

# 2 Bloor Street West

TORONTO, ONTARIO



## PROPERTY HIGHLIGHTS

- 2 Bloor Street West is a 36 floor Class "A" office tower comprising of 552,892 square feet, located in the prime Bloor-Midtown office node at the Northwest corner of Yonge Street and Bloor Street West
- 2 Bloor Street West retail podium consist of 30,000 square feet
- TTC Subway stations (Yonge & Bloor and Bay station) accessible through concourse level/PATH
- Located in the heart of Toronto's Bloor/Yorkville shopping district with PATH connections on the concourse to Holt Renfrew Centre and Hudson's Bay Centre
- On-site property management and operations team with 24/7 manned security

## Availabilities

Unit	Area (SF)	Availability
Retail 2	3,355	Fall 2023
Retail 5	350	Fall 2021
Retail 6	340	Fall 2021
Retail 8	627	Fall 2021

## Property Information

<b>Total GLA</b>	582,892 SF
<b>Total Office Space</b>	552,892 SF
<b>Total Retail Space</b>	30,000 SF



## Demographics

	2019	0.5 KMS	1 KMS	3 KMS
<b>Total Population</b>	19,023	51,339	281,948	
<b>Day Population</b>	61,170	136,507	752,854	
<b>Total Households</b>	11,834	31,433	151,032	
<b>Average Household Income</b>	\$128,029	\$130,679	\$126,562	
<b>Average Annual Spending</b>	\$112,648	\$114,766	\$112,497	

### Bryon Breau

Vice President, Retail Leasing

Sales Representative

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### Trioest Realty Advisors Inc.

BROKERAGE

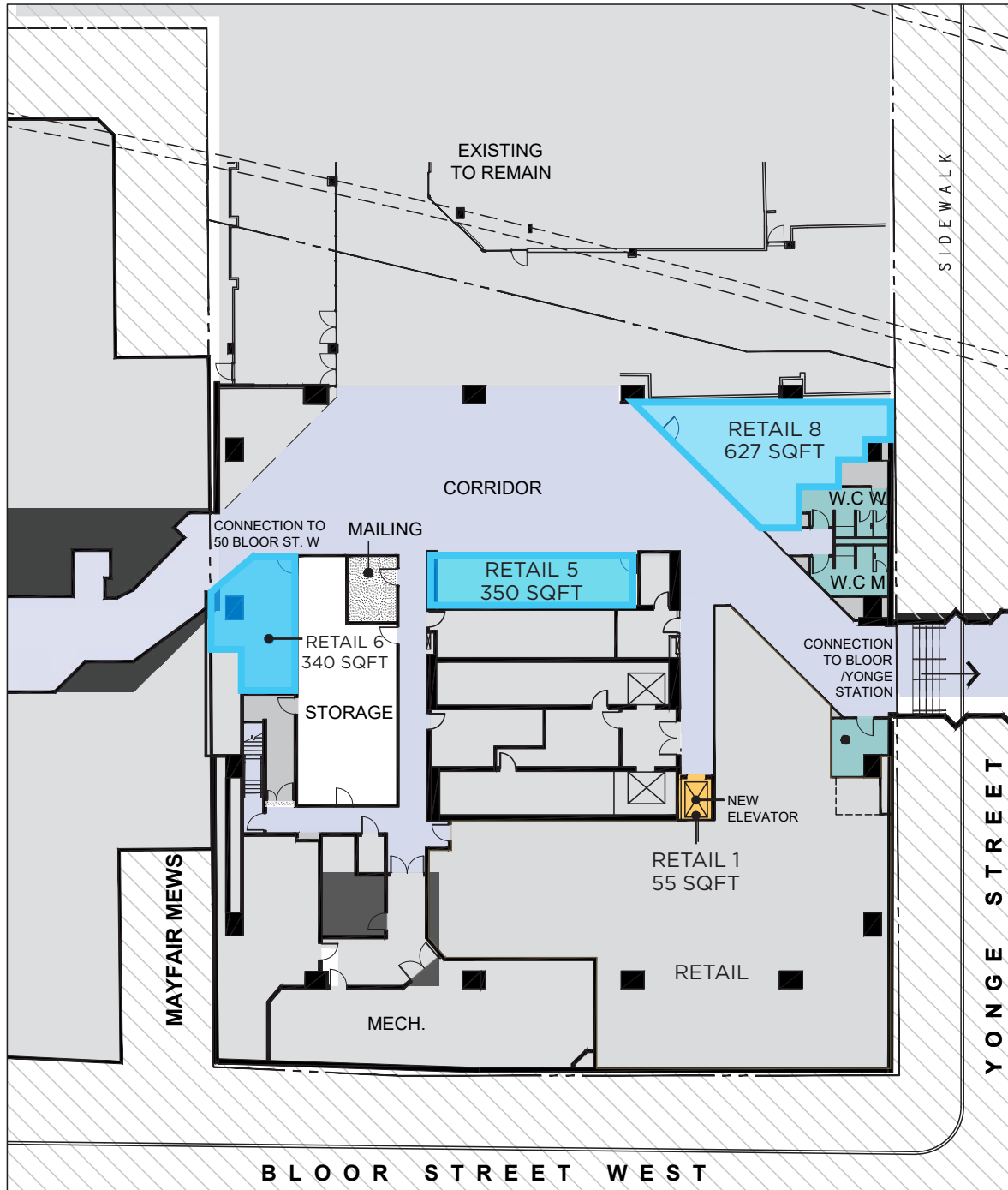
40 University Avenue, Suite 1200

Toronto, Ontario M5J 1T1

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## CONCOURSE

 AVAILABLE



CONCOURSE FLOOR

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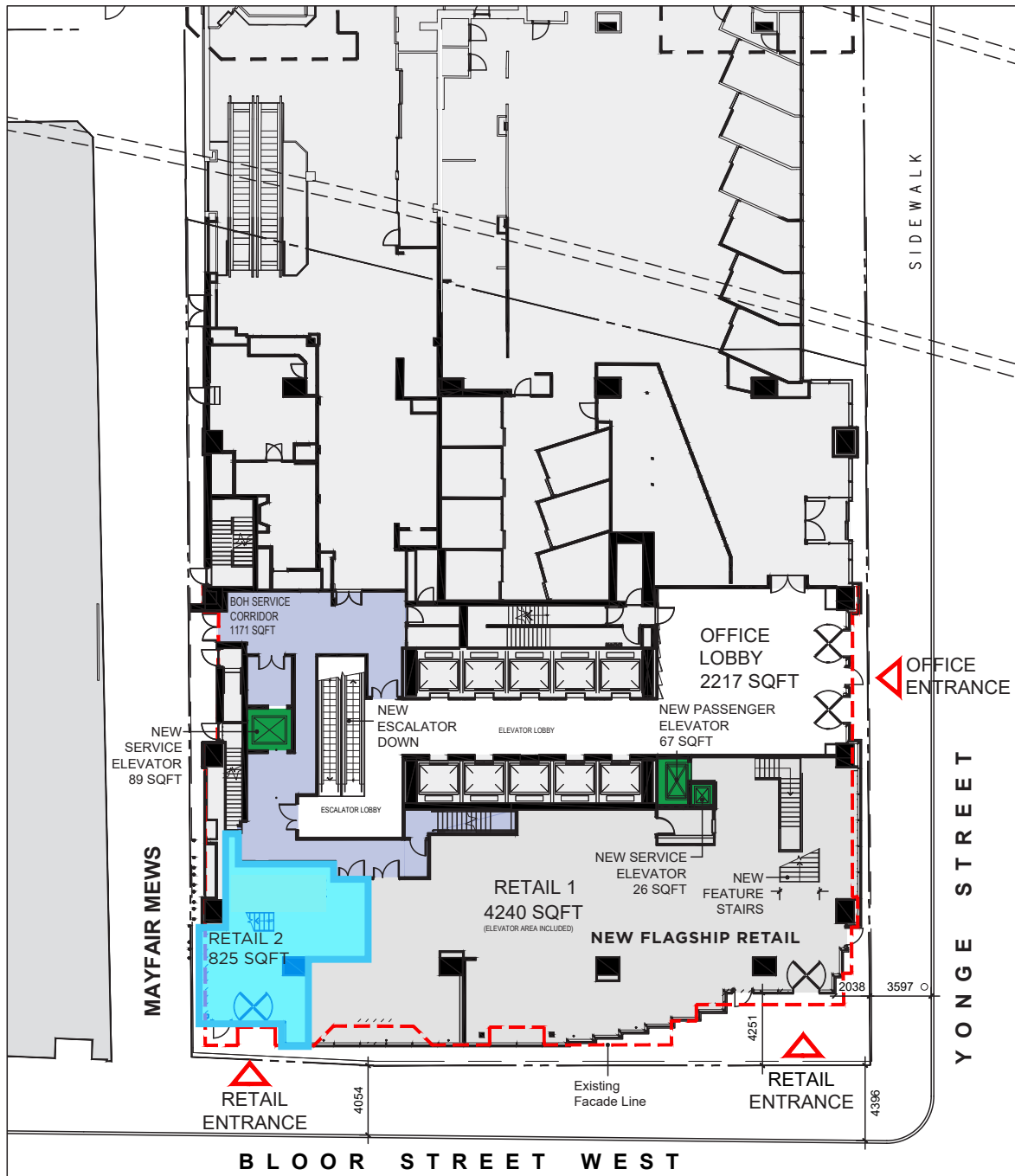
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## GROUND FLOOR

 AVAILABLE

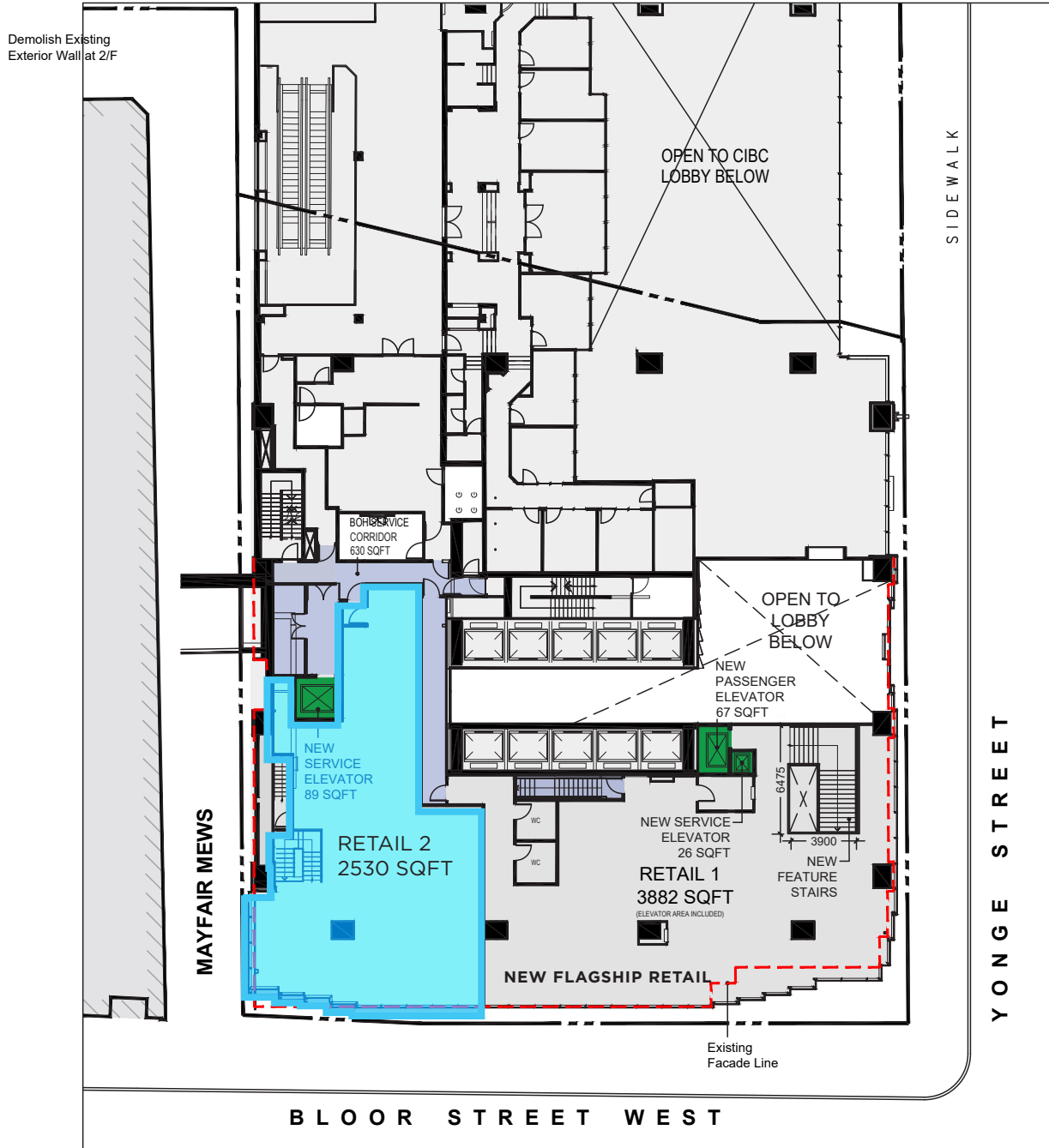


PROPOSED SCOPE OF WORK

GROUND FLOOR PLANS

## SECOND FLOOR

AVAILABLE



PROPOSED SCOPE OF WORK

SECOND FLOOR PLANS

## ABOUT TRIOVEST



8

CORPORATE OFFICES  
CANADA-WIDE



500

EMPLOYEES



370

PROPERTIES ACROSS  
CANADA



45

MILLION  
SQUARE FEET



\$12

BILLION  
PORTFOLIO UNDER  
MANAGEMENT



\$2

BILLION  
UNDER DEVELOPMENT

TrioInvest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. TrioInvest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. TrioInvest employs 500 employees to manage 370 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

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