

120 BLOOR STREET EAST

FOR LEASE

33,269 sq ft
of contiguous space available



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.



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

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

120 BLOOR STREET EAST



BUILDING IMPROVEMENTS

Optimizing the tenant experience is at the foundation of everything we do. We are modernizing and making aesthetic improvements to the building's lobby, elevators, and washrooms. We continually employ strategies to enhance tenant comfort and to maximize building energy efficiencies in our effort to minimize energy consumption with state-of-the-art Building Automation Systems, security systems and utility management protocols.

COMING SOON

Lobby Re-Design

An improved entrance experience with enhanced security monitoring technologies enveloped in a modern polished aesthetic that compliments the building's proud entrance. Expected completion in Fall 2022.

Elevator Modernization

Major elevator control updates and new cab finishes will enhance service delivery and tenant & visitor experience. Expected completion in 2023.

Washroom Re-Design

Modern and luxurious enhanced design elements including touchless fixtures, stone counter tops, new lighting and generous privacy enclosures.



Lobby Re-Design rendering

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!



LEASING OPPORTUNITIES

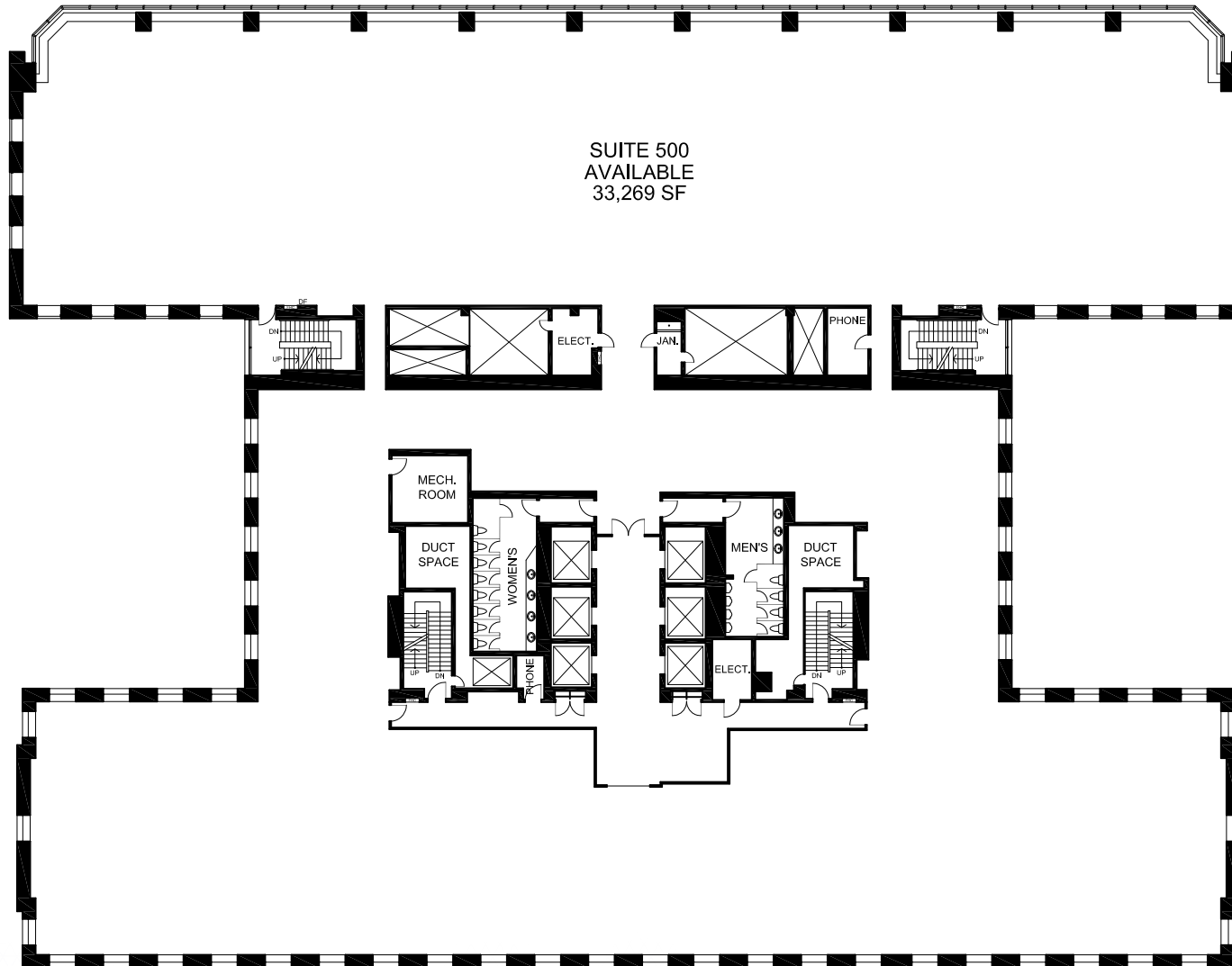
SUITE	SF	AVAILABILITY	NOTES
500	33,269	IMMEDIATE	VIEW FLOORPLAN VIEW VIRTUAL TOUR

120 BLOOR STREET EAST

SUITE 500

ABOUT THE SUITE

- ▶ 33,269 SF
- ▶ Open space
- ▶ Boardrooms
- ▶ Breakout Rooms
- ▶ Meeting Rooms & Internal Offices



ABOUT ADGAR

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. Globally, the company operates in Israel, Poland and Belgium.

For more information, visit adgarcanada.com

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