

# 120 BLOOR STREET EAST

**FOR LEASE**  
100,275 SF



**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.





120 BLOOR STREET EAST

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	\$30.00	
2026 Additional Rent Estimates (*includes in suite janitorial & utilities)	Operating Costs	\$20.03/SF
	Realty Tax	\$7.93/SF
	<b>TOTAL</b>	<b>\$27.96/SF</b>

## PARKING

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

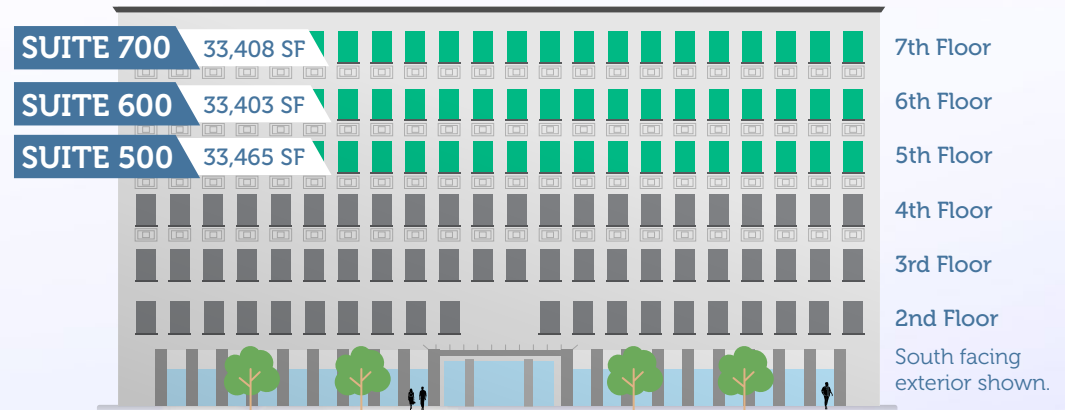
## TECHNICAL SPECIFICATIONS

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
<b>500</b>	33,465	IMMEDIATE	
<b>600</b>	33,403	IMMEDIATE	
<b>700</b>	33,408	IMMEDIATE	

## 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.



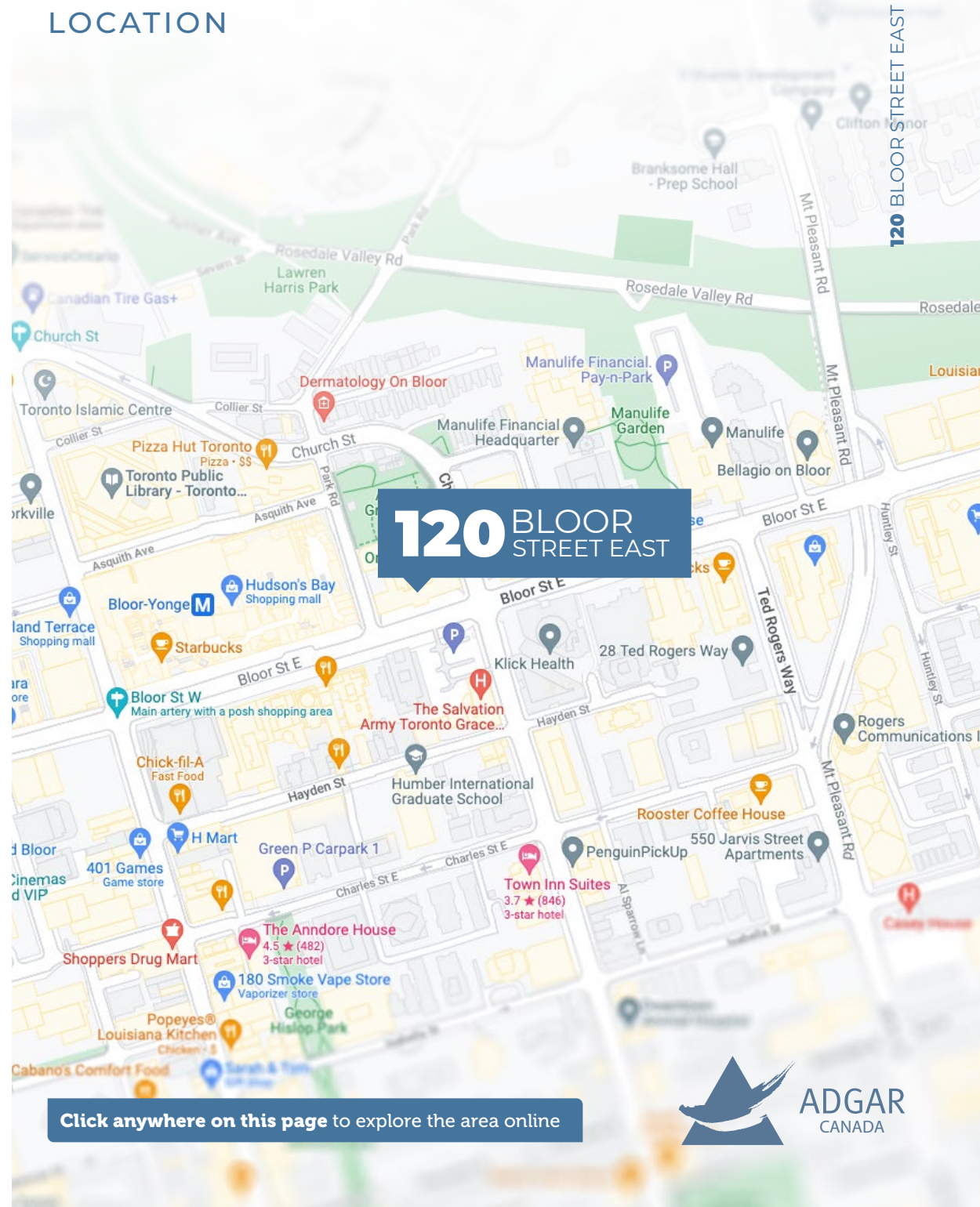
Outdoor courtyard available for tenant functions, collaborations meetings and general tenant use.



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!

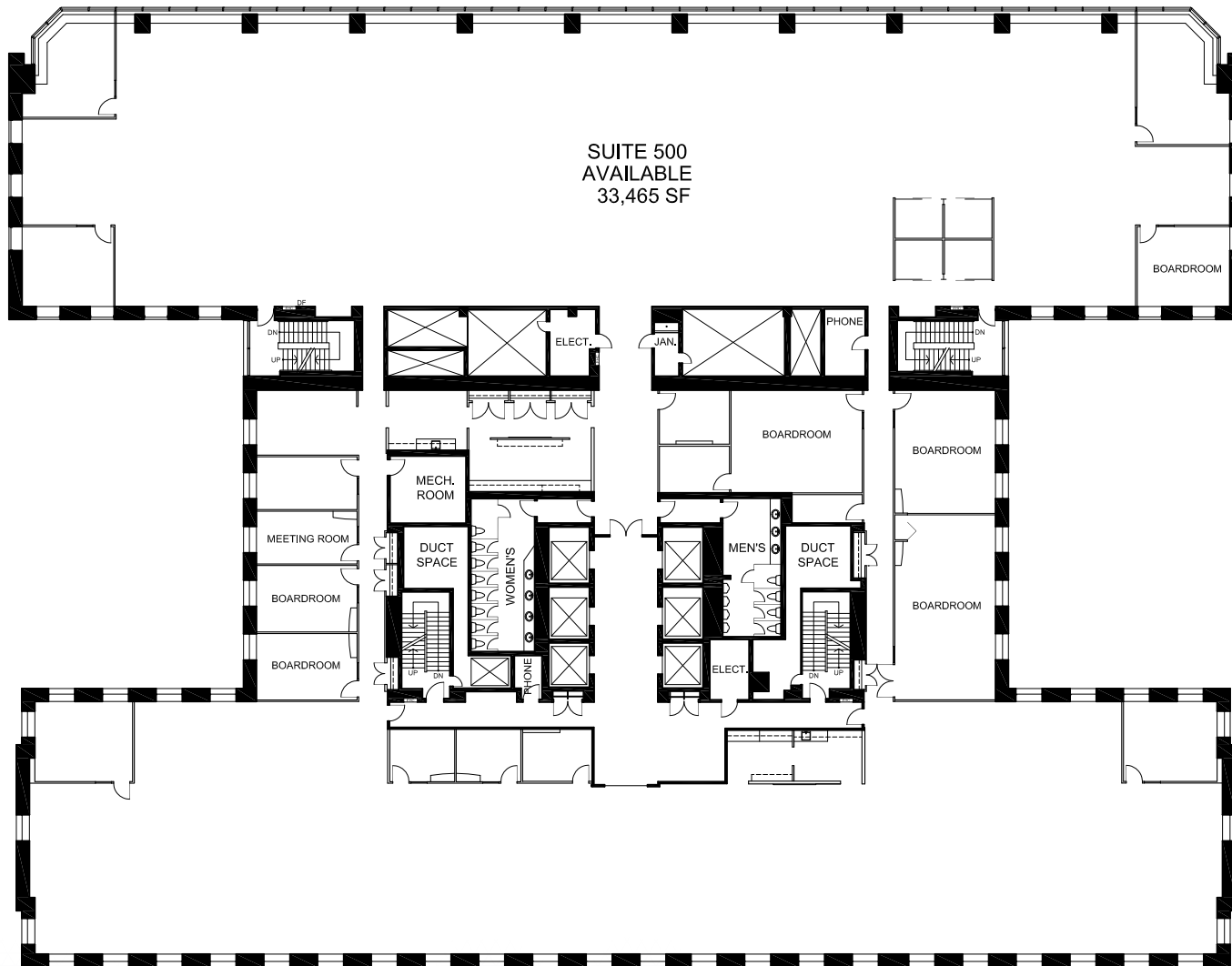


# SUITE 500

## ABOUT THE SUITE

▶ 33,465 SF

120 BLOOR STREET EAST



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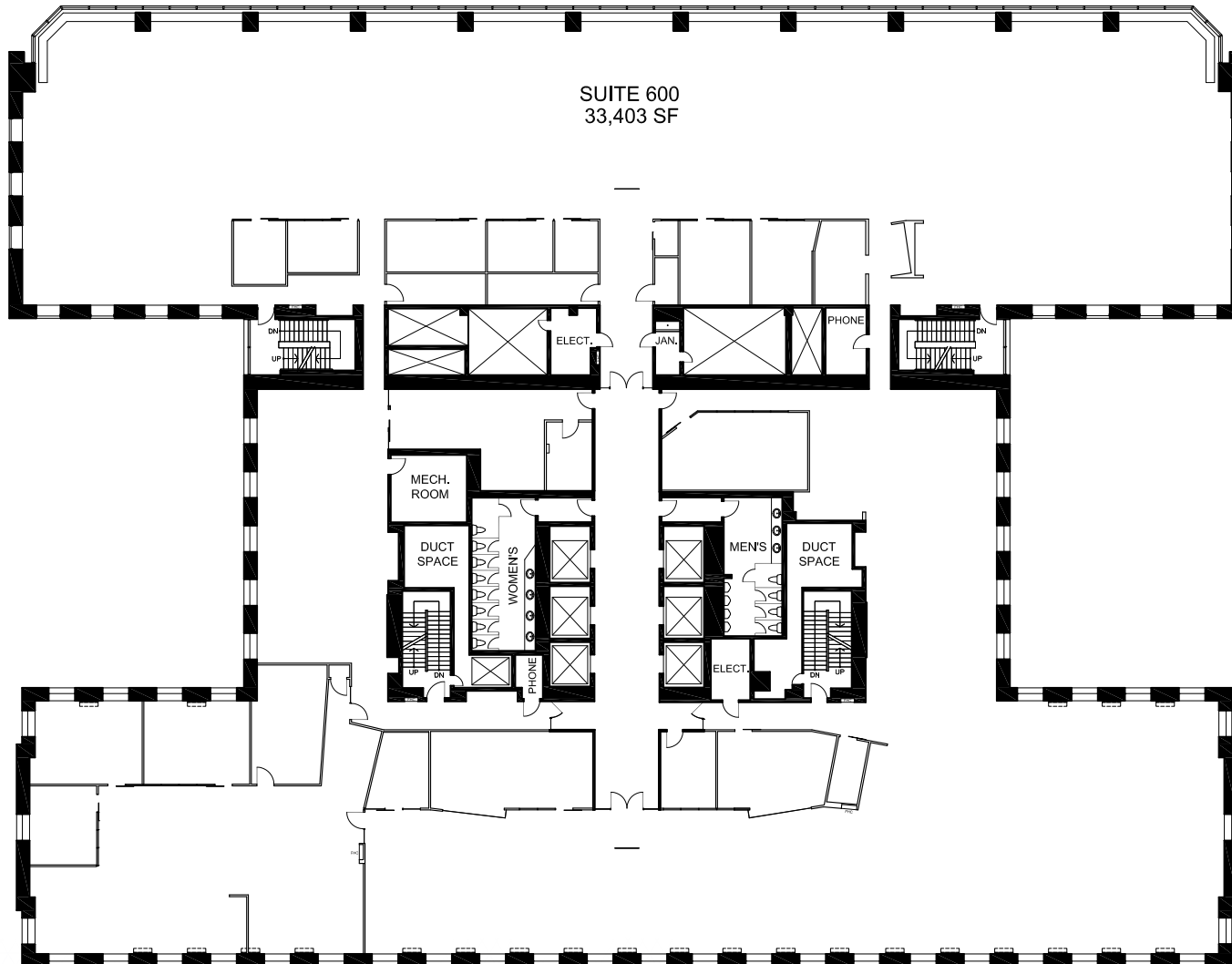
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# SUITE 600

## ABOUT THE SUITE

▶ 33,403 SF

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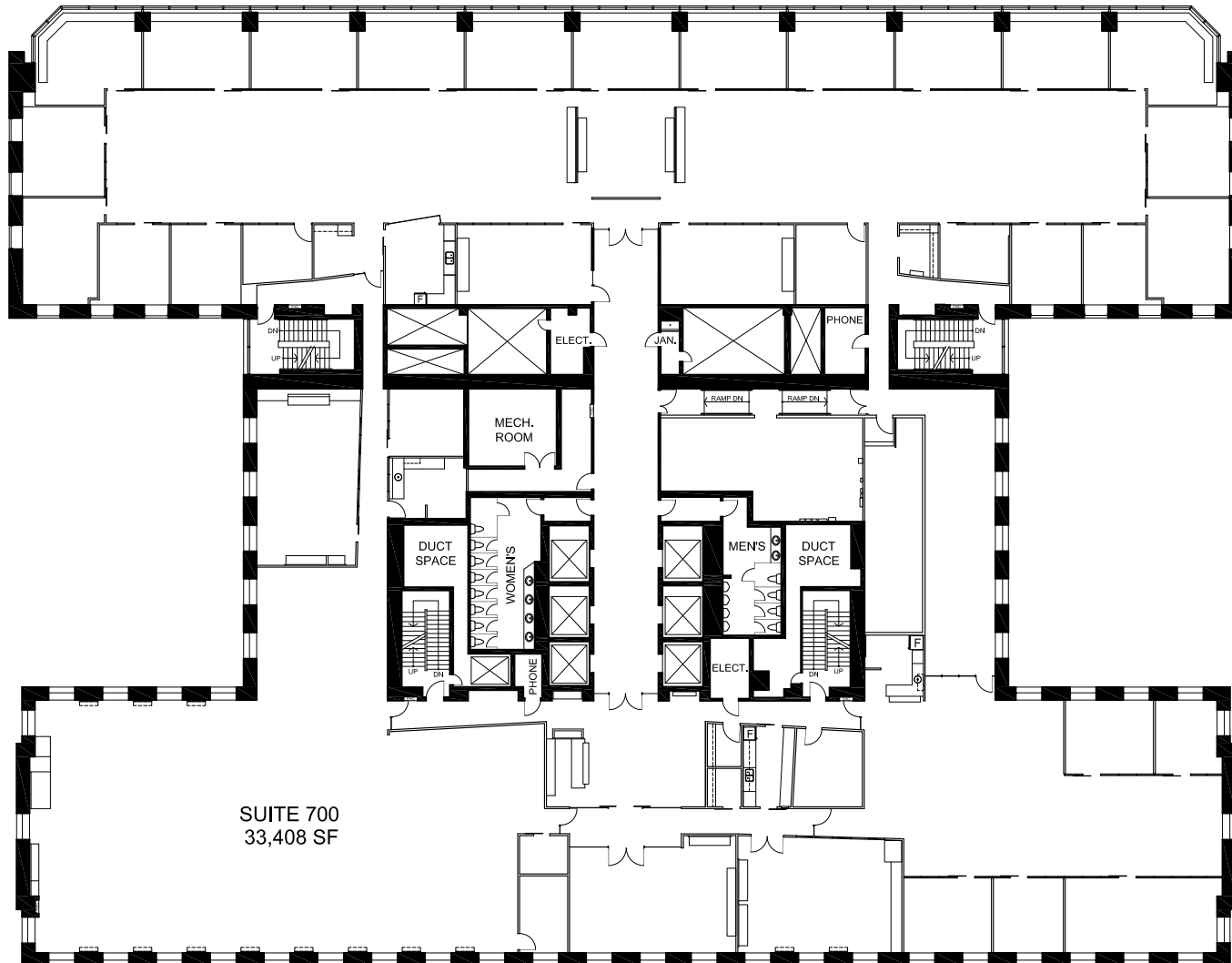
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# SUITE 700

## 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](http://adgarcanada.com)

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