

2ND FLOOR - 2150 BLOOR ST W

High Profile Leasing
Opportunity on Bloor St

OFFICE FOR LEASE



Sun Quach*

Managing Director

647 873 3585

squach@cbmet.com

Minh Truong*

Associate

647 873 8461

mtruong@cbmet.com

*Sales Representative



Office For Lease

2nd - 2150 Bloor St W

CB Metropolitan Capital Markets is pleased to present 2150 Bloor St W for lease. Situated along Bloor Street West in the heart of Bloor West Village, this prime upper-level office space offers excellent visibility, steady foot traffic from anchors like Dollarama, Harvey's, and Tim Hortons, and seamless transit access with Runnymede Station steps away. With 15 stalls on-site and Green P parking nearby, plus a divisible layout including elevator access, the property is ideal for a wide range of office or service uses.

Unit Information

Address:	2150 Dundas St W, Toronto ON
Unit:	2 nd Floor Office
Cross Street:	Glendowynne Rd & Bloor St W
Leasable Area:	9,132 sq. divisible
Asking Rent:	Please contact for more information
TMI:	~\$15.00 (2025 estimate)
Possession Date:	Immediate

2nd Floor – 2150 Bloor St W Leasing Highlights



Prime Location

Aprox. 150 ft of frontage onto Bloor St W, within one of Toronto's most dynamic and affluent neighbourhoods.



Excellent Accessibility

Steps from Runnymede Subway Station and multiple TTC bus routes; ensuring convenient access.



High Foot Traffic

Positioned within a vibrant retail corridor across from High Park, with building anchored by national tenants.



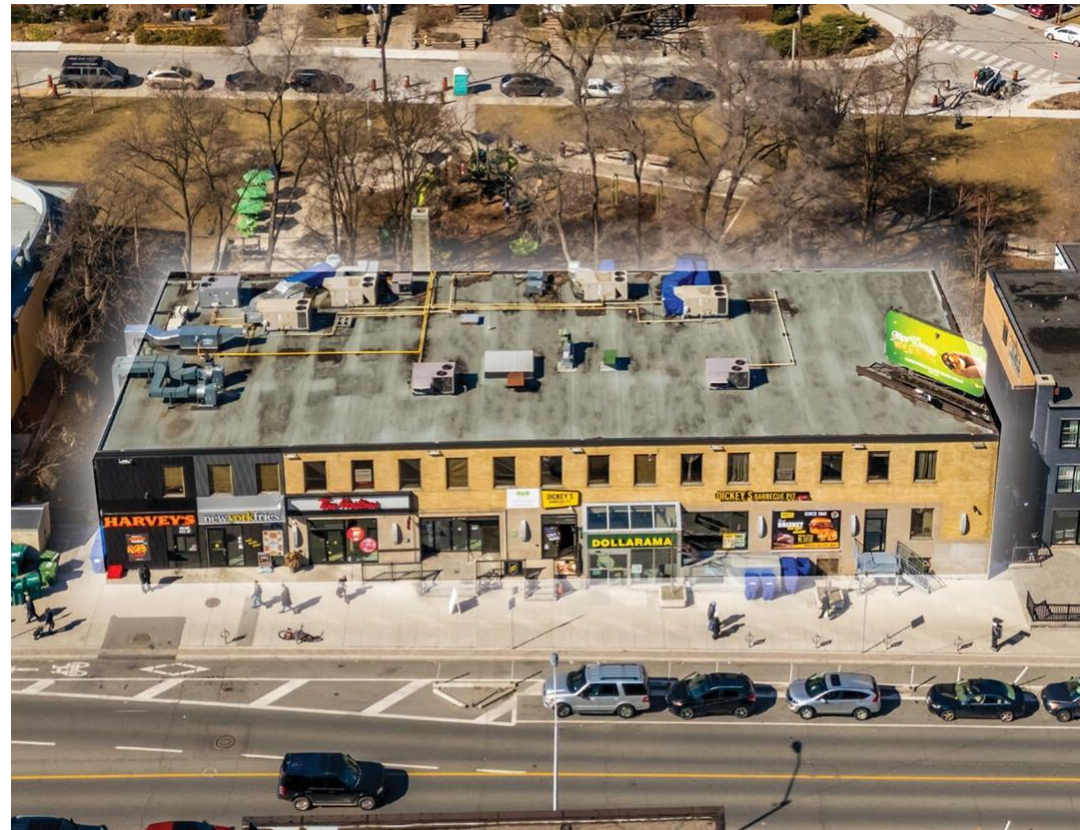
Flexible Space

Approximately 9,312 sq. ft with subdivision options to suit diverse tenant requirements accessible by elevator.



Versatile Use

The space offers a blank canvas ready for tenant improvements and adaptable to accommodate a broad range of uses.

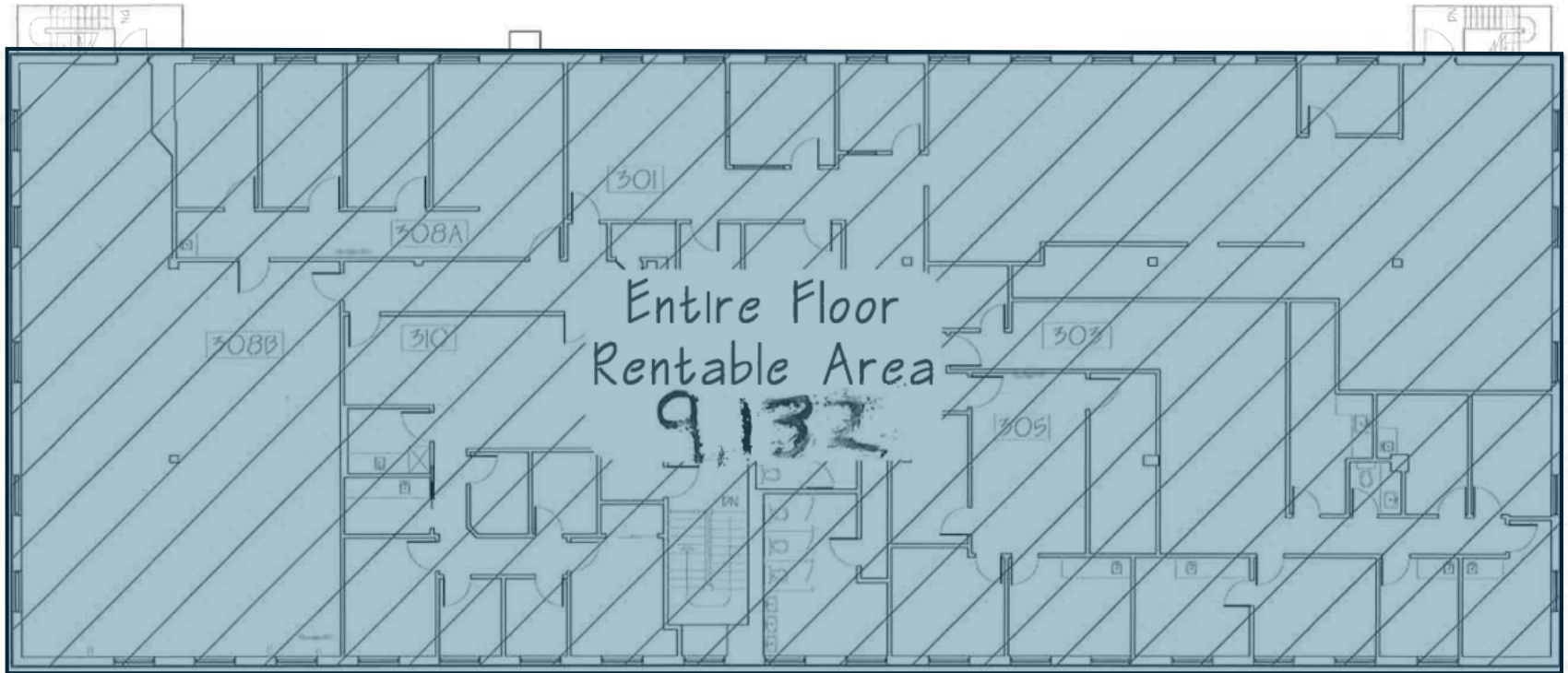




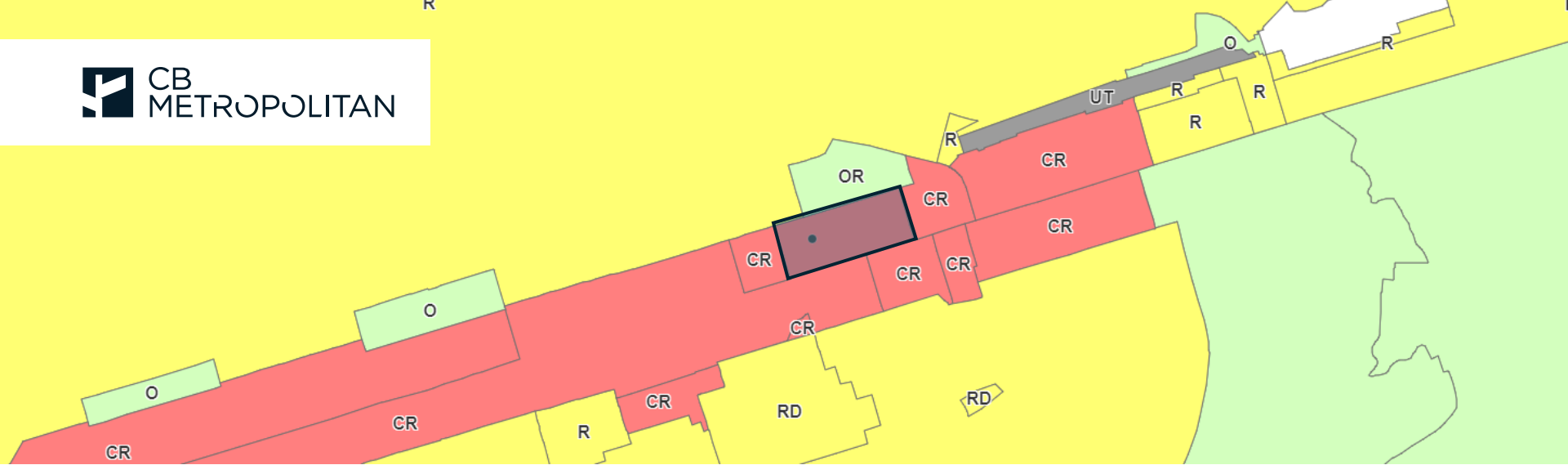
2nd - 2150 Bloor St W

Floor Plan

Leasable Area 



Bloor St W Frontage



202-2150 Bloor St W Property Zoning

Downtown Mixed Use – Pedestrian Focus D2 Zone

This property benefits from a unique Commercial Residential designation under the City of Toronto Zoning By-law, Subsection 40.10, with special Exceptions 900.11.10(197). With an emphasis on active street-level engagement, the site is perfectly suited for vibrant retail, modern living spaces, or mixed-use developments that foster community connection and urban vitality. The Property's zoning designation allows for the following uses:

- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Educational Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre
- Dwelling Unit
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

**Zoning and permitted uses to be verified by the tenant*

Bloor St W Neighbourhood

Nestled in the heart of Bloor West Village across from High Park, this area blends urban convenience with natural beauty. Anchored by local shops, cafés, and national retailers, it thrives on heavy foot traffic and a strong community vibe. With its proximity to Toronto’s largest green space, the neighborhood offers a rare balance of bustling commercial energy and serene residential charm—making it a destination where city life meets park-side tranquility.

Food & Bars



1. Tim Hortons
2. Pizza Pizza
3. Krispy Kreme Cafe
4. Pizzalio
5. Tim Hortons
6. Second Cup Cafe
7. Booster Juice
8. Queen’s Pasta Cafe
9. Craig’s Cookies
10. WINGSTOP
11. Kinton Ramen
12. COBS Break
13. Harveys
14. Tim Hortons
15. Pizza Hut
16. La Diperie
17. Vivo Avanti
18. WingsUp!
19. Subway
20. Tim Hortons
21. Dairy Queen
22. Andrea’s Cookies

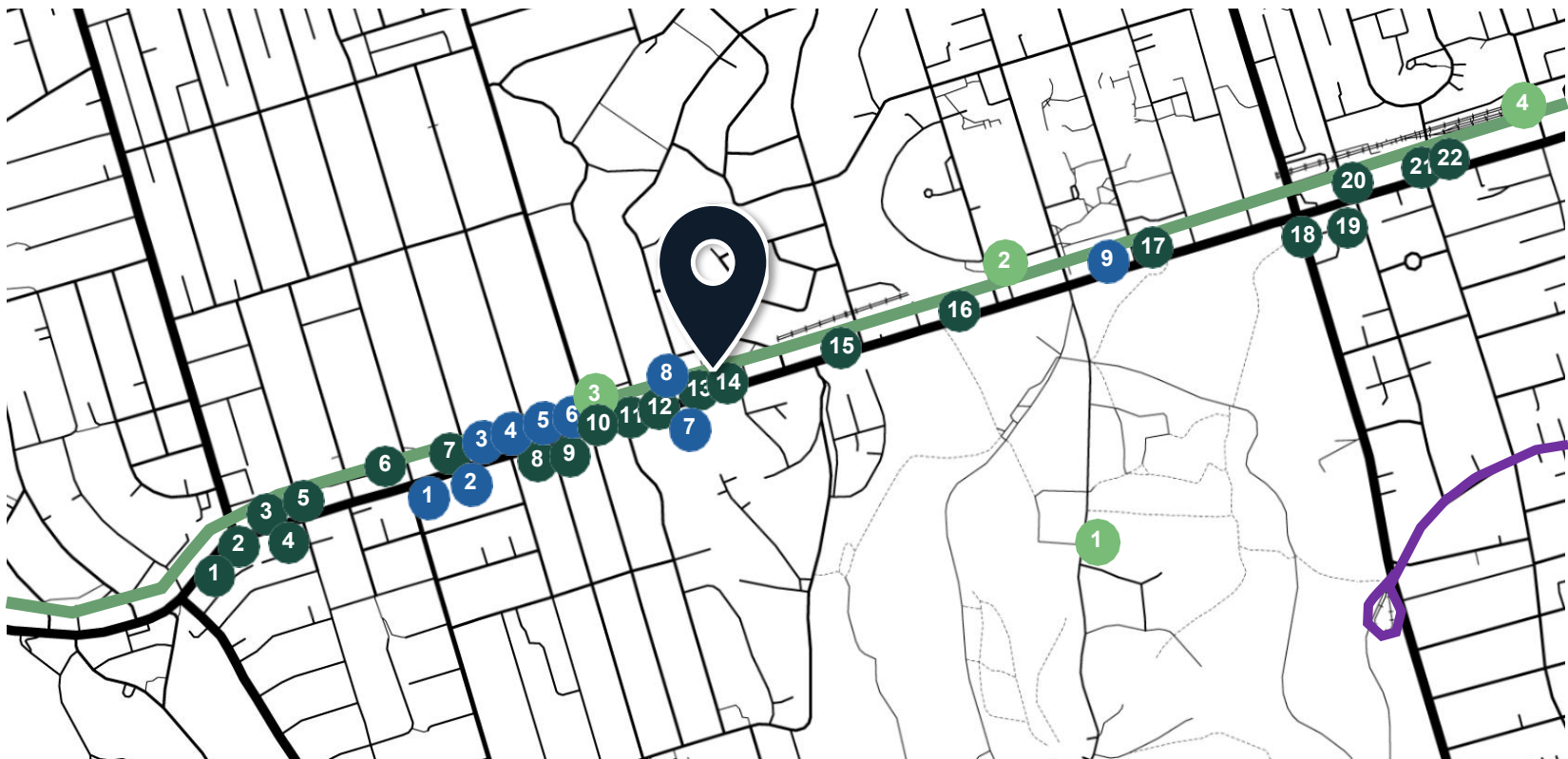
Retail & Services

1. RBC Royal Bank
2. Scotiabank
3. Bell
4. Freedom Mobile
5. New Balance
6. TD Royal Bank
7. NoFrills
8. LCBO
9. Rabba’s Fine Foods
10. Home Depot
11. No Frills
12. Dollarama
13. The Sweet Potato
14. LCBO

Other

1. High Park
2. High Park Station
3. Runnymede Station
4. Dundas West & Bloor GO

-  TTC Line 2 Subway
-  TTC Streetcar Route 306/506



Demographics

Population

5km radius

463,707

Median Age

5km radius

39.8

Children

0-19 years

14%

Adult

20-54 years

66%

Pre-Retirement

55-64 years

11%

Seniors

65+ years

11%

Household Income

5km households

\$111,439

Population

Earning Above \$100k

67,286



15%

of Households Earn Over \$100K



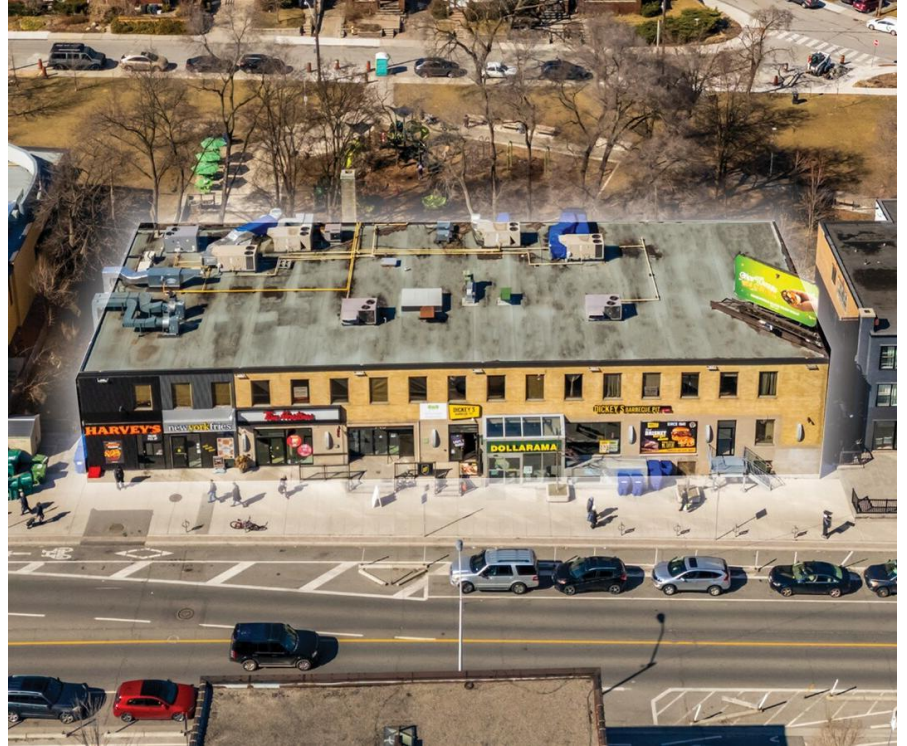
82/100

Transit Score



96/100

Walk Score





Contact for More Information

Sun Quach*
Managing Director

647 873 3585
squach@cbmetcom.com

Minh Truong*
Associate

647 873 8461
mtruong@cbmetcom.com

CB Metropolitan
Commercial Ltd., Brokerage

370 King Street W, Suite 802
Toronto, ON | M5V 1J9
416 703 6621

Visit our Website
CBMETCOM.COM