

MOVE-IN READY SUITES

AVAILABLE FOR LEASE

2

BLOOR WEST

CBRE



LEASING OPPORTUNITIES

Net Rent: Please call agents to discuss

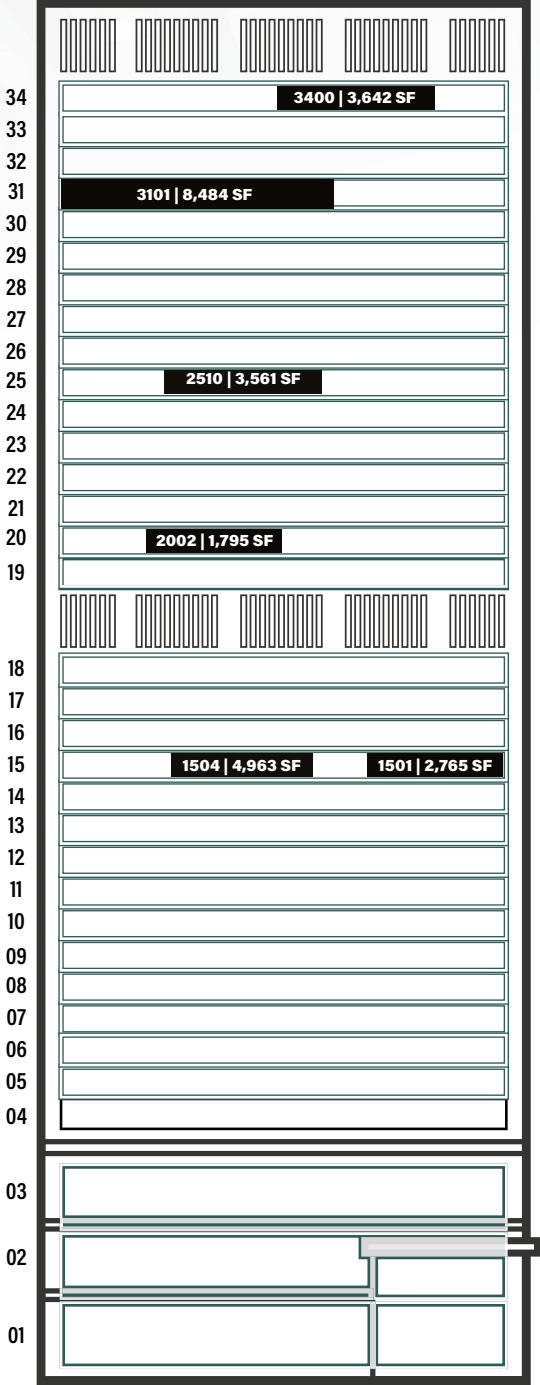
Additional Rent: \$31.59 per sq. ft. (2026 est.)

*Full floor opportunity available

SUITE	SIZE	AVAILABLE	COMMENTS
<u>Suite 1501</u>	2,765 SF	January 15, 2027	Furnished Model Suite
<u>Suite 1504</u>	4,963 SF	January 15, 2027	Furnished Model Suite
<u>Suite 2002</u>	1,795 SF	Immediate	Future model suite. Plan coming soon.
<u>Suite 2510</u>	3,561 SF	January 15, 2027	Built Out
<u>Suite 3101</u>	8,484 SF	Immediate	Built Out
<u>Suite 3400</u>	3,642 SF	Immediate	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



Managed by



2 BLOOR WEST

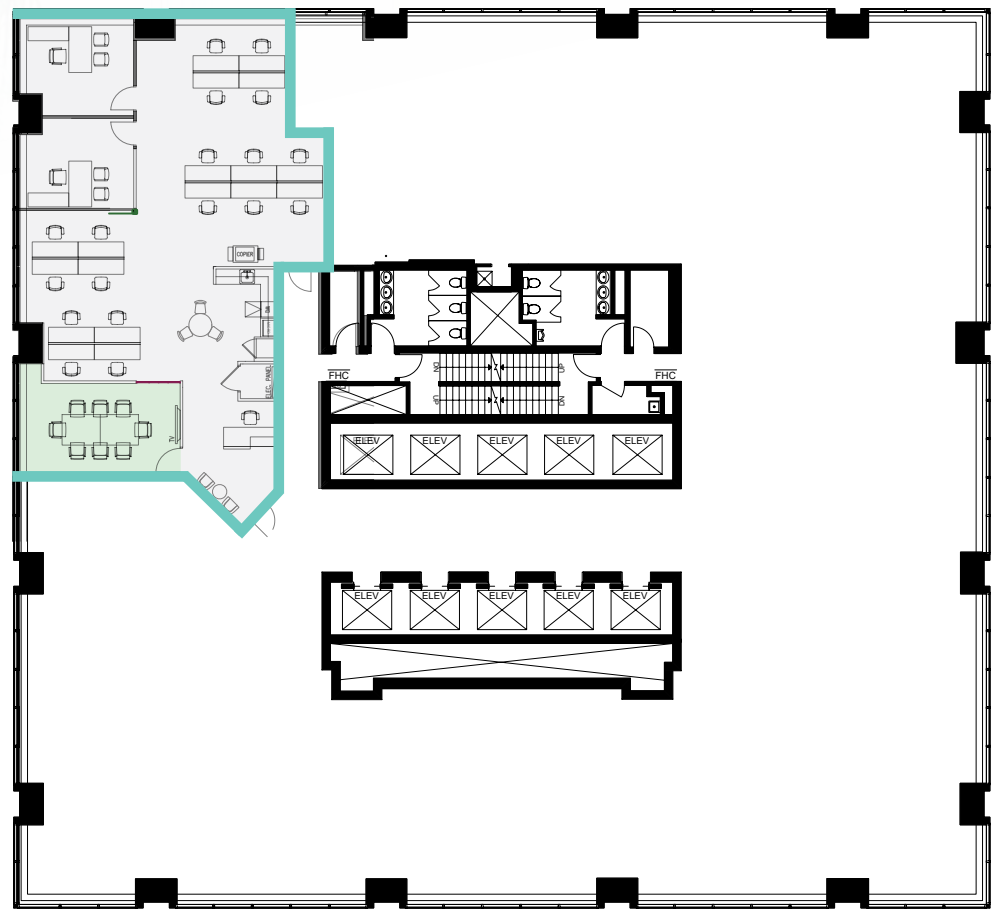
34
20

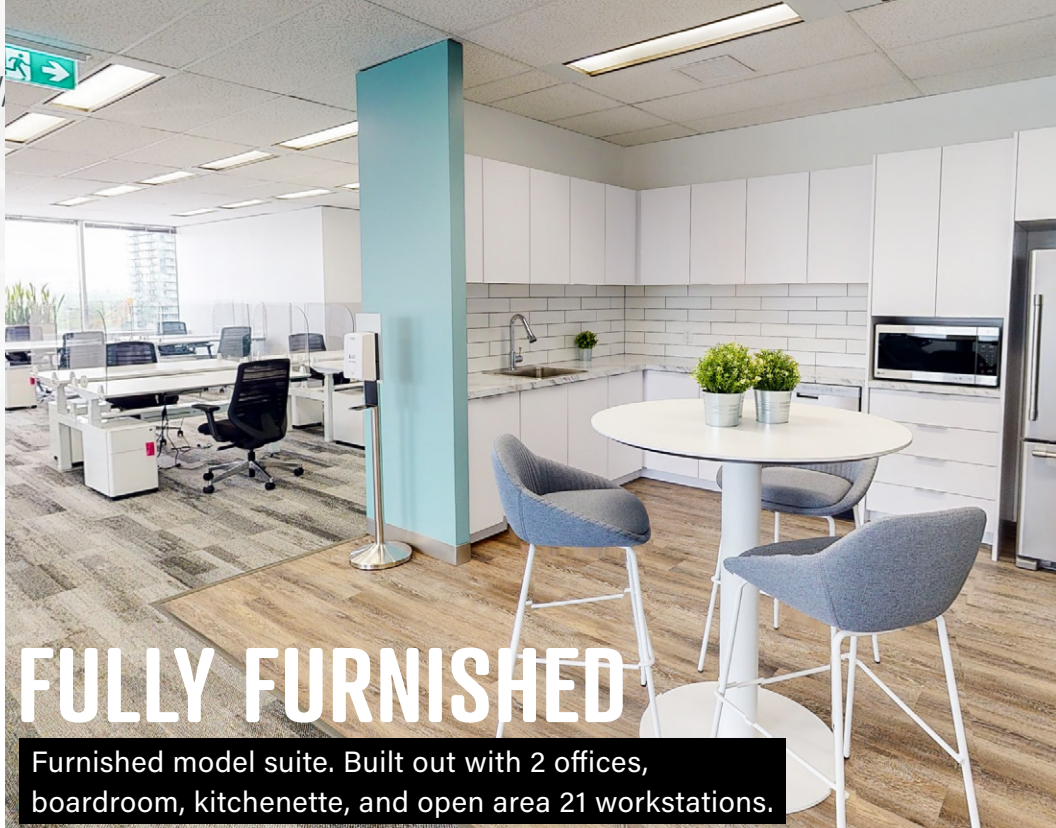


FLOOR PLAN



Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2025 est.)
Occupancy	January 15, 2027
Comments	Furnished model suite. Built out with 2 offices, boardroom, kitchenette, and open area 21 workstations.





FLOOR PLAN



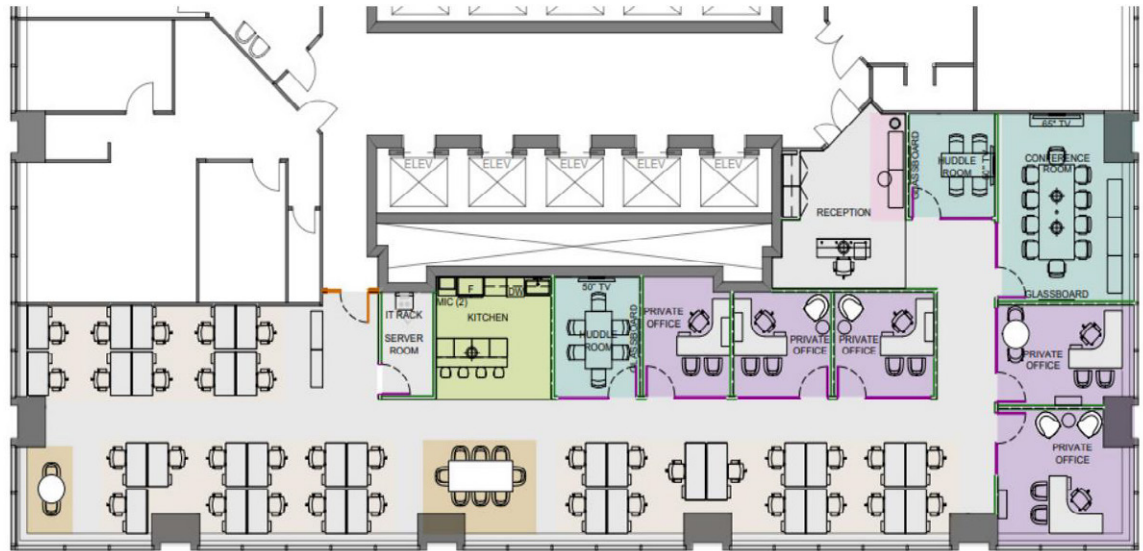
READY, SET, GO

Net Rent Please call listing agents

Additional Rent \$31.59 per sq. ft. (2025 est.)

Occupancy January 15, 2027

Comments
Furnished model suite. Built out with 5 offices, 2 meeting rooms, boardroom, kitchen, lounge areas, and open area for 35+ workstations.



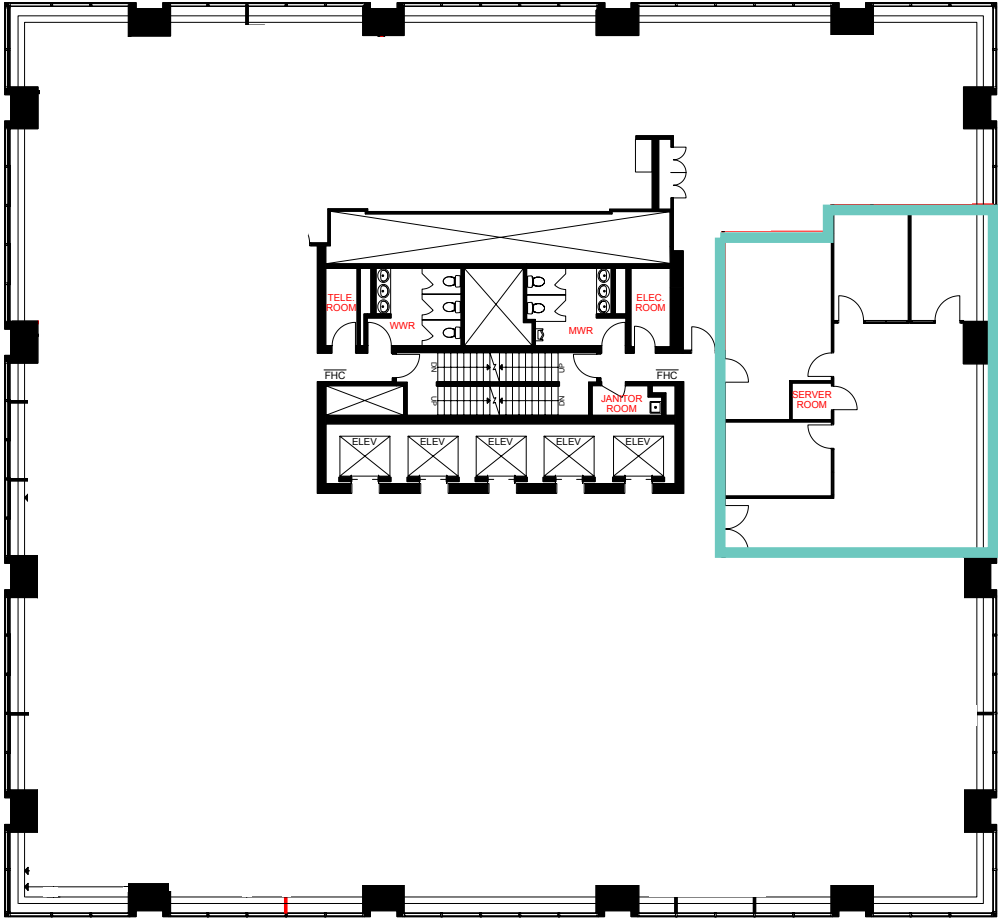


SUITE 1504
4,963 SQ. FT.



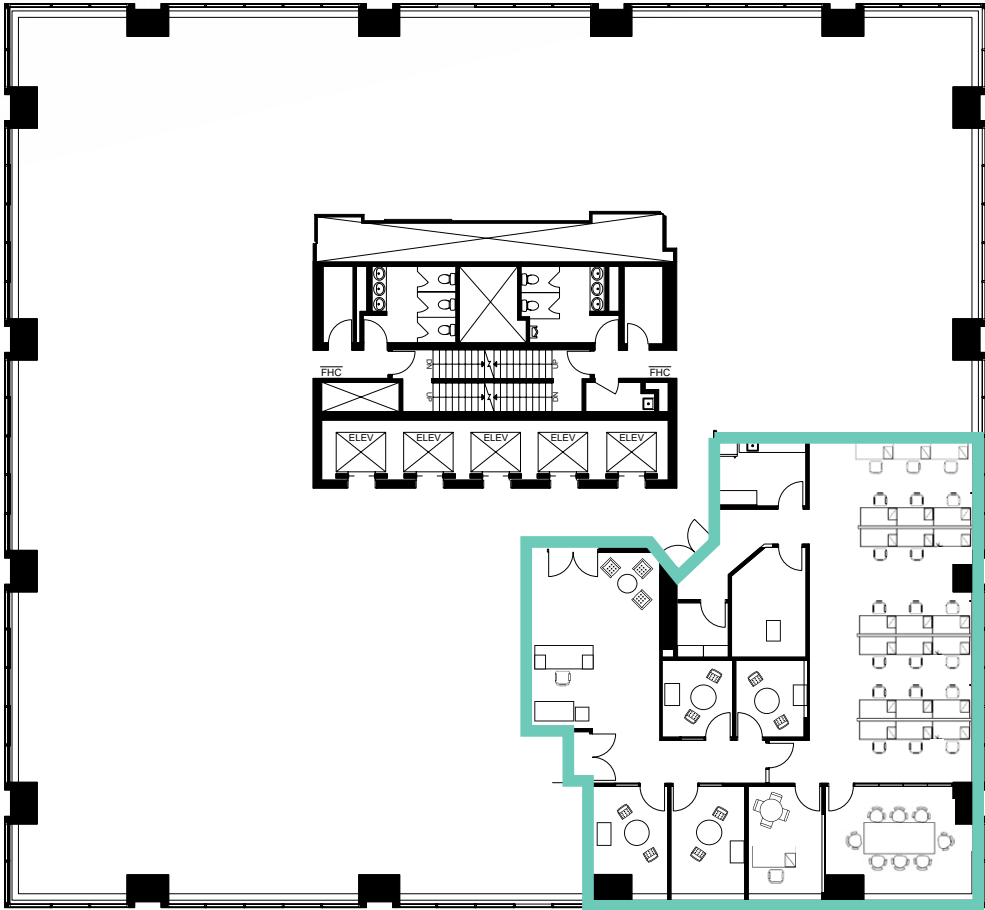
FLOOR PLAN

Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	Immediate
Comments	Future model suite. Plan coming soon.



FLOOR PLAN

Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	January 15, 2027
Comments	Built out with 5 private offices/ meeting rooms, a boardroom, a kitchenette, and an open work area.



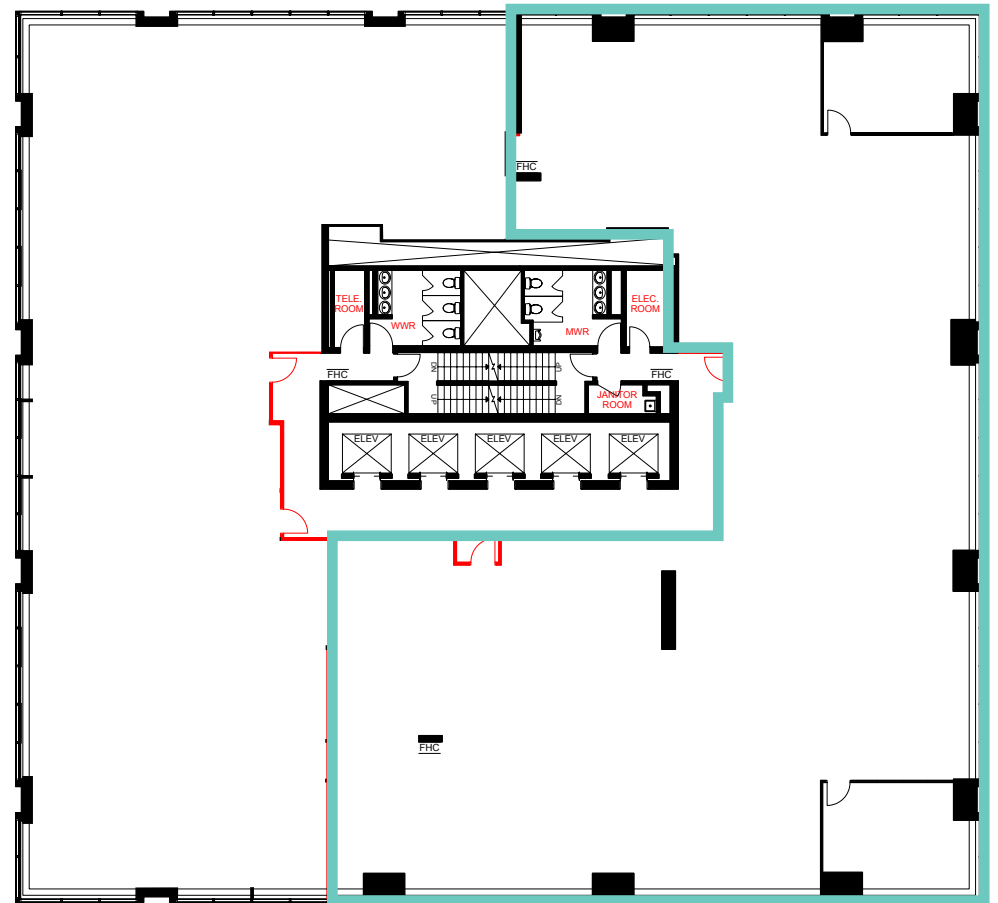
FLOOR PLAN

Net Rent	Please call listing agents
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Additional Rent	\$31.59 per sq. ft. (2026 est.)
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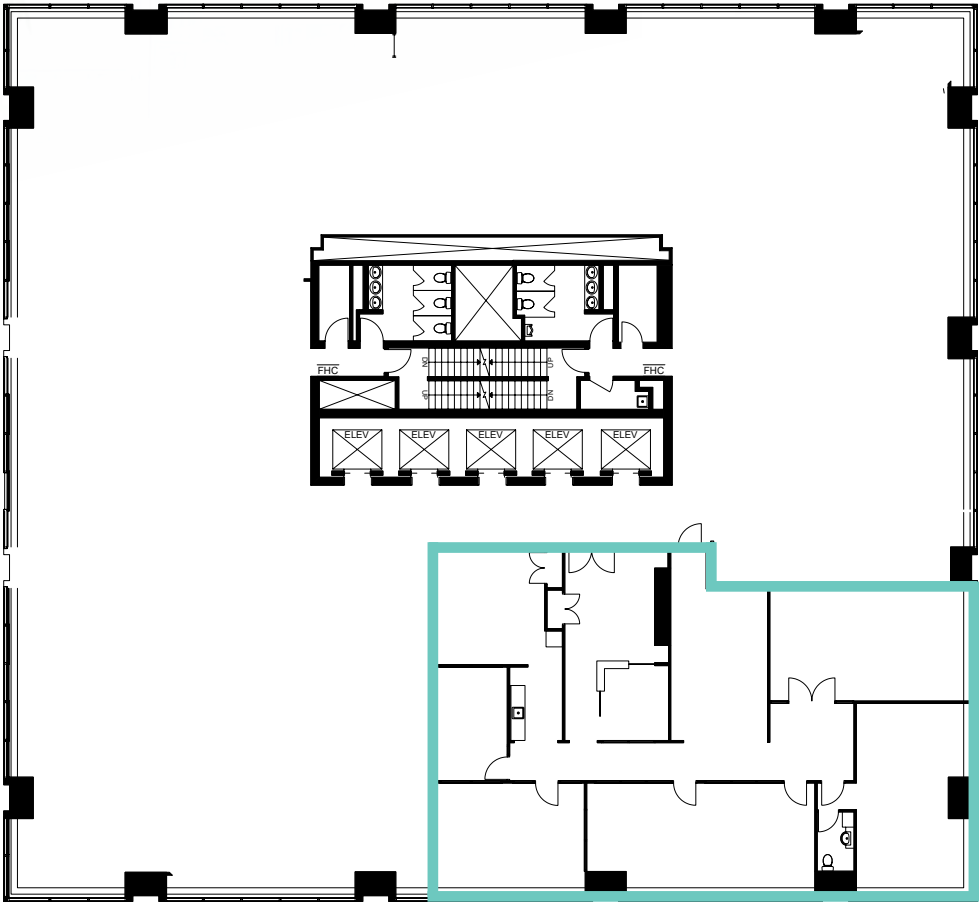
Occupancy	Immediate
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Comments	Space in partial base building, exposed ceilings, plumbing roughed in. Lots of natural light, with the best views at Yonge & Bloor.
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FLOOR PLAN

Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	Immediate
Comments	Built out with a mix of offices, meeting rooms, and kitchen.



2 BLOOR WEST

34		3400 3,642 SF
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32		
31	3101 8,484 SF	
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26		
25	2510 3,561 SF	
24		
23		
22		
21		
20	2002 1,795 SF	
19		
18		
17		
16		
15	1504 4,963 SF	1501 2,765 SF
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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

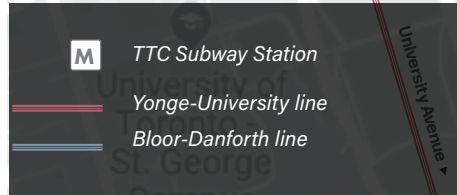


10 MIN DRIVE

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.



14 MIN DRIVE





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