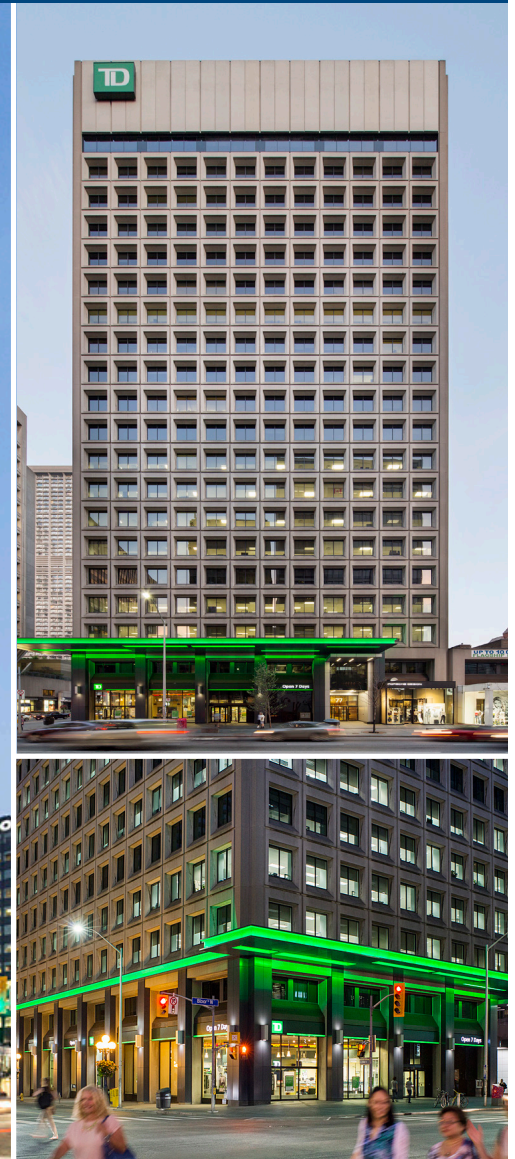


FOR LEASE OFFICE SPACE

Morguard

77 BLOOR STREET WEST

TORONTO, ON



LOCATED IN THE HEART OF THE BLOOR-YORKVILLE NEIGHBOURHOOD

77 Bloor Street is a 20 storey, Class A office tower located in the heart of the Bloor-Yorkville neighborhood at the southwest corner of Bloor St. West and Bay St. The property is easily accessible to transit, and is conveniently situated just steps from the subway and bus stops. On site amenities include ground floor TD Canada Trust, Sephora, Druxy's Deli and underground onsite parking.

Property has undergone a multi-million dollar renovation

- Renovation program has reduced energy consumption, improved tenant comfort and enhanced building aesthetics.

FOR LEASE OFFICE SPACE

Morguard

77 BLOOR STREET WEST

TORONTO, ON

ASKING NET RENT

Call for details

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$15.16/SF	\$8.03/SF	\$23.19/SF (2022 est.)

BUILDING DETAILS

Total Space: 392,814 SF +/-

Typical Floor: 19,302 SF +/-

Number of Floors: 21

Year Built: 1969

Last Renovated: 2013

Office Class: A

Leasing District: Midtown-Bloor

Sustainability: BOMA BEST Gold

LEED Gold certified

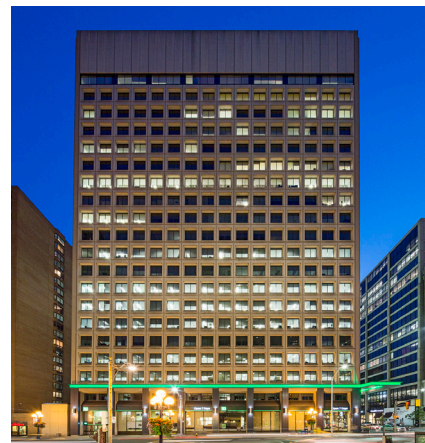
BUILDING AMENITIES

Steps away from the Yonge/
University and Bloor/Danforth
subway lines

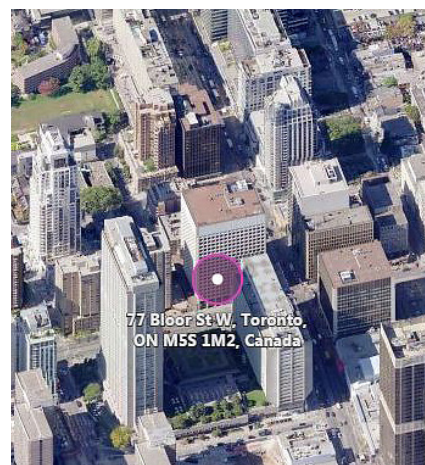
Close to great shopping, dining,
entertainment venues and art
galleries

Bank and convenience store on-site

Underground parking available

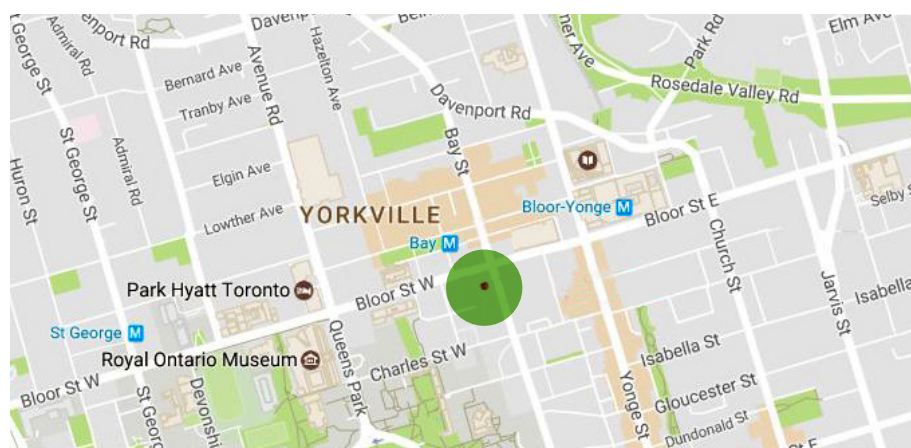


Exterior



Aerial View

LOCATION



77 Bloor Street West, Toronto, ON

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