

# 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 430** 2,500 SF Available 11/01/2025

**Suite 900** 8,393 SF

**Suite 1000** 11,157 SF

**AMENITY SUITE**

**Suite 405** 3,432 SF

**CENTRE TOWER | 3280 BLOOR ST W**

**Suite 320** 4,009 SF Available 11/01/2024

**Suite 810** 4,413 SF Available 11/30/2026

**Suite 1050** 5,599 SF

**Suite 1150** 2,945 SF Model Suite - to be completed Q1, 2025

**Suite 1200** 7,179 SF

**WEST TOWER | 3300 BLOOR ST W**

173,000 SF

**Suite 620** 3,194 SF Available 3/01/2025

**Suite 630** 1,762 SF Available 4/30/2025

**Suite 680** 2,365 SF Available 7/31/2025

**ASKING RATE**

\$23.50 PSF (Year 1)

**ADDITIONAL RENT**

**EAST TOWER | 3250 BLOOR ST W**

\$25.09 PSF (2024)

**CENTRE 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.





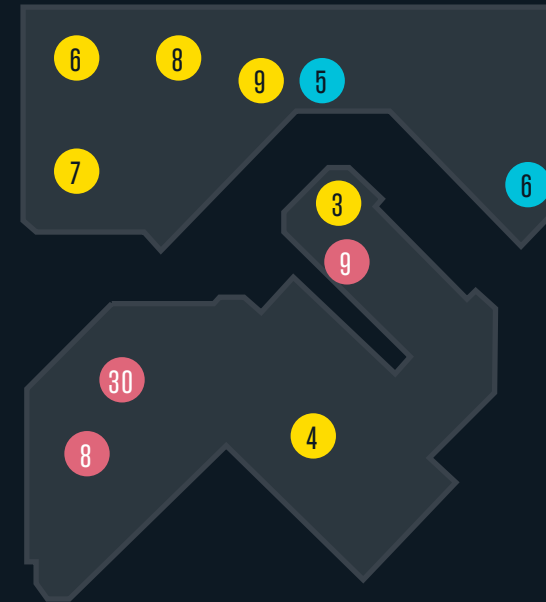
## CONVENIENTLY LOCATED

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 Sobey's 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** ≡

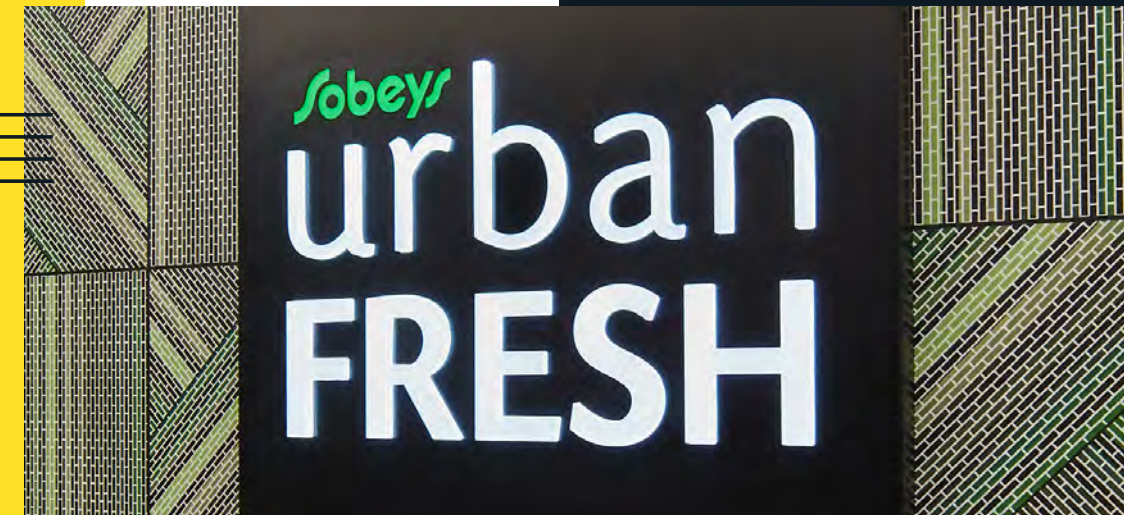
JOIN A BRAINSTORMING  
SESSION IN THE  
CONFERENCE ROOM



**7PM** ≡

STOP BY SOBEYS FOR  
GROCERIES BEFORE  
HEADING HOME

**sobeys**  
**urban**  
**FRESH**



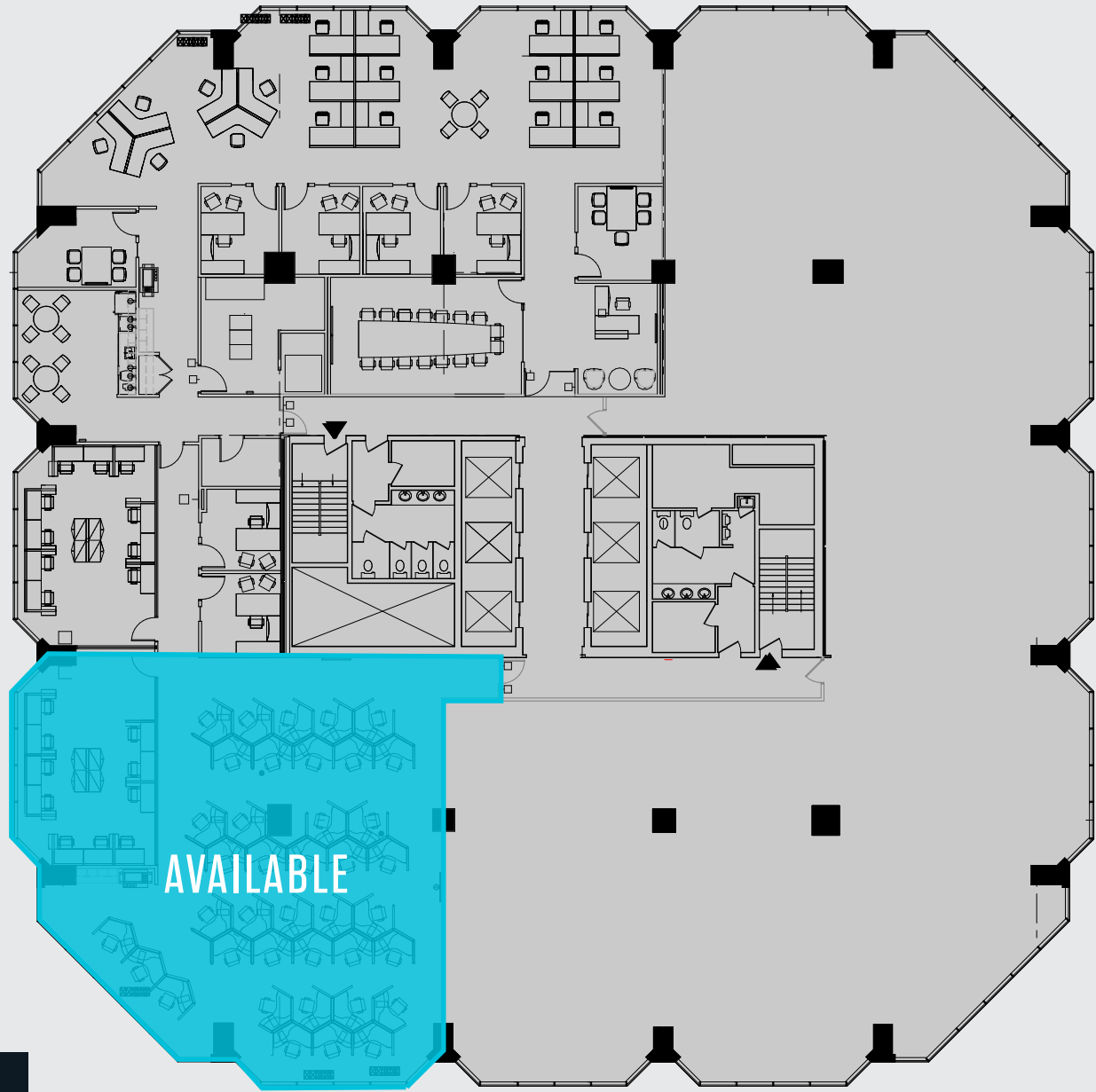


SUITE 405

# 3,432 SF

CONFERENCE CENTRE  
AMENITY

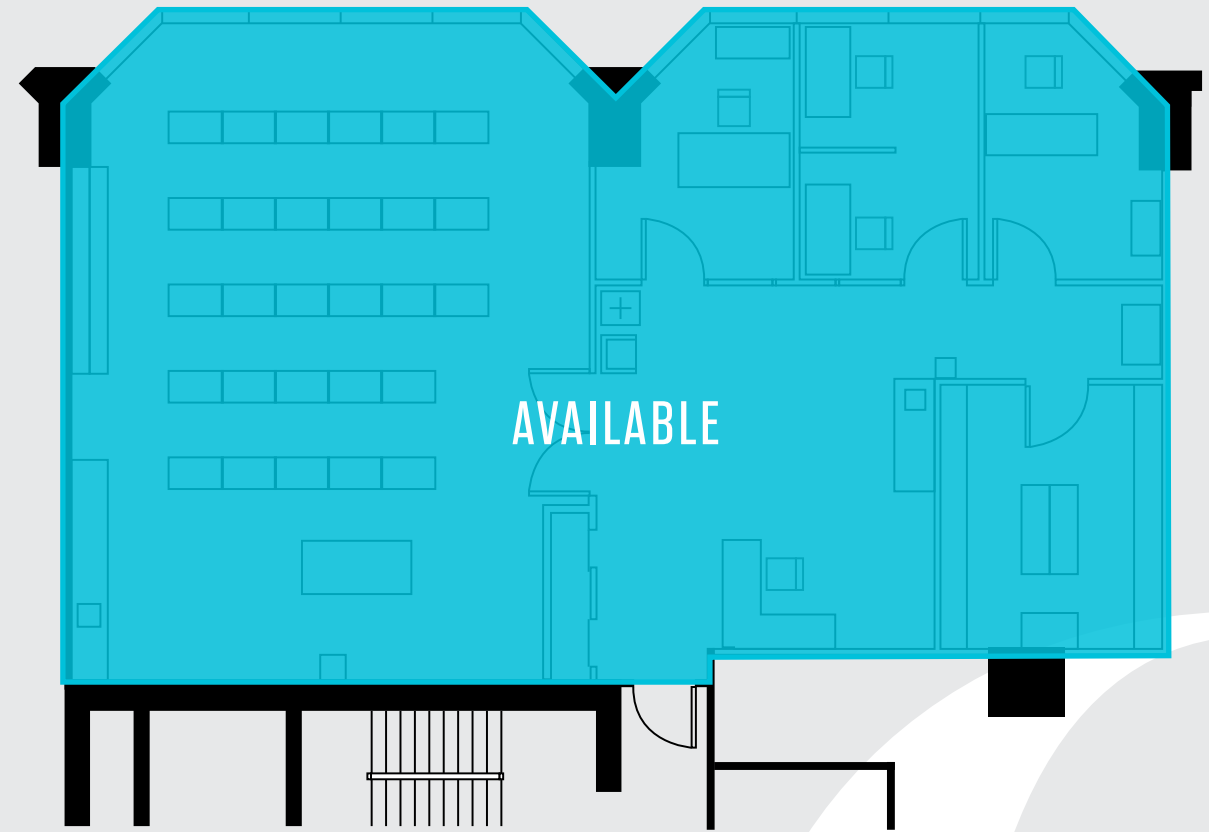
EAST TOWER | 3250 BLOOR ST W



SUITE 430

# 2,500 SF

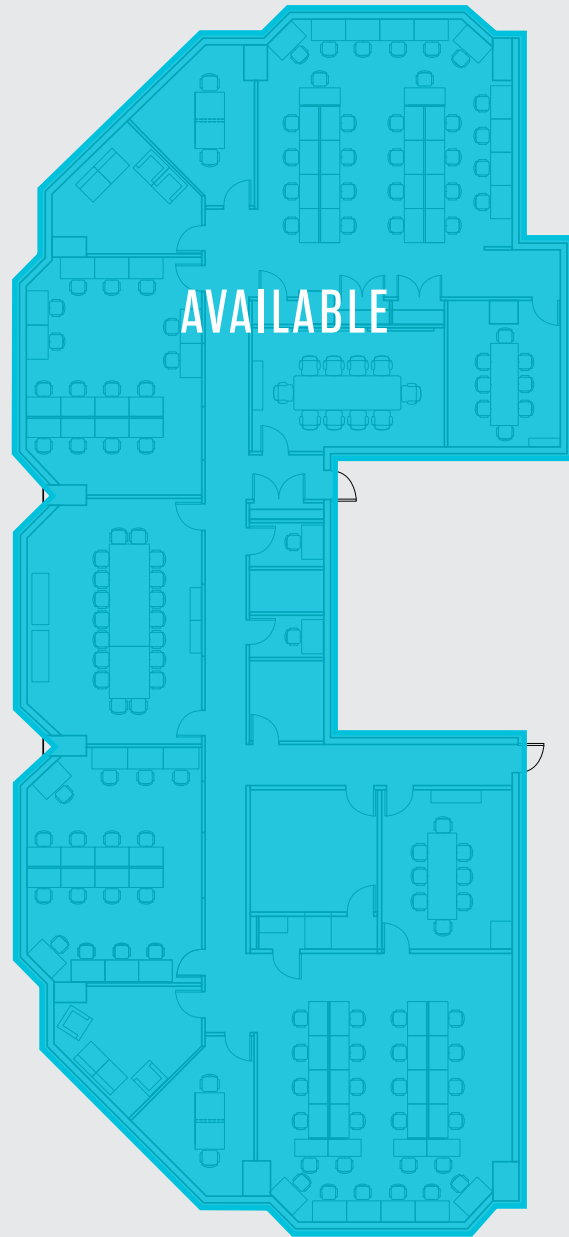
EAST TOWER | 3250 BLOOR ST W



SUITE 900

# 3,432 SF

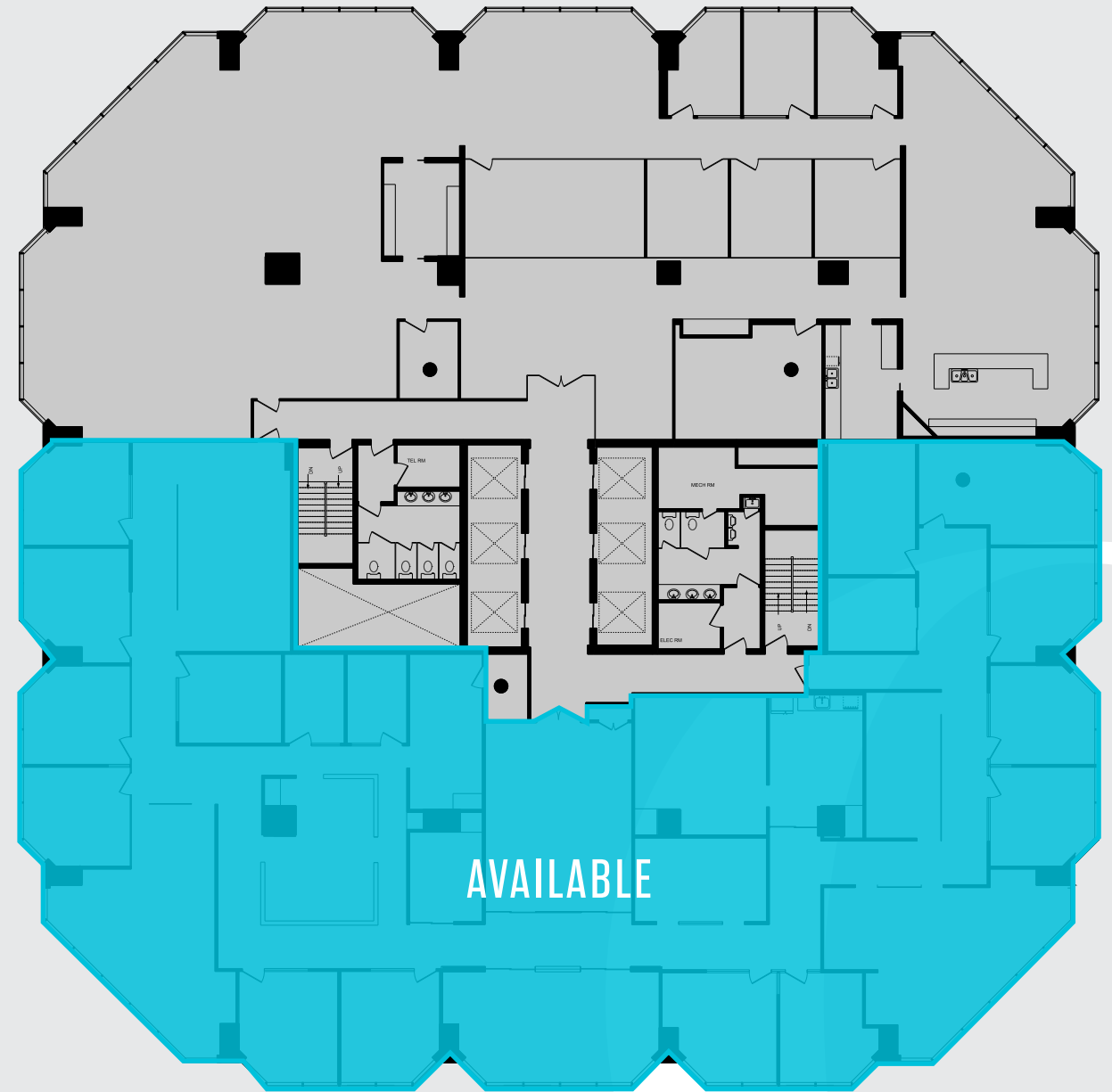
EAST TOWER | 3250 BLOOR ST W



SUITE 1000

# 11,157 SF

EAST TOWER | 3250 BLOOR ST W



SUITE 1050

# 5,599 SF

CENTRE TOWER | 3280 BLOOR ST W



SUITE 1150

# 2,945 SF

MODEL SUITE  
Q1 2025

CENTRE TOWER | 3280 BLOOR ST W





SUITE 620

# 3,194 SF

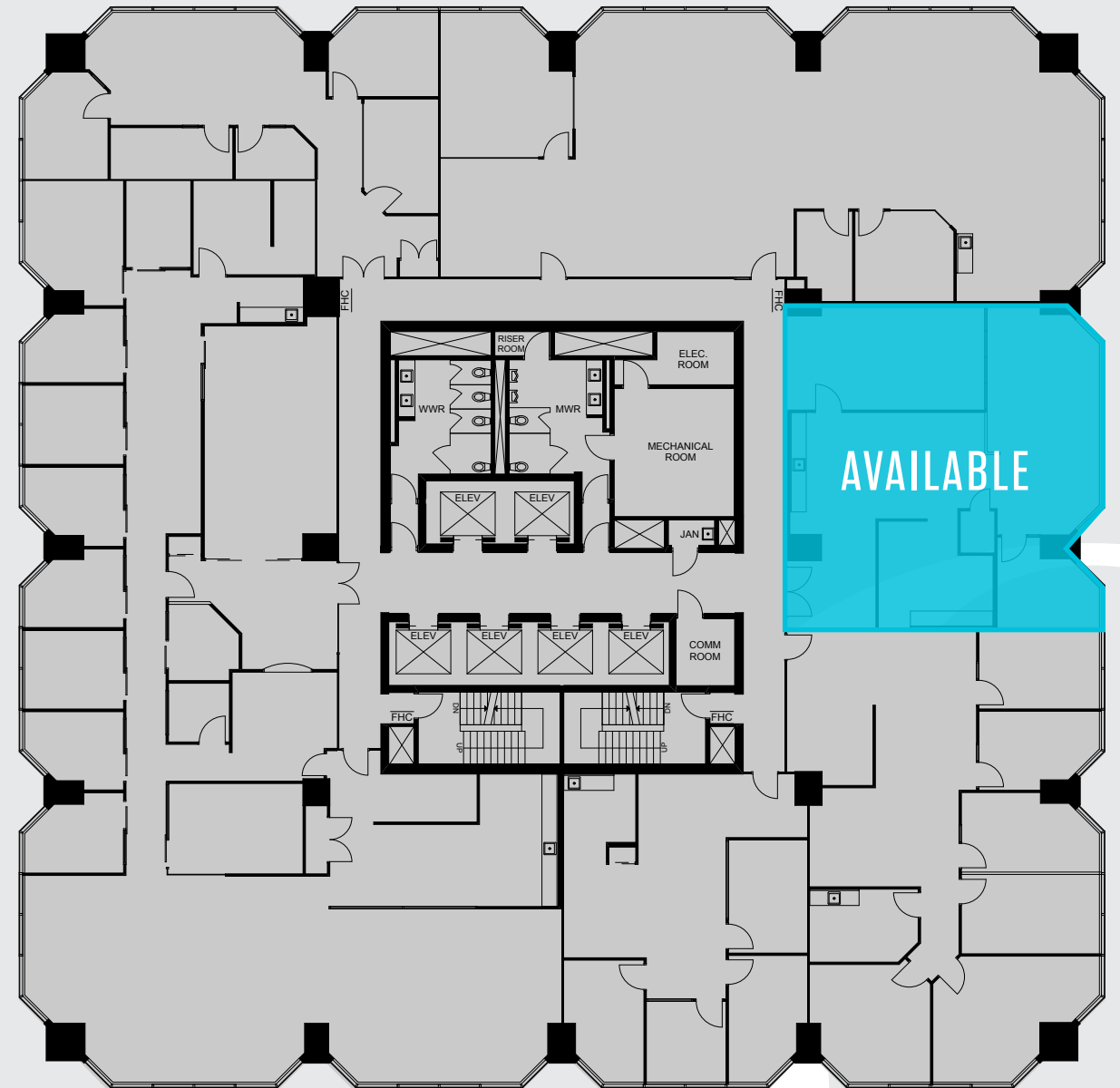
WEST TOWER | 3800 BLOOR ST W



SUITE 630

# 1,762 SF

WEST TOWER | 3800 BLOOR ST W





SUITE 680

# 2,365 SF

WEST TOWER | 3800 BLOOR ST W



AVAILABLE

SUITE 1200

# 7,179 SF

CENTRE TOWER | 3280 BLOOR ST W

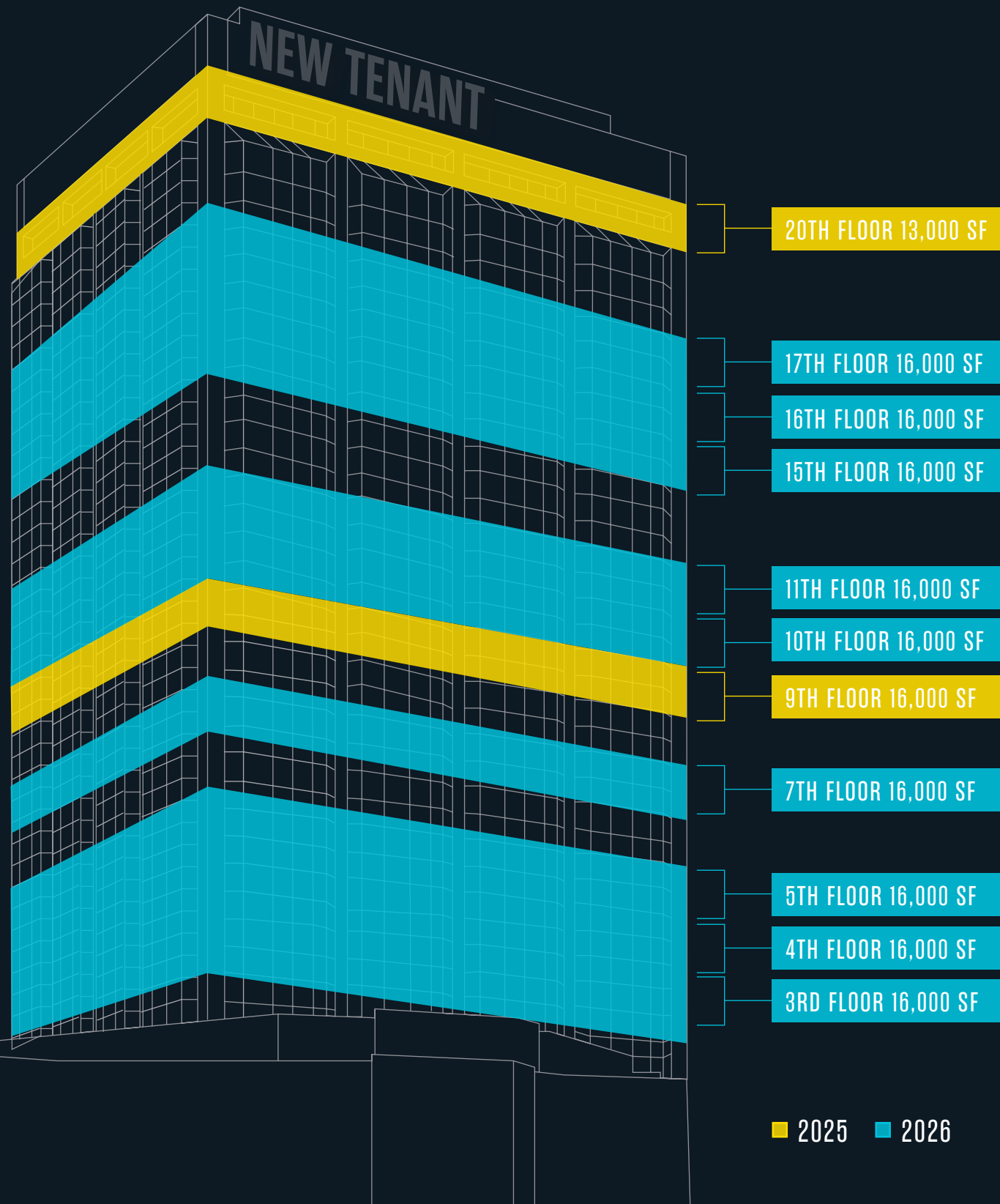


AVAILABLE



# LARGE BLOCK AVAILABILITY PLAN

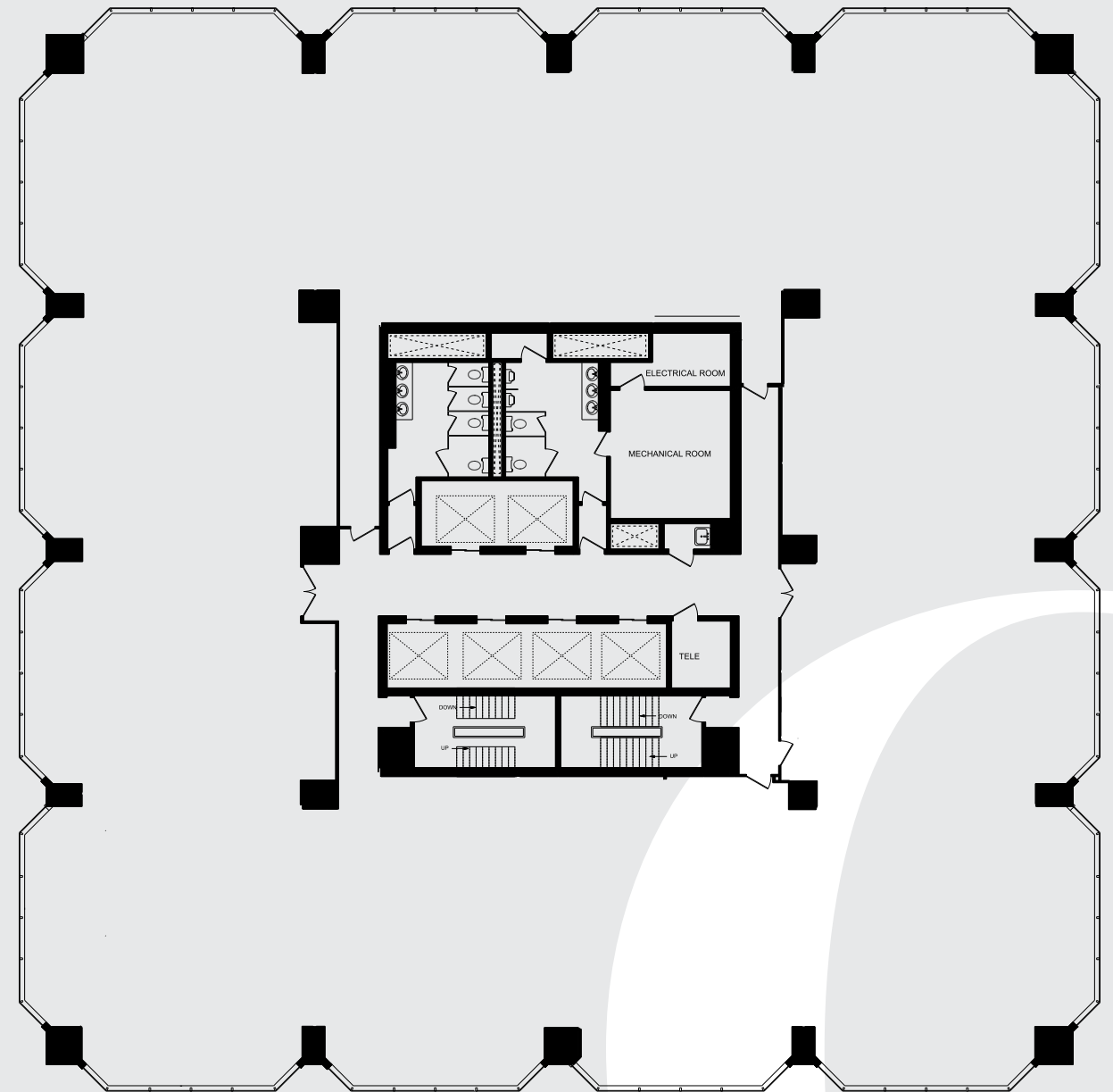
UP TO 173,000 SF AVAILABLE



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



YORKDALE

YORK MILLS

LAWRENCE W

LAWRENCE

EGLINTON W

EGLINTON

DAVISVILLE

SUMMERHILL

DUPONT

ST GEORGE

COLLEGE

KIPLING

JANE

CHRISTIE

GARDINER EXPY

ALDERWOOD

ETOBICOKE

WESTON

MAPLE LEAF

YORKDALE

NORTH TORONTO

YORK

ROSEDALE

ROCKWOOD VILLAGE

THE JUNCTION

BLOOR WEST VILLAGE

PARKDALE

TRINITY BELLWOODS

LIBERTY VILLAGE

DISTILLERY DISTRICT

DON VALLEY PKWY

MISSISSAUGA VALLEY

DIXIE

LAKEVIEW

COOKSVILLE

### 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.



**35 MINS**  
UNION STATION TORONTO







Meridian

UNCOVER ALL  
THAT BLOOR  
ISLINGTON  
PLACE HAS  
TO OFFER



# BLOOR ISLINGTON PLACE



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