

BLOOR
BY MORGUARD

60 Bloor Street West

Experience Yorkville's
Premium Office Tower

FOR LEASE

Colliers



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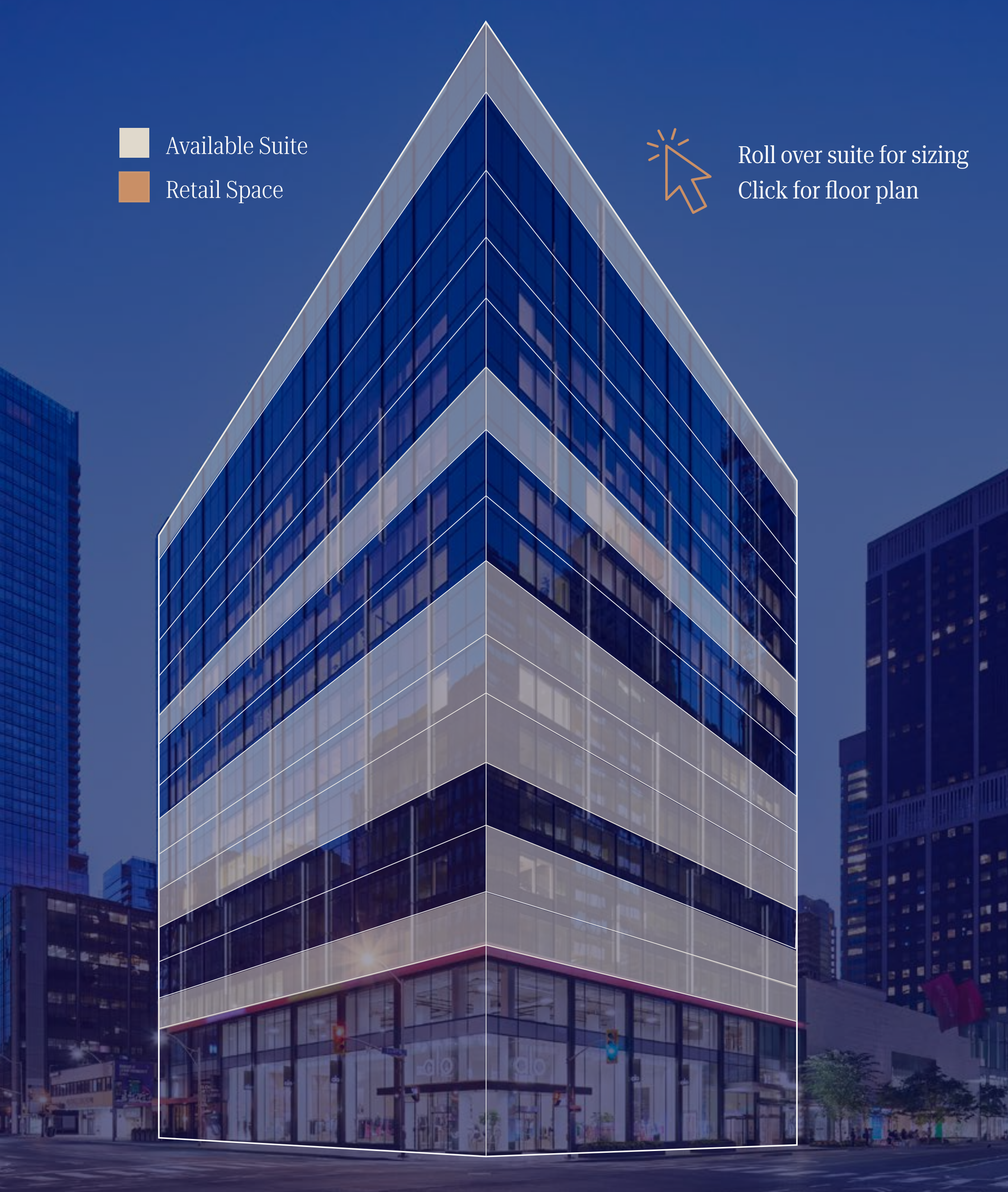
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Availability Summary

Suite	Size	Floor Plan	Available
Suite 201	2,962 SF		October 1, 2026
Suite 212	1,405 SF		Immediately
Suite 300	9,268 SF		Immediately
Suite 500*	17,341 SF		Immediately
Suite 600*	17,419 SF		Immediately
Sute 700*	17,417 SF		Immediately
Suite 1000	17,456 SF		Immediately
Suite 1540	2,348 SF		Immediately

*Contiguous
up to 52,177 SF



BLOOR

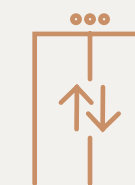
BE More.

The Address That Elevates

A rare opportunity to secure scale at a landmark Yorkville address, 60 Bloor Street West combines accessibility with elevated brand presence and enhanced employee experience. This 15 storey premium office tower at Bay and Bloor is surrounded by luxury retail, fine dining, and direct transit access. The building offers LEED Gold-certified sustainability and fully modernized building systems.



**Over \$50M
recently invested**



**Updated elevator
cabs & mechanics**



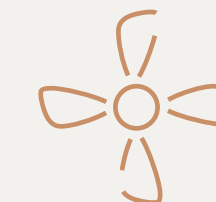
24/7 Security



LED lighting



**Direct connection to Bay Subway
Station & underground concourse**



**Modernized HVAC systems
and life safety systems**



**Modernized façade,
lobby, & common areas**



BE Elevated.

The Future of Office Life

Building Size	255,607 SF +/-
Typical Floor	17,000 SF +/-
Office Class	A
Year Built	1970
Last Renovated	2020
Building Management	Morguard Investments Limited
Building Website	60bloor.com
Passenger Elevators	6
Zoning	Commercial
Building Signage	Top of building signage opportunity for office requirement of two floors or more.

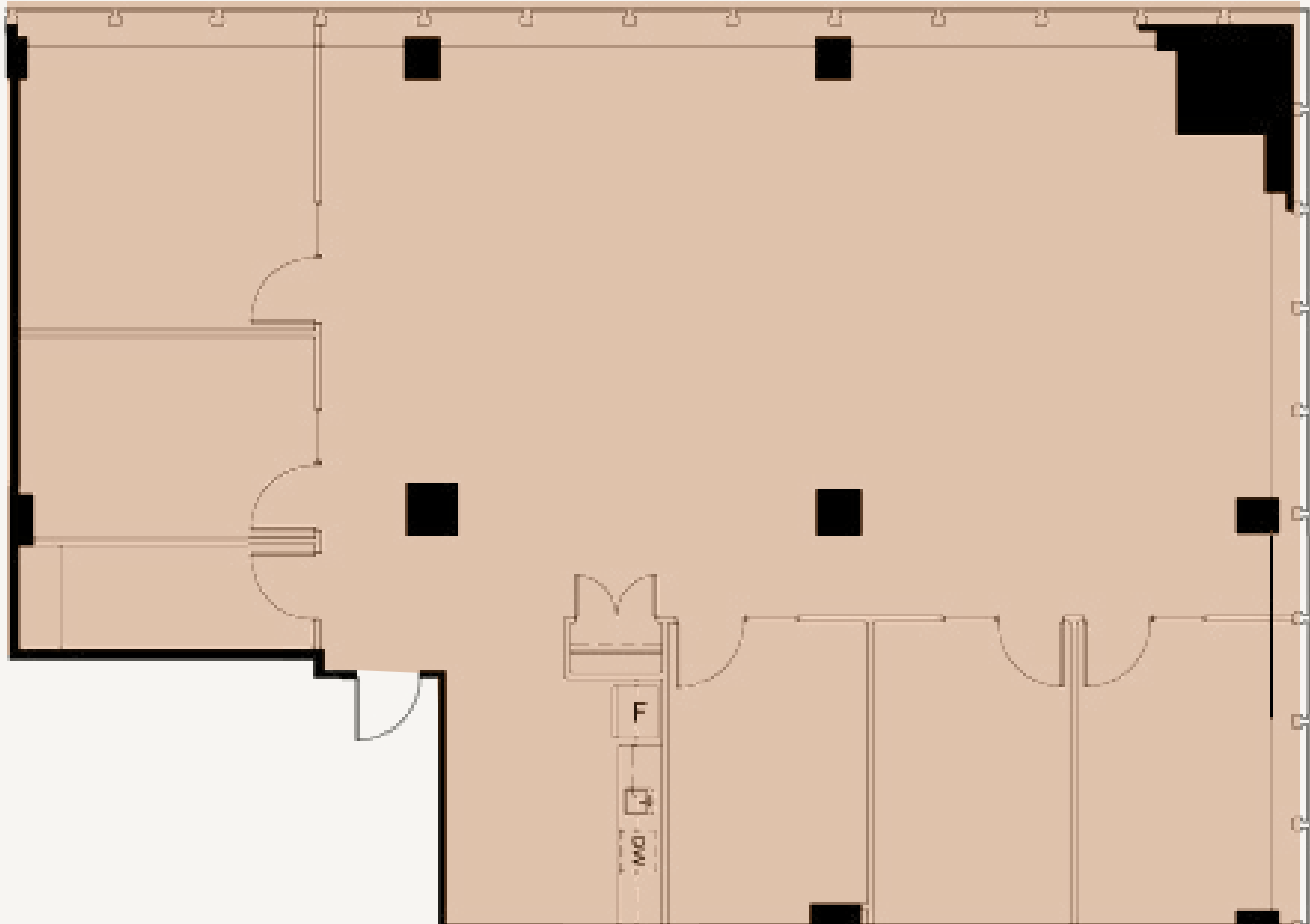
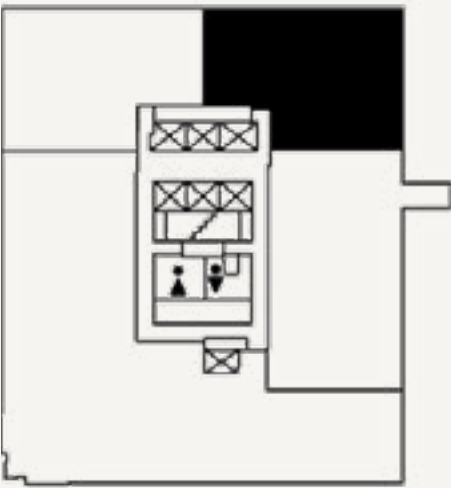


Availability

Suite 201

AREA	2,962 SF
AVAILABILITY	October 1, 2026
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

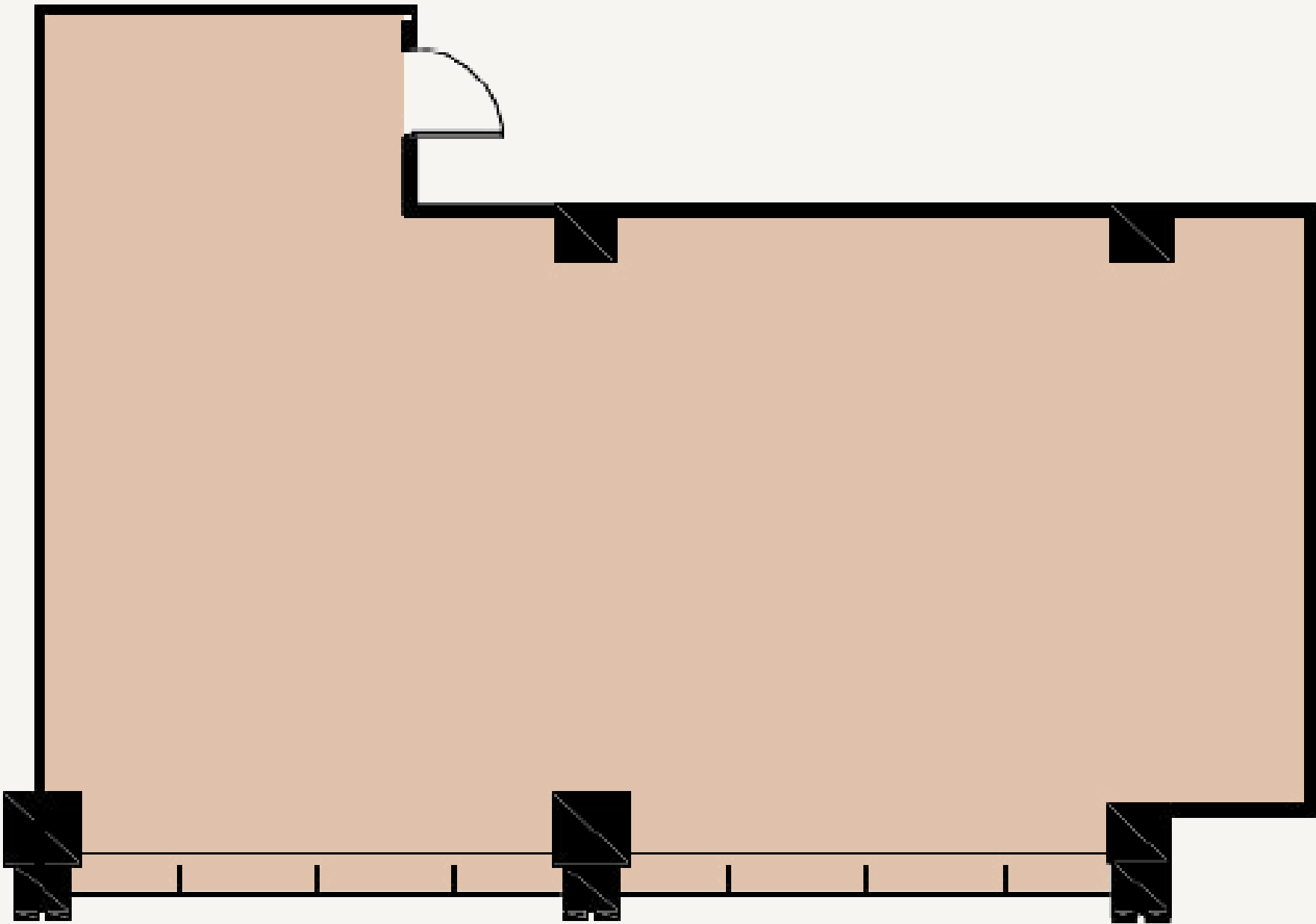
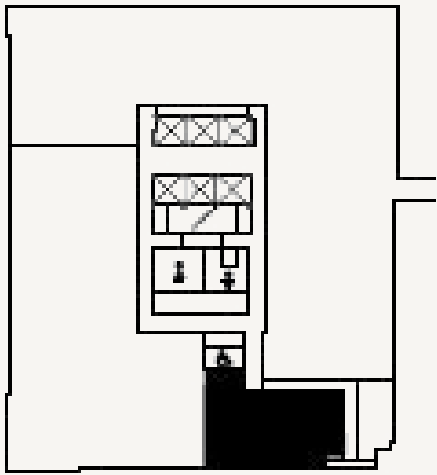
Built out with 3 offices, kitchenette and open space.



Suite 212

AREA	1,405 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

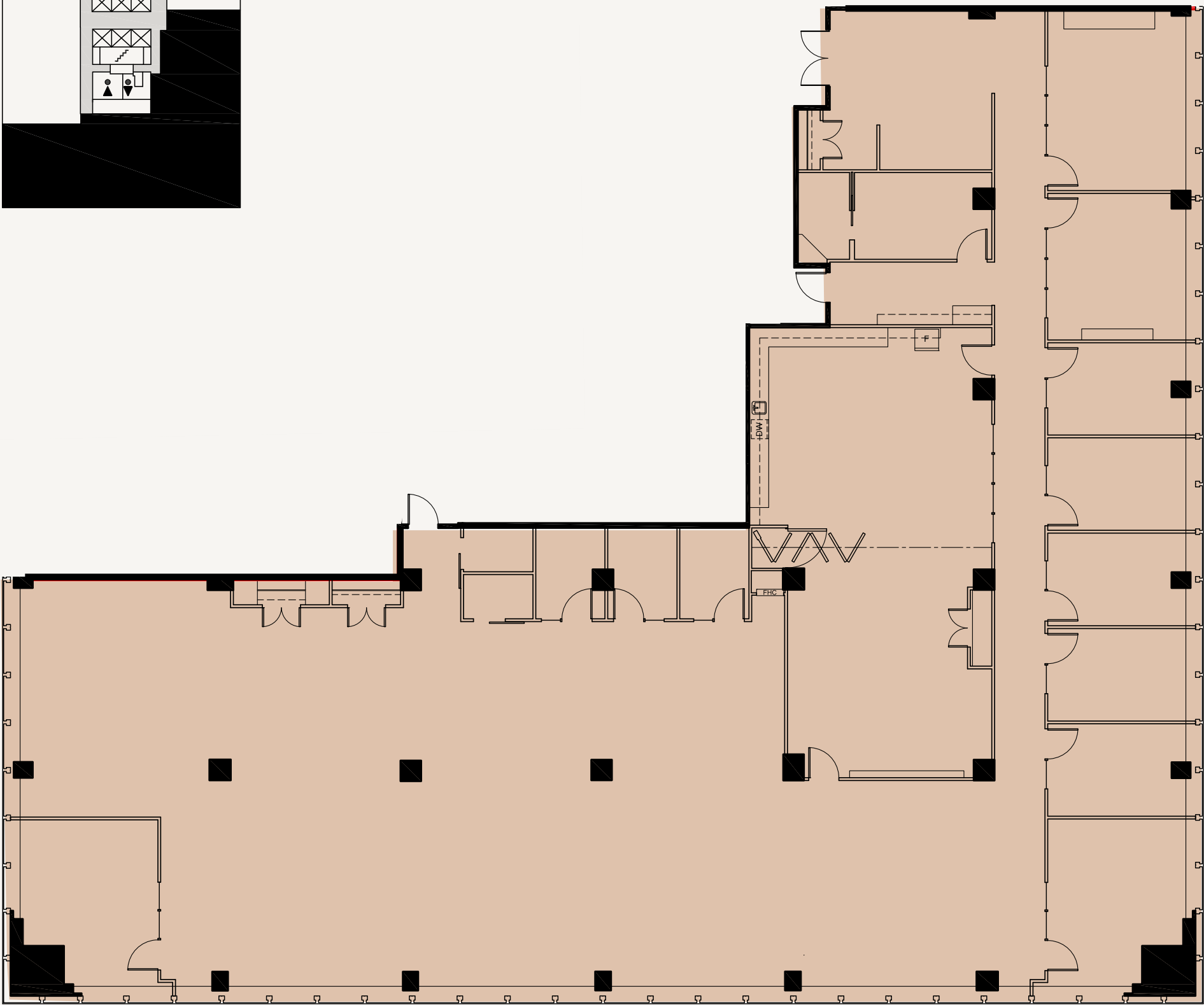
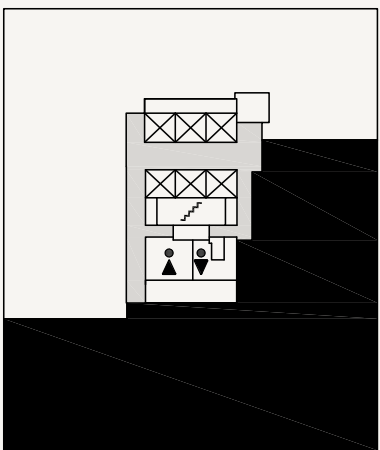
Base building condition.
Concrete floors and clean exposed ceiling.



Suite 300

AREA	9,268 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

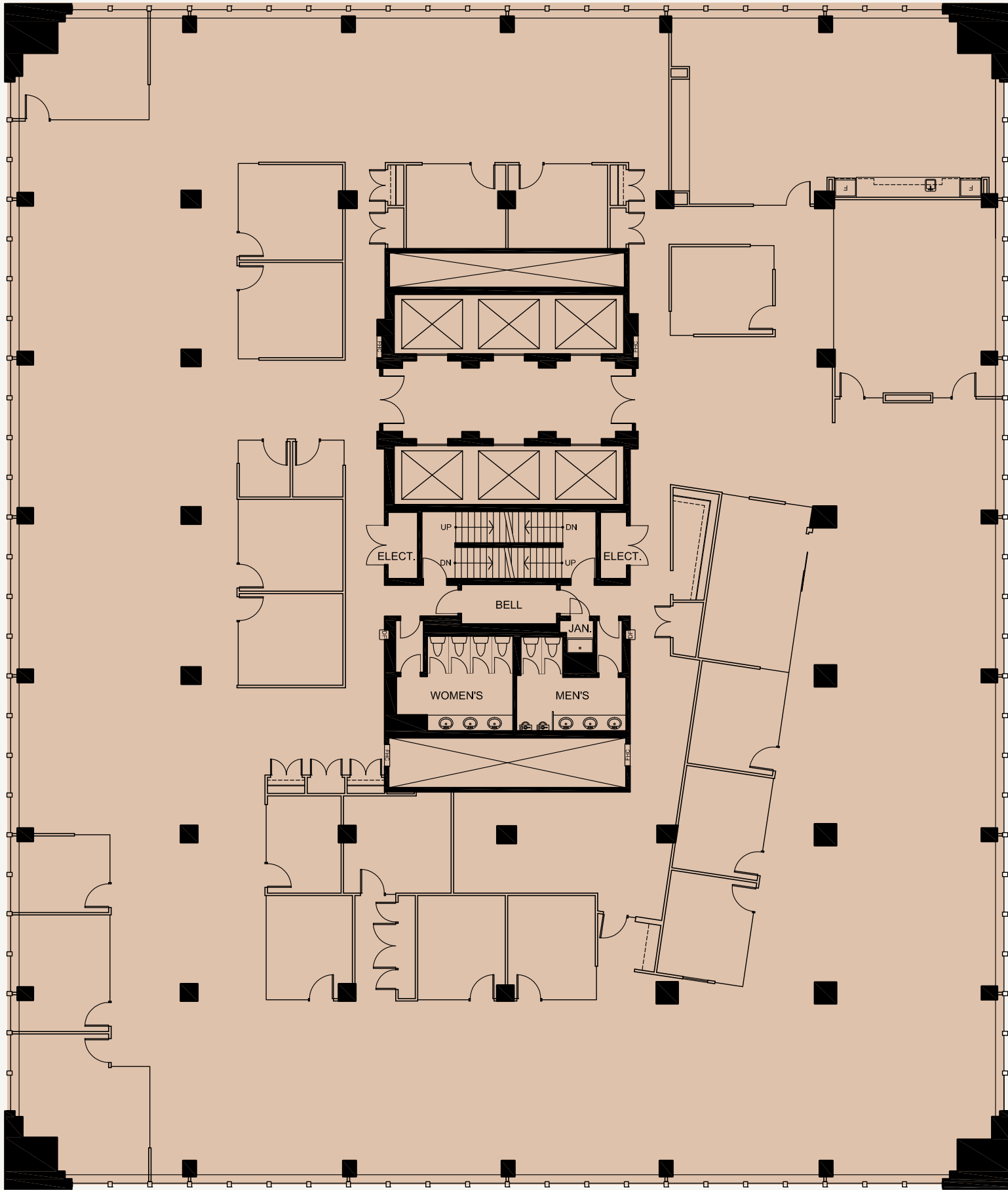
Built out.
Mix of clean exposed ceiling and drop t-bar.



Suite 500

AREA	17,341 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

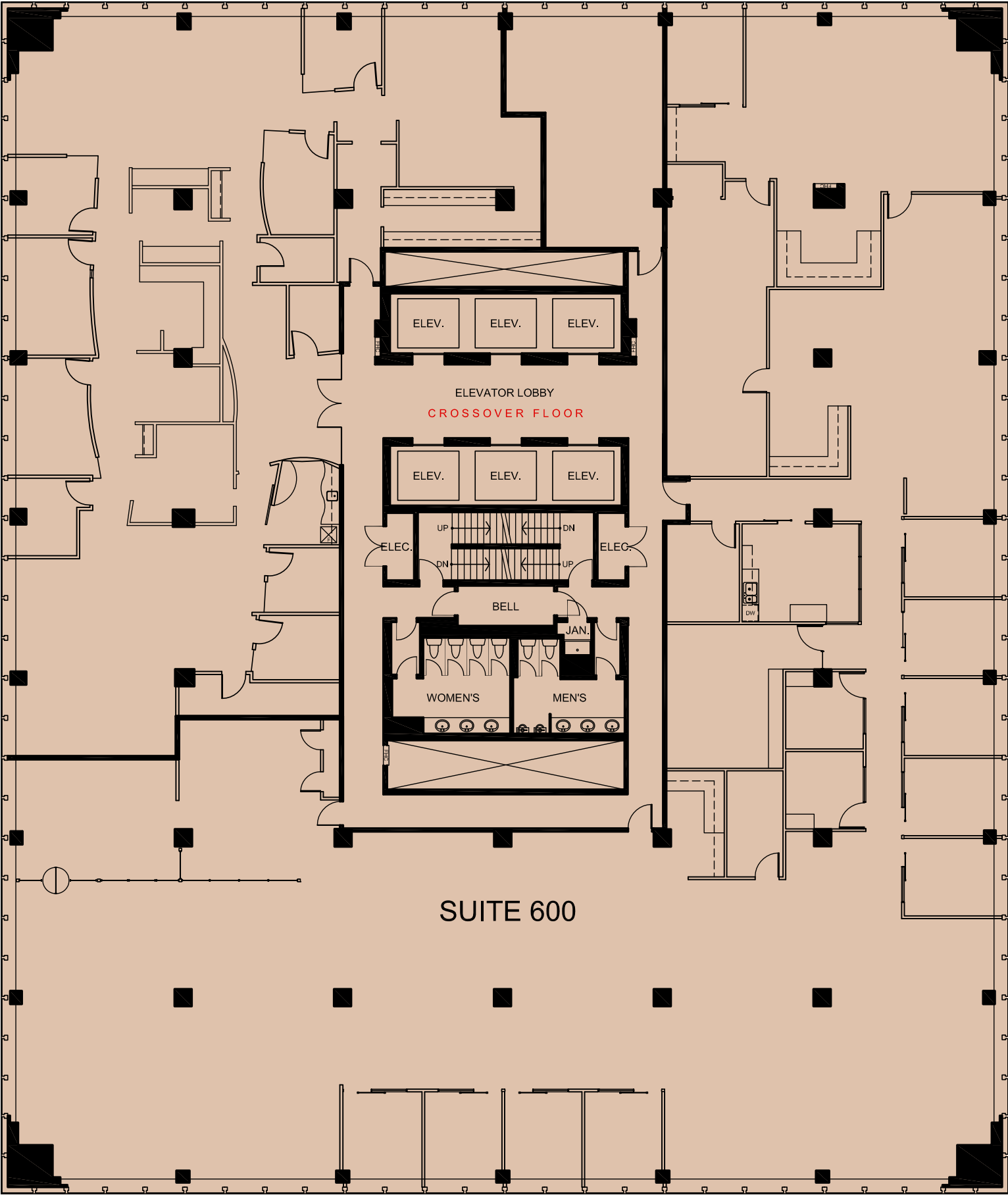
Full floor. Built out. Contiguous with floors 6 & 7.
Up to 3 full floors (52,177 SF) of contiguous space available.



Suite 600

AREA	17,419 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

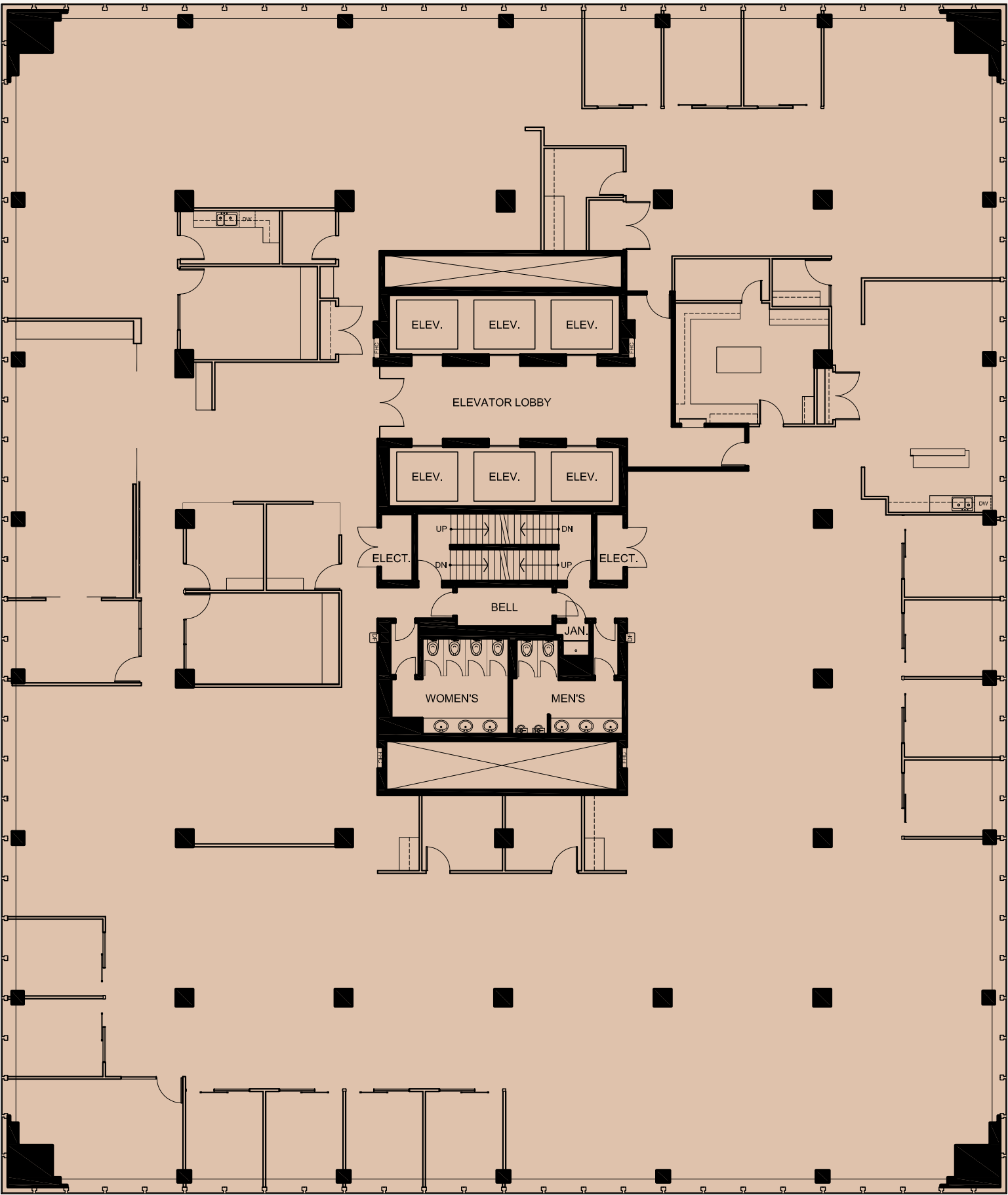
Full floor. Contiguous with floors 5 & 7. Up to 3 full floors (52,177 SF) of contiguous space available.



Suite 700

AREA	17,417 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

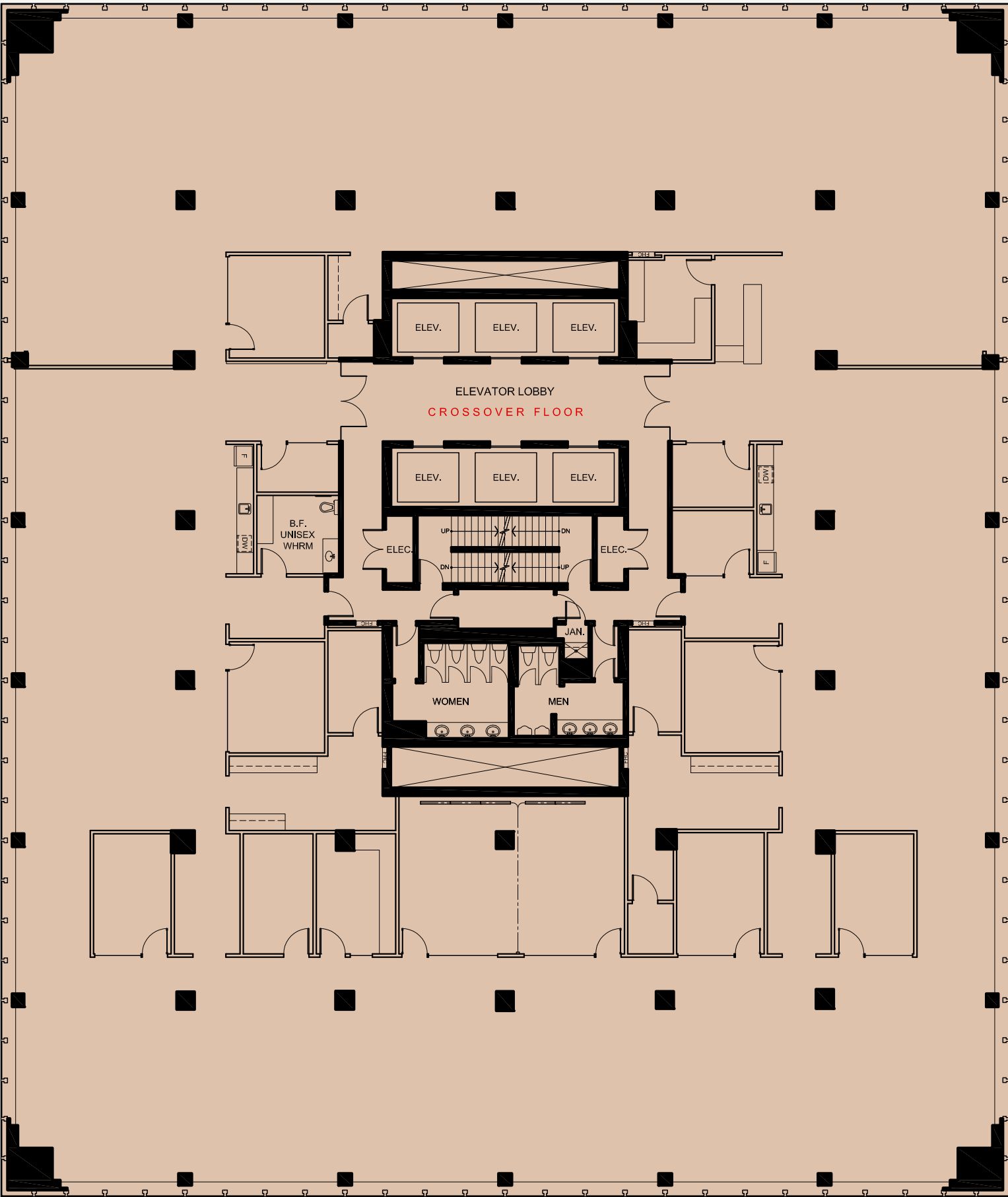
Full floor. Built out. Contiguous with floors 5 & 6.
Up to 3 full floors (52,177 SF) of contiguous space available.



Suite 1000

AREA	17,456 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

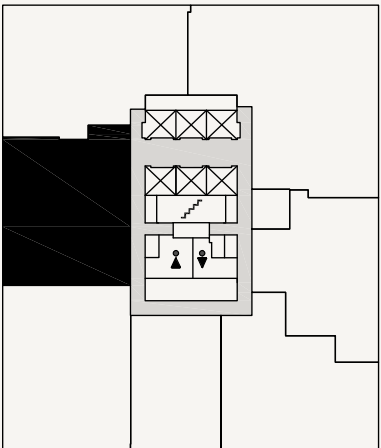
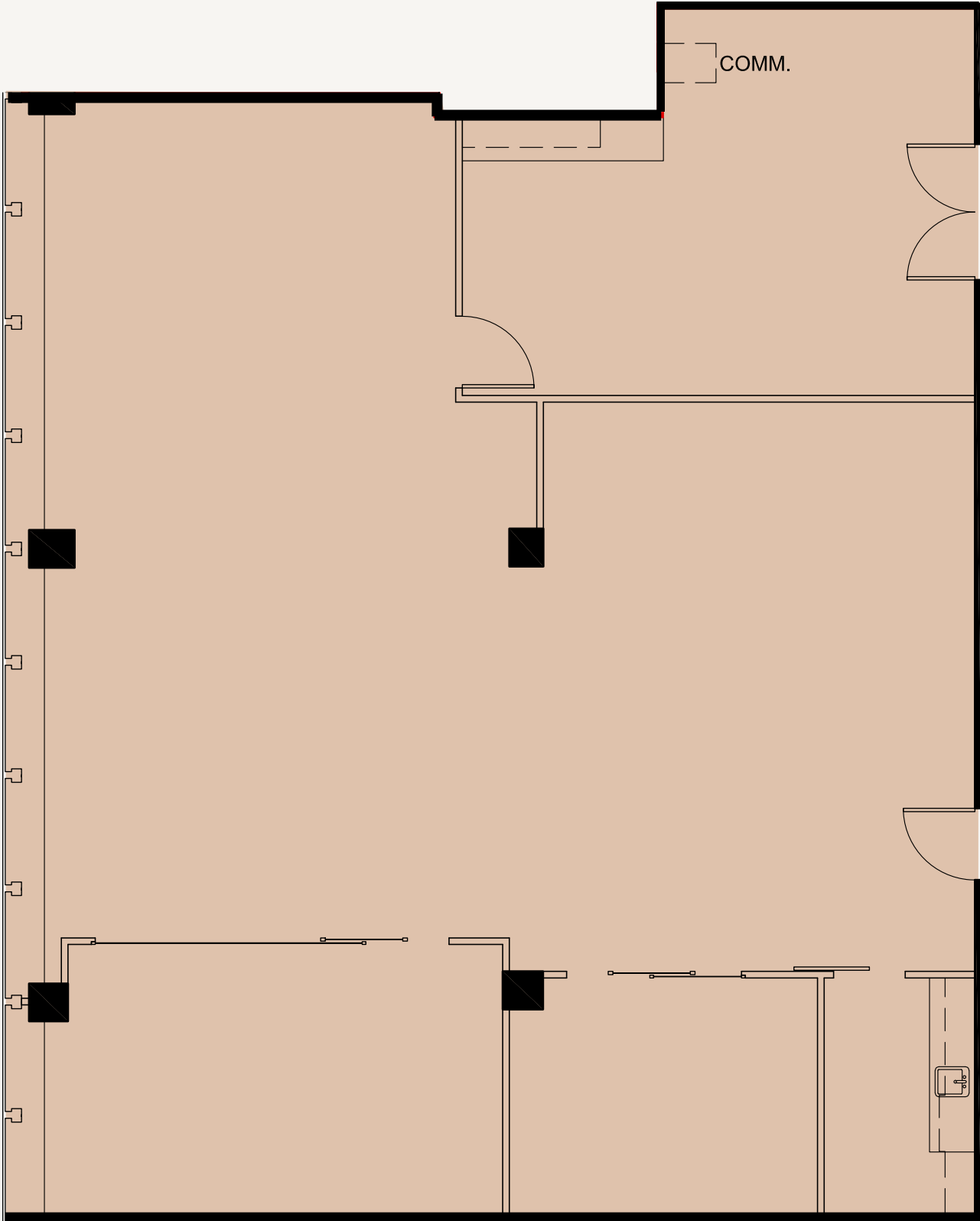
Full Floor. Built out. On-site furniture is available for plug & play opportunity.



Suite 1540

AREA	2,438 SF
AVAILABILITY	Immediate
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$29.60 PSF (2026)

Built out with a kitchen, meeting room, and office.





BE Connected.

Steps to the City’s Best

Perfectly positioned in the heart of Yorkville, 60 Bloor Street West offers exceptional transit accessibility at the core of Toronto’s premium commercial district. With underground links to both the Bloor–Danforth and Yonge–University subway lines, tenants enjoy rapid, all weather connectivity across the GTA. The building’s integration with the underground concourse provides access to Yorkville’s top retail, dining, and hotel amenities, while Bloor–Yonge Station—one of the busiest transit hubs in Toronto—is just minutes away.

Walk Times

BUS

Bloor St W at Bay St East (Bus routes 300, 300A, 300B, 300S)	1 MIN
Avenue Rd at Bloor St W (Bus route 13)	6 MIN
Avenue Rd at Bloor St W (Bus routes 13A, 13B)	6 MIN

SUBWAY

Bay Subway Station	1 MIN
Bloor-Yonge Station	4 MIN
Museum Station	10 MIN
Queen Station (Ontario Line)	26 MIN
Union Station	37 MIN

Drive Times

HIGHWAYS

Don Valley Pkwy	4.7 KM 10 MINS
QEW	3.8 KM 12 MINS
HWY 401	9.7 KM 20 MINS
HWY 427	27 KM 30 MINS
HWY 403	37.2 KM 40 MINS

AIRPORTS

Billy Bishop Toronto City Airport	5.3 KM 20 MINS
Toronto Pearson International Airport	26 KM 28 MINS

BE Exceptional.

Yorkville Lifestyle Advantage

60 Bloor Street West places tenants within one of Toronto’s most distinguished and culture-rich areas, offering access to premium amenities that elevate both professional productivity and employee lifestyle.

Within 3KM Radius:

Restaurants & Cafes	Schools	Parks & Rec Areas
300+	10+	25+
Shops & Services	Entertainment	Fitness
700+	20+	10+
Corporate Neighbours	Banks	Gas Stations
40+	15+	8+



Sustainability and Awards



LEED

For excellence in sustainable design, construction & operation



Certificate of Excellence (BOMA)

For best practices in energy & environmental management



Fitwel

For improving the health, wellness & productivity of tenants



Rick Hansen

For creating welcoming and meaningfully accessible spaces



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