

# 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.

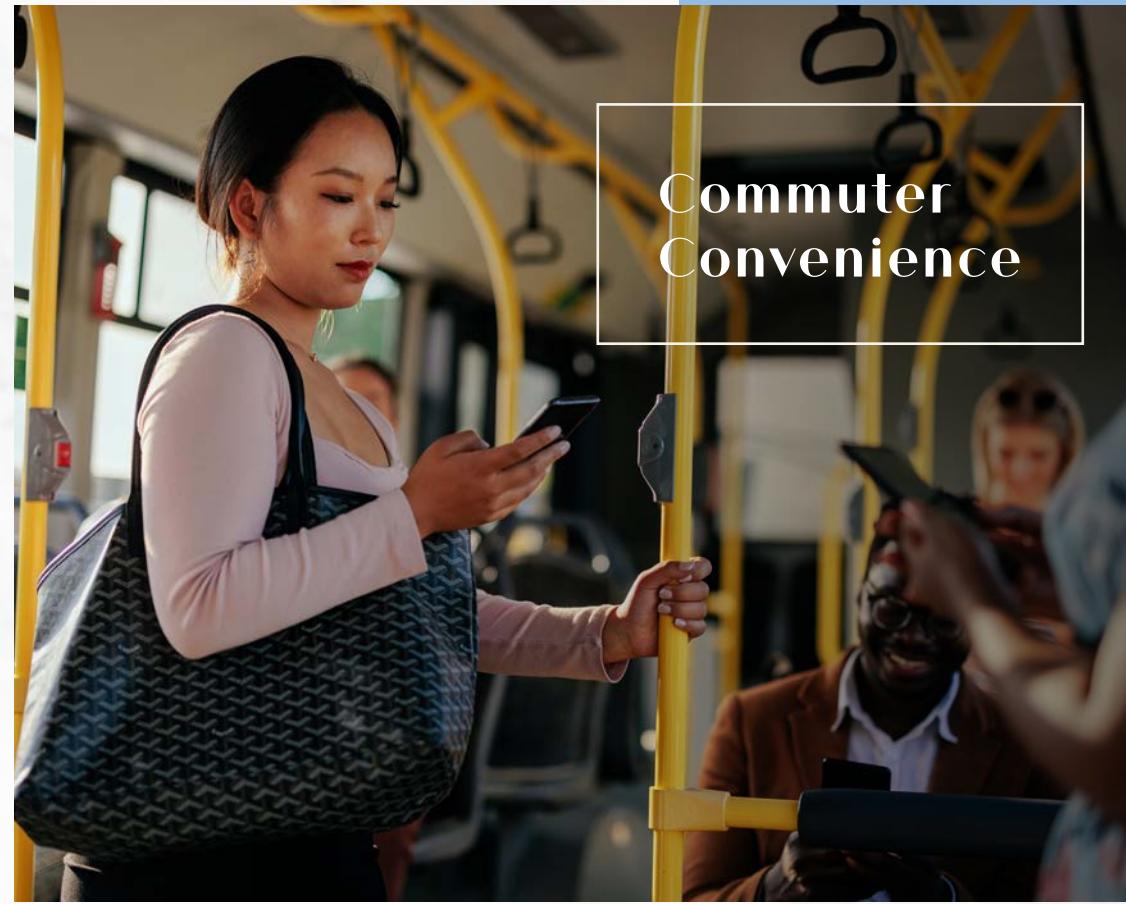
**Net Asking Rate**  
Call Listing Agent

**Additional Rent**  
\$33.90 (2026 Est.)

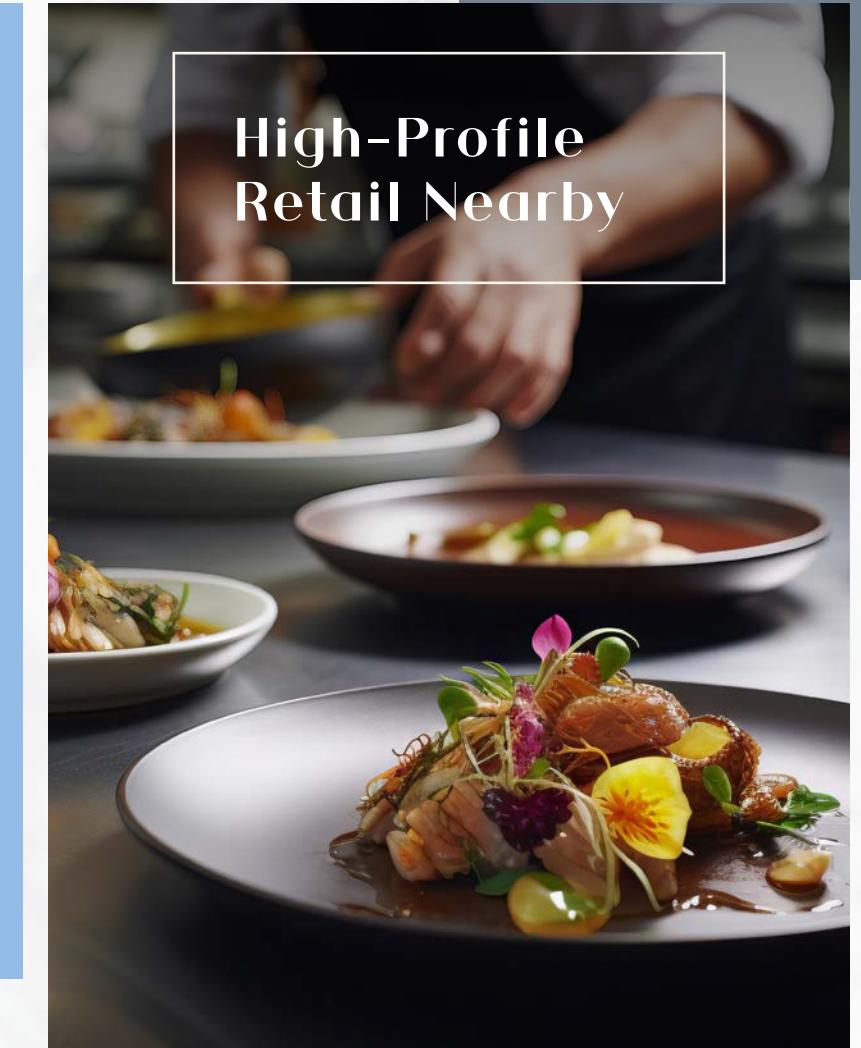
**Renovated  
Entry**



**Prime  
Financial  
District  
Presence**



**High-Profile  
Retail Nearby**



**Steps from  
the PATH**

**Committed to  
Sustainability**





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.



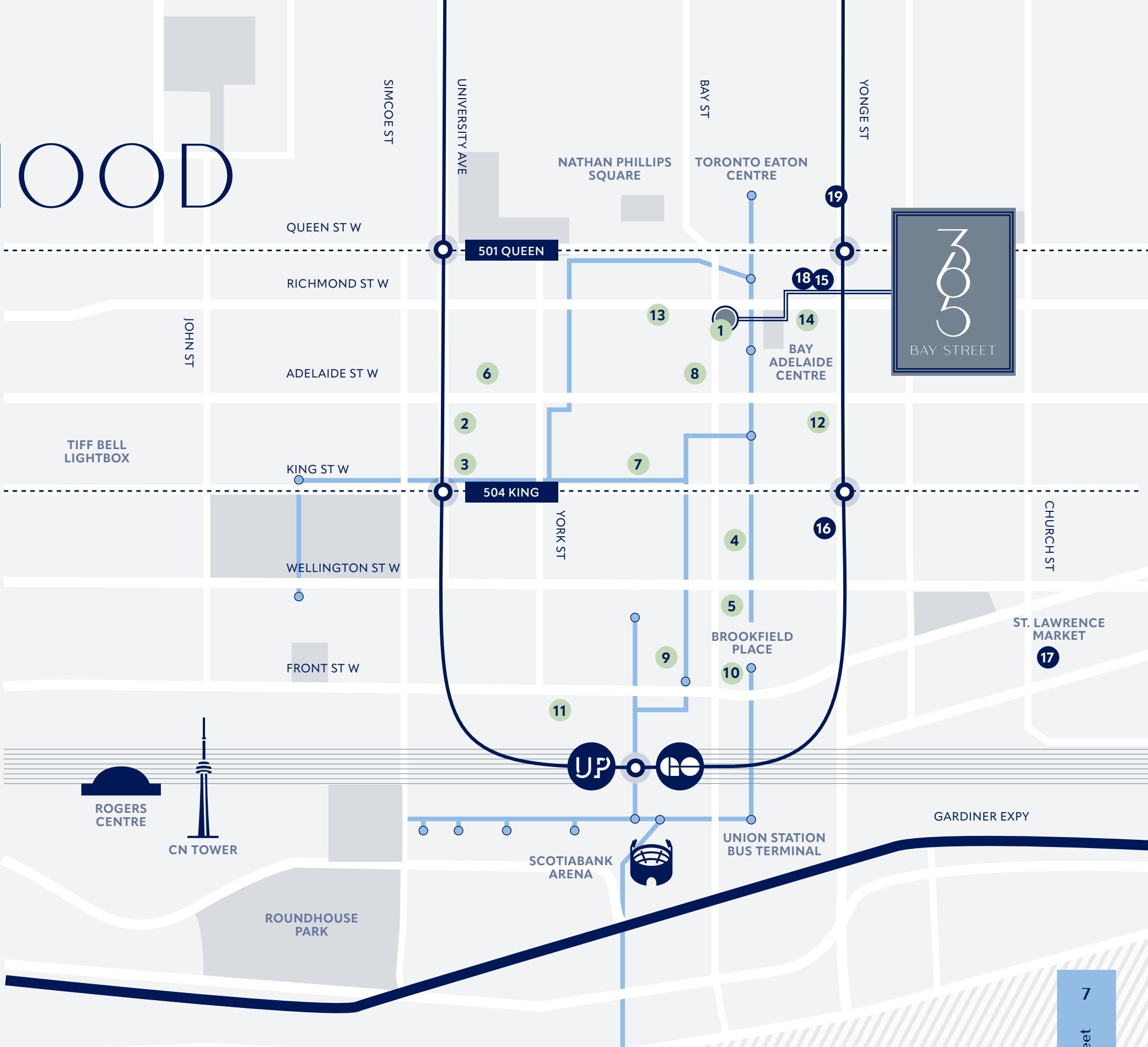
# It's All in The NEIGHBORHOOD

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

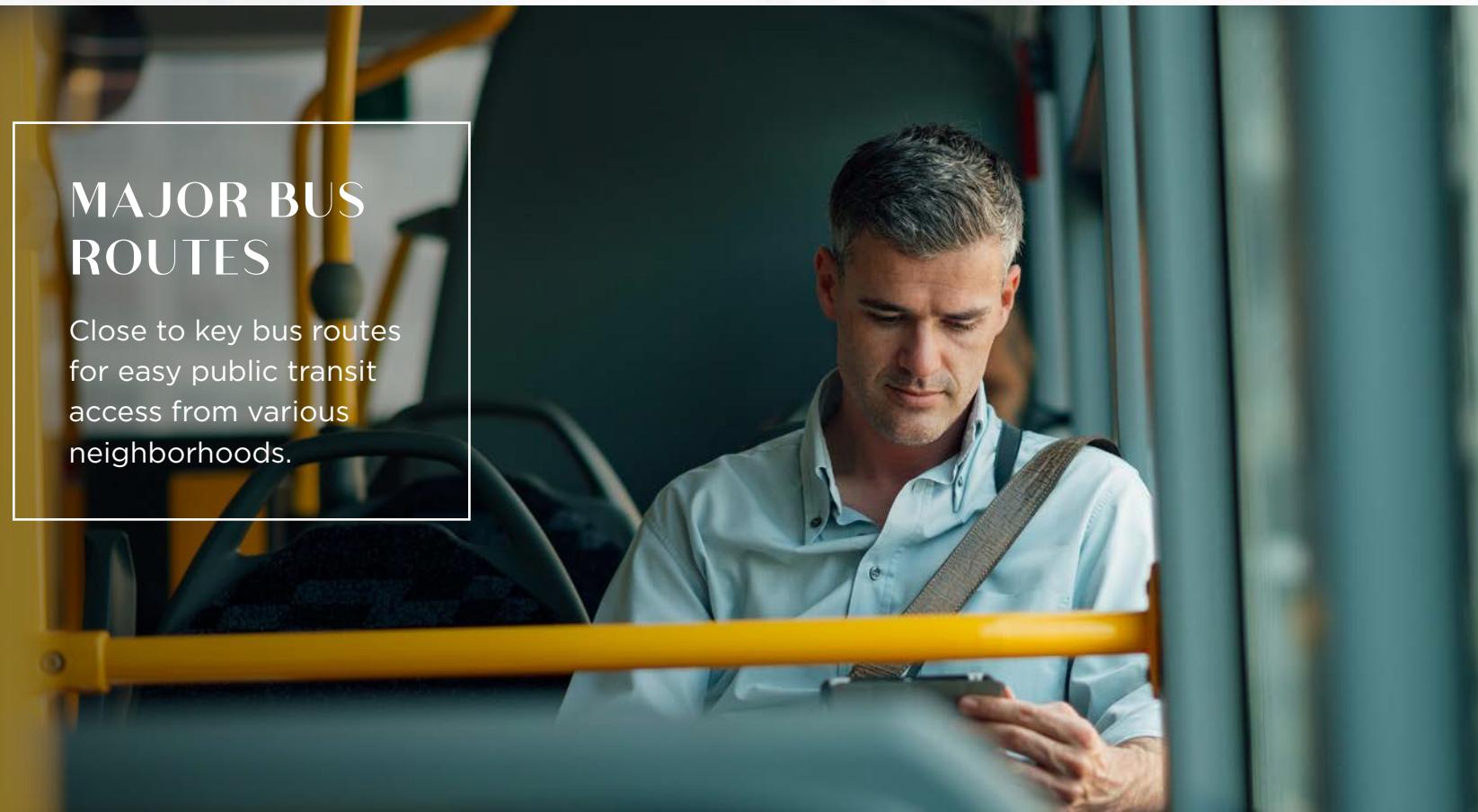
<span style="color: green;">●</span> DINING & CAFE	<span style="color: blue;">●</span> RETAIL	<span style="color: blue;">○</span> TTC Subway	<span style="color: blue;">—</span> Streetcar
			<span style="color: blue;">—</span> Toronto Path Network

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.

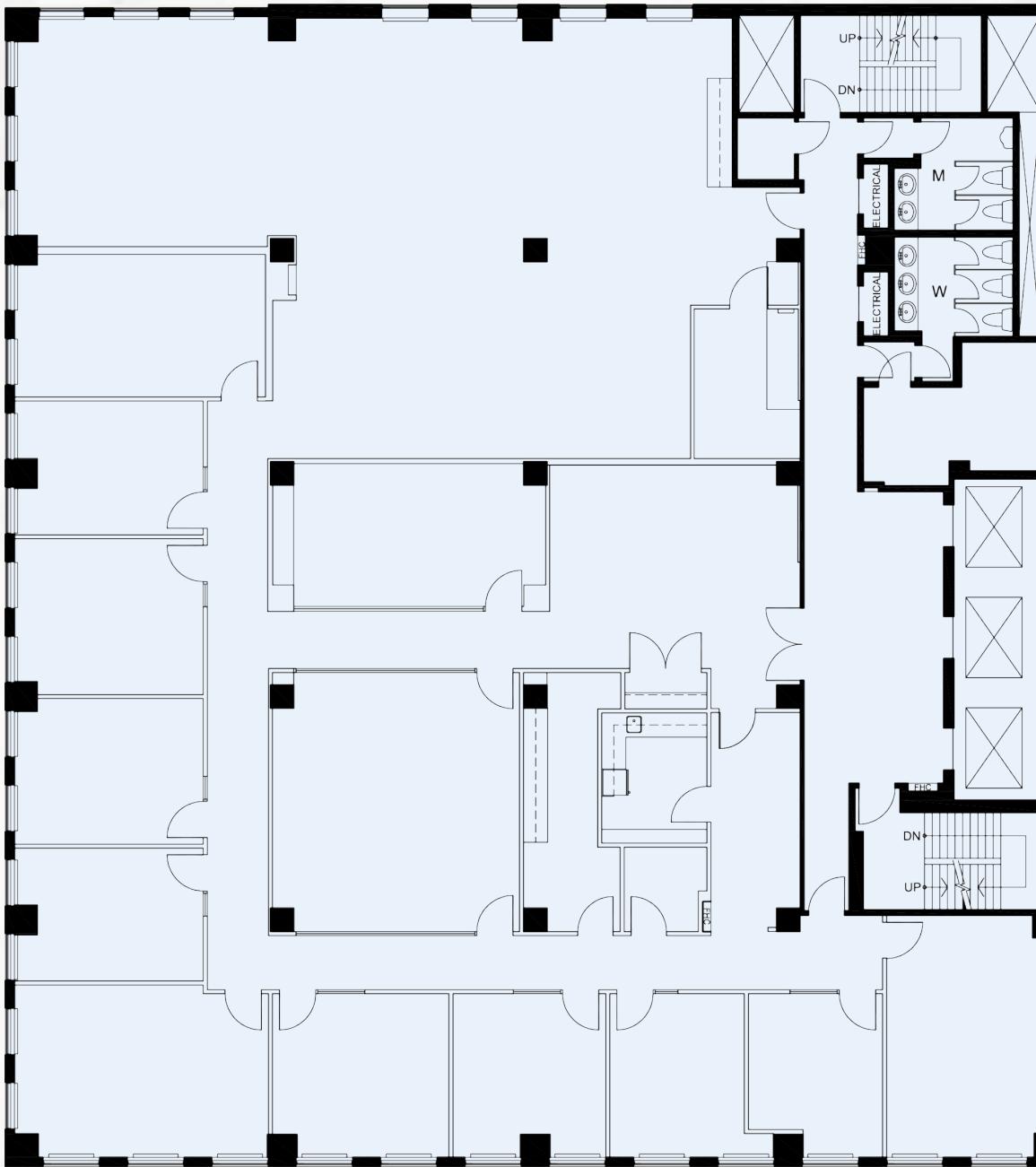


## PARKING FACILITIES

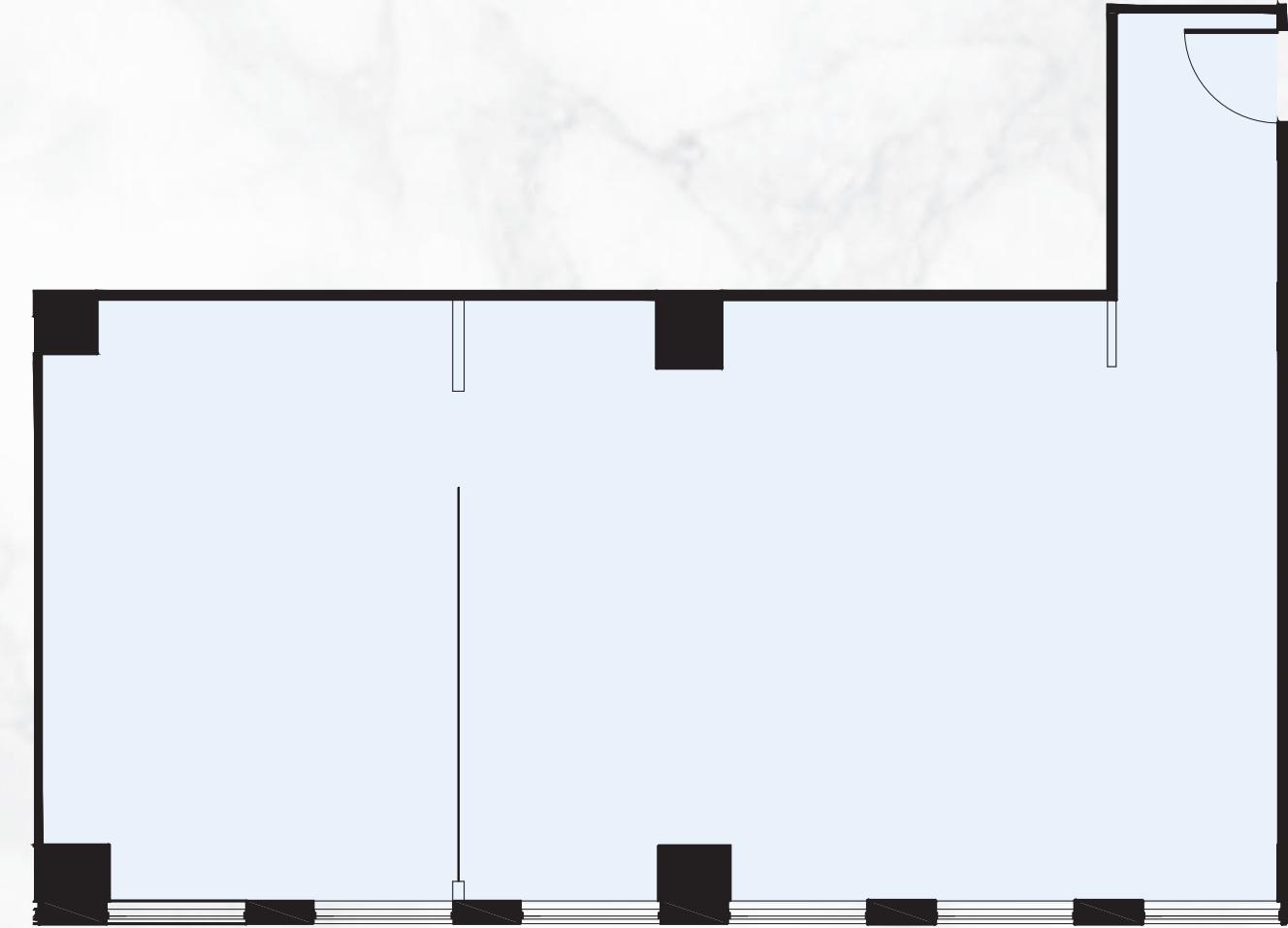
Nearby parking options with ample spaces for tenants and visitors.

# FLOOR PLANS

**Suite 300 // 8,141 SF**

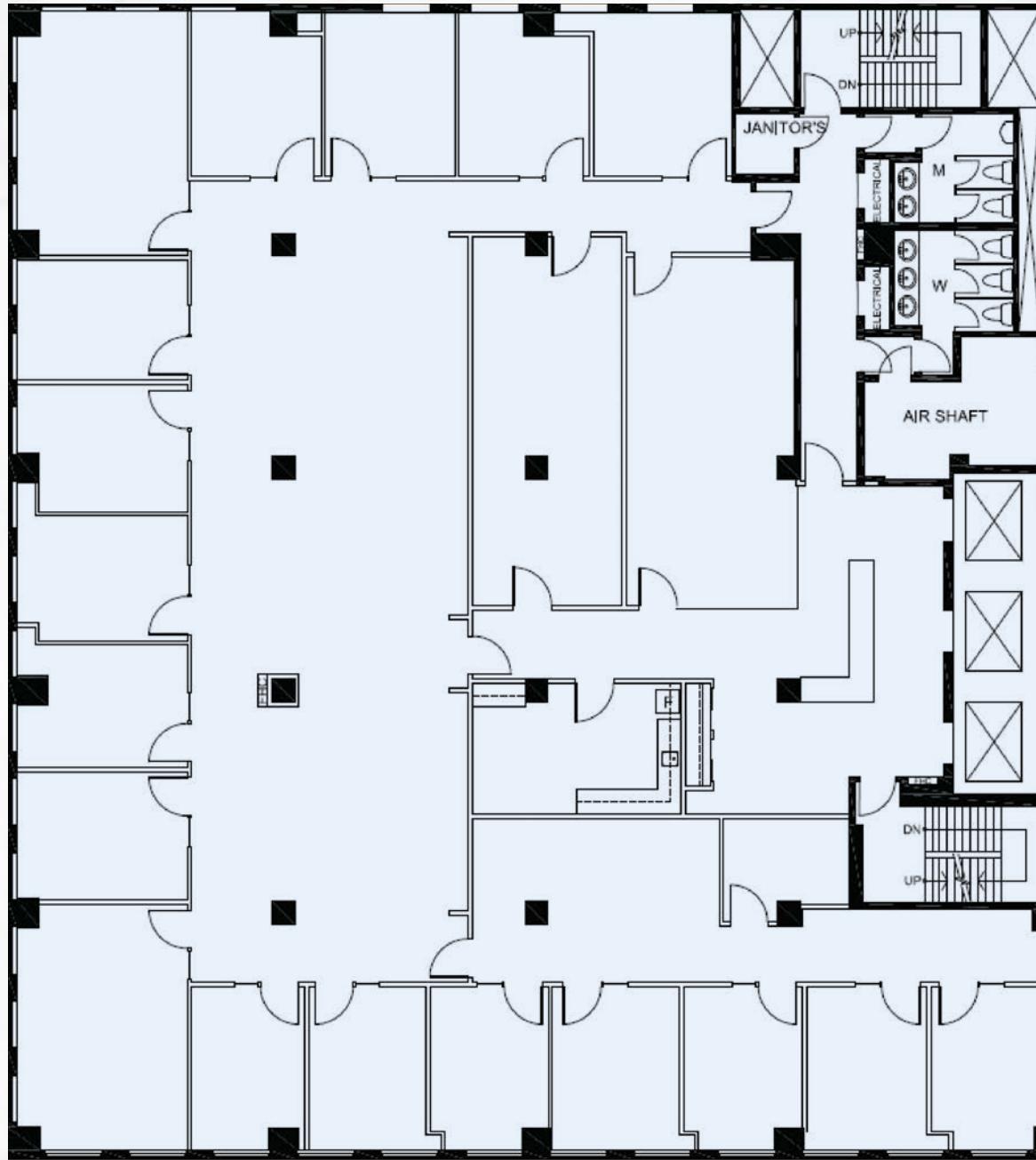


**Suite 403 // 1,155 SF**



# FLOOR PLANS

**Suite 700 // 8,136 SF**

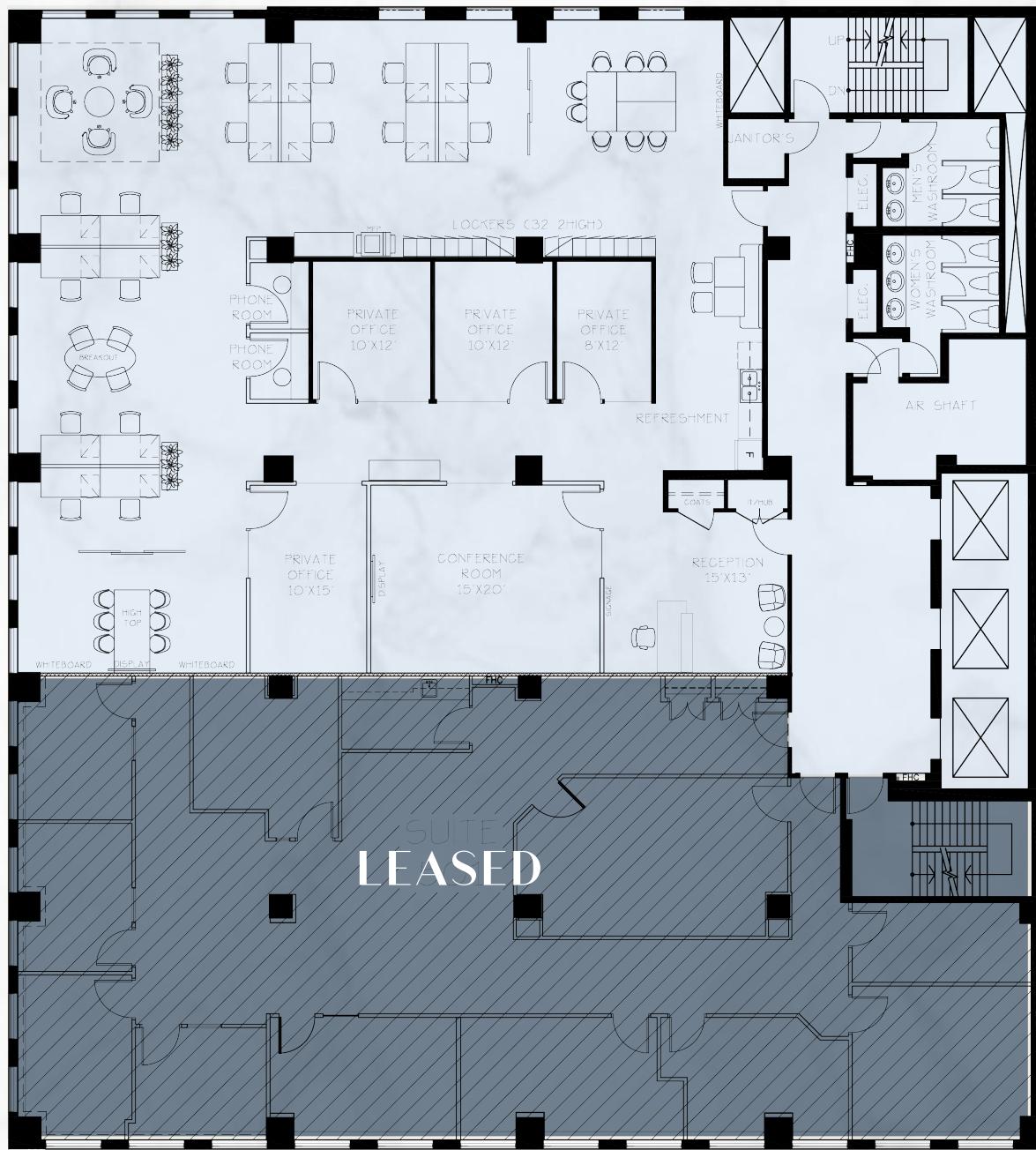


**Ready-to-Go Modern Suite // 7th Floor**



# FLOOR PLANS

**Suite 500 // 4,356 SF**



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



**CONFERENCE ROOM POTENTIAL**



**BRIGHT WINDOWLINE VIEWS**



**CONVENIENT KITCHEN**



## BAY STREET

FOR MORE INFORMATION, PLEASE CONTACT:

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