

55

BLOOR

STREET WEST TORONTO

437,000 SF OF OFFICE SPACE AVAILABLE FOR SUBLEASE



55

Opportunity



Welcome to 55 Bloor Street West- a unique 437,000 square foot, full-building opportunity, with outstanding features, that will enhance your business. Situated in the heart of Bloor-Yorkville, 55 Bloor Street West is a convenient and connected location, providing access to all the city has to offer. This opportunity boasts exclusive outdoor terraces and open spaces which bring in natural light and allows tenants to enjoy fresh air throughout their workday. Additionally, the building's direct connection to the PATH offers easy access to transit and ample amenities. Overall, this premier property presents an excellent opportunity for companies seeking a high quality location.

Highlights:

Available Space:	Floors 3 - 19: Available Immediately
Floor Plate Size: Total Available:	Approx. 29,000 SF 437,000 SF
Net Rent:	Negotiable (Please contact listing agent)
Additional Rent:	\$19.73 PSF (2023 Est.).
Lease Term:	Lease Term: June 30, 2035 (Flexible Terms Length can be considered)
BOMA Measurement Standard:	BOMA 1980 (6% gross up on full floor)
Parking:	1 per 1,000 SF at a cost of approx. \$300 per spot/month
Comments:	<ul style="list-style-type: none">Improved office floors with modern build outDirectly connected to east/west subway and steps away from north/south lines via PATH systemSurrounding area: amenity rich urban environment, and excellent branding opportunities



Outdoor terrace located on 3rd floor



Access to natural light through bright open spaces



Path connected food services










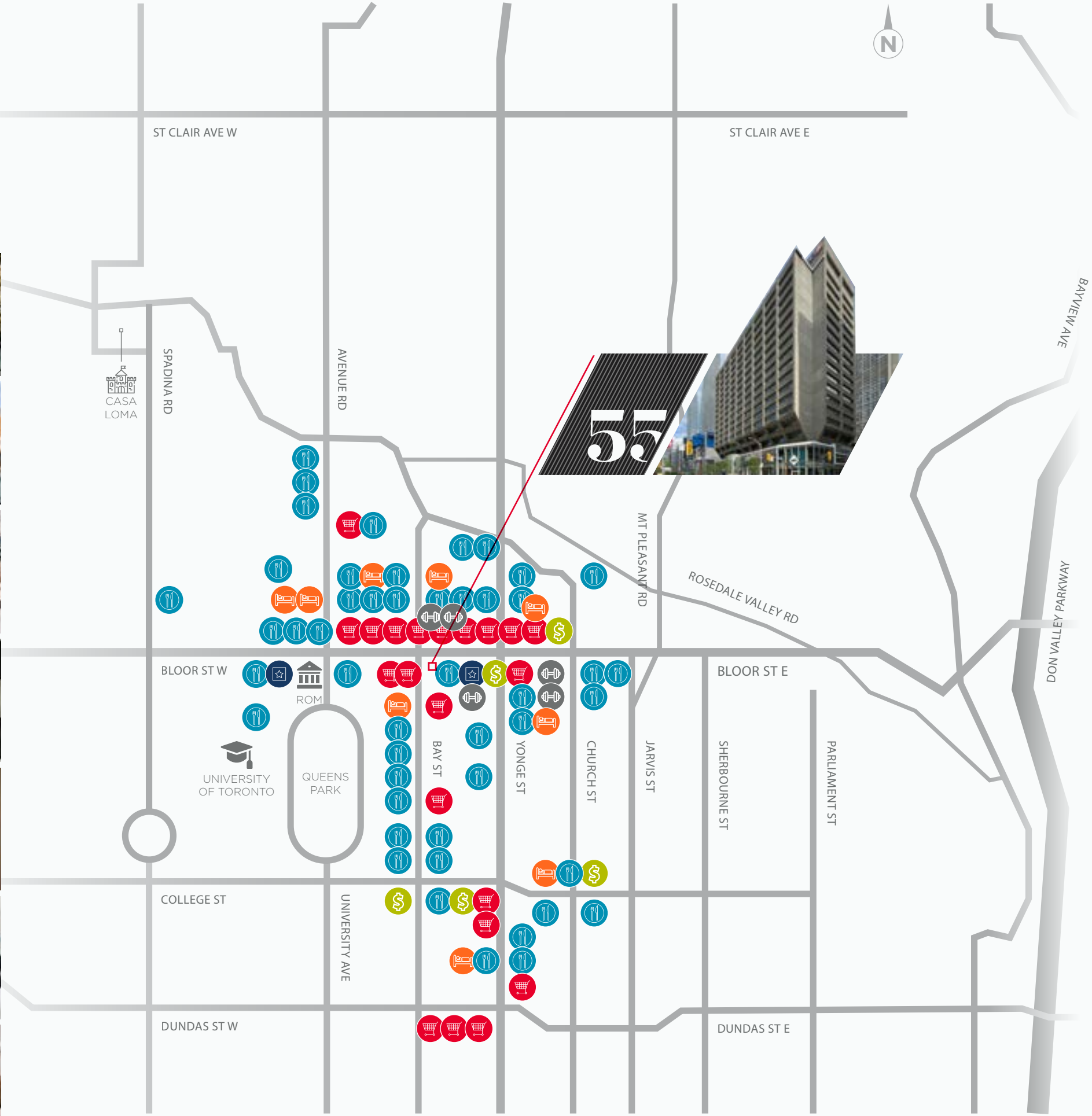
Connected to Transit (TTC)

55 Amenities

On-site Amenties

Eataly, Maison Birks, Cineplex Cinemas, City Market, Shoppers Drug Mart, Pilot Coffee, Scaccia, Indigo, Bank of Montreal, LCBO, La Pizza & La Pasta, & Earl's opening Q4 2023

	FOOD & BEVERAGE	35+
	RETAIL	30+
	ENTERTAINMENT	5+
	HEALTH & WELLNESS	4+
	BANKING	5+
	HOTEL	9+
	FITNESS	5+



55 Connectivity



WALK
SCORE

97



BIKE
SCORE

92



TRANSIT
SCORE

85



→ Bay Subway Station
Directly Connected



→ Bloor-Yonge
Subway Station 190M
3mins



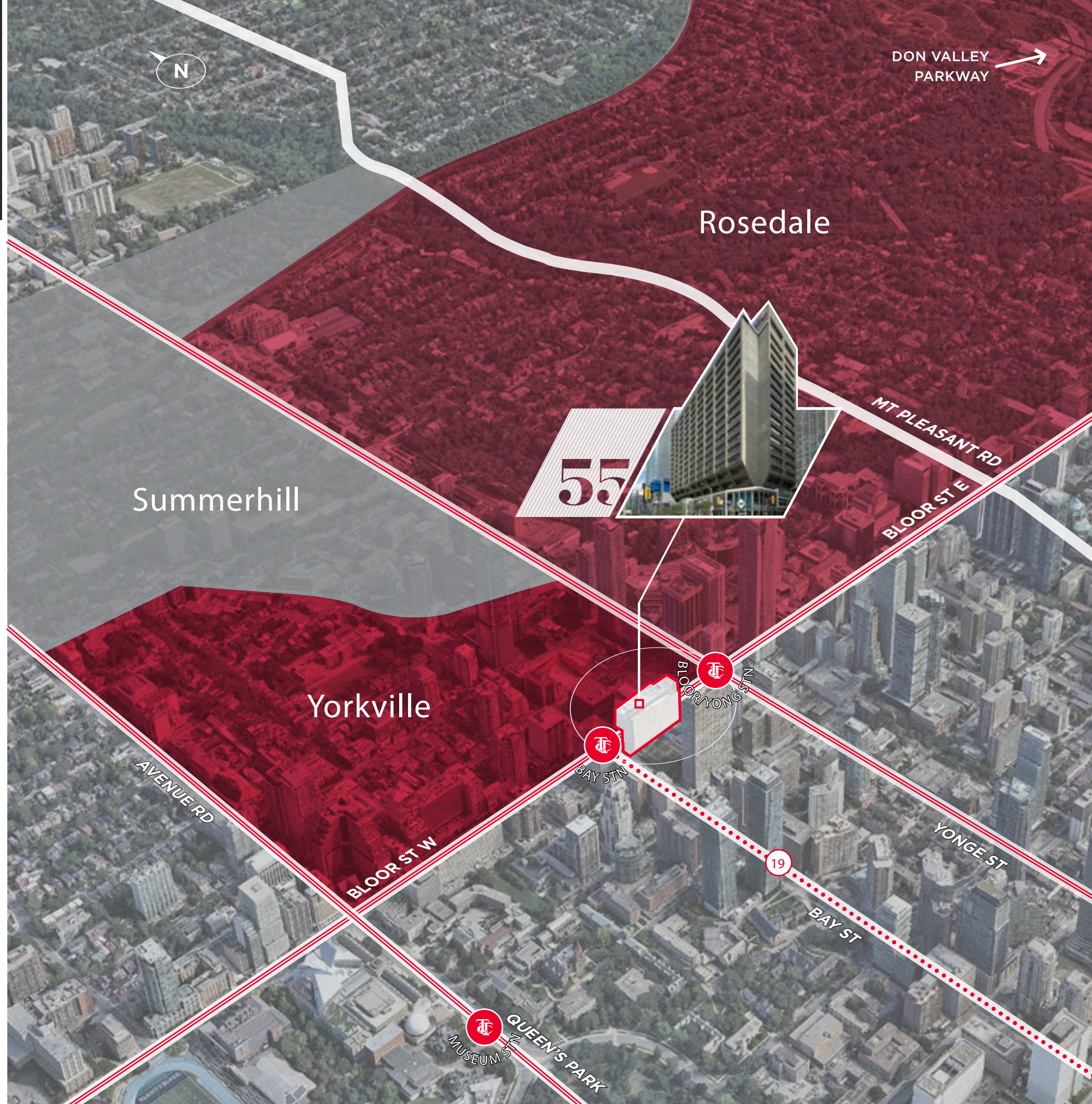
→ Bay Street
Directly Connected



→ Don Valley Parkway 2.6KM
7mins



Station // Subway // Bus Route



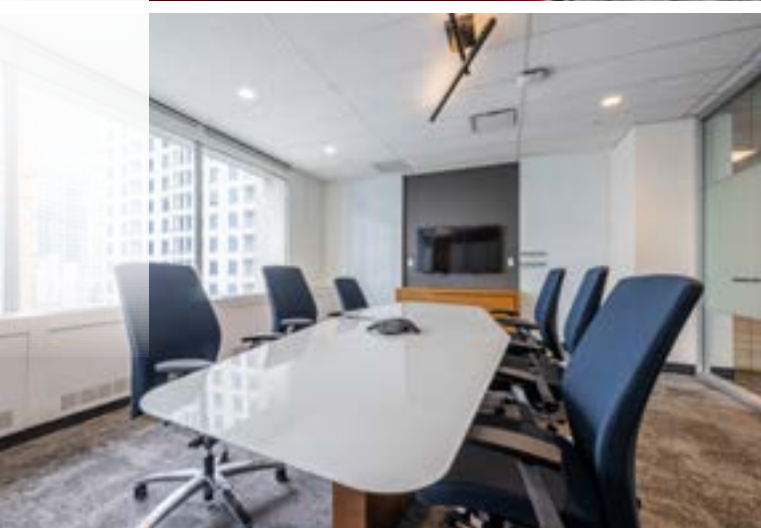
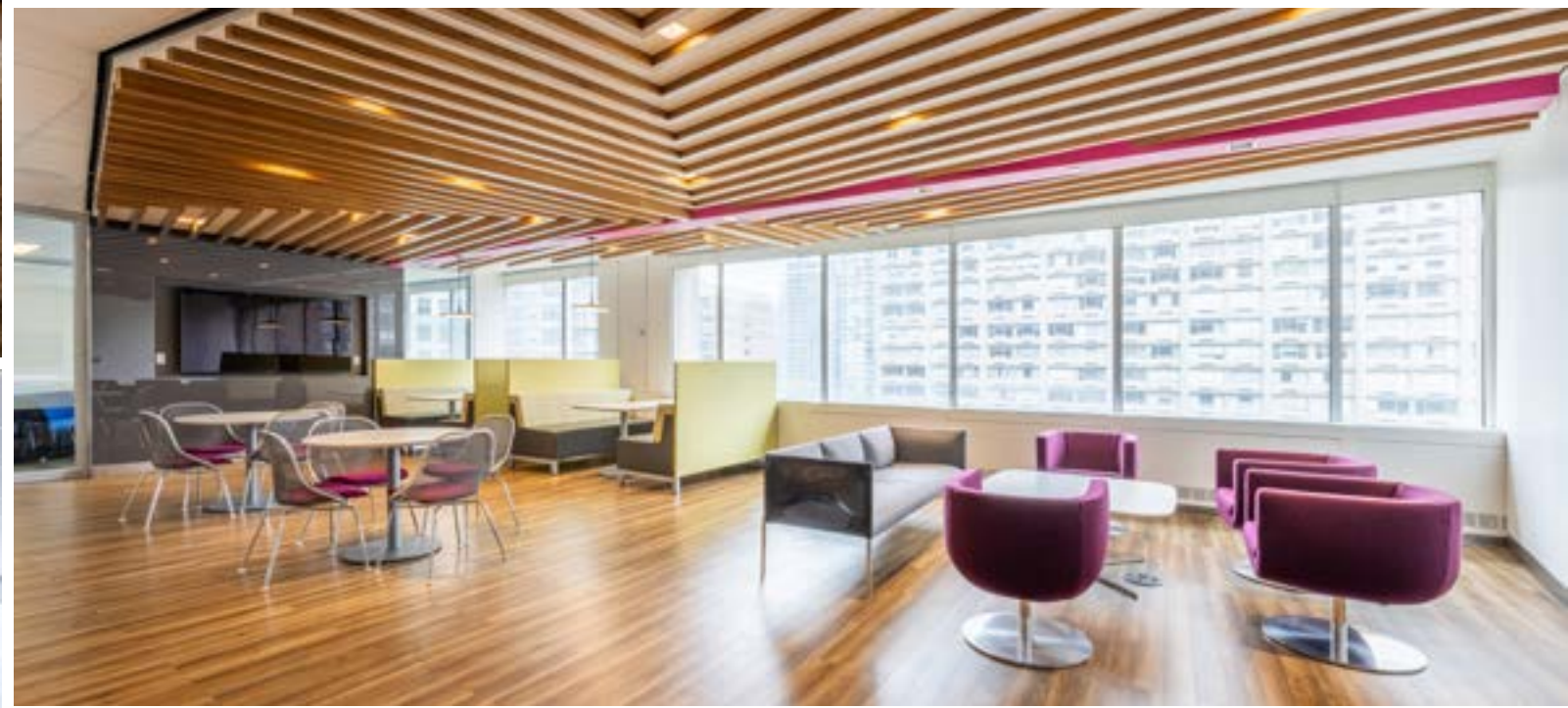


Floor 3 15,543 RSF



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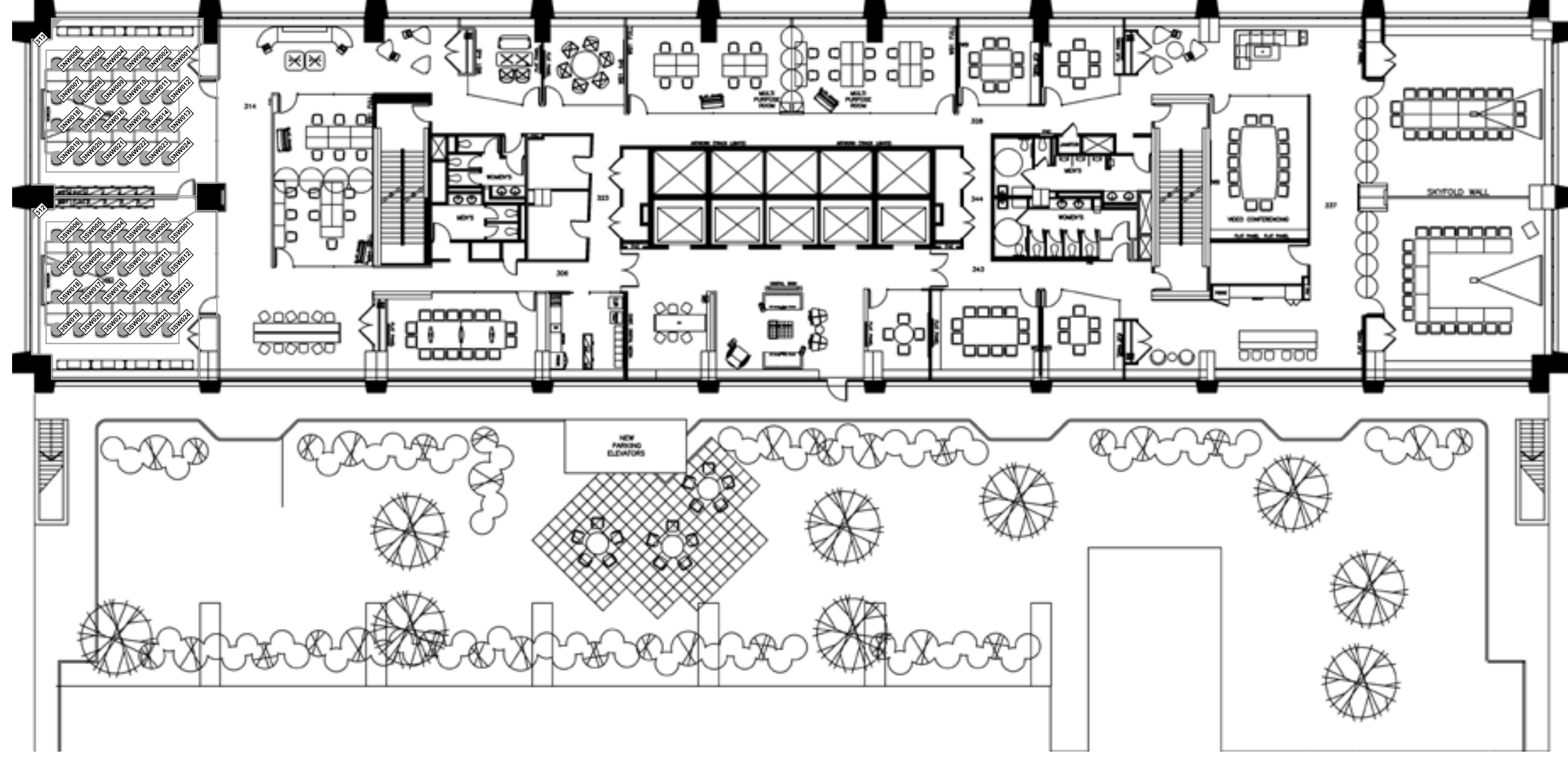
Floor 12 28,518 RSF



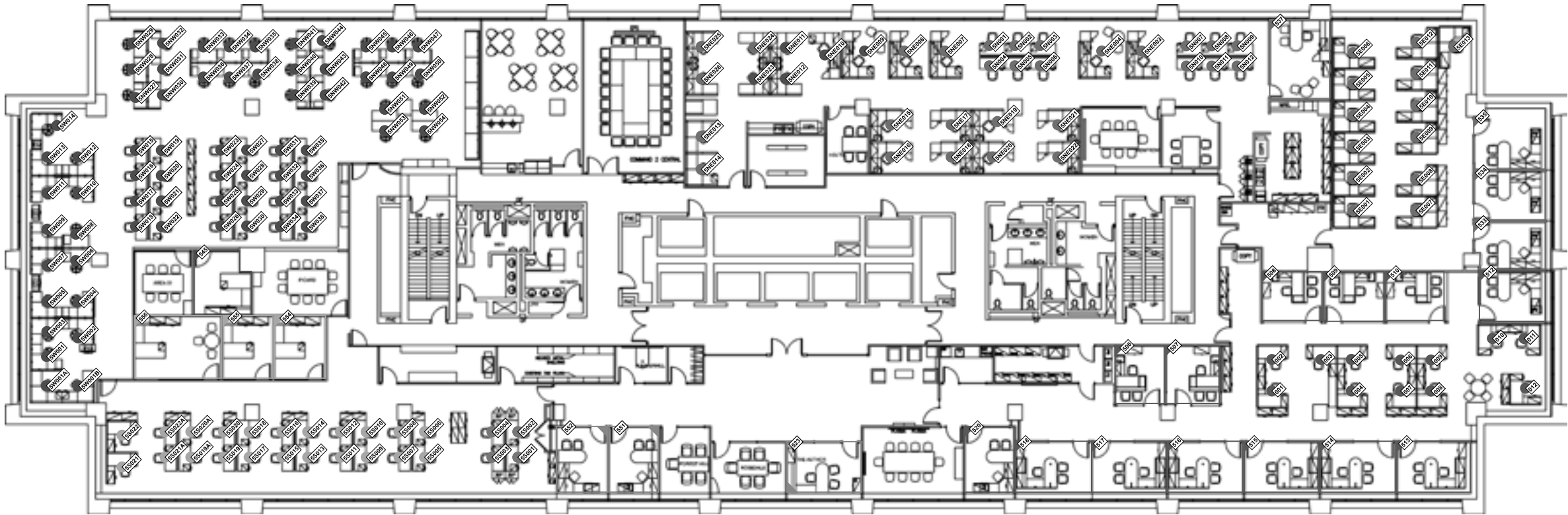
		Current Seats
19 th Floor	28,890 Rentable Square Feet	232
18 th Floor	28,890 Rentable Square Feet	212
17 th Floor	28,512 Rentable Square Feet	180
16 th Floor	28,713 Rentable Square Feet	206
15 th Floor	28,757 Rentable Square Feet	222
14 th Floor	28,799 Rentable Square Feet	222
12 th Floor	28,518 Rentable Square Feet	167
11 th Floor	28,807 Rentable Square Feet	230
10 th Floor	28,941 Rentable Square Feet	221
9 th Floor	29,016 Rentable Square Feet	240
8 th Floor	28,814 Rentable Square Feet	256
7 th Floor	29,116 Rentable Square Feet	236
6 th Floor	29,162 Rentable Square Feet	217
5 th Floor	24,964 Rentable Square Feet	162
4 th Floor	20,073 Rentable Square Feet	135
3 rd Floor	15,543 Rentable Square Feet	0 (conference facility)



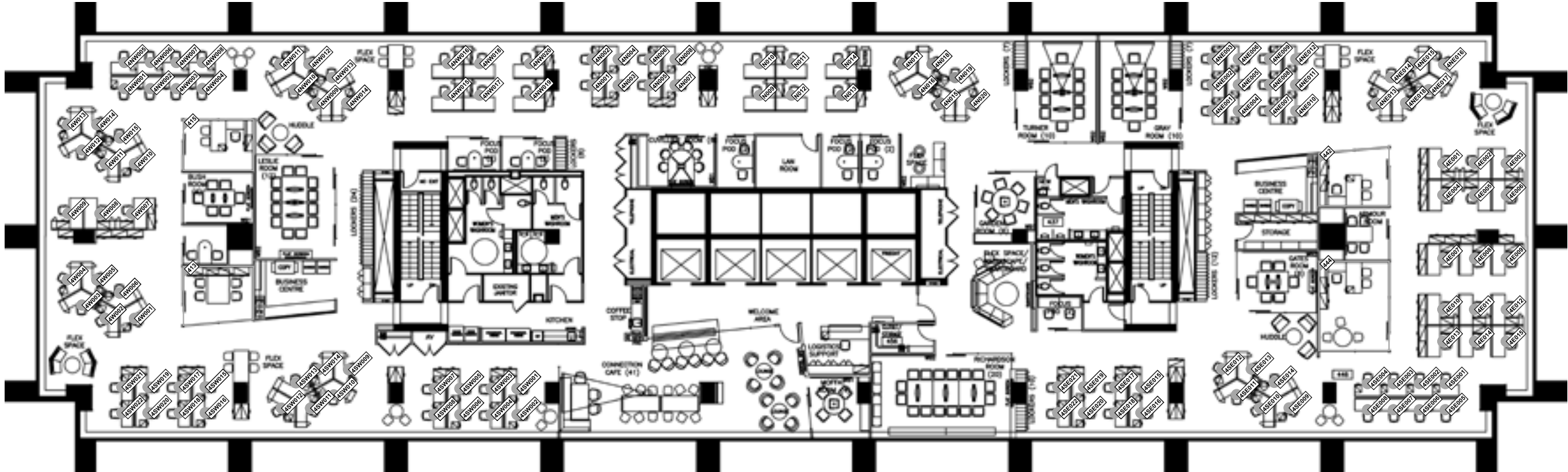
Floor 3 15,543 RSF



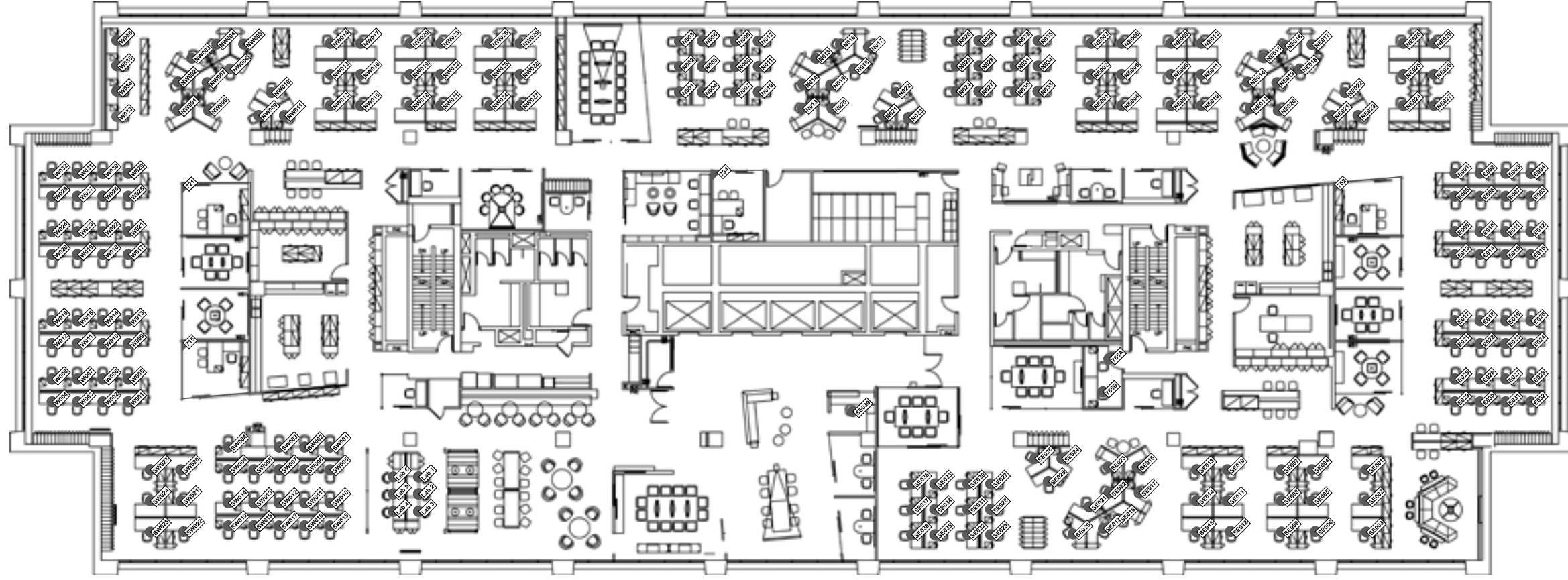
Floor 5 24,964 RSF



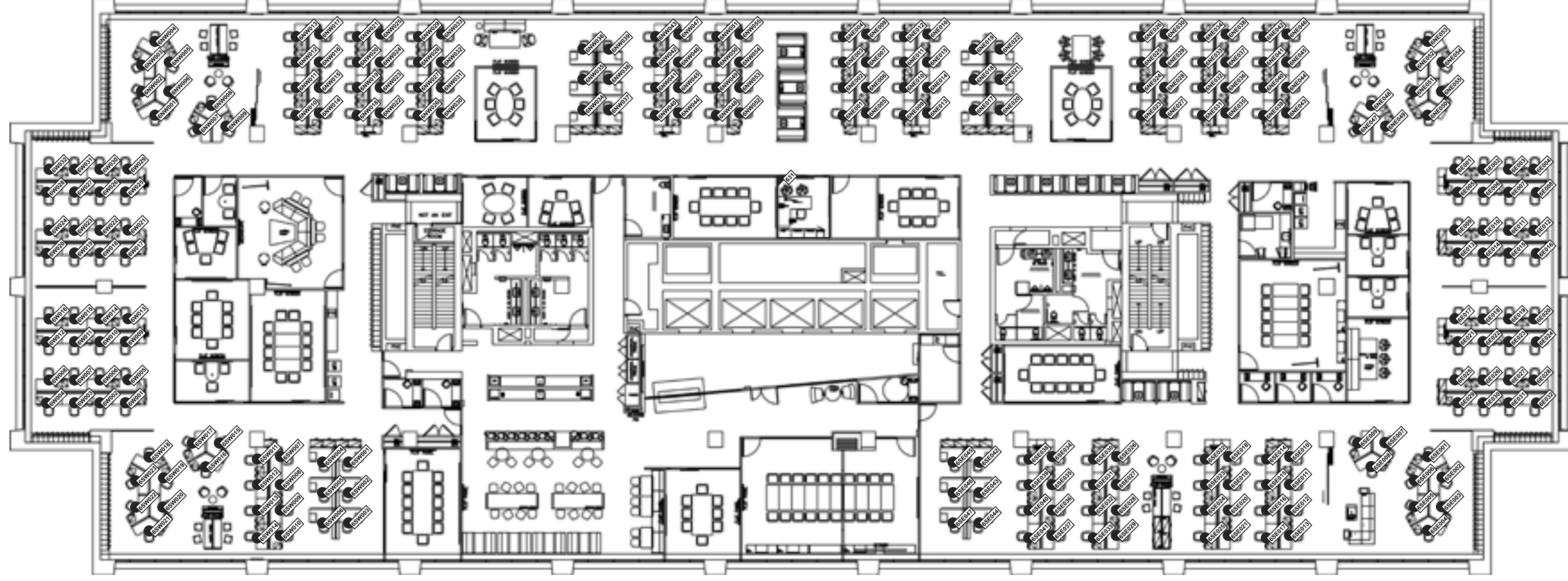
Floor 4 20,073 RSF



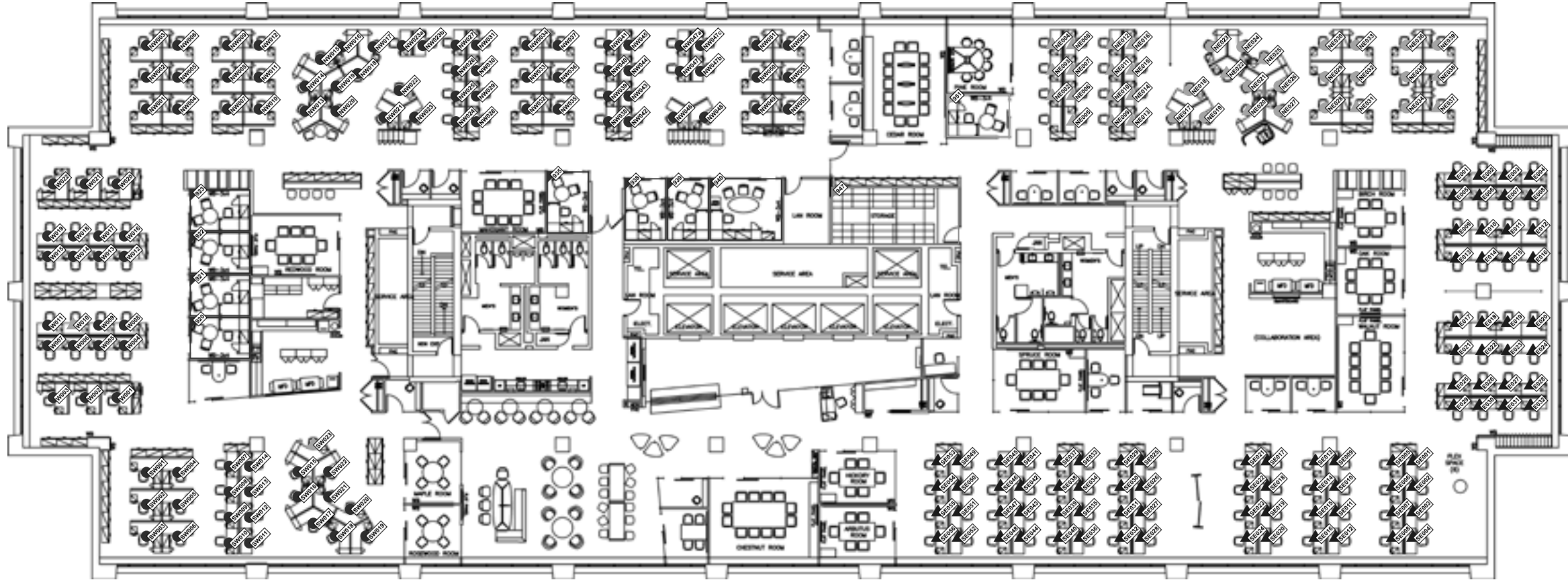
Floor 7 29,116 RSF



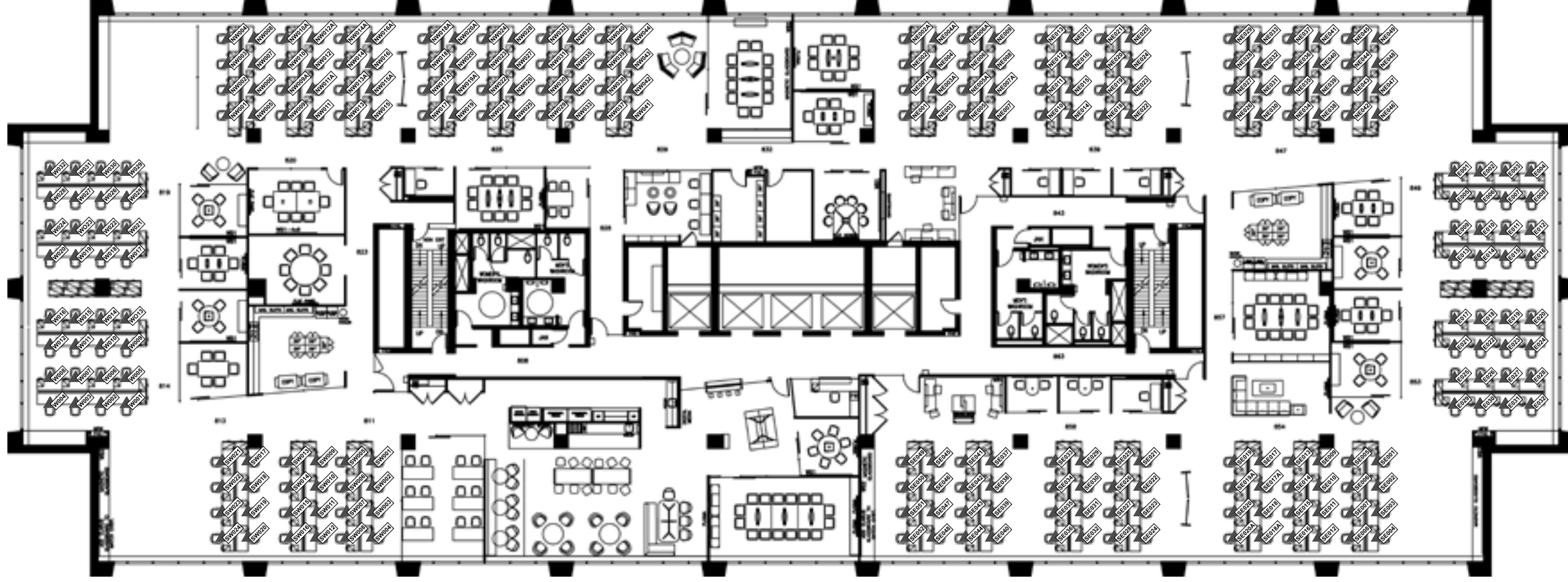
Floor 6 29,162 RSF



Floor 9 29,016 RSF

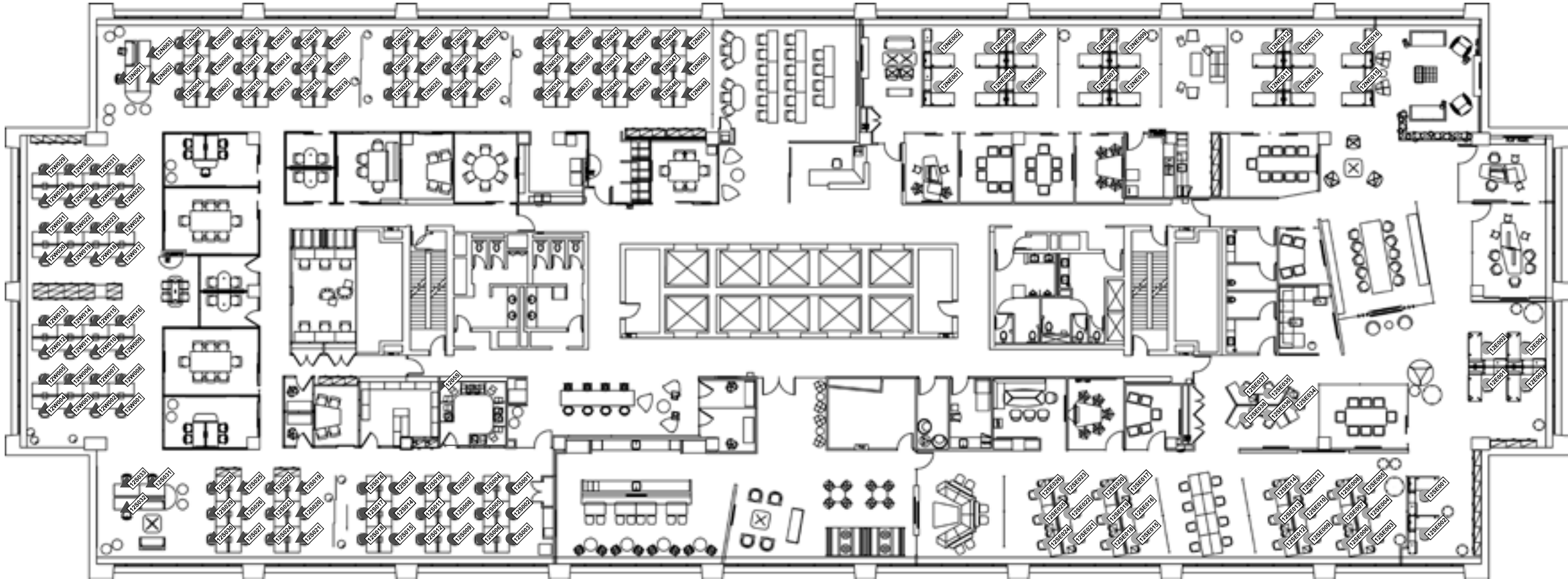
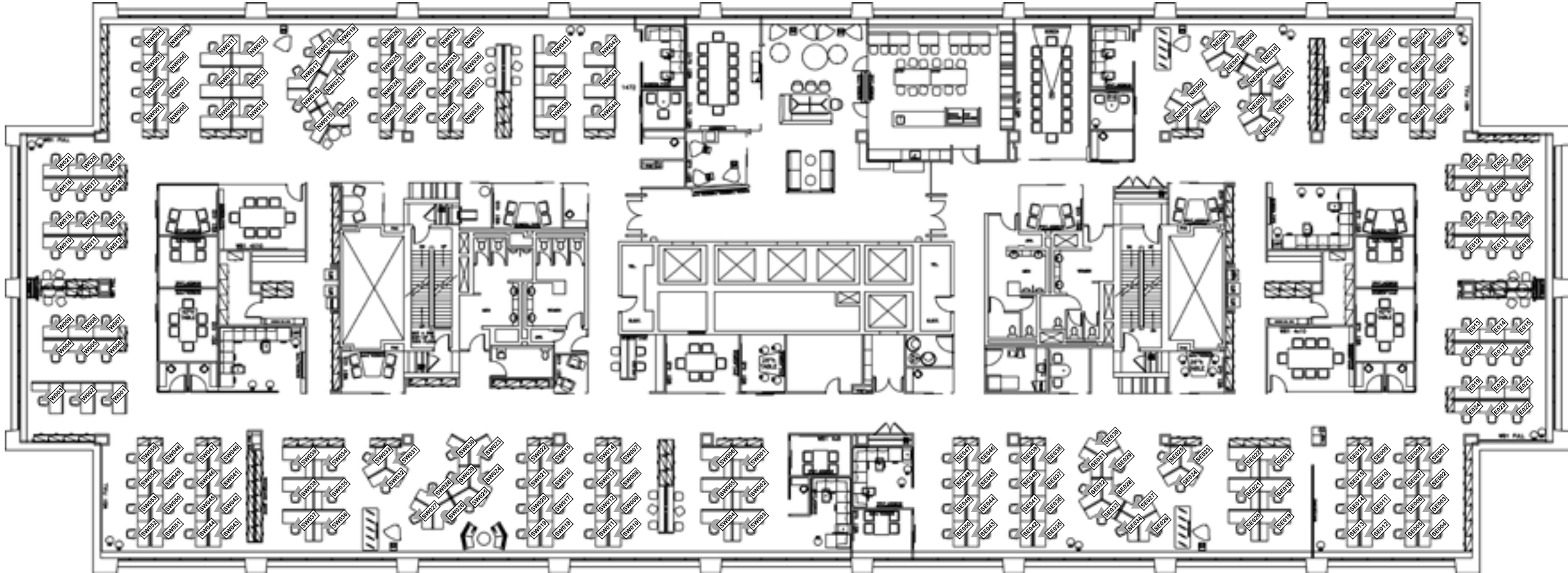


Floor 8 28,814 RSF

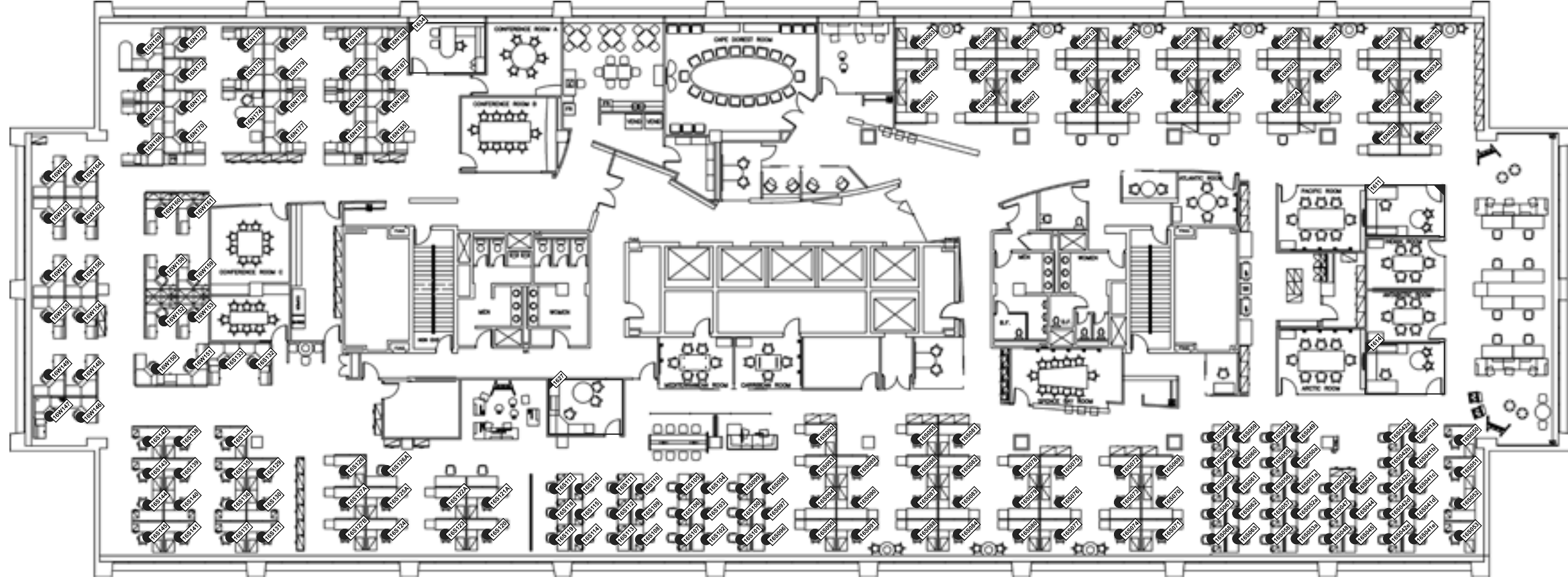


Floor 14 28,799 RSF

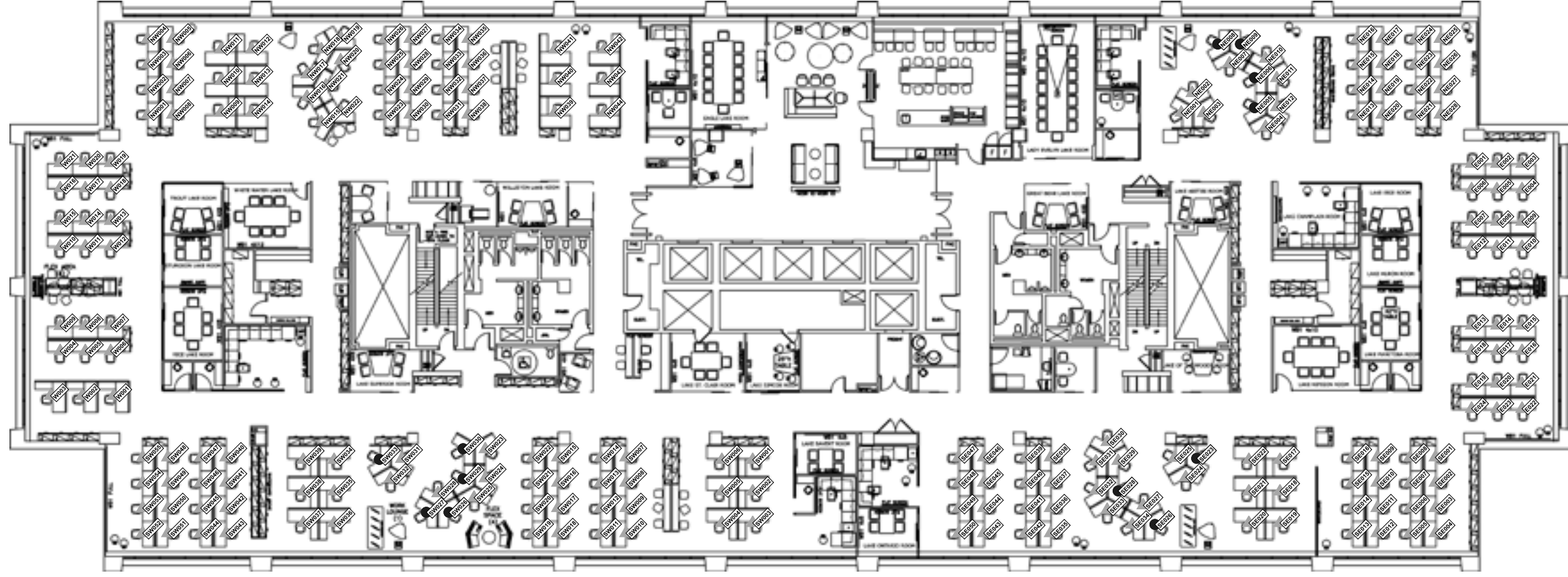
Floor 12 28,518 RSF



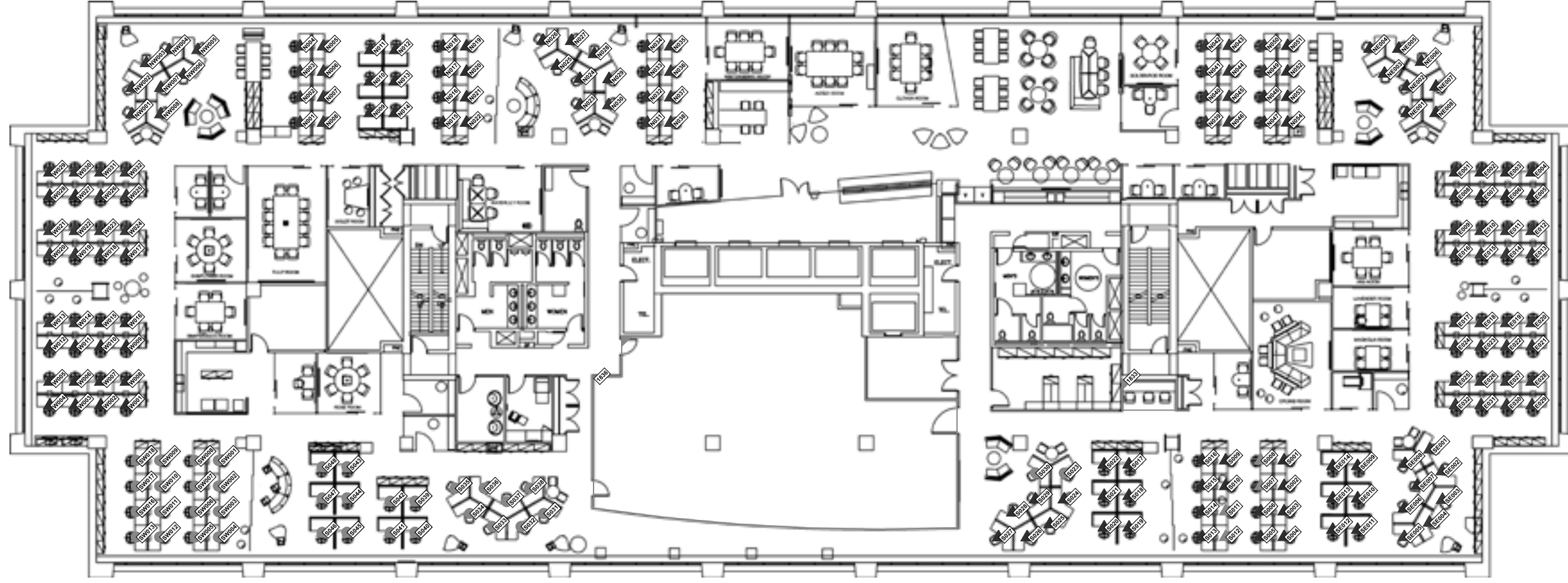
Floor 16 28,713 RSF



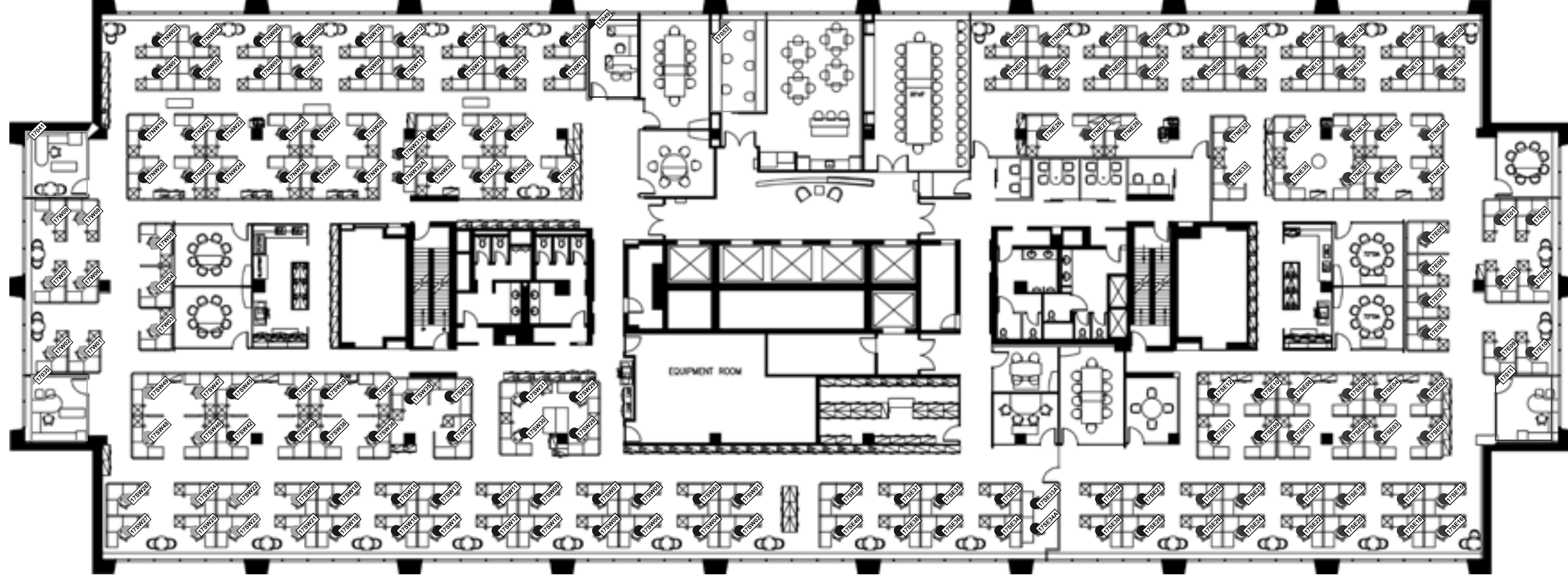
Floor 15 28,757 RSF



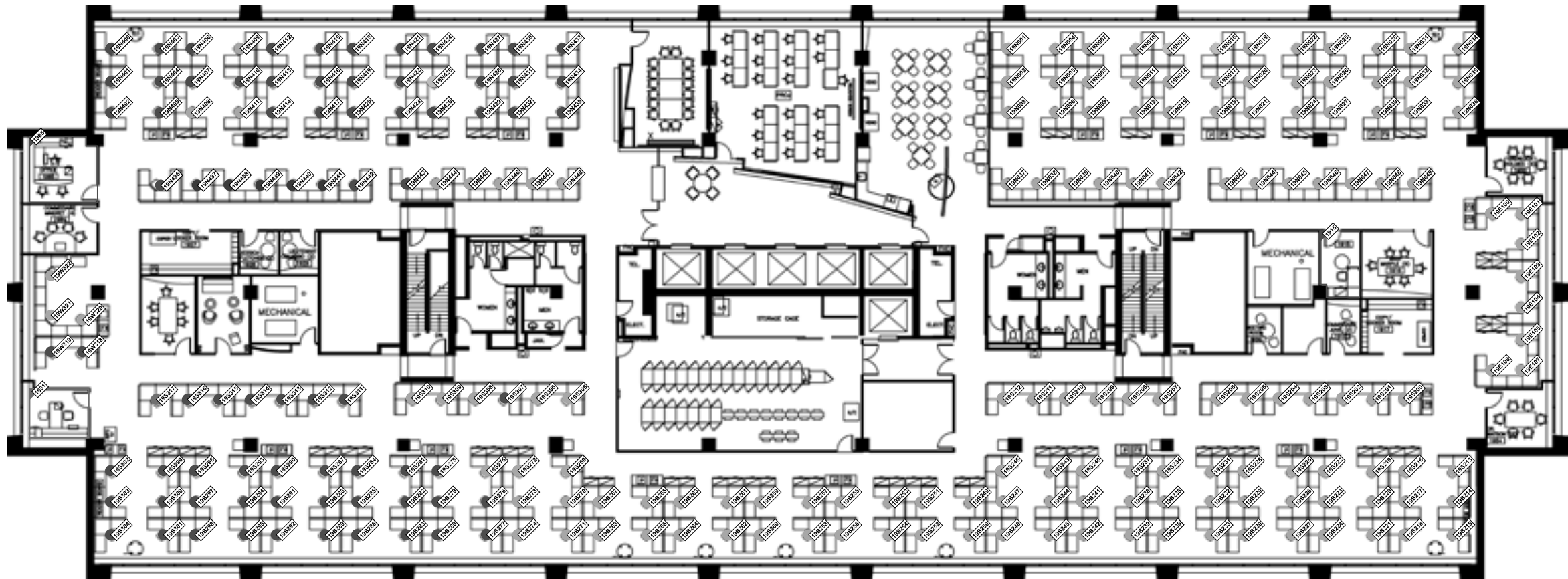
Floor 18 28,890 RSF



Floor 17 28,512 RSF



Floor 19 28,890 RSF



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