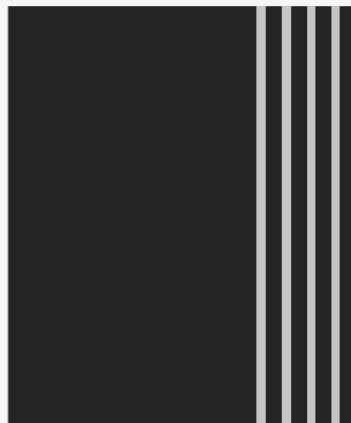




BLOOR



THE BLOOR BOUTIQUE

THE BLOOR BOUTIQUE

Positioned at the iconic intersection of Yonge and Bloor, 33 Bloor offers a boutique workplace experience within one of Toronto's most prestigious and connected urban districts.

Comprising approximately 293,746 square feet across 17 storeys, the building blends hospitality, architecture, culture, and premium office space into a singular Yorkville identity.



ARRIVE WITH US

More than a traditional office tower, 33 Bloor reflects a new category of workplace experience. One that combines the scale and sophistication of a Class A office asset with the refinement, exclusivity, and elevated sense of arrival more commonly associated with world-class hospitality destinations.

Following a transformative \$25 million redevelopment completed in 2020, ownership reimaged the lobby, common areas, and exterior façade, creating one of Toronto's most architecturally distinctive workplace environments and setting a new standard for office arrival experiences within the Yorkville district.





BY THE NUMBERS

Address	33 Bloor Street East
Typical Floor Plate	~17,000 SF
Floors	17 Storeys
Transit	Yonge-Bloor Station
Retail Amenities	Mos Mos Coffee, Café Landwer
Parking	1/6,000 SF



293,746 SF

Class A Office Tower

17 STOREYS

Boutique Scale

TTC ACCESS

Direct Underground
Yonge-Bloor Station

204,630

Daily TTC Riders

2020

Major Redevelopment
Completion

\$25 MILLION

Lobby & Façade
Redevelopment

ON-SITE RETAIL

Mos Mos Coffee, Café
Landwer, LensCrafters

200+

Restaurants & Cafés
Within Yorkville

33

Residential Projects
Within the District

10,000+

Residential Units
Planned Nearby

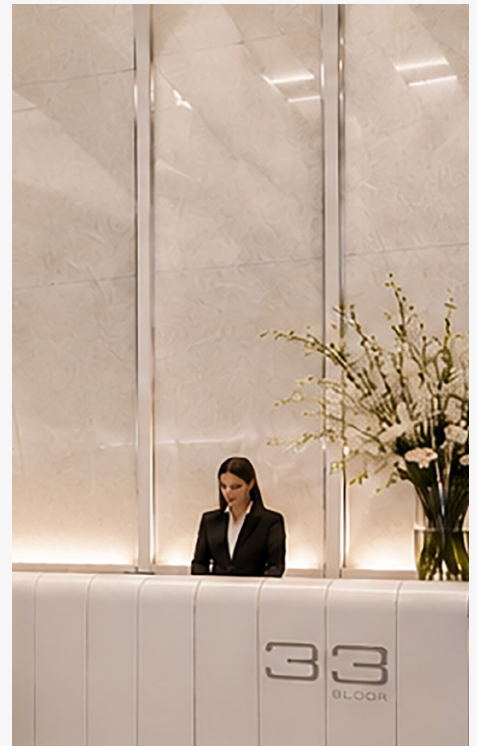
THE ANTI-CORPORATE CORPORATE OFFICE

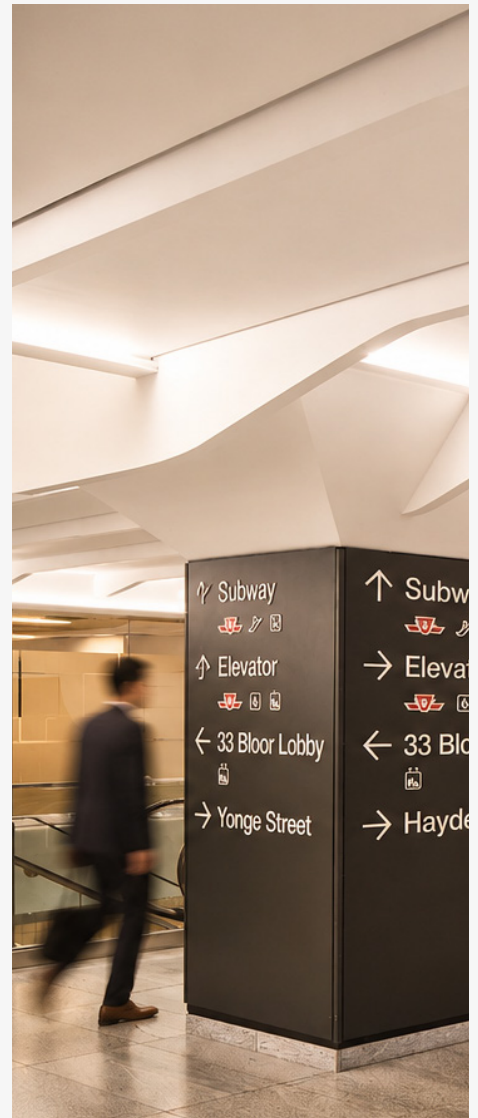
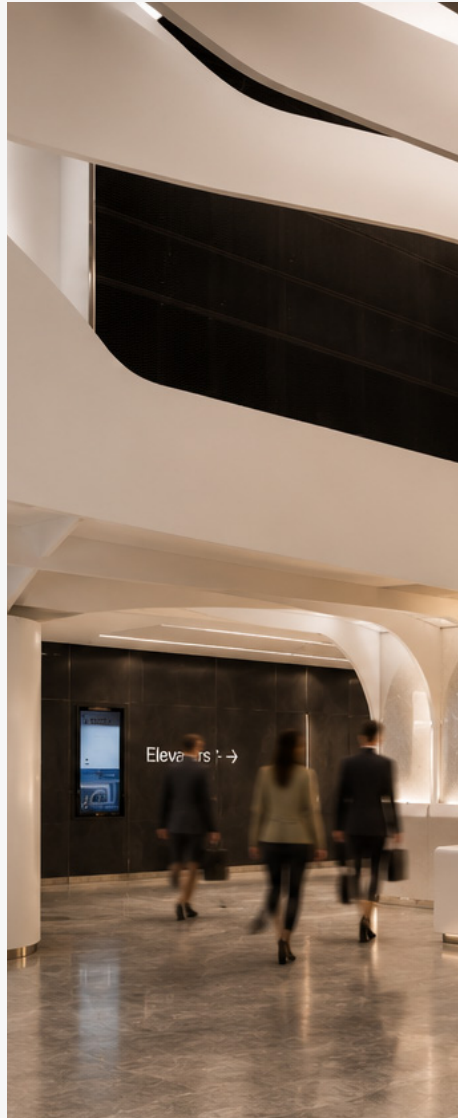
Today's workforce expects more from the office than desks and meeting rooms.

Employees are increasingly drawn to environments that support convenience, experience, wellness, and connection.

At 33 Bloor, direct access to the Yonge-Bloor subway interchange places employees at the centre of Toronto's transit network, with access to a station serving more than 204,000 daily riders.

Combined with immediate access to Yorkville's restaurants, hotels, wellness offerings, and luxury retail destinations, the workplace extends well beyond the office itself.



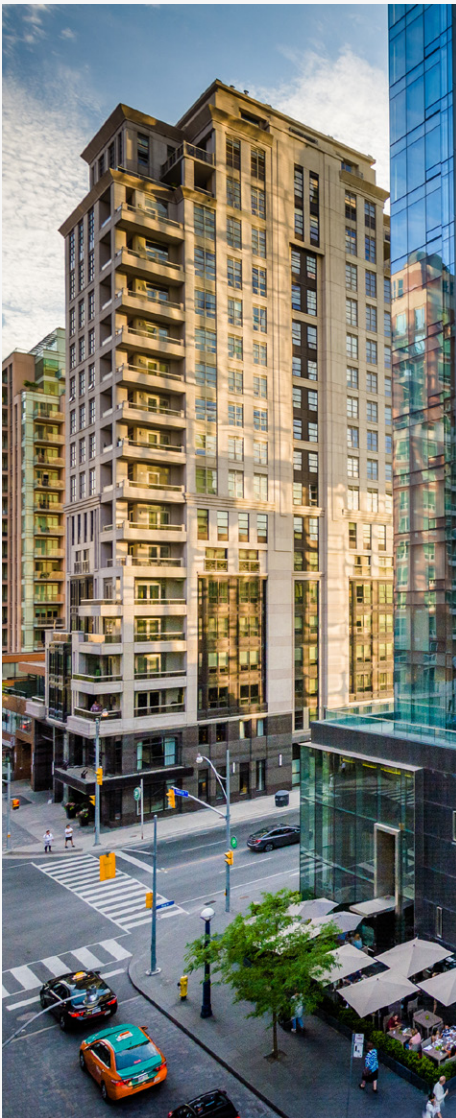


This is what we mean
by the anti-corporate
corporate office.

A workplace designed
around people, not
simply square footage.







YORKVILLE

Yorkville has evolved into Canada's most influential luxury district.

A destination where global retail brands, world-class hospitality, exceptional dining, and cultural institutions converge.



TORONTO'S MOST PRESTIGIOUS URBAN DISTRICT

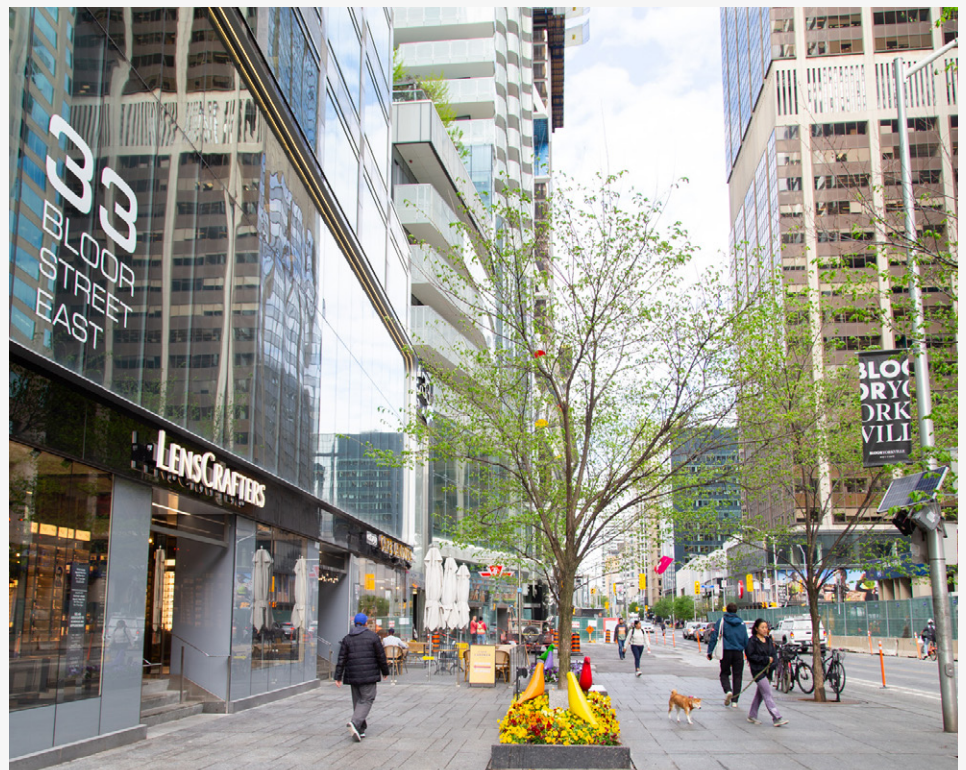
For tenants at 33 Bloor, the neighbourhood becomes an extension of the workplace itself. Client lunches, executive meetings, team celebrations, wellness experiences, luxury hotels, and premium shopping are all located within a short walk of the office.

Few office addresses in Toronto offer the same combination of accessibility, prestige, and lifestyle integration.



Yorkville continues to experience significant growth, with more than 33 residential developments representing over 10,000 new residential units planned or under construction throughout the surrounding district.

The result is an increasingly vibrant live-work-play community that continues to attract talent, investment, and innovation.





RESTAURANTS & CAFÉS

1. Trattoria Nervosa
2. Sassafras
3. KOKO Share Bar
4. Sushi Okeya Kyujiro
5. Sofia
6. Kasa Moto
7. PAROS
8. ONE Restaurant
9. Powder Room
10. Cibo Wine Bar Yorkville
11. STK Steakhouse
12. Alobar Yorkville
13. Bar Reyna
14. MSSM Yorkville
15. Joni Restaurant
16. Opus Restaurant
17. Duke of York
18. Signatures Restaurant
19. Amal Toronto
20. The Tea Room
21. Gatsby
22. Enigma Yorkville
23. Café Boulud
24. Kiro Sushi
25. Cafe Landwer
26. Freshii
27. Mos Mos Coffee



FITNESS

1. GoodLife Fitness
2. Jaybird Studio
3. Othership
4. AVANT
5. Equinox
6. F45 Training
7. Orangetheory



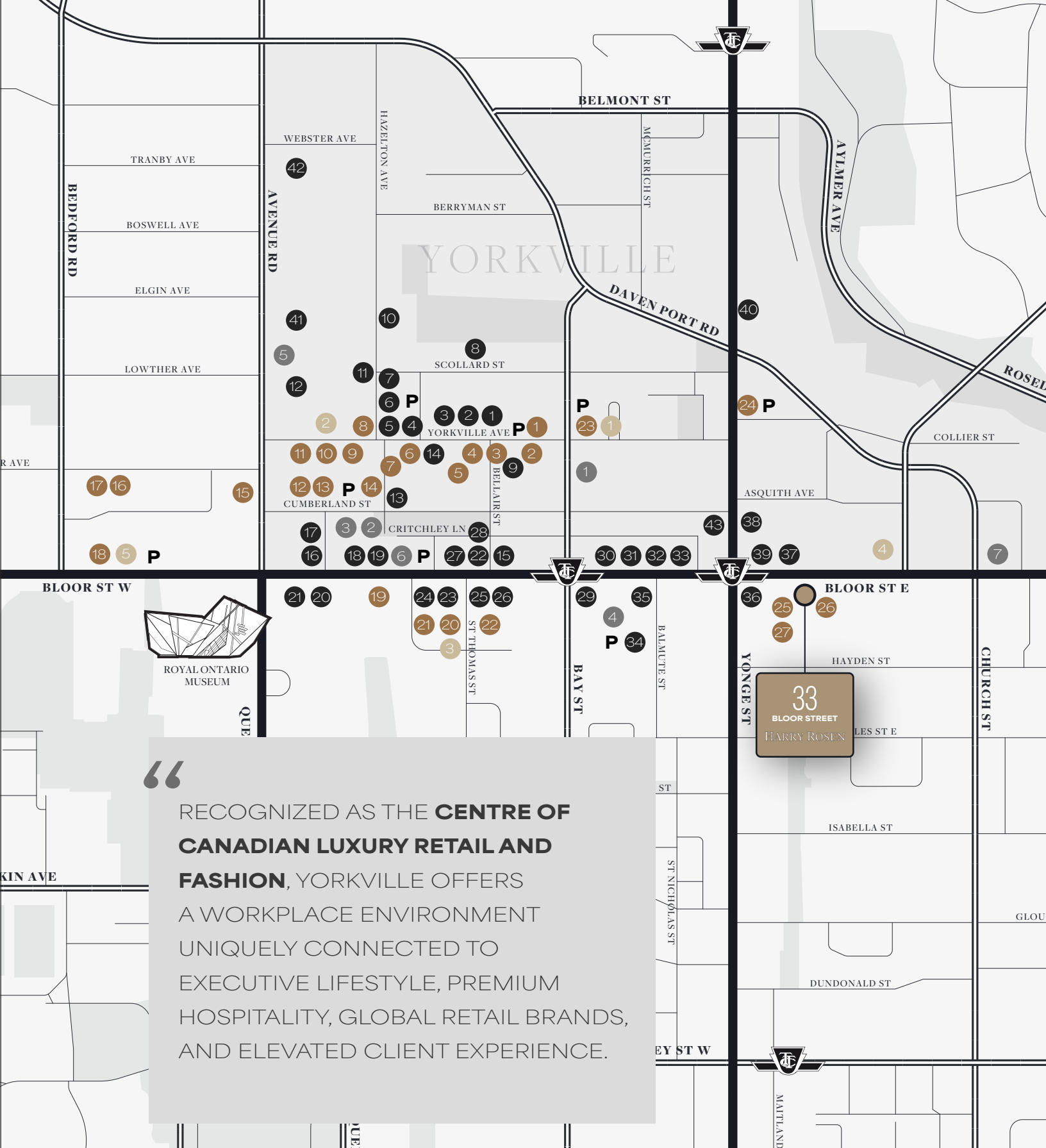
HOTELS

1. Four Seasons
2. The Hazelton
3. Windsor Arms
4. W Toronto
5. Park Hyatt



SHOPPING

1. Kith Toronto
2. BALENCIAGA
3. CHANEL
4. Brunello Cucinelli
5. V Hazelton
6. Le Labo
7. Atelier Munro
8. Erol Custom Tailor Limited
9. Laywine's
10. Advice From A Caterpillar
11. Maska
12. Yorkville Village Mall
13. La Canadienne
14. Christian Louboutin
15. Harry Rosen
16. Louis Vuitton
17. Tiffany & Co.
18. Burberry
19. Gucci
20. MONCLER
21. Montblanc
22. Van Cleef & Arpels
23. Royal de Versailles Jewellers
24. RIMOWA
25. COS
26. SEPHORA
27. Hermès
28. BERLUTI
29. Maison Birks
30. Aritzia
31. ALO
32. David Yurman
33. Holt Renfrew Centre
34. L.L.Bean
35. Swarovski
36. Nike
37. Shoppers Drug Mart
38. Ardene
39. Best Buy
40. Canadian Tire
41. Judith & Charles
42. Benjamin Moore
43. Lululemon



“

RECOGNIZED AS THE **CENTRE OF CANADIAN LUXURY RETAIL AND FASHION**, YORKVILLE OFFERS A WORKPLACE ENVIRONMENT UNIQUELY CONNECTED TO EXECUTIVE LIFESTYLE, PREMIUM HOSPITALITY, GLOBAL RETAIL BRANDS, AND ELEVATED CLIENT EXPERIENCE.

100
WALK SCORE

91
TRANSIT SCORE

90
BIKE SCORE

CONNECTED TO TORONTO'S MOST IMPORTANT SUBWAY HUB

Located directly above the Yonge-Bloor subway interchange, 33 Bloor sits at the convergence of the Bloor-Danforth and Yonge-University subway lines, one of the most connected transit nodes in the country.

This level of connectivity supports workforce accessibility across the GTA while reinforcing the convenience expected within a modern executive headquarters environment.

With daily ridership exceeding 200,000 passengers, the location provides unmatched accessibility for employees, clients, and visitors arriving from across the GTA.





Combined with immediate access to major arterial routes including the DVP, Gardiner Expressway, and Highway 401, the property offers exceptional connectivity whether commuting by transit, vehicle, or bicycle.

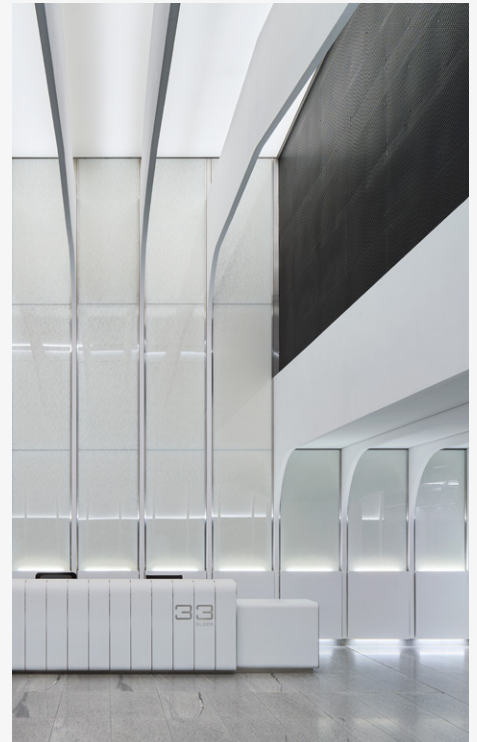


DESIGNED TO MAKE AN IMPRESSION

The workplace experience begins long before employees reach their desks.

At 33 Bloor, a dramatic double-height lobby, sculptural architectural forms, and refined material palette create a memorable first impression for employees, clients, and visitors alike.

The space reflects a hospitality-inspired approach to workplace design, elevating the daily arrival experience while reinforcing a sense of professionalism, sophistication, and care.





Thoughtfully reimagined as part of the property's transformative redevelopment, the lobby serves as both a gateway to the workplace and a reflection of the calibre of organizations that choose to call 33 Bloor home.



ELEVATED AMENITIES FOR MODERN WORK

Today's workplace is increasingly defined by experience, convenience, and the ability to attract and retain top talent.

At 33 Bloor, daily life is supported through a curated mix of hospitality, connectivity, wellness, and premium neighbourhood amenities that elevate both employee experience and client engagement.

From morning coffee at Mos Mos to executive lunches at Café Landwer and immediate access to Yorkville's renowned retail and dining scene, the building integrates lifestyle and workplace culture in a way few Toronto office environments can offer.





Direct internal TTC access, seamless regional connectivity, and proximity to Toronto's most established luxury corridor reinforce the simplicity and prestige of working at one of the city's most recognizable urban destinations.



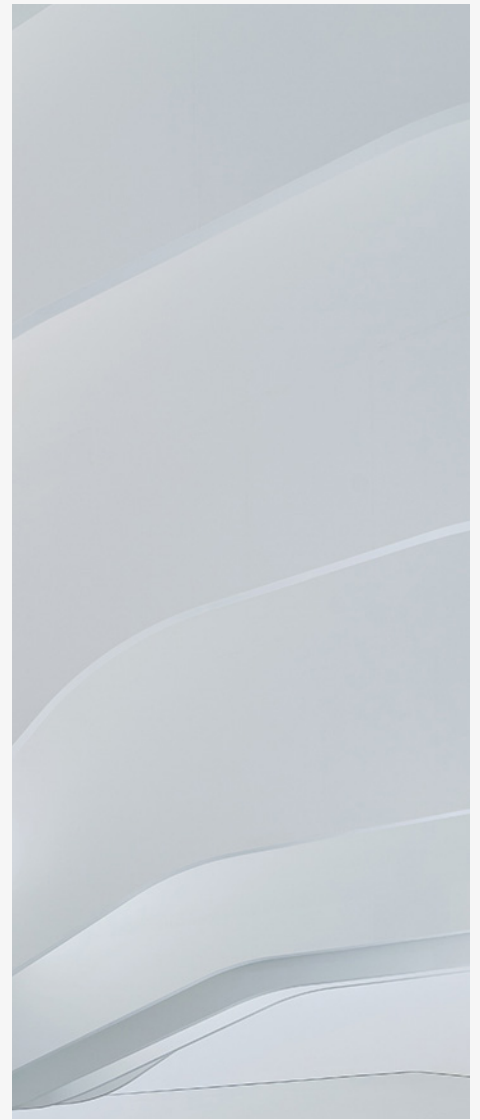


SUSTAINABILITY WITH LONG-TERM VISION

At 33 Bloor Street East, sustainability, operational performance, and long-term resilience are integral to the building's ongoing evolution. Ownership continues to invest in initiatives designed to create a healthier, more efficient, and future focused workplace environment for tenants and their employees.

A key example of this commitment is the building's recent Heating Source Replacement Project, a significant upgrade completed in Q4 2025. The

original boilers used for heating were replaced and upgraded to add a heat recovery system in the building. The project is expected to deliver an estimated 56% reduction in annual emissions, while also reducing overall energy use intensity by approximately 25%. Utility costs are similarly projected to decrease by approximately 7%, reinforcing both environmental performance and long-term operational efficiency.



These investments reflect a broader commitment to operational excellence, responsible building stewardship, and future-focused workplace performance, supporting evolving tenant expectations around sustainability, employee wellness, efficiency, and long-term resilience within one of Toronto's most prominent business and luxury districts.



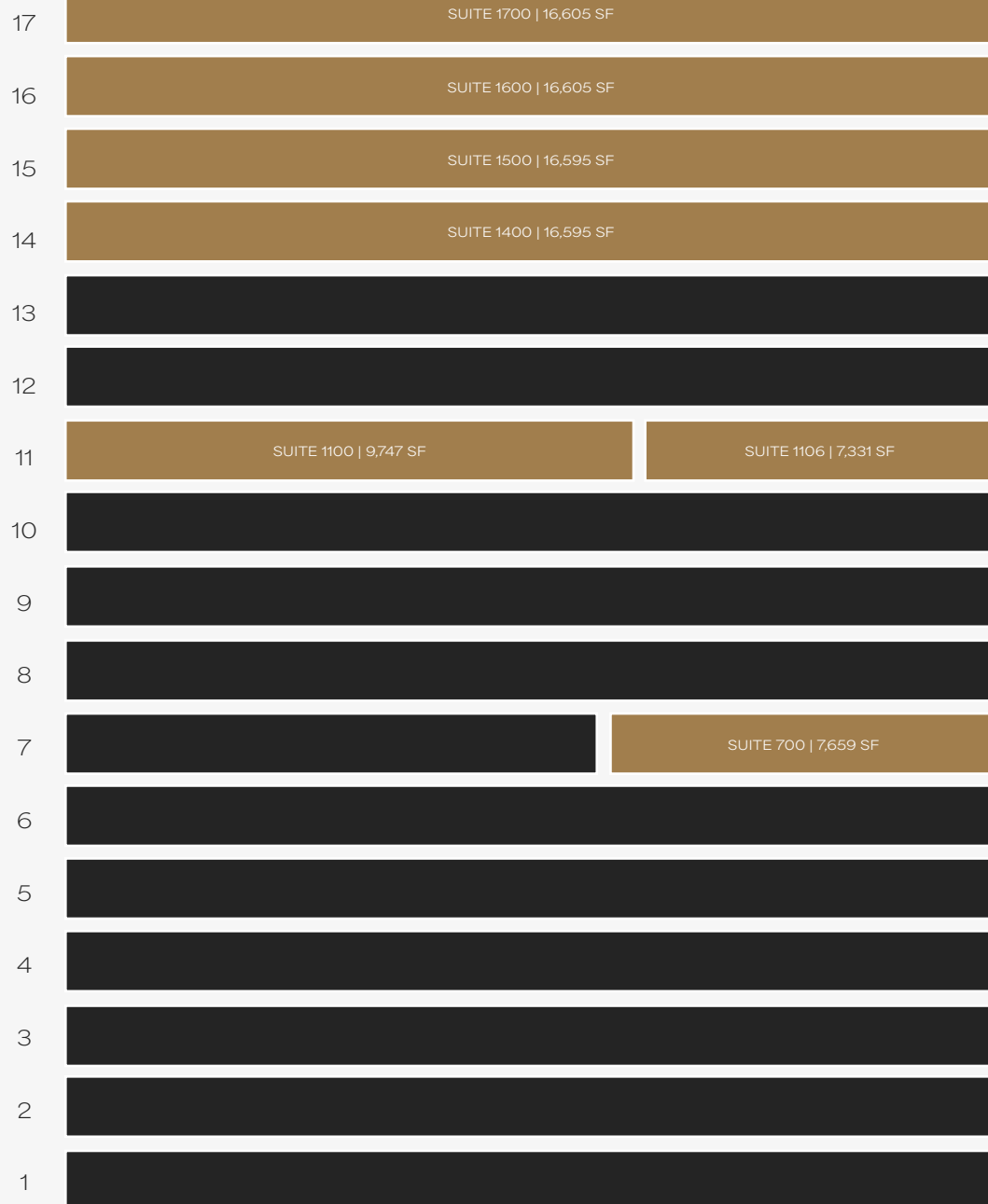
STACKING PLAN

SUITE	SF	COMMENTS	AVAILABLE DATE
700	7,659	Built Out	Immediately
1100	9,747	Built Out	August 1, 2027
1106	7,331	Built Out	Immediately
1400	16,595	Built Out	August 1, 2027
1500	16,595	Built Out	August 1, 2027
1600	16,605	Built Out	August 1, 2027
1700	16,605	Built Out	August 1, 2027

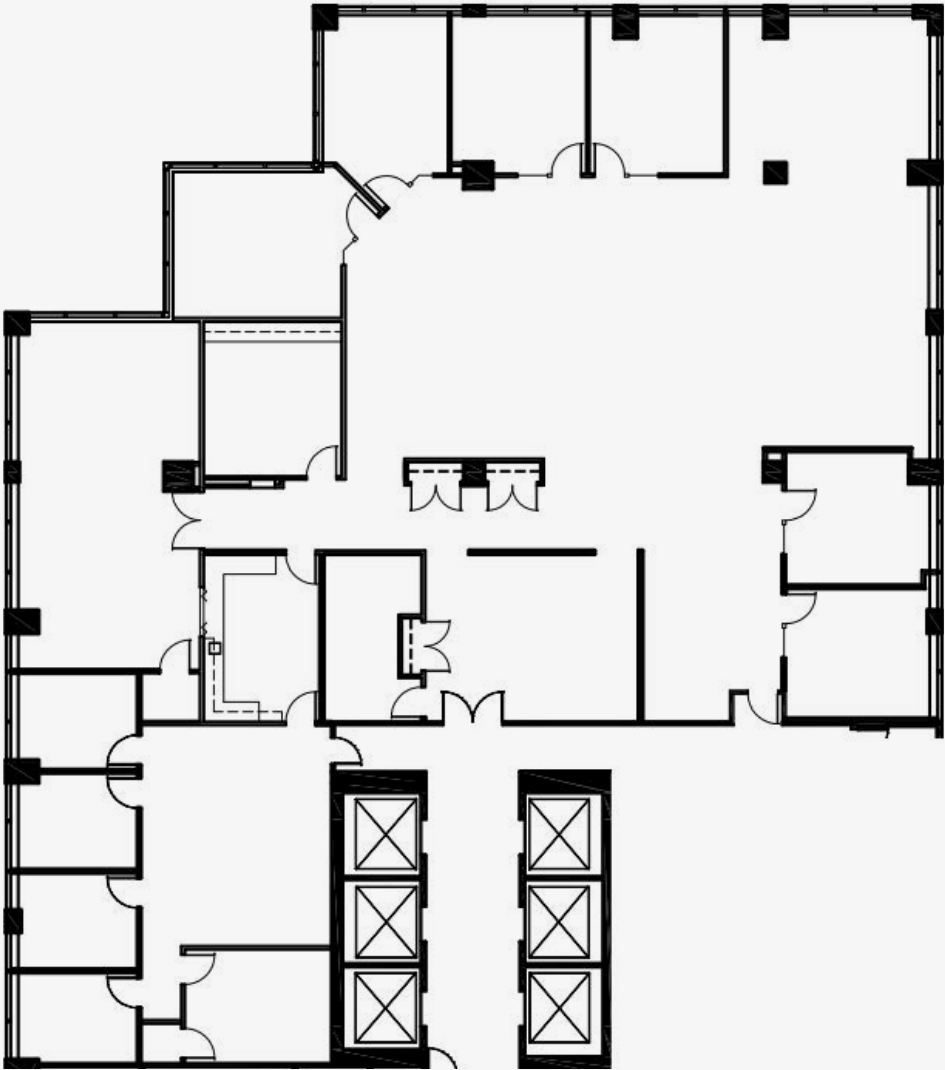


AVAILABLE

LEASED



SUITE 700 | 7,659 SF

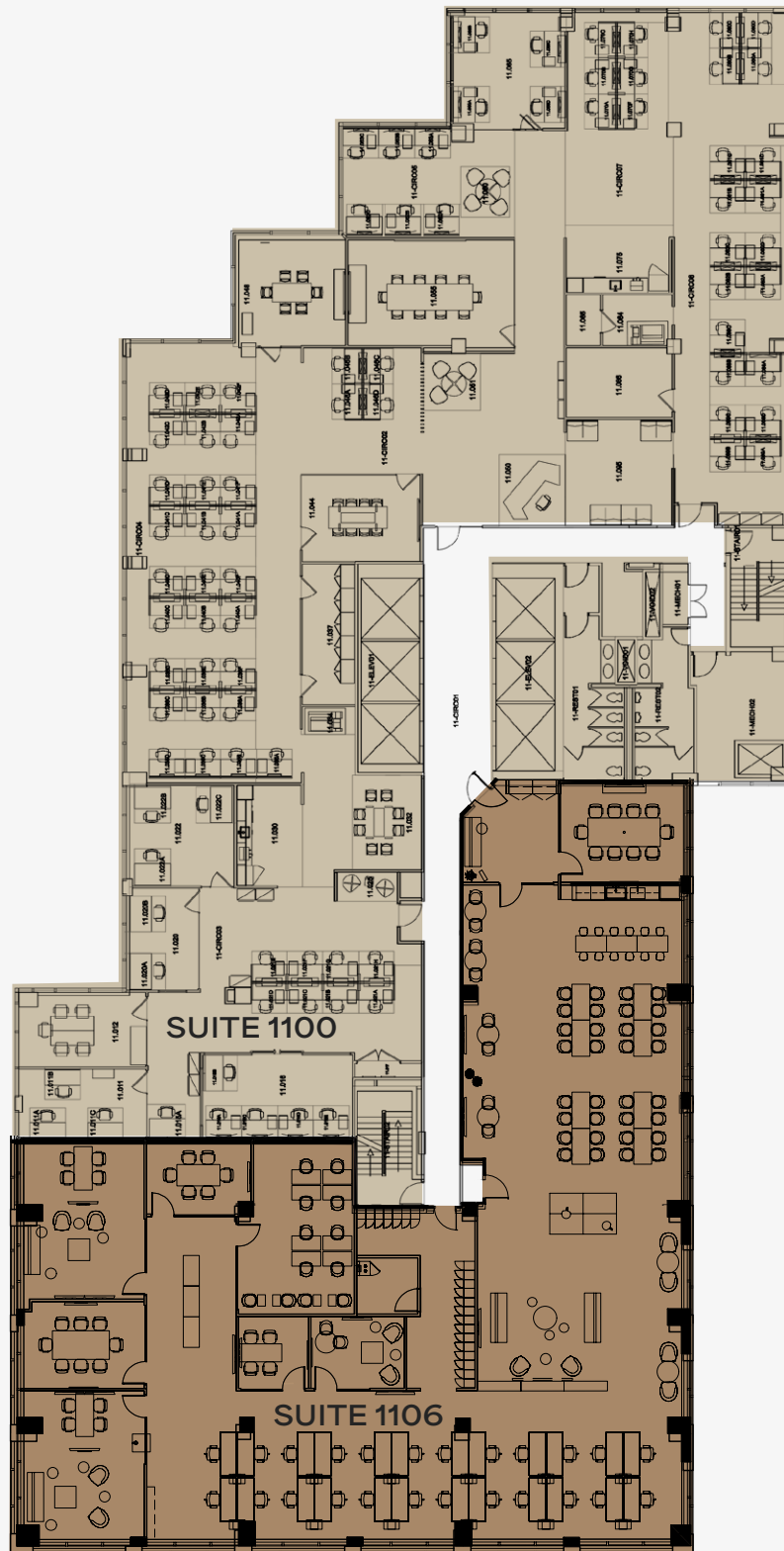


SUITE 1100

■ 9,747 SF

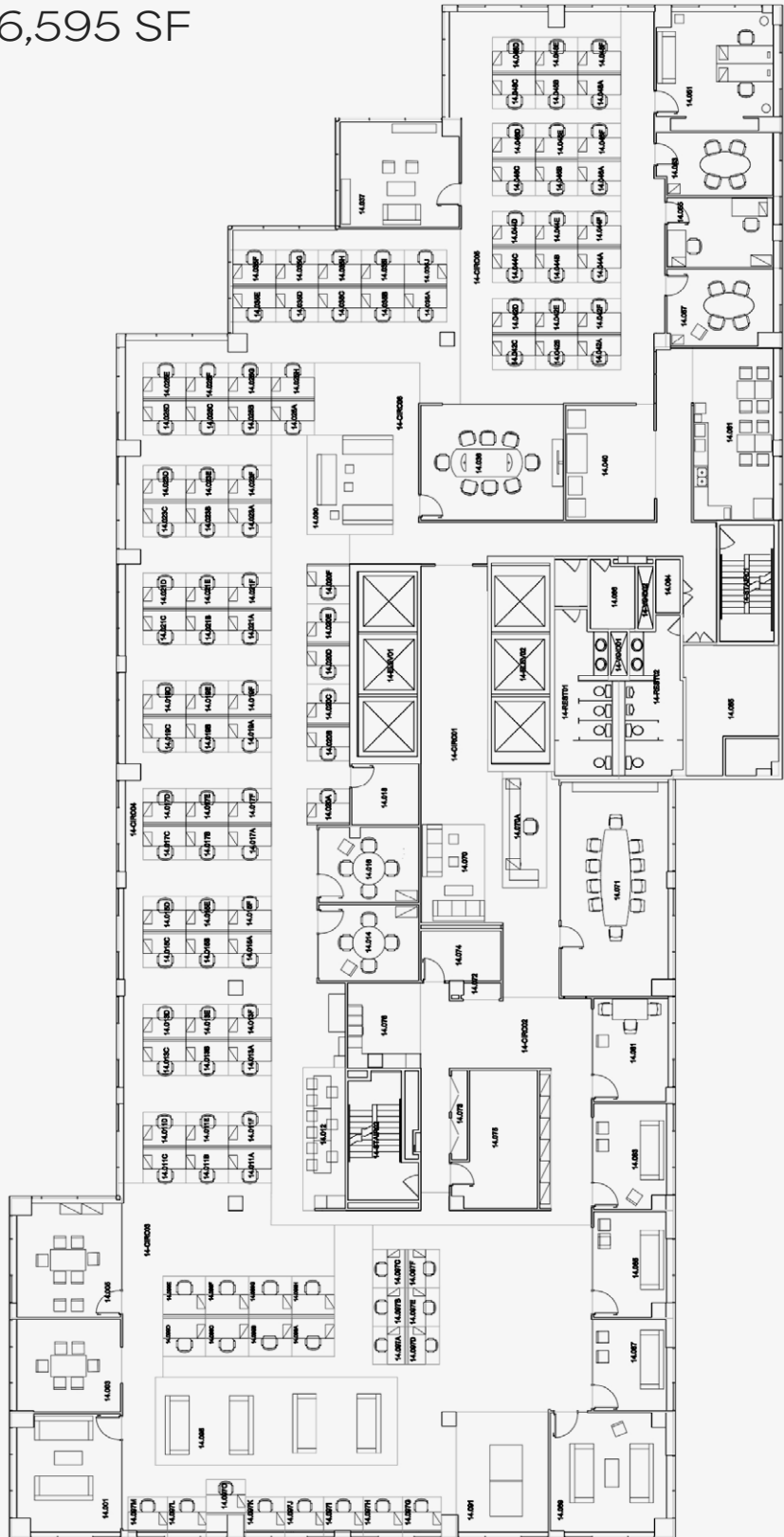
SUITE 1106

■ 7,331 SF



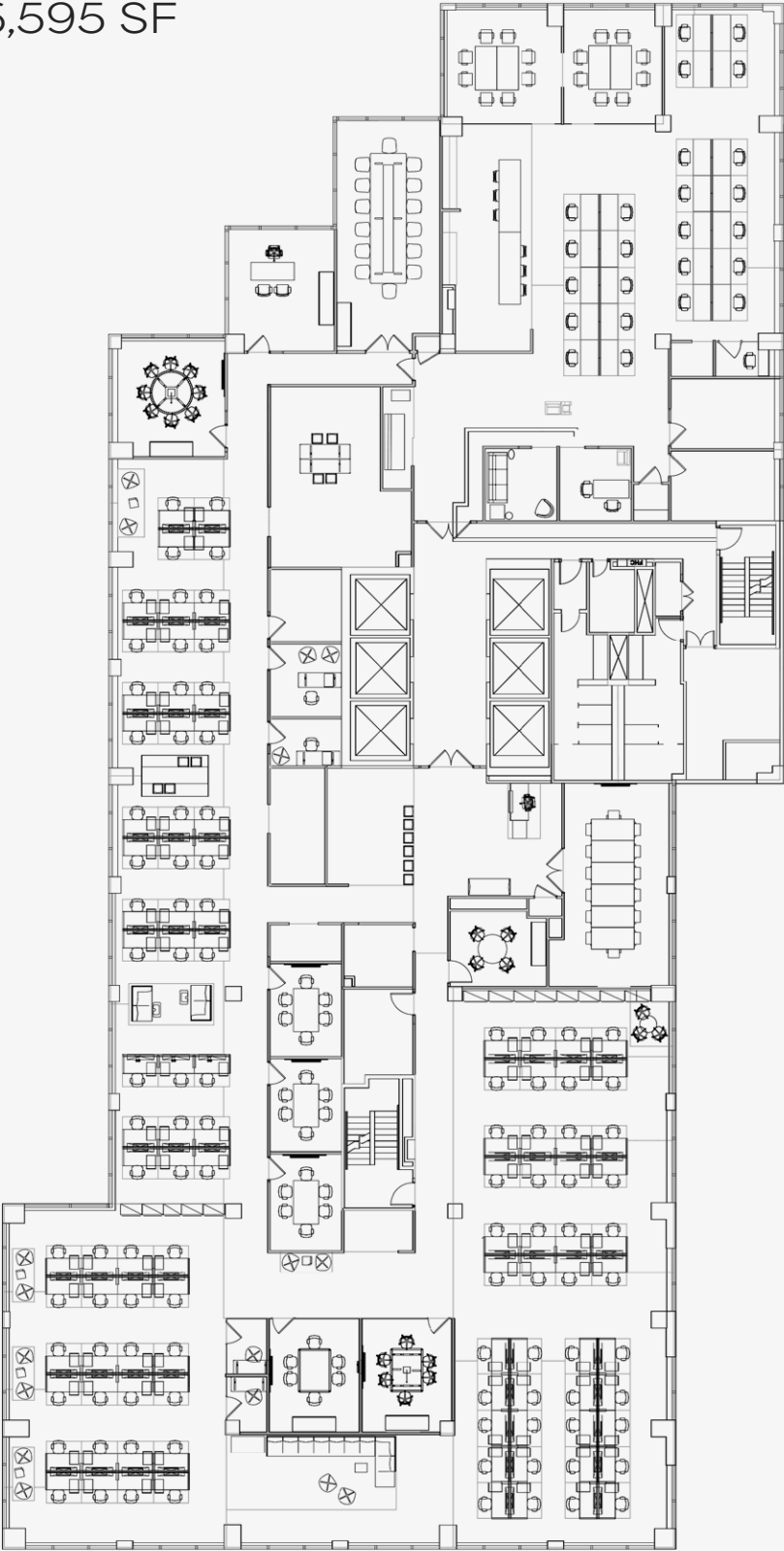
SUITE 1400

16,595 SF



SUITE 1500

16,595 SF



SUITE 1600 | 16,605 SF

SUITE 1600

3,639 SF

SUITE 1601

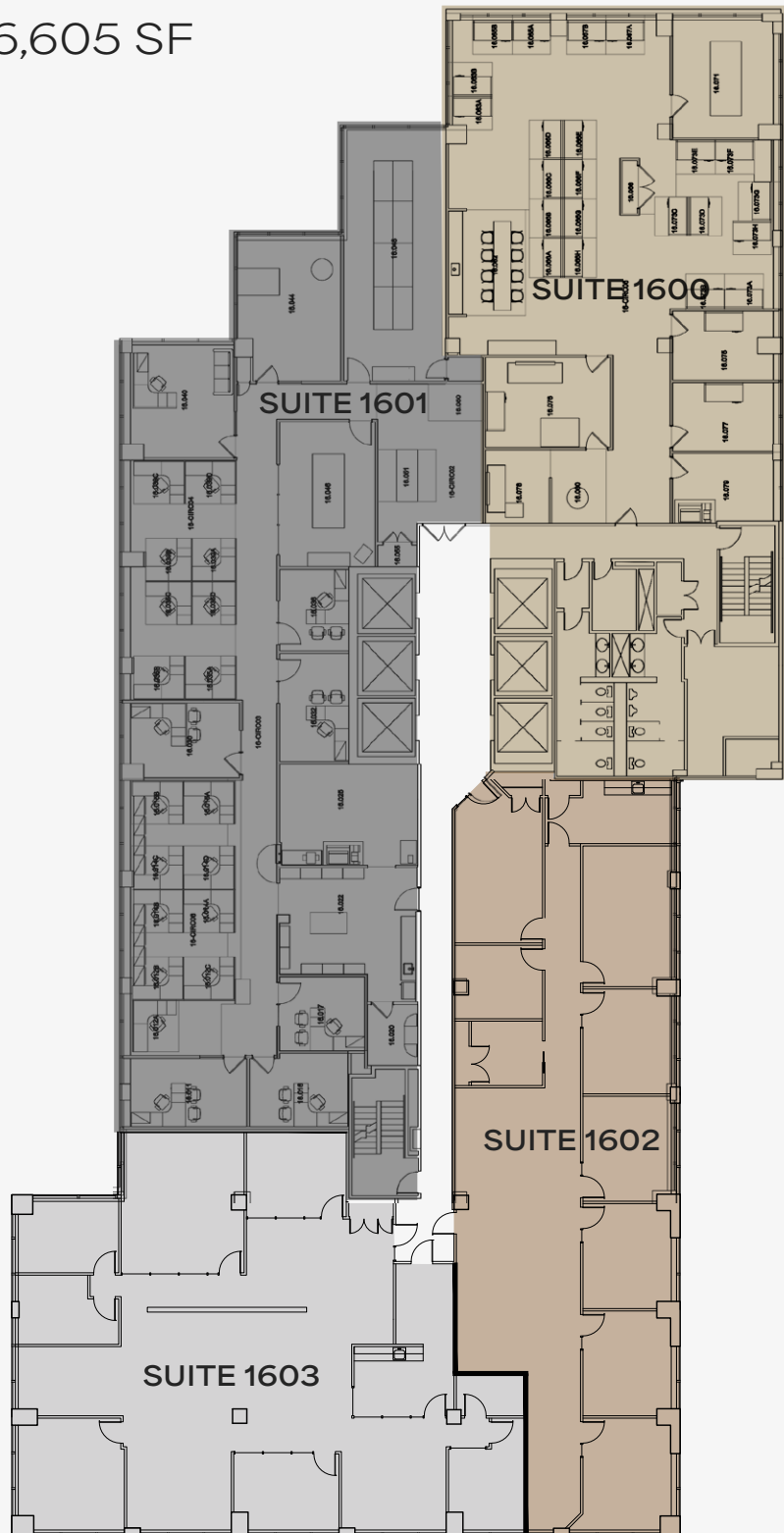
5,750 SF

SUITE 1602

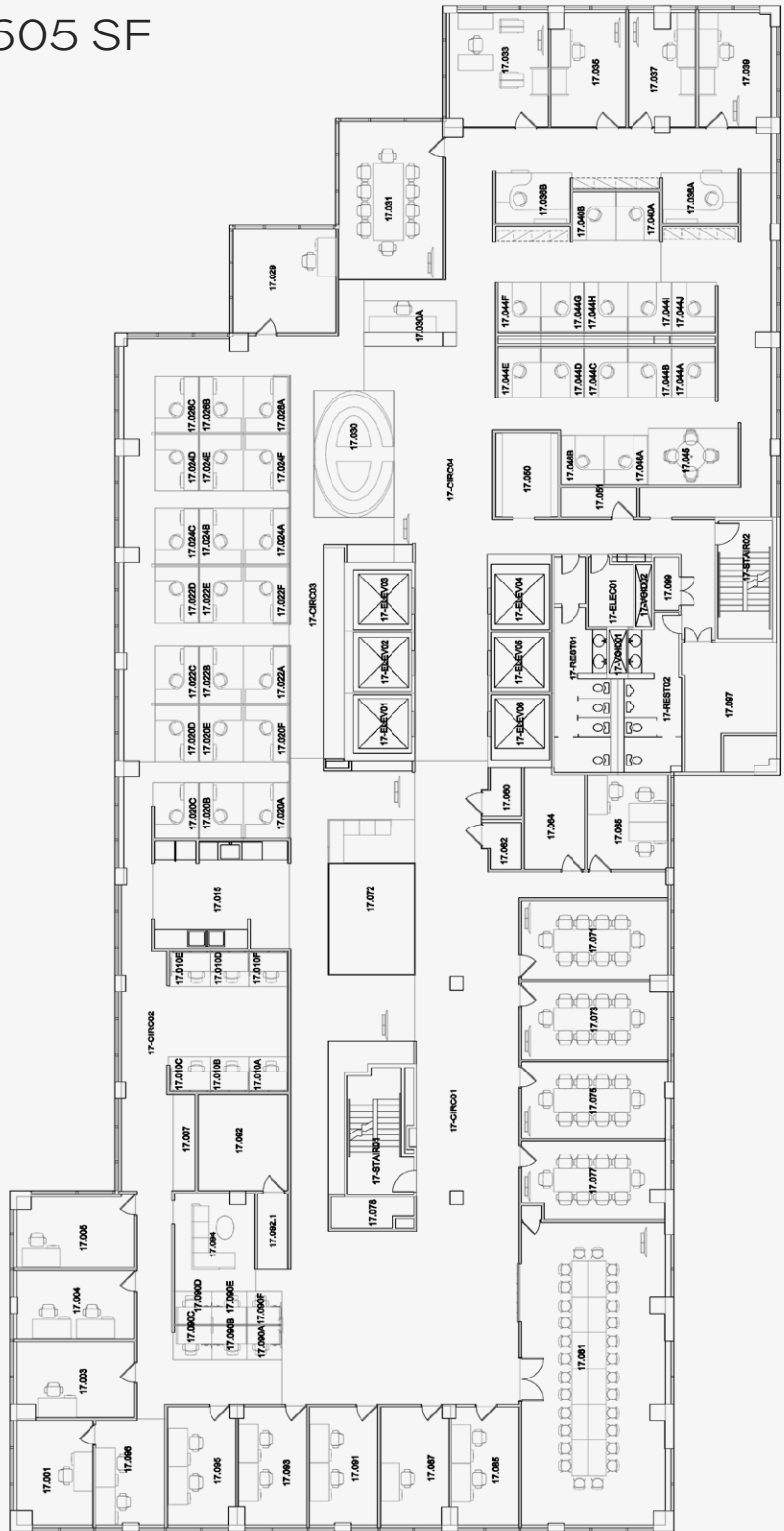
3,428 SF

SUITE 1603

3,788 SF



SUITE 1700 | 16,605 SF





BLOOR



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