

120 BLOOR STREET EAST

FOR LEASE
100,275 sq ft



ADGAR
CANADA

120 Bloor Street East combines elegant & classic architecture with modern & state of the art building systems. This historic centerpiece of the community offers massive column free floor plates and is steps from Yorkville, with world class retailers, shops and restaurants all in close proximity.



Newly Renovated Lobby



Expansive Floorplates. Flexible & Customizable spaces.

ABOUT THE PROPERTY

Market	Bloor	
Year Built/Year Retrofitted	1953/2000 (renovated)	
Class	A	
Typical Floor Plate	33,000 SF	
Ceiling Height	12.5 - 14.5'	
Net Rent	contact listing agent for details	
2024 Additional Rent Estimates (*includes in suite janitorial & utilities)	Operating Costs	\$19.16/SF
	Realty Tax	\$7.76/SF
	TOTAL	\$26.92/SF

PARKING

Number of Parking Spaces	124
Ratio	1/1,800 SF leased

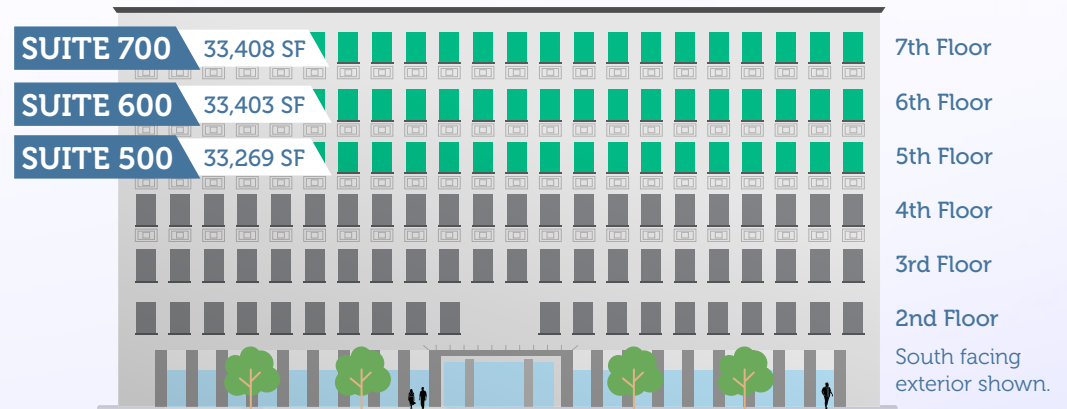
TECHNICAL SPECIFICATIONS

Elevators	6 passenger, 1 freight
HVAC	VAV with 55 zones per floor
HVAC After Hours Cost	Available upon request
Sprinklers	✔
Security	✔ 24-7
Barrier Free	✔ Wheelchair accessible
Telco Providers	Bell, Allstream, Rogers
Environmental Certification	BOMA Best Silver

LEASING OPPORTUNITIES

SUITE	SF	AVAILABILITY	NOTES
500	33,269	IMMEDIATE	
600	33,403	FEBRUARY 1, 2025	
700	33,408	FEBRUARY 1, 2025	

STACKING PLAN



AMENITIES



Transit easily accessible - Steps from the two major TTC subway lines at the Bloor-Yonge station.



Convenient access to the major vehicle commuter routes including the DVP, Mount Pleasant Road, Jarvis Street and Avenue Road

Abundant dedicated parking for tenants & visitors



Dedicated indoor bike room with secure access, change room facilities including showers, and repair station.



Restaurants include: Sunset Grill, Mad Radish, & Yukuzi.



General medical, physiotherapy, dental, ophthalmology and chiropractic all available on site.



Outdoor courtyard available for tenant functions, collaborations meetings and general tenant use.



Rooftop Beehive

- We are proud of our bees! A sustainability initiative launched in 2019, our rooftop hives are a sustainable way to contribute to an urban ecosystem. Our bees produce delicious, local honey which is shared with the building community.

LOCATION



Click anywhere on this page to explore the area online

THE COURTYARD

120 BLOOR STREET EAST



The outdoor courtyard is an urban oasis located on the north side of the building. Available for tenant functions, casual meetings, collaboration opportunities, or an outdoor lunch with a colleague. It's a quiet, secure and beautiful area for all to enjoy!

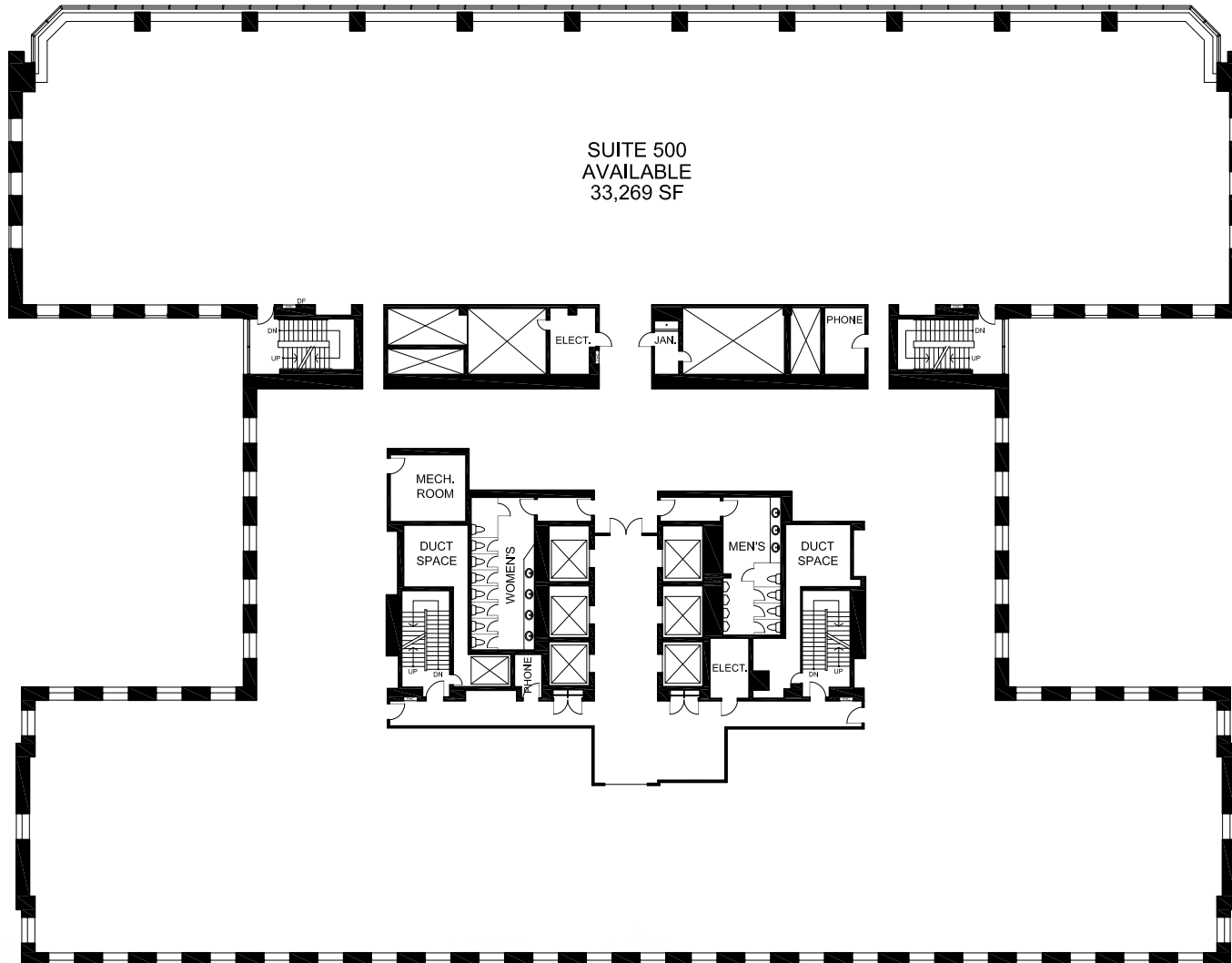


SUITE 500

ABOUT THE SUITE

▶ 33,269 SF

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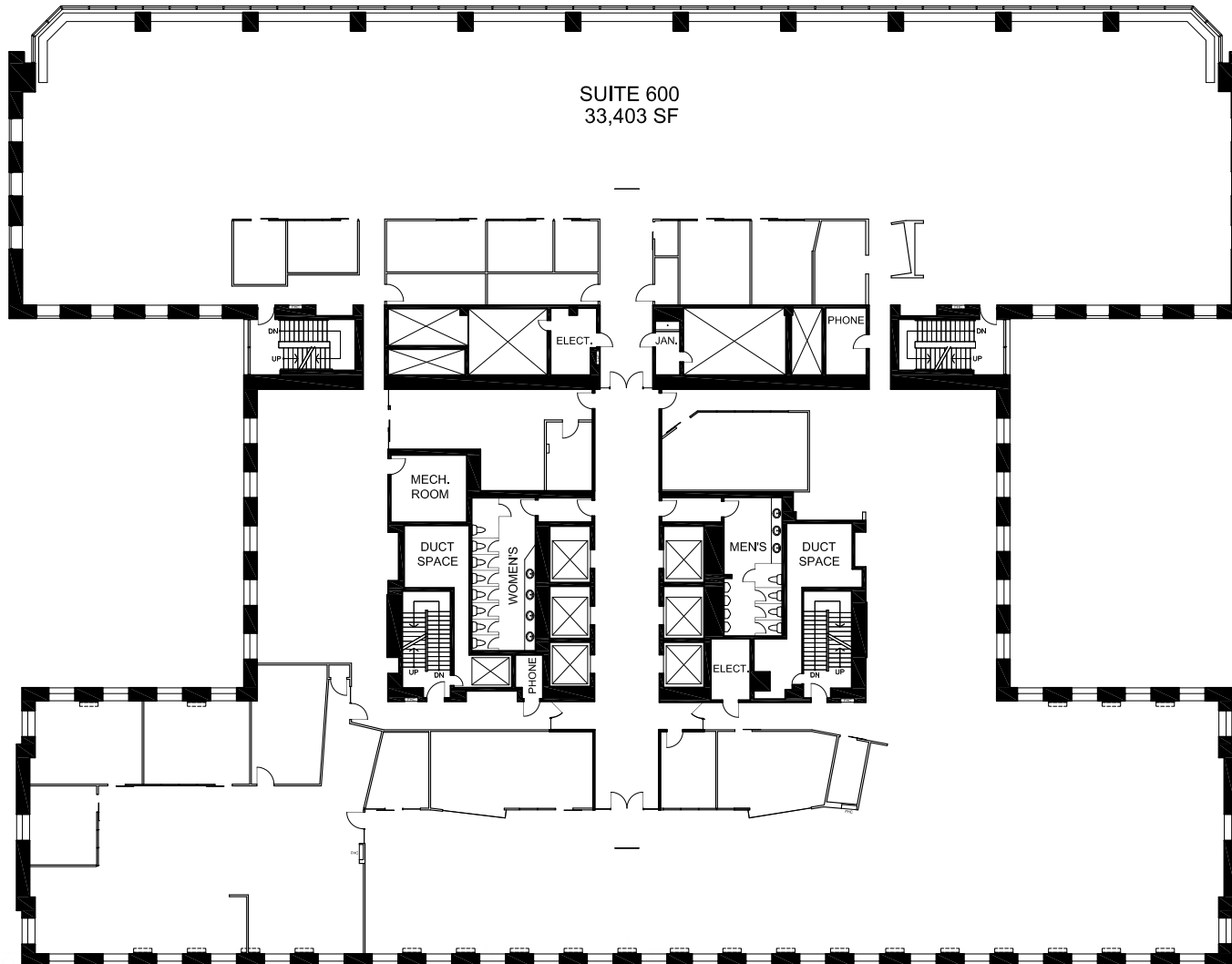
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SUITE 600

ABOUT THE SUITE

▶ 33,403 SF

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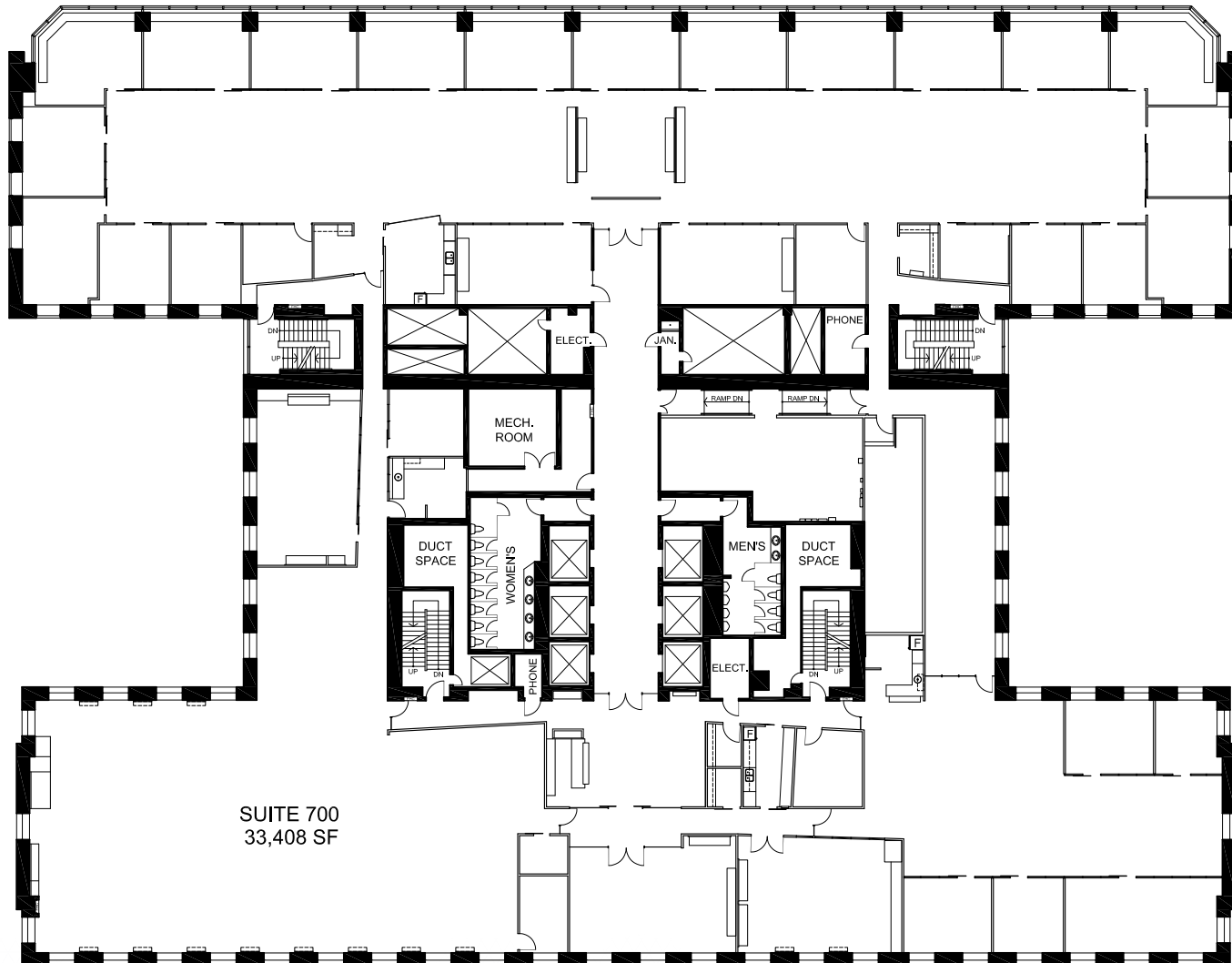
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SUITE 700

ABOUT THE SUITE

▶ 33,408 SF

120 BLOOR STREET EAST



SUITE 700
33,408 SF

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ABOUT ADGAR CANADA

Headquartered in Toronto, Adgar Canada is an active owner of quality commercial real estate with a specific focus on office properties. We own a portfolio of well-located, high quality office properties situated in Toronto, Mississauga, Markham and Richmond Hill.

For more information, visit adgarcanada.com

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