

390

Bay
Street



in a

class of

its own

welcome to 390

Bay
Street

Centrally located in the heart of Toronto's financial district, 390 Bay offers an exceptional workplace opportunity in a premium class office building.



Building details



PATH-
connected



Column-free
floorplates



Bike & Scooter
Parking



Newly
renovated
lobby



On-site coffee,
fitness and
banking



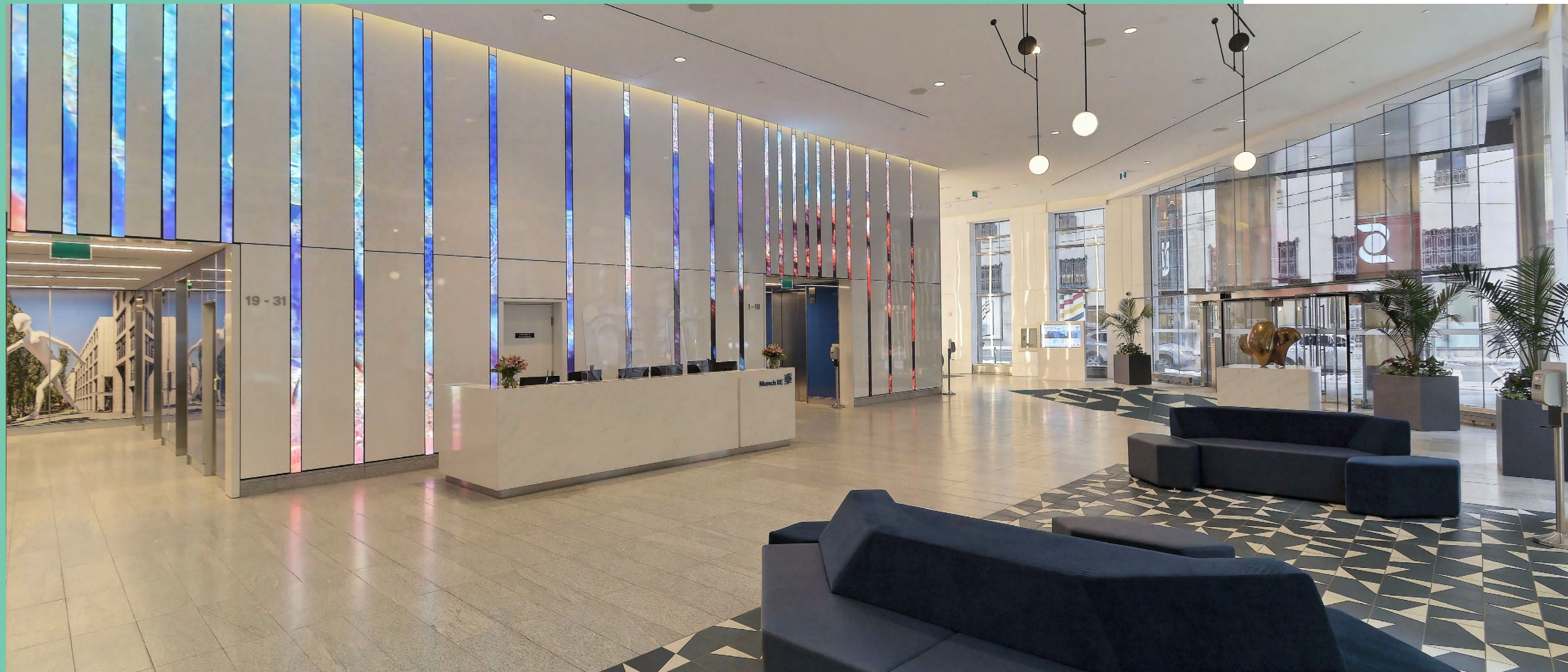
BOMA Best
Platinum



24/7 on-site
security



Model suite
program
complete



Total sf

379,772

Number of Floors

33

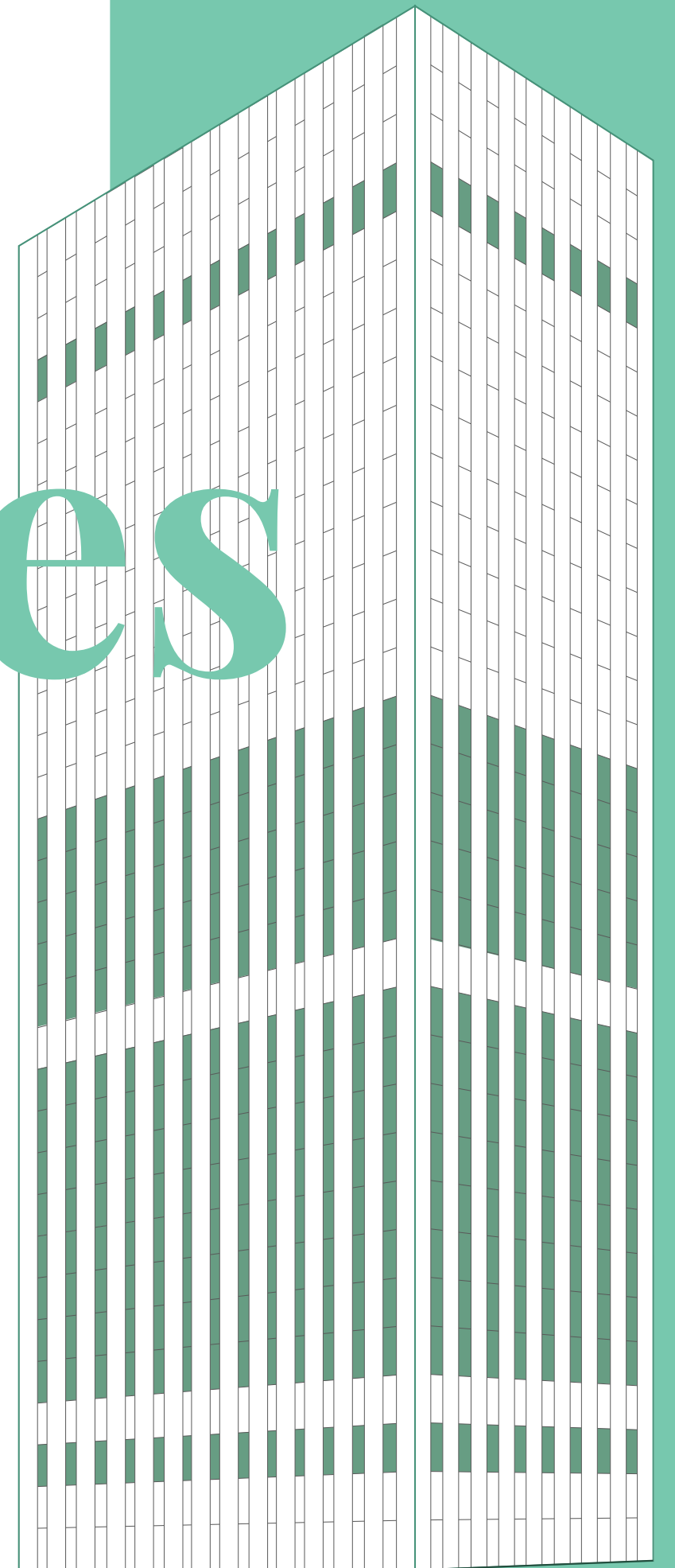
Typical Floorplate

12,500 sf

Ownership

Munich Re

Building availabilities



Net Rent

Contact Listing
Agents

Additional Rent (2023 est.)

\$26.69 psf

*Click on **Suite**
for Floorplan








Suite*	Size (sf)	Comments
2901	6,513	Elevator exposure, excellent views. Available Q1 2024.
18th Floor	12,565	Full floor opportunity, available December 2023.
1720	4,754	Model Suite.
1700	3,071	Model Suite.
16th Floor	12,557	High-quality, full floor opportunity. Available Q 1 2024.
1520	3,565	Built-out, elevator exposure, north facing views.
1405	1,666	Bright, open space with easterly views. Available Q1 2024.
1202	6,962	Brand new base building condition. Available Q3 2023.
1102	5,674	Elevator exposure, glass doors, high-quality improvements in place
1001	2,500	Model Suite in progress. 16' High Ceilings, polished concrete floors. Available Q4 2023
922	2,278	Recent leasehold improvements. Contiguous total of 7,804 sf.
900	5,526	Elevator exposure, built-out with perimeter offices. Contiguous total of 7,804 sf.
806	2,340	Good quality improvements, perimeter offices, boardroom, kitchenette
802	3,734	Elevator exposure, corner unit, good quality leaseholds. Available January 2024.
800	6,474	Double glass door elevator exposure, perimeter offices, good quality improvements.
710	4,824	Built-out, available December 2023.
6th Floor	12,559	Brand new base-building condition. Available Q3 2023. Contiguous total of 25,096 sf.
5th Floor	12,537	Full floor opportunity. Available December 2023. Contiguous total of 25,096 sf.
310	6,040	Built-out with perimeter offices. Elevator exposure.

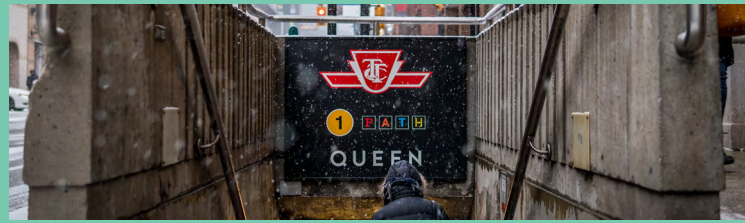
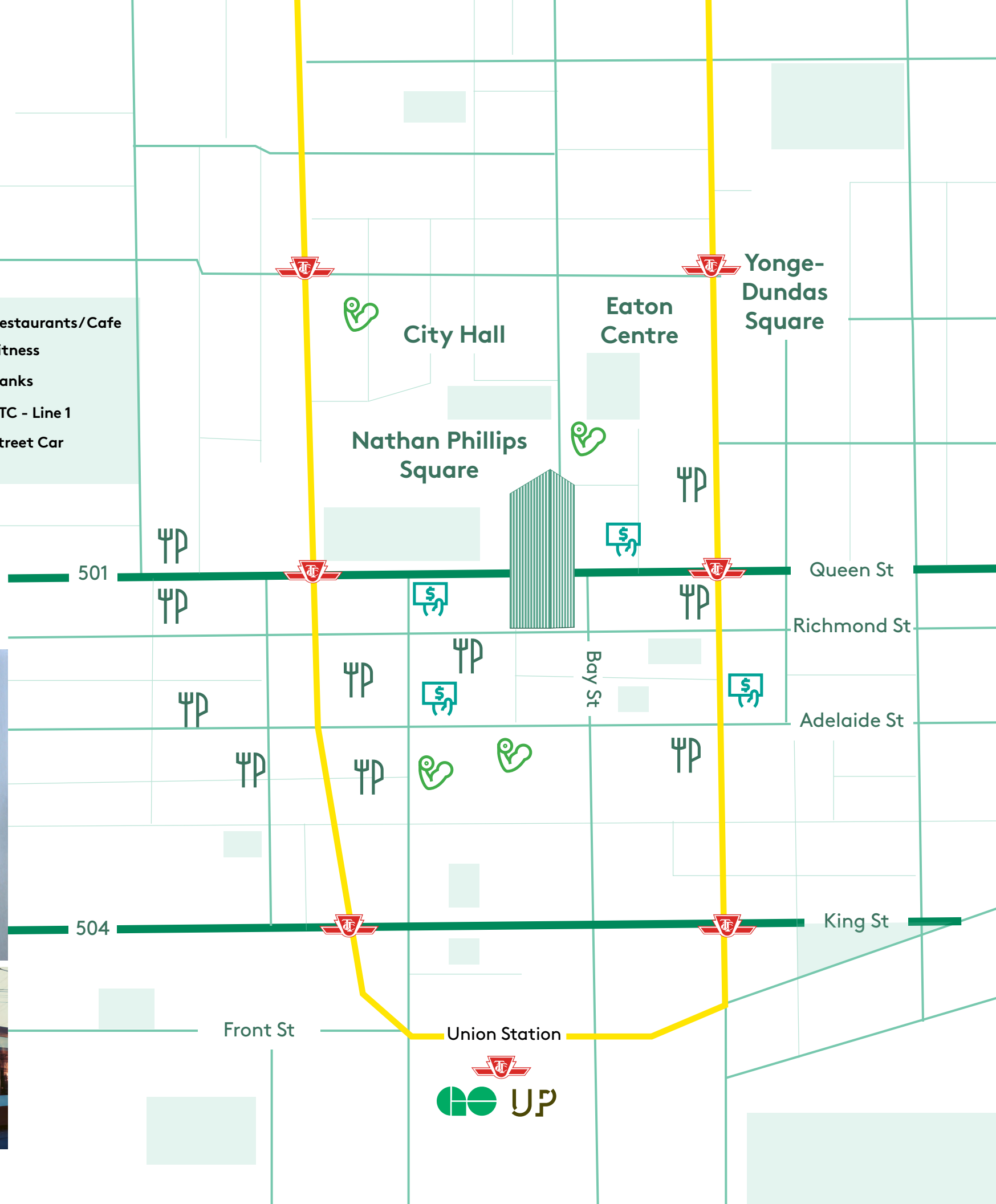
In the area

1167 Restaurants & Cafes 25 Fitness 85 Banks

100 Walk Score 100 Transit Score 91 Bike Score

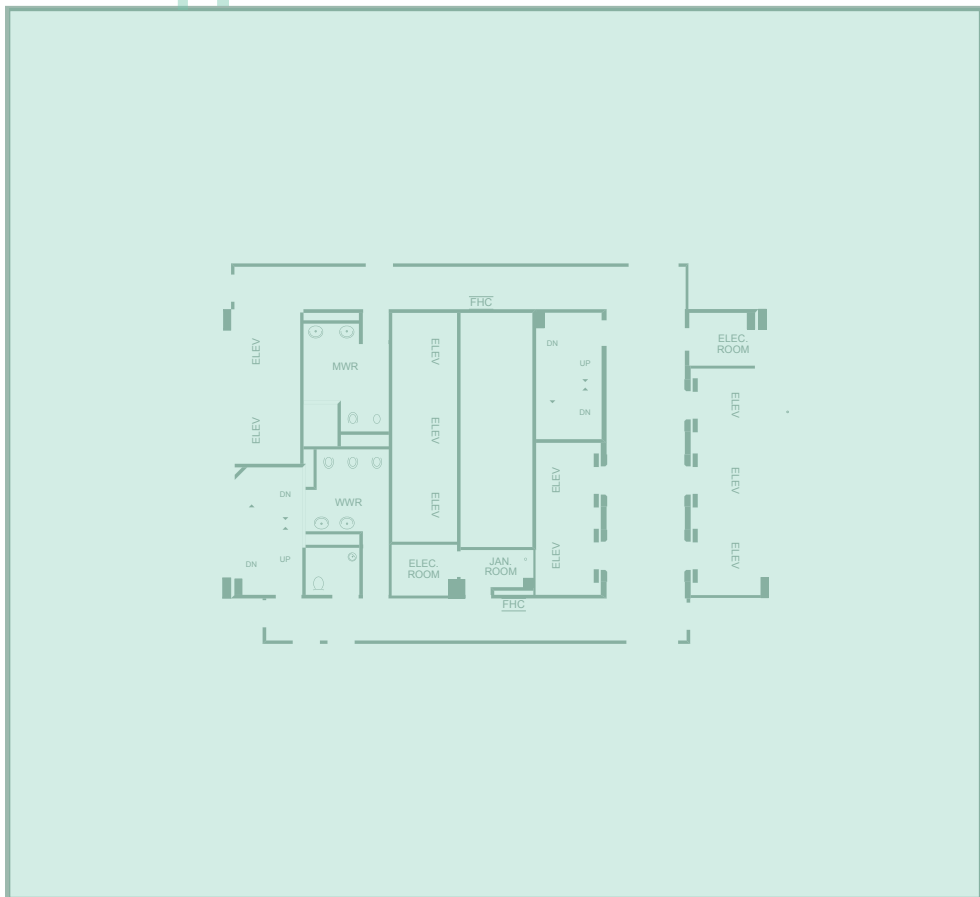
Source: The Esri Canada

-  Restaurants/Cafe
-  Fitness
-  Banks
-  TTC - Line 1
-  Street Car



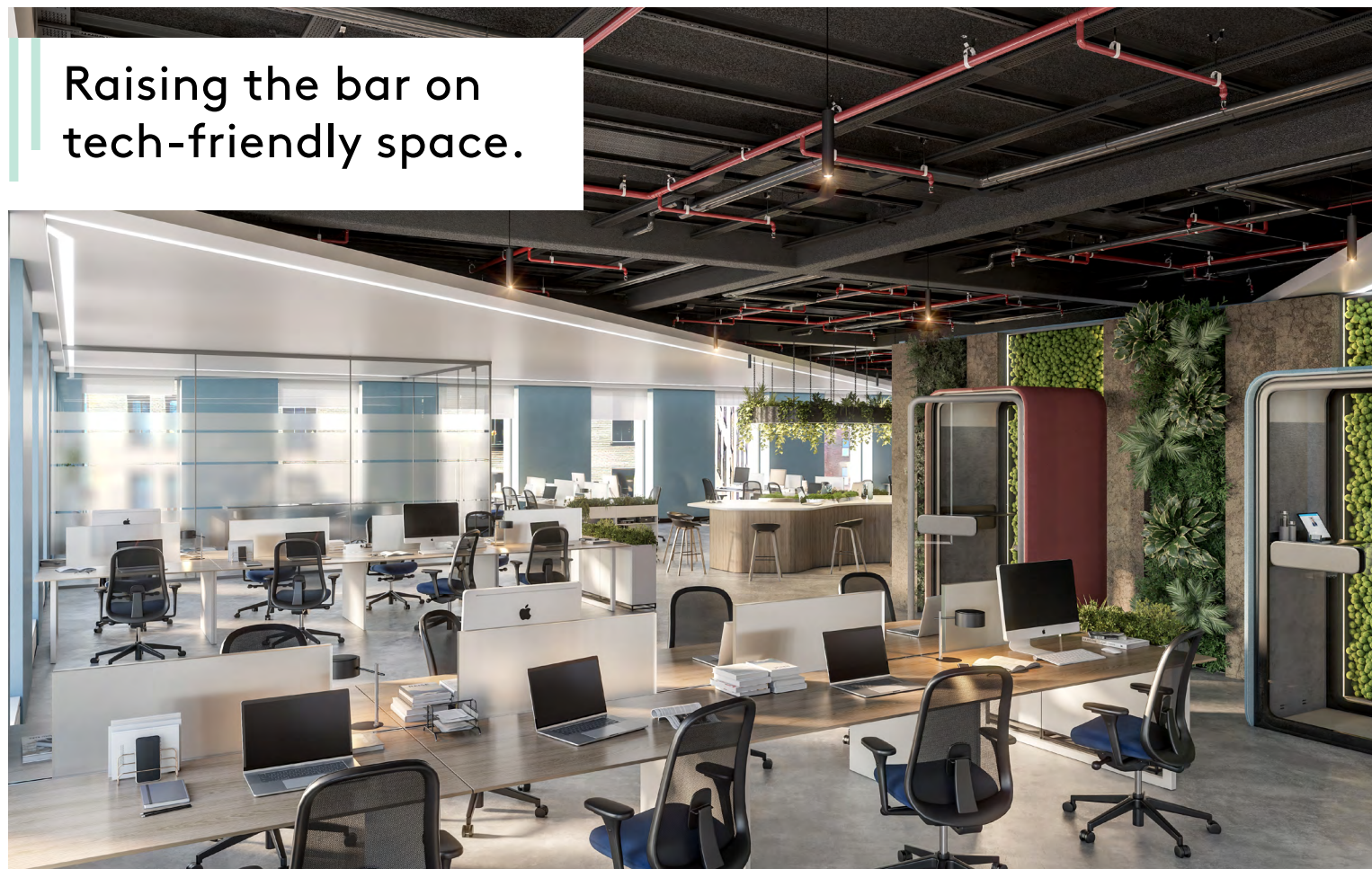
Define your future

Exclusive full floor opportunities up to ~12,500 SF





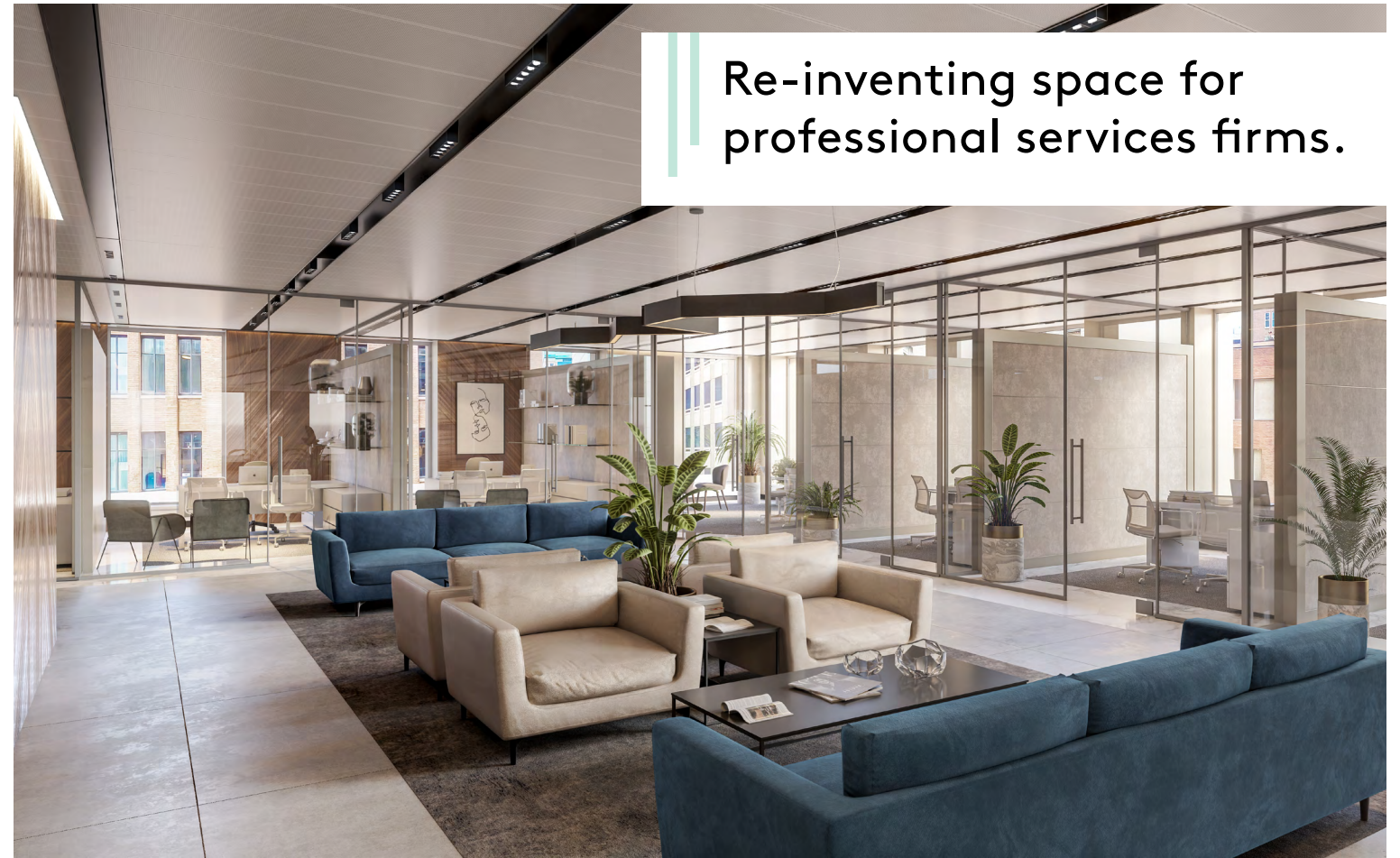
Raising the bar on tech-friendly space.



Renderings are examples of how the space could be built-out and do not represent the current condition of the premises | Artist's concept. E.&O.E.



Re-inventing space for professional services firms.



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Invested ownership

MEAG A Munich Re company

Founded in 1880, Munich Re is one of the world's leading providers of reinsurance, primary insurance and insurance-related risk solutions. It has delivered relief in the wake of some of the world's most dramatic disasters, from the 1906 San Francisco earthquake to the 2019 Pacific typhoon season. Being a leading provider of reinsurance, primary insurance, and insurance-related risk solutions on the global stage involves coverage for extraordinary risks such as rocket launches, renewable energies, cyber attacks, or pandemics. As a result, Munich Re continuously enables the world's most ambitious scientific endeavors, guaranteeing businesses, institutions, and private individuals and makes Munich Re one of the world's most sought-after risk partners for businesses, institutions, and private individuals.

In addition to its core business, Munich Re Group is also known for its long-term value driven investments. The Group's Asset Manager MEAG, which manages assets worth approximately \$305 billion, frequently invests in the segments of agriculture, forestry, infrastructure, energy supply, and real estate. As the group's Asset Manager, MEAG leads Munich Re's property management and leasing activities.



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