



Multi-Floor Opportunity on Bloor St W *For Lease - Built-Out and Furnished*

144-146 Bloor Street West, Toronto

Peter Davies*, CCIM

Senior Vice President
+1 416 846 1339
peter.davies@colliers.com

Jason Cowie*

Associate Vice President
+1 647 270 9978
jason.cowie@colliers.com

Property Overview

Turnkey, multi-floor office opportunity of up to 32,209 SF at 144-146 Bloor Street West. Located in Toronto’s prestigious Bloor-Yorkville luxury shopping district, the Property is surrounded by renowned retailers, restaurants and amenities. With its prime location and close walking distance to four subway stations, these full-floor, column-free office spaces provide unparalleled accessibility.

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	Mix of open areas and private offices; fully furnished
	4th Floor	11,840 SF	Mix of open areas, interior private offices and meeting rooms
	5th Floor	6,804 SF	Mix of open areas, private offices, and meeting rooms
	6th Floor	6,902 SF	Vast open area, private offices, meeting rooms and exposed ceiling
	Combined	32,209 SF	Contiguous Available
Asking Net Rent		\$25.00 PSF	
Additional Rent		\$30.74 PSF (2025 estimate)	
Available		Floor 3: Immediately Floor 4: July 1, 2026 Floor 5: July 1, 2026 Floor 6: Immediately	



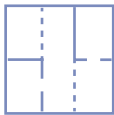
Key Highlights



Less than an 8-minute walk to 4 subway stations



Numerous high-end restaurants and amenities

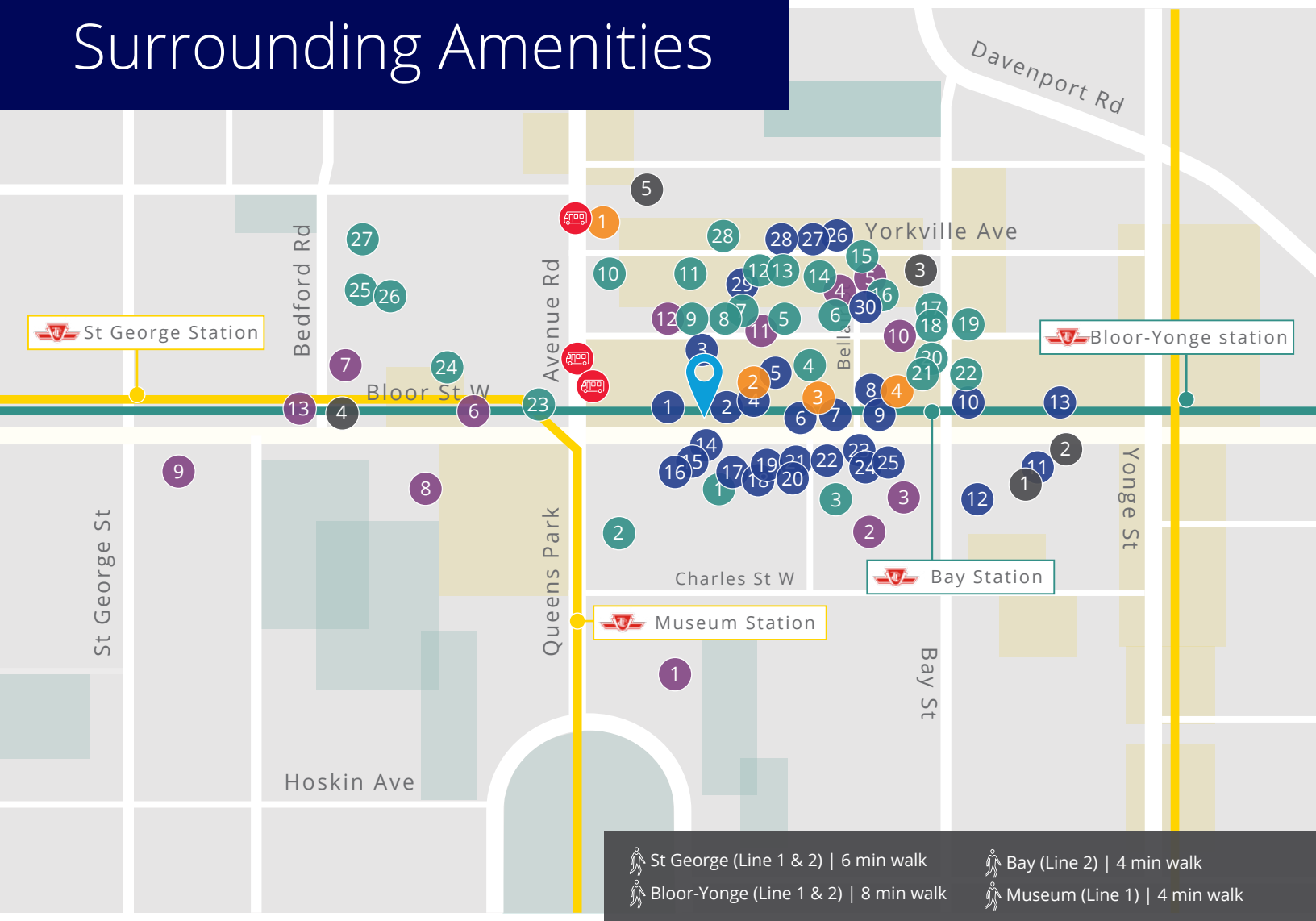


Unique full floor column-free office spaces



High quality existing improvements & furniture

Surrounding Amenities



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 Caffèlès
- 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 Eataly 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

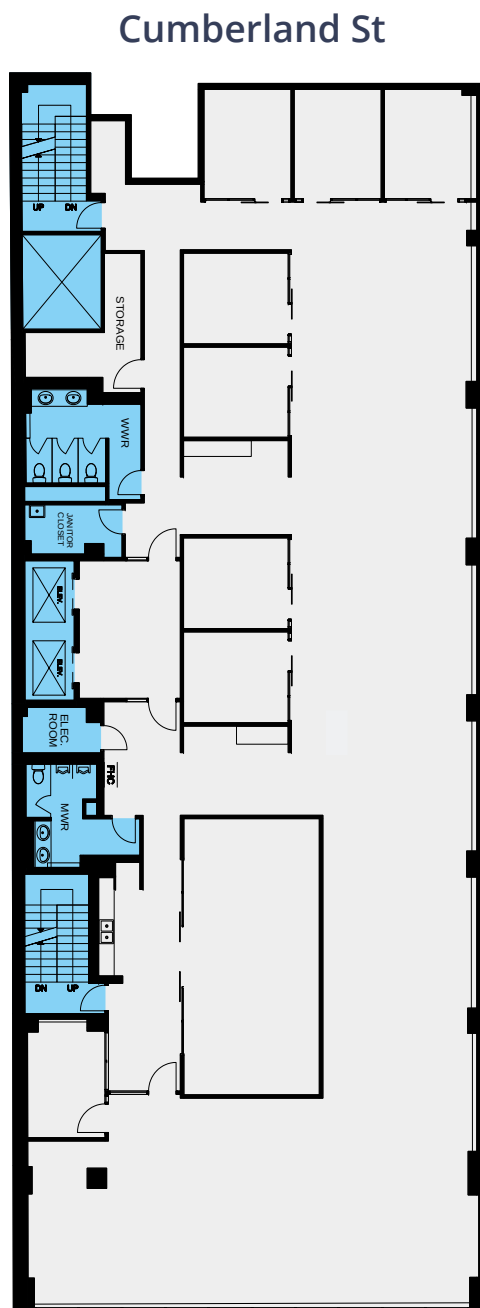


75

Very Bikeable
(Biking is convenient for most trips)

Floor Plans: 3rd Floor

3rd Floor - 6,663 SF

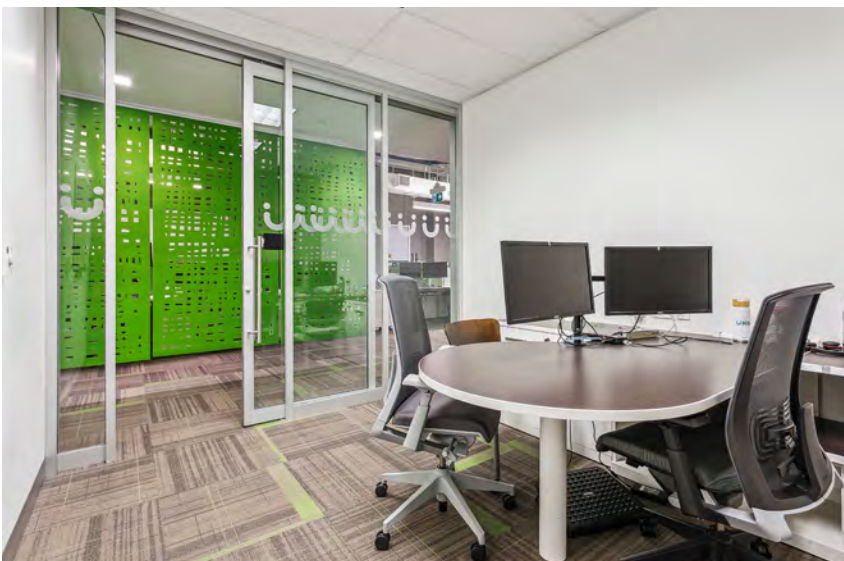
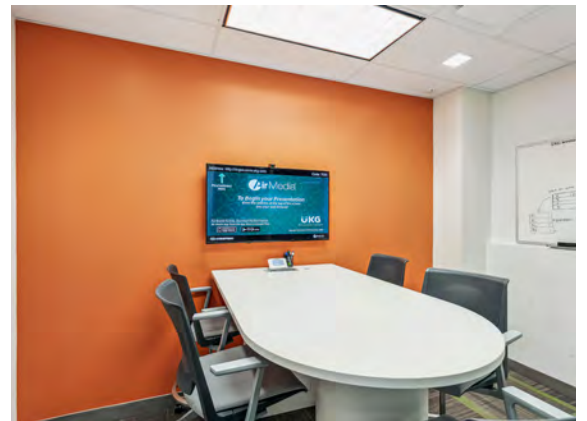


- Turnkey - Ready for occupancy
- Furniture available
- Unique full floor opportunity
- High quality existing improvements, exposed ceiling
- 7 private offices / meeting rooms with glass fronts
- Large interior boardroom
- Open and bright area with numerous workstations
- Kitchenette, storage/I.T. room
- Secure vestibule
- Exclusive washrooms
- Efficient column-free design



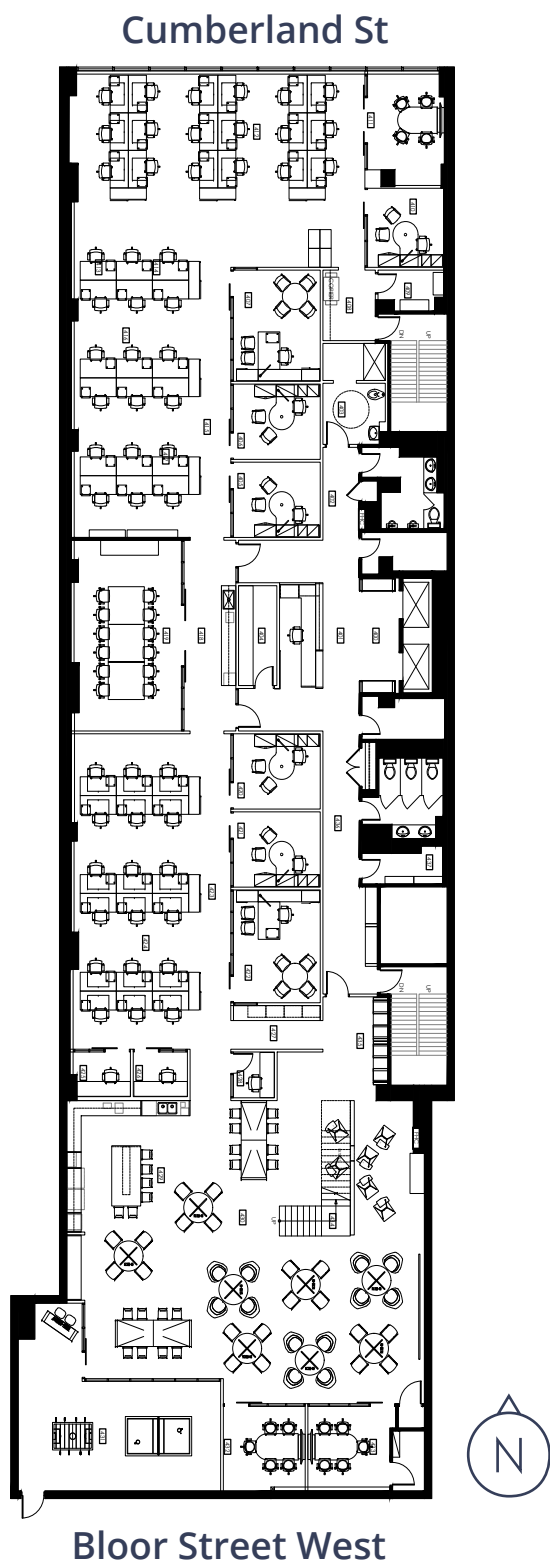
Bloor Street West

Photos: 3rd Floor



Floor Plans: 4th Floor

4th Floor - 11,840 SF



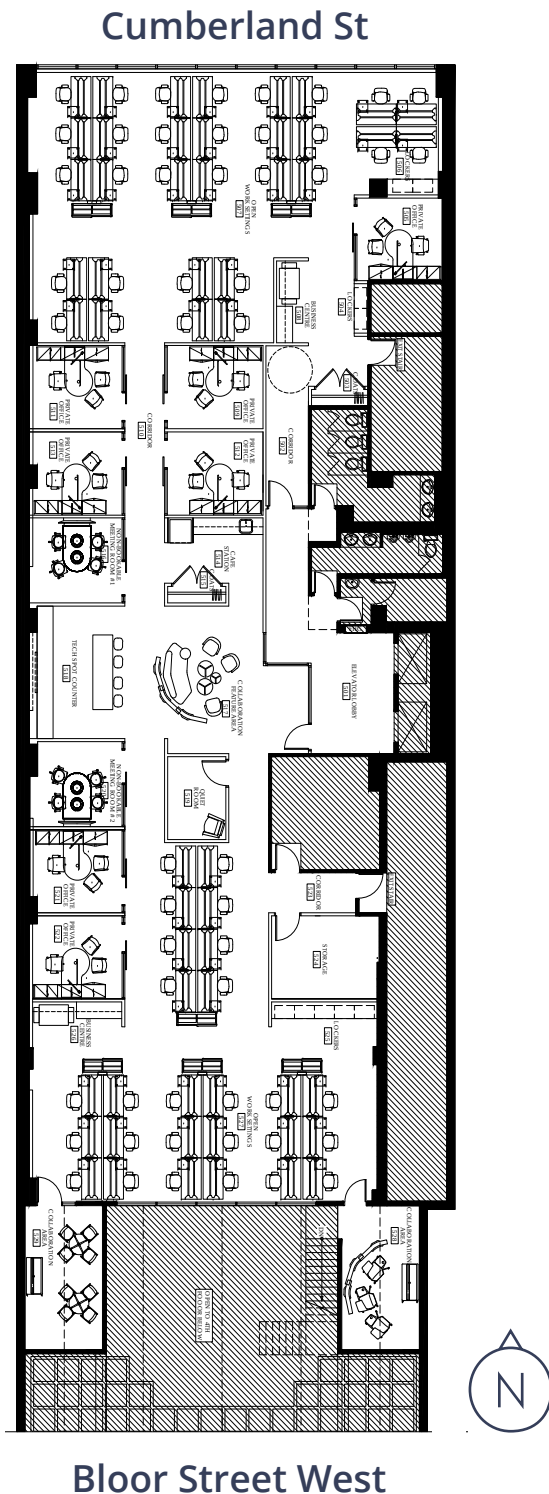
- Ready for occupancy on July 1, 2026
- Unique, efficient full-floor opportunity
- Numerous interior private offices and meeting rooms
- Large open kitchenette with double height atrium, ideal for team events and townhalls
- Expansive open workstation areas for collaborative work
- Internal stair connection to the 5th floor
- Exclusive washrooms
- Column-free design

Photos: 4th Floor



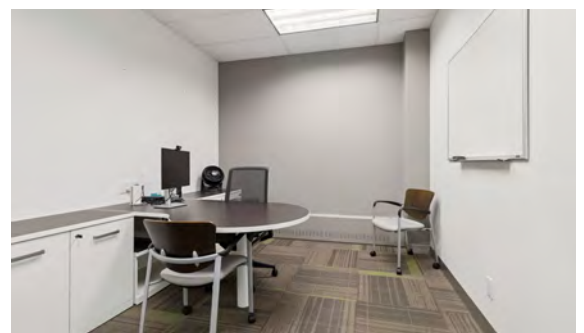
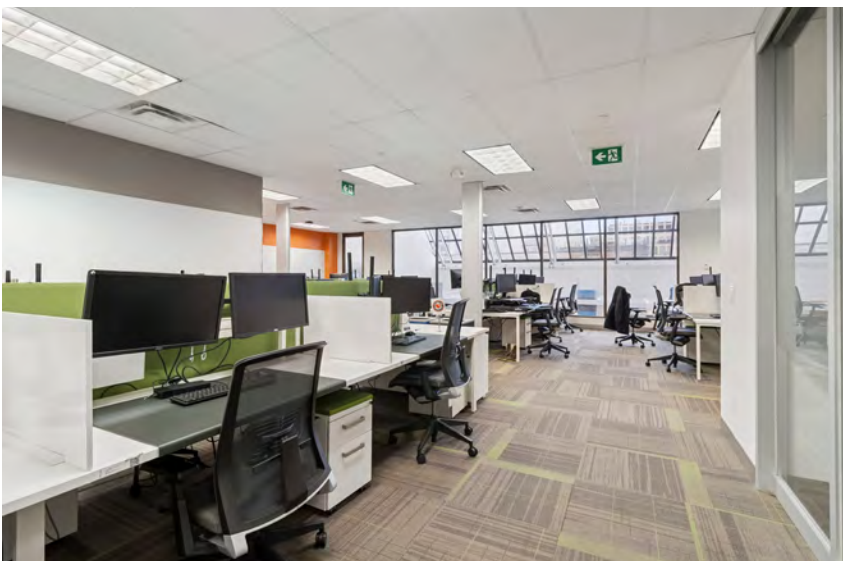
Floor Plans: 5th Floor

5th Floor - 6,804 SF



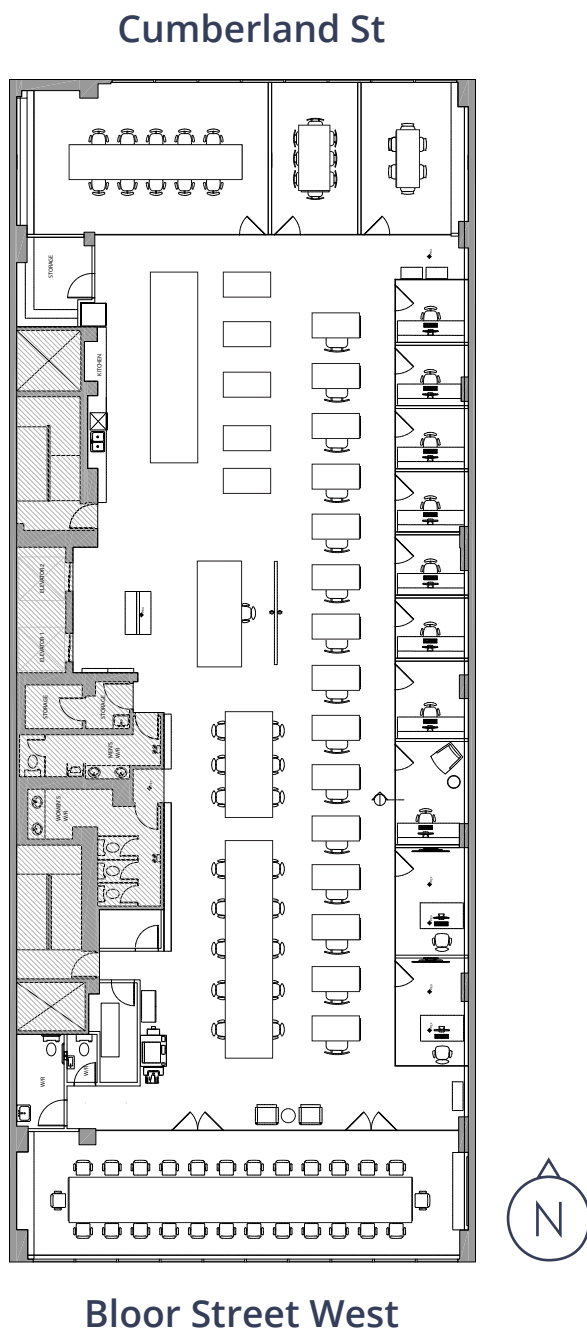
- Ready for occupancy July 1, 2026
- Unique full-floor opportunity
- Mix of open workstations and enclosed offices and meeting rooms
- Locker area for employee convenience
- Secure vestibule
- Column-free design

Photos: 5th Floor



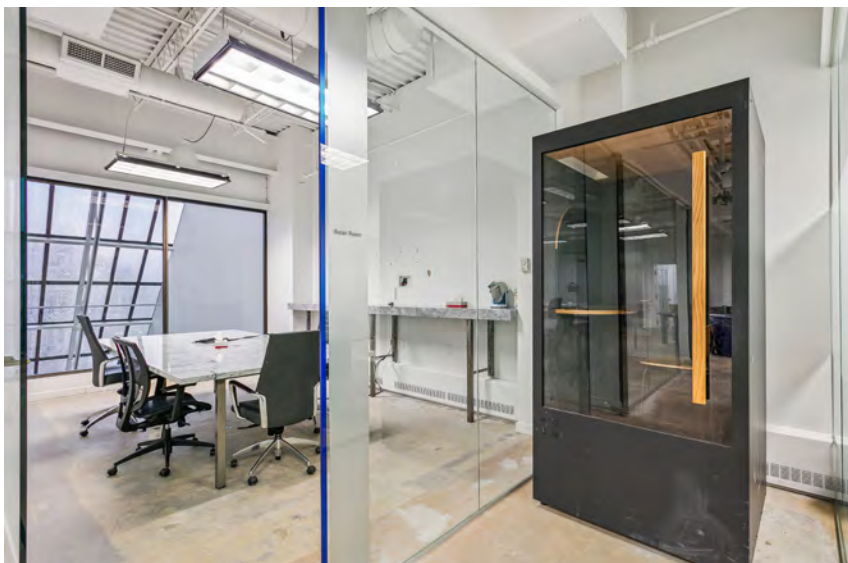
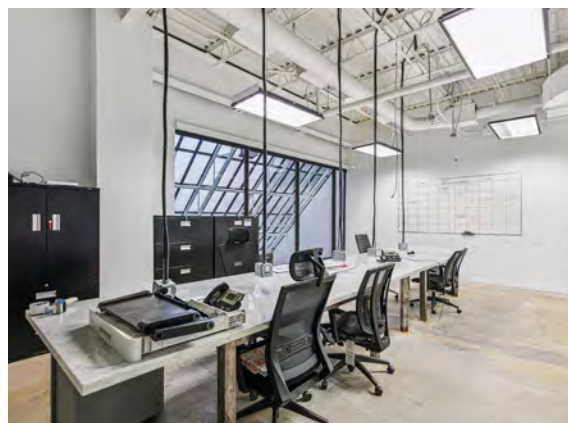
Floor Plans: 6th Floor

6th Floor - 6,902 SF



- Unique full floor opportunity
- High quality existing improvements
- High, exposed ceiling
- Concrete floor
- 10 small 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
- Column-free design

Photos: 6th Floor





Colliers

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***Sales Representative**

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