



# ASCEND TO HIGHER STANDARDS

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

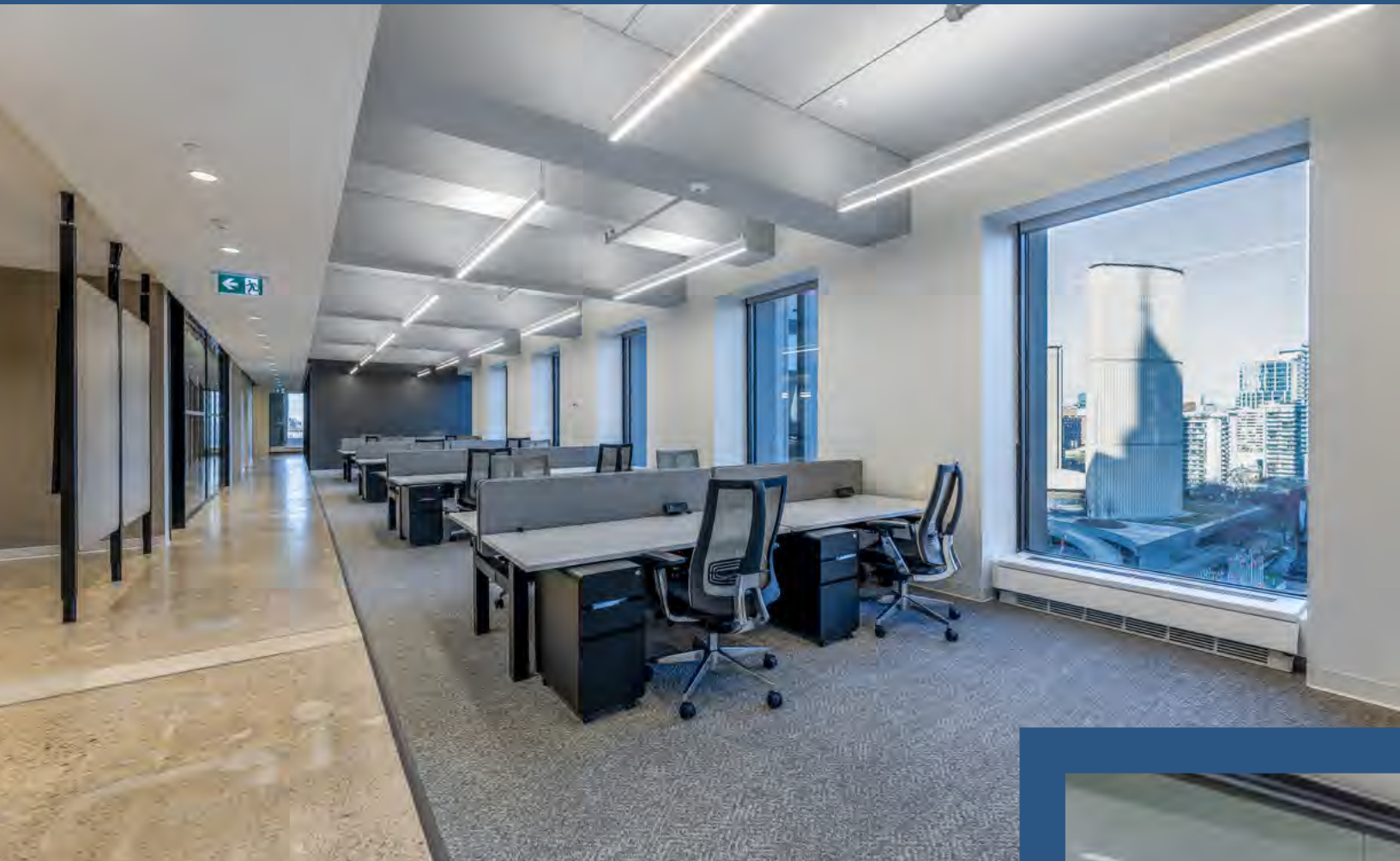


Directly connected to the PATH  
featuring underground access to  
30 km of restaurants, shopping,  
services and entertainment



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.





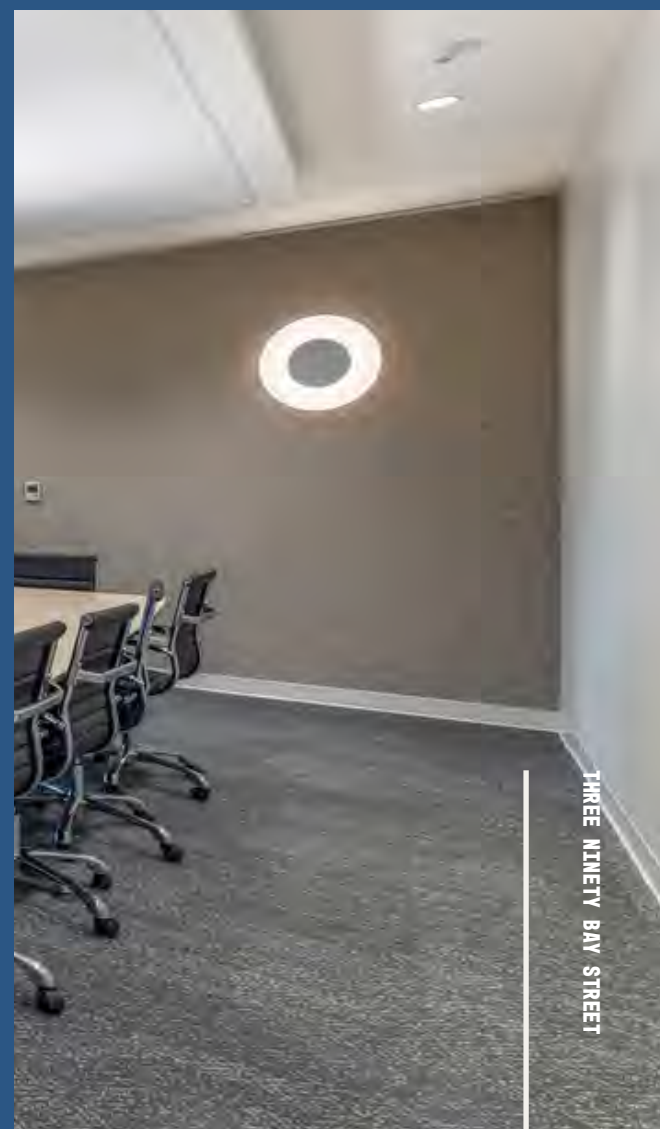
# REIMAGINED WORKSPACES

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

<del>Model Suite 320</del>	1,641 SF	<b>LEASED</b>
Suite 500	12,540 SF	Immediately
Suite 600	6,091 SF	Immediately
Suite 702	3,000 SF	Immediately
Suite 705	1,550 SF	Immediately
<del>Model Suite 710</del>	4,825 SF	<b>LEASED</b>
Suite 802	3,735 SF	Immediately
Suite 905	1,750 SF	Immediately
Suite 1103	821 SF	Immediately
Model Suite 1202	6,963 SF	Immediately
Suite 1205	1,339 SF	Immediately
<del>Model Suite 1600</del>	12,560 SF	<b>LEASED</b>

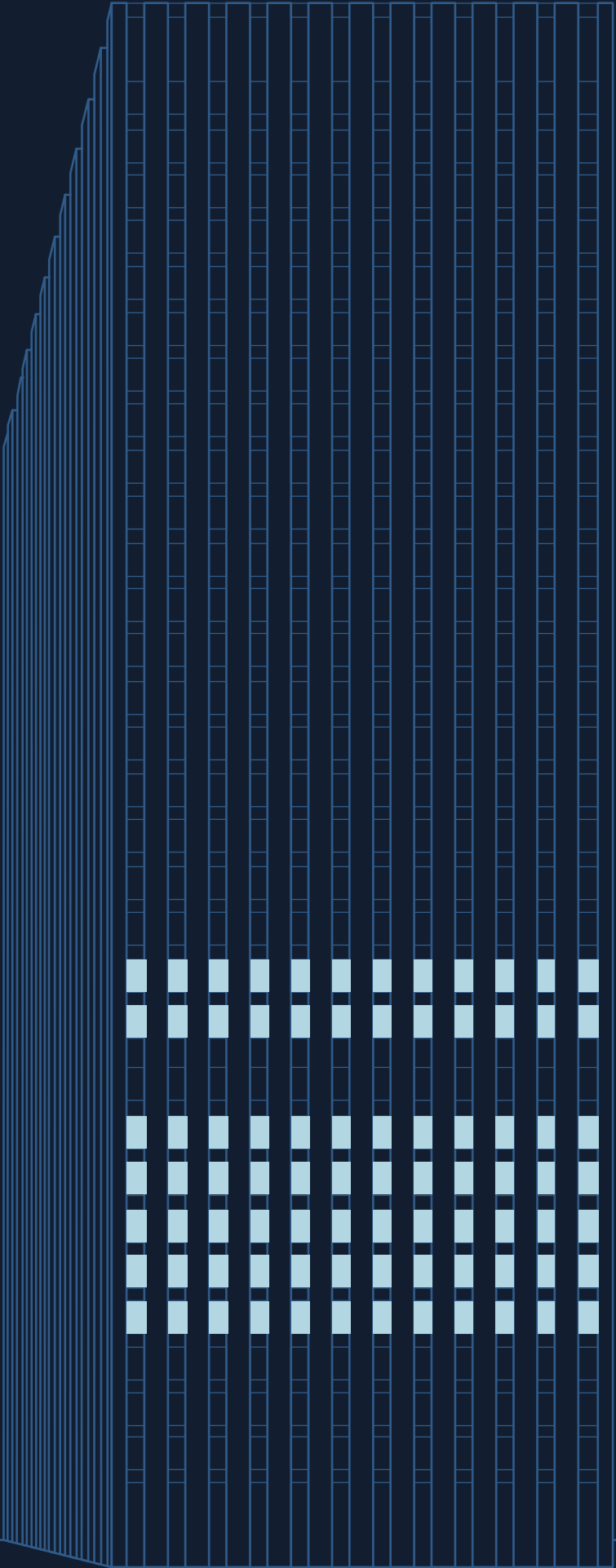
2026  
ADDITIONAL  
RENT  
\$29.35

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.

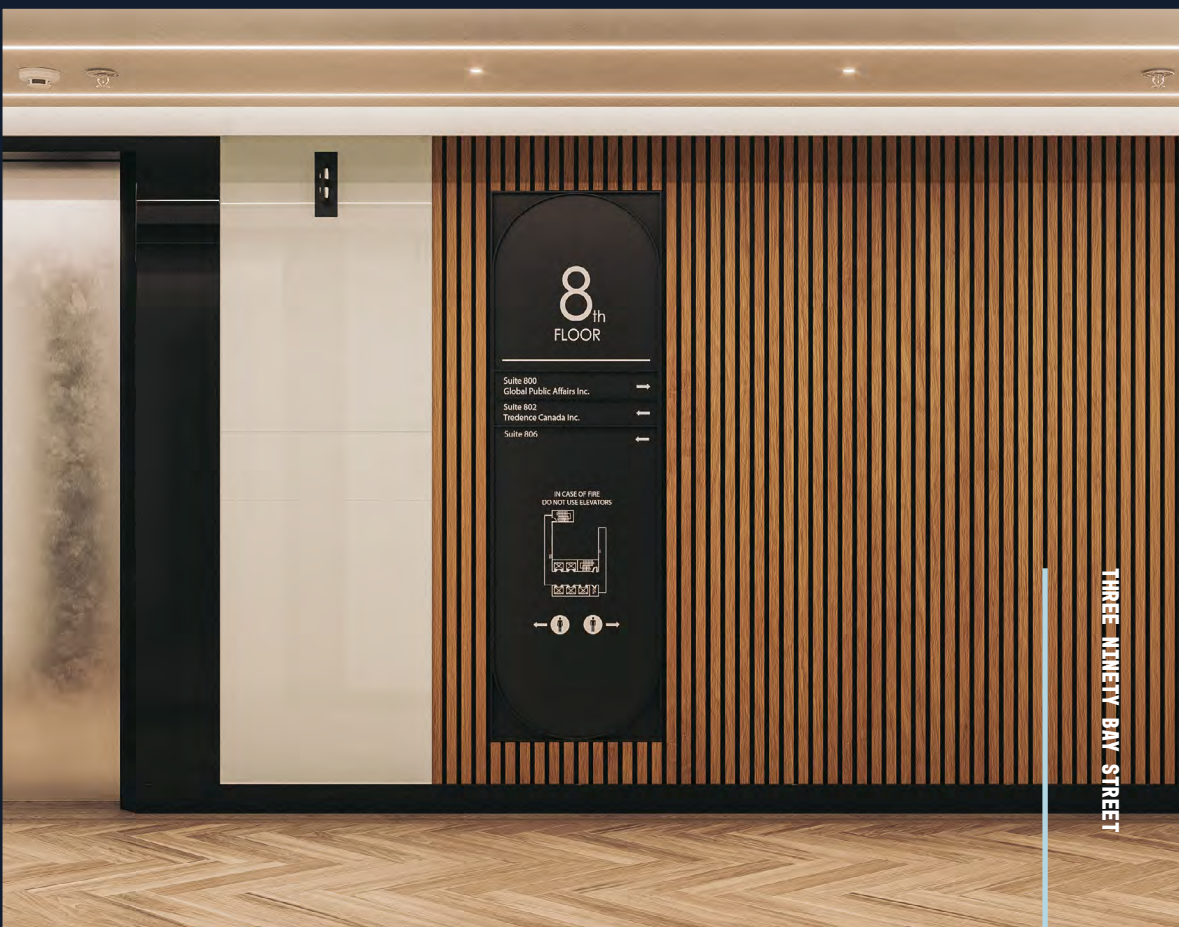
## CONTIGUOUS BLOCKS

Suites 500 + 600  
18,631 SF

Suites 1202 + 1205  
8,302 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



MALLS



RESTAURANTS



HOTELS

390

QUEEN STREET

BAY STREET







# 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

- |   |  |
|---|--|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> HY'S STEAKHOUSE     | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">11</span> STARBUCKS           |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> PIZZERIA LIBRETTO   | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">12</span> LUCIE               |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span> EARLS KITCHEN & BAR | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">13</span> DAPHNE              |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> DINEEN              | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">14</span> RICHMOND STATION    |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5</span> KI MODERN           | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">15</span> HUDSON'S BAY        |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">6</span> CACTUS CLUB CAFE    | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">16</span> SHOPPERS DRUG MART  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">7</span> KING TAPS           | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">17</span> ST. LAWRENCE MARKET |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">8</span> TERRONI             | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">18</span> SAKS FIFTH AVENUE   |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">9</span> MOS MOS             | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">19</span> EATON CENTRE        |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10</span> CHOTTO MATTE       |  |



MIN  
WALK

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

AREA  
SCORE

- 100 WALK SCORE
- 91 BIKE SCORE
- 100 TRANSIT 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.

*Photograph Credit: James Brittain Photography*

## T3 BAYSIDE



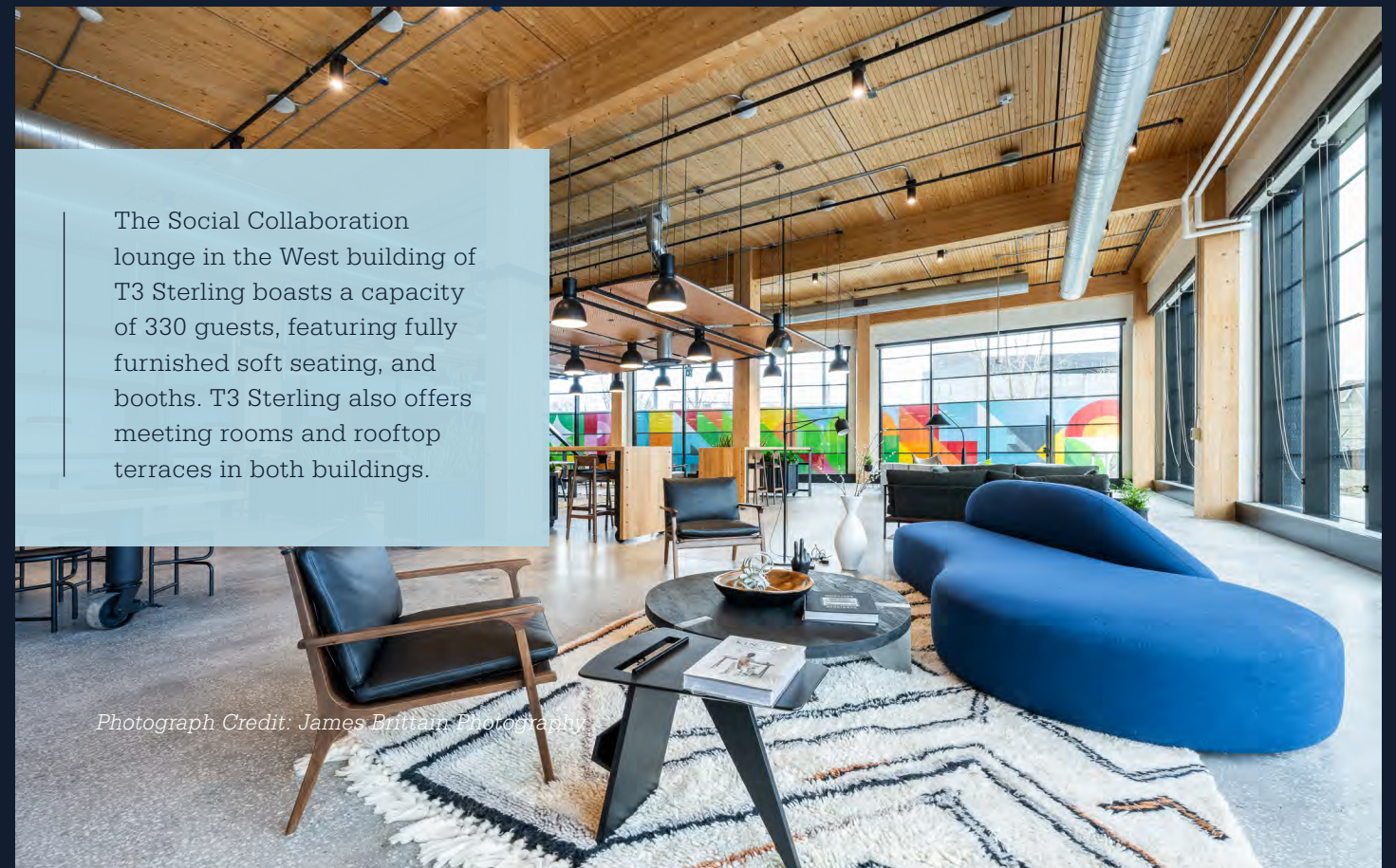
The coworking lounge at T3 Bayside, located on the 3rd floor, is a private open event space that can accommodate up to 60 guests. The space fosters innovation with sun-soaked spaces, wellness lounges, and modern collaborative areas.

*Photograph Credit: James Brittain Photography*

## T3 STERLING

The Social Collaboration lounge in the West building of T3 Sterling boasts a capacity of 330 guests, featuring fully furnished soft seating, and booths. T3 Sterling also offers meeting rooms and rooftop terraces in both buildings.

*Photograph Credit: James Brittain Photography*





# 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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**390 BAY STREET TORONTO**