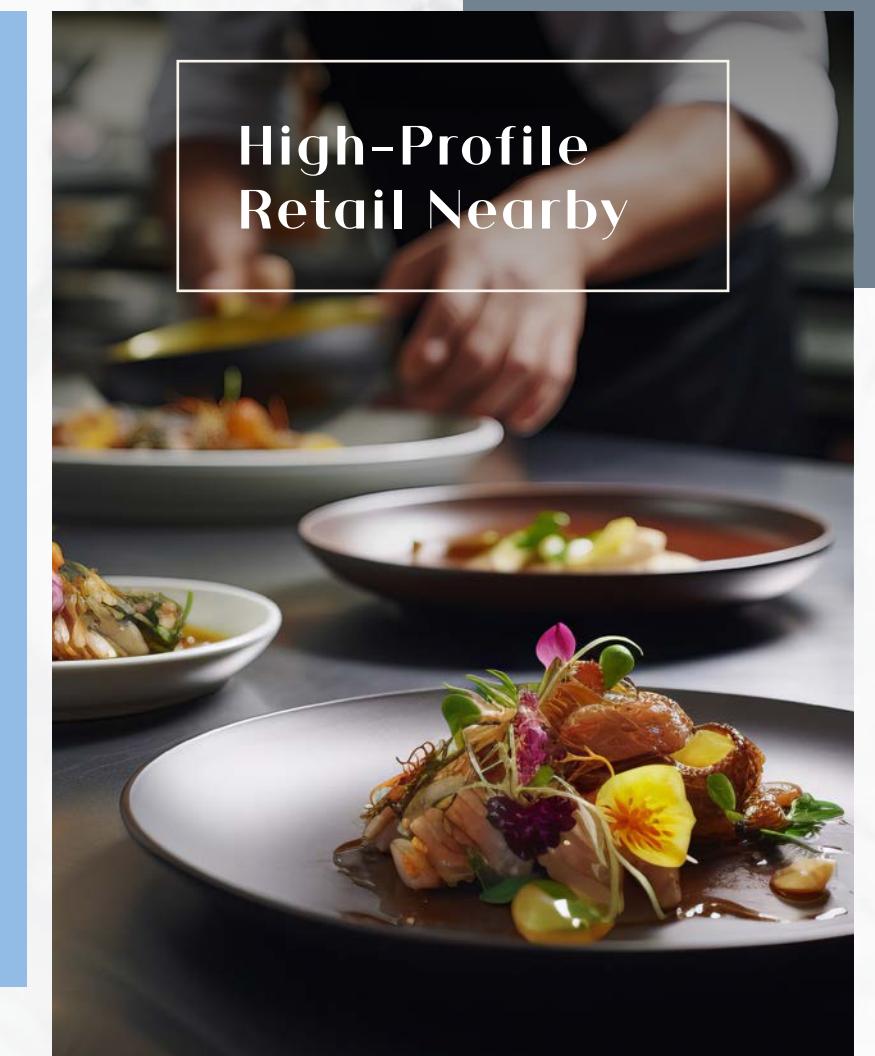
Steps from
the PATH

Committed to
Sustainability



Certified Silver

**Prime
Financial
District
Presence**





ADGAR
Canada

22
Properties

2,995,199 SF
Leasable Area

1.06B ASSETS
Under Management

STRATEGIC Partnership

As an active owner, Adgar has key skills and proven capabilities in the acquisition, ownership, management, development and redevelopment of commercial office properties. Adgar Canada's portfolio is composed of well-located, quality office properties in the Greater Toronto Area, Canada's largest office market. The Company continues to seek complementary growth opportunities in the GTA and other major urban centres across Canada.



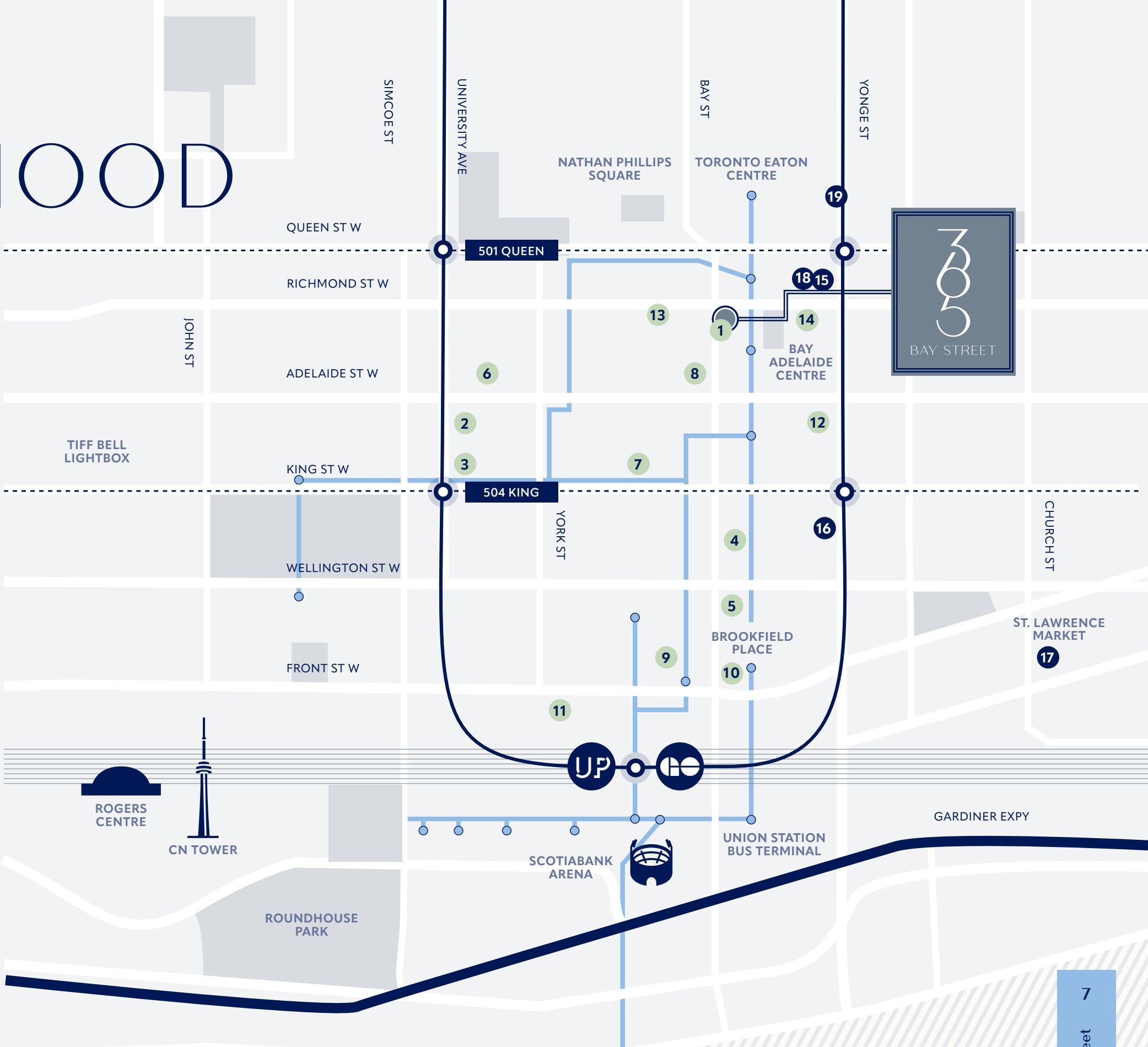
It's All in The NEIGHBORHOOD

365 Bay Street places you just steps away from Toronto's finest retail destinations, offering unparalleled access to a vibrant mix of high-end shops, gourmet dining, and exclusive boutiques.

LEGEND

● DINING & CAFE	● TTC Subway
● RETAIL	— Streetcar
	— Toronto Path Network

- | | |
|-----------------------|------------------------|
| 1 Hy's Steakhouse | 11 Starbucks |
| 2 Pizzeria Libretto | 12 Lucie |
| 3 Earls Kitchen & Bar | 13 Daphne |
| 4 Dineen | 14 Richmond Station |
| 5 Ki Modern | 15 Hudson's Bay |
| 6 Cactus Club Cafe | 16 Shoppers Drug Mart |
| 7 King Taps | 17 St. Lawrence Market |
| 8 Terroni | 18 Saks |
| 9 Mos Mos | 19 Eaton Centre |
| 10 Chotto Matte | |



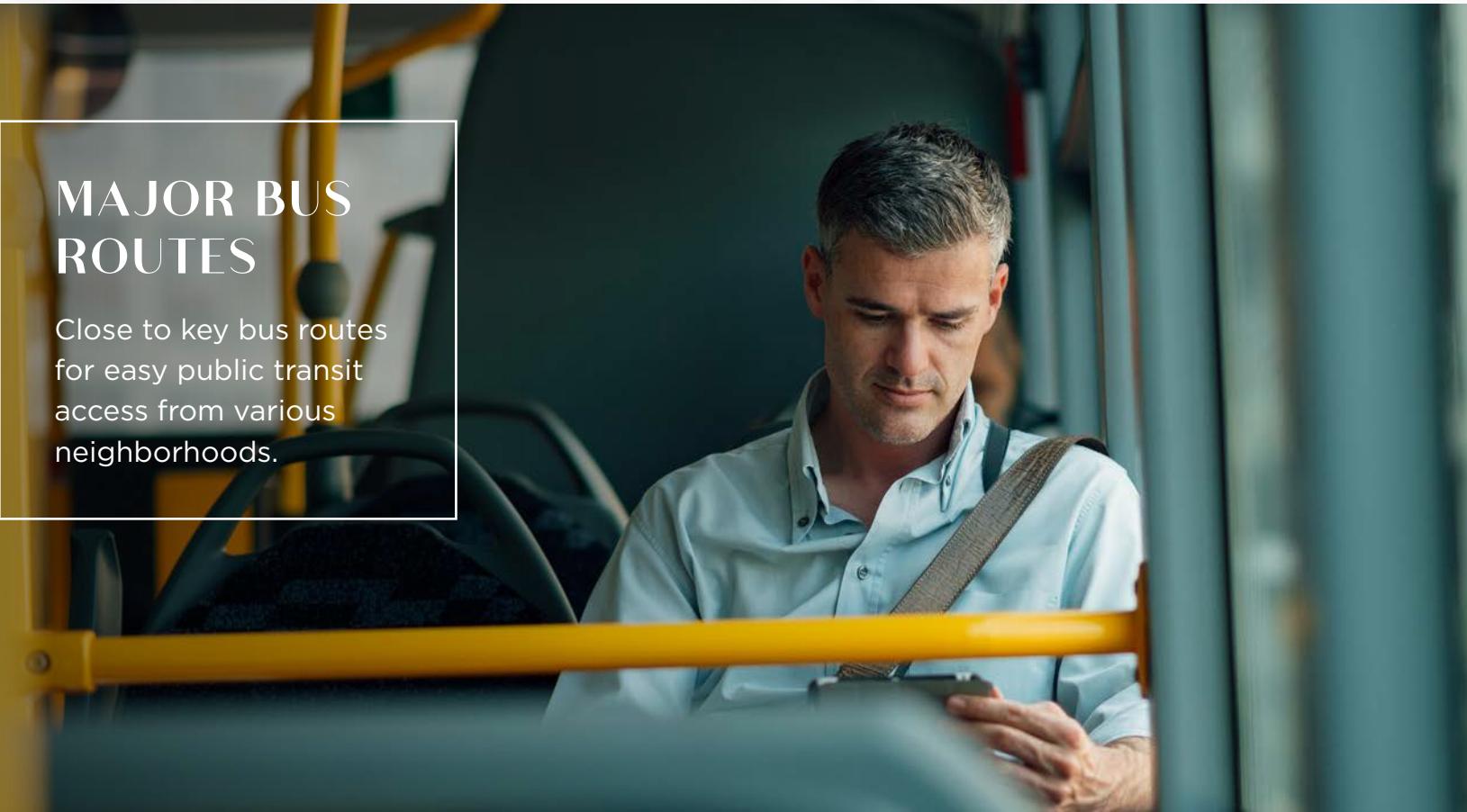
CONNECTED to the City's Core

Experience the best of Bay Street with effortless access to transit lines, bus routes, and a short stroll to the PATH. At 365 Bay Street, you'll enjoy seamless connectivity and convenience at every turn.



MAJOR BUS ROUTES

Close to key bus routes for easy public transit access from various neighborhoods.



PATH ACCESS

Connect easily to Toronto's PATH network for nearby office, shopping, and dining, just a few steps away.

SUBWAY CONVENIENCE

Steps from Queen Station with multiple subway lines for efficient city travel.

UNION STATION PROXIMITY

A short walk to Union Station with direct links to GO Transit, VIA Rail, and regional services.

EASY HIGHWAY ACCESS

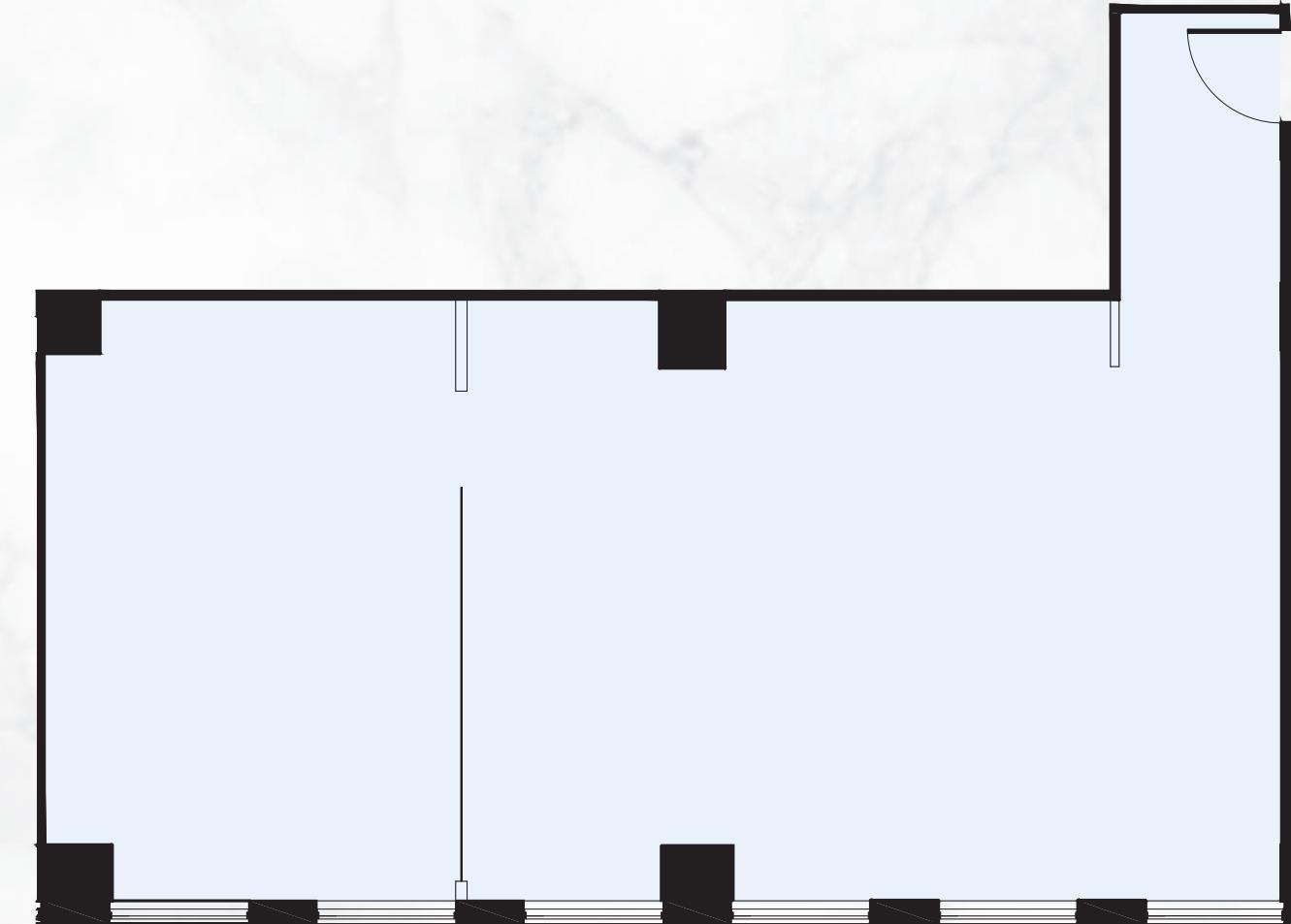
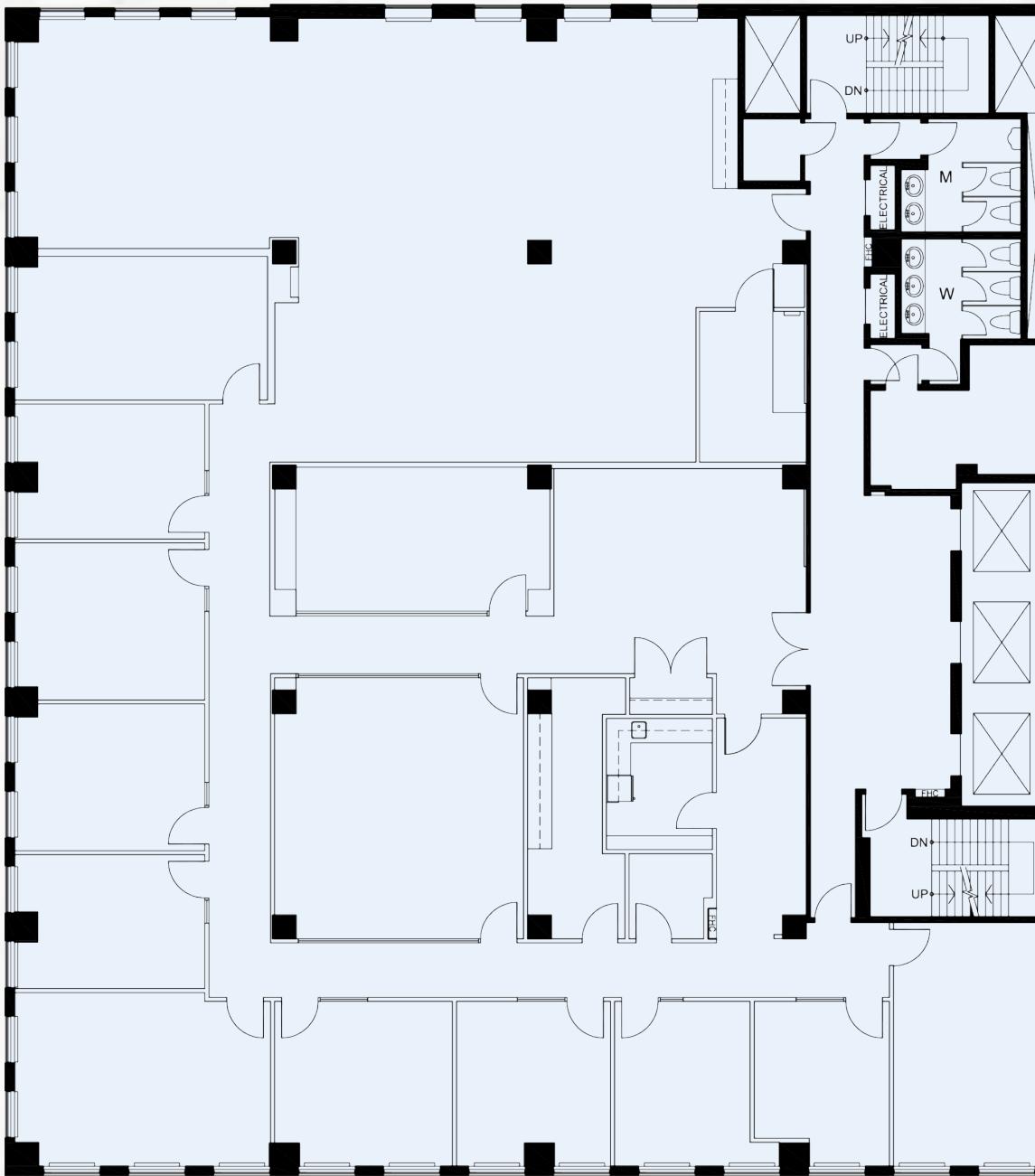
Convenient access to major highways like the Gardiner Expressway and Don Valley Parkway.



PARKING FACILITIES

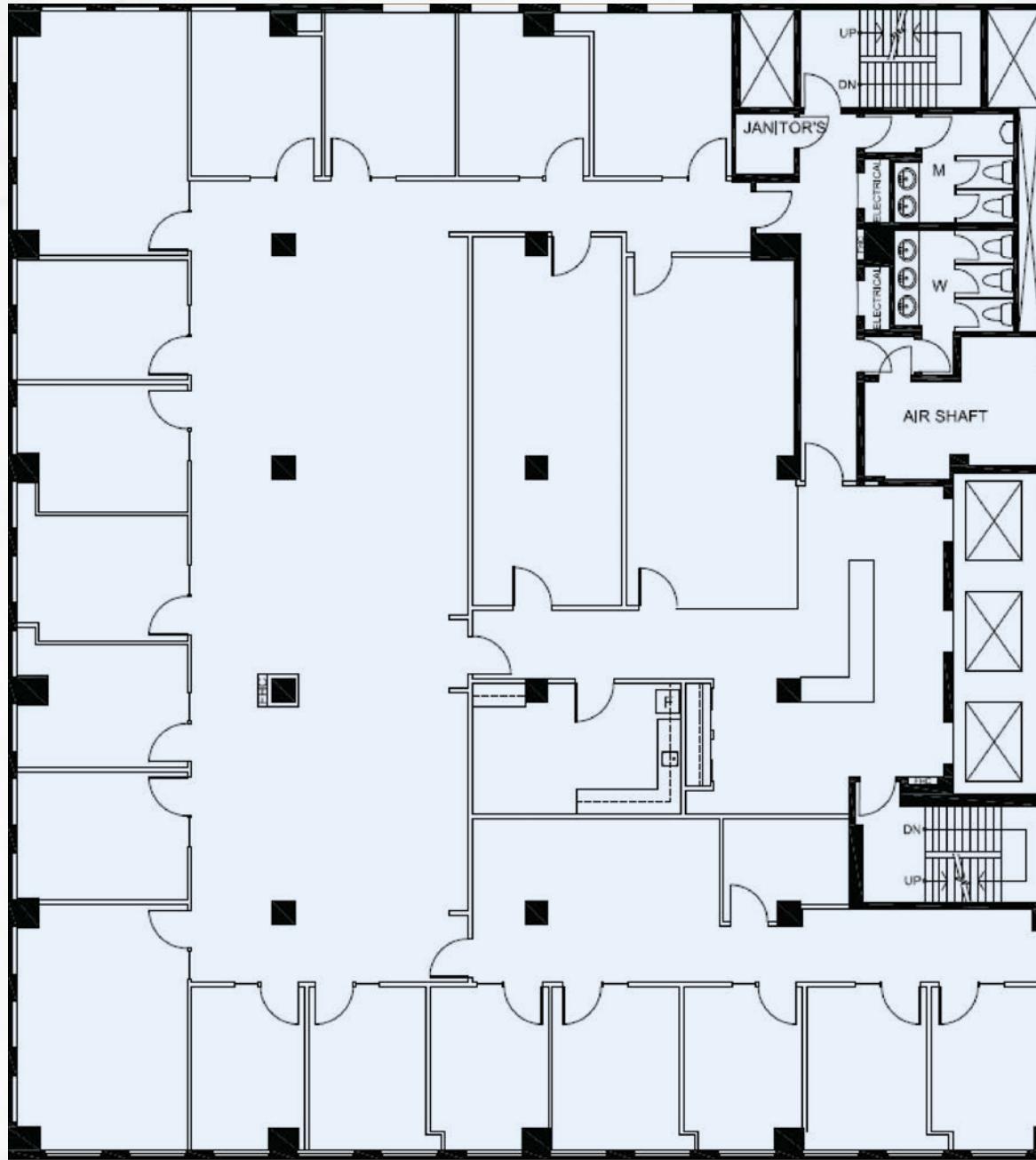
Nearby parking options with ample spaces for tenants and visitors.

FLOOR PLANS



FLOOR PLANS

Suite 700 // 8,136 SF

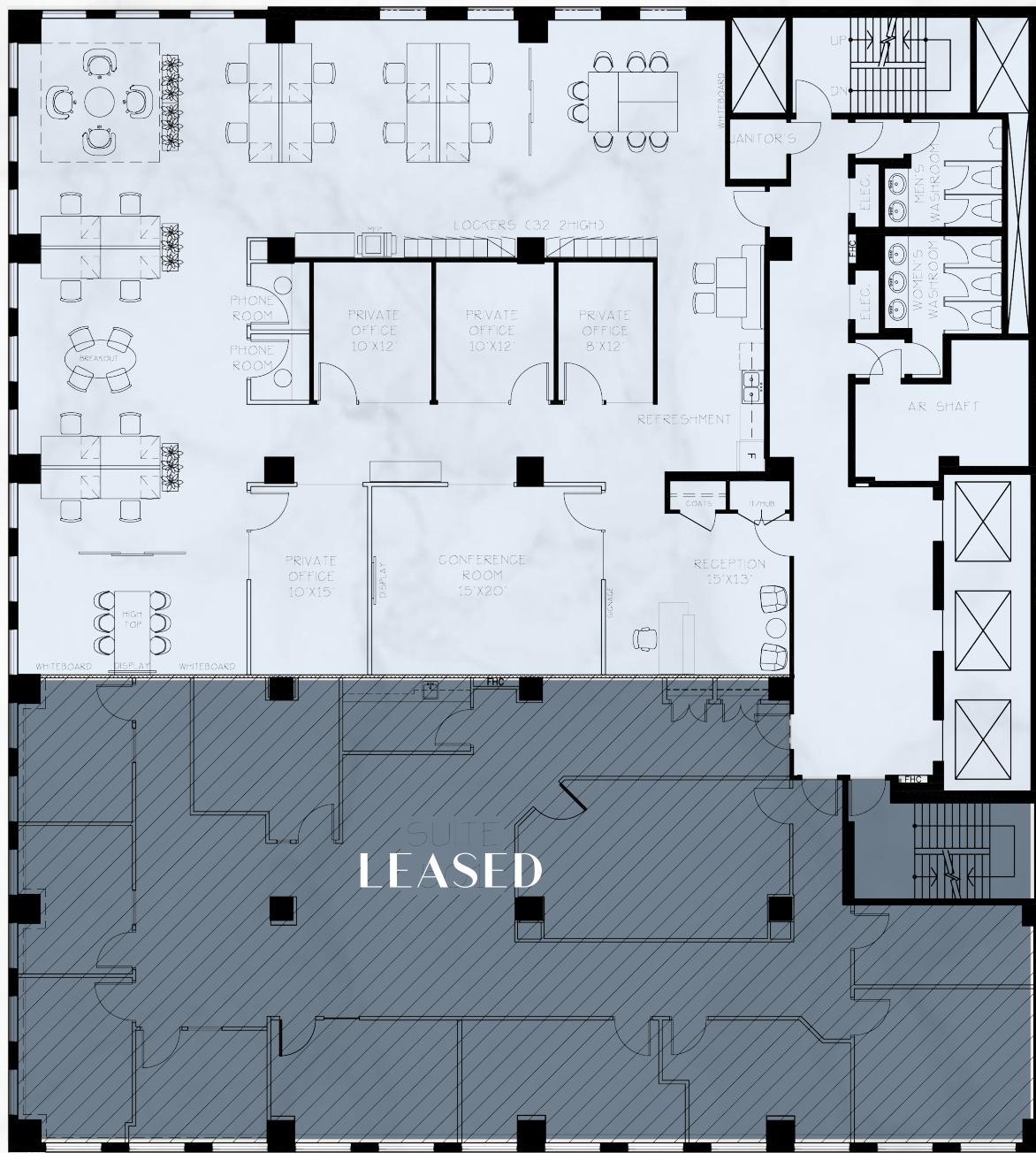


Ready-to-Go Modern Suite // 7th Floor



FLOOR PLANS

Suite 500 // 4,356 SF



Ready-to-Go Modern Suite // 5th Floor



CONFERENCE ROOM POTENTIAL



BRIGHT WINDOWLINE VIEWS



CONVENIENT KITCHEN

