

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 (2024 est.)

\$29.09 psf

\*Click on Suite  
for Floorplan



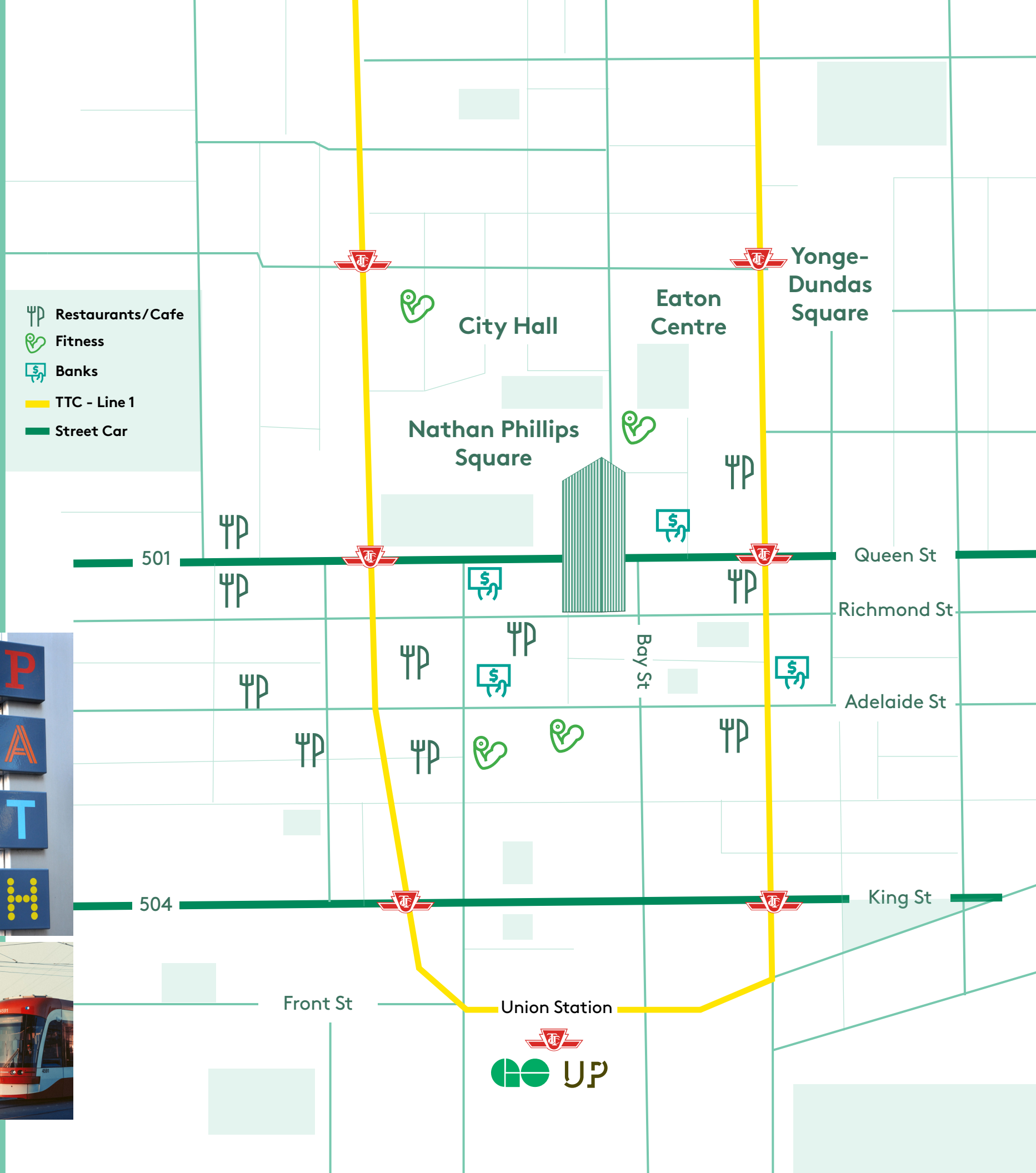
Suite*	Size (sf)	Comments
<del>2901</del> <b>Leased</b>	6,511	Elevator exposure, excellent views.
<b>18th Floor</b>	12,565	Full floor opportunity.
<b>1704</b>	1,289	Built-out with perimeter offices, easterly views.
<del>1700</del> <b>Leased</b>	3,071	Model Suite.
<b>16th Floor</b>	12,557	High-quality, full floor opportunity.
<b>1520</b>	3,565	Built-out, elevator exposure, north facing views.
<b>1401</b>	5,166	New Model Suite available October 2024
<b>1205</b>	1,339	Built out suite, corner unit
<b>1202</b>	6,962	New Model Suite available August 2024
<b>922</b>	2,278	Recent leasehold improvements. Contiguous total of 7,804 sf.
<b>912</b>	1,086	Built out, north facing views. Available Q4 2024
<b>900</b>	5,773	Elevator exposure, built-out with perimeter offices. Contiguous total of 7,804 sf.
<del>806</del> <b>Leased</b>	2,340	Good quality improvements, perimeter offices, boardroom, kitchenette
<b>802</b>	3,734	Elevator exposure, corner unit, good quality leaseholds. Q3 2024.
<b>710</b>	4,824	Contiguous total of 6,373 sf
<b>700A</b>	1,549	Built-out with perimeters offices, corner unit facing north and east. Contiguous total of 6,373 sf.
<b>6th Floor</b>	12,559	Brand new base-building condition. Contiguous total of 25,096 sf.
<b>5th Floor</b>	12,537	Full floor opportunity. Contiguous total of 25,096 sf.
<b>310</b>	6,040	Built-out with perimeter offices. Elevator exposure.

# In the area

1167 Restaurants & Cafes    25 Fitness    85 Banks

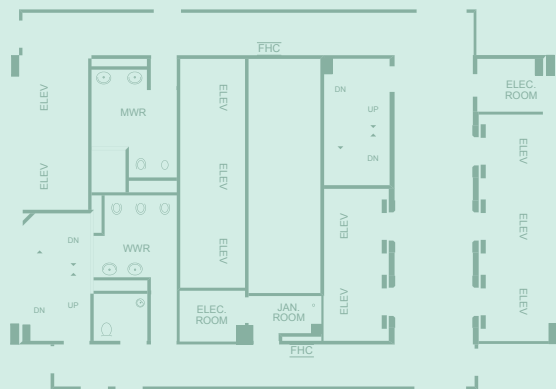
100 Walk Score    100 Transit Score    91 Bike Score

Source: The Esri Canada

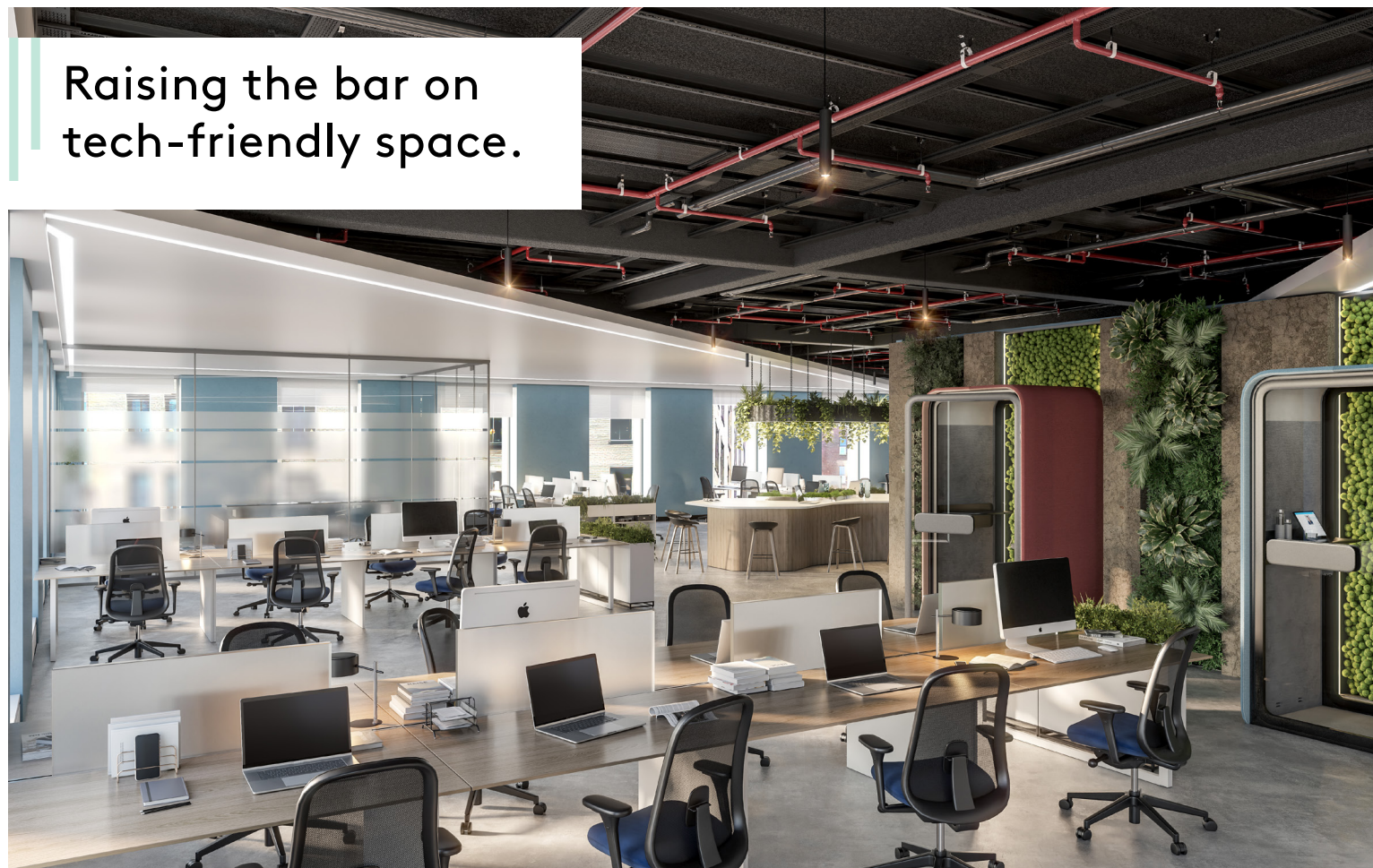


# Define your future

Exclusive full floor opportunities  
up to ~12,500 SF



Elevator lobby updates underway on some floors of the building | Artist's concept. E.&O.E.



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.



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.

# 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.



**Adam Walman\***

Principal

+1 647 989 2332

adam.walman@avisonyoung.com

**Dwayne McGillivray\***

Vice President

+1 905 474 1155

dwayne.mcgillivray@avisonyoung.com

**Rhys Bardawill\***

Associate

+1 416 252 4150

rhys.bardawill@avisonyoung.com

\*Sales Representative

[www.390bay.com](http://www.390bay.com)

Munich RE 

MEAG

AVISON  
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222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5

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