



DREAM  
COLLECTION  
FINANCIAL DISTRICT



LEASING OPPORTUNITY -

# 366 Bay

Prime retail space in the  
heart of downtown Toronto

## ABOUT THE BUILDING—

# The perfect location for your business

366 Bay Street is a building for those that respect history, appreciate architecture and design, want to execute on a vision, and make a statement with their retail space.

Built in 1959 by Central Guaranty Trust as their head office, no expense was spared in creating this stunning mid-century modern design. 366 Bay was one of the first buildings constructed after Hurricane Hazel, going above and beyond during this early reactionary period delivering one of Canada's earliest boutique office buildings in Canada.

366 Bay is currently undergoing a number of renovations that are invested in restoring the original charm and character of this ideally located building. Dream takes a very long term view of our buildings – we are preparing this building for the next 100 years. We believe that great spaces are where great ideas are created.





A NEW VISION -

# Dream Collection Financial District

The Dream Collection Financial District portfolio of office buildings is breathing new life into the downtown core with architectural improvements, new boutique hotel-inspired interiors, adopting leading technology and best-in-class client service. Its crowning jewel will be The Alleyway, a historic, picturesque outdoor retail area. This historic outdoor gathering spot will be a vibrant oasis designed to create a more intimate and interconnected community.

366 Bay is at the centre of the Dream Collection transformation with direct access to The Alleyway, culture and pedestrian animation.





## THE AREA -

# At the centre of the Financial District

Eight signature buildings and a restored historic alleyway bring vibrant new life to the city's core with 366 Bay at its centre.

- |                           |                      |
|---------------------------|----------------------|
| 1 CF Toronto Eaton Centre | 5 Scotiabank Arena   |
| 2 Scotia Plaza            | 6 St Lawrence Market |
| 3 Commerce Court          | 7 Meridian Hall      |
| 4 Brookfield Place        | 8 Ryerson University |
|                           | 9 City Hall          |

## Dream Collection

- 10 330 Bay
- 11 350 Bay
- 12 360 Bay
- 13 **366 Bay**
- 14 357 Bay
- 15 56 Temperance
- 16 67 Richmond
- 17 80 Richmond





## LOCAL AMENITIES-

# Ideally located

366 Bay Street is steps to notable establishments, culture, commerce and public spaces.



1. St. Regis Hotel / 2. Bay/Adelaide Centre /  
3. Toronto Eaton Centre / 4. Shangri-La / 5. City Hall

## THE SPACE -

# An opportunity to curate the perfect retail experience

The open-concept retail space comes to life through its large picture windows that usher in the light and energy from Bay Street.

±2,390 +/- USF total retail GF | ±2,590 +/- USF total retail B1 | ±17'-4" slab to slab ceiling height | ±18'-8" frontage on Bay St.





# Suite GF

±2,590 SF

Excellent retail opportunity with  
direct presence on Bay St.

## Operating costs

\$20.26/sf

## Realty tax

\$8.63 /sf

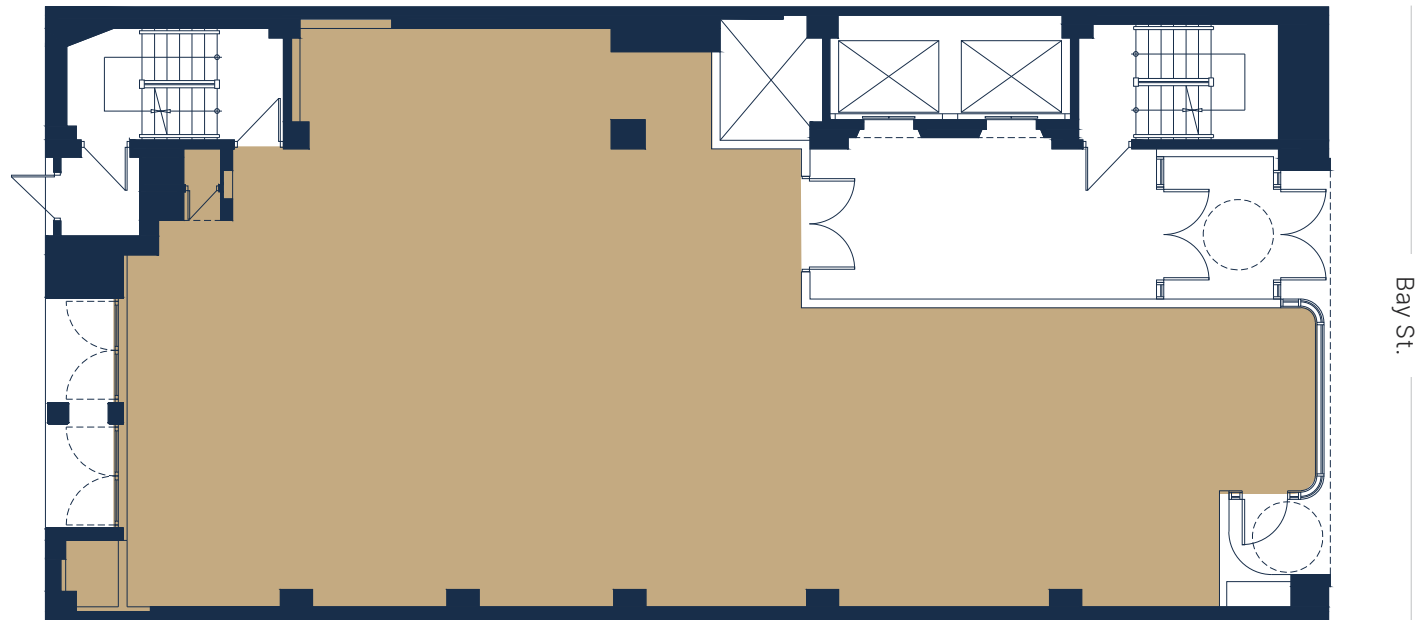
## Total additional rent

\$28.89 /sf

## Negotiable rate (PSF/YR)

## Available

Spring 2022



# Suite B1

±2,590 SF

Premier retail opportunity on  
Bay Street in the centre of the  
Financial District.

## Operating costs

\$20.26/sf

## Realty tax

\$8.63 /sf

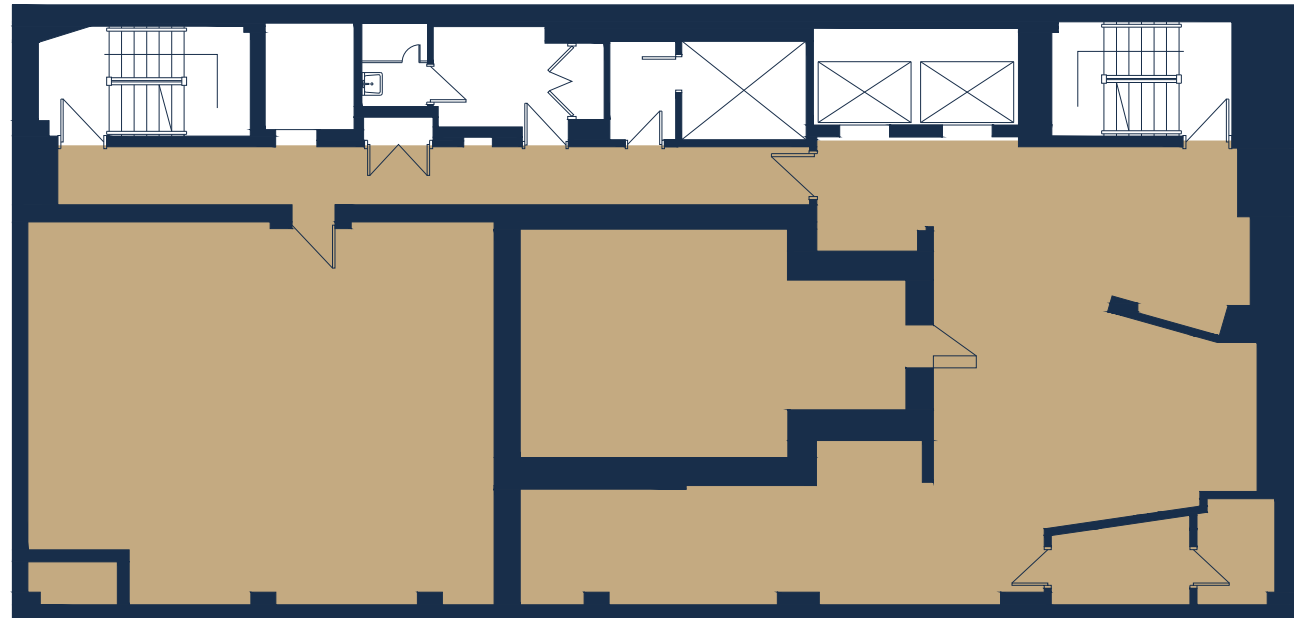
## Total additional rent

\$28.89 /sf

## Negotiable rate (PSF/YR)

## Available

Spring 2022



Bay St.





# 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**.

Proud to have made  
The POST Promise



## 01 Public spaces

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

## 02 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.

## 03 Supplies

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

## 04 Behavioural & directional signage

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

## 05 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.

## 07 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.

## 08 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.

## 09 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.



## A bold new concept for life at work

Taking inspiration from Toronto's rich history and influence from its' incredibly promising future, the Dream Collection is a historic portfolio of commercial and office space unlike anything seen before.


The past is present and the future is here.

We are committed to a better tenant experience.

Combining cutting-edge technology with an innovative customer service experience, we provide instant, customized support around the clock, ensuring our tenants remain at the top of their game and at the forefront of their industries.

[\*Learn more about Dream Collection\*](#) ↗





PROPERTY MANAGEMENT TEAM —

# 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 web enabled 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 the community around them and brings together everything from building notifications, events, exclusive discounts and special neighbourhood programming.

[\*Download the Dream+ App\*](#) ↗

## Seamless online payments

Making constant bank runs and cheque handling a thing of the past, our custom dreamConnect payment solution enables tenants to make instant online payments and bank transfers quickly and securely.

[\*About DreamConnect\*](#) ↗

## ABOUT US -



Dream has a long history of building better communities and enhancing the lives of the people who live and work in them.

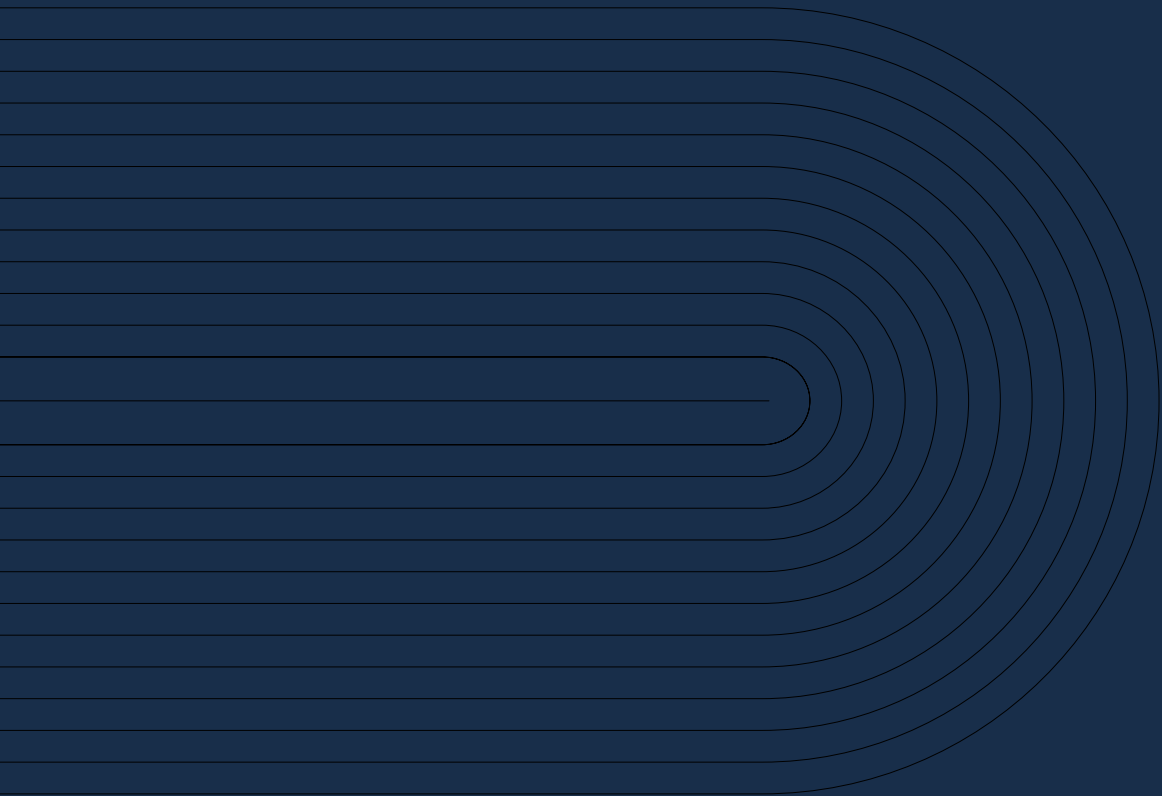
We are committed to developing sustainable real estate that optimizes energy use, limits greenhouse gas emissions, and reduces water use and waste while also creating resiliency against natural disasters and major climatic events.

Whether working with the best known national and international retailers, or with independent boutiques and local businesses, we strive to ensure every retail tenant will improve the quality of life of those who work and live in the wider community.

Drawing from decades of experience in retail development and management across every corner of Canada, we work tirelessly to deliver a seamless tenant experience, with customized support and innovative technology to keep you ahead of the game.







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*Renderings are artist's concept E. & O.E.*