

MOVE-IN READY SUITES

AVAILABLE FOR LEASE

2

BLOOR WEST

CBRE x **Triovest**



LEASING OPPORTUNITIES

Net Rent: Please call agents to discuss

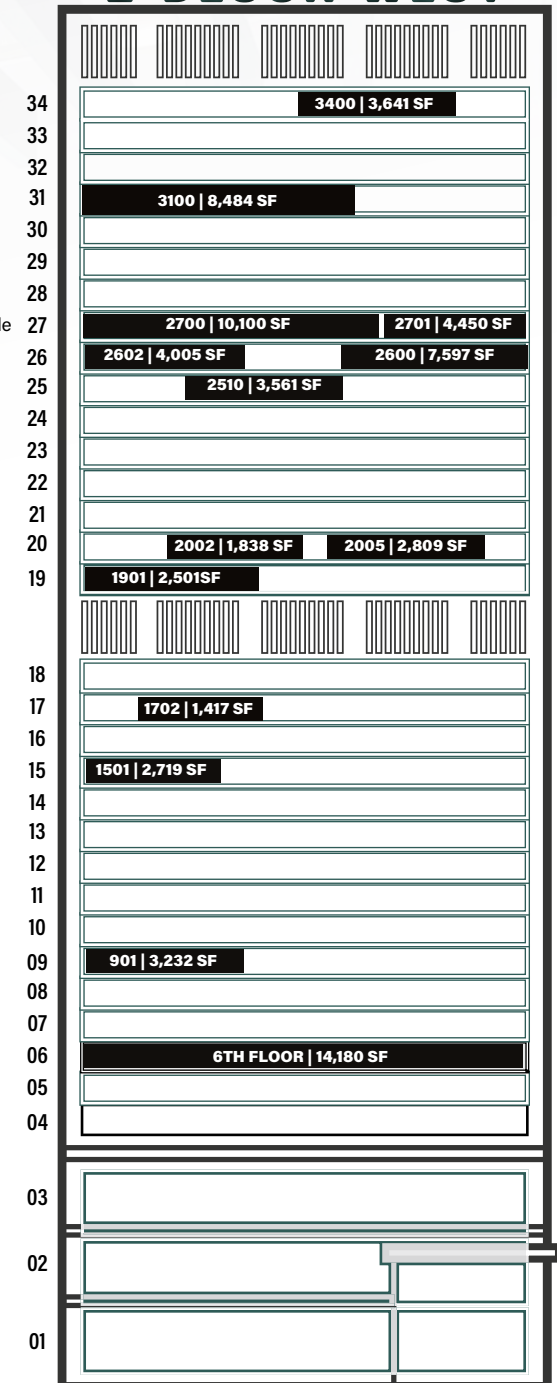
*Full floor opportunity available

Additional Rent: \$31.36 per sq. ft. (2025 est.)

SUITE	SIZE	AVAILABLE	COMMENTS
<u>6th Floor</u>	14,180 SF	Immediate	Built Out
<u>Suite 901</u>	3,232 SF	Immediate	Built Out
<u>Suite 1501</u>	2,719 SF	Immediate	Ready Set Go Model Suite
<u>Suite 1702</u>	1,417 SF	Immediate	Built Out
<u>Suite 1901</u>	2,501 SF	Immediate	Ready Set Go Model Suite
<u>Suite 2002</u>	1,838 SF	Immediate	Future Model Suite
<u>Suite 2005</u>	2,809 SF	September 1, 2025	Built Out
<u>Suite 2510</u>	3,561 SF	January 1, 2026	Built Out
<u>Suite 2600</u>	7,597 SF	March 1, 2026	Built Out
<u>Suite 2602</u>	4,005 SF	January 1, 2026	Ready Set Go Model Suite
{ <u>Suite 2700*</u>	10,100 SF	July 1, 2025	Built Out
	<u>Suite 2701*</u>	4,450 SF	July 1, 2025
<u>Suite 3100</u>	8,484 SF	Immediate	Built Out
<u>Suite 3400</u>	3,641 SF	90 Days	Built Out

*Full floor opportunity available

2 BLOOR WEST



ABOUT THE BUILDING

2 Bloor W is located on the northwest corner of Yonge & Bloor, one of Toronto's most desirable areas. The newly renovated building offers over 430,000 SF of office space over 30 floors.

Building Highlights:

- Direct access into to the Bloor Street shopping concourse
- Connection into Toronto's 2 main subway lines via the underground path
- Steps from Yorkville
- Newly renovated lobby
- Secure bike parking
- Targeting carbon neutral by 2027

CERTIFIED TO THE HIGHEST STANDARDS



2 BLOOR WEST

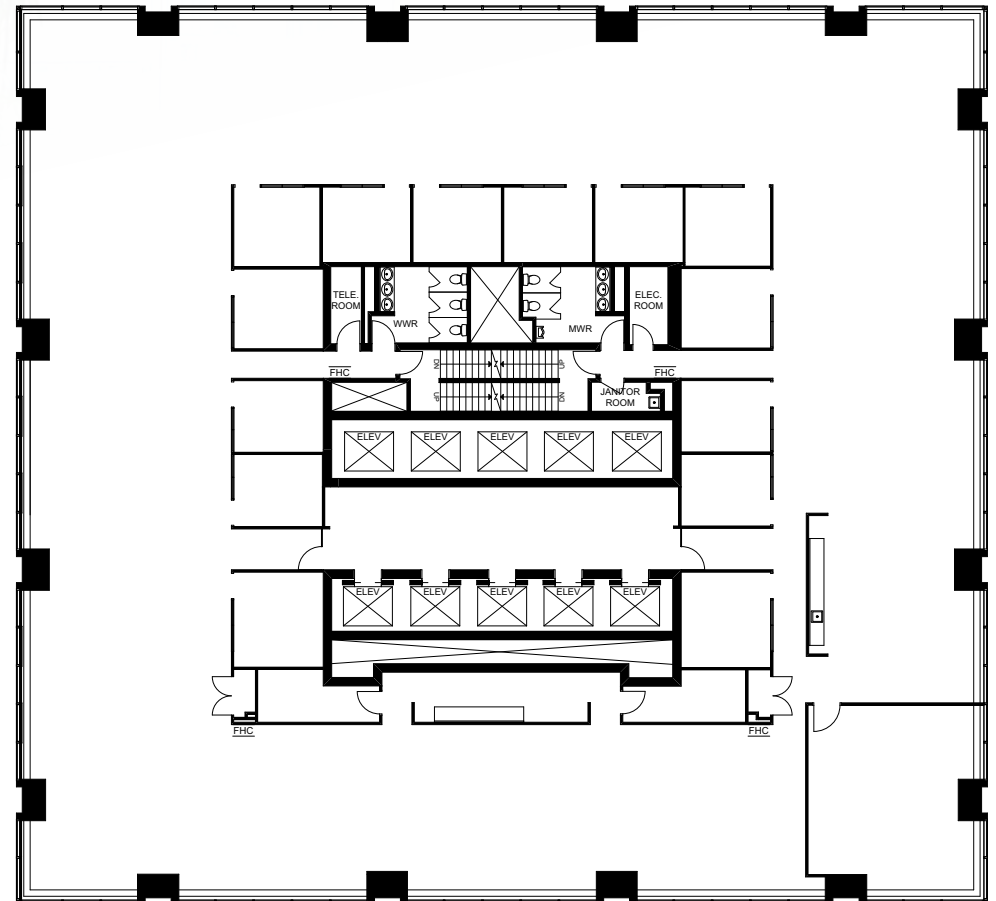
34
20



FLOOR PLAN

6TH FLOOR 14,180 SQ. FT.

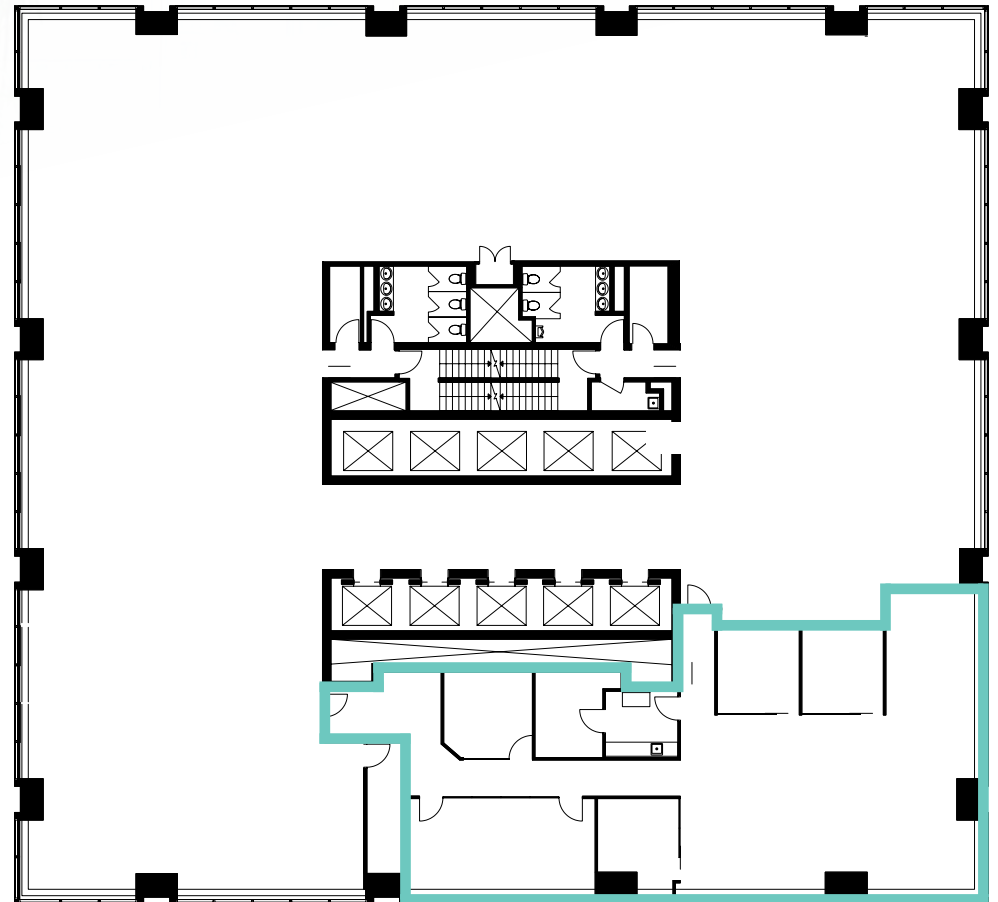
Net Rent	Please call listing agents
Additional Rent	\$31.36 per sq. ft. (2025 est.)
Occupancy	Immediate
Comments	Built out with a mix of offices, meeting rooms and open work area.



FLOOR PLAN

SUITE 901 3,232 SQ. FT.

Net Rent	Please call listing agents
Additional Rent	\$31.36 per sq. ft. (2025 est.)
Occupancy	Immediate
Comments	Built out suite with 3 private offices, 1 meeting room, 1 boardroom, and a kitchen with attached storage room.





SUITE 901
3,232 SQ. FT.



FLOOR PLAN

SUITE 1501

2,719 SQ. FT.



Net Rent

Please call listing agents

Additional Rent

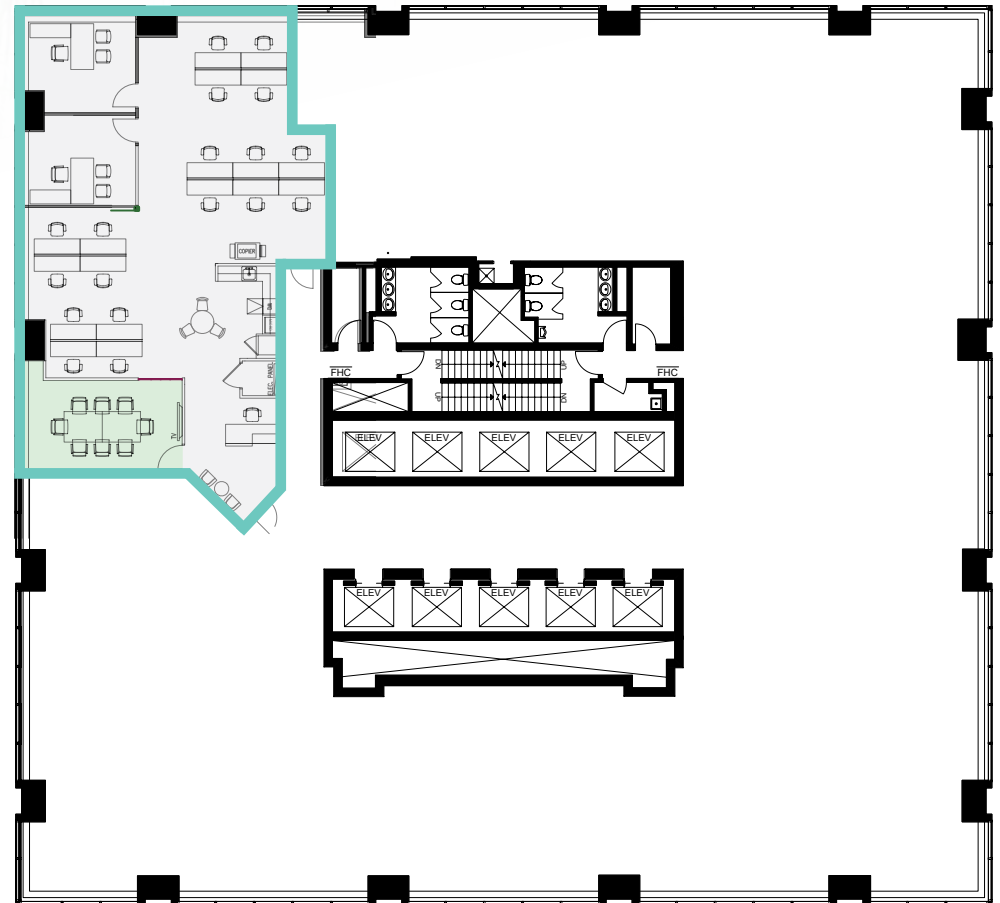
\$31.36 per sq. ft. (2025 est.)

Occupancy

Immediate

Comments

Fully furnished and Wi-Fi enabled.
Built out with 2 offices, 18
workstations, an 8-person meeting
room and kitchenette.





SUITE 1501
2,719 SQ. FT.



FULLY FURNISHED

Built out with offices, meeting rooms & workstations. Wi-Fi enabled.



FLOOR PLAN

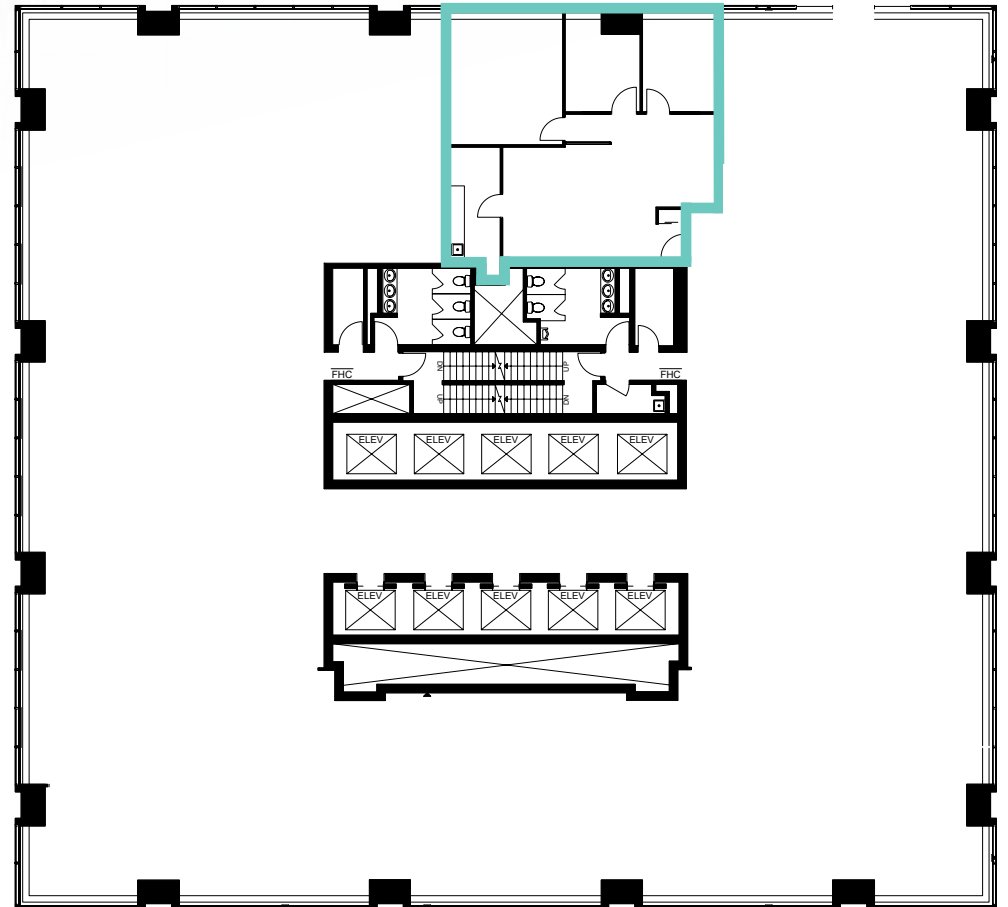
SUITE 1702 1,417 SQ. FT.

Net Rent	Please call listing agents
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Additional Rent	\$31.36 per sq. ft. (2025 est.)
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Occupancy	Immediate
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Comments	Built out with 2-3 private offices and kitchenette. North facing views.
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FLOOR PLAN

SUITE 1901
2,501 SQ. FT.

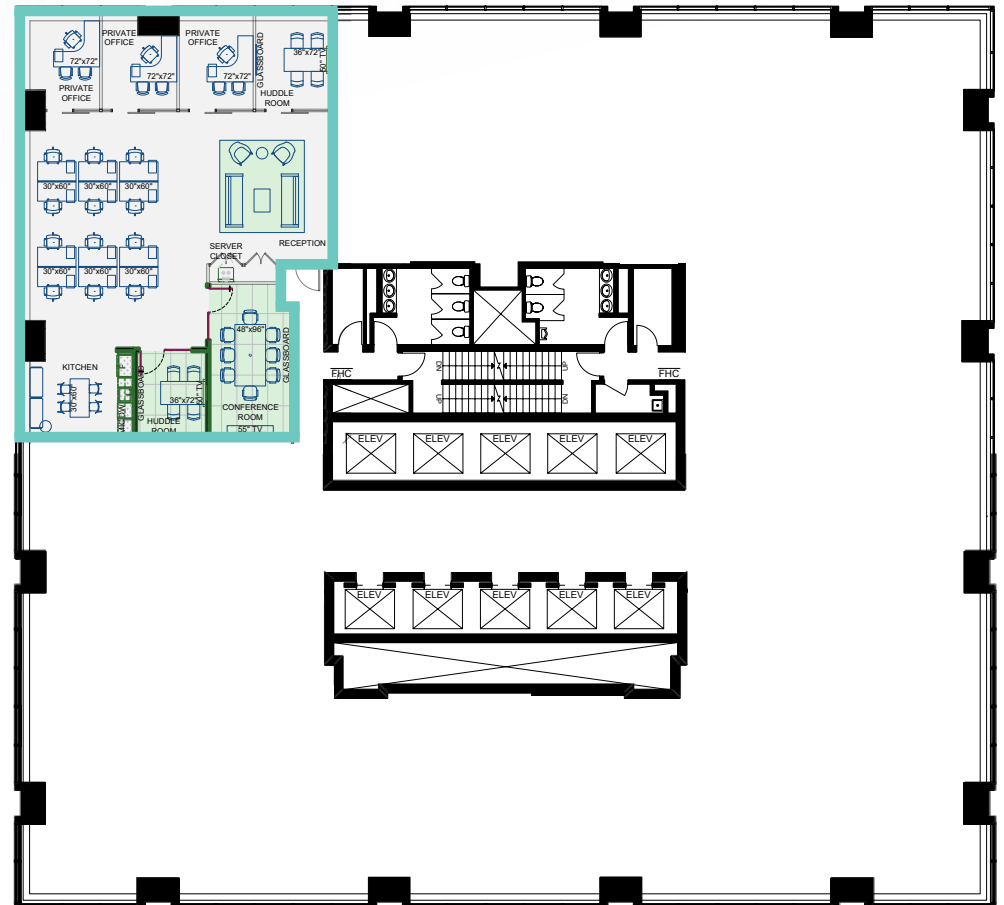


Net Rent Please call listing agents

Additional Rent \$31.36 per sq. ft. (2025 est.)

Occupancy Immediate

Comments Wi-Fi enabled. Three built out offices, an 8-person boardroom, 2 huddle rooms, a kitchenette, a reception and space for 18 workstations.



FLOOR PLAN

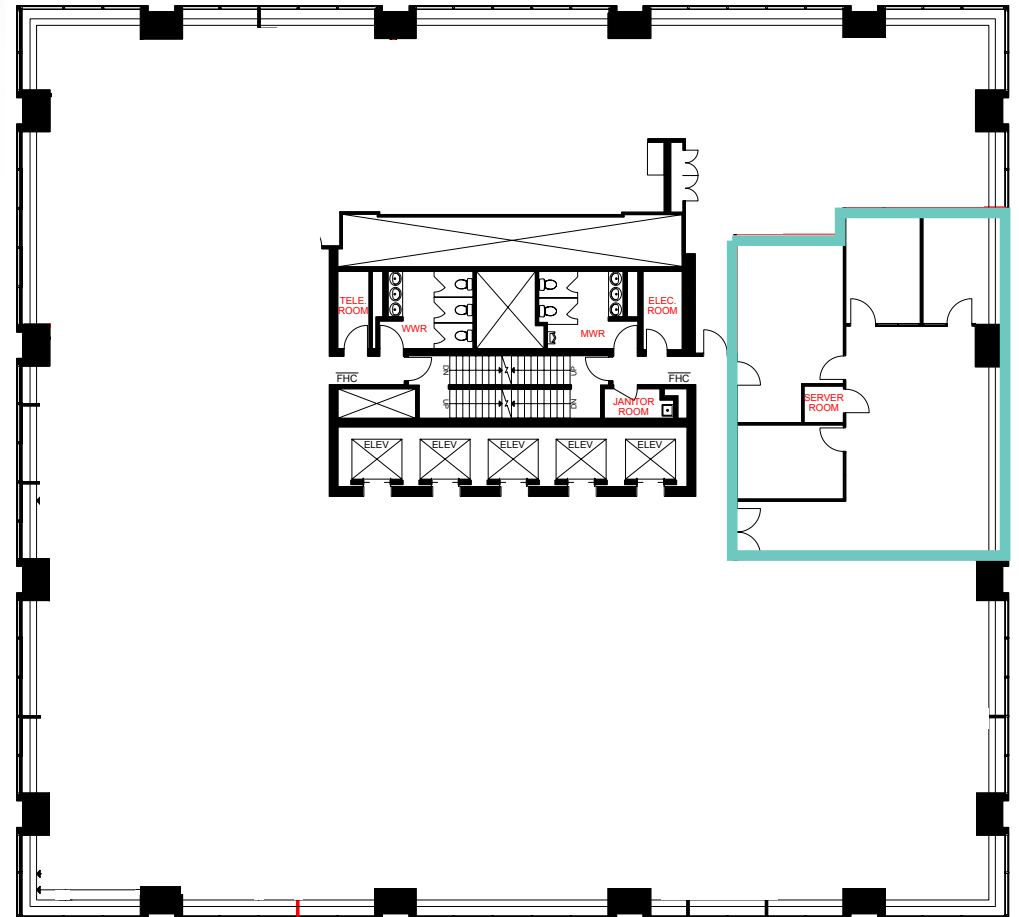
SUITE 2002 1,838 SQ. FT.

Net Rent	Please call listing agents
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Additional Rent	\$31.36 per sq. ft. (2025 est.)
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Occupancy	Immediate
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Comments	Future Model Suite
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FLOOR PLAN

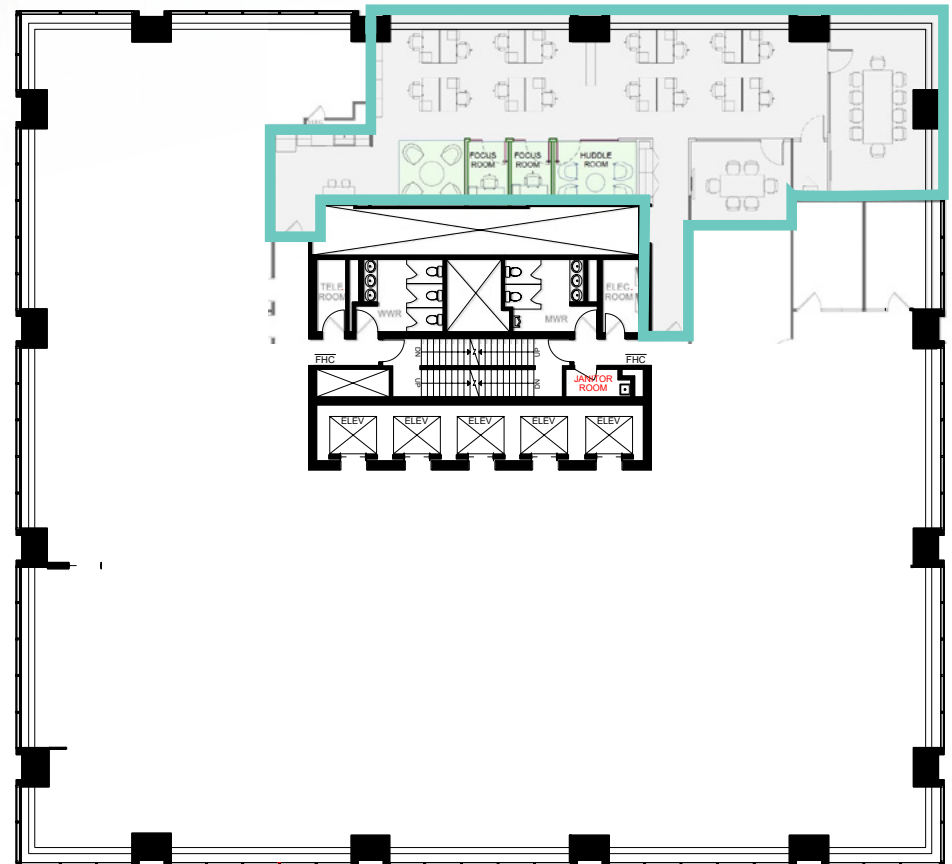
SUITE 2005 2,809 SQ. FT.

Net Rent Please call listing agents

Additional Rent \$31.36 per sq. ft. (2025 est.)

Occupancy September 1, 2025

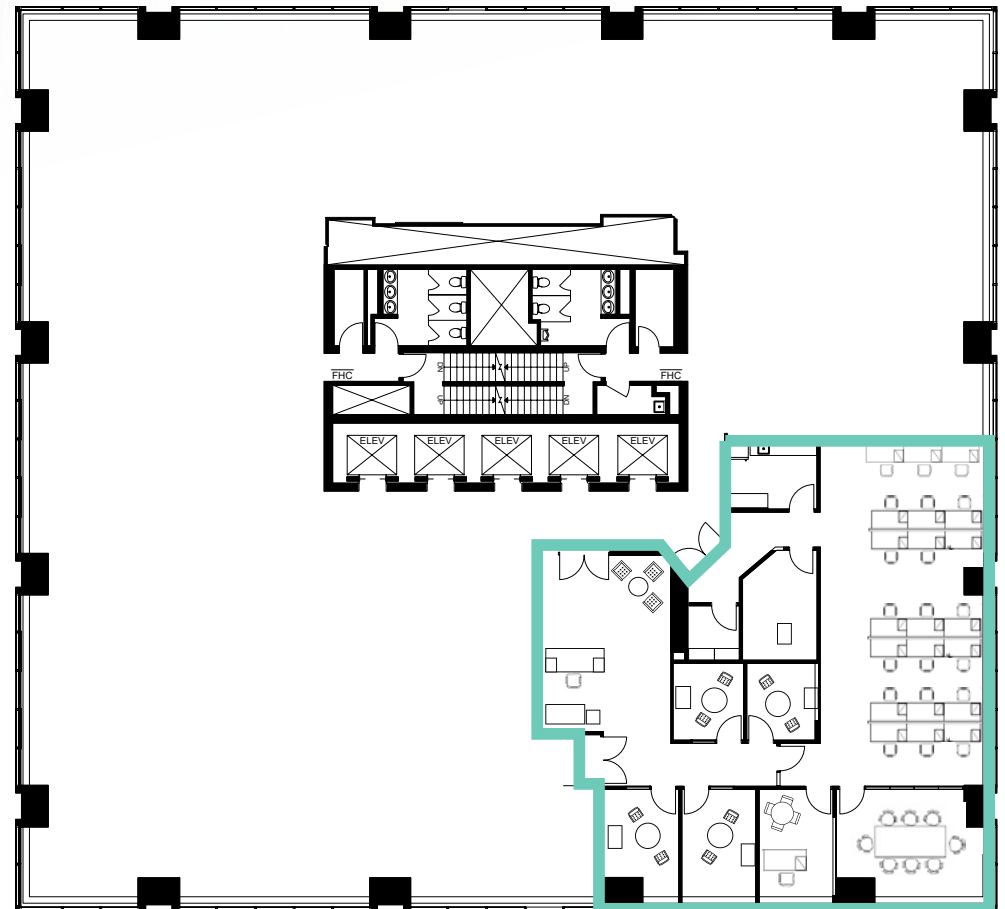
Comments Built out with 2 private offices, 1 huddle room, 2 boardrooms, a kitchenette, 16 workstations, and a lounge.



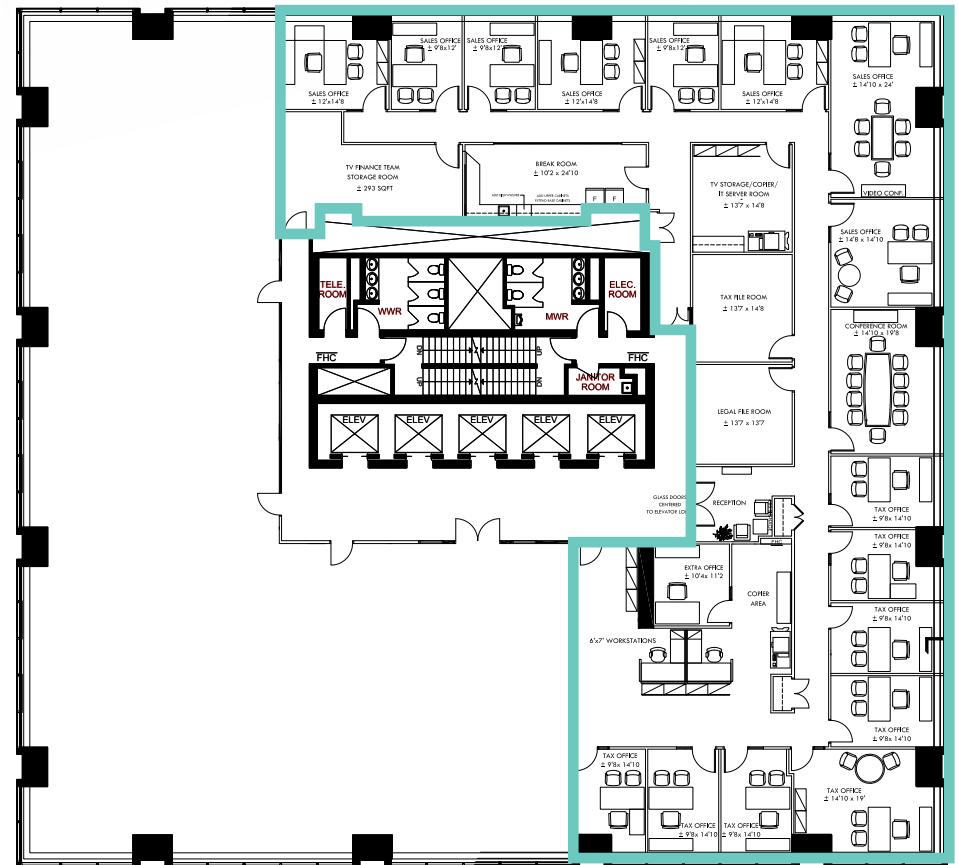
FLOOR PLAN

SUITE 2510 3,561 SQ. FT.

Net Rent	Please call listing agents
Additional Rent	\$31.36 per sq. ft. (2025 est.)
Occupancy	January 1, 2026
Comments	Built out with 5 private offices/ meeting rooms, a boardroom, a kitchenette, and an open work area.



Comments	Built out with 17 private offices, 1 boardroom, a kitchen, and storage rooms.
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FLOOR PLAN

SUITE 2602
4,005 SQ. FT.



READY, SET, GO

Net Rent

Please call listing agents

Additional Rent

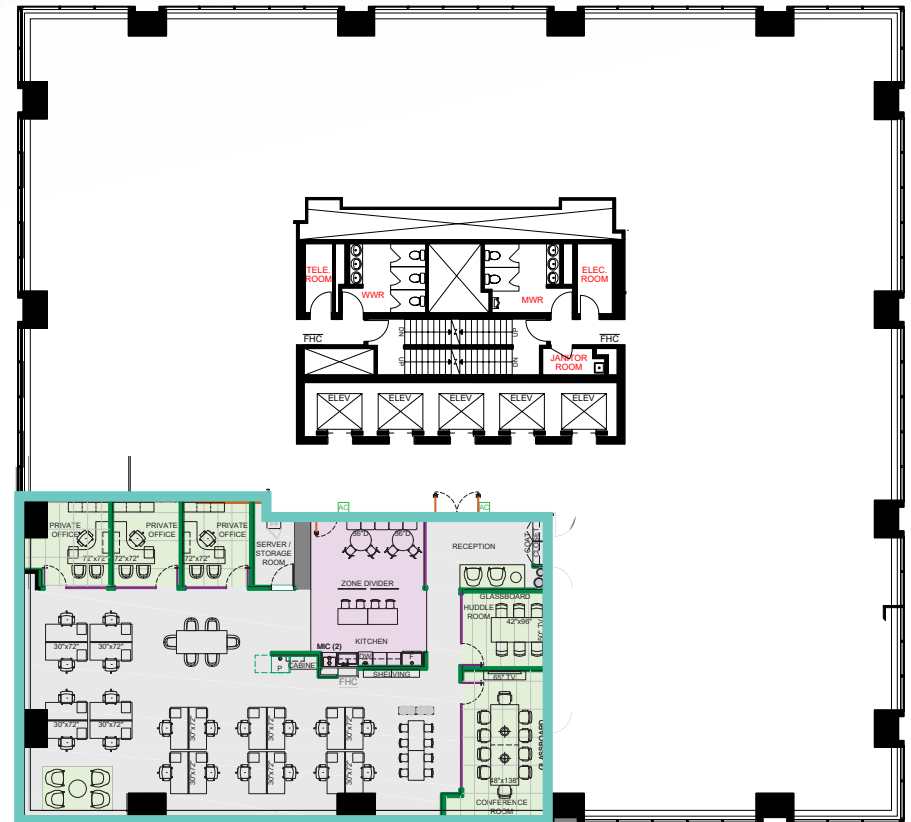
\$31.36 per sq. ft. (2025 est.)

Occupancy

January 1, 2026

Comments

Fully Furnished and Wi-Fi enabled.
 Built out with 3 private offices, storage room, huddle room, boardroom, kitchen, and lounge.



FLOOR PLAN

SUITE 2700

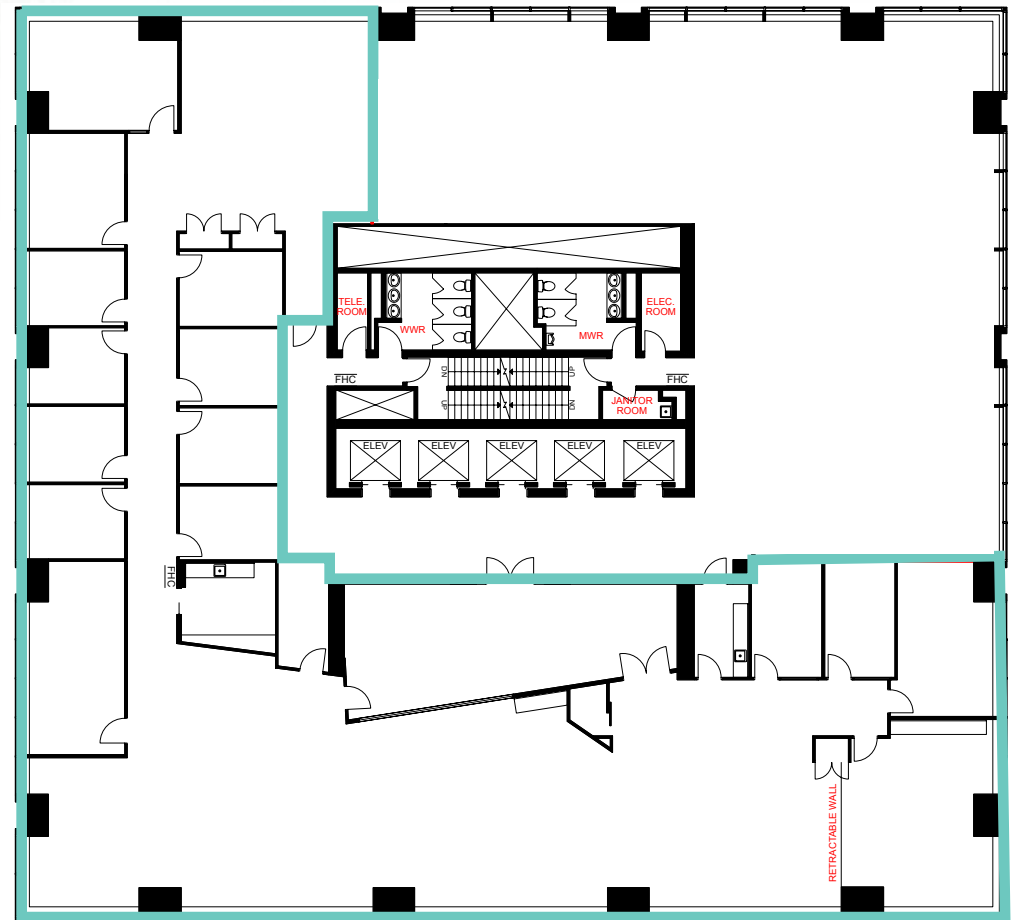
10,100 SQ. FT.

Net Rent Please call listing agents

Additional Rent \$31.36 per sq. ft. (2025 est.)

Occupancy July 1, 2025

Comments Built out suite with 10 private offices, 3 meeting rooms, 2 boardrooms, 2 kitchenettes, one kitchen, and elevator exposure. South-east views and great natural light/exposure.



Full floor opportunity available



SUITE 2700
10,100 SQ. FT.



FLOOR PLAN

SUITE 2701

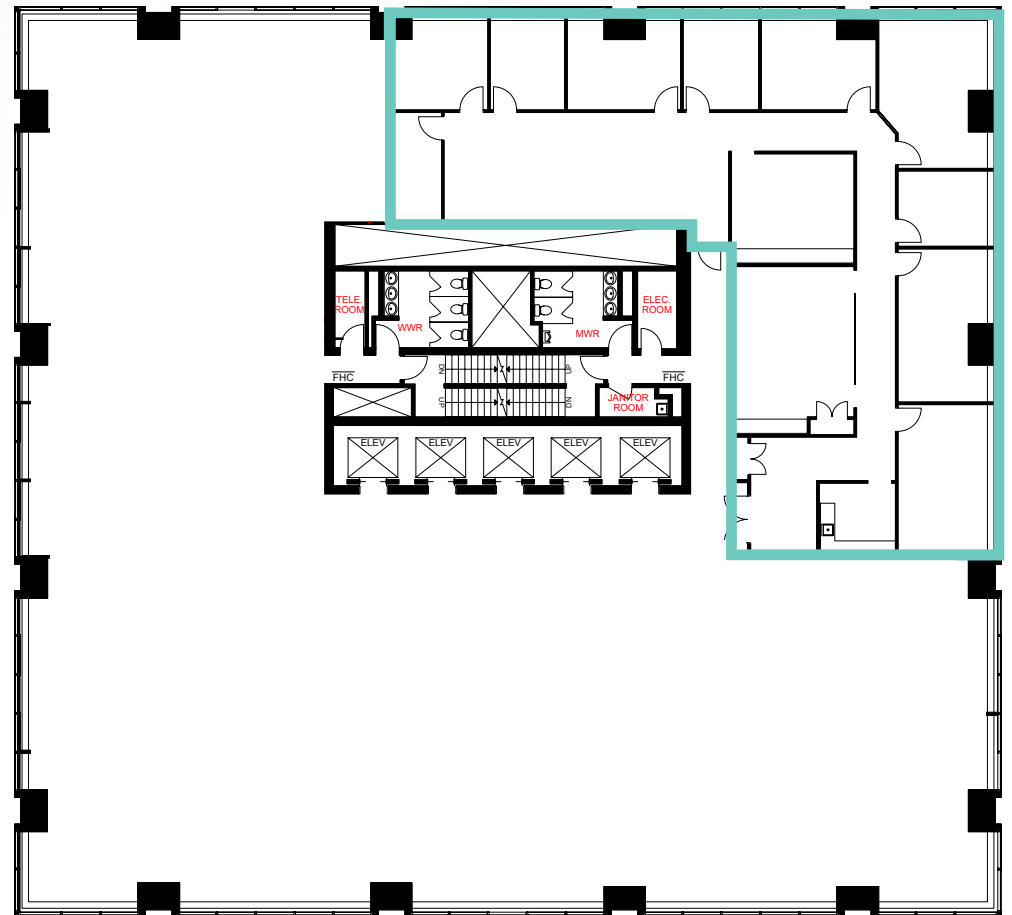
4,450 SQ. FT.

Net Rent Please call listing agents

Additional Rent \$31.36 per sq. ft. (2025 est.)

Occupancy July 1, 2025

Comments Built out suite with 6 private offices, 2 meeting rooms, 2 boardrooms, kitchenette, storage, and elevator exposure. North-east views and great natural light/exposure.

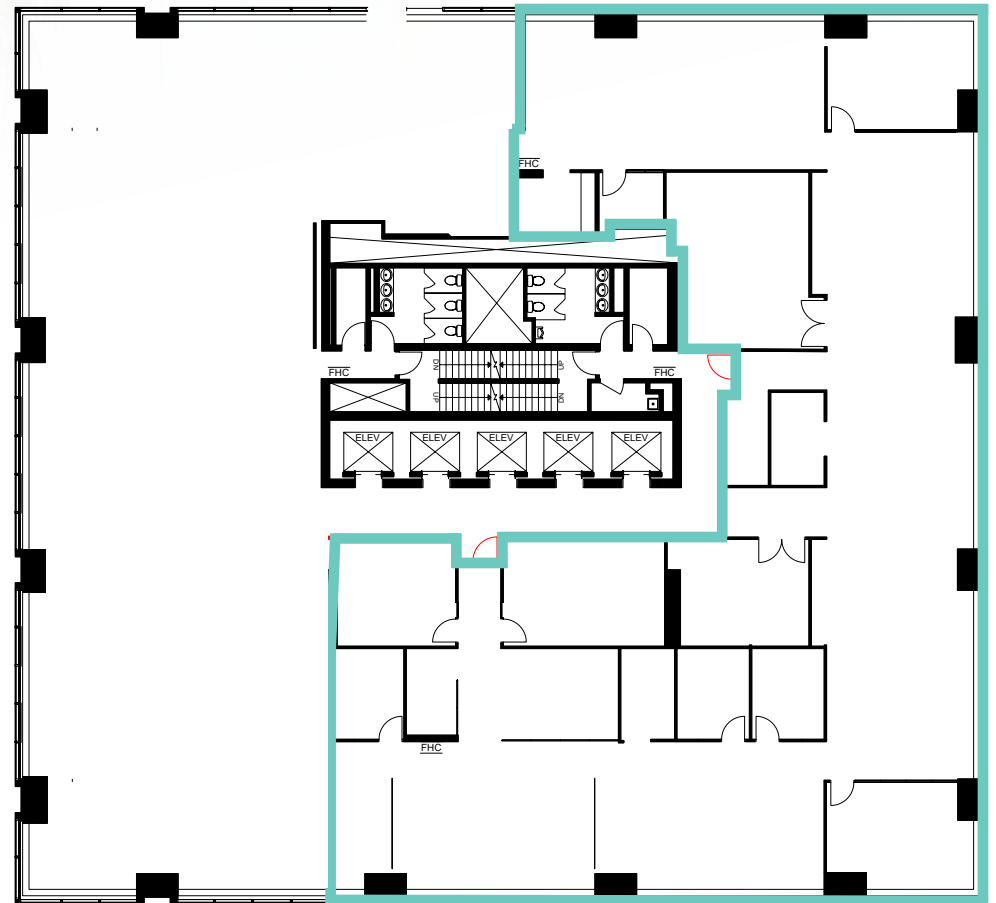


Full floor opportunity available

FLOOR PLAN

SUITE 3100 8,484 SQ. FT.

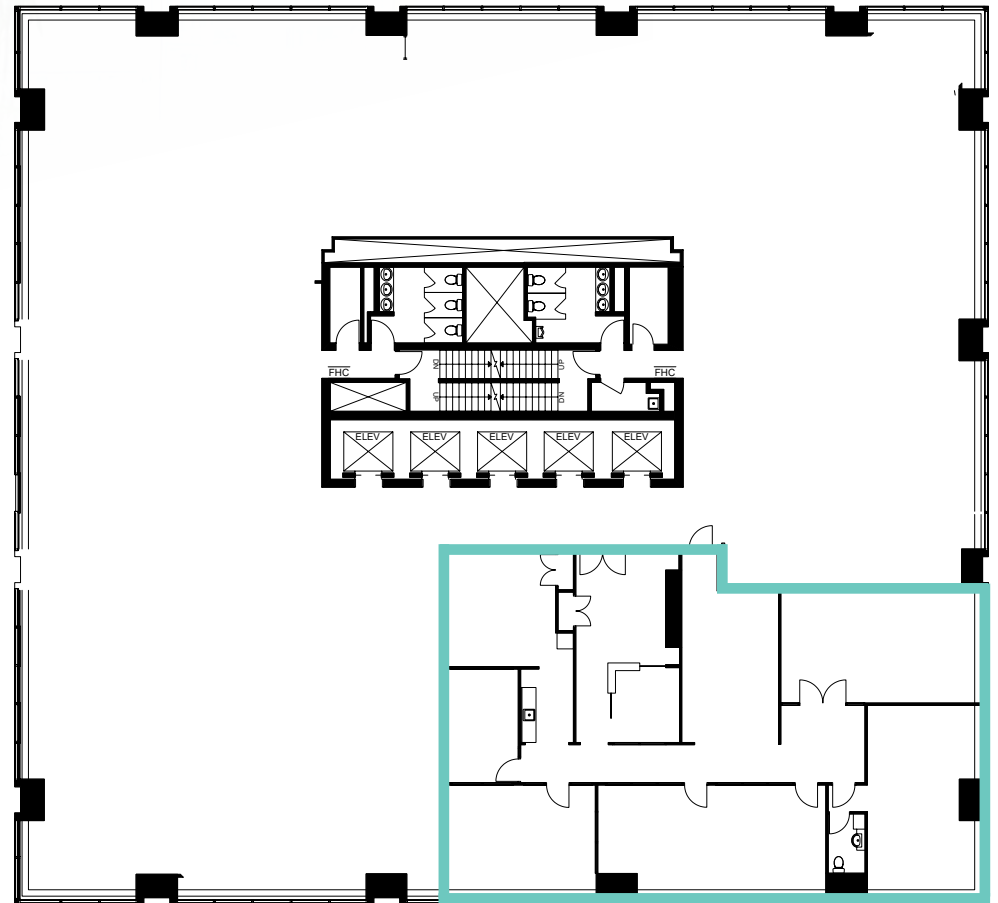
Net Rent	Please call listing agents
Additional Rent	\$31.36 per sq. ft. (2025 est.)
Occupancy	Immediate
Comments	Built out with a mix of offices, meeting rooms, and open work area. Lots of natural light.



FLOOR PLAN

SUITE 3400 3,641 SQ. FT.

Net Rent	Please call listing agents
Additional Rent	\$31.36 per sq. ft. (2025 est.)
Occupancy	90 days
Comments	Built out with a mix of offices, meeting rooms, and kitchen.



2 BLOOR WEST

34		3400 3,641 SF
33		
32		
31	3100 8,484 SF	
30		
29		
28		
27	2700 10,100 SF	2701 4,450 SF
26	2602 4,005 SF	2600 7,597 SF
25	2510 3,561 SF	
24		
23		
22		
21		
20	2002 1,838 SF	2005 2,809 SF
19	1901 2,501 SF	
18		
17	1702 1,417 SF	
16		
15	1501 2,719 SF	
14		
13		
12		
11		
10		
09	901 3,232 SF	
08		
07		
06	6TH FLOOR 14,180 SF	
05		
04		
03		
02		
01		

BUILDING SPECIFICATIONS



Building Description

- Constructed in 1972, 2 Bloor Street West, is 458,765 sf
- Typical floor plate ranges from 14,000-14,500 square feet
- Typical floor clear height is approximate 12'4" slab to slab



Sustainability

- Targeting to be fully carbon neutral by 2027
- BOMA Best GOLD & Fitwell Certified
- SmartScore Certified



Parking

- Manulife Centre (44 Charles St. West) 416-924-0566
- The Bay Parking Lot (2 Bloor St. East) 416-506-1000
- One Bloor (1 Bloor St. East) 416-369-1801



Bicycle Rack

- Bike racks are located along Yonge Street, on the Northwest corner of the property.
- An indoor secure bicycle room is located beside the retail lower concourse level. Entrance is via access card only.



Security

- The building provides 24-hour manned security, 7 days per week.
- CCTV 200 camera/television system (Tyco) records activity at several key points throughout the building.



Elevators

- There are 10 passenger elevators in the building, operational 24/7; there are 5 low-rise elevators, serving floors G -19, and 5 high-rise elevators, serving floors G, 20-34.
- 2 service elevators, elevator #1 and elevator #10, which may be used for dollies and carts in off-peak hours.



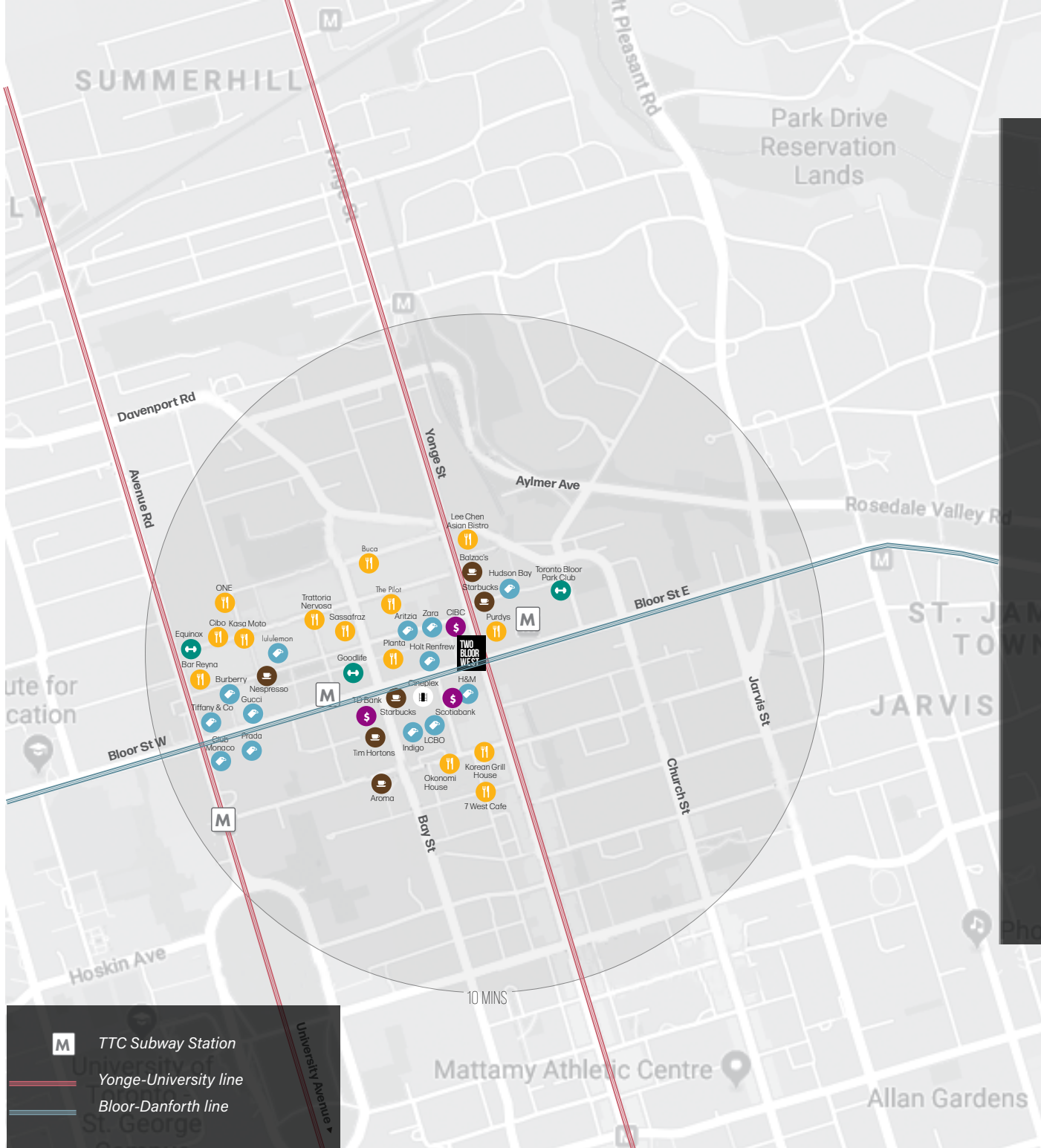
Mechanical

- Standard HVAC hours: 8:00 AM to 6:00 PM, Monday through Friday (after hour HVAC available upon request at an hourly rate).



Telecommunication

- 2 Bloor St. W is WiredScore Certified Platinum.



LOCATION

PRIME ACCESS TO RETAIL, RESTAURANTS, AND TRANSIT

2 Bloor West is a Class "A" office tower in one of the most sought-after areas in the city, Yorkville, on the desirable Yonge & Bloor intersection.

It is located in the vibrant Bloor-Midtown node, surrounded by an abundance of amenities within immediate walking distance, including restaurants, grocery, shopping, food and coffee, LCBO, financial services, health services, fitness and hotel options. It is only minutes from Bloor Street's most exciting boutiques and trendy restaurants.



DIRECT ACCESS



14 MIN DRIVE



10 MIN DRIVE



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