

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	7886	October 1, 2024
304	1,846	Immediate
700	2,966	Immediate
701	2,727	
702	6,517	
703	5,130	
1007	10,182	October 1, 2024
1200	6,661	
1201	3,996	
1202	6,214	Immediate
1300	17,071	Immediate
1400*	17,417	Immediate
1500*	17,415	Immediate
1600*	17,409	Immediate
1700*	17,418	Immediate

Model Suites

LEASED

LEASED

LEASED

LEASED

69,659 SF

Contiguous

NORTH TOWER AVAILABILITY

Suite	SF	Availability
602	7,696	Immediate
603	3,832	Immediate
900	10,285	Immediate
1000	21,620	Immediate
1100*	21,620	Immediate
1200*	21,614	Immediate
1302	5,351	Immediate
1316	4,778	
1400	21,630	November 1, 2024

43,234 SF

Contiguous

NET RENT

Call Listing Agent

CAM

\$18.06 PSF (2024 Est.)

TAX

\$8.59 PSF (2024 Est.)

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

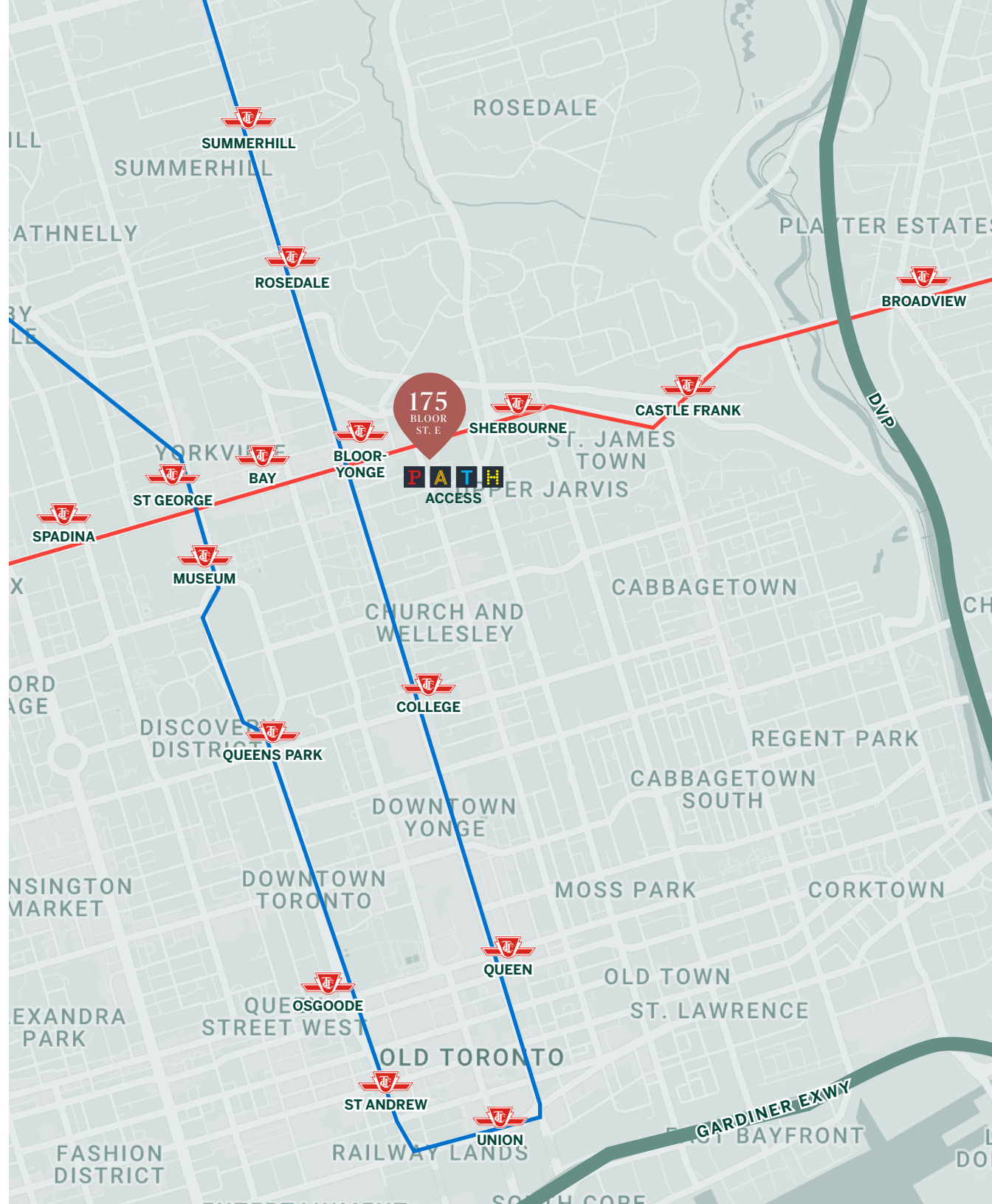
TTC

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

RESTAURANT & CAFE

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

HEALTH & FITNESS

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

TRANSIT

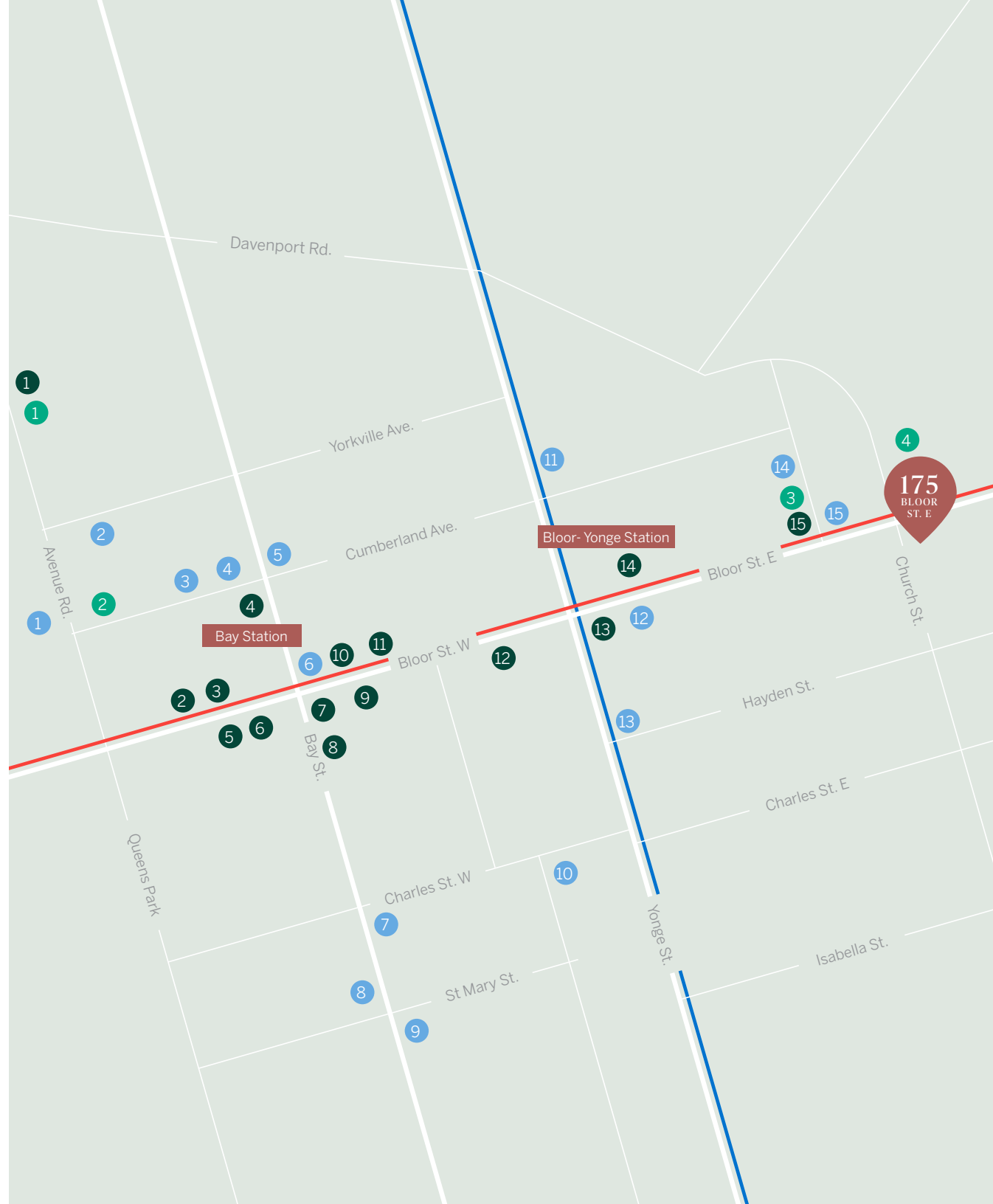
 Yonge–University Subway

 Bloor–Danforth Subway

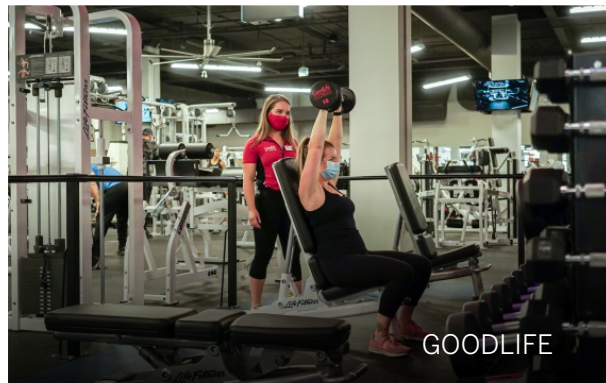
 **Walk Score** | 98

 **Transit Score** | 90

 **Bike Score** | 95



Neighbourhood Features



175 Bloor St. East - South Tower



Suite 300, 7,886 sf
Suite 304 - 1,846 sf

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

BLOOR STREET

Suite 700 - 2,996 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

Suite 701 - 2,727 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 702 - 6,517 SF

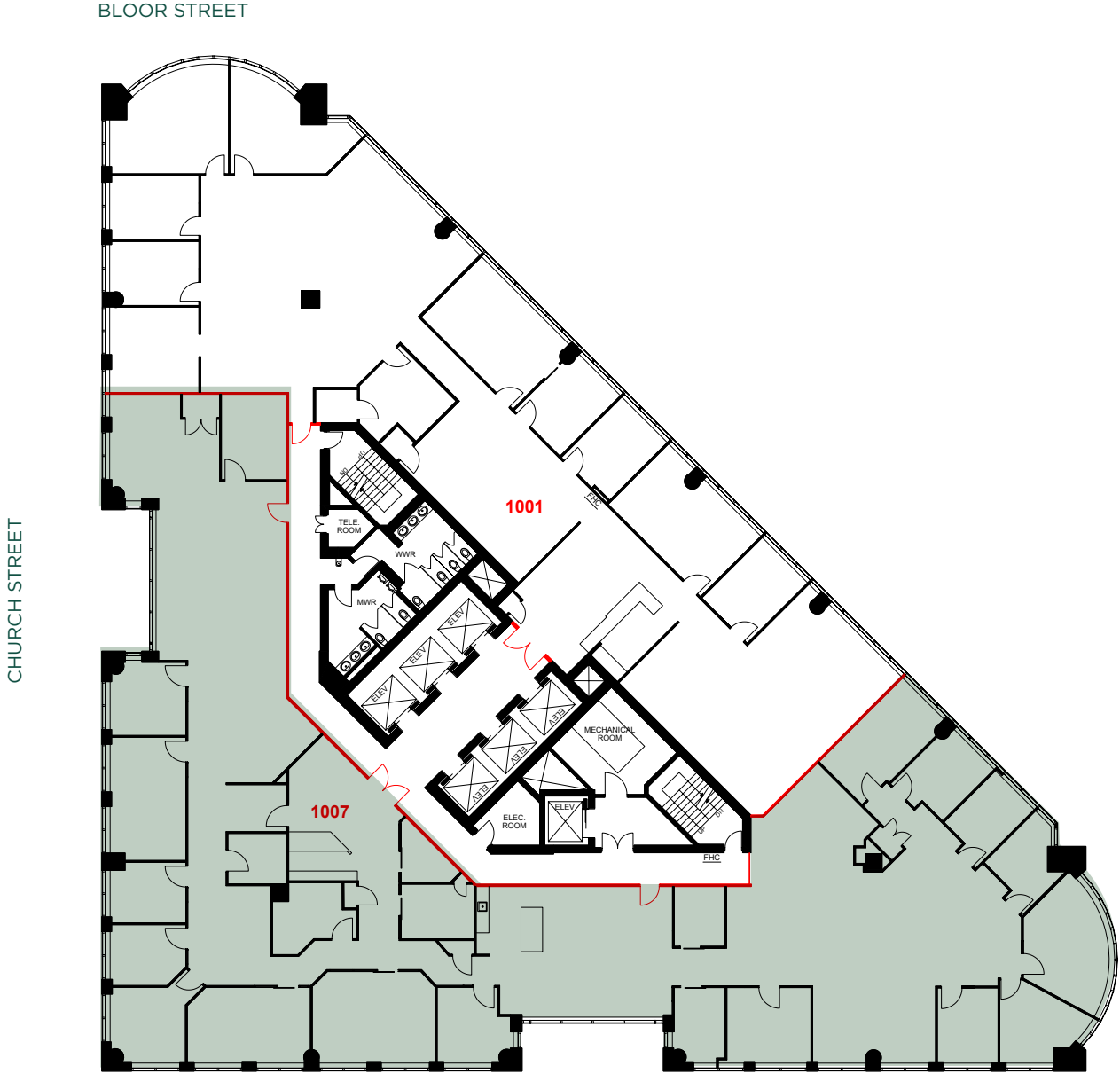
Space Type	Qty
Workstation	24
Executive Office #1	2
Executive Office #2	1
Office	2
Boardroom	1
Small Meeting Room	2
Medium Mtg. Room	1
Kitchen/Lounge	1
Copy Area	1
Total Open Collab	1
Reception Area	1
Waiting Area	1

CHURCH STREET



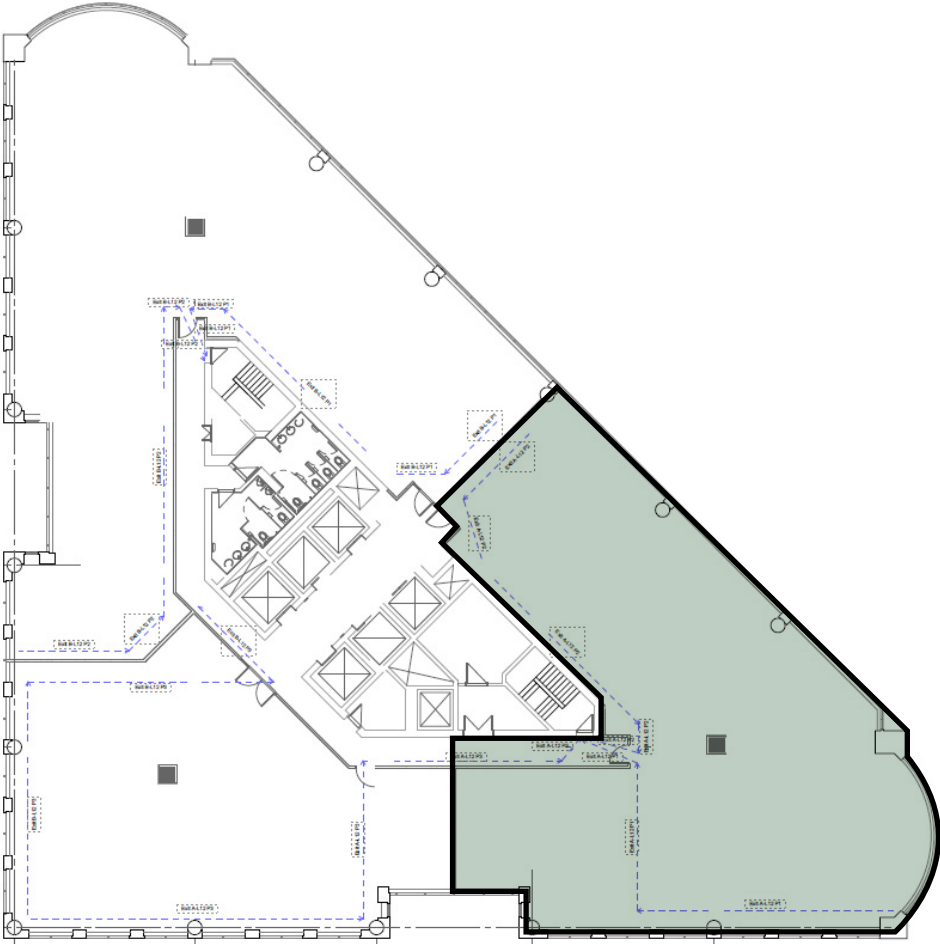
7th floor model suites ranging from 2,727 sf - 6,517 sf

175 Bloor St. East - South Tower

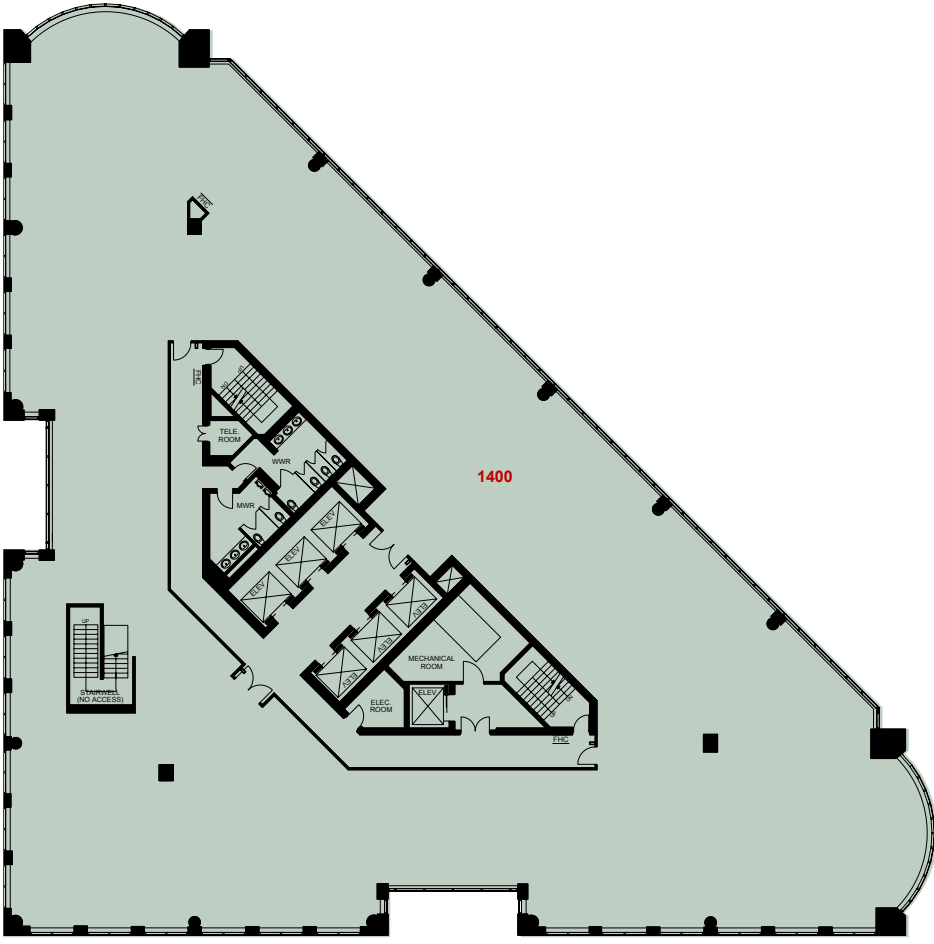


Suite 1007 - 10,182 sf

175 Bloor St. East - South Tower

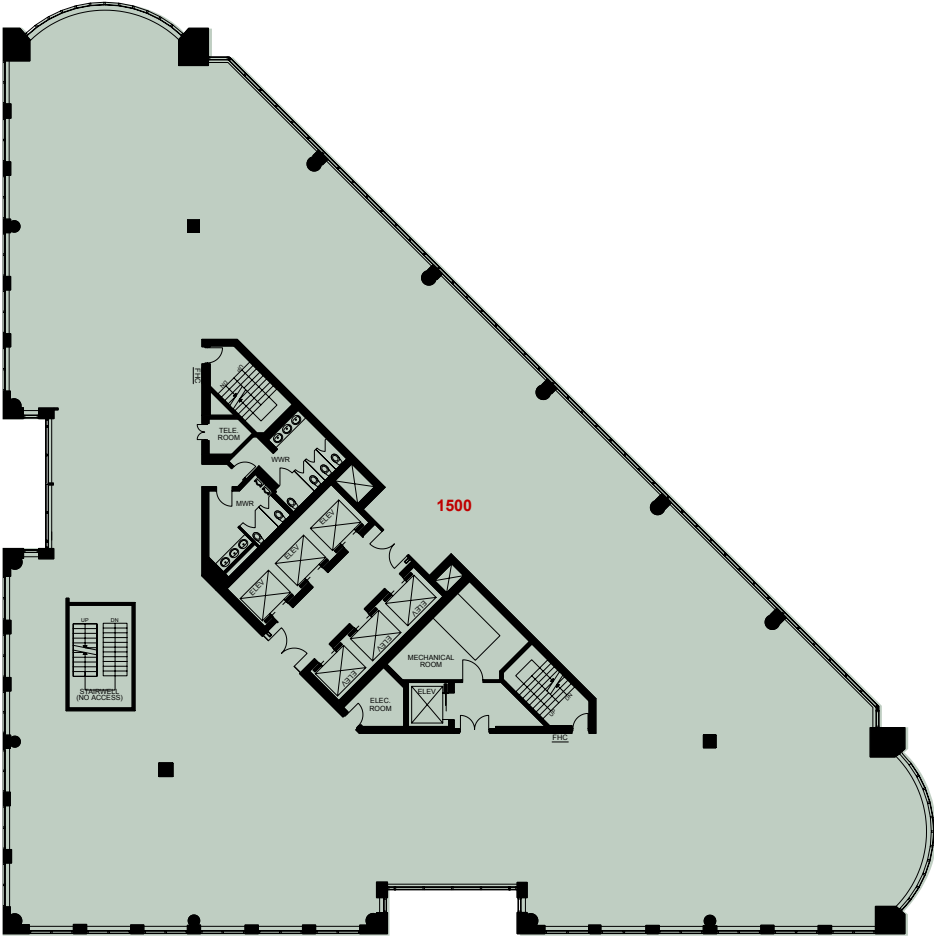


12th Floor - 6,214 sf

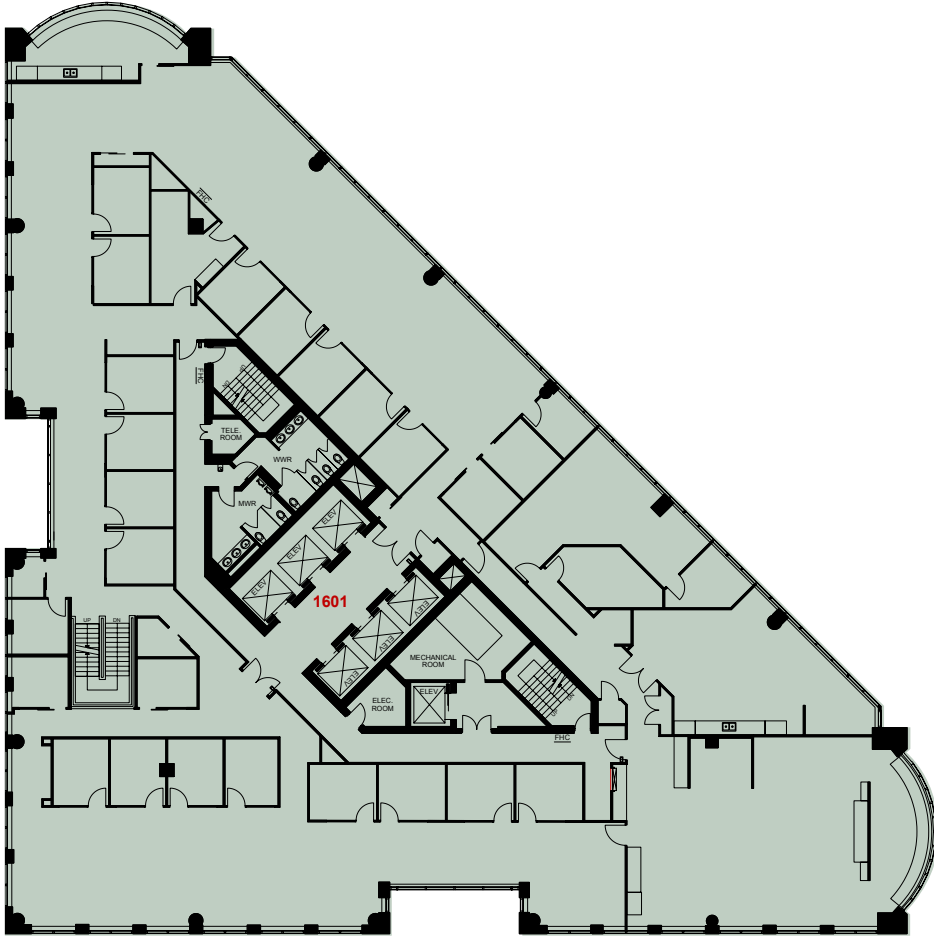


14th Floor - 17,417 sf

175 Bloor St. East - South Tower

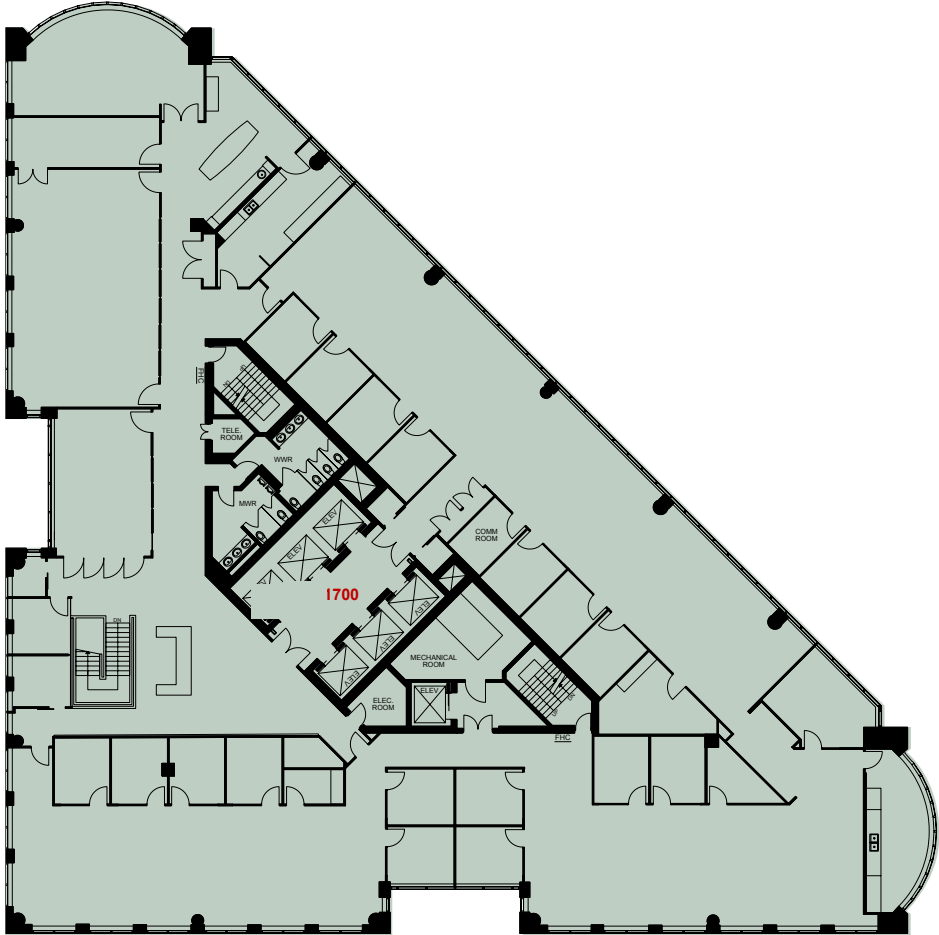


15th Floor - 17,415 sf



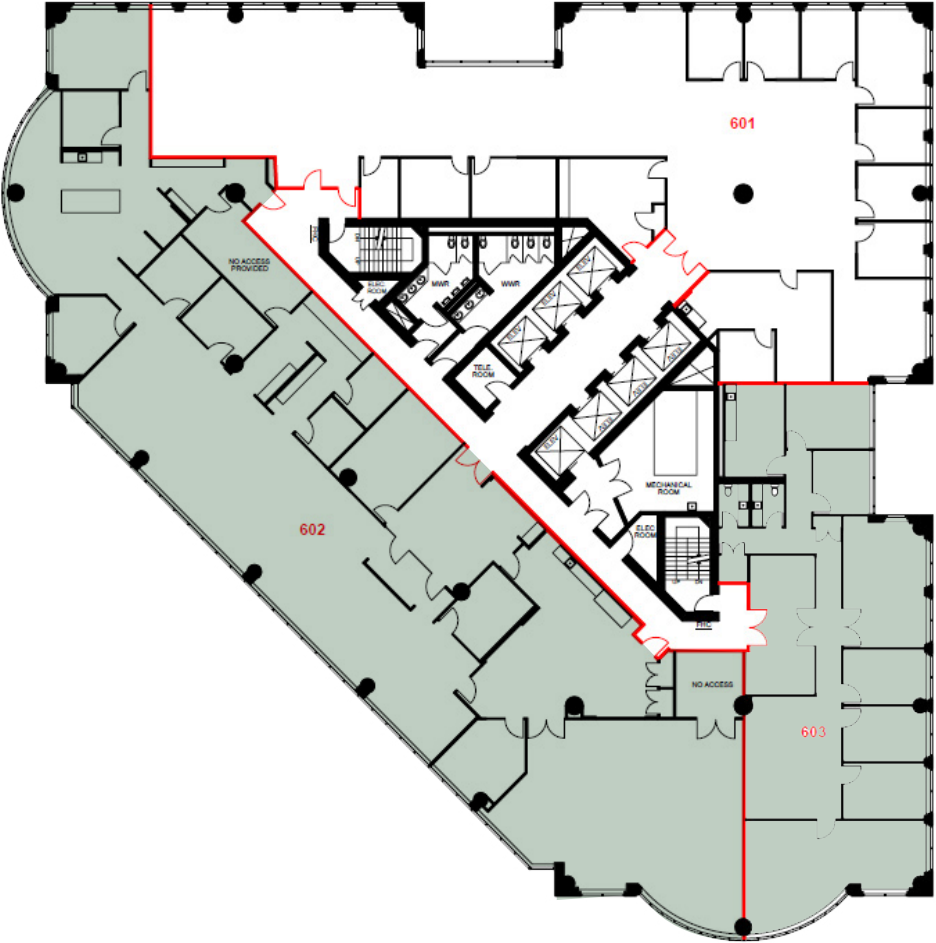
16th Floor - 17,409 sf

175 Bloor St. East - South Tower



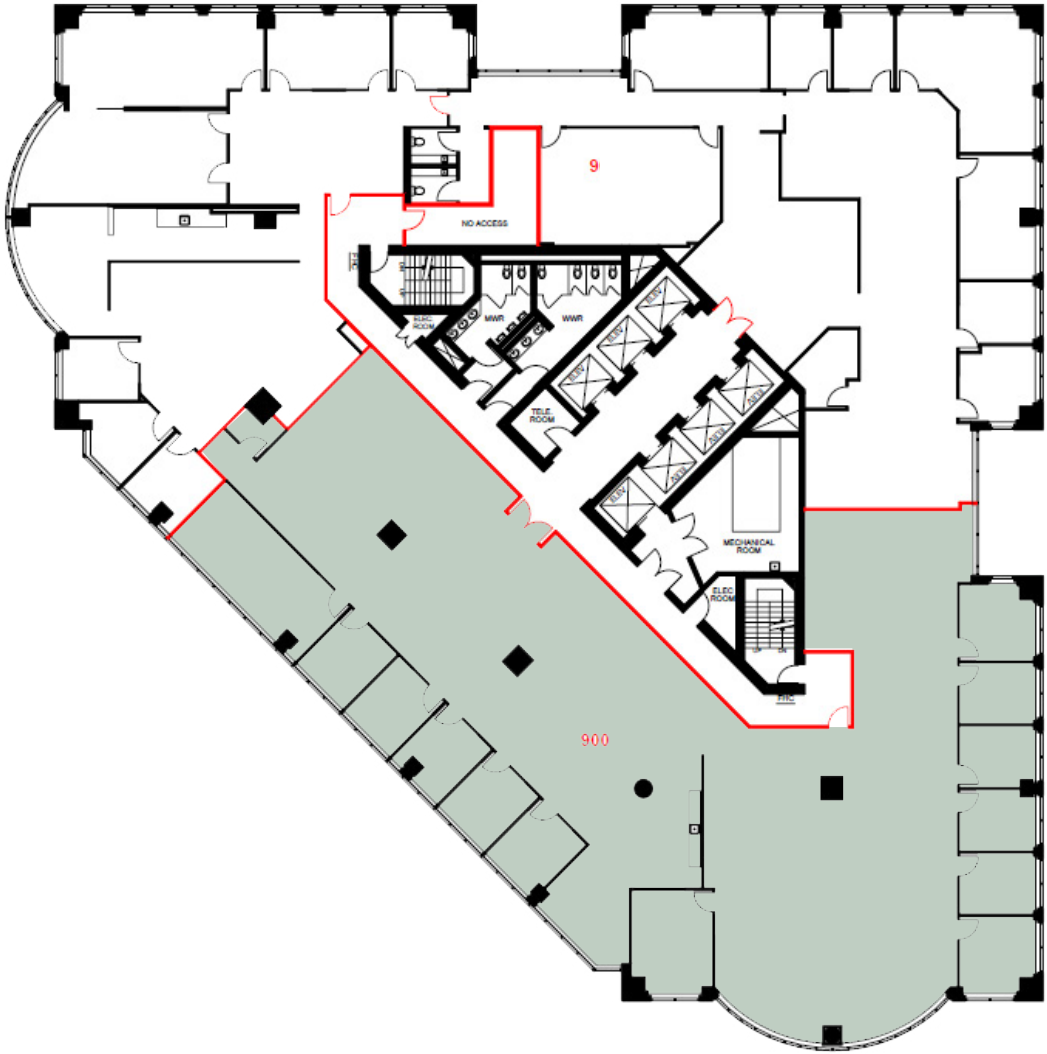
17th Floor - 17,418 sf

175 Bloor St. East - North Tower



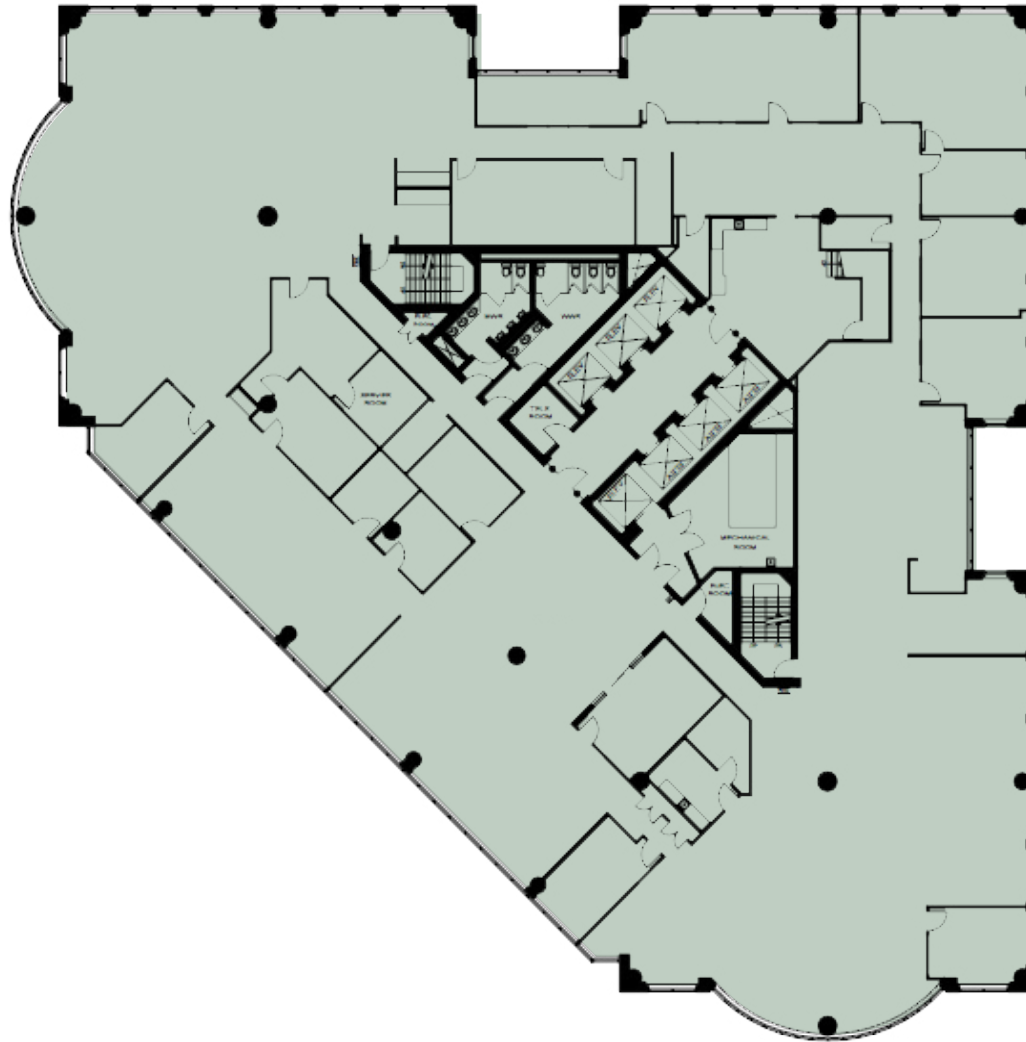
Suite 602 - 7,696 sf
Suite 603 - 3,832 sf

175 Bloor St. East - North Tower



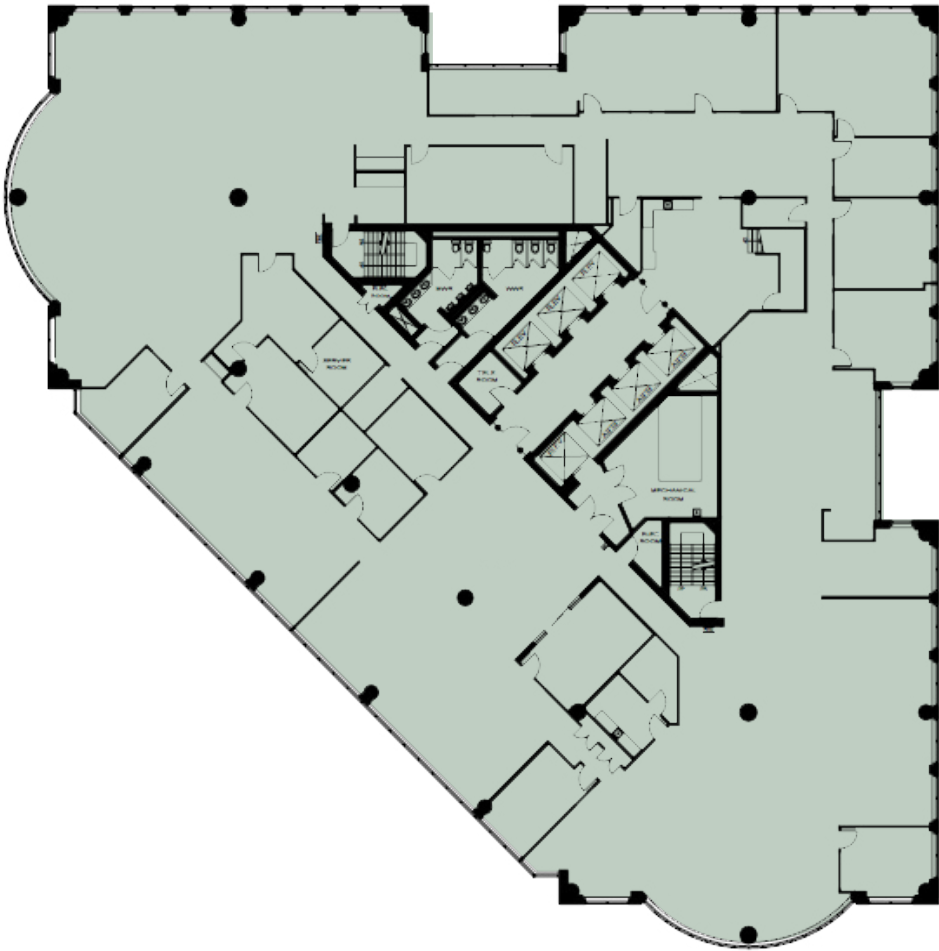
9th Floor - 10,285 sf

175 Bloor St. East - North Tower



10th Floor - 21,620 sf

175 Bloor St. East - North Tower

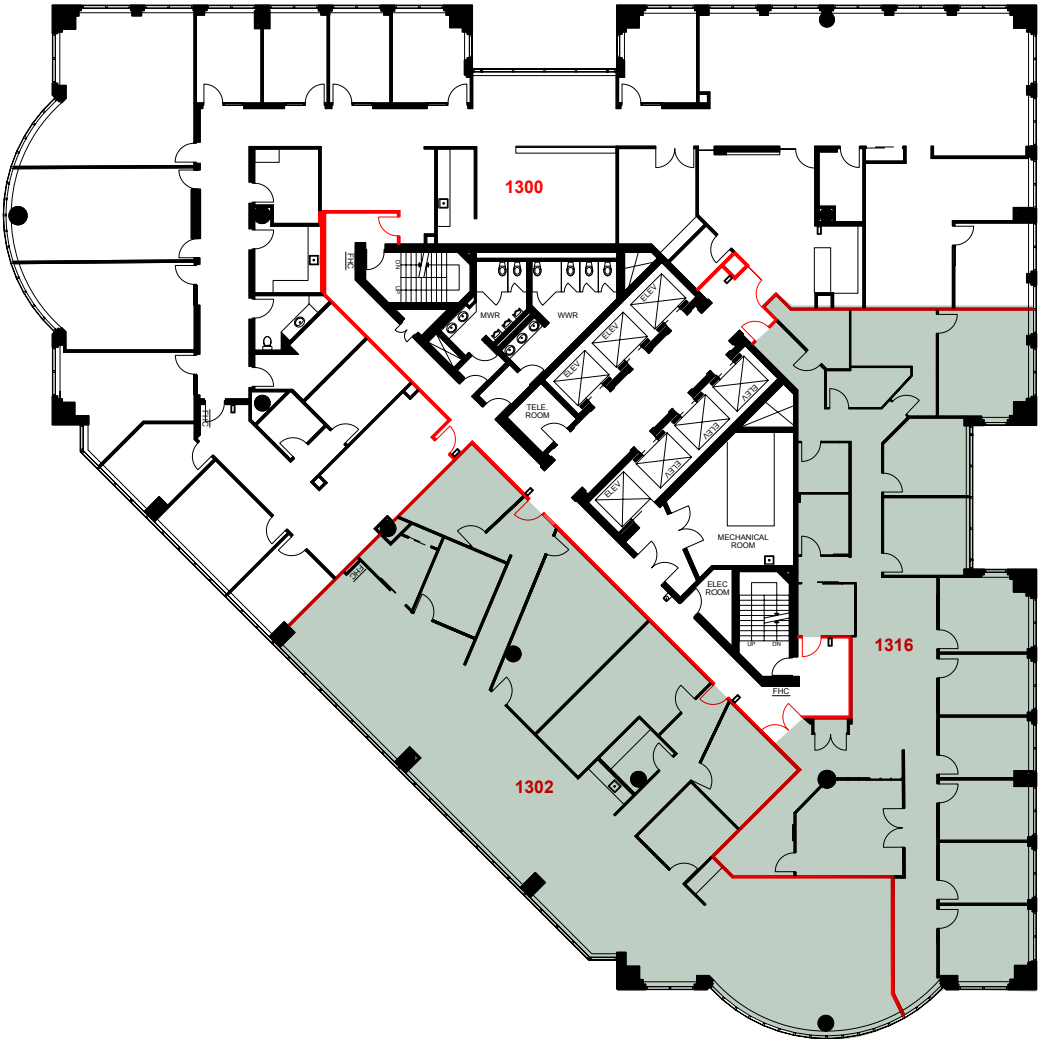


11th Floor - 21,620 sf



12th Floor - 21,614 sf

175 Bloor St. East - North Tower



Suite 1302 - 5,351 sf

Suite 1316 - 4,778 sf

175 Bloor St. East - North Tower



Suite 1400 - 21,630 sf



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