

ALLIED

CUSHMAN & WAKEFIELD

# 175 Bloor St. East



# Welcome to 175 Bloor St. East

Situated on Bloor Street East at Church Street, 175 Bloor is in the heart of an amenity-rich urban neighbourhood. Its proximity to transit, shops, restaurants and everyday conveniences, makes it a well-connected workspace solution catering to all types of knowledge-based organizations. With two high-rise office towers linked by an expansive lobby, 175 Bloor offers a distinctive environment for connectivity and creativity.



# Building Overview

## AMENITIES

- Ground floor shower facilities with lockers
- Enclosed bike storage
- 24/7 onsite security
- Courtyard for outdoor gathering
- 8th floor conference room, with kitchenette

## PARKING

- Underground parking available
- Three electronic vehicle charging stations
- Complimentary vehicle detailing station

## TELECOM PROVIDERS

- Beanfield
- Bell
- Telus
- Rogers
- Zayo
- Cogeco

## BUILDING DESIGNATIONS

- BOMA Best Silver

## SOUTH TOWER AVAILABILITY

SUITE	SF	AVAILABILITY	
300	7,885	September 2024	
303	1,846	Immediate	
700	6,261	Immediate	Model Suites
701	5,181		
702	2,625		
703	2,597		
<del>1200</del>	<del>6,661</del>		LEASED
<del>1201</del>	<del>3,996</del>	Immediate	LEASED
1202	6,214		
<del>1300</del>	<del>17,071</del>	Immediate	LEASED
1400*	17,417	Immediate	69,659 SF Contiguous
1500*	17,415	Immediate	
1600*	17,409	Immediate	
1700*	17,418	Immediate	

### NET RENT

Call Listing Agent

### CAM

\$18.06 PSF (2024 Est.)

### TAX

\$8.59 PSF (2024 Est.)

## NORTH TOWER AVAILABILITY

Suite	SF	Availability	
603	3,834	Immediate	
900	9,918	Immediate	
1100*	21,047	Immediate	42,076 SF Contiguous
1200*	21,029	Immediate	

### NET RENT

Call Listing Agent

### CAM

\$17.83 PSF (2024 Est.)

### TAX

\$8.59 PSF (2024 Est.)

# Connectivity

175 Bloor is easily accessible by car, bicycle or transit. The closest subway station, Bloor-Yonge, is a two-minute walk connecting users to Bloor-Danforth and Yonge-University subway lines. The Don Valley Parkway, Bayview Extension and Gardiner Expressway, are within a short distance, easing the commute for drivers throughout the Greater Toronto Area.

## TRAVEL TIMES

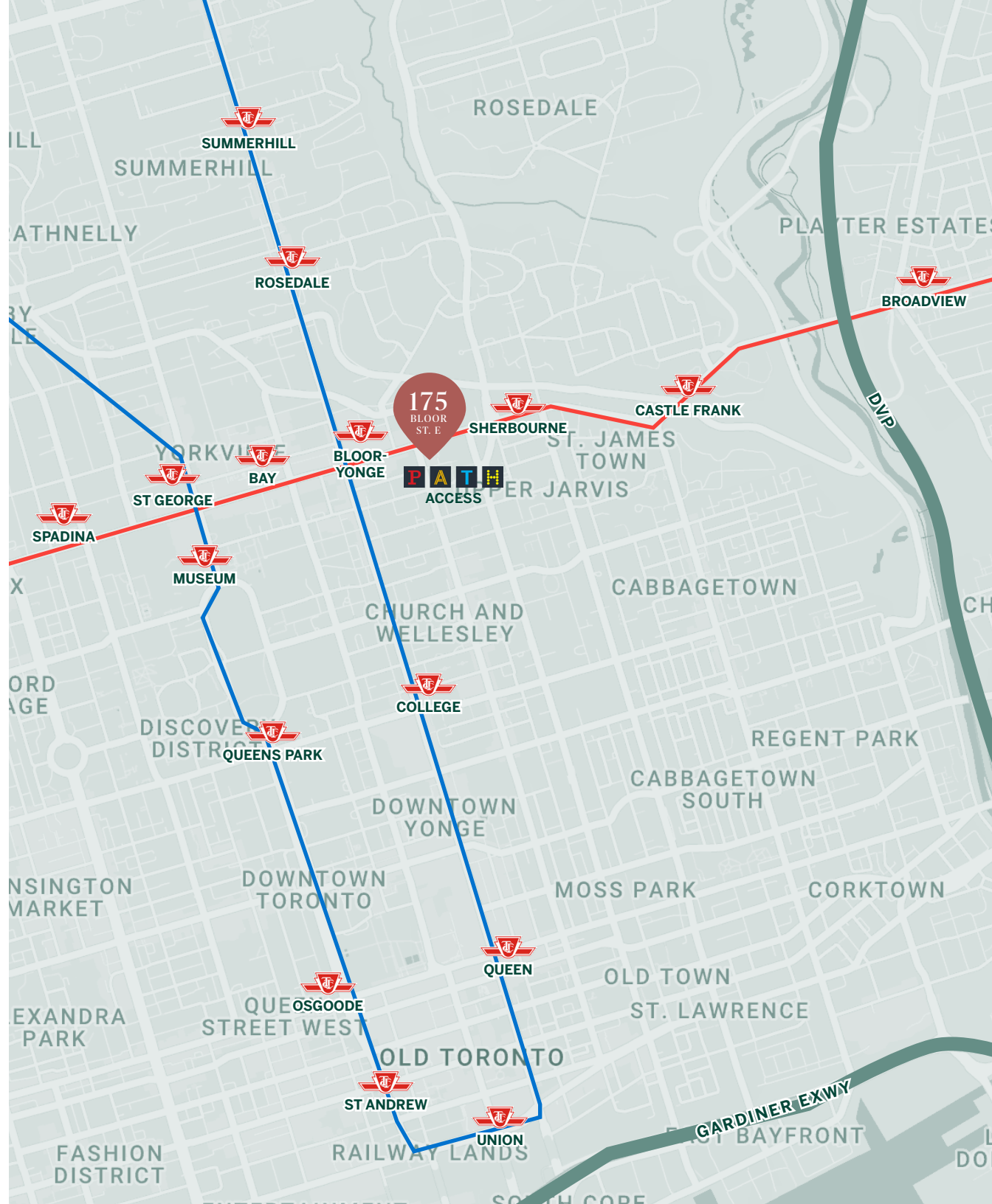
### TTC

- Bloor/Yonge to Union Station | **12 mins**
- Bloor/Yonge to Eglinton Station | **10 mins**
- Bloor/Yonge to St.Clair Station | **5 mins**

### CAR

- To DVP | **5 mins**
- To Gardiner Expressway (via DVP) | **12 mins**
- To Hwy 401 (via DVP) | **22 mins**

- Yonge–University Subway
- Bloor–Danforth Subway



# Neighbourhood Amenities

## RETAIL

1. Whole Foods
2. Hermes
3. Harry Rosen
4. DECIEM
5. COS
6. Sephora
7. Eatly Toronto
8. Indigo
9. LCBO
10. Holt Renfrew
11. Aritzia
12. H&M
13. Nordstrom Rack
14. Shoppers Drug Mart
15. Longos

## RESTAURANT & CAFE

1. Morton's Steakhouse
2. STK Steakhouse
3. Sassafras
4. Starbucks
5. Cali Love
6. Planta
7. Starbucks
8. Subway
9. Firkin on Bay
10. 7 West Cafe
11. Balzac's
12. Cafe Landwer
13. Chick-Fil-A
14. A&W
15. Sunset Grill

## HEALTH & FITNESS

1. Equinox
2. Catalyst Health
3. Goodlife Fitness
4. Orange Theory Fitness

## TRANSIT

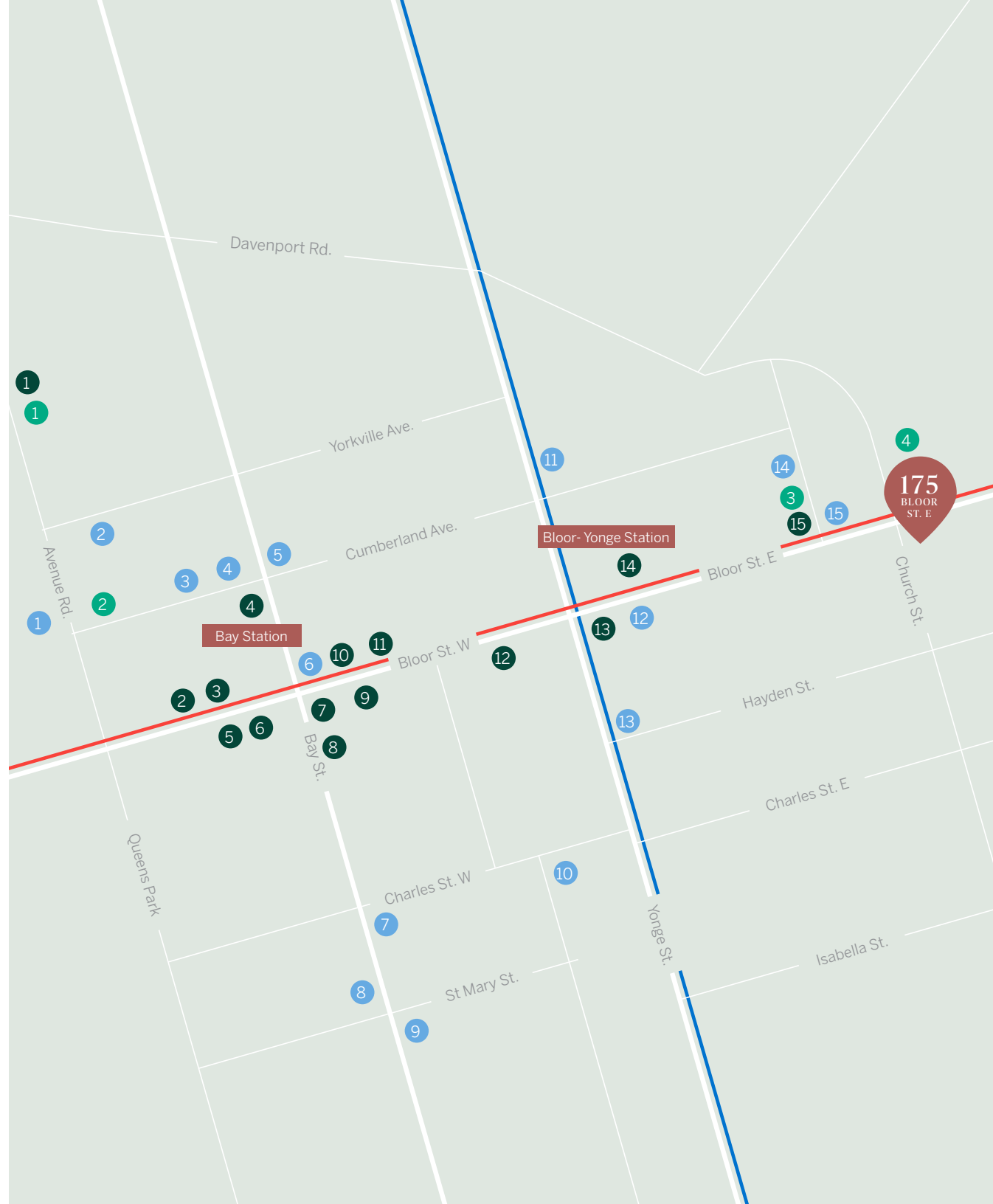
— Yonge–University Subway

— Bloor–Danforth Subway

 **Walk Score** | 98

 **Transit Score** | 90

 **Bike Score** | 95



# Neighbourhood Features



# 175 Bloor St. East - South Tower



Suite 300 - 7,885 sf  
Suite 303 - 1,846 sf

# 175 Bloor St. East - 7th Floor - Model Suites South Tower

BLOOR STREET

## Suite 700 - 6,261 SF

Space Type	Qty
Workstation	24
Executive Office #1	2
Executive Office #2	1
Office	2
Boardroom	1
Small Meeting Room	2
Medium Mtg. Room	1
Kitchen/Lounge	1
Copy Area	1
Total Open Collab	1
Reception Area	1
Waiting Area	1

## Suite 702 - 2,625 SF

Space Type	Qty
Workstation	12
Office	2
Meeting Room	1
Kitchen	1
Lounge	1
Copy Area	1
Total Open Collab	1
Reception Area	1
Waiting Area	1

CHURCH STREET



## Suite 703 - 2,597 SF

Space Type	Qty
Workstation	10
Office	2
Boardroom	1
Small Meeting Room	1
Kitchen	1
Copy Area	1
Total Open Collab	1
Reception Area	1
Waiting Area	1

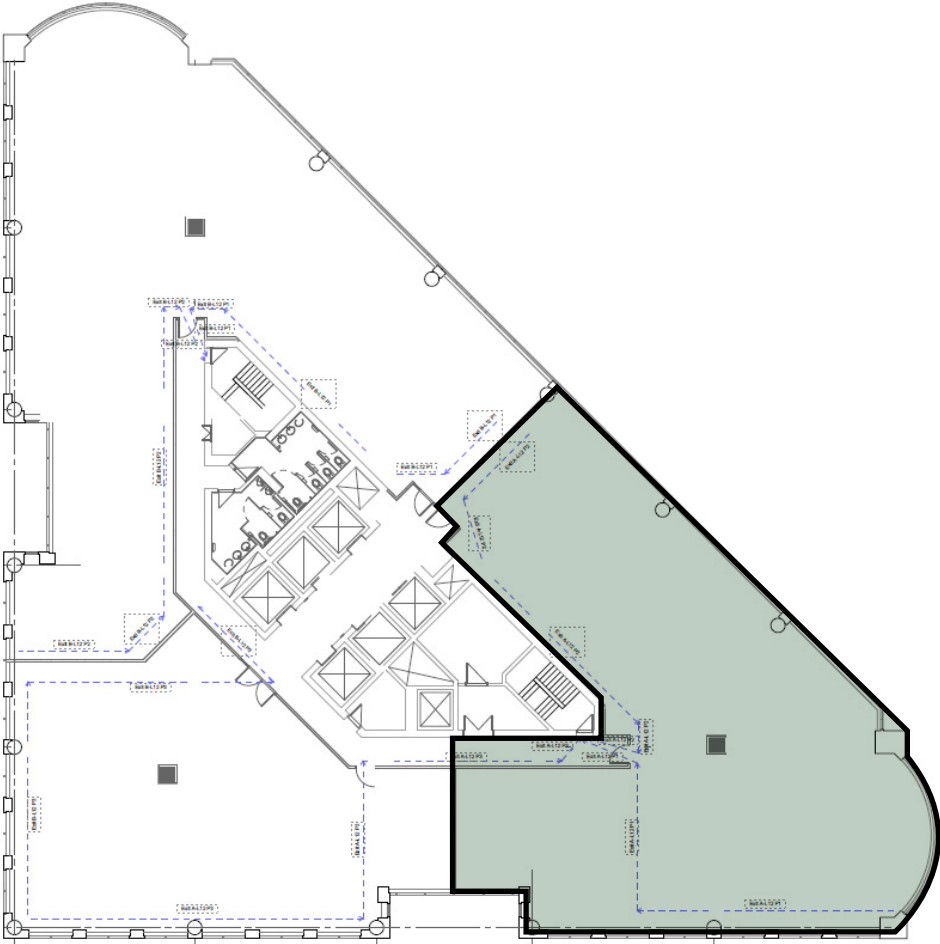
## Suite 701 - 5,181 SF

Space Type	Qty
Workstation	24
Executive Office #1	1
Executive Office #2	1
Office	2
Boardroom	1
Medium Meeting Rm	1
Kitchen/Lounge	1

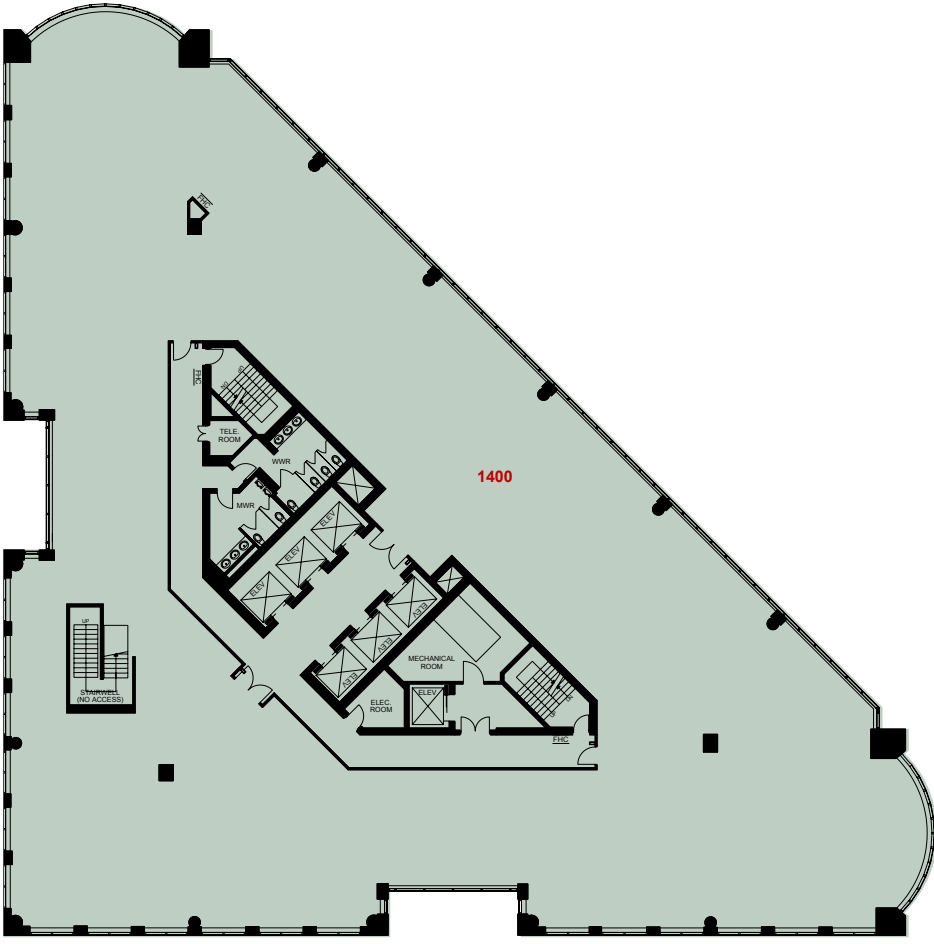
7th floor model suites ranging from 2,597 sf - 6,261 sf



# 175 Bloor St. East - South Tower

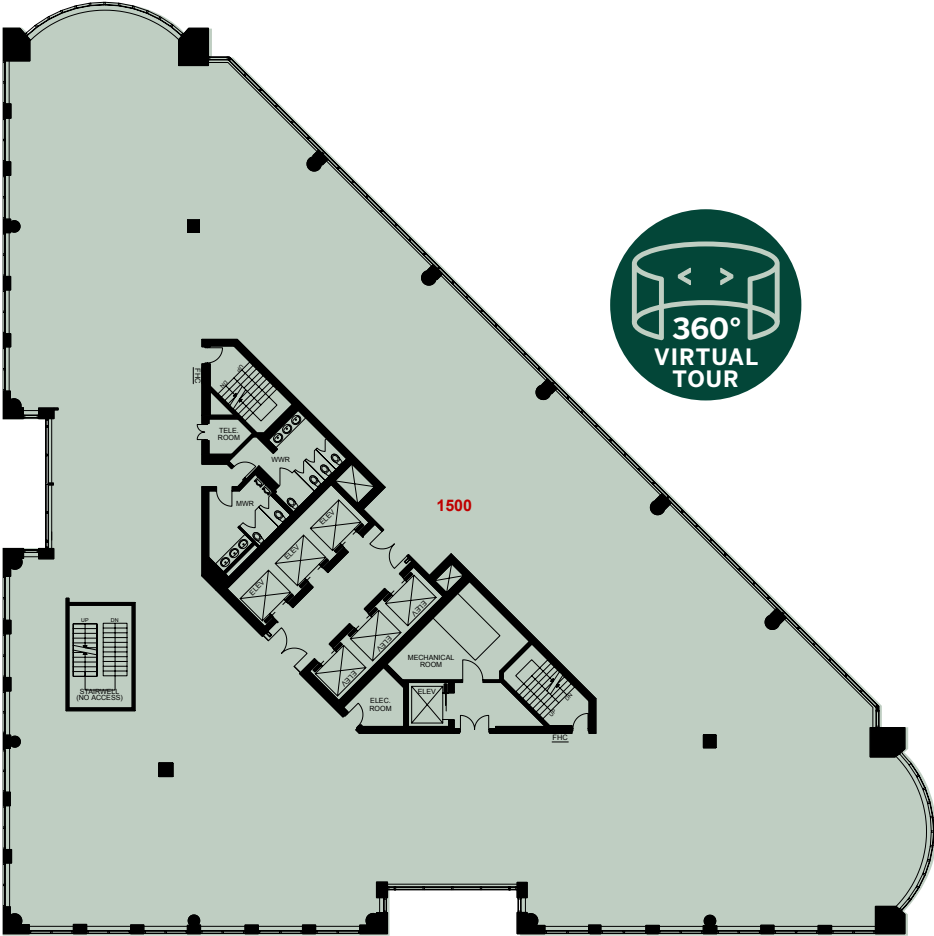


12th Floor - 6,214 sf

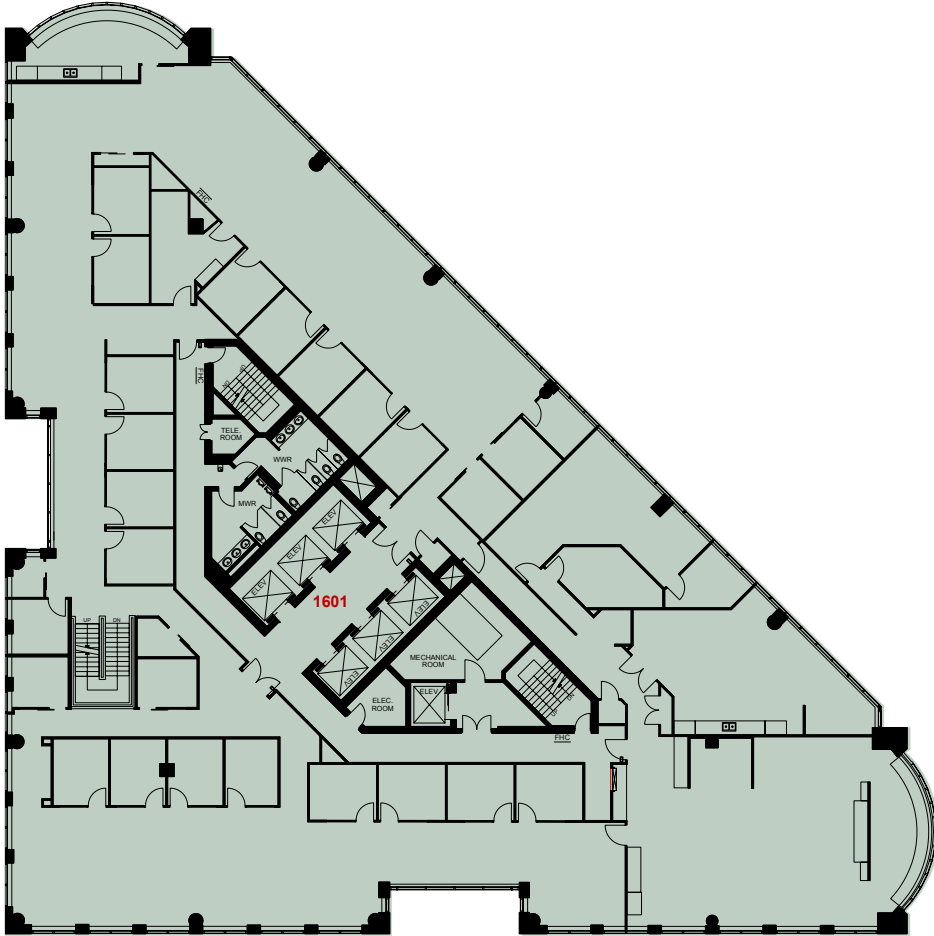


14th Floor - 17,417 sf

# 175 Bloor St. East - South Tower

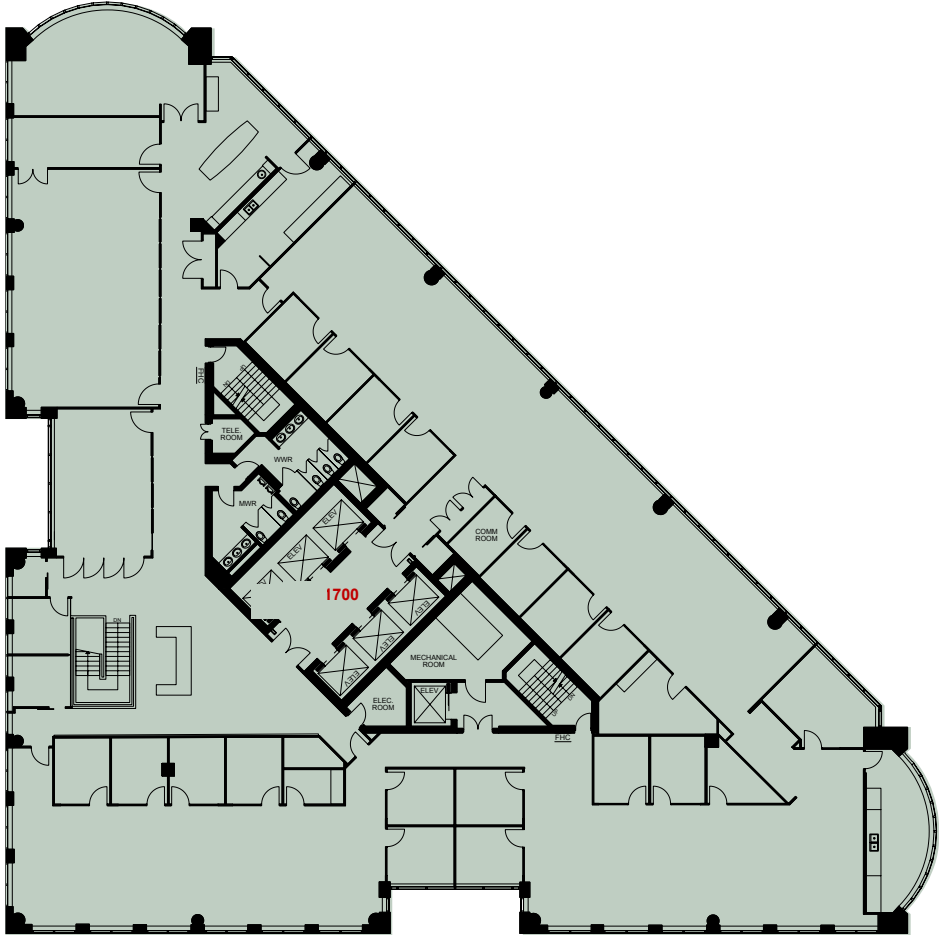


15th Floor - 17,415 sf



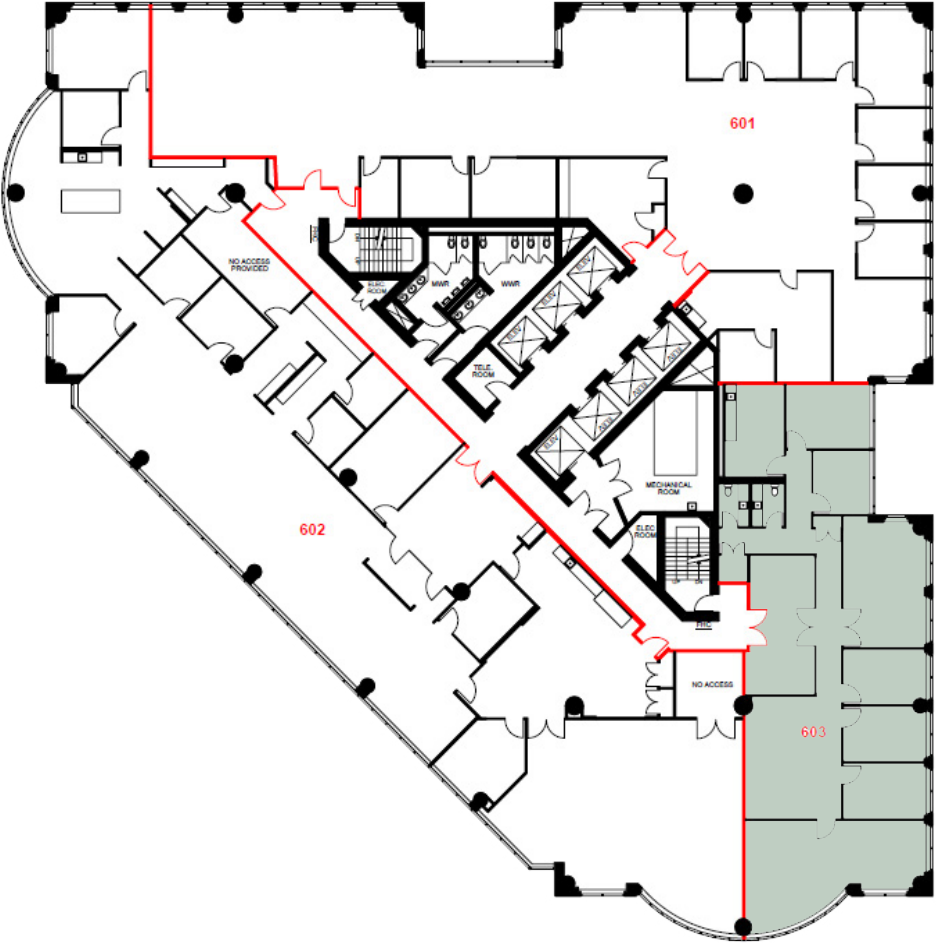
16th Floor - 17,409 sf

# 175 Bloor St. East - South Tower



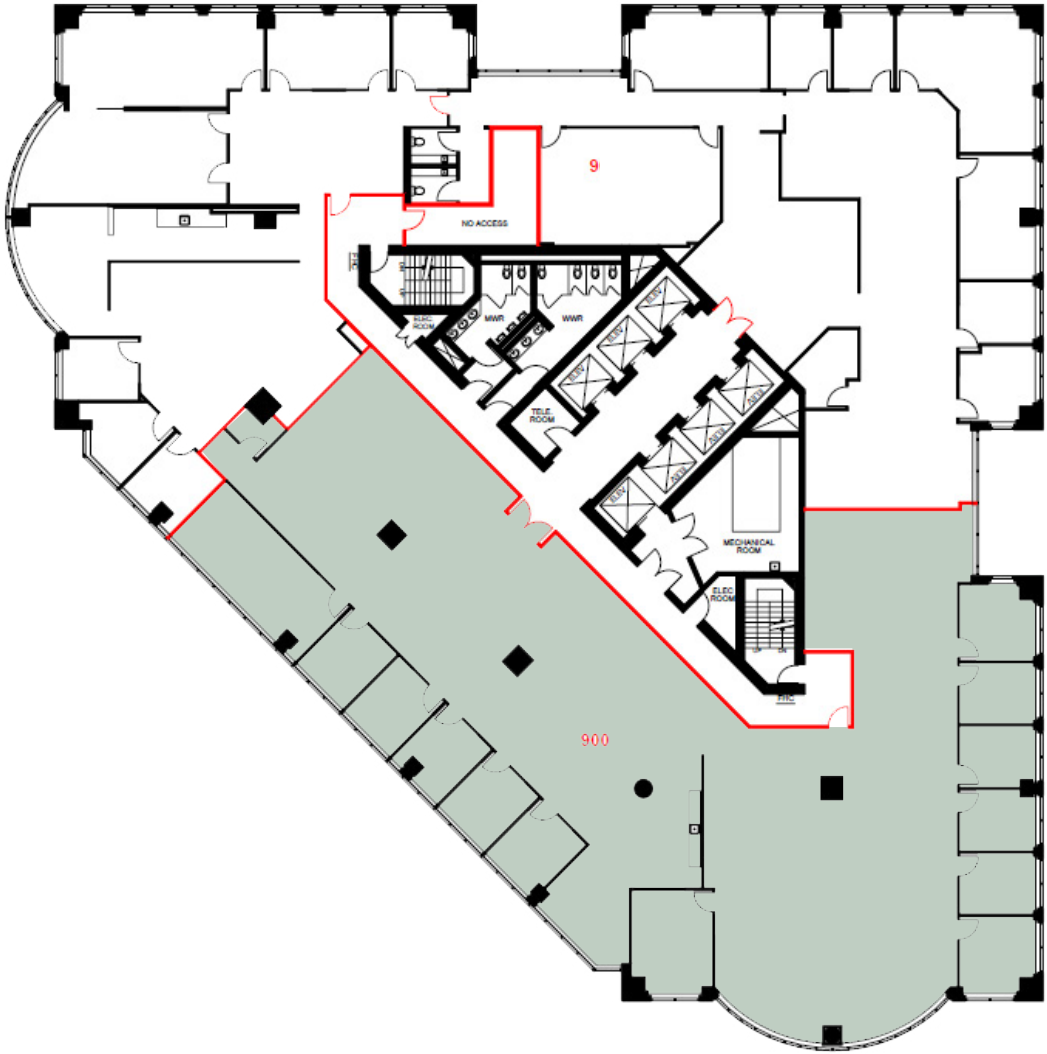
17th Floor - 17,418 sf

# 175 Bloor St. East - North Tower



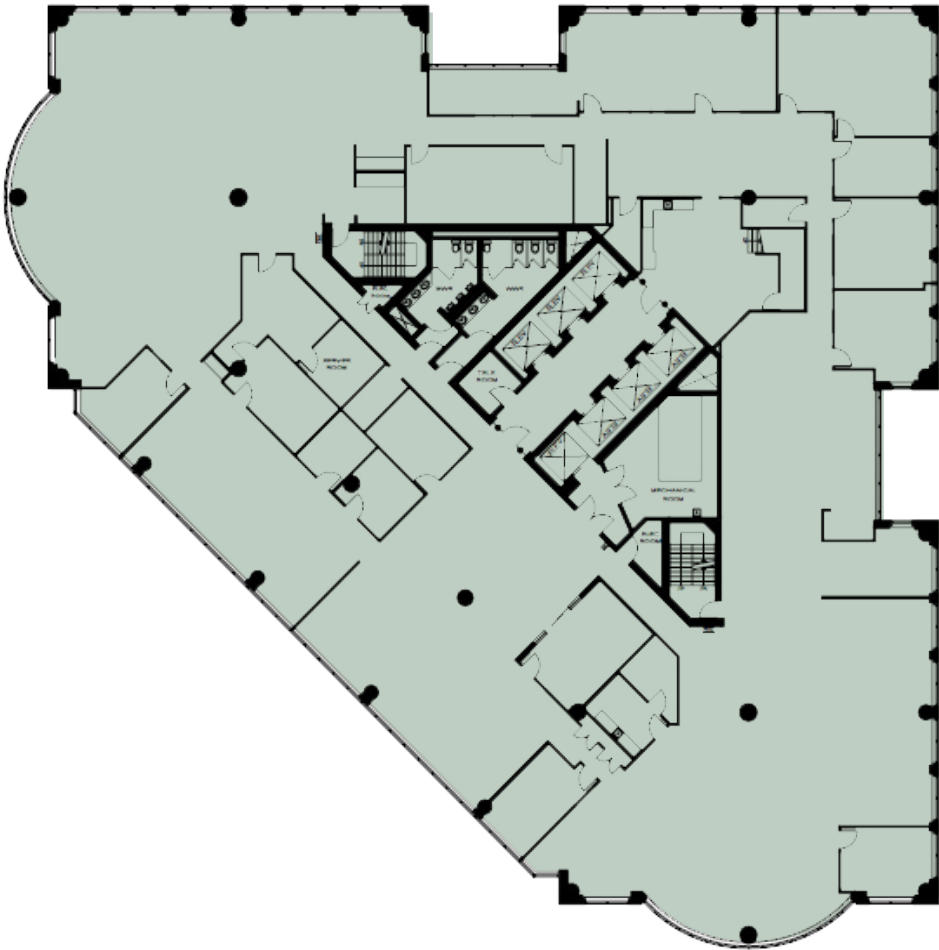
6th Floor - 3,834 sf

# 175 Bloor St. East - North Tower



9th Floor - 9,918 sf

# 175 Bloor St. East - North Tower



11th Floor - 21,047 sf



12th Floor - 21,029 sf



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