

305

BAY STREET



CUSHMAN &  
WAKEFIELD

WHERE PRIME  
LOCATION MEETS UNRIVALED  
LUXURY

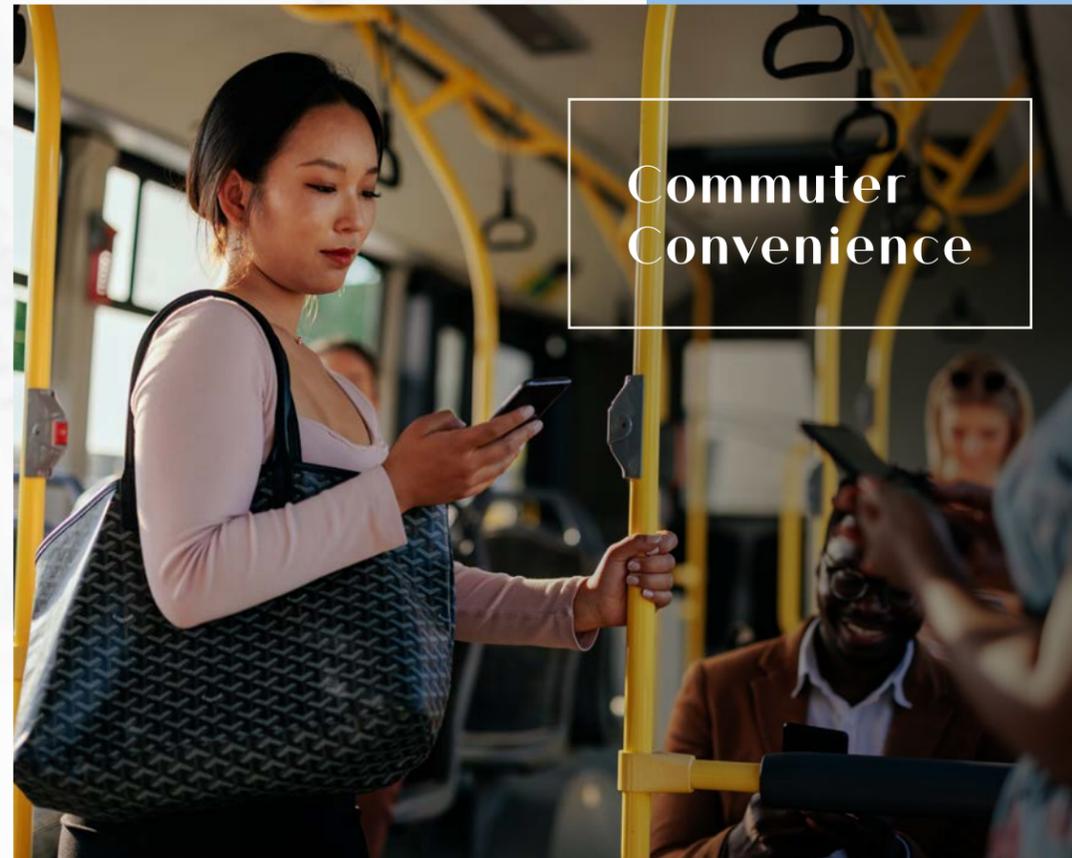


# Boutique Charm Big Potential

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**  
\$32.79 (2025 Est.)



**Commuter  
Convenience**

**Steps from  
the PATH**

**Committed to  
Sustainability**



**Renovated  
Entry**



**Prime  
Financial  
District  
Presence**

**High-Profile  
Retail Nearby**





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
- RETAIL
- TTC Subway
- Streetcar
- Toronto Path Network

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



### 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.

### PATH ACCESS

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

### SUBWAY CONVENIENCE

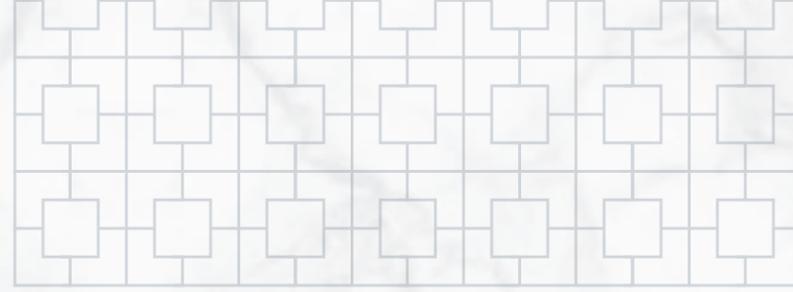
Steps from Queen Station with multiple subway lines for efficient city travel.

### PARKING FACILITIES

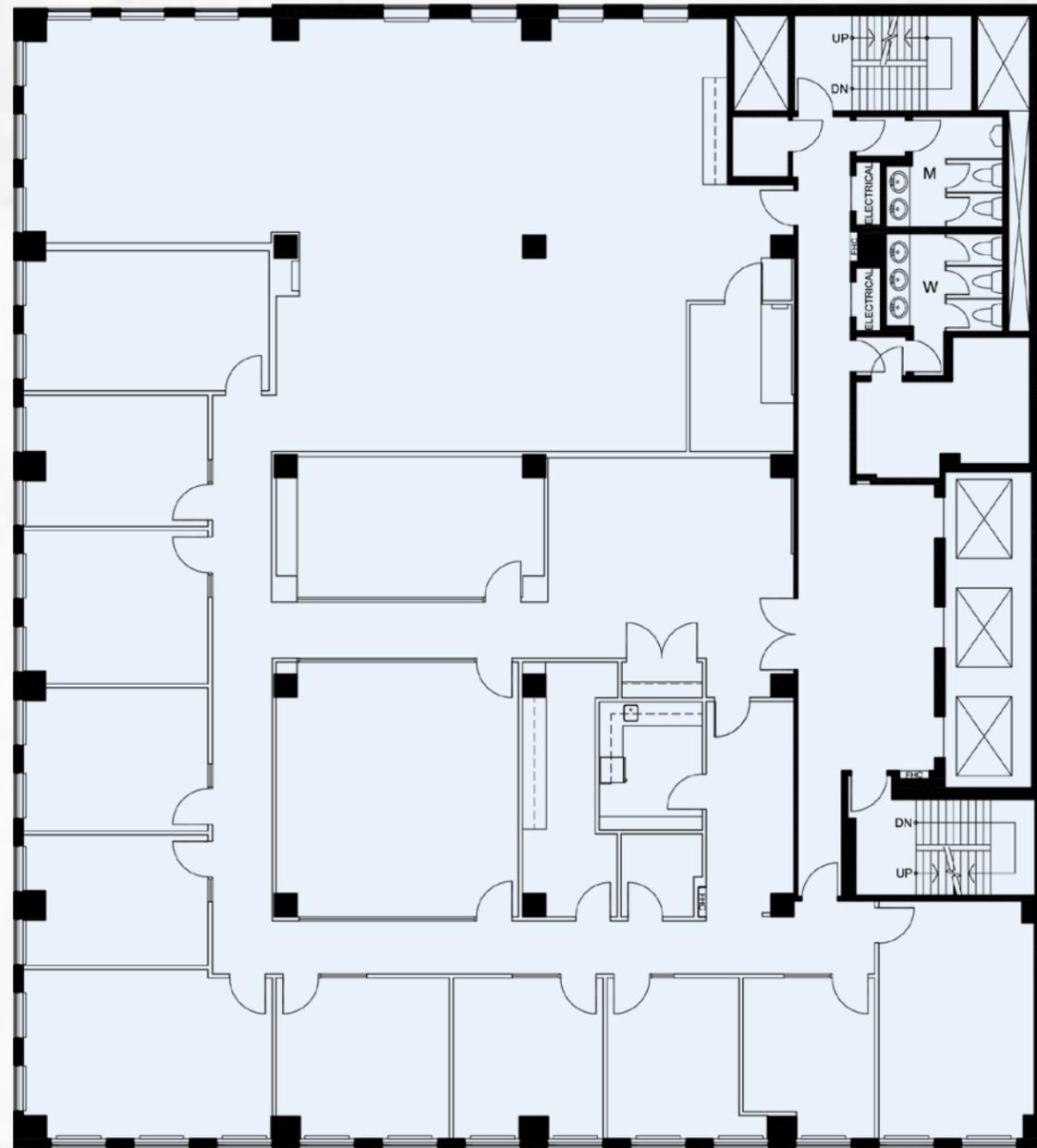
Nearby parking options with ample spaces for tenants and visitors.



# FLOOR PLANS

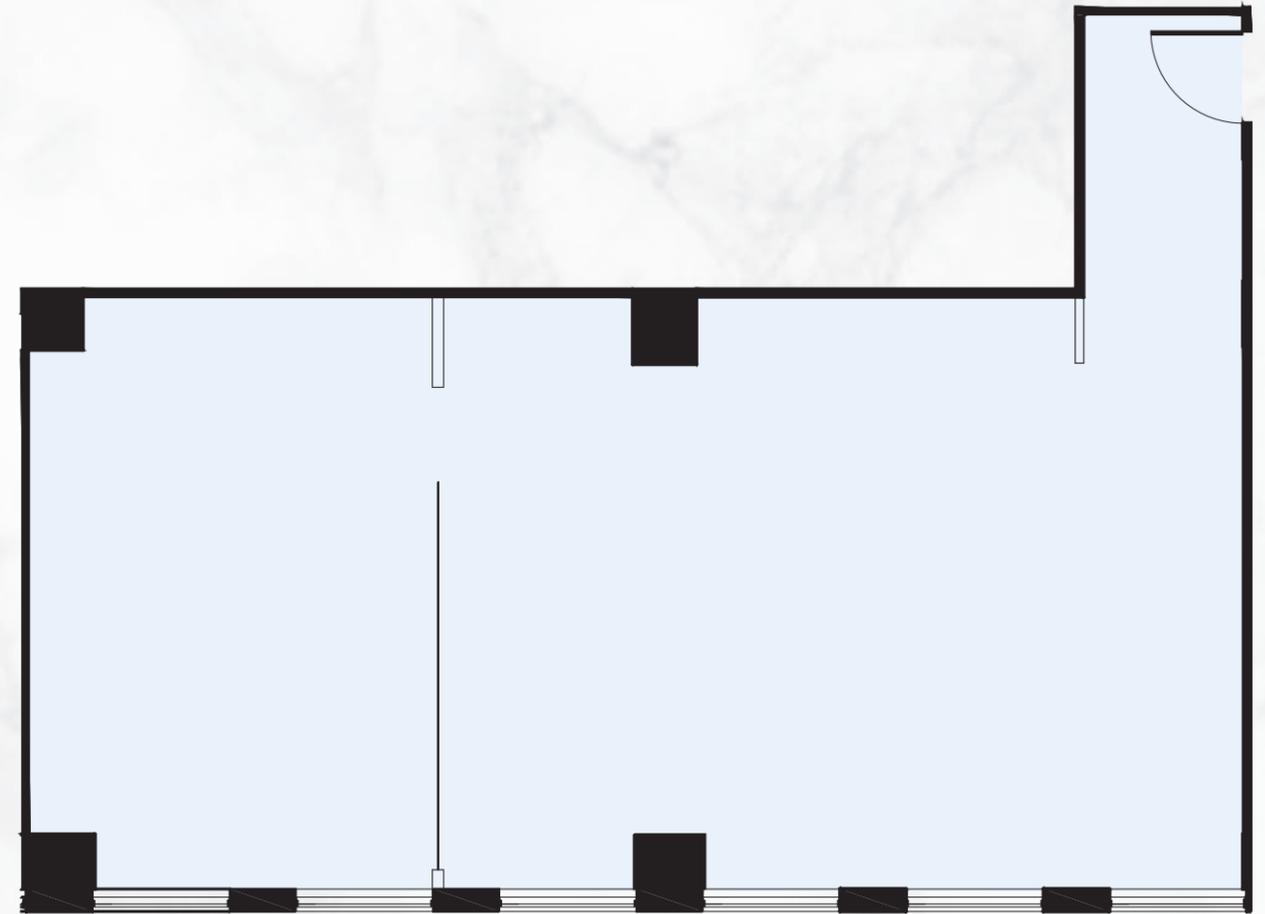


Suite 300 // 8,141 SF



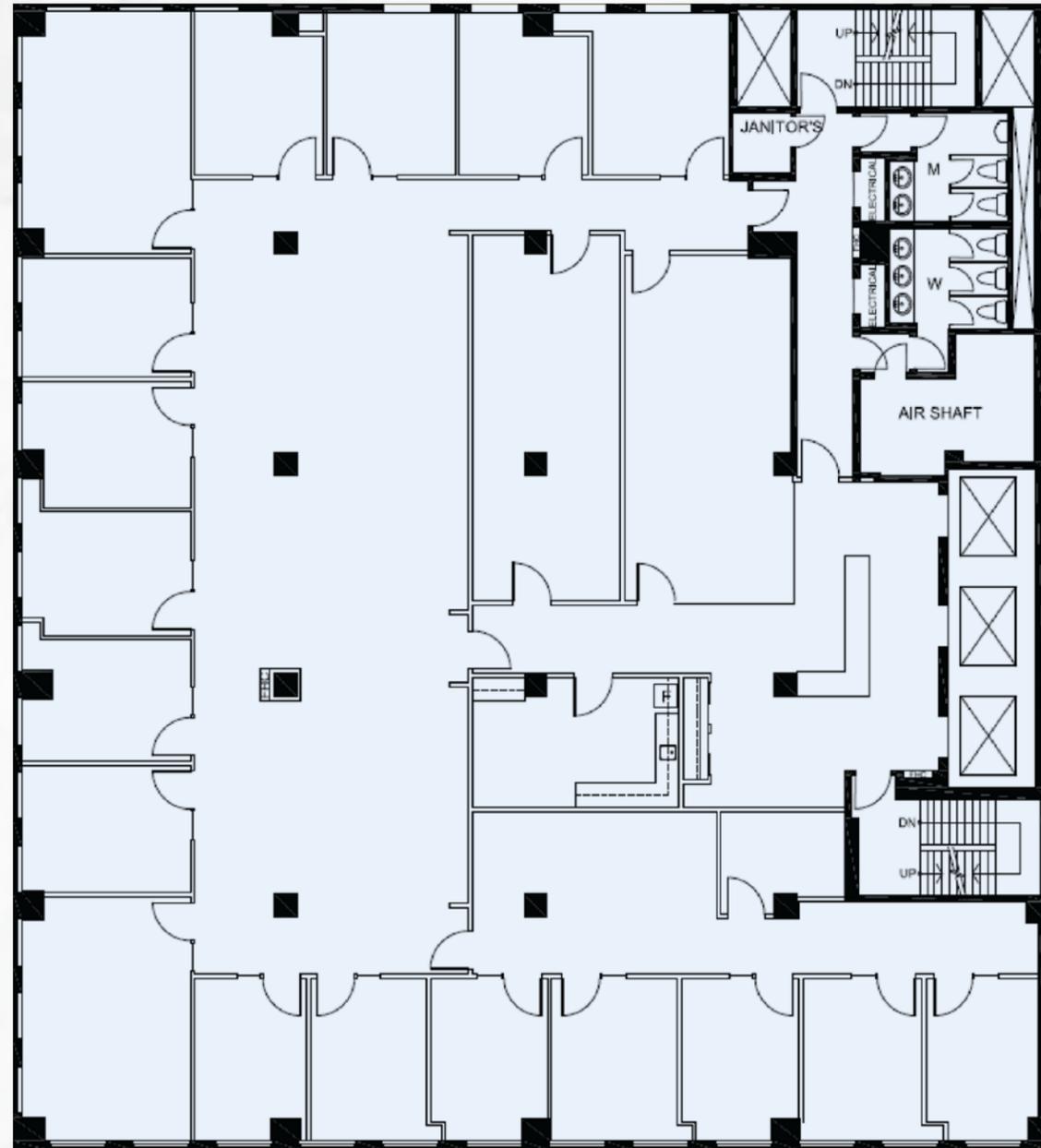
Suite 403 // 1,155 SF

AVAILABLE 7/1/25



# FLOOR PLANS

Suite 700 // 8,136 SF



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

OFFICE SPACE POSSIBILITIES



CONFERENCE-READY SPACE

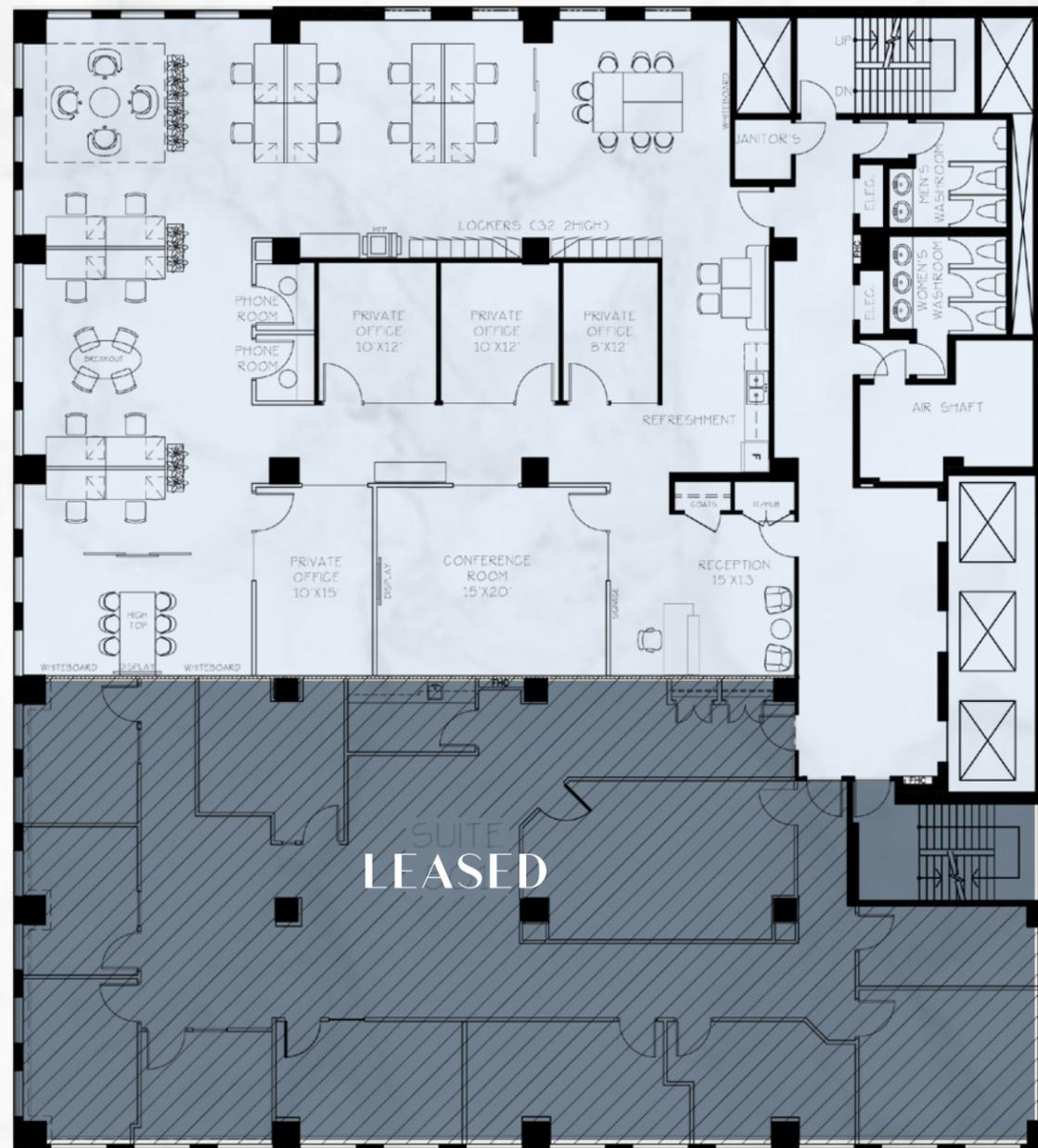


USER-FRIENDLY KITCHEN



# FLOOR PLANS

Suite 500 // 4,356 SF



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





## BAY STREET

FOR MORE INFORMATION, PLEASE CONTACT:

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