

TORONTO —

330 Bay St.

REFINED SPACES
FOR WORK & PLAY



DREAM
COLLECTION
FINANCIAL DISTRICT

THE BUILDING —

330 Bay St.

Nestled in Toronto's financial core, this 1925 building features the elegant finishes of the 20s with all the amenities and conveniences of today. Situated around the corner from the Eaton Centre and just minutes from hotels, restaurants, cafes, shopping and the PATH system, 330 Bay Street provides tenants access to all that downtown Toronto has to offer.

Building specs

Size	167,184 SF
Year built	1925
Number of floors	16
Operating costs	\$21.81 (PSF/YR)
Realty tax	\$8.19 (PSF/YR)
Total additional rent	\$30.00 (PSF/YR)

[Learn more](#) ↗



Leasing opportunities

Suite	SF	Availability	Notes
220 ↗	1,824	Immediate	Suite built out with 2 private offices, 1 meeting room, 1 large boardroom, kitchenette and open space.
300 ↗	13,347	Immediate	Full floor suite in base building condition with view overlooking atrium. Take virtual tour ↗
408 ↗	2,939	Immediate	Suite built out with reception area, boardroom, meeting room, 3 private offices, open area and servery.
501 ↗	3,023	Immediate	Suite built out perfectly for a professional services use with a reception area, several perimeter offices, a boardroom, kitchenette and storage area. Contiguous with suite 507.
507 ↗	2,279	May 2022	Suite built out with reception area, 4 large office, 1 boardroom, small open area and kitchenette. Contiguous with suite 501.
510 ↗	1,393	Immediate	Office space available for lease.
600 ↗	1,693	Immediate	Nicely built out with reception area, kitchenette, IT, 2 meeting rooms and open space for workstations. Directly contiguous with suite 612 for 4,147 SF, as well as suite 612 and 610 for a total of 8,532 SF.
610 ↗	4,385	Immediate	Open ceiling suite built out with reception area, 2 meeting rooms off the reception, 4 large rooms, open area, cafe area and server room. Directly contiguous with suite 612 for 6,839 SF. Also contiguous with both suite 612 and 600 for a total of 8,532 SF.
612 ↗	2,454	Immediate	Built out with reception, 6 offices, a boardroom, open area, printing/storage area and kitchenette. Contiguous with suite 600 for 4,147 SF. Also contiguous with suite 610 for 6,839 SF. All 3 suites can be combined to create a total of 8,532 SF.
820 ↗	4,995	Immediate	Suite built-out with reception area, meeting room, boardroom, 5 private perimeter offices, 3 meeting rooms, servery and large open area.
900 ↗	12,342	Immediate	Full floor opportunity. Built out with perimeter offices, meeting rooms and open office area. Take virtual tour ↗
1100 ↗	1,912	Immediate	Unique office space in base building condition with ample natural light.
1300 ↗	3,168	July 1, 2022	Built out with reception area, 7 private offices, boardroom, kitchenette, IT room and open space.
1502 ↗	849	Feb 1, 2022	Built out with reception, 2 private offices and open area.

[View floor plans & photos](#) [↗](#)

Amenities

Onsite amenities

- Mercatto
- Rogers Wireless

Nearby amenities

- PATH
- Eaton Centre
- Restaurants
- Banking/Fitness

Features

- Public transit surface route
- 8'6" ceiling height (slab to T-bar)
- Fibre Optic Capability
- Satellite Dish Capability
- HVAC Dist System: ceiling ducting/plenum return/perimeter radiant heating
- Fire Detection System
- Sprinkler System
- Manned Security

Sustainability & certifications



Boma Best Certified Silver



WELL Health and Safety Rated 2021

Extras

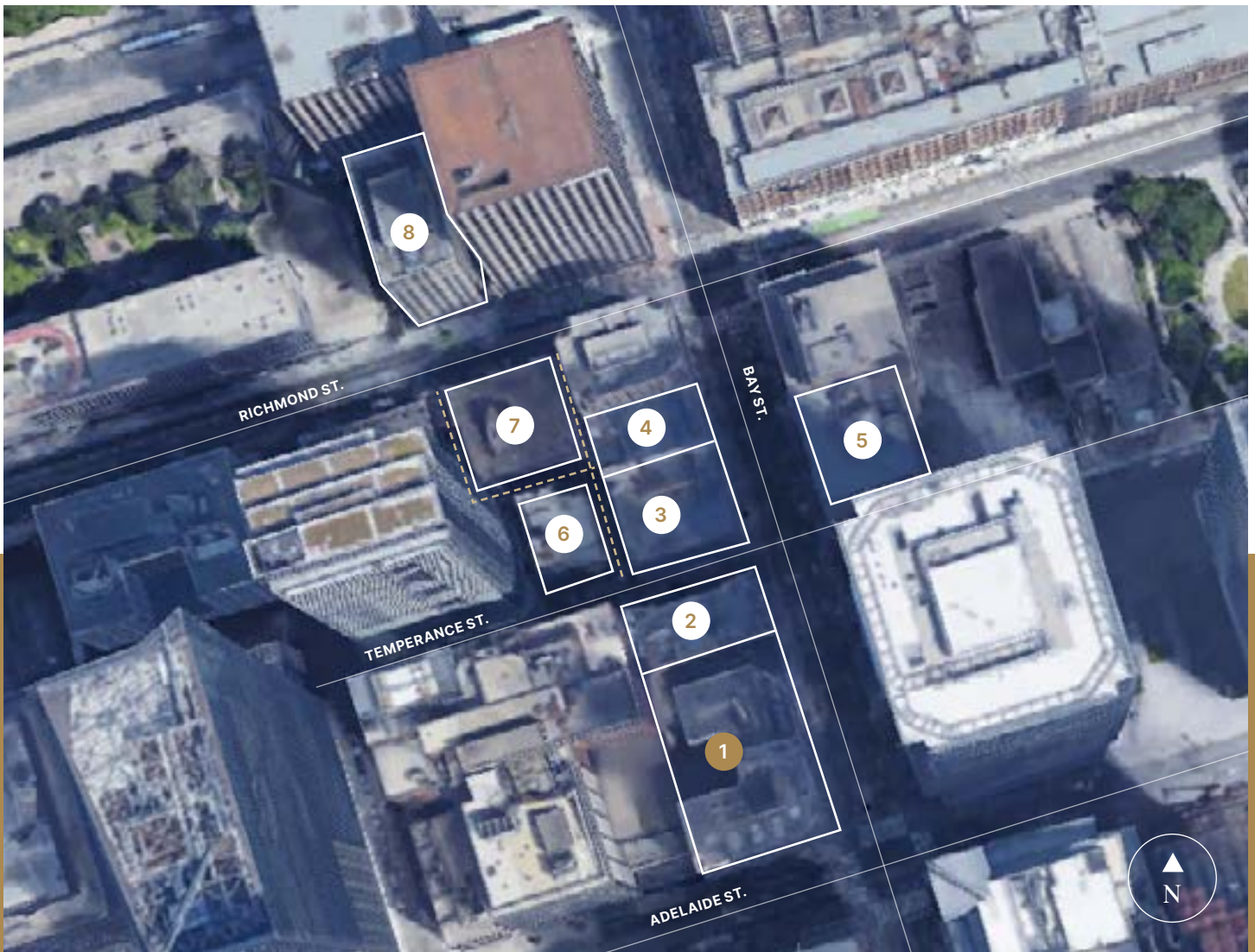
- Exclusive underground parking available at 70 Temperance for \$450/month



A prime location

80 Richmond is perfectly positioned in the centre of commerce, culture and the vibrant financial core.

- 1 330 Bay
- 2 350 Bay
- 3 360 Bay
- 4 366 Bay
- 5 357 Bay
- 6 56 Temperance
- 7 67 Richmond
- 8 80 Richmond
- The Alleyway





DREAM
COLLECTION
FINANCIAL DISTRICT

DREAM COLLECTION —

The past is present & the future is here

The Dream Collection is a historic portfolio of office and commercial space unlike anything seen before. Dream Office has invested over \$50M into ~550,000 SF of our Dream Collection Financial District assets within a 1-block radius, in order to reposition our portfolio into a luxury boutique office offering. Every detail amplifies each building's character, from lighting to acoustics, lobbies to elevators.

A thriving hub of connection and collaboration, our remarkable Alleyway project unites eight dynamic Bay Street buildings that together redefine the Financial District as more than a place of business, but as a vibrant oasis designed to create a more intimate and interconnected community.

[Learn more about Dream Collection](#) ↗



The Alleyway



LOCATION —

Best in class proximity

- | | | | |
|---|-------------------------|----|--|
| 1 | CF Toronto Eaton Centre | 8 | City Hall |
| 2 | Fairmont Royal York | 9 | The St. Regis |
| 3 | Shangri-La | 10 | 80 Richmond –
Closest PATH entrance |
| 4 | Scotiabank Arena | 11 | Adelaide Club |
| 5 | St. Lawrence Market | 12 | Cambridge Club |
| 6 | Meridian Hall | 13 | Equinox |
| 7 | Ryerson University | | |

34 min.

To Pearson International
via UP Express

9 min.

Drive to Billy Bishop Airport

5 min.

Walk to King Station

98

Walk score

100

Transit score

89

Bike score



IMPROVING YOUR EXPERIENCE —

Recent improvements to your office experience

With great detail we have proudly transformed the tenant experience at 330 Bay by renovating the lobby and washrooms to a boutique luxury standard. On the façade, decorative architectural lighting has been added to highlight the building's unique characteristics.

In addition to aesthetic improvements, we are modernizing the building's energy efficiency and core systems to be more responsive to your needs while simultaneously minimizing costs.

Facade repairs & renovations

Substantially repair the exterior facade and improve overall aesthetics.

Lobby enhancements

Provide a more enhanced sense of arrival in our buildings with better finishes and market leading design.

Washroom revitalization

Renovate the washrooms in a considered and timeless fashion.



Updated lobby



Updated washroom



Updated elevators

The Dream experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) ↗

Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.

Our enhanced standards in dealing with COVID-19

We are making space and services updates to maintain hygiene safety and physical distancing best practices in **10 ways**.

1 Public spaces

Increased frequency of sanitization in all high touch point areas to effectively disinfect; lobby, entrances, and elevators.

2 Cleaning

Applied stringent practices around sanitization, disinfection and cleaning which now includes medical grade cleaning products. We have specially trained COVID-19 cleaning teams on standby should there be an identified case in our buildings.

3 Supplies

Our service team will monitor supplies to ensure that proper hygiene can be met to help reduce the spread of infection.

4 Behavioural & directional signage

We have added floor markers and signage in our lobbies, elevators, and washrooms to provide an extra level of precaution.

5 Physical distancing

We're encouraging anyone who enters our buildings to be aware of their surroundings and maintain a 6 foot distance at all times.

06 Sanitization

We have placed hand sanitizing stations in all of our lobbies.

7 Building & employee PPE

All customer facing Dream Employees will be required to wear Personal Protective Equipment including a face mask and gloves while conducting their daily tasks to ensure the safety of themselves, and those around them.

8 HVAC

Indoor Air Quality checks have been conducted throughout the building and water systems have been flushed and are ready for daily use.

We are also upgrading filters to MERV 13 and implementing a new operational checklist to ensure we run the building as efficiently as possible as you begin phasing back into the office.

9 Tenant requested cleaning services

Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

10 Spectrum Antimicrobial

We're using Spectrum Bio Clean System on all common area, high touch surfaces to keep you safe. It uses an environmentally friendly solution to disinfect and eliminate 99.9% of all viruses and bacteria. This system provides continuous protection against microbes for up to a year.

[View building specific COVID-19 info](#) ↗





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