

MOVE-IN READY SUITES

AVAILABLE FOR LEASE

2

BLOOR WEST

CBRE



LEASING OPPORTUNITIES

Net Rent: Please call agents to discuss

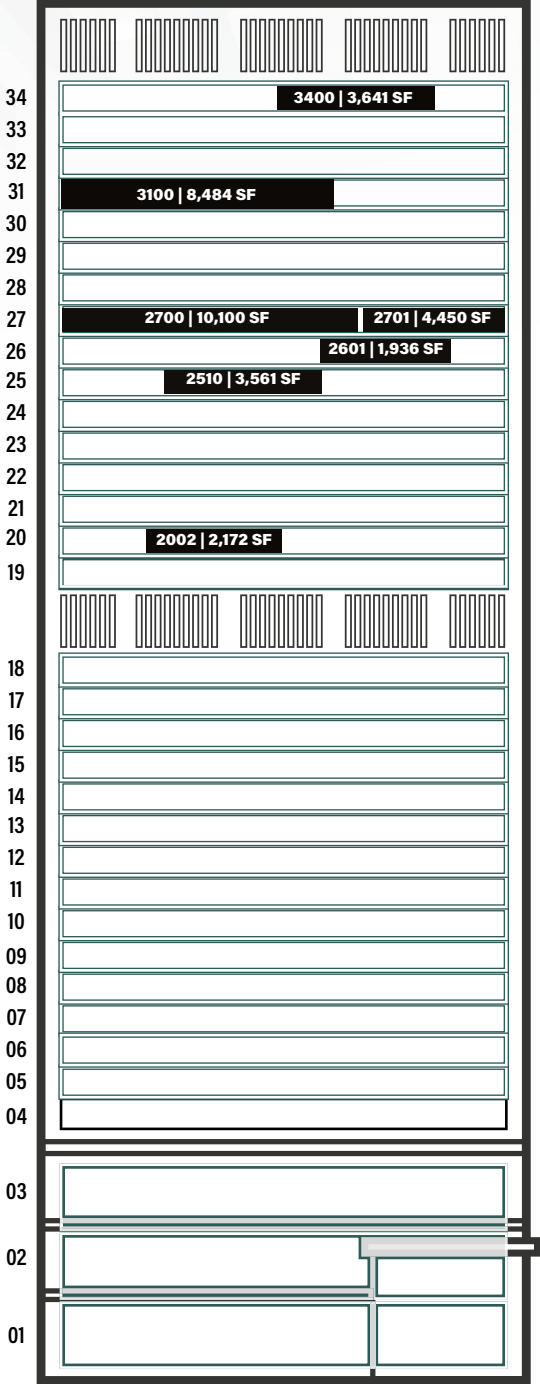
Additional Rent: \$31.59 per sq. ft. (2026 est.)

*Full floor opportunity available

SUITE	SIZE	AVAILABLE	COMMENTS
<u>Suite 2002</u>	2,172 SF	Immediate	Future Model Suite
<u>Suite 2510</u>	3,561 SF	May 1, 2026	Built Out
<u>Suite 2601</u>	1,936 SF	May 1, 2026	Built Out
<u>Suite 2700*</u>	10,100 SF	Immediate	Built Out
<u>Suite 2701*</u>	4,450 SF	Immediate	Built Out
<u>Suite 3100</u>	8,484 SF	Immediate	Built Out
<u>Suite 3400</u>	3,641 SF	June 1, 2026	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

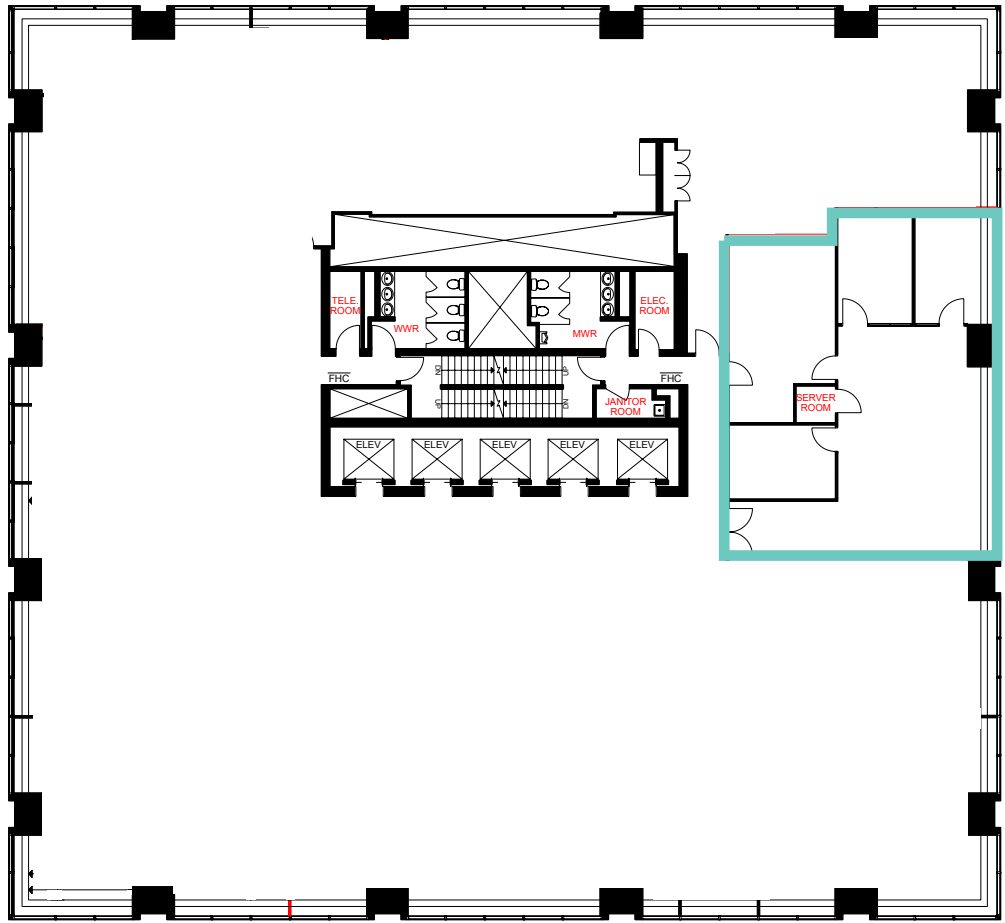
34
20



FLOOR PLAN

SUITE 2002 2,172 SQ. FT.

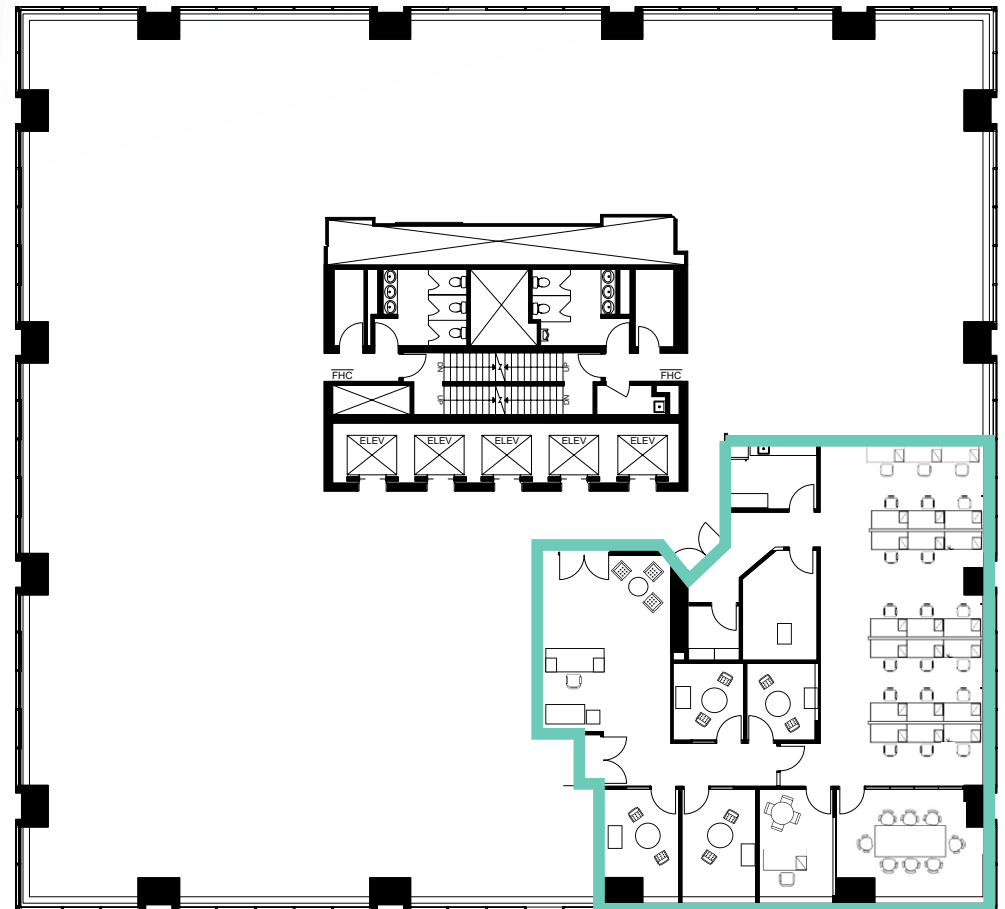
Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	Immediate
Comments	Future Model Suite



FLOOR PLAN

SUITE 2510 3,561 SQ. FT.

Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	May 1, 2026
Comments	Built out with 5 private offices/ meeting rooms, a boardroom, a kitchenette, and an open work area.



FLOOR PLAN

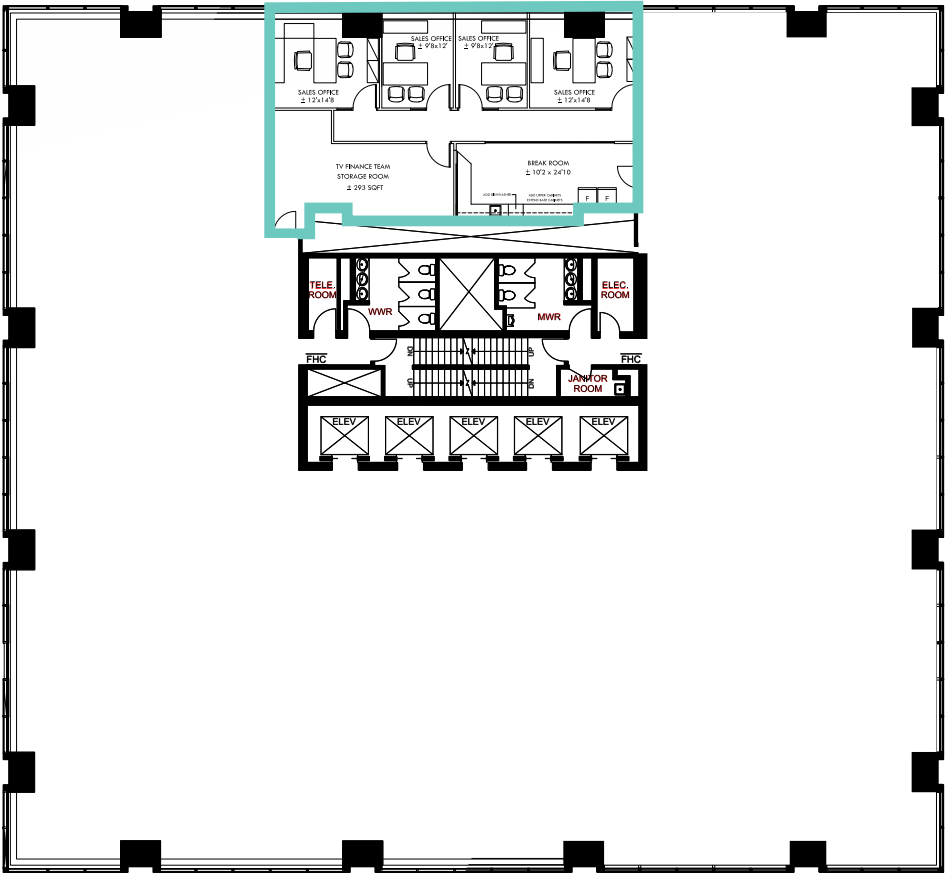
SUITE 2601
1,936 SQ. FT.

Net Rent Please call listing agents

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

Occupancy May 1, 2026

Comments Built Out



FLOOR PLAN

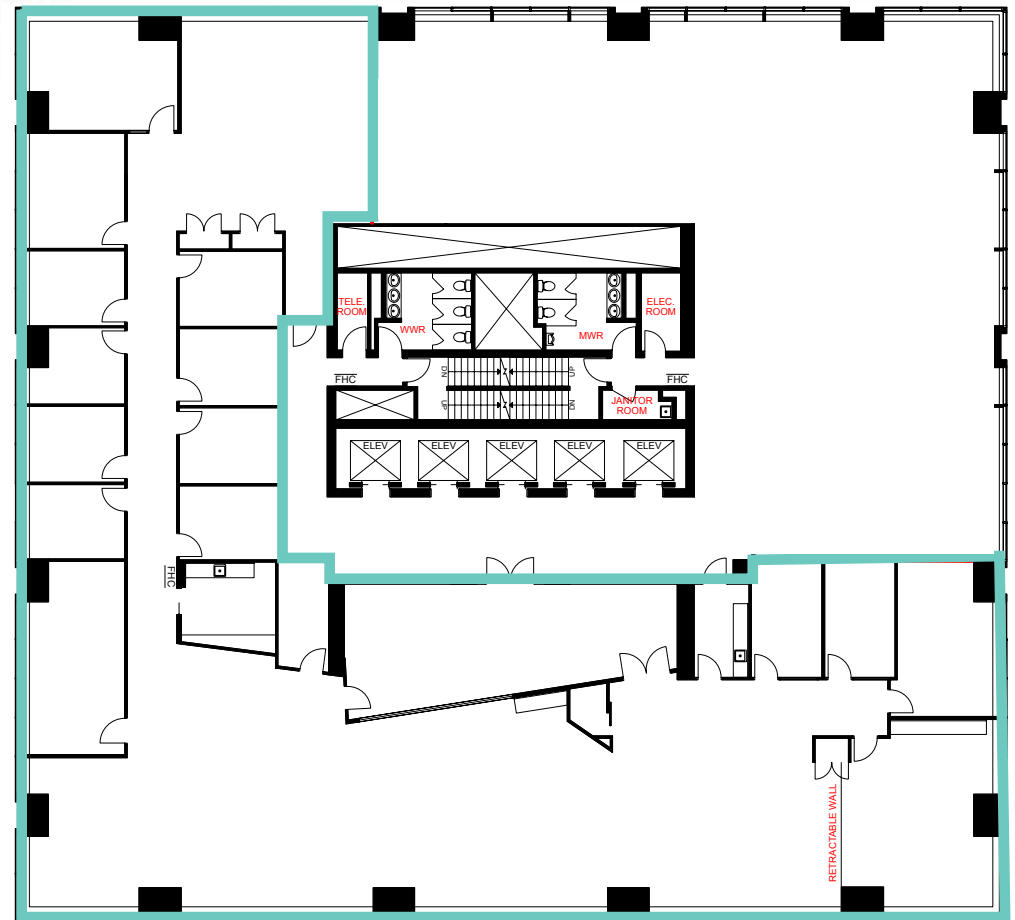
SUITE 2700 10,100 SQ. FT.

Net Rent Please call listing agents

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

Occupancy Immediate

Comments Built out suite with 10 private offices, 3 meeting rooms, 2 boardrooms, 2 kitchenettes, one kitchen, and elevator exposure. South-east views and great natural light/exposure.



Full floor opportunity available



SUITE 2700
10,100 SQ. FT.



FLOOR PLAN

SUITE 2701

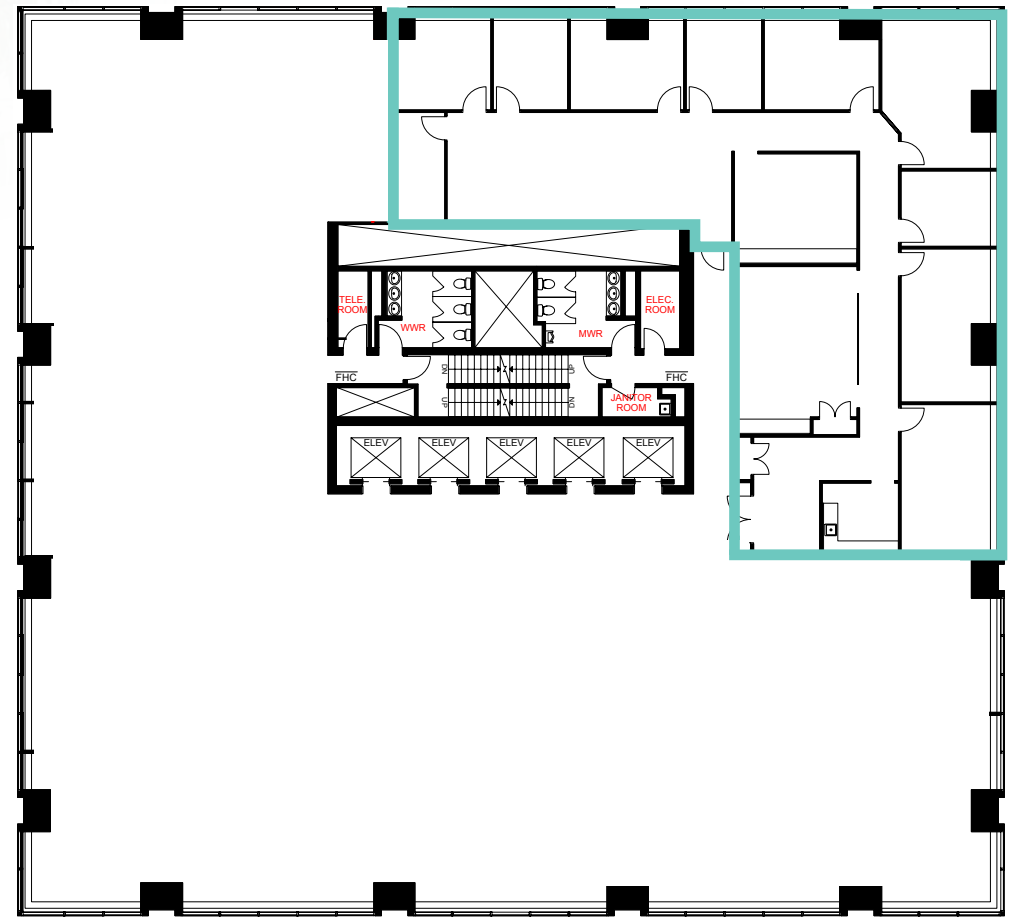
4,450 SQ. FT.

Net Rent Please call listing agents

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

Occupancy Immediate

Comments Built out suite with 6 private offices, 2 meeting rooms, 2 boardrooms, kitchenette, storage, and elevator exposure. North-east views and great natural light/exposure.

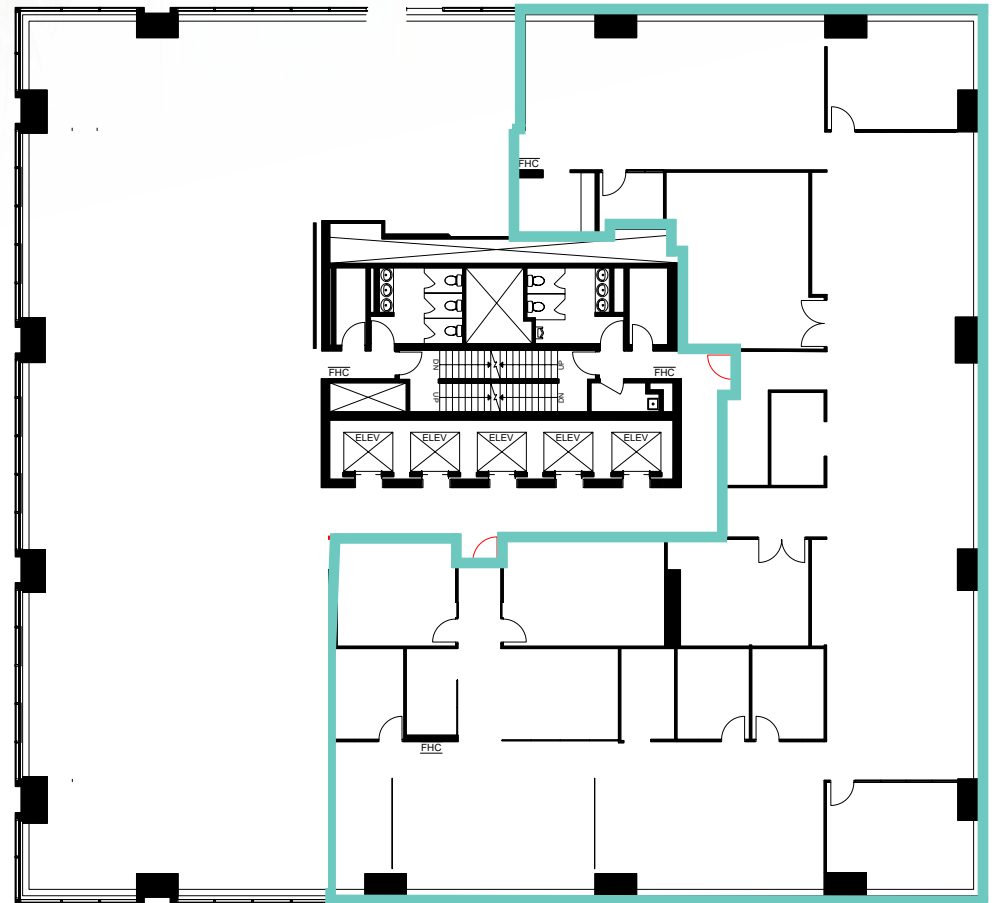


Full floor opportunity available

FLOOR PLAN

SUITE 3100 8,484 SQ. FT.

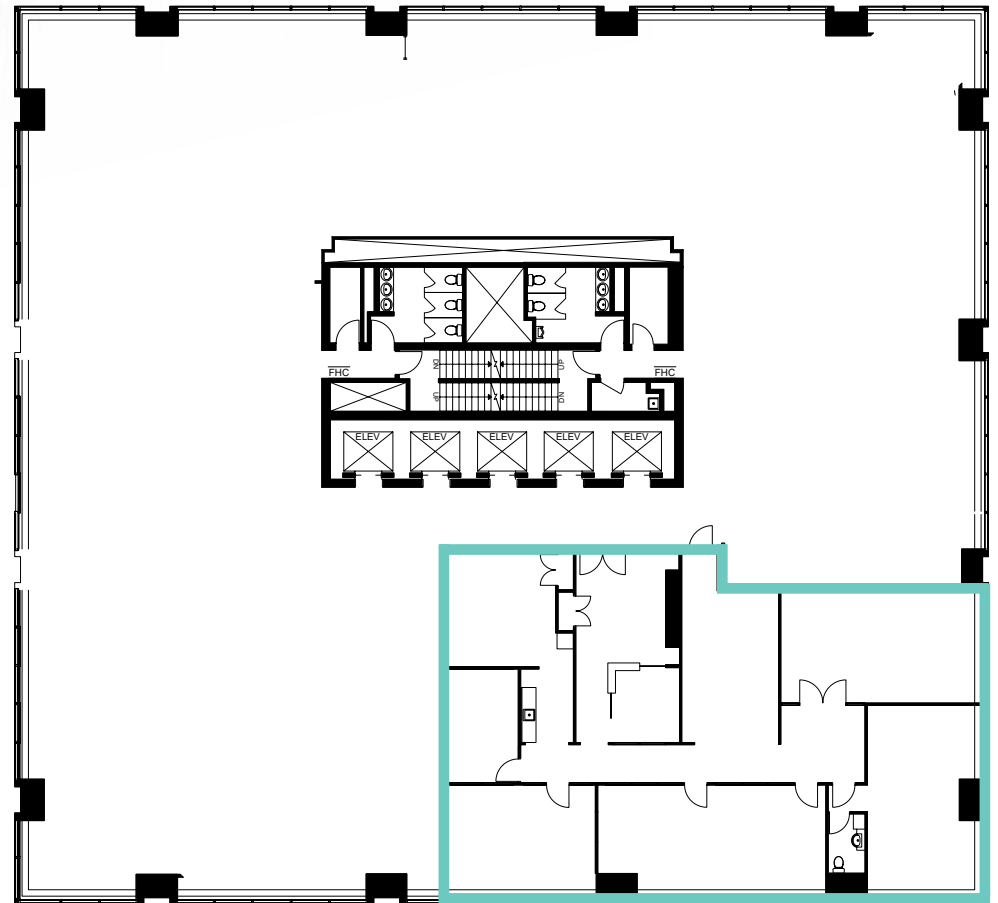
Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	Immediate
Comments	Built out with a mix of offices, meeting rooms, and open work area. Lots of natural light.



FLOOR PLAN

SUITE 3400 3,641 SQ. FT.

Net Rent	Please call listing agents
Additional Rent	\$31.59 per sq. ft. (2026 est.)
Occupancy	June 1, 2026
Comments	Built out with a mix of offices, meeting rooms, and kitchen.



2 BLOOR WEST

34		3400 3,641 SF
33		
32		
31		3100 8,484 SF
30		
29		
28		
27		2700 10,100 SF 2701 4,450 SF
26		2601 1,936 SF
25		2510 3,561 SF
24		
23		
22		
21		
20		2002 2,172 SF
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03		
02		
01		

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.



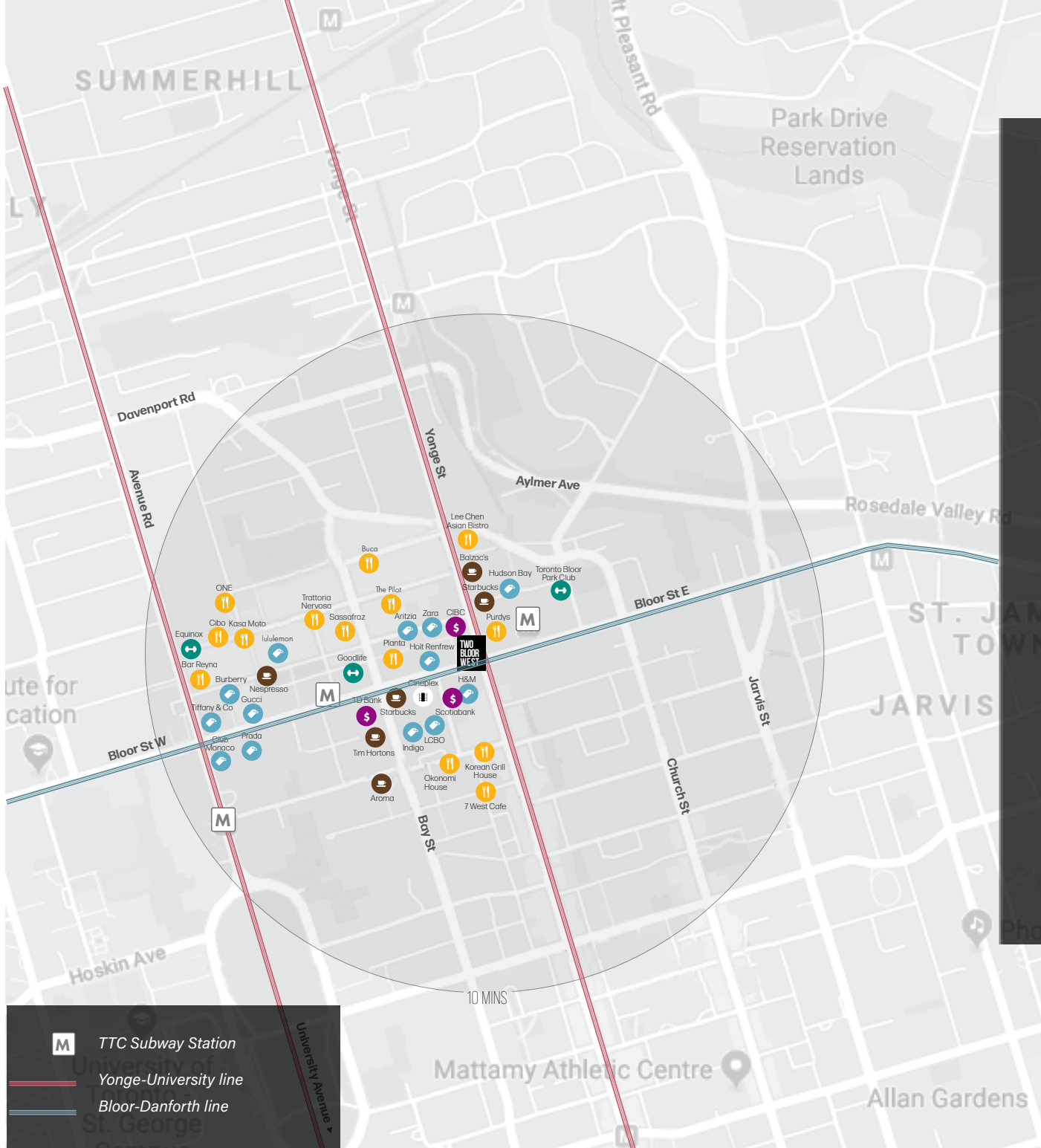
Mechanical

- 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



CALLIE M. OSLER*
Senior Sales Associate
callie.osler@cbre.com

KIRK BAYLIS*
Senior Sales Associate
kirk.baylis@cbre.com

JEFF FRIEDMAN*
Vice Chairman
jeff.friedman@cbre.com

PROUDLY MANAGED BY



CBRE

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.