



390 BAY STREET TORONTO

THE OFFICE OF TOMORROW

Experience the future of workplace at
390 Bay Street, offering a dynamic
experience in Toronto's Financial District

PROPERTY HIGHLIGHTS



390,000 total SF across
33-story building



Flexible offerings including
move-in ready turnkey
model suites



Steps from the 501
and 504 streetcars and
Queen Subway Station



Convenient access to
Toronto best restaurants,
fitness centers and banks



On-site amenities including
banking, a café, fitness
center, and 24-hour
monitored security



Excellent walkability and
proximity to the Eaton
Centre, Hudson's Bay and
Nathan Phillips Square



42 underground parking
stalls (double stacked)
1 space per 9,500 SF



Directly connected to the PATH
featuring underground access to
30 km of restaurants, shopping,
services and entertainment



This 390,000 square
foot property offers
high-end renovations,
best-in-class amenities
and move-in-ready
suites. With immediate
access to the city's top
business resources and
unmatched convenience
to area amenities,
390 Bay Street delivers
the sophistication
and innovation your
business needs to
stand above the rest.



REIMAGINED WORKSPACES

Experience a new level of sophistication at 390 Bay Street, which features a beautifully renovated lobby, cutting-edge amenities and flexible, tech-ready floor plans to help redefine the modern office environment.

390,000
TOTAL BUILDING
SQUARE FOOTAGE

12,500 SF
TYPICAL
FLOORPLATE

33
TOTAL NUMBER
OF FLOORS



EXCLUSIVE FULL FLOOR OPPORTUNITIES

BUILDING AVAILABILITIES



Click on Suite to view floor plan & images

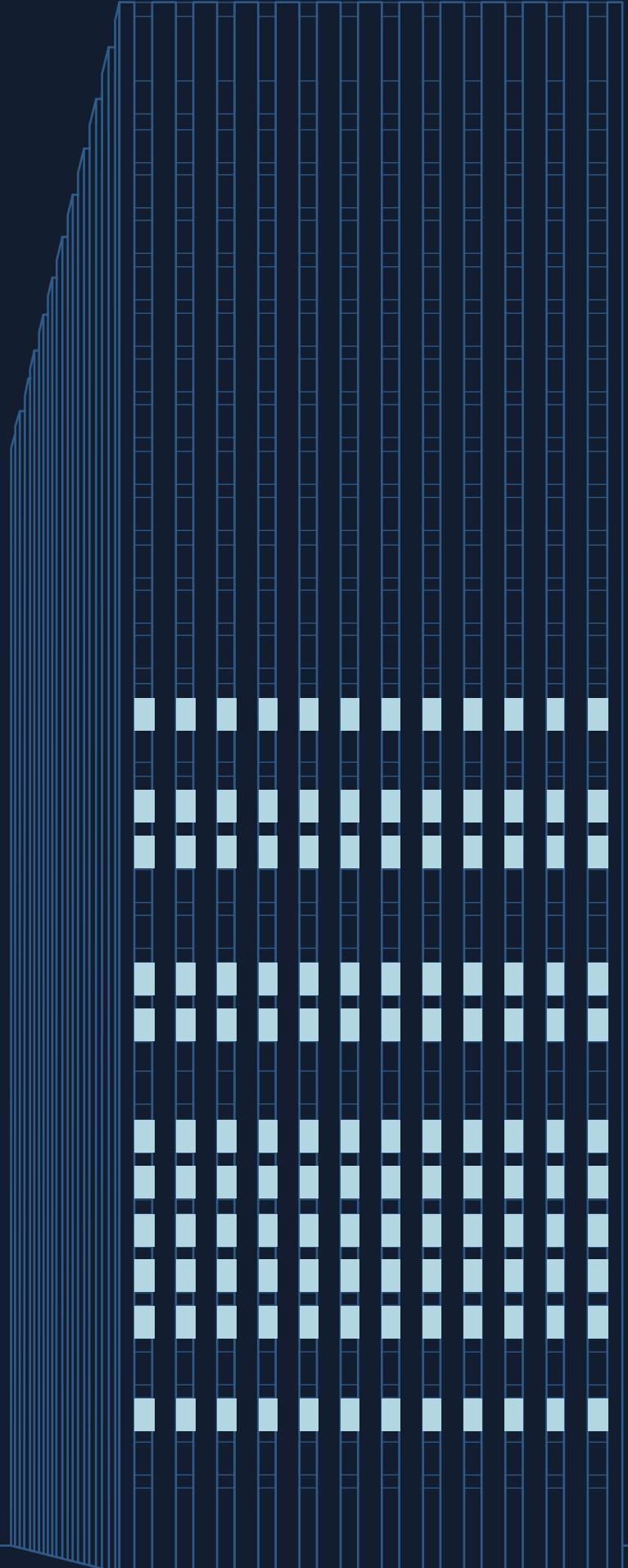
| | | |
|-------------------------|-----------|---------------|
| Model Suite 320 | 1,641 SF | February 2026 |
| Suite 500 | 12,540 SF | Immediately |
| Suite 600 | 6,091 SF | January 2026 |
| Suite 702 | 3,000 SF | Immediately |
| Suite 705 | 1,550 SF | Immediately |
| Model Suite 710 | 4,825 SF | January 2026 |
| Suite 802 | 3,735 SF | Immediately |
| Suite 905 | 1,750 SF | January 2026 |
| Suite 1103 | 821 SF | November 2025 |
| Model Suite 1202 | 6,963 SF | Immediately |
| Suite 1205 | 1,339 SF | LEASED |
| Model Suite 1520 | 3,566 SF | LEASED |
| Model Suite 1600 | 12,560 SF | January 2026 |
| Suite 1800 | 12,565 SF | LEASED |

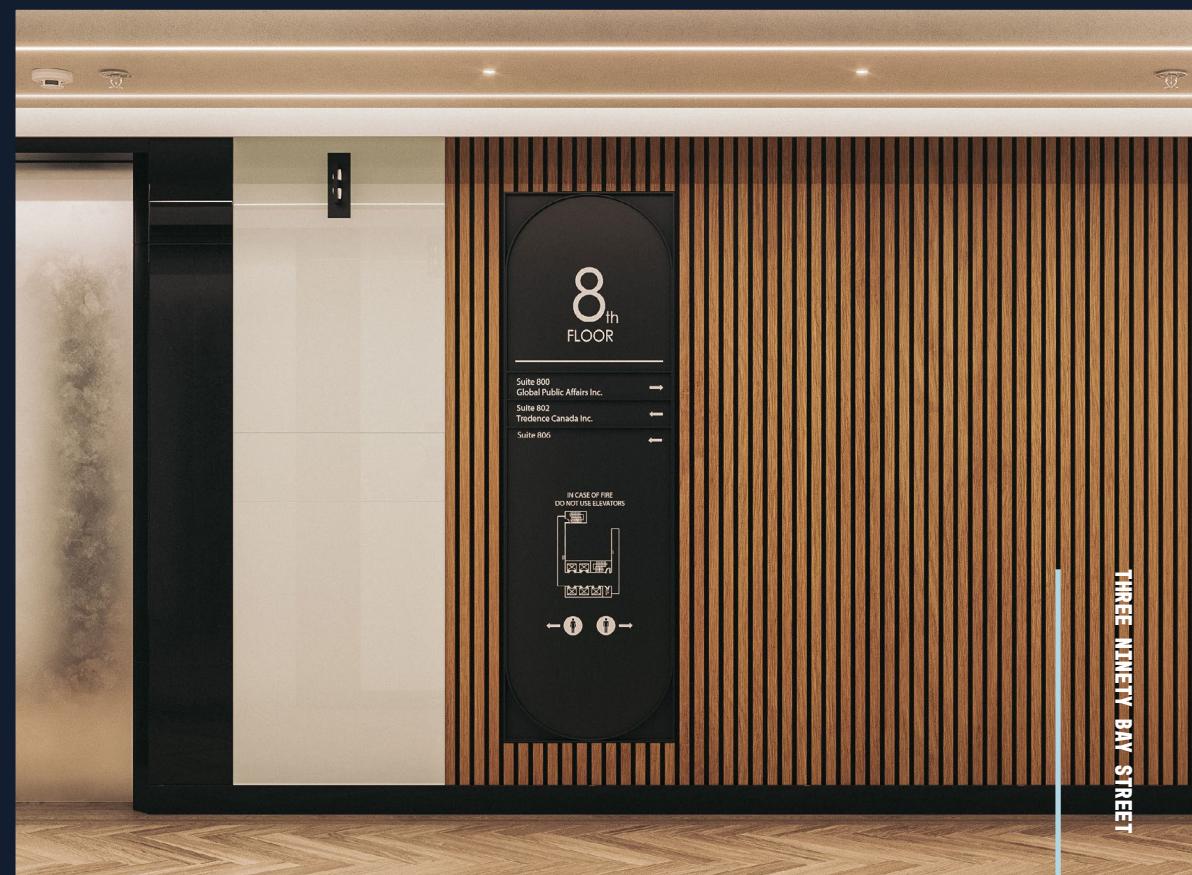
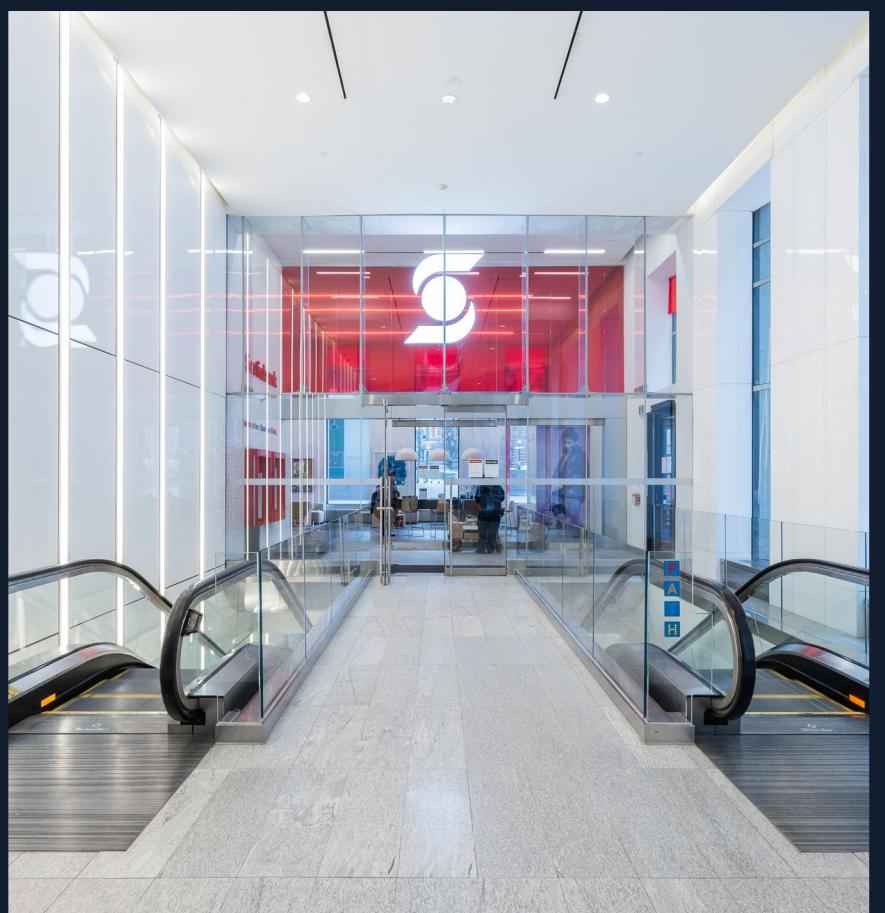
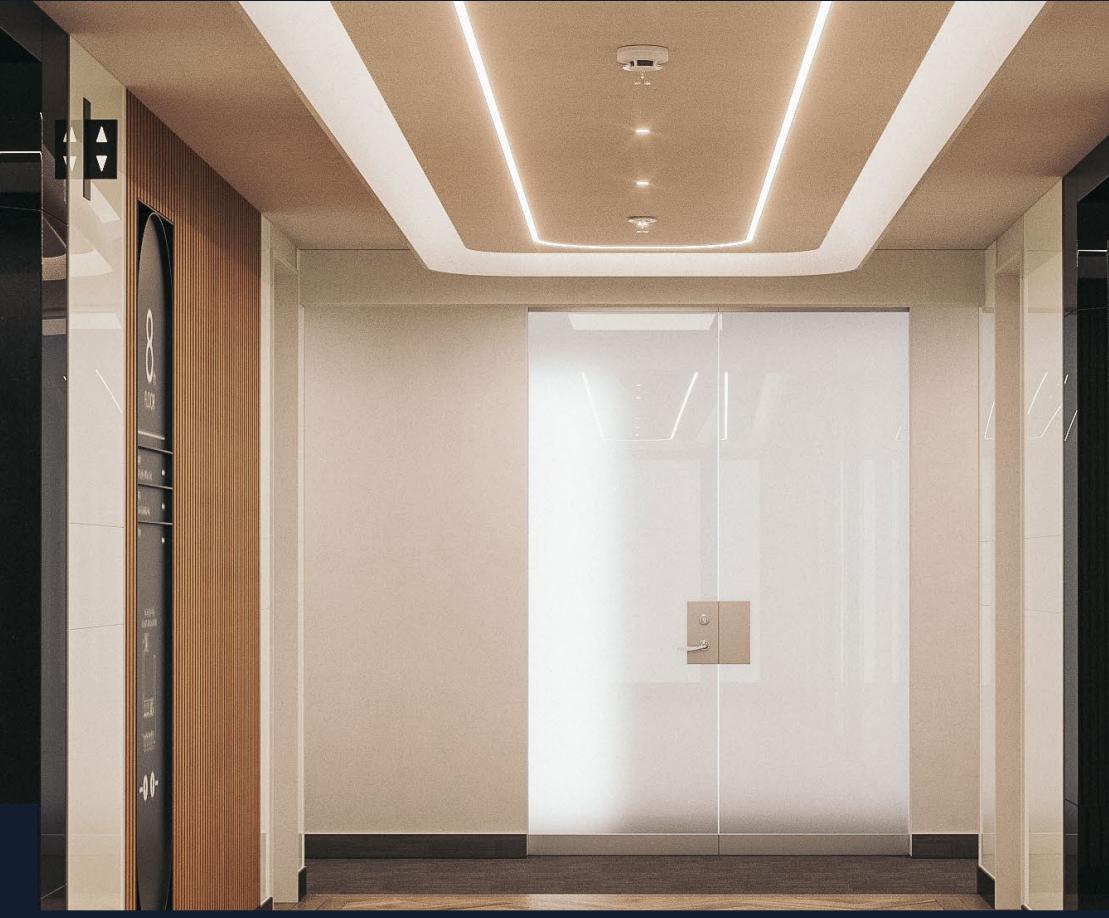
**2025
ADDITIONAL
RENT
\$30.55**

The model suites at 390 Bay Street are strategically designed with modern features and turn-key offerings to help business hit the ground running. This includes private offices, conference rooms, open workspaces, and spacious kitchens, all ready to foster collaboration and productivity.

CONTIGUOUS BLOCK

Suites 500 + 600
18,631 SF





TORONTO AT YOUR FINGERTIPS

Situated at the bustling intersection of Bay and Richmond Street in Toronto's Central Business District, 390 Bay Street provides easy access to a variety of area amenities. Connected to the PATH, tenants can also explore over 1,000 restaurants, shops and services, including the iconic Toronto Eaton Centre - North America's busiest shopping mall.

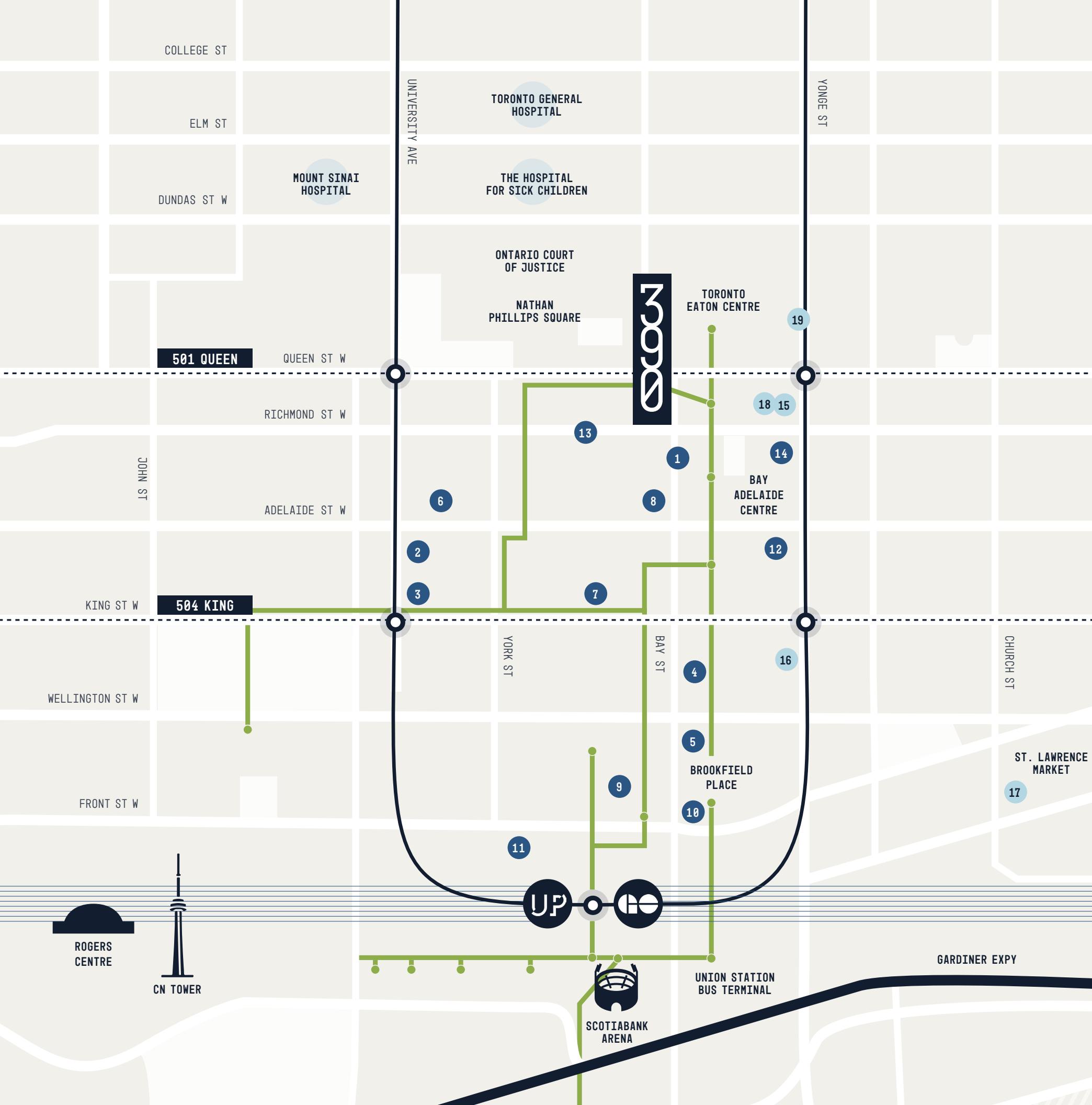
WITHIN 5KM RADIUS

04
MALLS

9
RESTAURANTS

3
HOTELS





ALL ACCESS IN ALL DIRECTIONS

Whether you're traveling by bike, car or public transit, 390 Bay Street makes commuting easy for professionals who value time and flexibility. With dedicated bike parking, convenient access to the Gardiner Expressway and only steps from the TTC subway station, this location offers unbeatable convenience.

MAP LEGEND

- DINING & CAFE
- RETAIL
- TTC SUBWAY
- 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 FIFTH AVENUE |
| 9 MOS MOS | 19 EATON CENTRE |
| 10 CHOTTO MATTE | |



| | |
|----|------------------------|
| 03 | QUEEN SUBWAY STATION |
| 03 | TORONTO EATON CENTRE |
| 05 | TORONTO CITY HALL |
| 11 | THE TORONTO COURTHOUSE |
| 08 | UNION STATION |
| 09 | YONGE-DUNDAS SQUARE |

MIN
WALK

| | |
|-----|---------------|
| 100 | WALK SCORE |
| 91 | BIKE SCORE |
| 100 | TRANSIT SCORE |

AREA
SCORE

HARNESS TORONTO'S TALENT

In the heart of Toronto's Financial District, 390 Bay Street provides access to a diverse, well-educated talent pool. Surrounded by top institutions and a dynamic workforce, companies can leverage the expertise and energy driving success in Toronto's ever-evolving economy.

TOTAL POPULATION

319,955

MEDIAN HOUSEHOLD INCOME

\$79,344

MEDIAN AGE

36

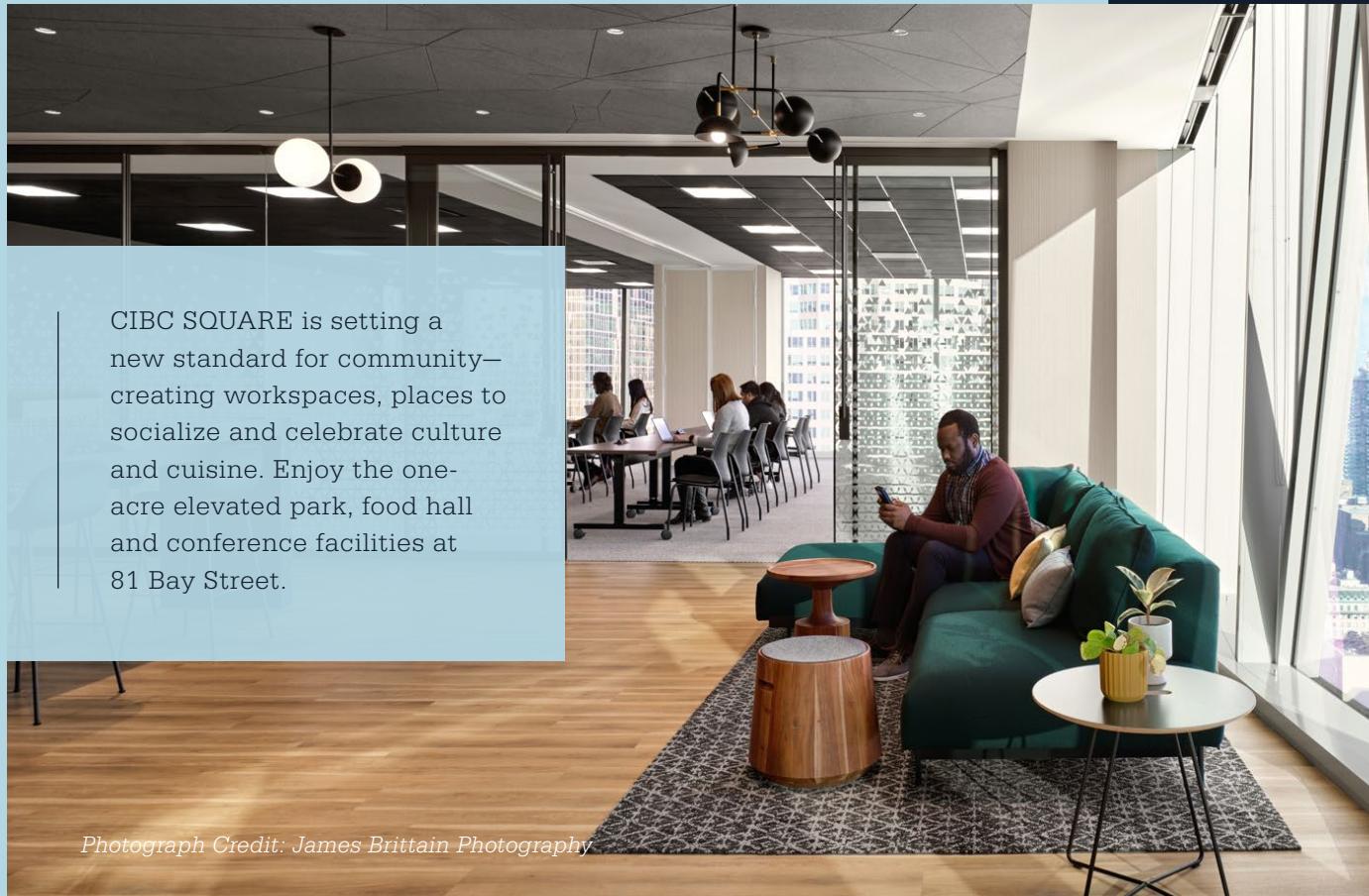
EMPLOYMENT RATE

64%

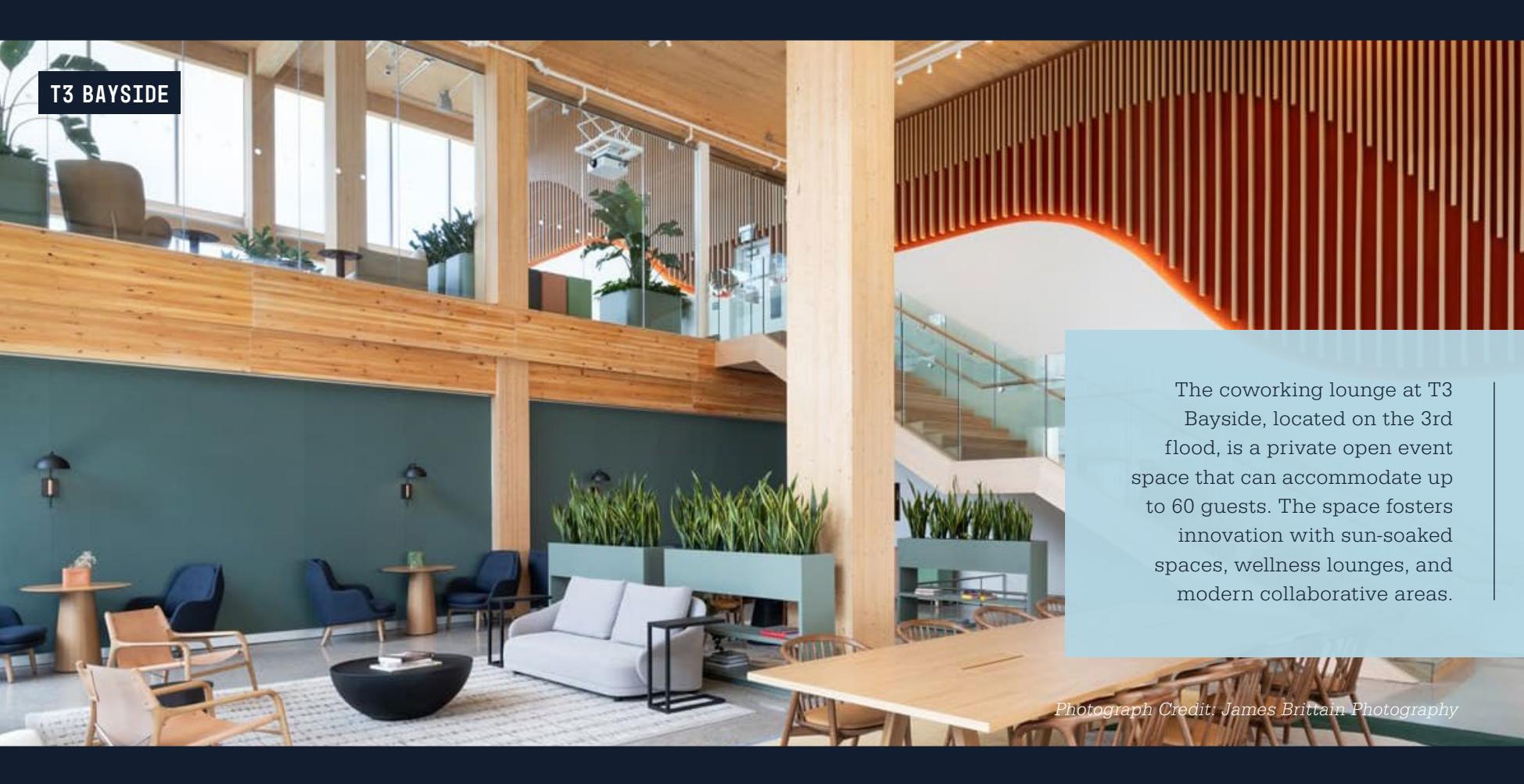
EXCLUSIVE SHARED SPACES

Unlock a new level of workplace sophistication with exclusive access to cutting-edge amenities at CIBC SQUARE, T3 Bayside and T3 Sterling. From a coworking space designed to host up to 60 guests to a rooftop terrace offering panoramic views of Lake Ontario and Toronto's skyline, these shared spaces foster collaboration and deliver a one-of-a-kind workplace experience.

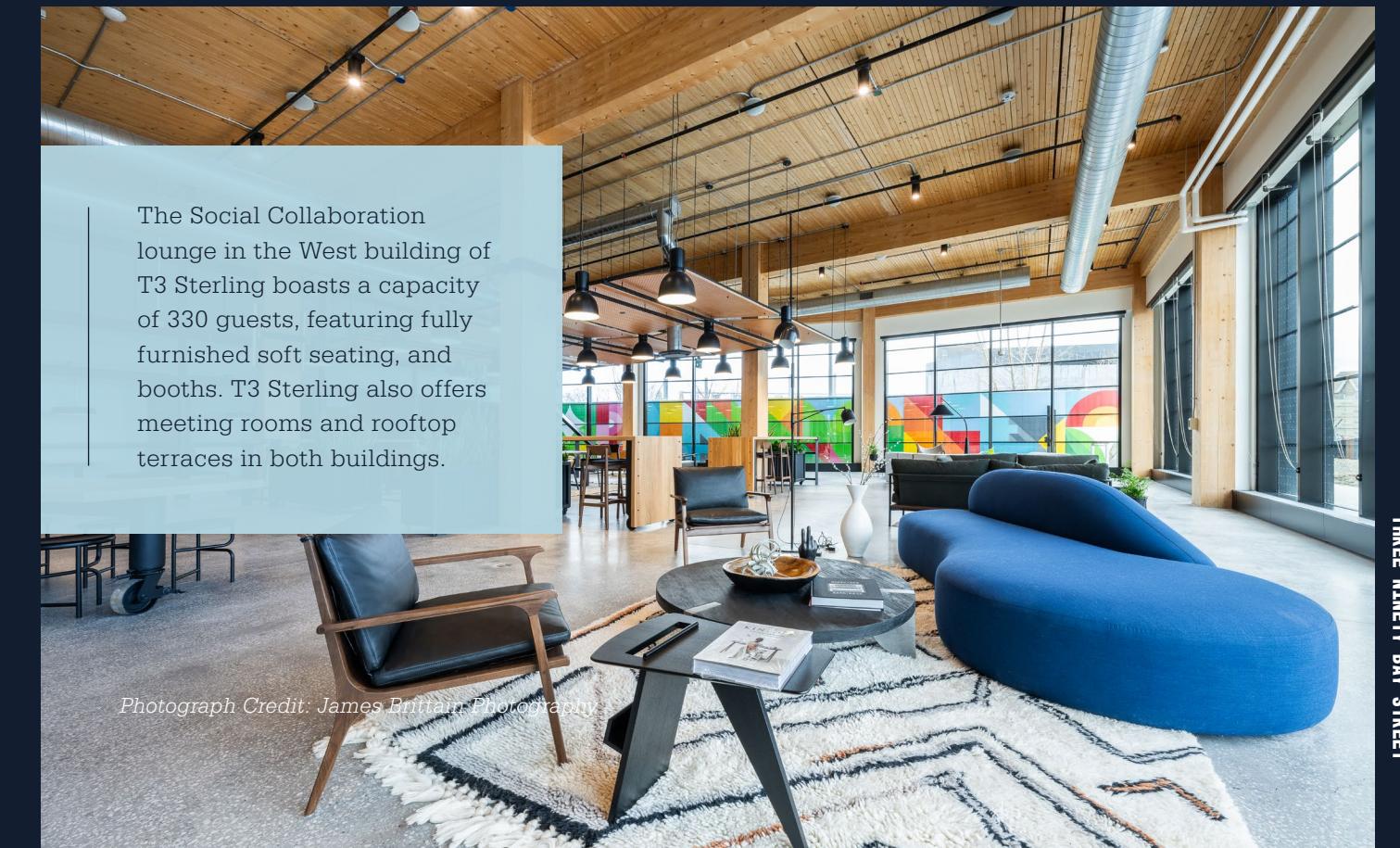
81 BAY STREET AT CIBC SQUARE



CIBC SQUARE is setting a new standard for community—creating workspaces, places to socialize and celebrate culture and cuisine. Enjoy the one-acre elevated park, food hall and conference facilities at 81 Bay Street.



T3 STERLING



EMPOWERED BY OWNERSHIP

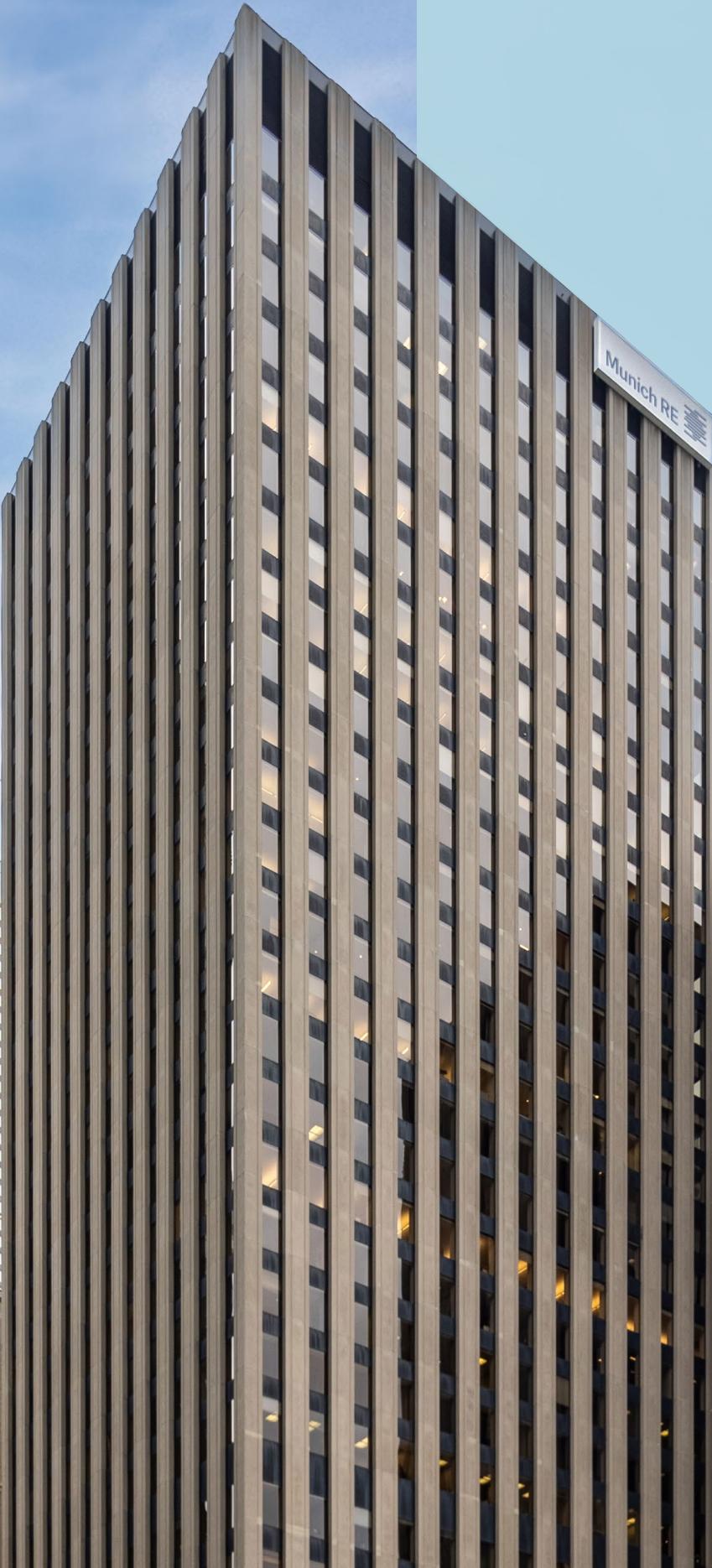
Munich Re Group is a German multinational insurance company based in Munich and is the world's largest reinsurer. Founded in 1880, Munich Re has more than 50 business units worldwide, providing reinsurance coverage for life, health, property, casualty, transport, aviation, space, fire and engineering.

MEAG

A Munich Re company

Through its asset management arm, MEAG, Munich Re manages over \$375 billion in diversified assets, including real estate, overseeing property management and leasing across multiple property types, countries and risk classes.



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