



OFFICE SPACE FOR LEASE

151 BLOOR  
STREET WEST



# PROPERTY FEATURES

- Boutique Building located in the Bloor-Yorkville Neighbourhood
- Close proximity to Bay, St. George and Museum TTC subway stations
- Direct underground connection to the Colonnade parking garage

# DETAILS

Available	<del>Suite 475/480</del>	<del>3,100 SF</del>	LEASED
Space:	Suite 602	4,944 SF	(Available Sept 1, 2025)
	Suite 700	4,867 SF	
	Suite 810	2,285 SF	
	Floor 10	13,980 SF	(Full Floor, Divisible)

Net Rent: Call Listing Agents to discuss

Additional Rent: \$28.52 PSF / annum (2025 Estimate)

# HIGHLIGHTS

## Suite 602

- Elevator exposure
- Built out with large boardroom, private offices and meeting rooms

## Suite 700

- Built out with reception area, large boardroom, multiple meeting rooms and offices

## Suite 810

- Elevator exposure
- Built out with multiple offices and kitchen
- Stunning North and West facing views

## Suite 1000 FULL FLOOR

- Floor can be demised to various sizes, speak to Listing Agents for details
- Landlord has returned the floor to base building condition

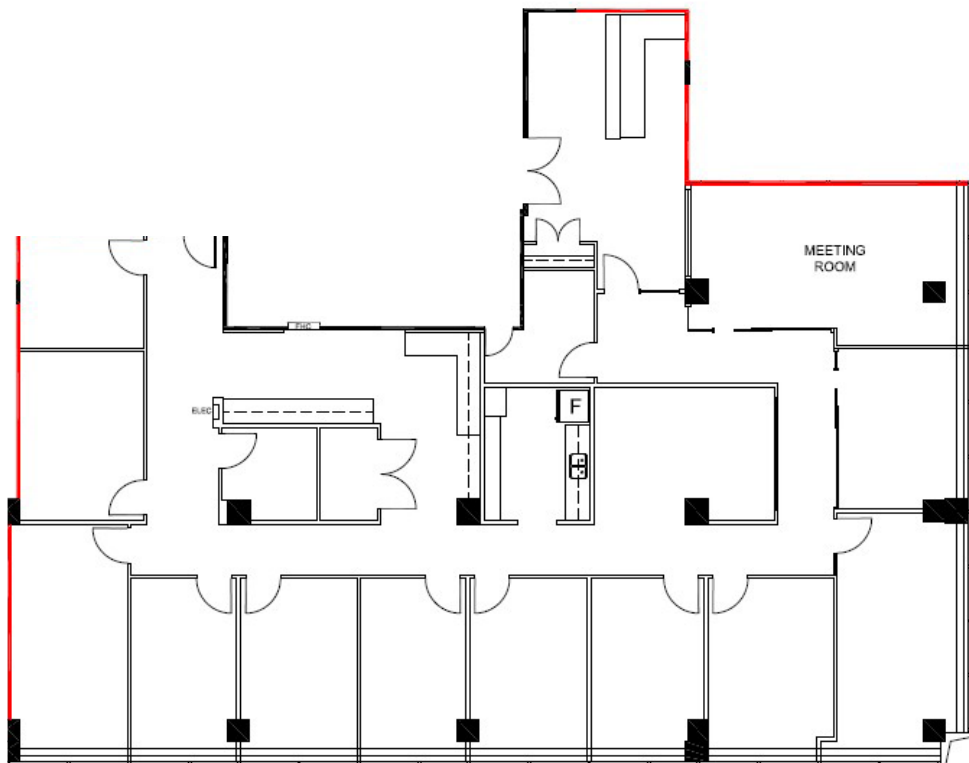


## SUITE 475/480 - 3,190 SF

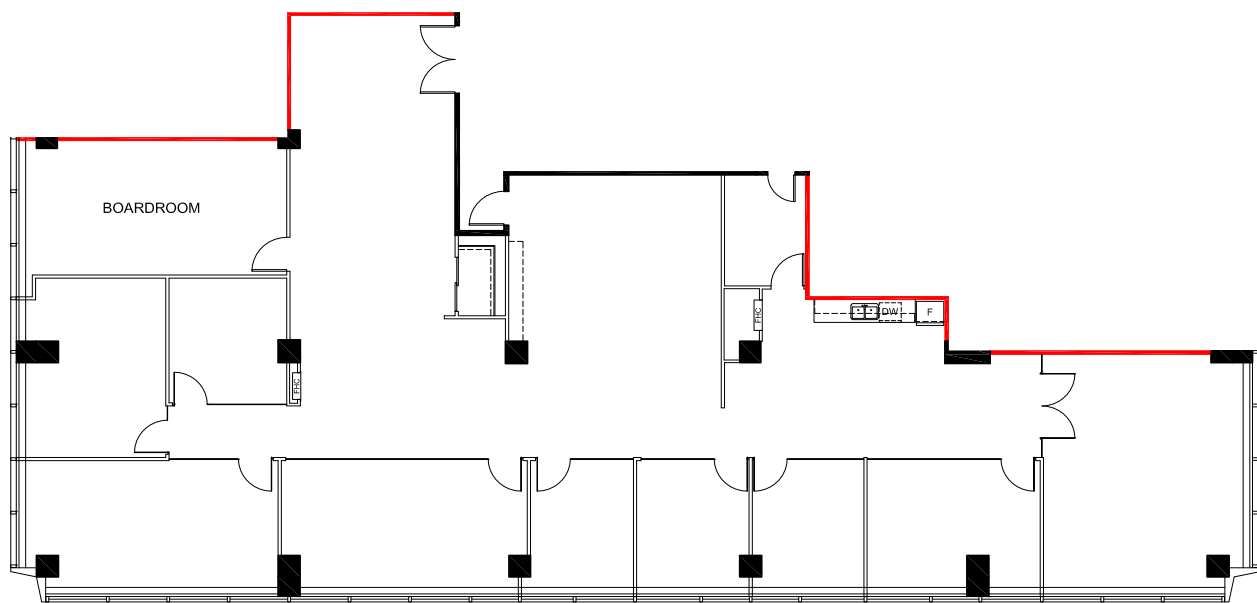
### FULLY FURNISHED MODEL SUITE



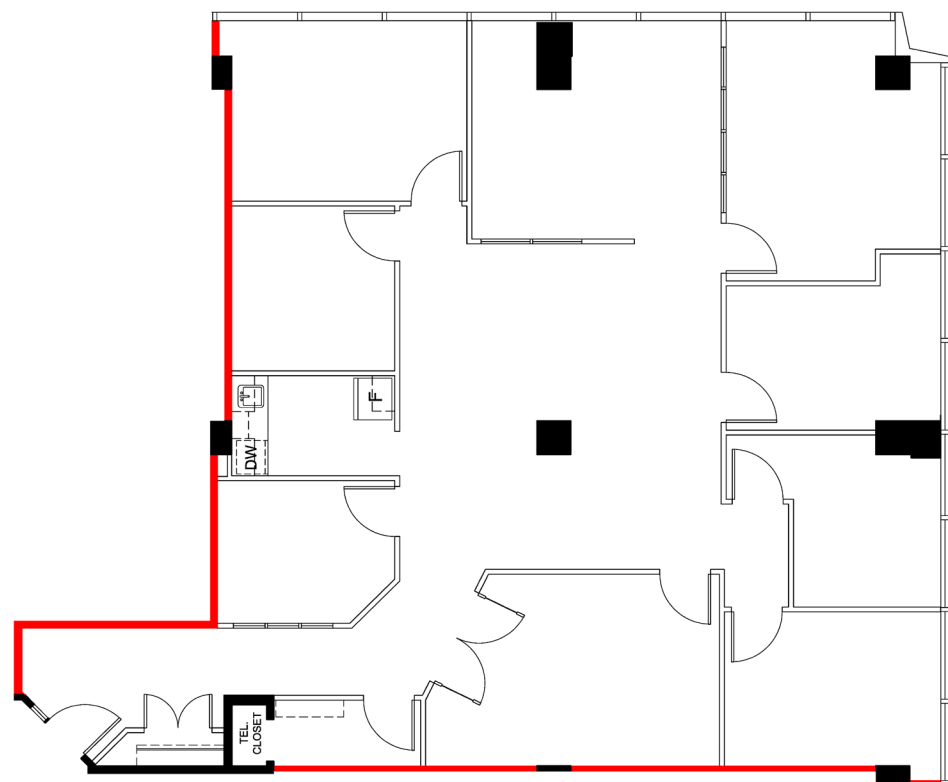
## SUITE 602 - 4,944 SF



SUITE 700 - 4,867 SF

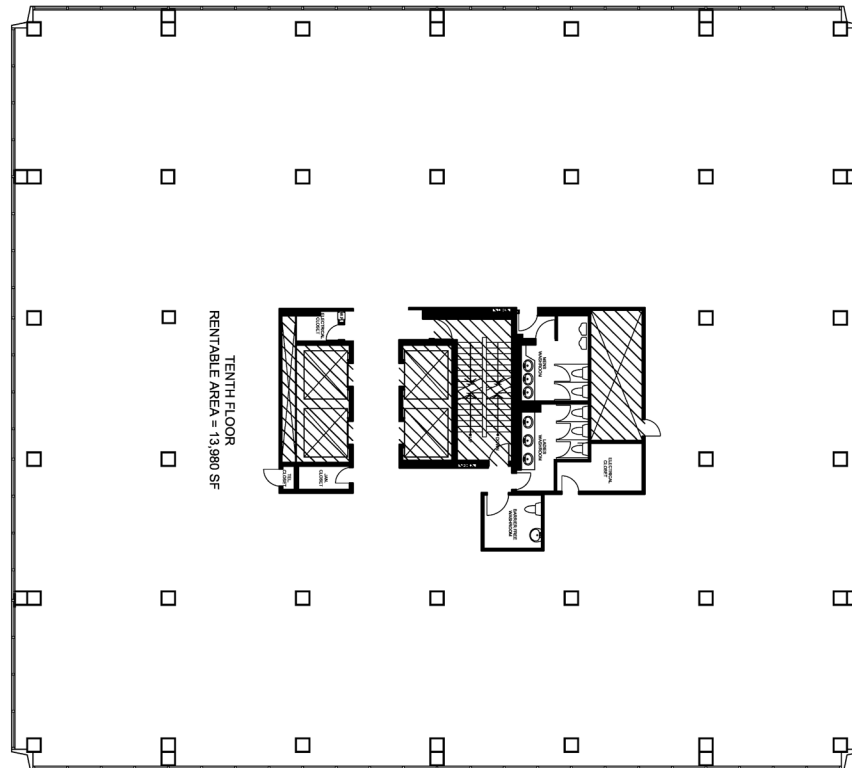


SUITE 810 - 2,285 SF

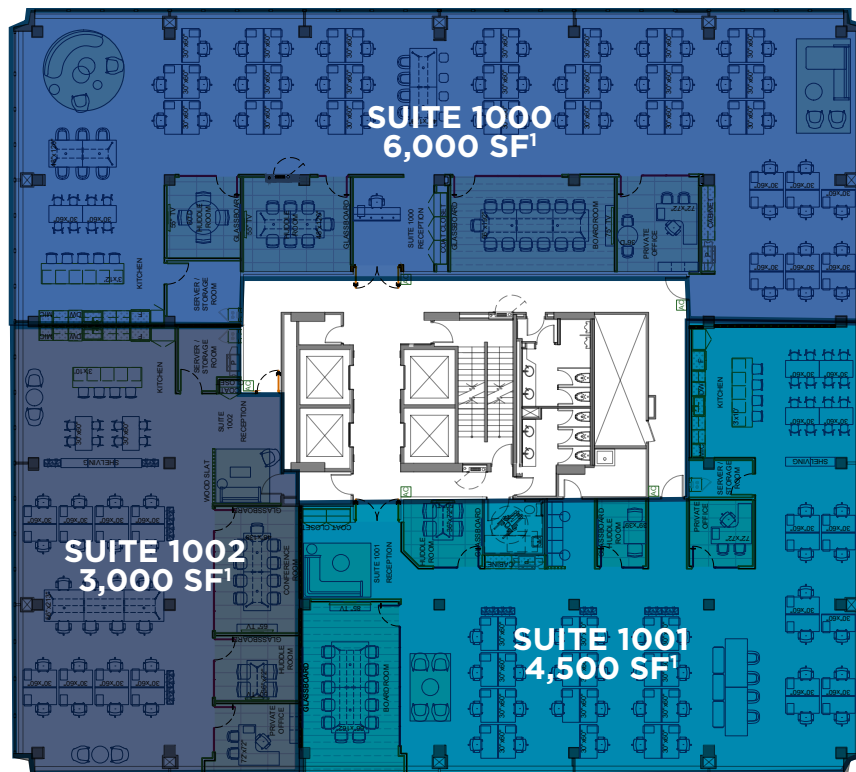


# FLOOR 10 - 13,980 SF

## EXISTING PLAN



## SAMPLE FEASIBILITY PLAN



<sup>1</sup>Approximate divisions. All rentable areas are subject to final measurement





FOR MORE INFORMATION PLEASE CONTACT:

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