

BLOOR R ISLINGTON

3250

3280

3300

BLOOR ST W

P L A C E

ELEVATE YOUR ENVIRONMENT

BLOOR ISLINGTON PLACE

Located in one of the most recognizable office complexes in the Greater Toronto Area, Bloor Islington Place provides an exceptional opportunity to truly elevate your tenant experience. This award-winning, class-A landmark boasts unparalleled business amenities and modern flexible workspaces.

PROPERTY HIGHLIGHTS

Bloor Islington Place also delivers unparalleled access to on-site retail, major 400 series highways and direct access to the TTC subway Islington Station, offering one of the market's most well-connected destinations and a premier hub for business.



70,000 SF OF ON-SITE RETAIL AMENITIES

QUICK ACCESS TO AREA HIGHWAYS

GROUND-LEVEL SUBWAY ACCESS

SECURE ON-SITE PARKING

ON-SITE AMENITY CENTRE

MODERN WORKSPACES

CONFERENCE ROOMS

OUTDOOR TERRACE



**173,000 SF
AVAILABLE
ACROSS 3
TOWERS**

SIZE

EAST TOWER | 3250 BLOOR ST W
Suite 400 3,577 SF
Suite 1000 11,157 SF

GENTRE TOWER | 3280 BLOOR ST W
Suite 1050 5,599 SF
Suite 1150 2,945 SF
Suite 1200 7,179 SF

WEST TOWER | 3300 BLOOR ST W
 173,000 SF

ASKING RATE

\$23.50 PSF (Year 1)

**ADDITIONAL
RENT**

EAST TOWER | 3250 BLOOR ST W
 \$25.09 PSF (2024)

GENTRE TOWER | 3280 BLOOR ST W
 \$25.03 PSF (2024)

WEST TOWER | 3300 BLOOR ST W
 \$25.03 PSF (2024)

**PARKING
RATES**

Parking Rate 1 : 1,000 SF
Unreserved \$185.00
Reserved/Valet \$350.00

MAKE YOUR **MARK** ON
TORONTO WEST

BLOOR ISLINGTON PLACE

PROPERTY DETAILS

With large block availabilities and flexible suites tailored to companies poised to make their mark on these world-class city, Bloor Islington Place offers Toronto's preeminent opportunity for a new corporate headquarters.

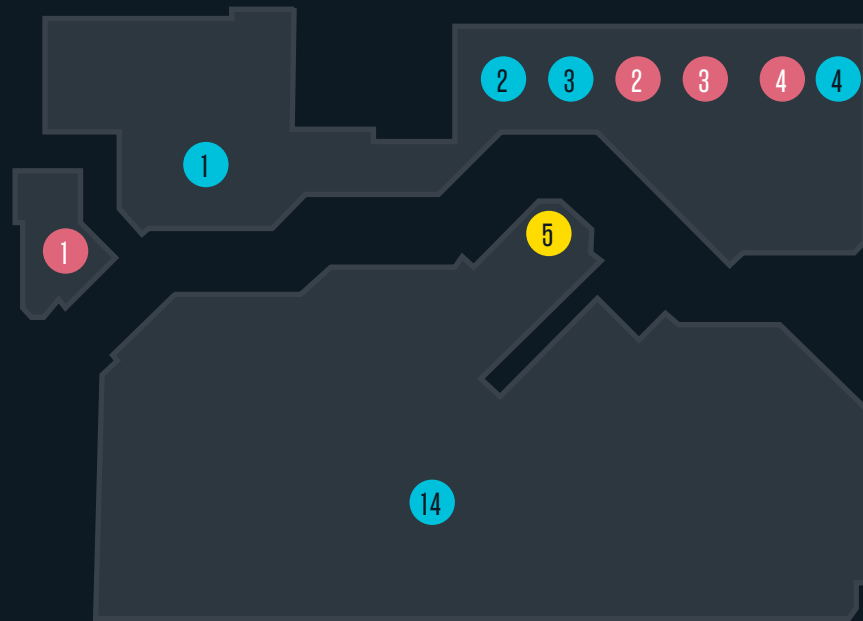


CONVENIENCE WHERE YOU NEED IT MOST

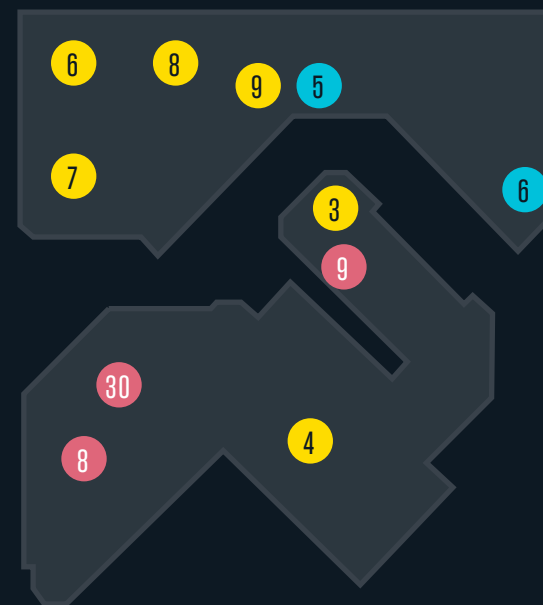
CONVENIENTLY LOCATED

Bloor Islington Place offers an array of incredible on-site amenities, ensuring you have everything you need and want, just steps from your desk. With fitness facilities, dining, and shopping options all within walking distance, you'll find all you need without ever having to venture far.

WEST TOWER 3300 BLOOR ST W



CENTRE TOWER 3280 BLOOR ST W



EAST TOWER 3250 BLOOR ST W



FOOD & DRINK

- 1 Tim Hortons
- 2 Freshii
- 3 Real Fruit Bubble Tea
- 4 Brioche Dorée
- 5 Bibab Express
- 6 Thai Express
- 7 Subway
- 8 Ali Baba's
- 9 Greek Stop
- 10 Captain Azza
- 11 Pumpnickels'
- 12 Black Angus Steakhouse
- 13 A&W
- 14 Sobeys Urban Fresh

PROFESSIONAL SERVICES

- 1 Kids & Co.
- 2 ABL Careers
- 3 Flair Cleaners
- 4 Service Ontario
- 5 Gateway Newstands
- 6 The Co-operators
- 7 Meridian Credit Union
- 8 Available for Lease
- 9 Moneysworth & Best

HEALTH & BEAUTY

- 1 Tresses Salon
- 2 Nails for You
- 3 Dr. J. A Carey
- 4 Dr. Roger Avila
- 5 The Bloor Clinic
- 6 The Bloor Clinic Kids
- 7 Health Bound Health Network
- 8 Guardian Pharmacy
- 9 Goodlife Fitness (Mezzanine Level)

LIVE, WORK, PLAY

AT BLOOR ISLINGTON PLACE

7AM ≡

KICK-START YOUR DAY
WITH A GYM CLASS AT
GOODLIFE FITNESS BEFORE
HEADING INTO THE OFFICE



12PM ≡

GRAB AN ENERGIZING
SALAD FROM
PUMPERNICKEL'S
FOR LUNCH



≡ **8AM**

PICK UP YOUR FAVORITE
COFFEE FROM AU PAIN DORE
ON THE WAY TO YOUR
MORNING MEETING



≡ **5PM**

ENJOY DINNER AND
DRINKS AT BLACK ANGUS
WITH CLIENTS



10AM ≡

JOIN A BRAINSTORMING
SESSION IN THE
CONFERENCE ROOM



7PM ≡

STOP BY SOBEYS FOR
GROCERIES BEFORE
HEADING HOME

Sobeys
**urban
FRESH**



SUITE 400

3,577 SF

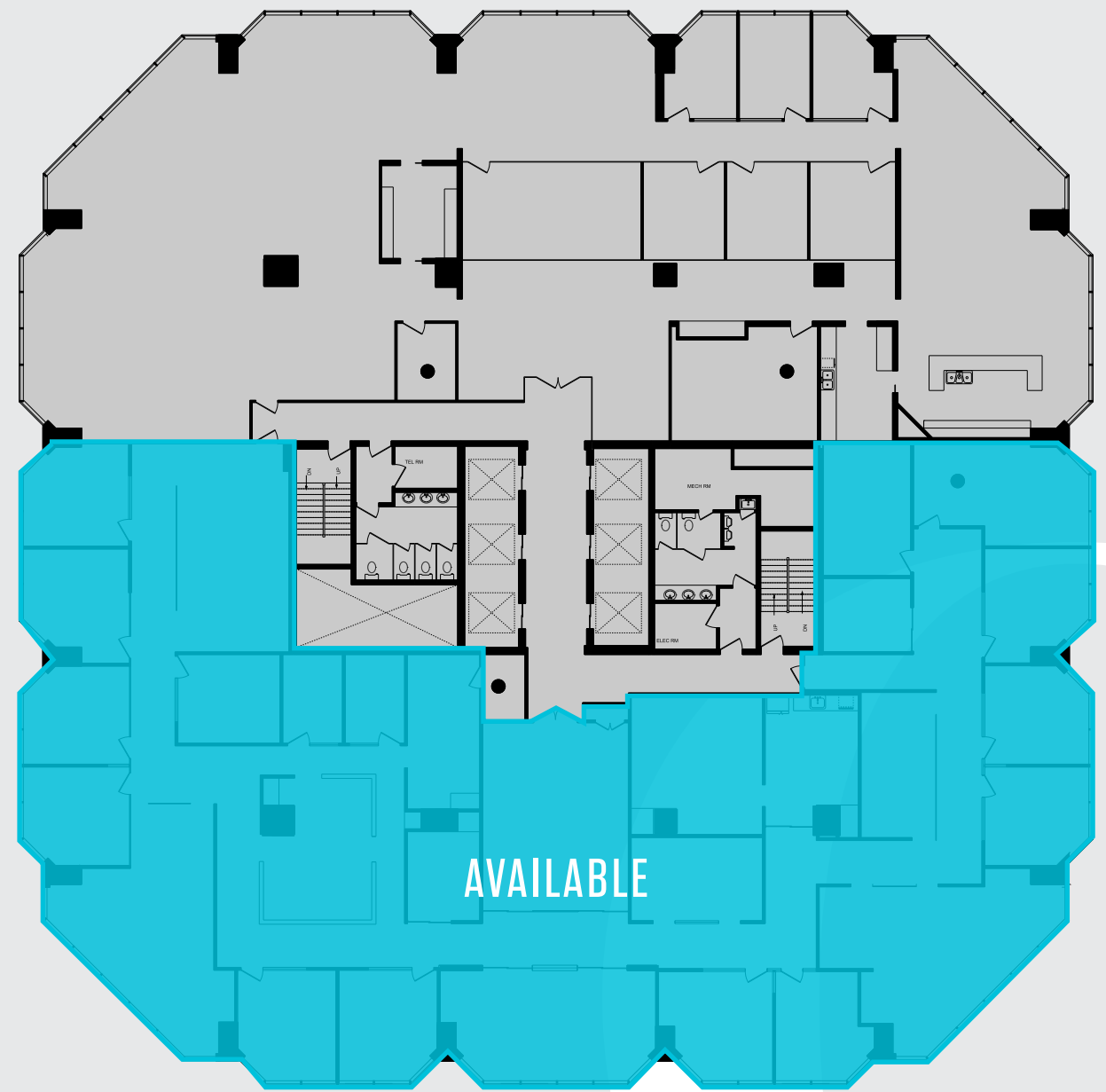
EAST TOWER | 3250 BLOOR ST W



SUITE 1000

11,157 SF

EAST TOWER | 3250 BLOOR ST W



SUITE 1050

5,999 SF

CENTRE TOWER | 3280 BLOOR ST W



SUITE 1150

2,945 SF

CENTRE TOWER | 3280 BLOOR ST W



SUITE 1200

7,179 SF

CENTRE TOWER | 3280 BLOOR ST W

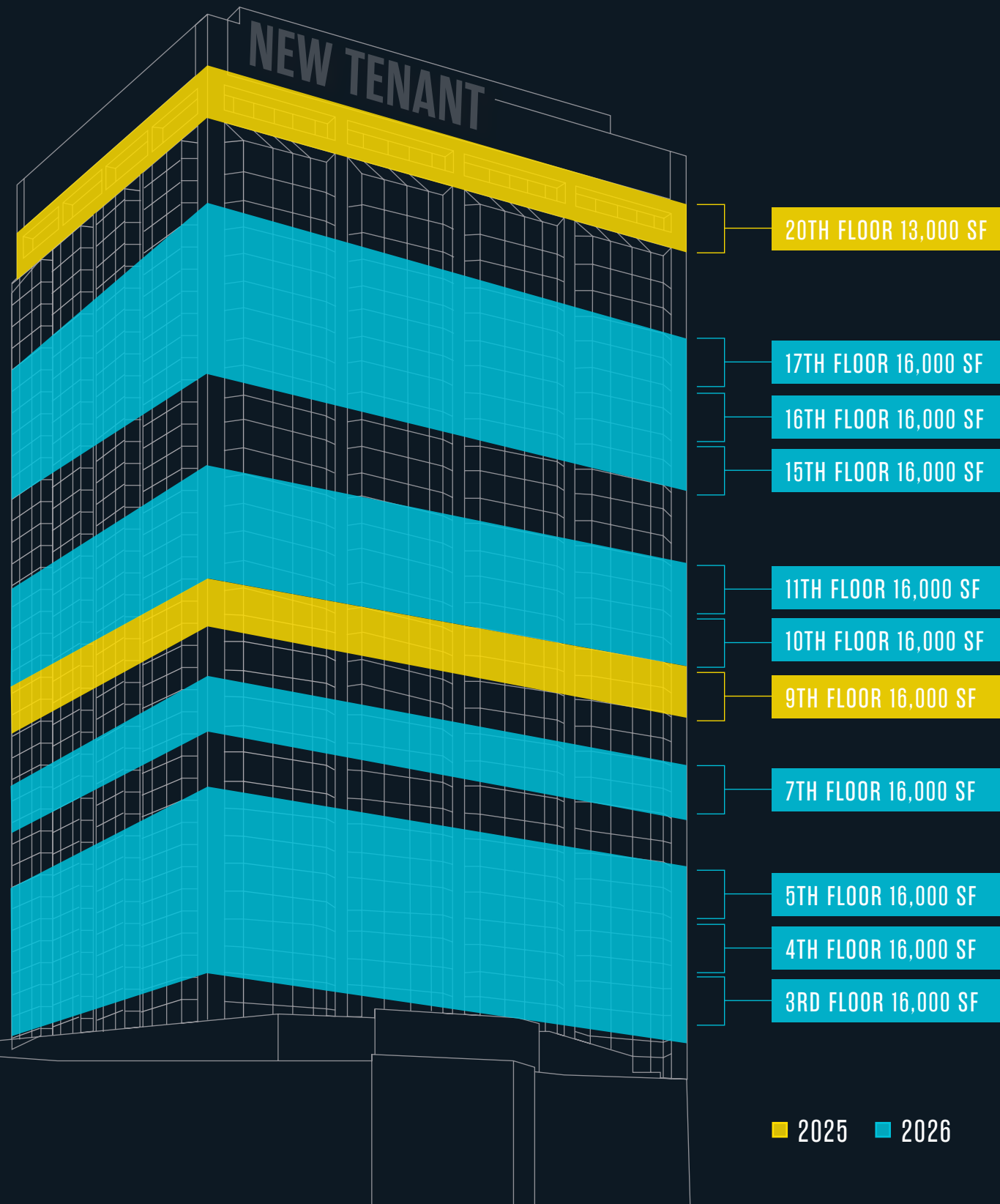


WHERE AN
URBAN
COMPLEX
MEETS A
SUBURBAN
MARKET

BLOOR ISLINGTON PLACE

LARGE BLOCK AVAILABILITY PLAN

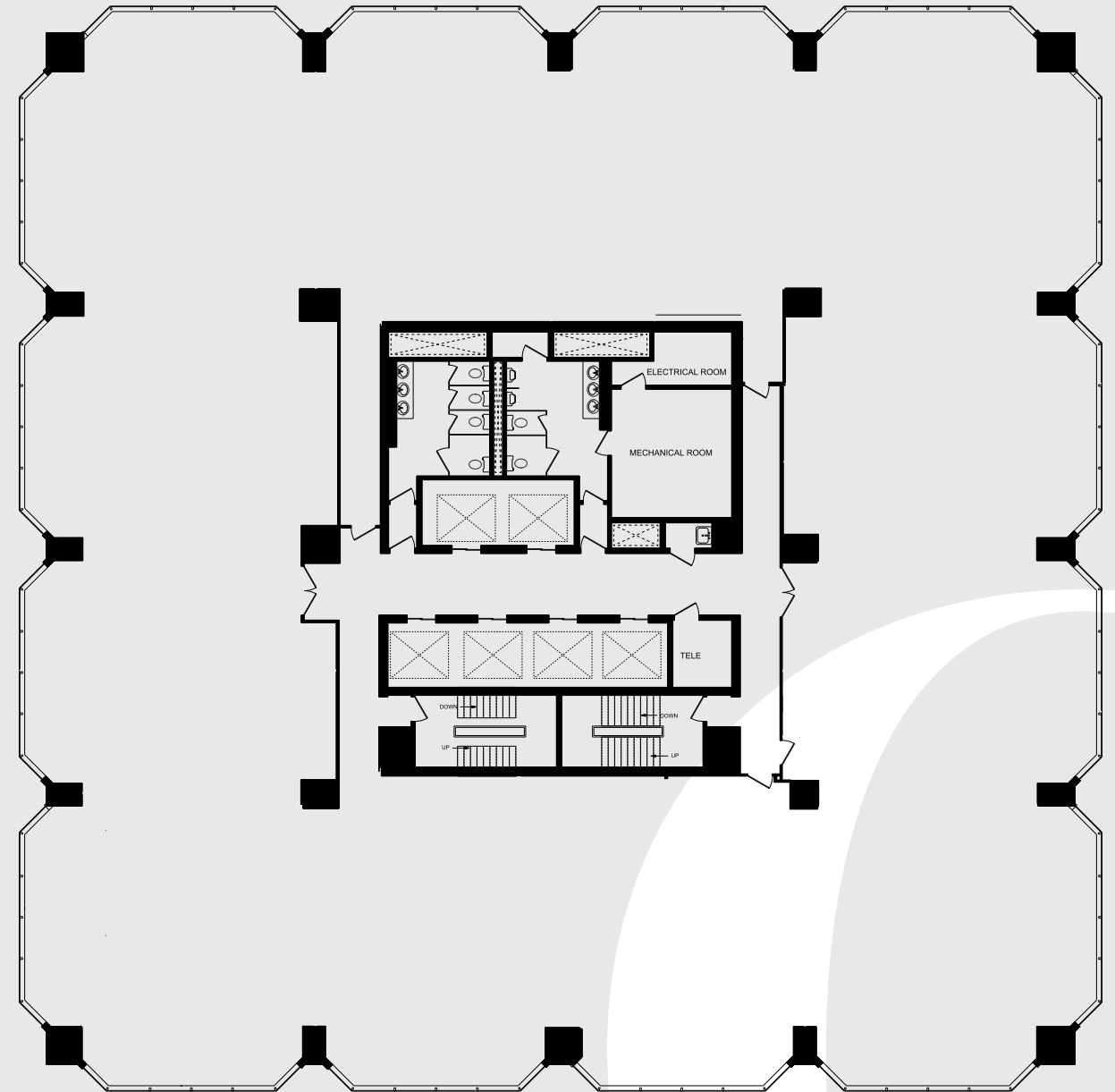
UP TO 173,000 SF AVAILABLE



TYPICAL FLOOR PLATE

16,000 SF

WEST TOWER | 3300 BLOOR ST W



THE EPICENTRE OF INFLUENCE

BLOOR ISLINGTON PLACE

TORONTO SOLIDIFIES ITSELF
AS A POWERHOUSE IN THE
BUSINESS WORLD

NEIGHBOURHOOD DEMOGRAPHICS

The Greater Toronto Area is the heartbeat of Canadian commerce, with Etobicoke in particular, claiming the corporate headquarters of several major Canadian-based companies like Molson Breweries of Canada, Wonder Brands and Sylvania. Within the Bloor Islington Place complex, tenants will find themselves surrounded by a diverse class of industry leaders that include ADP, Meridian Credit Union, RECO and Biogen.

\$73,892

Median Income

530,499

Labor Force

957,188

Total Population

957,188

Total Traffic Count

425,394

Total Households

975,326

Daytime Population

253,257

Office Section

558,015

Education

62%

Employment Rate

41

Median Age



16 MINS
TORONTO PEARSON AIRPORT



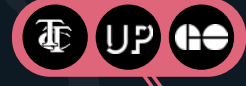
ISLINGTON



12 MINS
CF SHERWAY GARDENS



35 MINS
UNION STATION TORONTO



CONNECTIVITY AT BLOOR ISLINGTON PLACE

At Bloor Islington Place, accessibility takes centre stage, positioning tenants just minutes from major highways and the TTC subway station to offer a swift connection to all corners of Toronto.



Meridian

UNCOVER ALL
THAT BLOOR
ISLINGTON
PLACE HAS
TO OFFER

BLOOR ISLINGTON PLACE



CRAIG TRENHOLM**

Senior Vice President

905 501 6483

craig.trenholm@cushwake.com

FAY GOVEAS**

Vice President

905 501 6482

fay.goveas@cushwake.com

COREY DUNCAN*

Associate Vice President

905 501 6484

corey.duncan@cushwake.com

©2024 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative **Broker