TCC CANADA
meet. collaborate. succeed.

BROKER PACKAGE · FINANCIAL DISTRICT, TORONTO

The 365 Bay Centre

102 furnished private offices at Bay and Richmond, on floors 7 to 10 of 365 Bay Street. All-inclusive, ready in days, on terms from month-to-month.

365 BAY STREET · TORONTO · M5H 2V1

102
private offices for 1 to 9 people

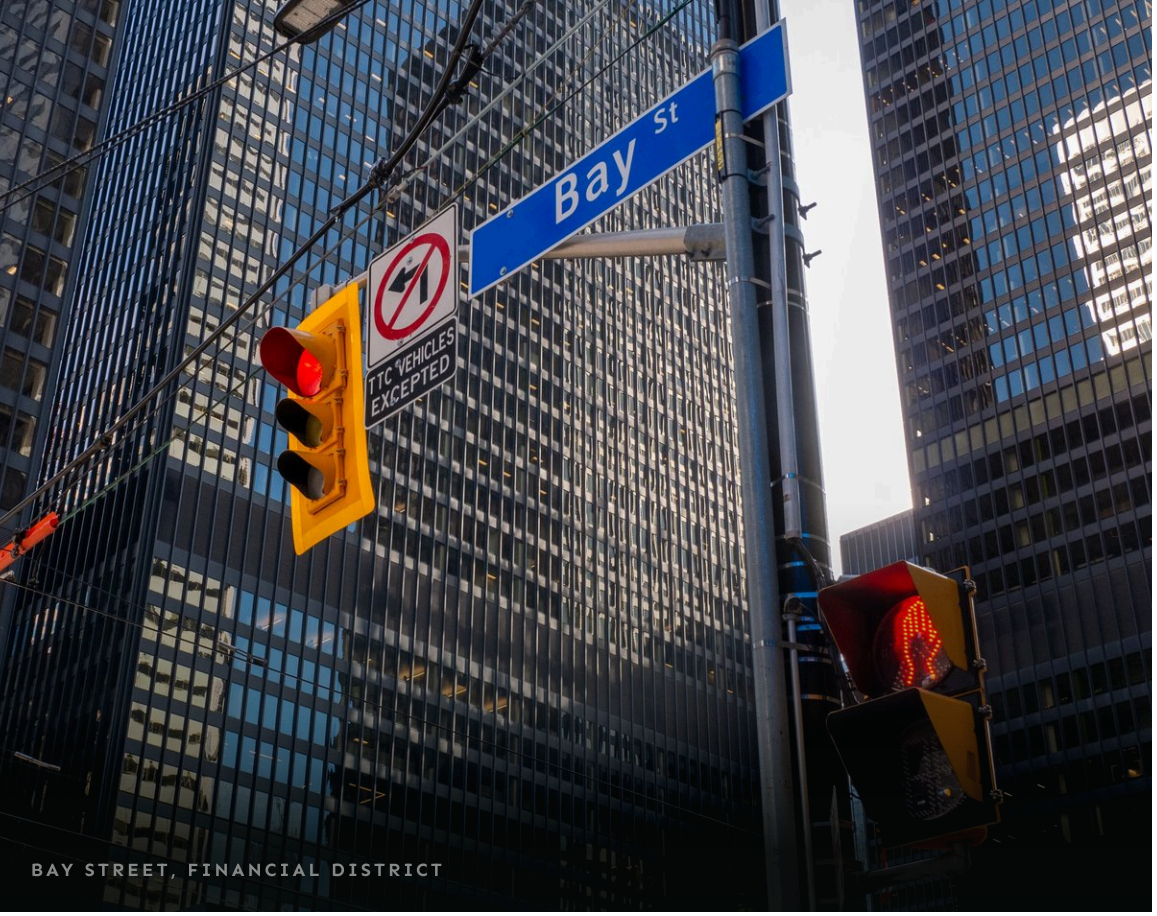
1 min
to Hy's Steakhouse, in the building

2 months
free for new members on eligible offices

15%
broker commission on 2026 signings

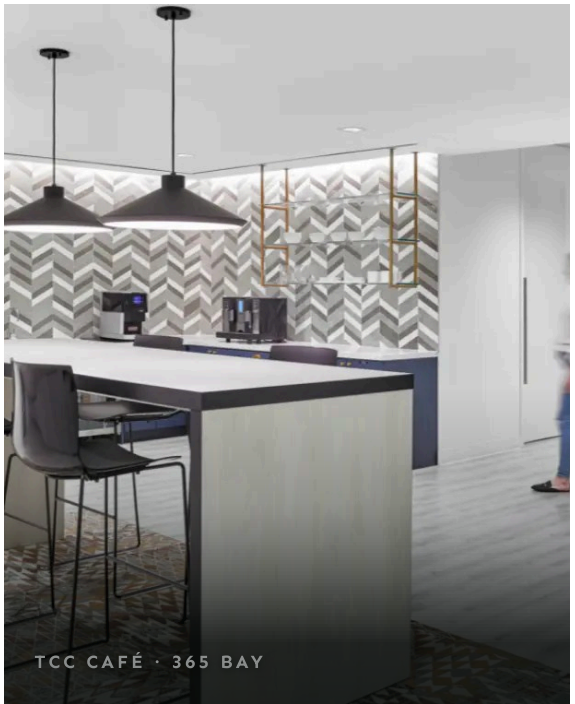


Building photo: Adgar Canada



BAY STREET, FINANCIAL DISTRICT


RENOVATED LOBBY · 365 BAY


TCC CAFÉ · 365 BAY

WHY 365 BAY, WHY NOW

A Bay Street office without the Bay Street lease.

Toronto's core is tightening, and direct deals in this building start at more than 6,000 sq ft on 5- to 10-year terms. TCC lets a 1- to 9-person team take a finished office at the same address this week.

12.6%
downtown Toronto office vacancy in Q3 2026, down from about 18% two years earlier

10.4%
Class A availability in Toronto in Q3 2026, a third straight quarterly decline

- **The address clients expect:** Bay and Richmond, between City Hall and the bank towers
- **Steps from the PATH** and four Line 1 stations within a 10-minute walk
- **Courts and civic core:** Old City Hall in 3 minutes, Osgoode Hall in 8
- **All-inclusive:** furniture, fibre internet, cleaning, coffee and a staffed front desk
- **Brand new:** TCC opened floor 7 on October 1, 2026

Sources: CBRE via Canadian Press and CBRE Canada Office Figures Q3 2026; Savills Toronto Q3 2026; Cushman & Wakefield listing for 365 Bay (Oct 2026). Photos: Dillan Payne, CC BY-SA 2.0; Adgar Canada; TCC.

THE BUILDING · WILDEBOER DELLELCE PLACE

A boutique 12-storey tower at Bay and Richmond.

365 Bay Street sits on the southeast corner of Bay and Richmond, owned and actively managed by Adgar Canada. A full 2007 renovation delivered a new lobby, street-level façade, mechanical upgrades and modernized elevators.

12	100,112	8,161
storeys	sq ft in the building	sq ft typical floor

CERTIFICATION	BOMA BESt Silver
BUILT / RENOVATED	1960 / 2007: lobby, façade, mechanical and elevators
FIBRE CARRIERS	Bell, Zayo, Beanfield and Rogers in the building
SECURITY	Card access and security patrols
ELEVATORS	2 passenger and 1 passenger/freight
ACCESSIBILITY	Barrier-free
AT STREET LEVEL	Hy's Steakhouse & Cocktail Bar, valet on Richmond from 4:30 pm
MANAGEMENT	Avison Young Real Estate Management Services

Bay Street's towers, a short walk away

First Canadian Place, Commerce Court, Scotia Plaza and the TD Centre are all within about six minutes on foot. City Hall, Old City Hall and Osgoode Hall are just to the north.



365 BAY STREET AT BAY AND RICHMOND



LOBBY

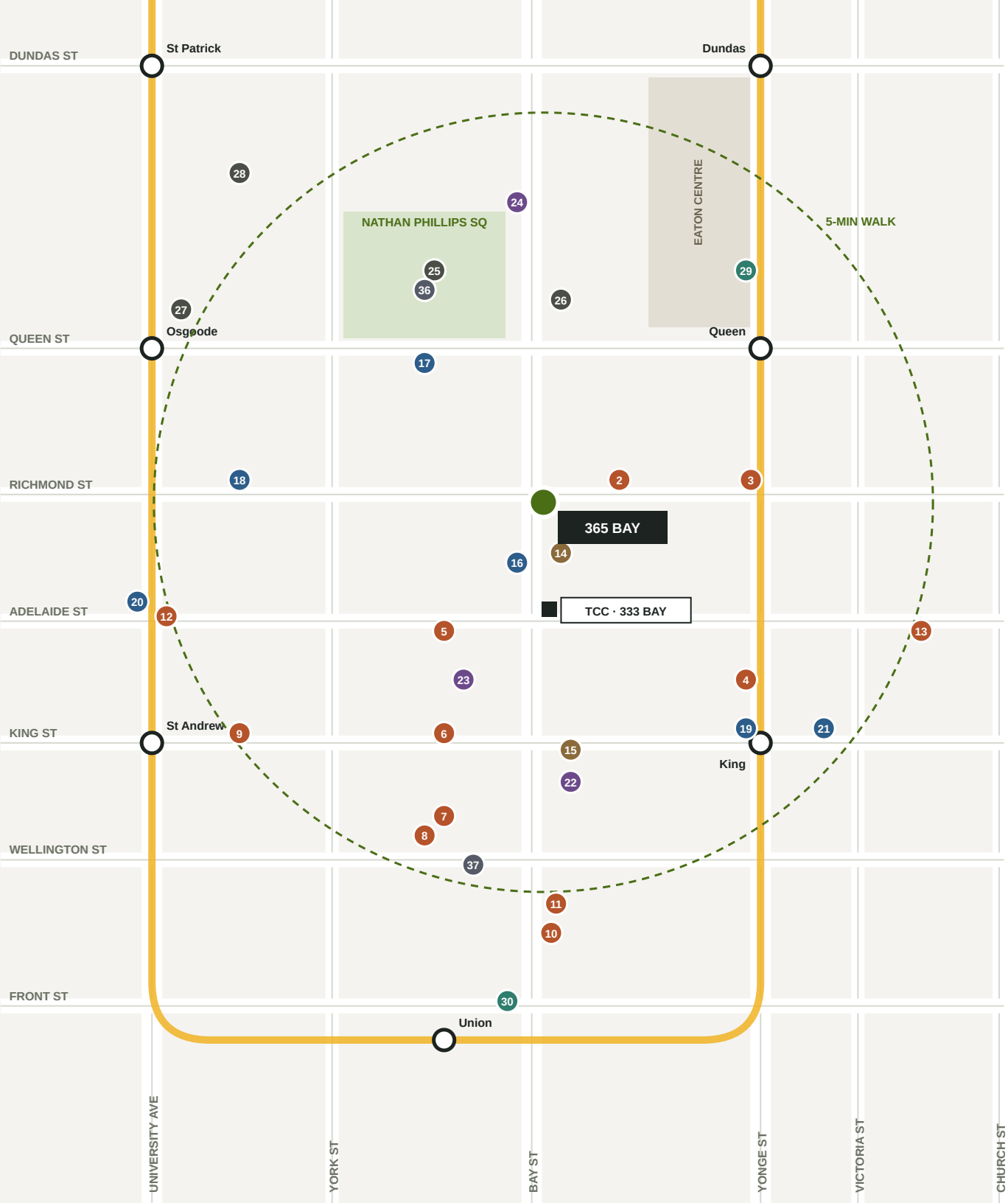


BAY STREET ENTRANCE



MODERNIZED ELEVATOR CAB

Sources: Adgar Canada building profile and 2026 leasing brochure; Hy's Steakhouse. Photos: Adgar Canada.



THE NEIGHBOURHOOD

Everything within a 10-minute walk.

CLIENT DINING & LUNCH

1	Hy's Steakhouse & Cocktail Bar	1 min
2	Daphne	2 min
3	Richmond Station	3 min
4	Restaurant Lucie	5 min
5	Cactus Club Cafe	3 min
6	King Taps	5 min
7	Canoe	6 min
8	Bymark	6 min
9	Earls Kitchen + Bar	7 min
10	Chotto Matte	6 min
11	Ki Modern Japanese + Bar	6 min
12	Pizzeria Libretto	7 min
13	Terroni Adelaide	7 min

COFFEE

14	Pilot Coffee Roasters	1 min
15	Dineen Coffee	4 min

HOTELS FOR VISITING TEAMS

16	The St. Regis Toronto	2 min
17	Sheraton Centre Toronto	4 min
18	Hilton Toronto	5 min
19	One King West Hotel	6 min
20	Shangri-La Toronto	7 min
21	The Omni King Edward	7 min

FITNESS

22	Equinox Bay Street	4 min
23	The Adelaide Club	4 min
24	GoodLife Fitness	5 min

CIVIC & COURTS

25	Toronto City Hall & Nathan Phillips Square	5 min
26	Old City Hall	3 min
27	Osgoode Hall	8 min
28	Ontario Court of Justice	9 min

SHOPPING & SERVICES

29	CF Toronto Eaton Centre	6 min
30	Shoppers Drug Mart	7 min

TRANSIT

•	Osgoode station (Line 1)	7 min
•	Queen station (Line 1)	5 min
•	St Andrew station (Line 1)	9 min
•	King station (Line 1)	6 min
•	Union Station: GO, VIA, UP Express	8 min

PARKING

36	Green P, Nathan Phillips Square	5 min
37	Impark, TD Centre	6 min

Schematic map, not to scale. Walking times are estimates from the 365 Bay entrance along the street grid. Venue details checked October 2026.



NATHAN PHILLIPS SQUARE · 5 MIN



CF TORONTO EATON CENTRE · 6 MIN



OLD CITY HALL · 3 MIN

AROUND THE BLOCK

Client dinners downstairs. Hotels across the street.

CLIENT DINING & LUNCH

Hy's Steakhouse & Cocktail Bar 365 Bay St (in the building) · 18,000 sq ft flagship; private dining	**1 min**
Daphne 67 Richmond St W · Restaurant, lounge and 2,000 sq ft patio	**2 min**
Richmond Station 1 Richmond St W · Chef-driven Canadian, lunch and dinner	**3 min**
Cactus Club Cafe 77 Adelaide St W (First Canadian Place) · Eastern flagship	**3 min**
Restaurant Lucie 100 Yonge St · French fine dining, Michelin Guide	**5 min**
King Taps 100 King St W (First Canadian Place) · Casual lunch and after-work	**5 min**
Canoe 66 Wellington St W, 54th floor · Contemporary Canadian with skyline views	**6 min**

CLIENT DINING & LUNCH (CONT.)

Bymark 66 Wellington St W (TD Centre) · Business-dinner favourite since 2002	**6 min**
Chotto Matte 161 Bay St (Brookfield Place) · Japanese-Peruvian, cocktail bar	**6 min**
Ki Modern Japanese + Bar 181 Bay St (Brookfield Place) · Sushi and private rooms	**6 min**
Earls Kitchen + Bar 150 King St W · Open late, steps from St Andrew	**7 min**
Pizzeria Libretto 155 University Ave · Neapolitan pizza, quick lunches	**7 min**
Terroni Adelaide 57 Adelaide St E · Italian in the 1852 York County Courthouse	**7 min**

HOTELS FOR VISITING TEAMS

The St. Regis Toronto 325 Bay St · Luxury hotel and spa, across Bay St	**2 min**
Sheraton Centre Toronto 123 Queen St W · Large conference hotel, PATH-connected	**4 min**
Hilton Toronto 145 Richmond St W · Business hotel on Richmond	**5 min**
One King West Hotel 1 King St W · Historic bank-building hotel	**6 min**
Shangri-La Toronto 188 University Ave · Luxury hotel at Adelaide	**7 min**
The Omni King Edward 37 King St E · Toronto's classic grand hotel	**7 min**

COFFEE

Pilot Coffee Roasters 333 Bay St · Specialty coffee, weekdays	**1 min**
Dineen Coffee 199 Bay St (Commerce Court) · Coffee and pastries	**4 min**

FITNESS

Equinox Bay Street 199 Bay St (Commerce Court West) · Yoga, boxing and cycling studios	**4 min**
The Adelaide Club 1 First Canadian Place · Fitness, wellness and social club on the PATH	**4 min**
GoodLife Fitness 483 Bay St · Full-service club	**5 min**

SHOPPING & SERVICES

CF Toronto Eaton Centre 220 Yonge St · Toronto's largest downtown mall	**6 min**
Shoppers Drug Mart 200 Bay St (Royal Bank Plaza) · Pharmacy on the PATH	**7 min**

Venue details from each venue's own listings, checked October 2026. Photos: Taxiarchos228, CC BY 3.0; Dillan Payne, CC BY-SA 4.0; Arild Vågen, CC BY-SA 4.0 (Wikimedia Commons).

GETTING HERE

Four subway stations. One underground city.

Teams commute from across the GTA without a car, and visiting clients arrive from Union Station or Pearson without leaving downtown.

1 **TTC Line 1: Queen, Osgoode, King and St Andrew**
Queen station about 5 minutes on foot; Osgoode, King and St Andrew within 6 to 9 minutes.

501 **Streetcars and buses**
501 Queen streetcar a block north, 504 King a few blocks south, and the 6 Bay bus at the door.

GO **Union Station: GO Transit, VIA Rail and UP Express**
About an 8-minute walk. UP Express reaches Pearson Airport in 25 minutes.

P **The PATH**
More than 30 km of walkways, 1,200 shops and services, 75+ connected buildings and 6 subway stations, open in every season.

P **Parking**
No parking in the building. Green P at Nathan Phillips Square (2,027 spaces) is a 5-minute walk; Impark at TD Centre (482 spaces, 24/7) is 6 minutes. Hy's valet on Richmond from 4:30 pm.



QUEEN STATION, TTC LINE 1



THE PATH



UNION STATION GREAT HALL

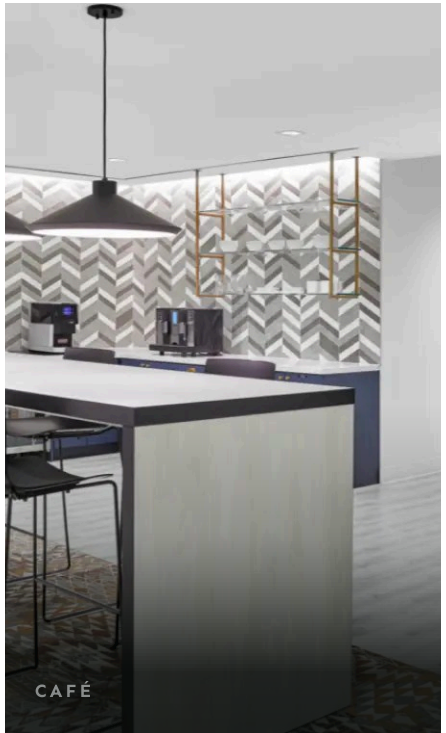
Sources: City of Toronto (PATH); TTC; UP Express; Green P; Impark; Adgar Canada. Photos: Raysonho, public domain; Steve Harris, CC BY 2.0; Milan Suvajac, CC BY-SA 4.0 (Wikimedia Commons).



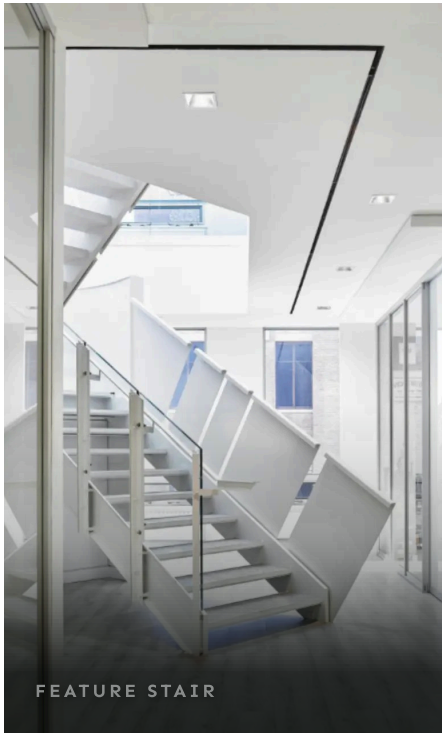
MEMBER LOUNGE · THE 365 BAY CENTRE



BOARDROOM



CAFÉ



FEATURE STAIR

INSIDE THE 365 BAY CENTRE

Finished, furnished and staffed.

Every office comes ready for day one. Members share the lounge, café and meeting rooms, so a small team gets the polish of a much larger office.

Included in one monthly fee

Furniture · fibre internet · cleaning · coffee and tea · staffed front desk · shared lounge and café

102
private offices on floors 7–10

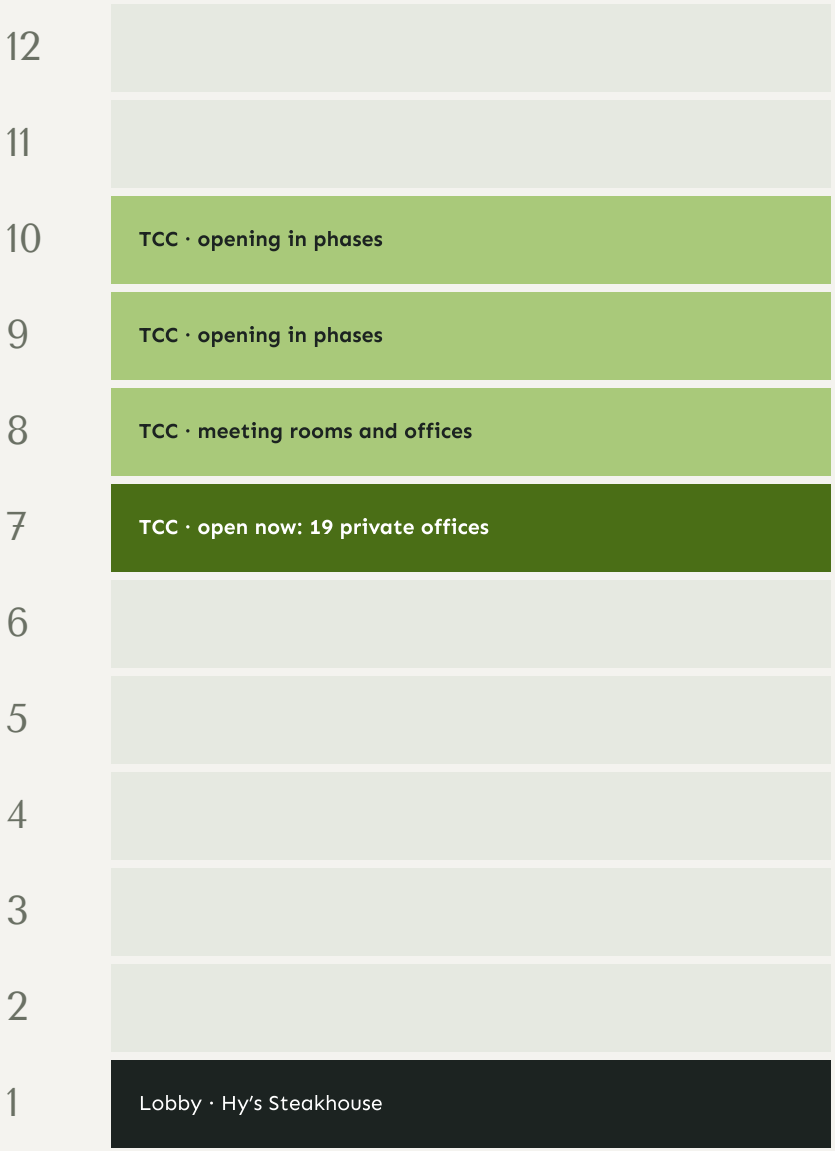
8th fl.
meeting rooms for members and guests

$30
day coworking for visiting staff

$75
a month for a virtual office address

Front desk staffed Monday to Friday, 8:30 am to 5:00 pm. Most members move in within 24 to 48 hours of signing.

Pricing per tcccanada.com, October 2026. Virtual office pricing applies to TCC Toronto addresses. Interior photos taken in 2018; furniture and finishes may differ.



Illustrative stack. Other floors are occupied by other building tenants.

FLOORS 7 TO 10

Four floors, one front door.

TCC holds about 32,500 sq ft across floors 7 to 10. Floor 7 opened on October 1, 2026; floors 8 to 10 open in phases, so clients can start on 7 and grow upstairs without changing address.

32,500
sq ft across four floors

102
private offices at full build-out

1–9
people per office; combine offices for larger teams

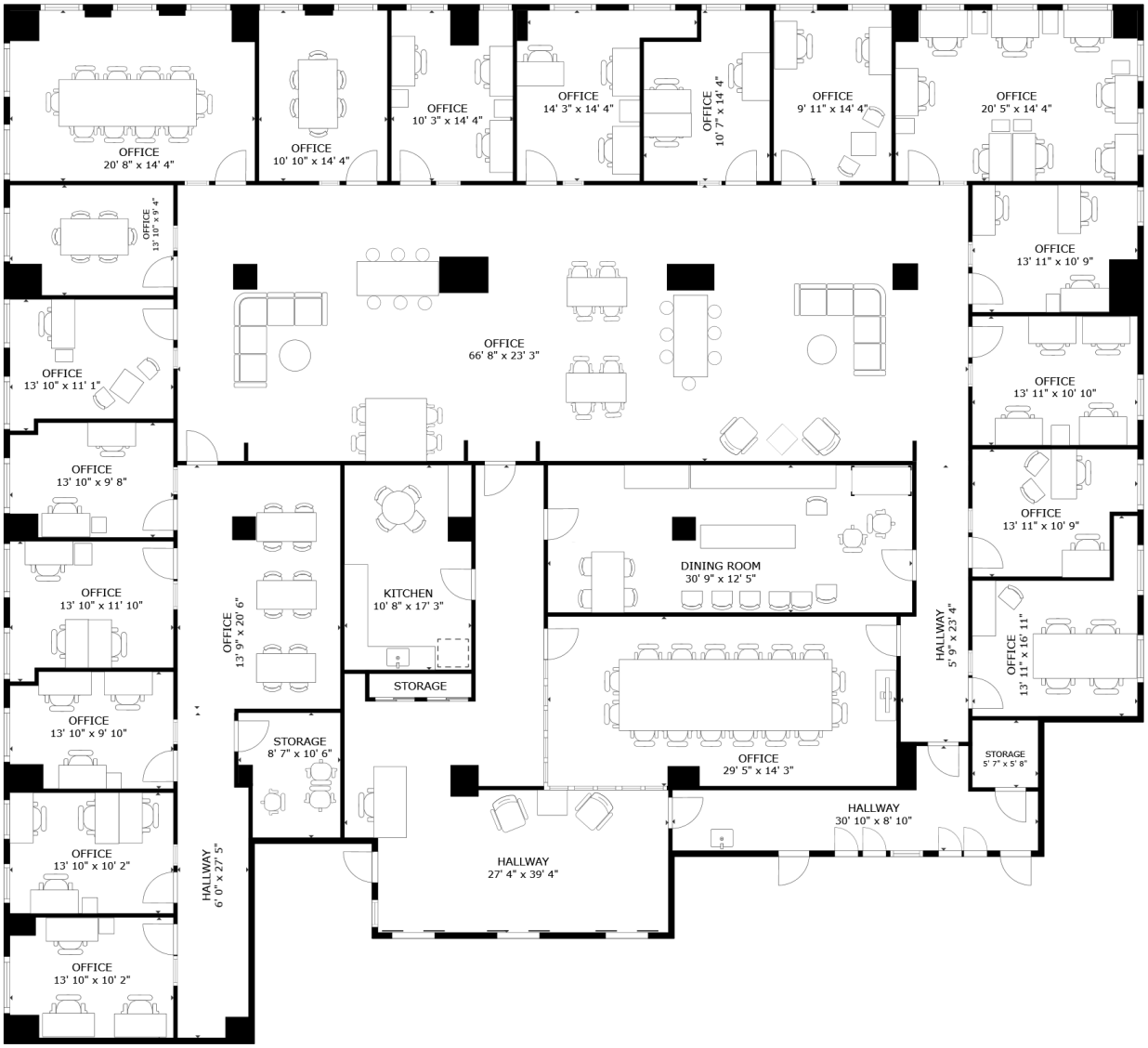
Oct 1
2026: floor 7 opened

Need a larger suite?

Ask about adjoining offices on one floor, and about timing for floors 8 to 10.

What's on each floor

- **Floor 7:** 19 private offices, member lounge, café and kitchen, and a boardroom
- **Floor 8:** meeting rooms for members and their guests, plus private offices
- **Floors 9 and 10:** private offices, opening in phases



OPEN NOW

7

Private offices for 1 to 9

SUITE 700 · ABOUT 8,100 SQ FT

Nineteen window and inside offices around a central lounge, café, kitchen and boardroom. Offices range from about 10 × 10 ft to 21 × 14 ft.

TEAM	FROM	UP TO
1–2	$1,000	$1,400
3–4	$1,450	$2,700
5–8	$2,650	$5,400
9	$5,400	$6,400

List prices per office, per month, from OfficeRnD (Nov 2026). Exact pricing confirmed in each proposal.

Private tours on request
Book a guided broker preview of floor 7

Floor plan from Matterport scan. Sizes approximate. Not to scale.

FOR THE PEOPLE WHO SIGN OFF

Answers for every seat at the table.

Law firms, advisors, financial teams and satellite offices weigh the same four questions. Here is how 365 Bay answers them.

MANAGING PARTNER / CFO

Know the cost, keep the capital

- One all-inclusive monthly fee
- No build-out, furniture or IT spend
- Month-to-month, or longer terms at a better rate
- No restoration bill at the end

IT & SECURITY

Infrastructure that passes review

- Bell, Zayo, Beanfield and Rogers fibre in the building
- Building card access and security patrols
- Completed answers to your security questionnaire

OPERATIONS / PEOPLE

An office people want to use

- Steps from the PATH and four subway stations
- Lounge, café and boardroom on the floor
- Hy's, Richmond Station and the St. Regis on the block

REAL ESTATE LEAD

Room to grow

- Offices from 1 to 9 people, combinable
- Floors 8 to 10 opening in phases
- TCC's Bay Adelaide Centre a block south

	DIRECT LEASE AT 365 BAY	TCC AT 365 BAY
Smallest space	Listed suites from 6,377 sq ft	**One office for 1 or 2 people**
Rent	$32.00 net + $33.90 additional rent per sq ft (2026 est.), before build-out, furniture, IT and services	**From $500 a desk a month, all-inclusive**
Term	Typically 5 to 10 years	**Month-to-month or longer**
Time to move in	Design, permits and construction	**Usually 24 to 48 hours**
Reception, meeting rooms	Built, staffed and paid for by the tenant	**Included, plus boardroom and café**

Direct lease figures: Cushman & Wakefield listing and Adgar 2026 brochure for 365 Bay Street (Oct 2026). Conventional terms vary by deal.



FOR TENANT REPRESENTATIVES

We make your recommendation easy to defend.

Your client compares options on total occupancy cost, risk and flexibility. We give you what you need for that comparison, quickly.

1 business day

Reply to every broker enquiry, with availability and a budget range

All-in proposals

Monthly fee, term options and a clear list of what's included, for each office or suite

Cost comparison

A side-by-side view against your client's conventional lease options

Move in fast

Furnished offices, typically ready within 24 to 48 hours of signing

IT & security answers

Completed answers for your client's network and physical-security questionnaire

Private tours

Guided broker previews of floor 7 and the building, on your schedule

Clients who fit best

- Law and advisory firms near the courts and City Hall
- Financial and professional teams of 1 to 20+
- Out-of-town firms opening a Toronto office
- Project teams and satellite offices on short terms

To start a proposal, send us

- Headcount today and in 24 months
- Target move-in date and term
- Monthly budget range
- Must-haves: location, parking, IT, meeting rooms

Register a client today.

Email sean.wilcox@tcccanada.com or call 365-389-5843 with your client's name and requirement. We confirm the registration in writing, and it protects your introduction for 6 months.

2026 BROKER PROGRAM

TCC CANADA
meet. collaborate. succeed.

Commission terms for 2026 signings.

FOR AGREEMENTS SIGNED BY DECEMBER 31, 2026

FOR BROKERS

Broker commission

15%
of first-year value, or 6% of total contract value, whichever is greater

$5,000
bonus on deals of 50 desks or more ($2,500 at 25+)

- Half paid at signing, half at move-in
- 10% on expansions in year one; 2% on renewals
- Registered introductions protected for 6 months

FOR YOUR CLIENTS

Member terms

2 months
free for new members on eligible 365 Bay offices

$0
capital: furnished, wired and ready to use

- All-inclusive monthly fee, with no hidden extras
- Month-to-month, or longer terms at a better rate
- Room to add offices as the team grows

SIGNED BY DEC 31, 2026
15% commission program

JAN 1 – MAR 31, 2027
12% commission

FROM APRIL 2027
Standard terms · 10% commission

Commission applies to new agreements at The 365 Bay Centre signed in the dates shown, for clients registered by the broker before their first tour. Subject to approved credit and a signed TCC agreement. Member offers are confirmed by TCC in writing, including eligible offices and minimum term. TCC may change or end this program at any time. Photo credits: building and lobby, Adgar Canada; Bay Street, Dillan Payne (CC BY-SA 2.0); Nathan Phillips Square, Taxiarchos228 (CC BY 3.0); Eaton Centre, Dillan Payne (CC BY-SA 4.0); Old City Hall, Arild Vågen (CC BY-SA 4.0); PATH, Steve Harris (CC BY 2.0); Queen station, Raysonho (public domain); Union Station, Milan Suvajac (CC BY-SA 4.0); interiors, TCC.

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The 365 Bay Centre