

BLOOR

B Y M O R G U A R D

60 Bloor Street West

Experience Yorkville's
Premium Office Tower

FOR LEASE

Colliers



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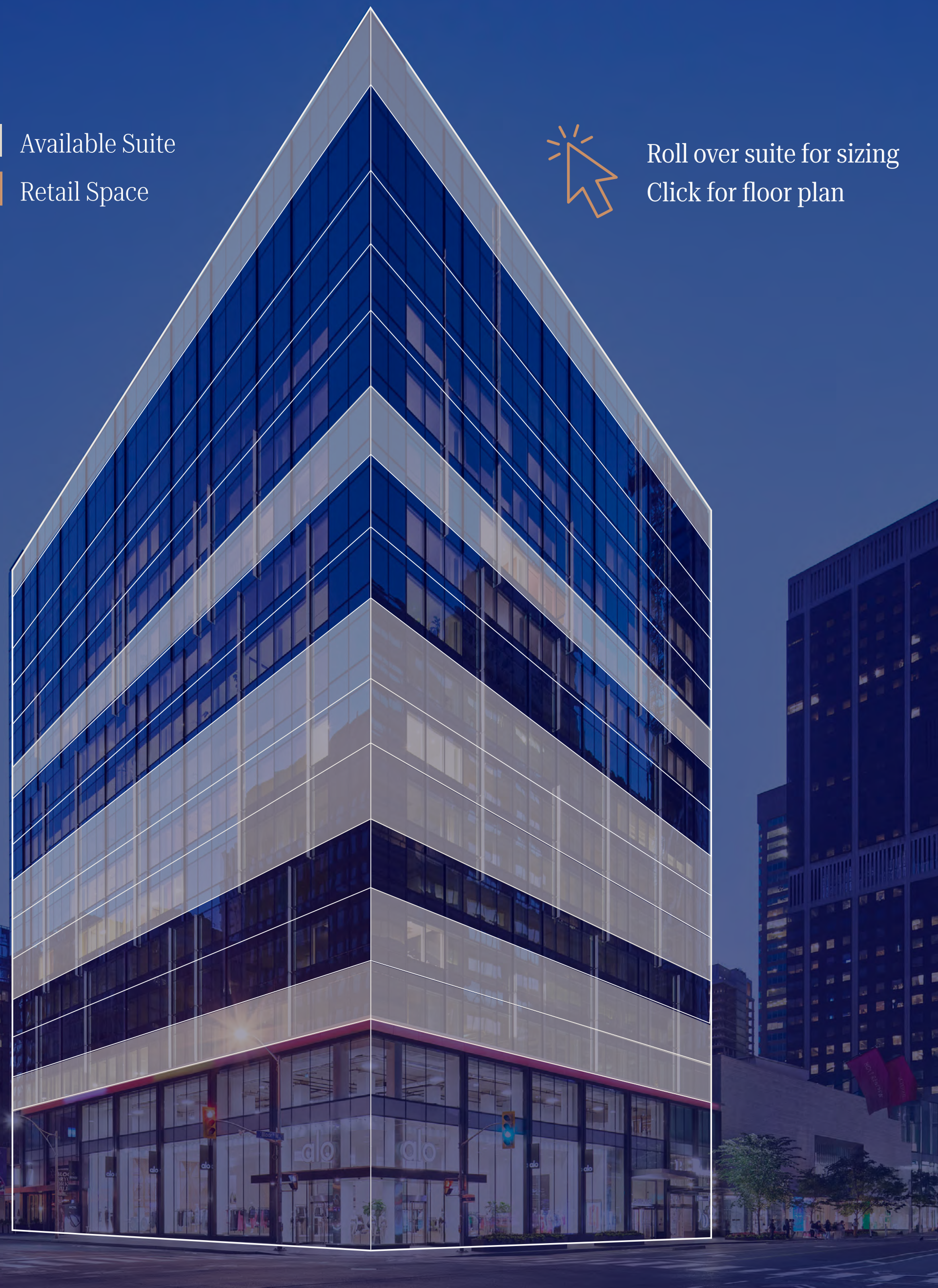
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- Available Suite
- Retail Space



Roll over suite for sizing
Click for floor plan



Availability Summary

Suite	Size	Floor Plan	Available
Suite 210	7,650 SF		Immediately
Suite 300	9,268 SF		Immediately
Suite 500*	17,341 SF		Immediately
Suite 600*	17,419 SF		Immediately
Suite 700*	17,417 SF		Immediately
Suite 1000	17,456 SF		Immediately
Suite 1540	2,438 SF		Immediately

*Contiguous
up to 52,177 SF





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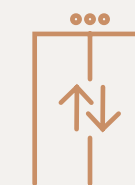
BE More.

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



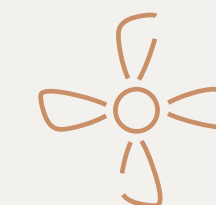
24/7 Security



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.

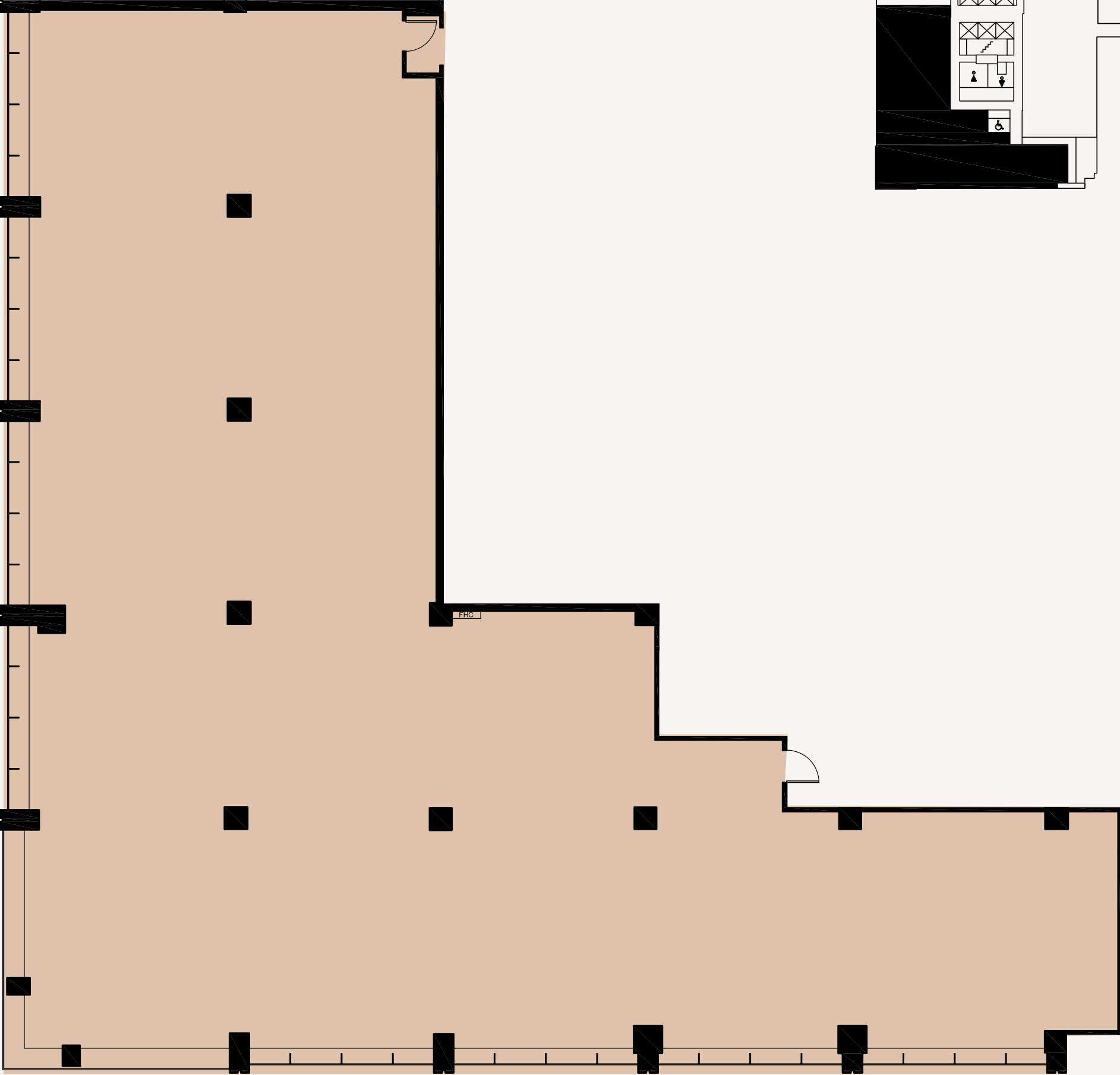


Availability

Suite 210

AREA	7,650 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

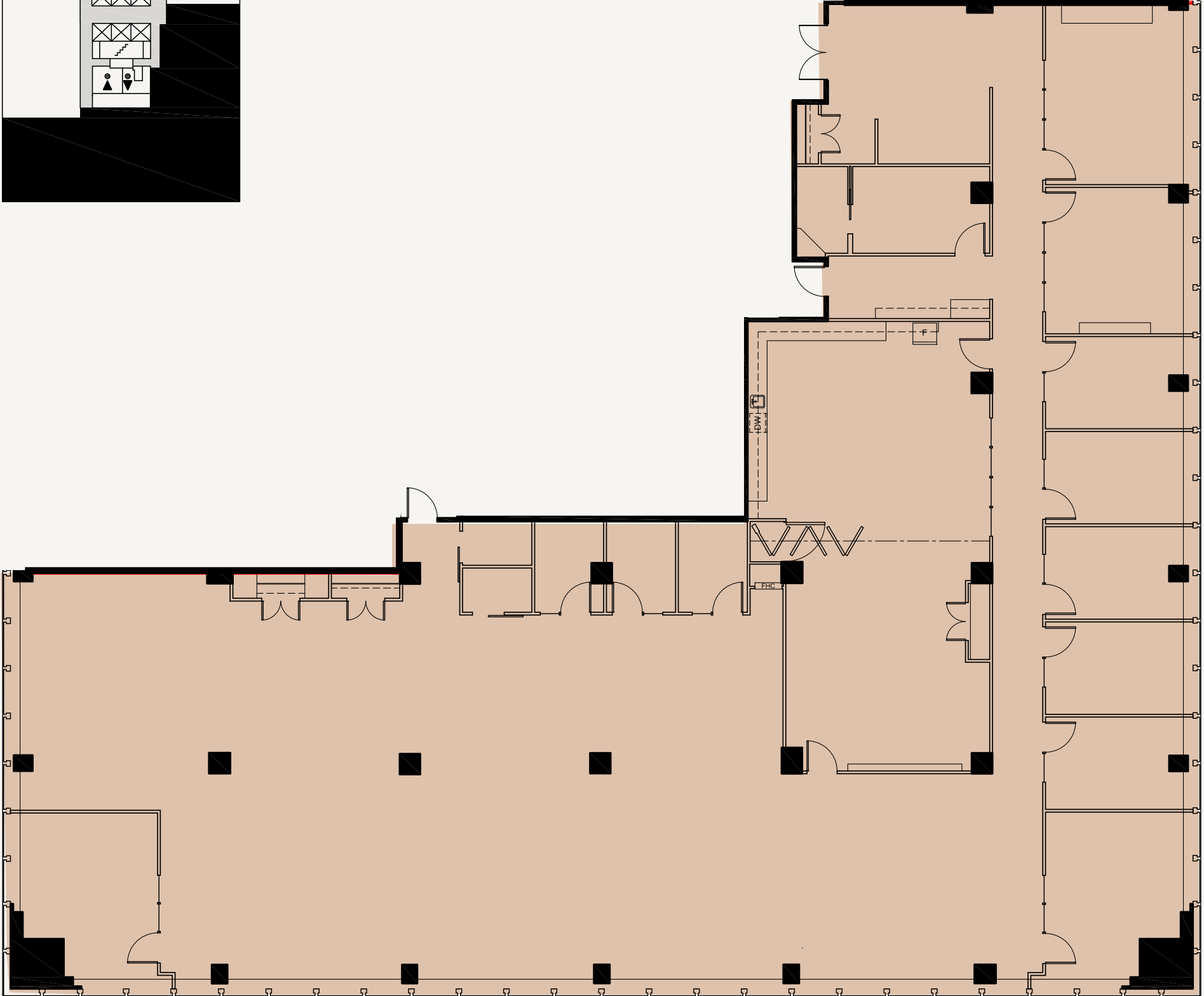
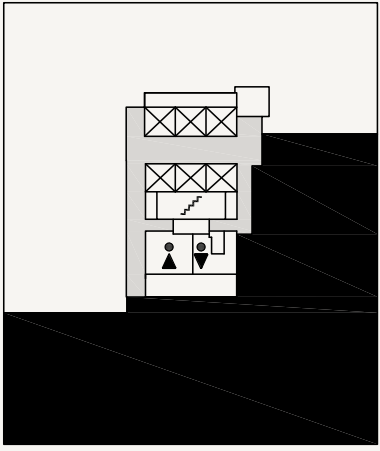
AREA 9,268 SF

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

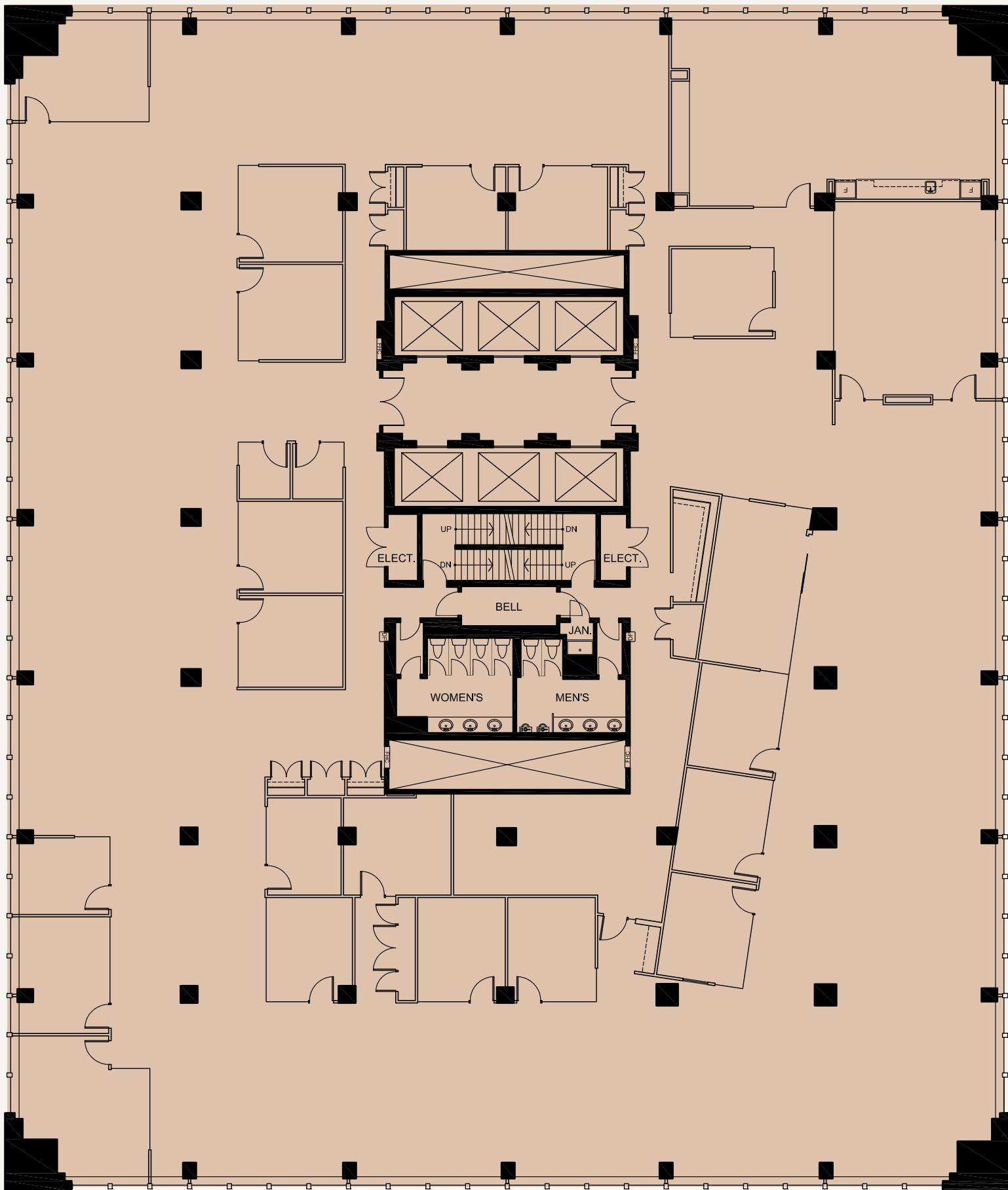
AREA 17,341 SF

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

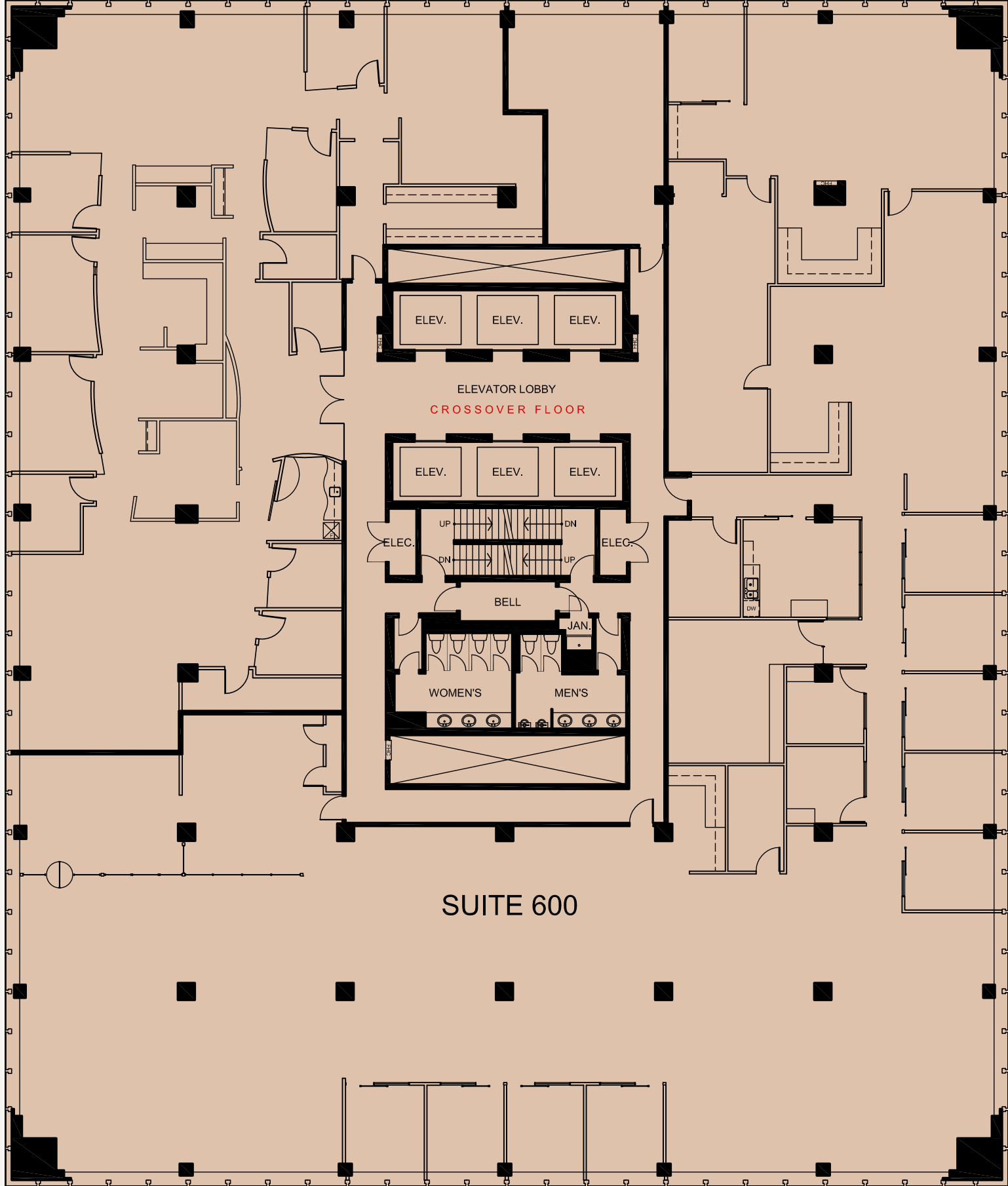
AREA 17,419 SF

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

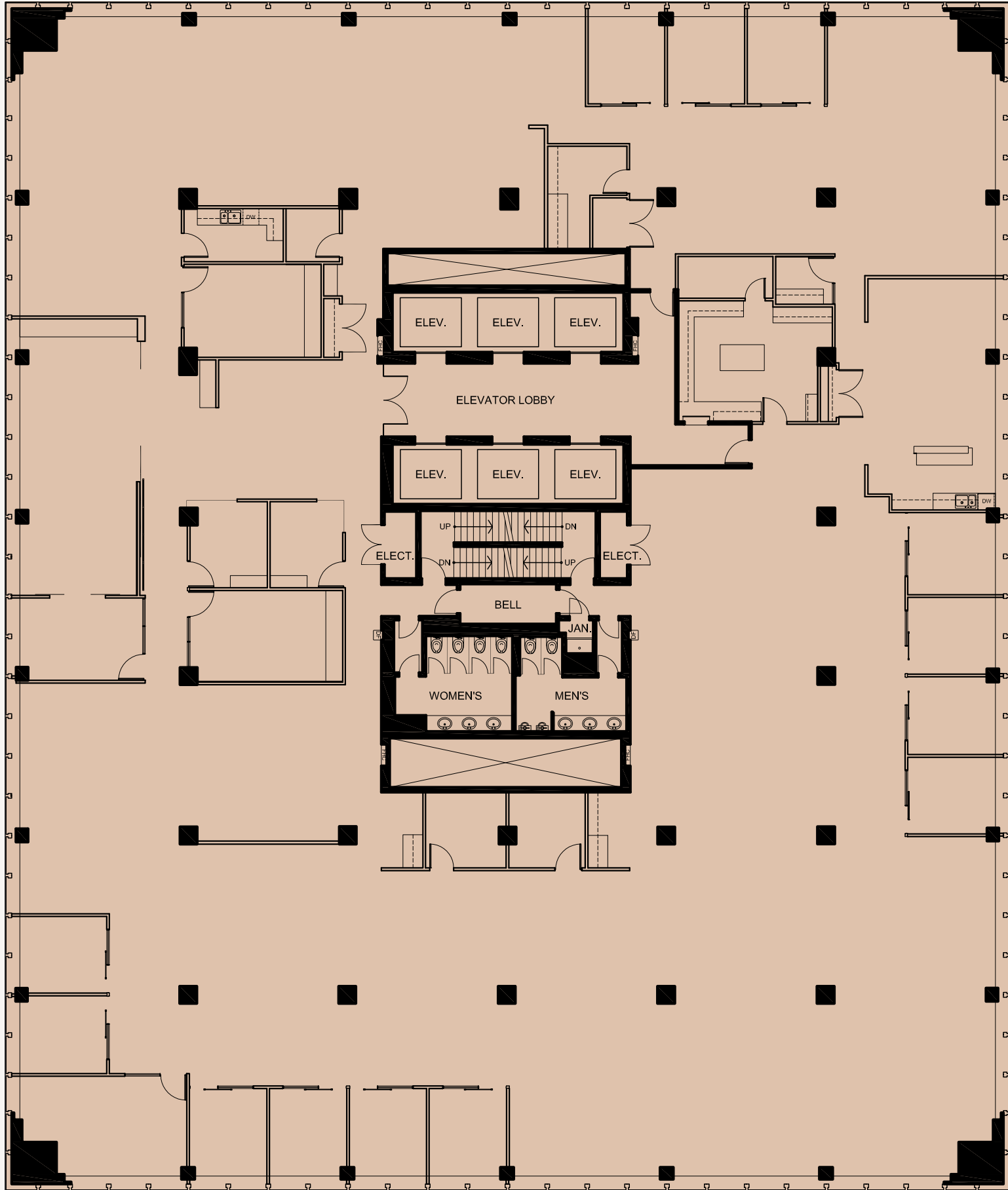
AREA 17,417 SF

AVAILABILITY Immediate

NET RENT Contact Listing Agents

ADDITIONAL RENT \$29.60 PSF (2026)

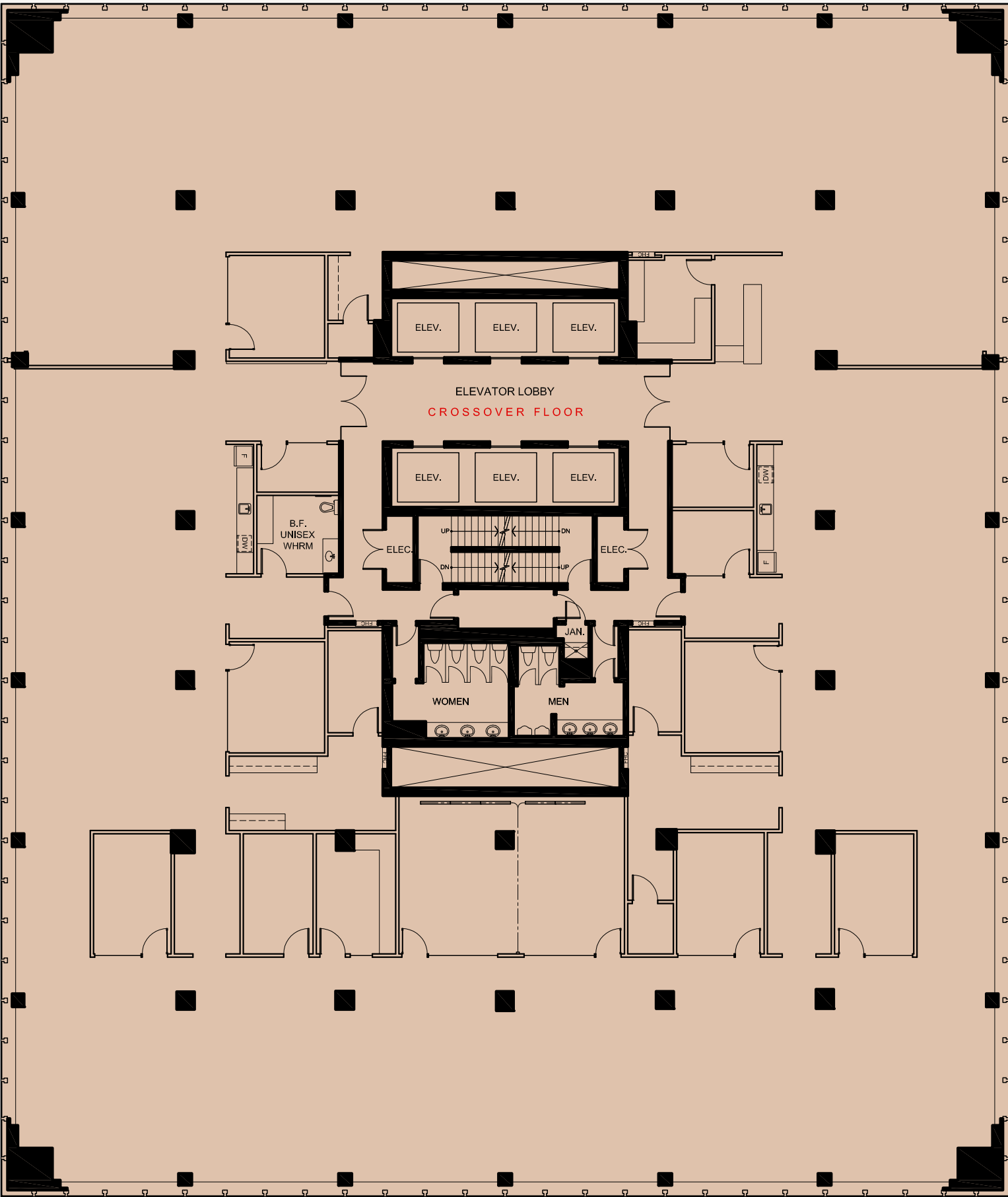
Full floor. Built out. Contiguous with floors 5 & 6.
Up to 3 full floors (52,177 SF) of contiguous space available.



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

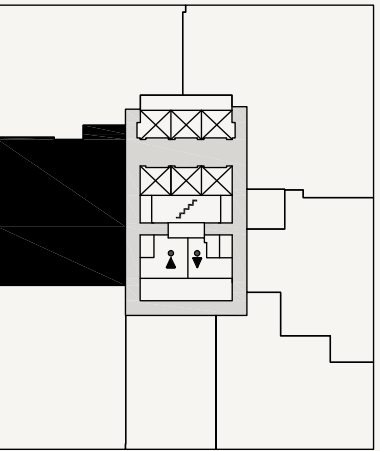
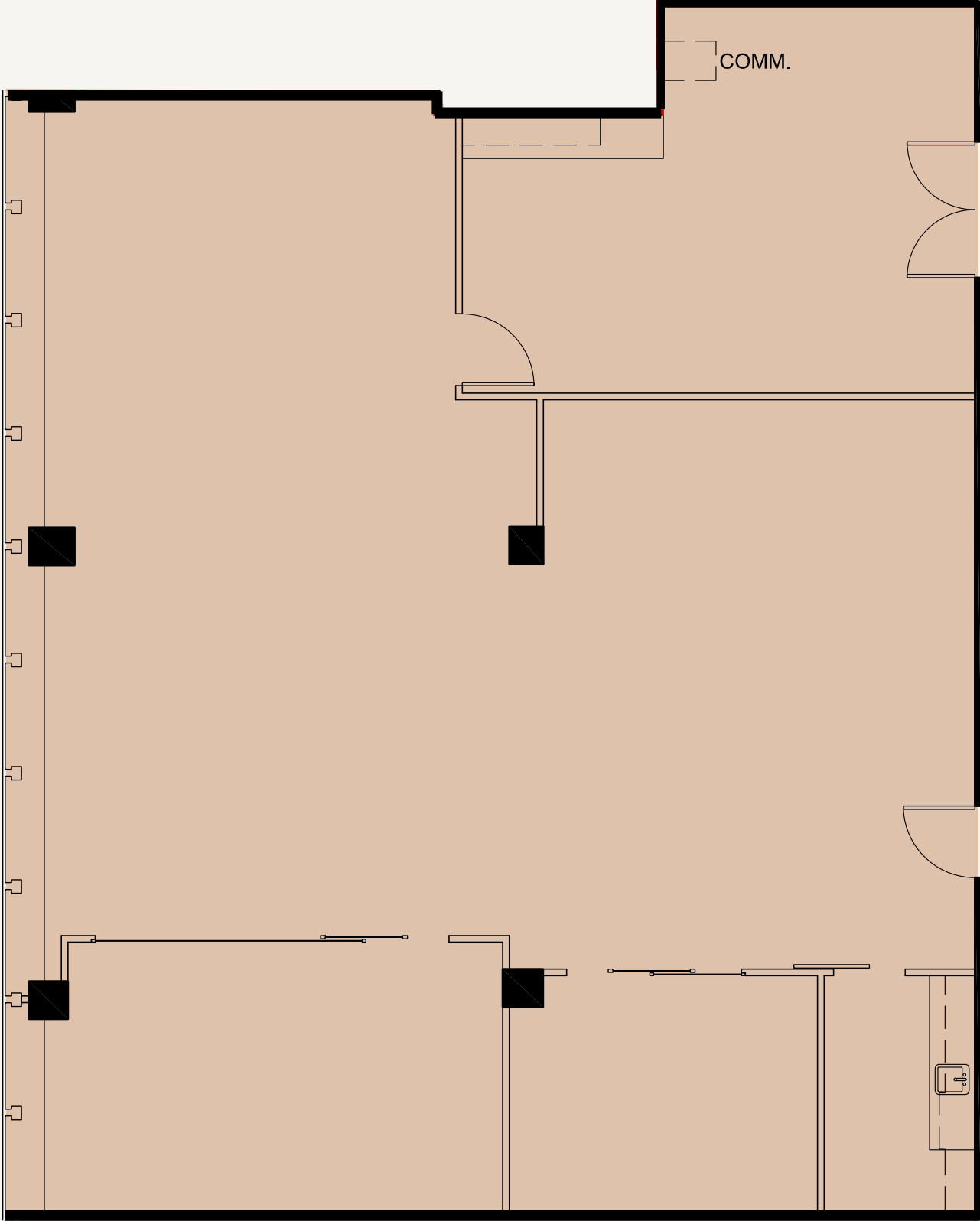
AREA 2,438 SF

AVAILABILITY Immediate

NET RENT Contact Listing Agents

ADDITIONAL RENT \$29.60 PSF (2026)

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





Legend

- Yonge-University Subway Line
- Bloor-Danforth Subway Line
- Future Ontario Subway Line

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

300+

Shops & Services

700+

Corporate Neighbours

40+

Schools

10+

Entertainment

20+

Banks

15+

Parks & Rec Areas

25+

Fitness

10+

Gas Stations

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

BLOOR
BY MORGUARD

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