



VIRTUAL TOUR AVAILABLE

**OFFICE SPACE  
FOR SUBLEASE**

**3250**

**BLOOR STREET WEST**



# DETAILS

**Available Space:** 3<sup>rd</sup> Floor - 19,771 SF  
8<sup>th</sup> Floor - 19,836 SF  
9<sup>th</sup> Floor - 11,800 SF  
(internal staircase connecting the 8<sup>th</sup> & 9<sup>th</sup> floors for a total of 31,636 SF)  
**Total: 51,407 SF**

**Net Asking Rate:** Please Contact Sublisting Agents to Discuss

**Additional Rent:** \$23.38 PSF (2020 Est.)

**Occupancy** Immediately

**Term** Until October 30, 2026

# HIGHLIGHTS

- Underground connection to TTC
- On-site amenities include: Sobeys, Tim Horton's, Starbucks, Pumpernickel's, Freshii, A&W, Kids and Co. (Daycare), Optometrist, Dentist and many more
- Furniture can be made available
- 24/7 underground parking
- Direct access to Islington Subway Station
- Quick access to major 400 series highways
- 25,000 SF Good Life Fitness in facility



# THE NEIGHBORHOOD

This building is situated in the neighborhood of Islington-City Centre West one of Toronto's most prominent commercial districts. In one of the three Grade-A award-winning towers, 3250 Bloor Street West is located in a landmark office development. Commuting is made easy thanks to the direct subway access and quick access to major 400 series highways.



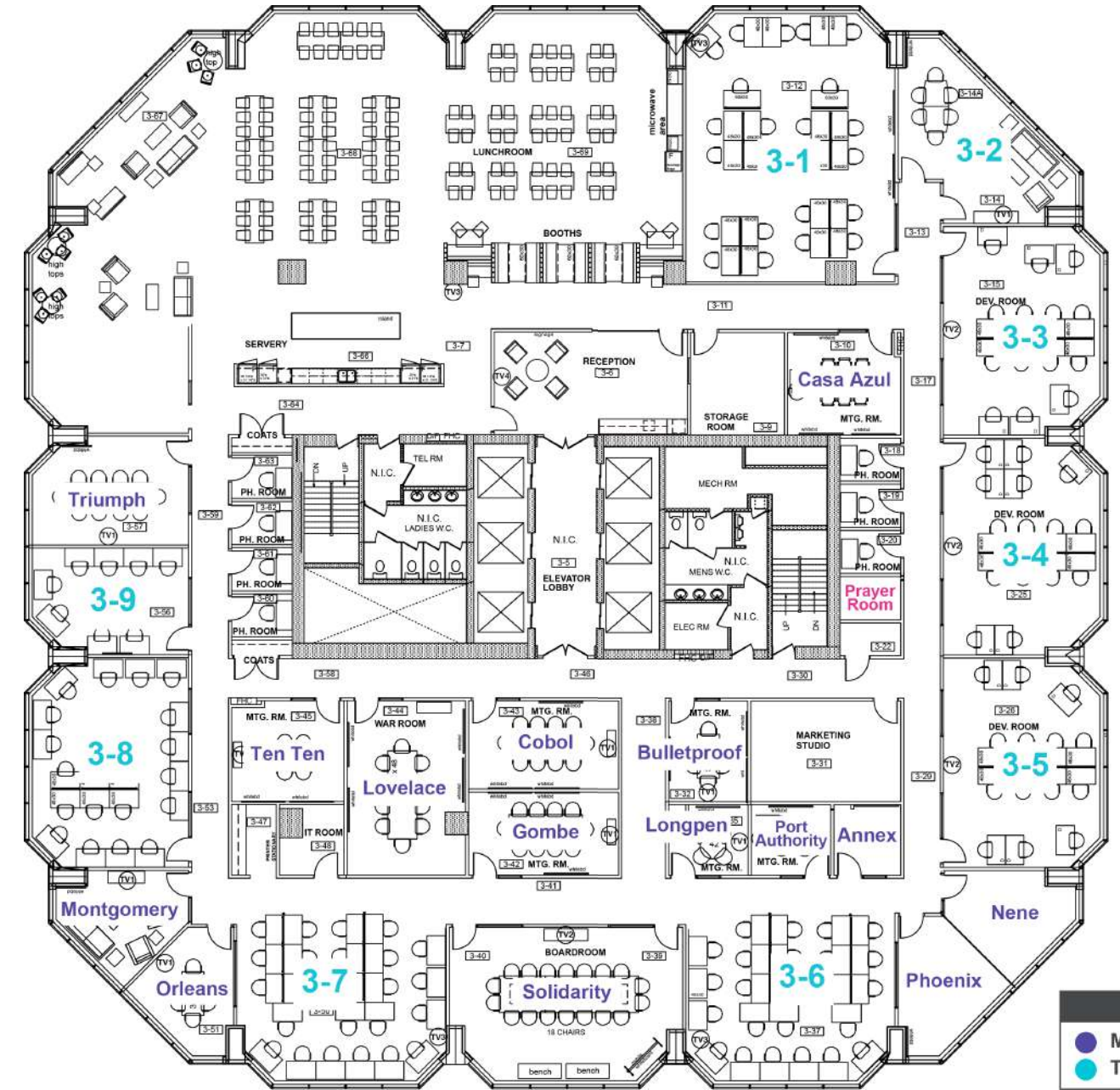


3<sup>RD</sup> FLOOR: 19,771 SF



3<sup>RD</sup> FLOOR

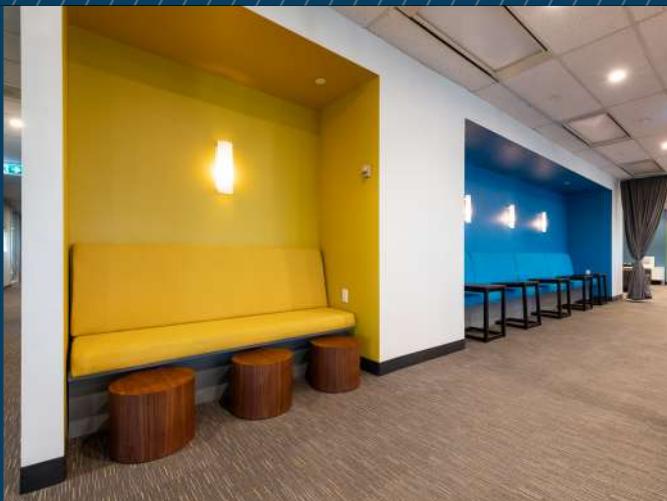
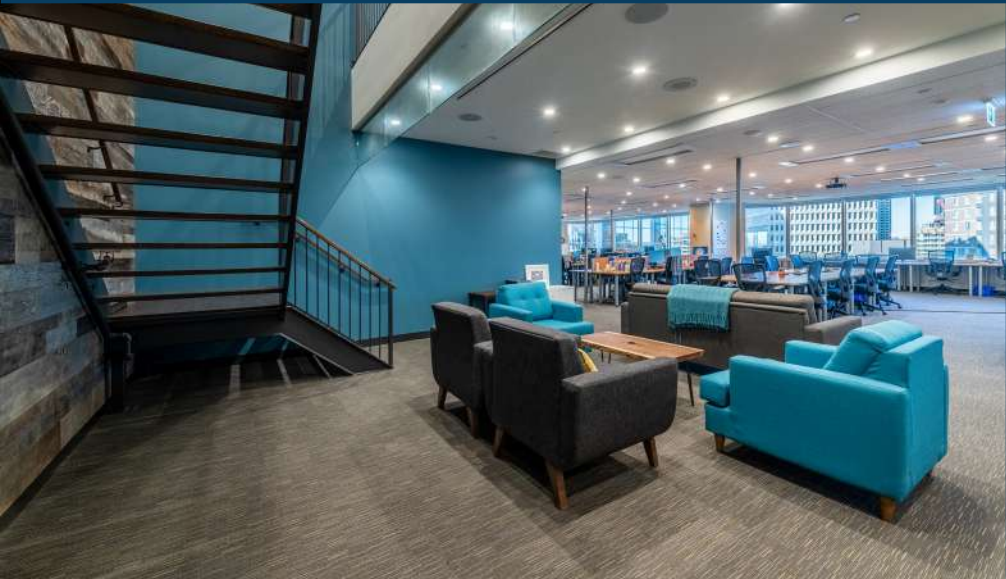
19,771 SF



[CLICK HERE FOR VIRTUAL TOUR](#)

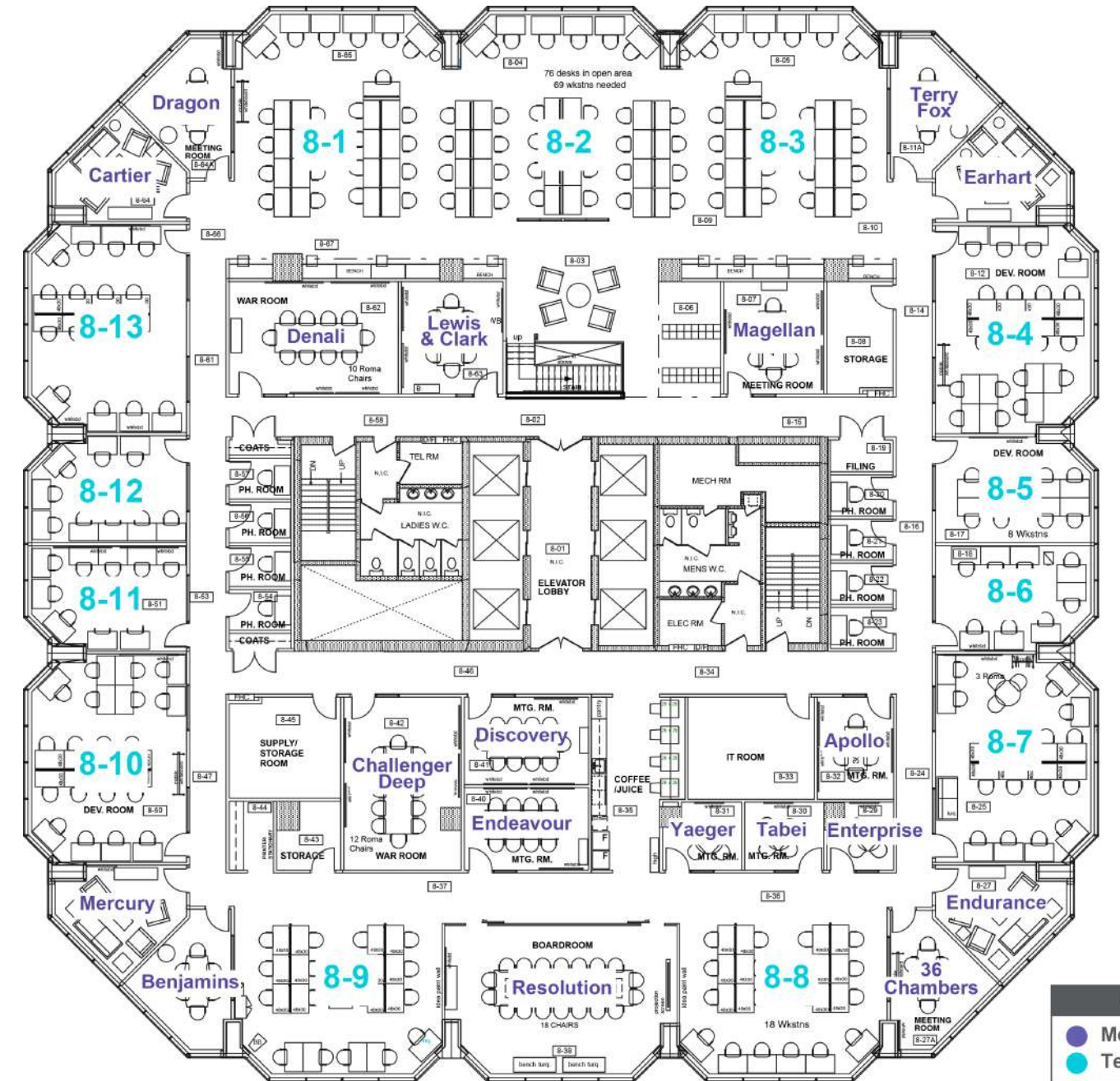


8<sup>TH</sup> FLOOR: 19,836 SF



# 8<sup>TH</sup> FLOOR

19,836 SF



[CLICK HERE FOR VIRTUAL TOUR](#)

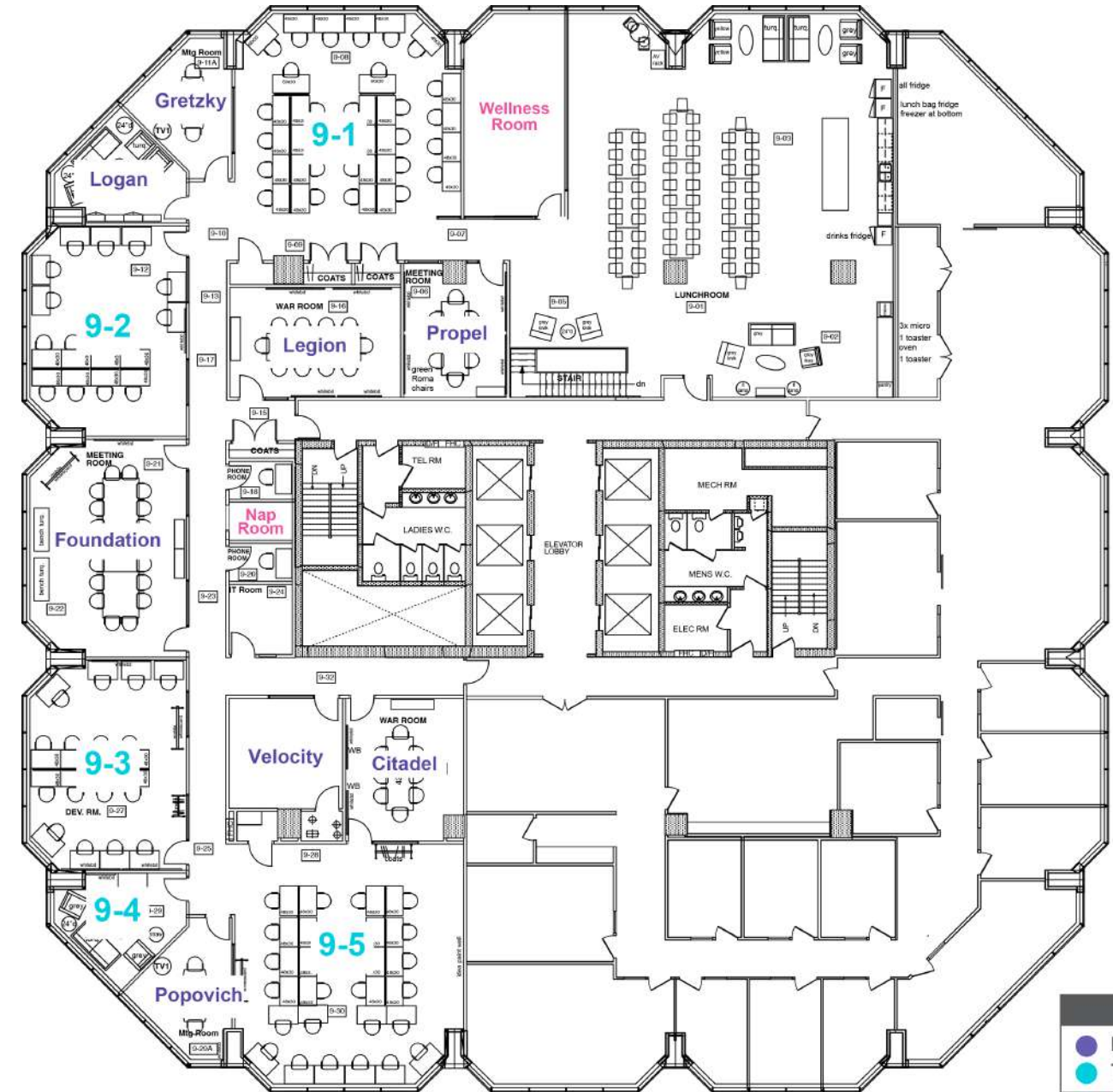


# 9<sup>TH</sup> FLOOR: 11,800 SF



# 9<sup>TH</sup> FLOOR

11,407 SF



**Legend**

- Meeting Rooms
- Teams

[CLICK HERE FOR VIRTUAL TOUR](#)





FOR MORE INFORMATION PLEASE CONTACT:

**MATTHEW MCTAVISH\***

Vice President

Cushman & Wakefield ULC

416 659 0195

[matthew.mctavish@cushwake.com](mailto:matthew.mctavish@cushwake.com)

**DOUGLAS BEAUDOIN\***

Executive Vice President

Royal LePage Real Estate Services Ltd.

416 543 1515

[doug@royallepagecommercial.com](mailto:doug@royallepagecommercial.com)

Cushman & Wakefield ULC, Brokerage \*Sales Representative

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.