

For Lease

3250-3300

BLOOR STREET W

ETOBICOKE



BE CONNECTED



CUSHMAN &
WAKEFIELD

PROPERTY DETAILS

Size	<div><div><div>3250 Bloor (East Tower) Suite 400: 3,577 sf Suite 1000: 11,157 sf**</div><div>3280 Bloor (Centre Tower) Suite 500: 5,328 sf* Suite 1030: 923 sf* Suite 1080: 2,708 sf Suite 1050: 5,599 sf*** Suite 1100A: 2,945 sf Suite 1200: 7,179 sf** Suite 1202: 1,366 sf</div><div><div>contiguous to 3,631 SF</div><div>contiguous to 8,545 SF</div></div></div><div><div>* available March 1, 2024</div><div>** available April 1, 2024</div><div>*** available July 1, 2024</div></div></div>
Asking Rate	<div><div>3300 Bloor (West Tower) Suite 1200: 15,878 sf</div></div>
Additional Rent	<div><div>3250 Bloor (East Tower) \$24.34 psf (2023)</div><div>3280-3300 Bloor (Centre & West Towers) \$25.15 psf (2023)</div></div>
Parking Rates	<div><div>Parking Ratio - 1 : 1,000 SF</div><div>Unreserved - \$185.00</div><div>Reserved/Valet - \$350.00</div></div>

- Quick access to highways and direct access to TTC transit - subway on the ground level
- On-site amenity centre
- Conference Room Available for Tenants. Presently 36 seats with a total capacity of 60 set up for training desks but configuration can be customized. Rate is \$100 for half day and \$200 for full day. First come first served reservations



NEARBY AMENITIES

- RESTAURANT

1

Tim Hortons

2

Freshii

3

Pizza Pizza

4

A&W

5

Domino's Pizza

6

Mc Donalds

7

Swiss Chalet

8

Mr. Souvalki

9

Subway

10

California Sandwiches

11

Boston Pizza

12

Wild Wing

13

Burger King

14

Wendy's

15

Cora Breakfast

16

Pizza hut

HOTELS

1

Delux Inn

2

Stay Inn Suites

3

Canada's Best Value Inn

4

Super 5 Inn

5

Mississauga Gate Inn

6

Monte Carlo Inn

7

Westlake Boutique Hotel

GAS

1

Esso

2

Husky

3

Petro

4

Shell

GYM

1

Goodlife Fitness

2

Orangetheory Fitness

3

Fit 1 Bootcamp

4

CrossFit Etobicoke

5

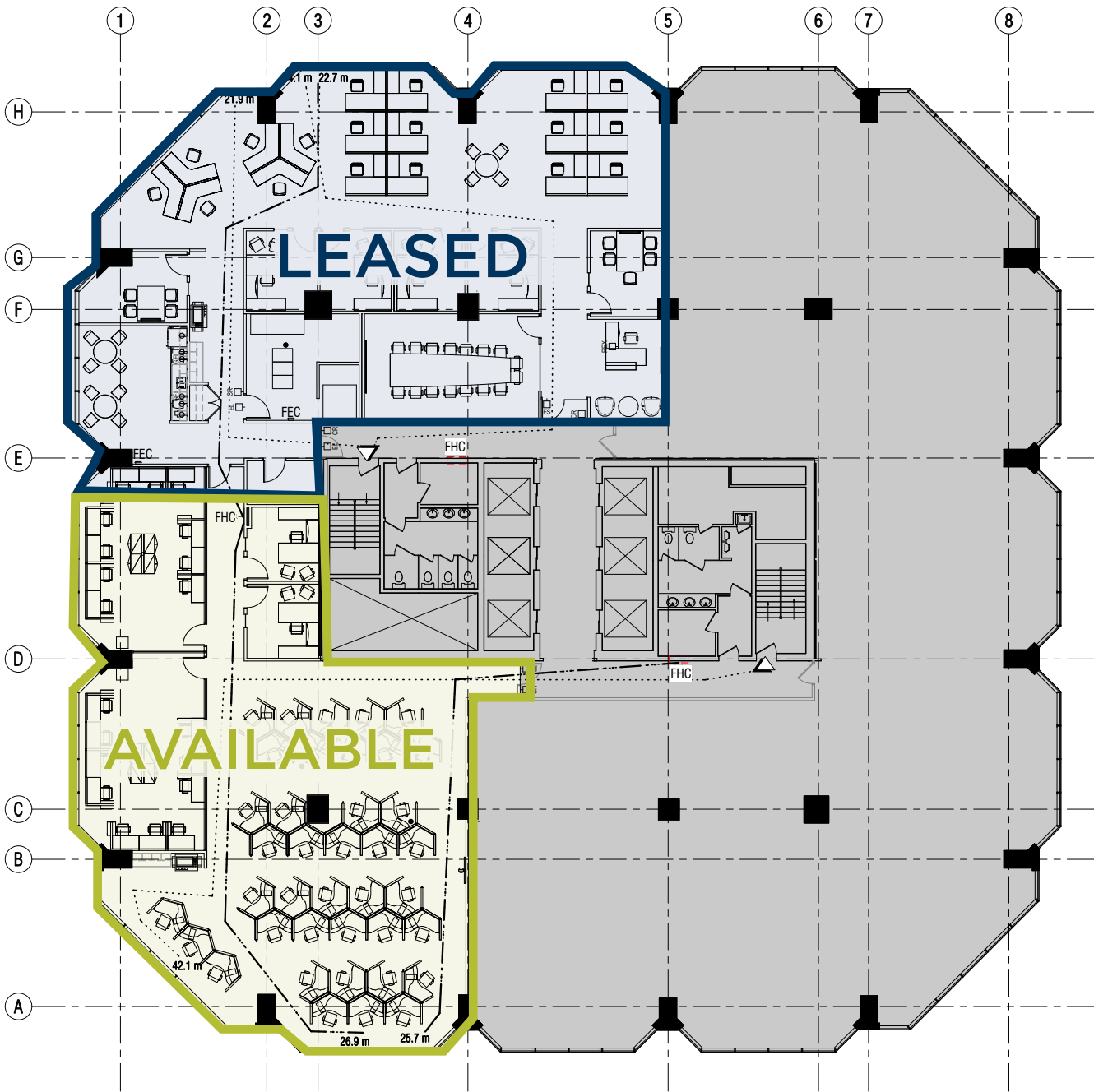
Torque Barbell

6

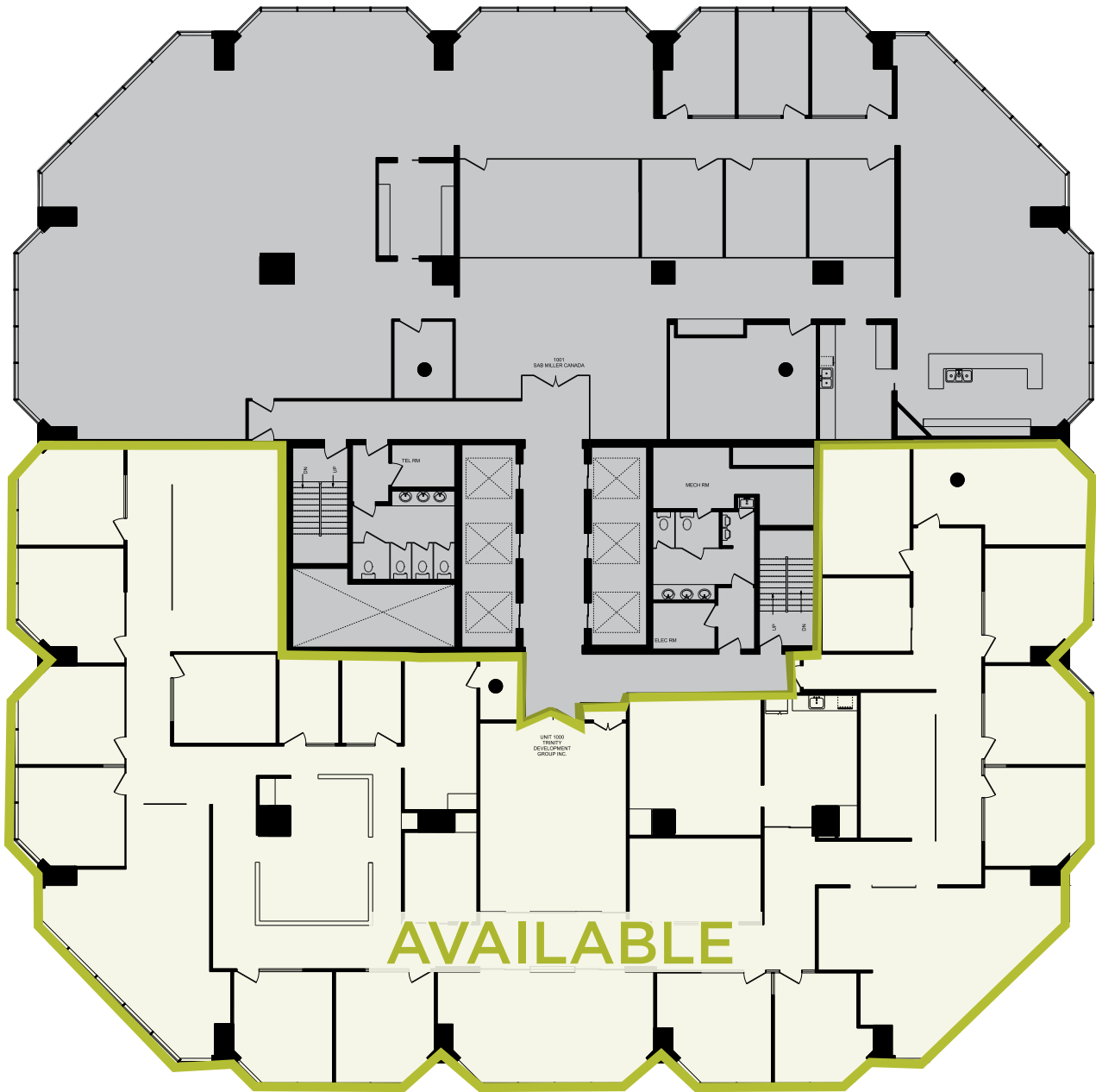
West End Athletic Club



SUITE 400 - 3,577 SF



SUITE 1000 - 11,157 SF



3280 ONSITE AMENITIES

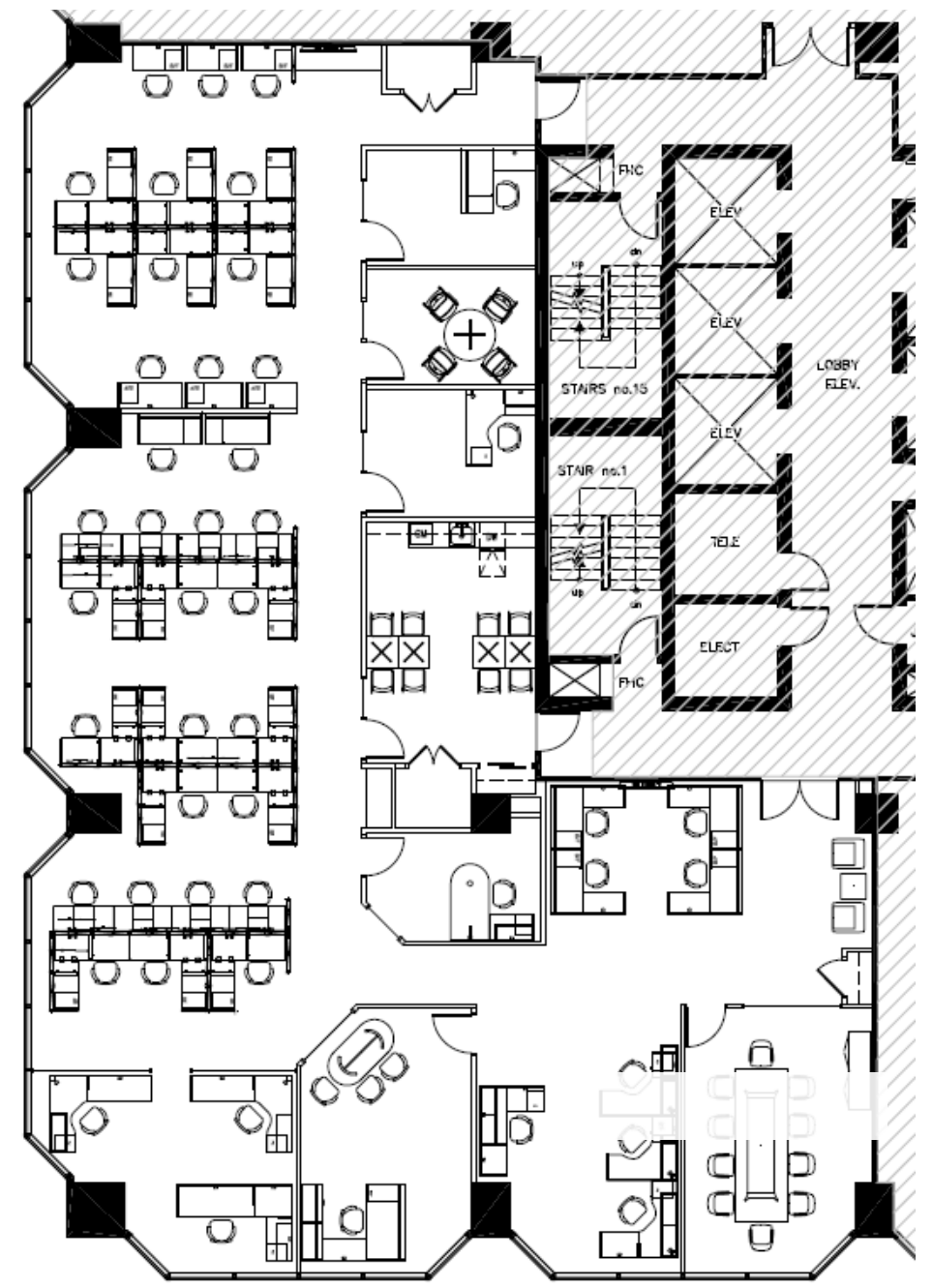
- The Cooperators
- Meridian Credit Union
- Moneysworth & Best (Shoe Repair)
- Bibab Express
- Thai Express
- Ali Baba's
- A&W
- Flair Cleaners
- Service Ontario
- Dr. Martin
- Guardian Pharmacy
- Goodlife Fitness



3280 5th FLOOR PLAN

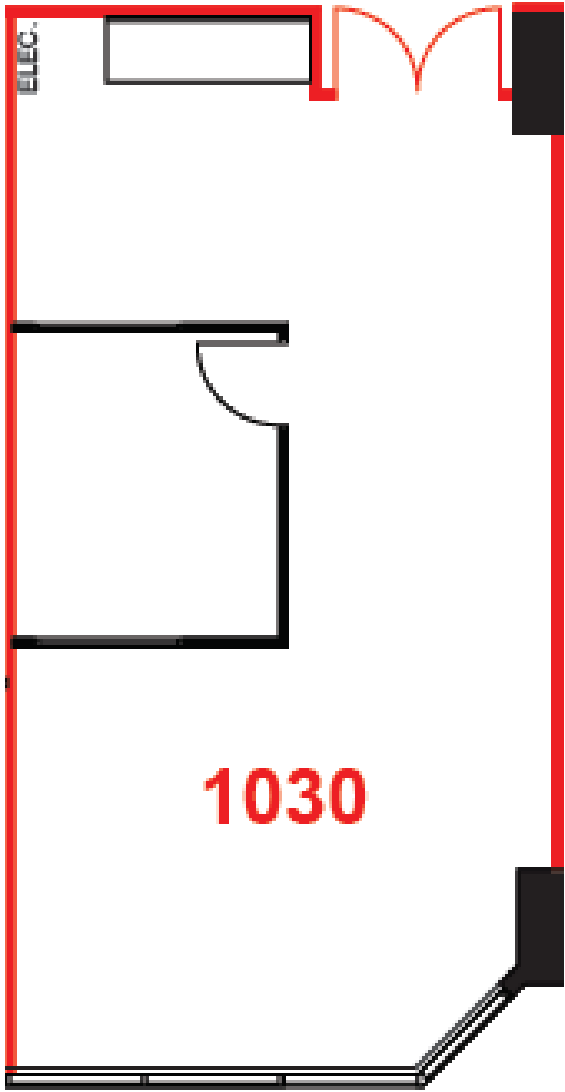


SUITE 500 - 5,328 SF





SUITE 1030- 923 SF

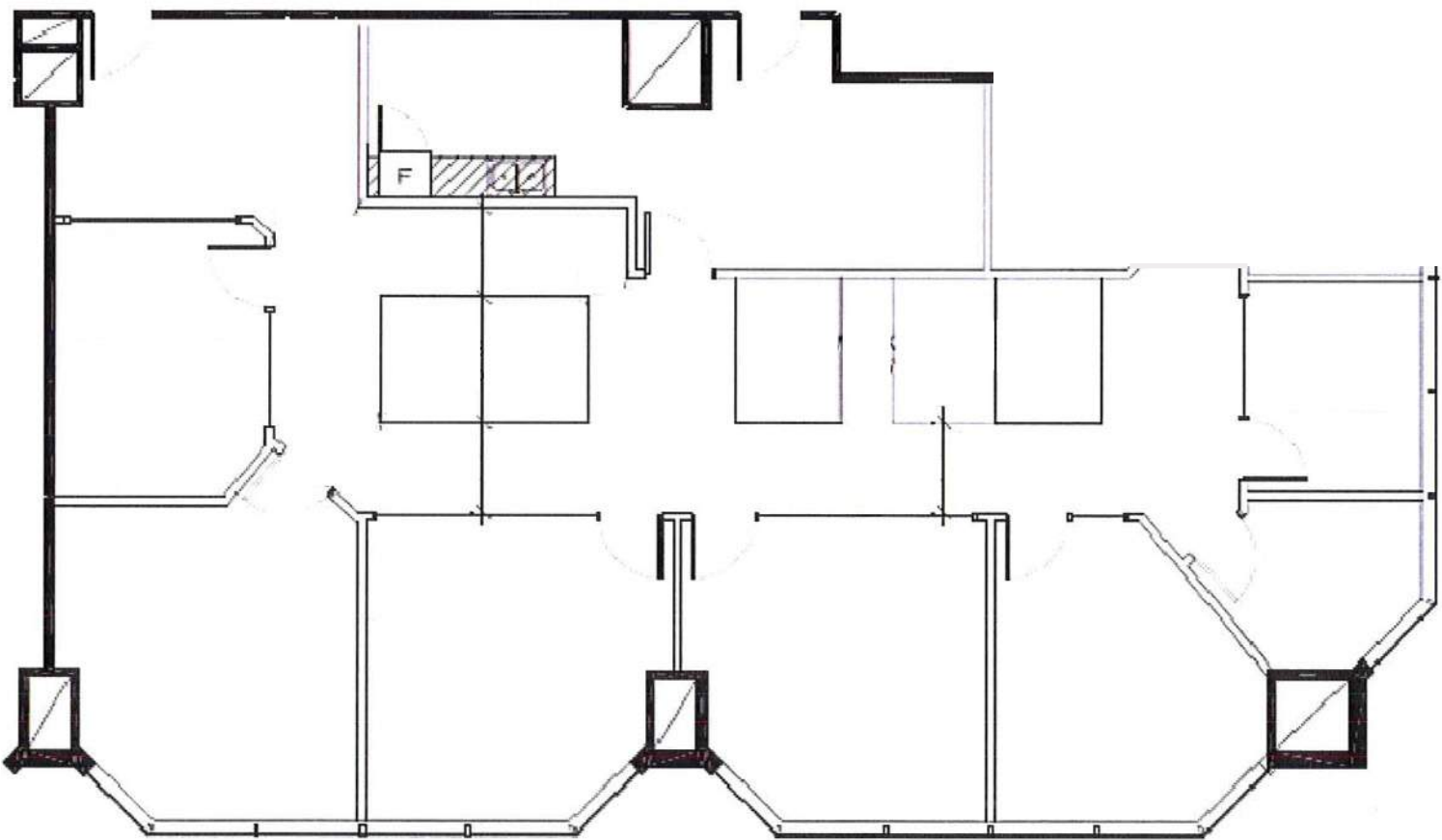


SUITE 1050- 5,599 SF

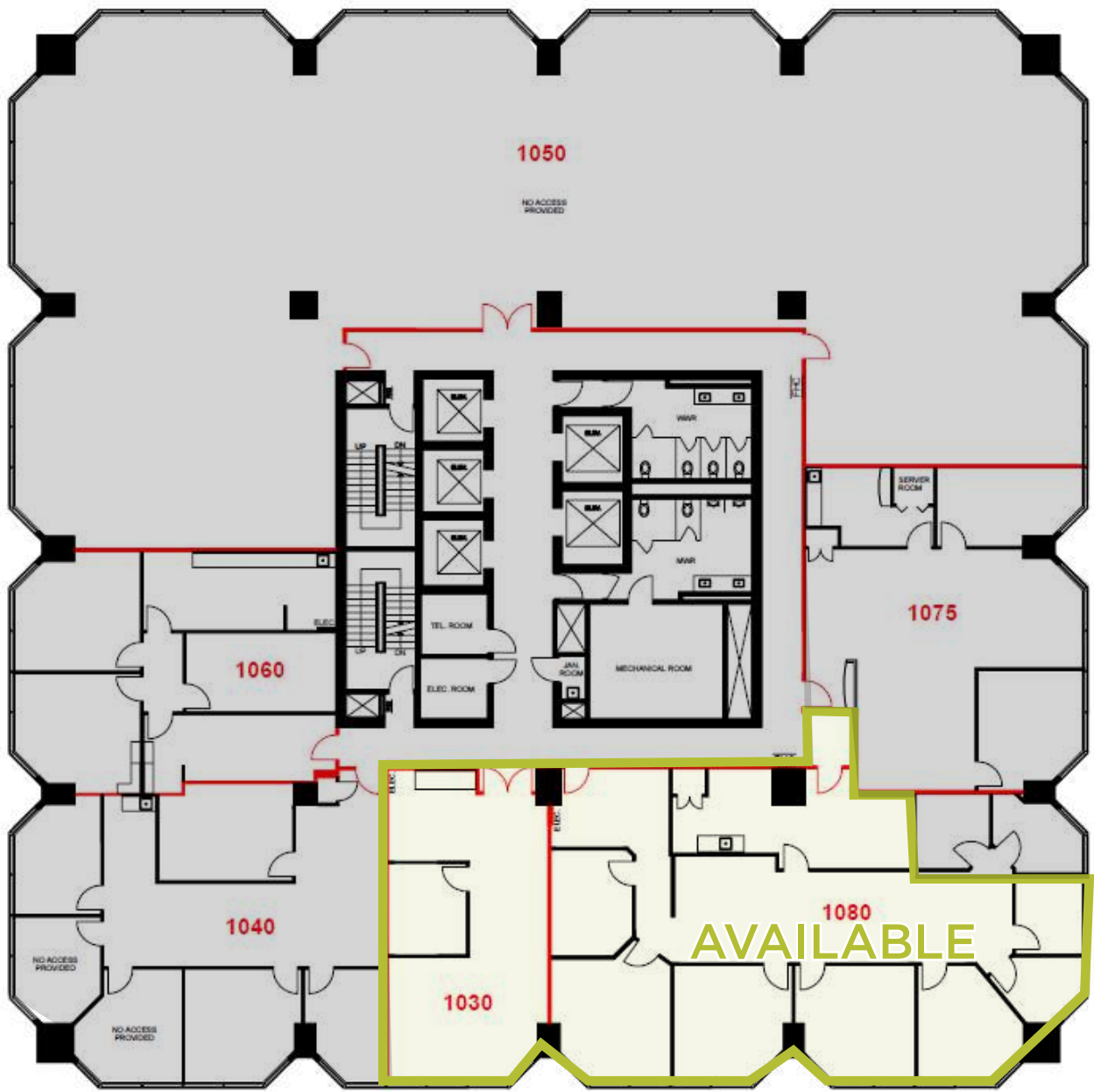




SUITE 1080 - 2,708 SF

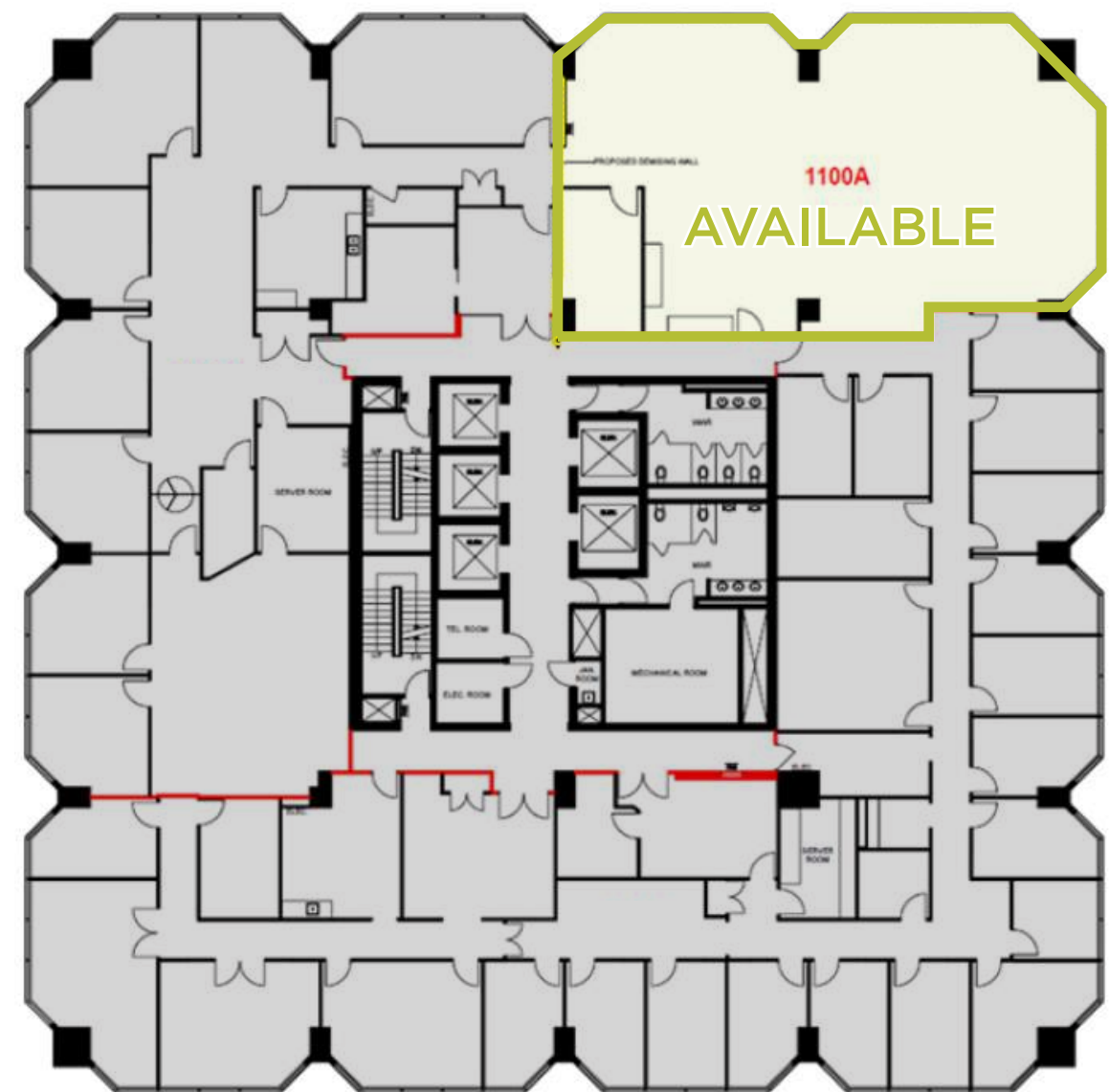


10TH FLOOR - 3,631 SF

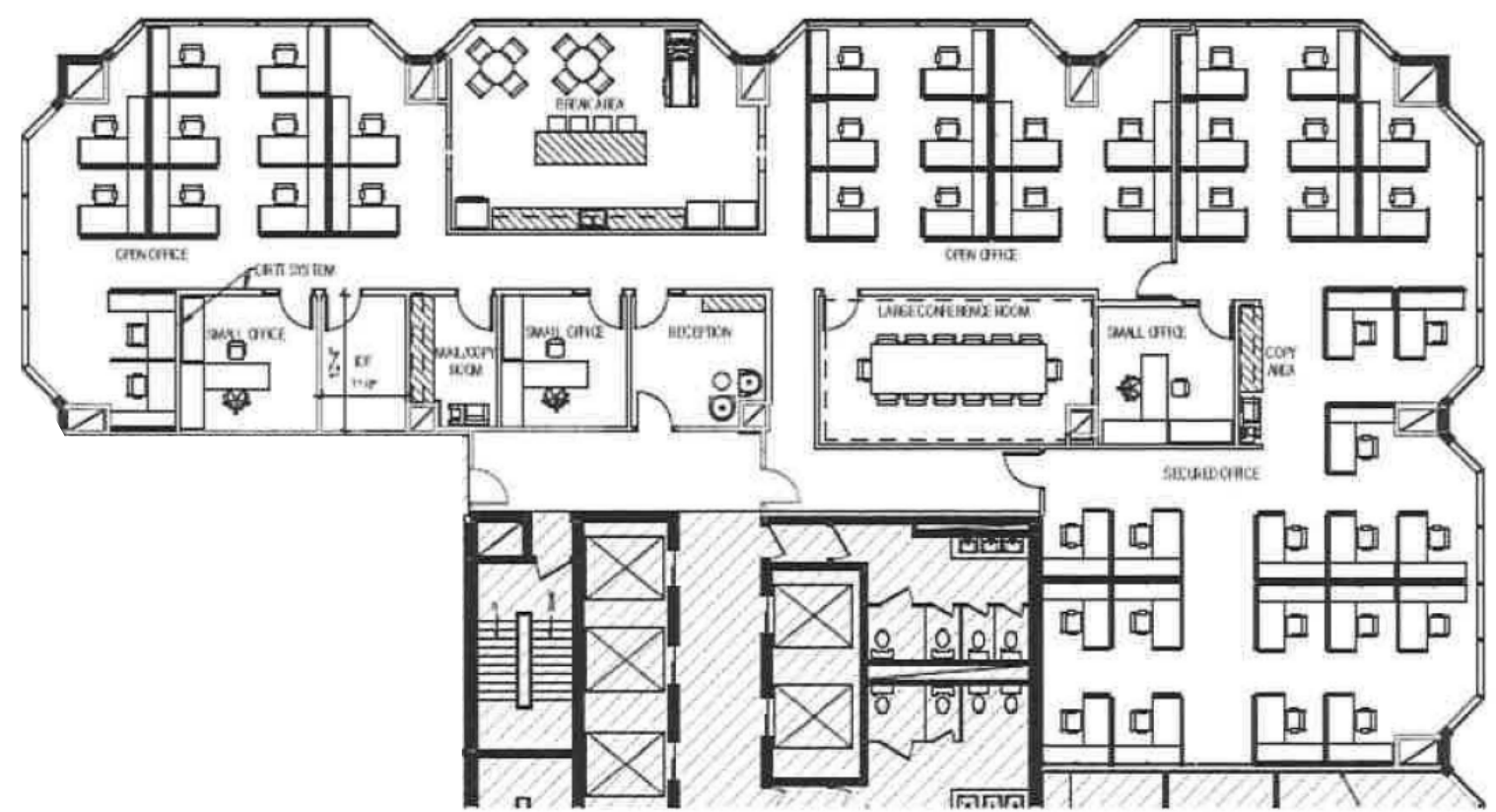




SUITE 1100A - 2,945 SF

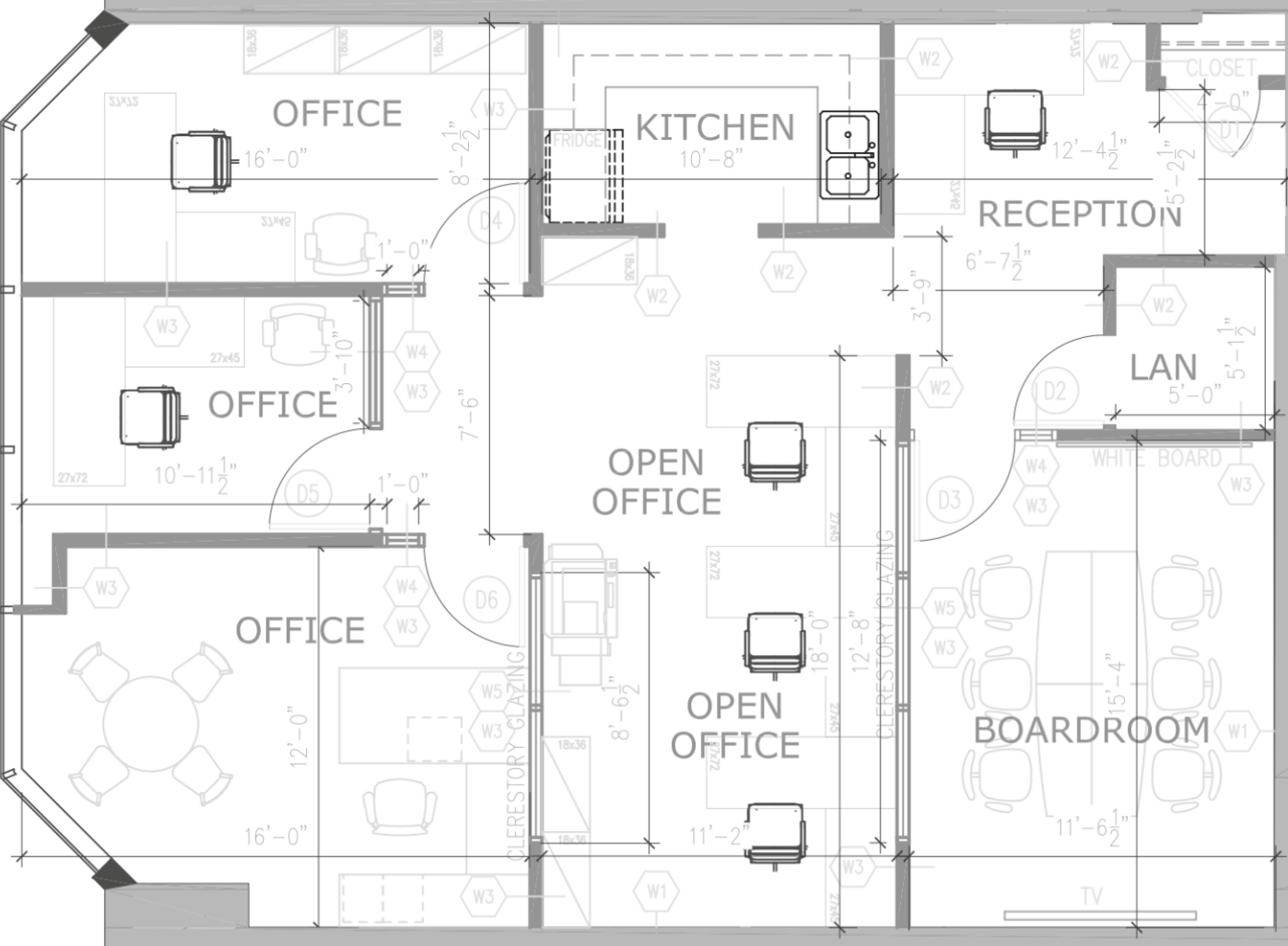


SUITE 1200 - 7,179 SF





SUITE 1202 - 1,366 SF



12TH FLOOR - 8,545 SF

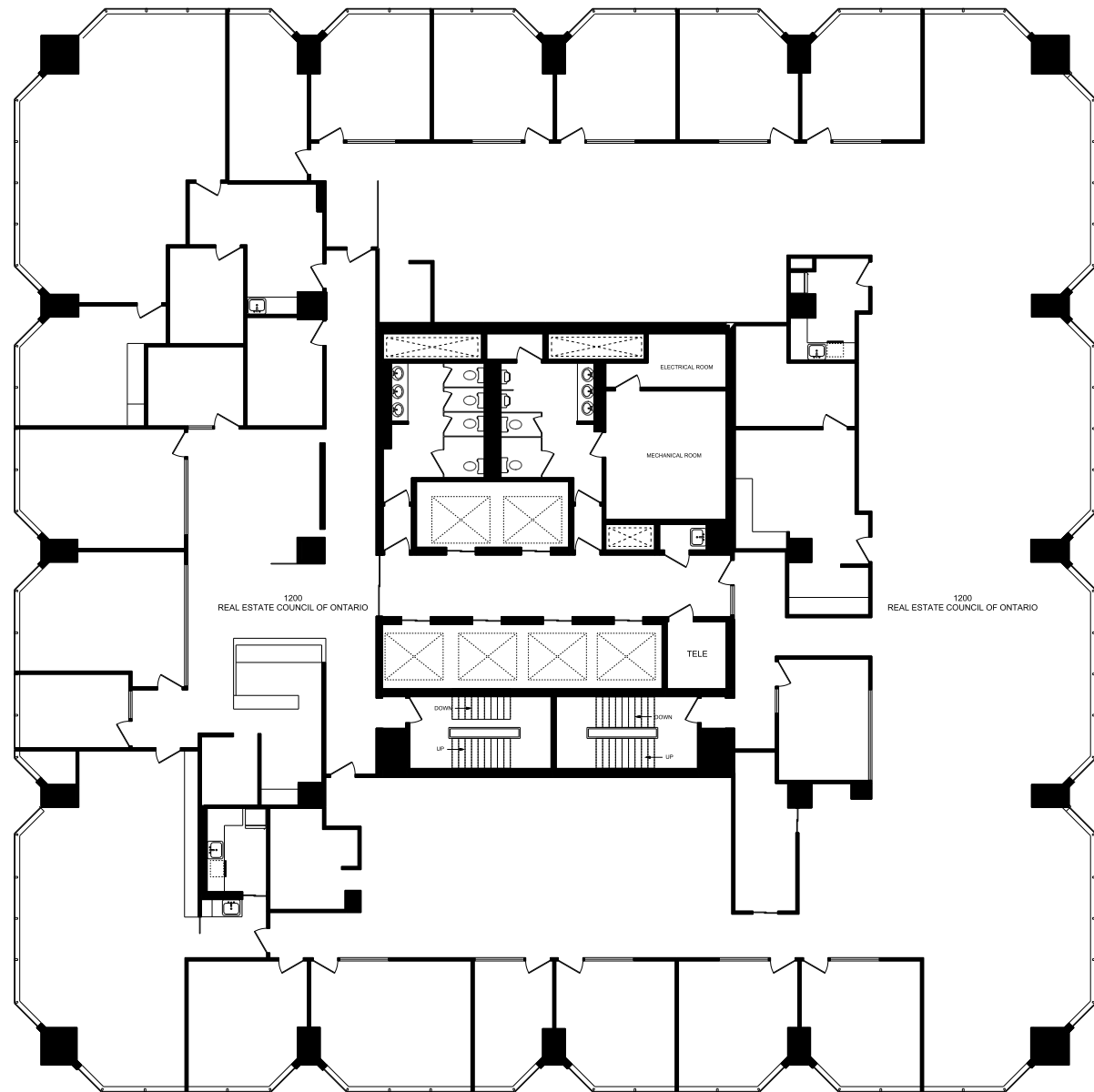


12th

FLOOR PLAN



12TH FLOOR - 15,878 SF



DEMOGRAPHICS



MEDIAN INCOME
\$73,892
10km radius



EDUCATION
558,015 (58.3%)
10km radius



LABOUR FORCE
530,499
10km radius



EMPLOYMENT
62%
10km radius



TOTAL POPULATION
957,188
10km radius



MEDIAN AGE
41 YEARS
10km radius



TOTAL TRAFFIC COUNT
1,020,089 Cars Daily
2km radius



TOTAL HOUSEHOLDS
425,394
10km radius



DAYTIME POPULATION
975,326
10km radius



OFFICE SECTOR
253,357 (48%)
10km radius



TRANSIT & PROXIMITY



BLOOR ISLINGTON PLACE

DOWNTOWN TORONTO



18 BANKS
in 2km radius



04 GAS STATIONS
in 2km radius



39 RESTAURANTS
in 2km radius



4 FITNESS CENTRES
in 2km radius

▶ TRANSIT INFO



GO TRANSIT



TTC SUBWAY

BE
CONNECTED



CRAIG TRENHOLM **
Senior Vice President
905 501 6411
craig.trenholm@cushwake.com

FAY GOVEAS**
Vice President
905 501 6482
fay.goveas@cushwake.com

COREY DUNCAN*
Senior Associate
905 501 6484
corey.duncan@cushwake.com

Cushman & Wakefield ULC, Brokerage
1 Prologis Boulevard, Suite 300
Mississauga, ON L5W 0G2

905 568 9500
cushmanwakefield.com

No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals. *Sales Representative