



For Lease - Two Unique Full Floor Opportunities

Premier Office Space in Toronto's Bloor-Yorkville District

144-146 Bloor Street West, Toronto

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Property Overview

Lease flagship office space at 144-146 Bloor Street West, located in Toronto's prestigious Bloor-Yorkville luxury shopping district. The property offers a prominent double-height facade, potential for exterior branding, and is surrounded by renowned neighbours such as Burberry, Tiffany & Co., and Louis Vuitton. With its prime location and close proximity to four subway stations, these office spaces provide access to a thriving office and retail environment.

Address 144-146 Bloor Street West

Location The Property is located on the North side of Bloor Street West between Avenue Road and Bay Street.

Rentable Area

3rd Floor	6,663 SF
6th Floor	6,902 SF

Net Rent Please call listing agent

Additional Rent \$30.74 PSF (2024 estimate)

Available Immediately



Key Highlights



Less than an 8-minute walk to 4 subway stations



Numerous high-end Yorkville restaurants and amenities



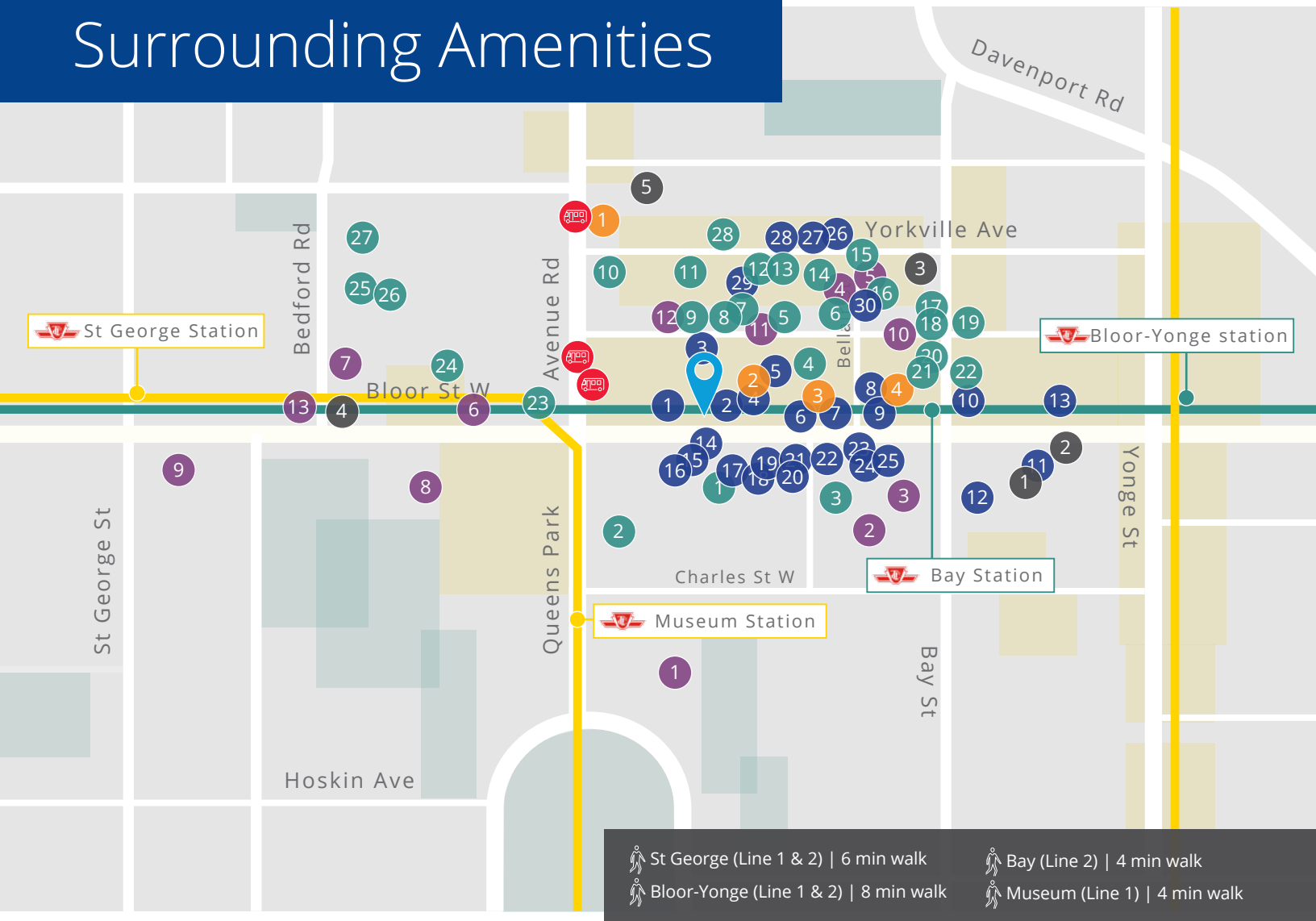
Unique full floor office spaces



High quality existing improvements



Surrounding Amenities



St George (Line 1 & 2) | 6 min walk
 Bay (Line 2) | 4 min walk
 Bloor-Yonge (Line 1 & 2) | 8 min walk
 Museum (Line 1) | 4 min walk

Restaurant & Bar

- 1 Amal Toronto
- 2 CLAY
- 3 Enigma Yorkville
- 4 Kupfert & Kim
- 5 Sushi Inn
- 6 Sassafras
- 7 Dimmi Bar & Trattoria
- 8 Hemingway's
- 9 Bar Reyna
- 10 STK Steakhouse
- 11 Cibo
- 12 The Oxley
- 13 Kasa Moto
- 14 Sofia Italian Restaurant
- 15 Trattoria Nervosa
- 16 Vaticano Restaurant
- 17 Paramount
- 18 Freshii
- 19 Calii Love
- 20 The MoMo House
- 21 Pi Co.
- 22 PLANTA
- 23 Writers Room Bar
- 24 Signatures Restaurant
- 25 Opus Restaurant
- 26 Duke of York
- 27 Trattoria Fieramosca
- 28 ONE Restaurant

Cafe

- 1 Caffiends
- 2 Dessert Lady Cafe & Bakery
- 3 Tim Hortons
- 4 Carlo's Bakery Yorkville
- 5 Coco Espresso Bar
- 6 McDonald's
- 7 Starbucks
- 8 b espresso bar
- 9 L'Espresso Bar Mercurio
- 10 Starbucks
- 11 Goldstruck Coffee
- 12 ZAZA Espresso Bar
- 13 Tim Hortons

Fitness

- 1 Equinox Yorkville
- 2 Othership Yorkville
- 3 Barry's Yorkville
- 4 GoodLife Fitness

Grocery

- 1 Eatly Toronto
- 2 LCBO
- 3 Pusateri's Fine Foods
- 4 Shoppers Drug Mart
- 5 Whole Foods Market

Major Retailers

- 1 Louis Vuitton
- 2 Gucci
- 3 Nespresso
- 4 Winners & HomeSense
- 5 L'OCCITANE EN PROVENCE
- 6 Van Cleef & Arpels
- 7 Hermès
- 8 Giorgio Armani
- 9 Harry Rosen
- 10 Browns
- 11 Manulife Centre
- 12 Indigo
- 13 Holt Renfrew Centre
- 14 MONCLER
- 15 Max Mara
- 16 Montblanc
- 17 Cartier
- 18 Ferragamo
- 19 DIOR
- 20 RIMOWA
- 21 Royal De Versailles Jewellers
- 22 MCM
- 23 COS
- 24 Brooks Brothers
- 25 SEPHORA
- 26 Sunglass Hut
- 27 Oliver Jewellery
- 28 CHANEL
- 29 Swiss Gallery
- 30 Aesop

WALK SCORE

97
Walker's Paradise
 (Daily errands do not require a car)

TRANSIT SCORE

94
Rider's Paradise
 (World-class public transportation)

BIKE SCORE

75
Very Bikeable
 (Biking is convenient for most trips)

Floor Plans

3rd Floor - 6,663 SF

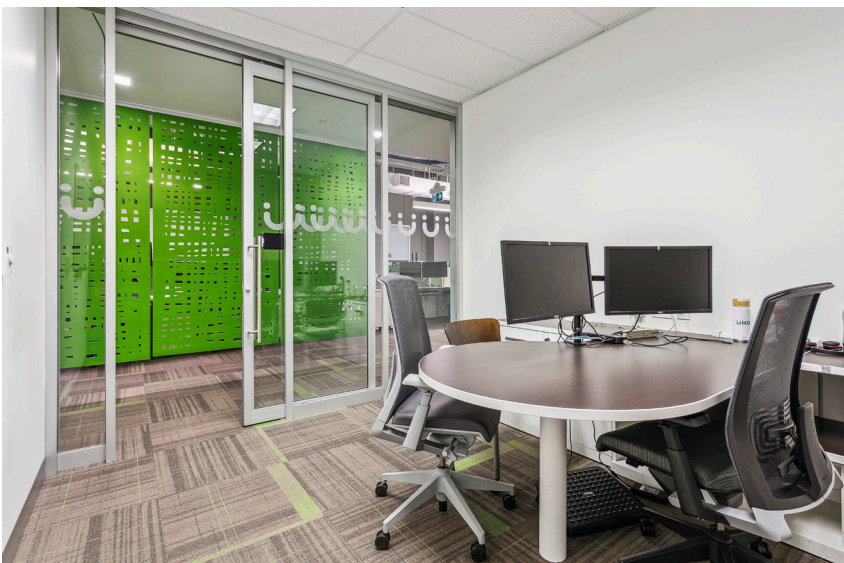
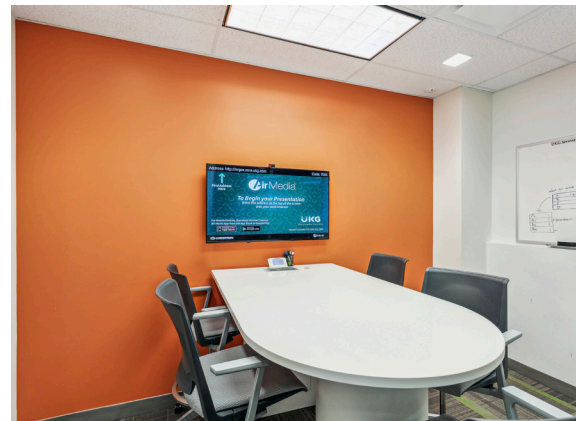


- Unique full floor opportunity
- High quality existing improvements
- Move-in condition
- 7 private offices / meeting rooms with glass fronts
- Large boardroom
- Open and bright area for numerous workstations
- Kitchenette, storage/I.T. room,
- Secure vestibule
- Exclusive washrooms
- Furniture available
- High ceiling throughout

Bloor Street West

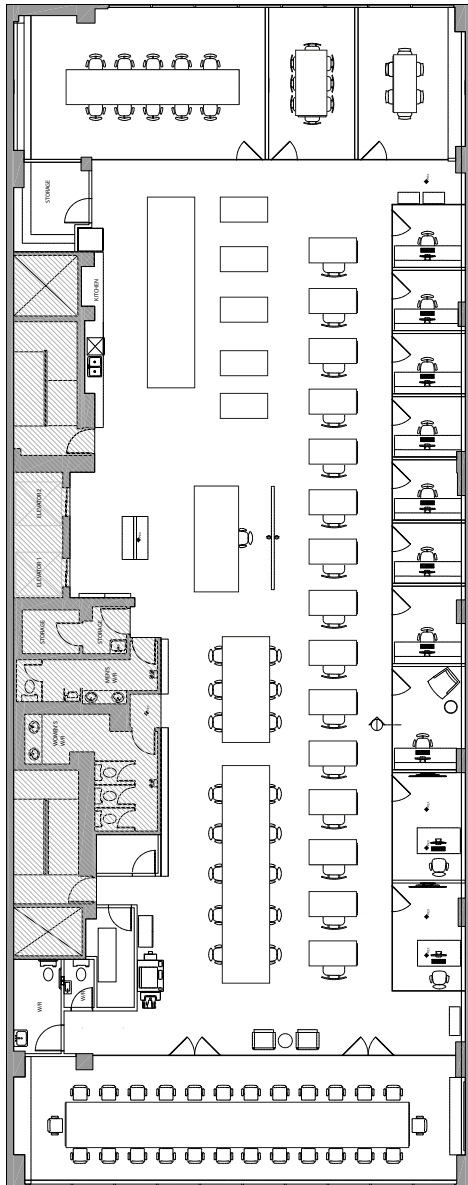


Photos 3rd Floor



Floor Plans

6th Floor - 6,902 SF

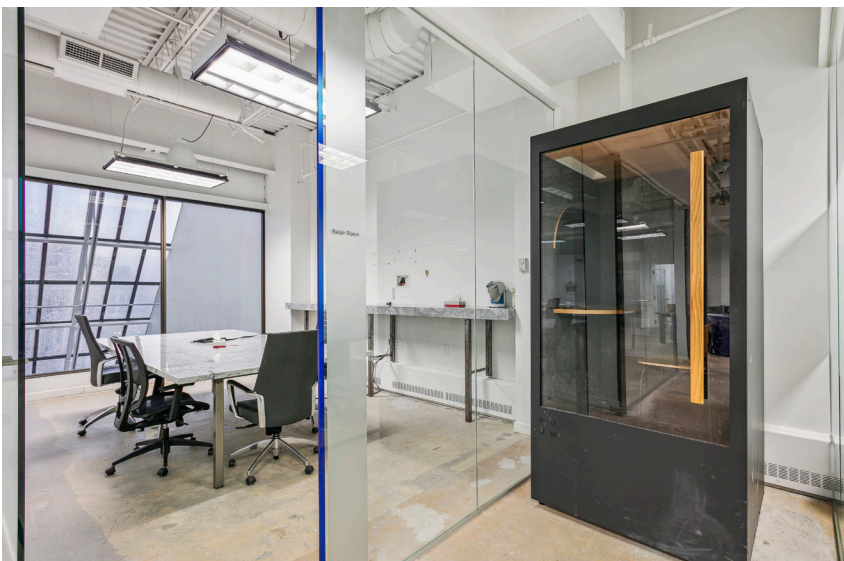
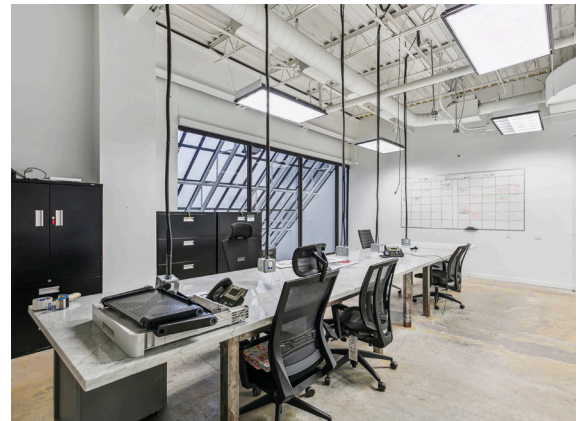


- Unique full floor opportunity
- High quality existing improvements
- High, exposed ceiling
- Concrete floor
- Move-in condition
- 10 private offices with glass fronts
- Large boardroom overlooking Bloor Street
- 3 meeting rooms overlooking atrium
- Open and bright area for numerous workstations
- Storage/I.T. room,
- Exclusive washrooms plus exclusive accessible washroom
- Furniture potentially available

Bloor Street West



Photos 6th Floor





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