

For Lease

3250-3300

BLOOR STREET W

ETOBICOKE



**NEW SPACE AVAILABLE
BE CONNECTED**



**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS

Size

3250 Bloor (East Tower)
 12th Floor: 12,388 sf
 14th Floor: Fully leased

3280 Bloor (Centre Tower)
 Suite 900: 6,313 sf (Sept. 2021)
 Suite 1070: 2,271 sf (Nov. 2021)*

3300 Bloor (West Tower)
 5th Floor: 5,074 sf (Dec. 2021)*
 18th Floor: 16,135 sf (July 2021)*
 19th Floor: 16,235 sf (July 2021)*

Asking Rate Contact Listing Agents

Additional Rent

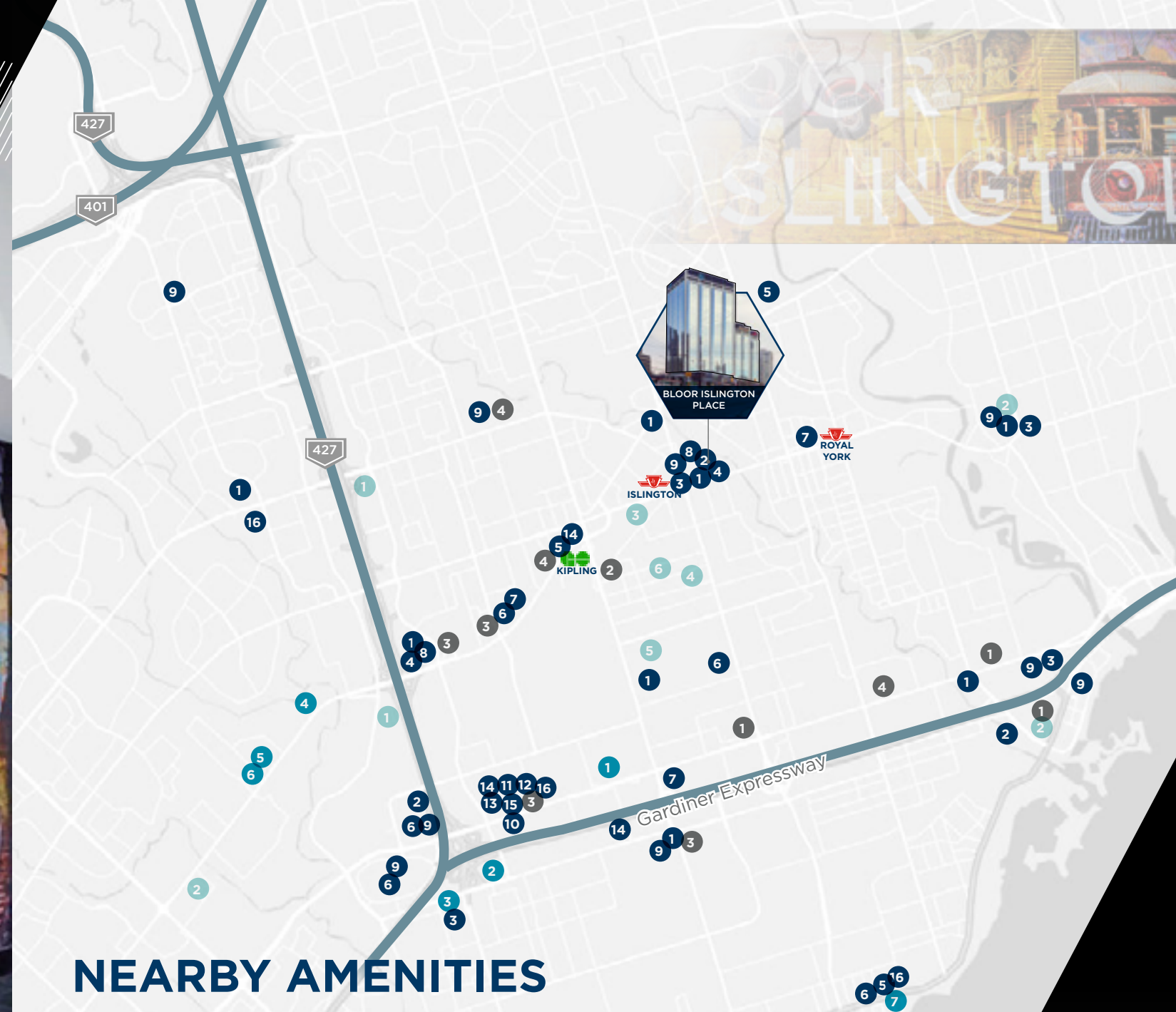
3250 Bloor (East Tower)
 23.38 psf (2021)

3280-3300 Bloor (Centre & West Towers)
 24.30 psf (2021)

Parking Ratio 1.5:1,000 SF

*New availability

- Quick access to highways and direct access to TTC transit - subway on the ground level
- On-site amenity centre
- Rooftop signage available if 18th and 19th floors of the West tower get rented together



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

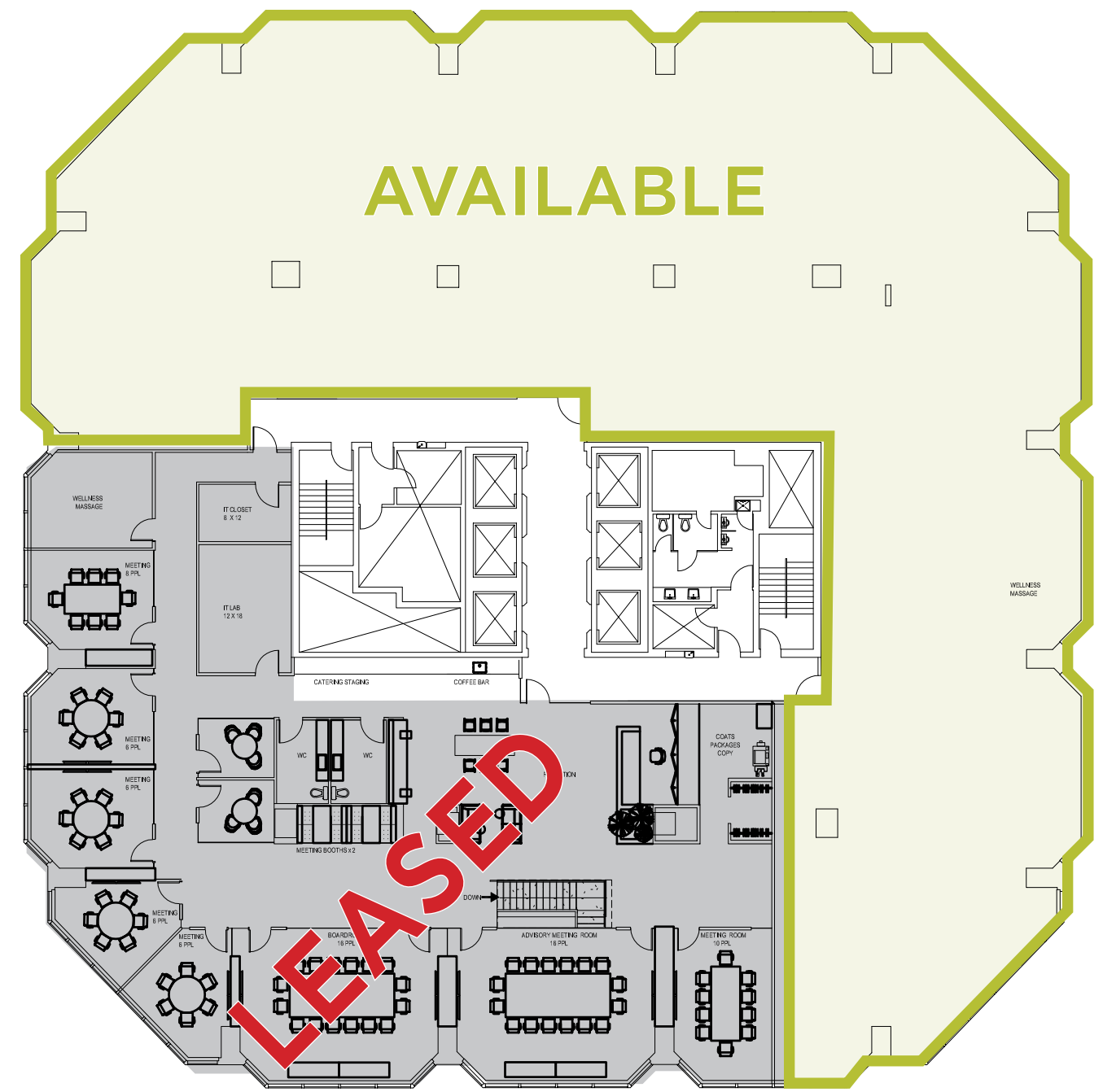
- 1 Goodlife Fitness
- 2 Orangetheory Fitness
- 3 Fit 1 Bootcamp
- 4 CrossFit Etobicoke
- 5 Torque Barbell
- 6 West End Athletic Club

3250 ONSITE AMENITIES

- Pizza Pastaways
- Pumpernickel's
- Kid's & Co. (Daycare)
- ABL Careers
- The Bloor Clinic, Dental Specialty Group
- The Bloor Clinic
- Health Bound Health Network
- Black Angus Steakhouse
- Goodlife Fitness



3250 12th FLOOR PLAN



TURN THIS...



...INTO THIS

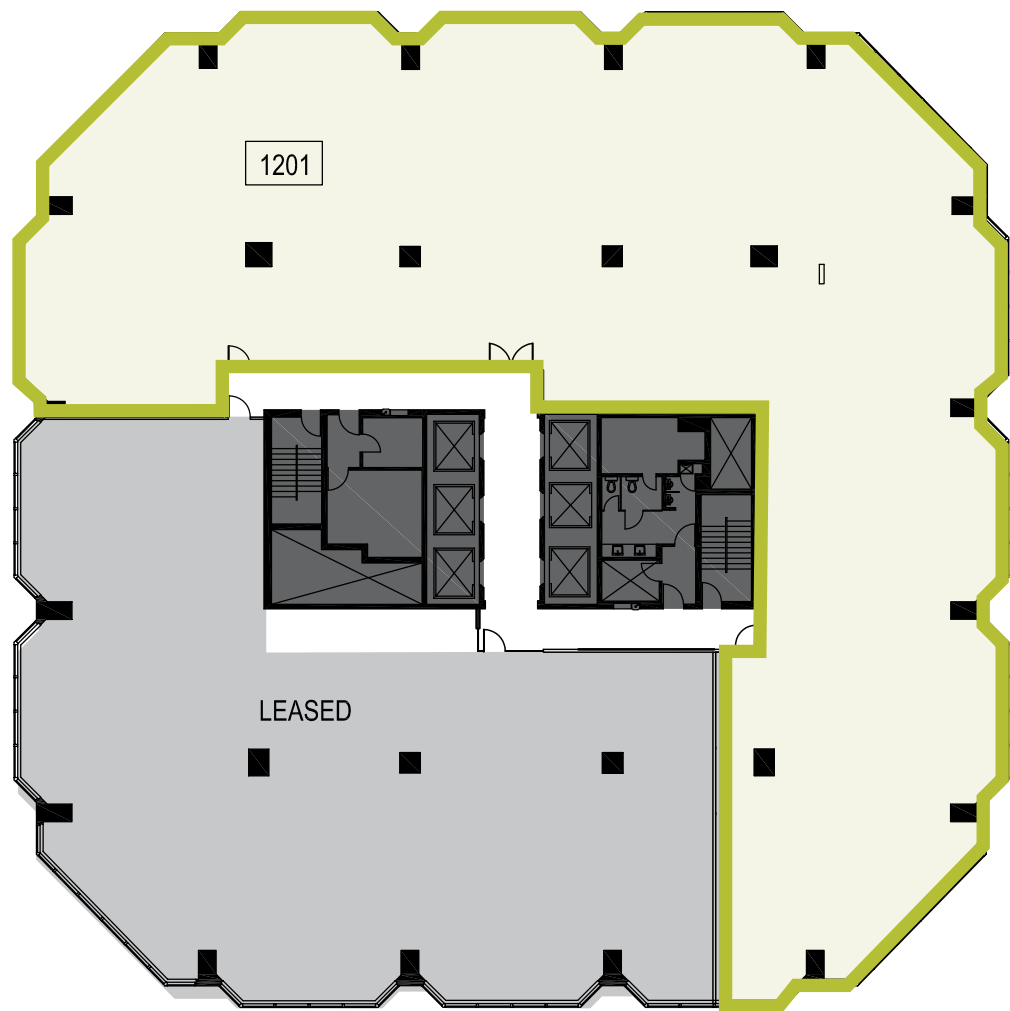
VIRTUAL TOUR: 3250 Bloor 12th & 14th Floors

3250 12th

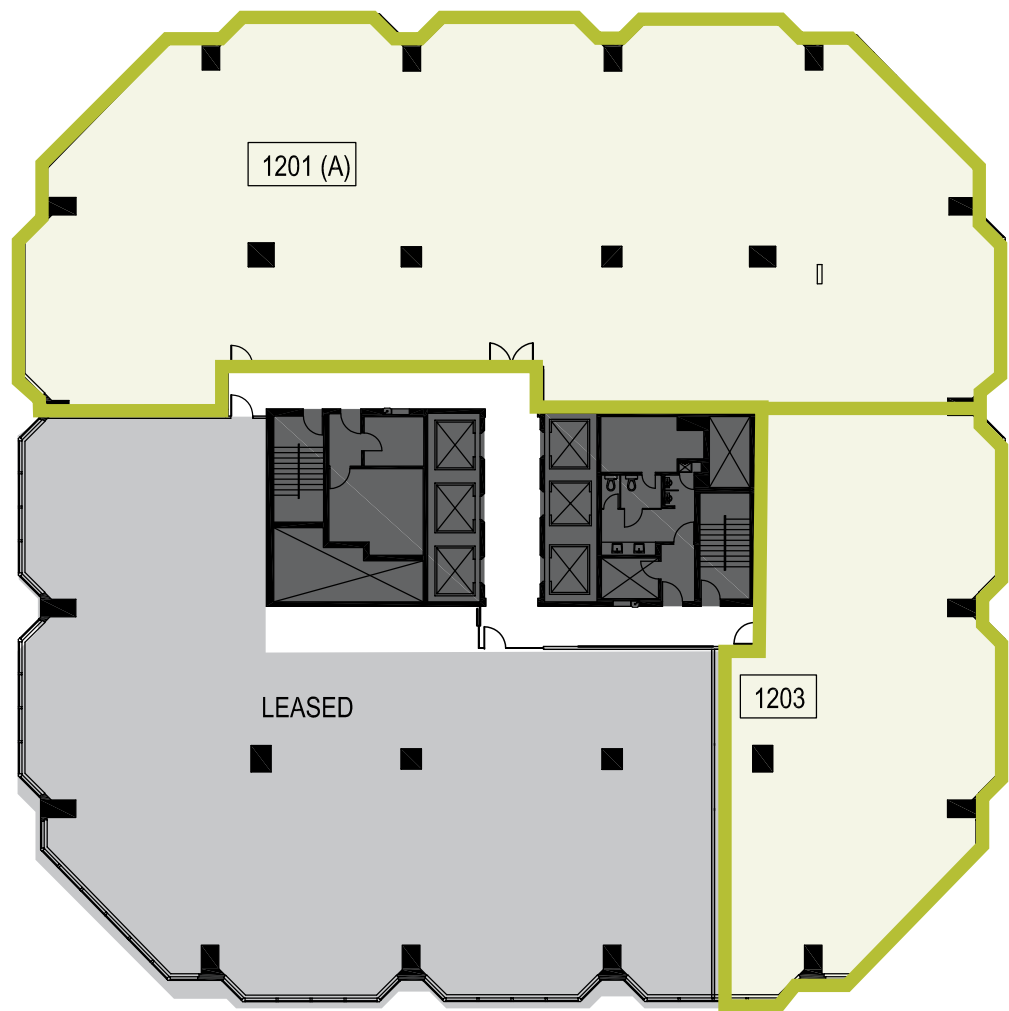
FLOOR PLAN
OPTIONS



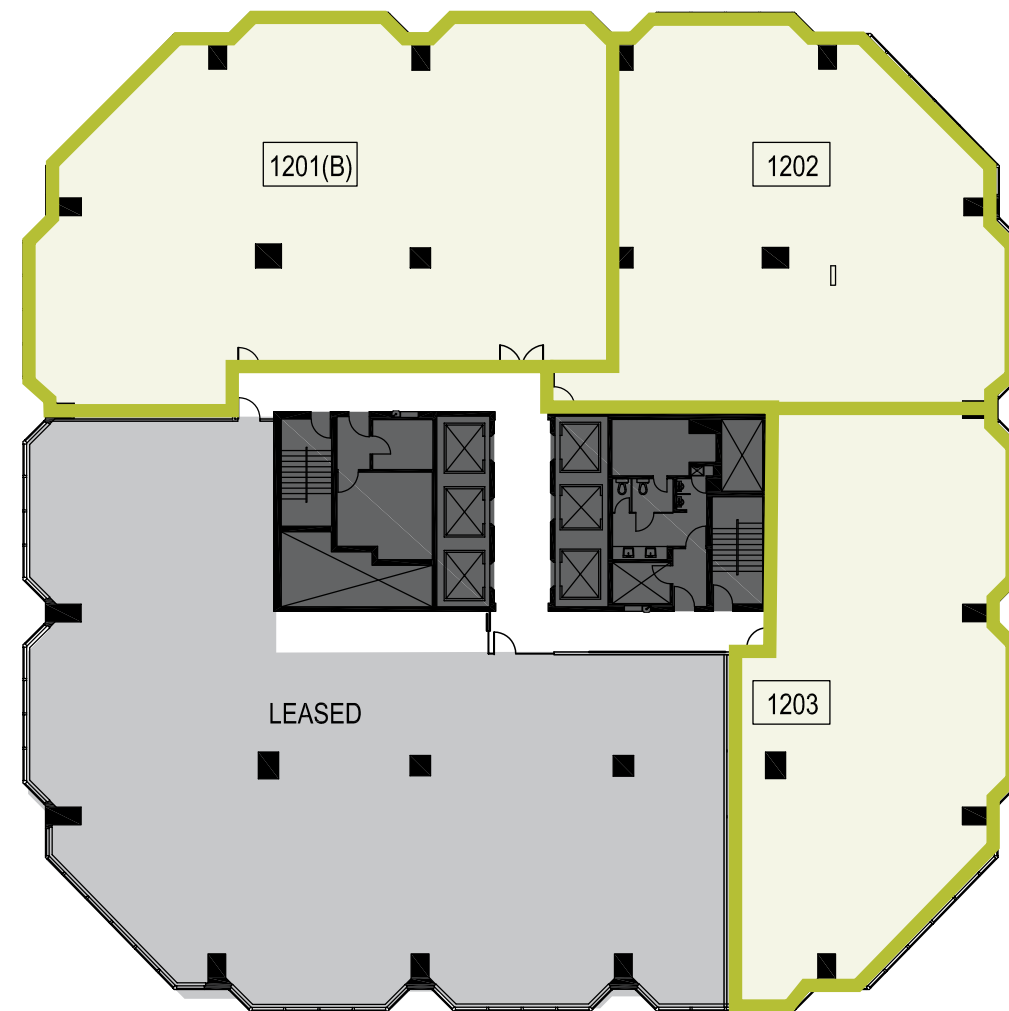
OPTION 1



OPTION 2



OPTION 3



SUITE 1201 (A)
8,664 SF

SUITE 1201 (B)
5,010 SF

SUITE 1202
3,654 SF

SUITE 1203
3,639 SF

TOTAL AVAILABILITY: 8,664 SF

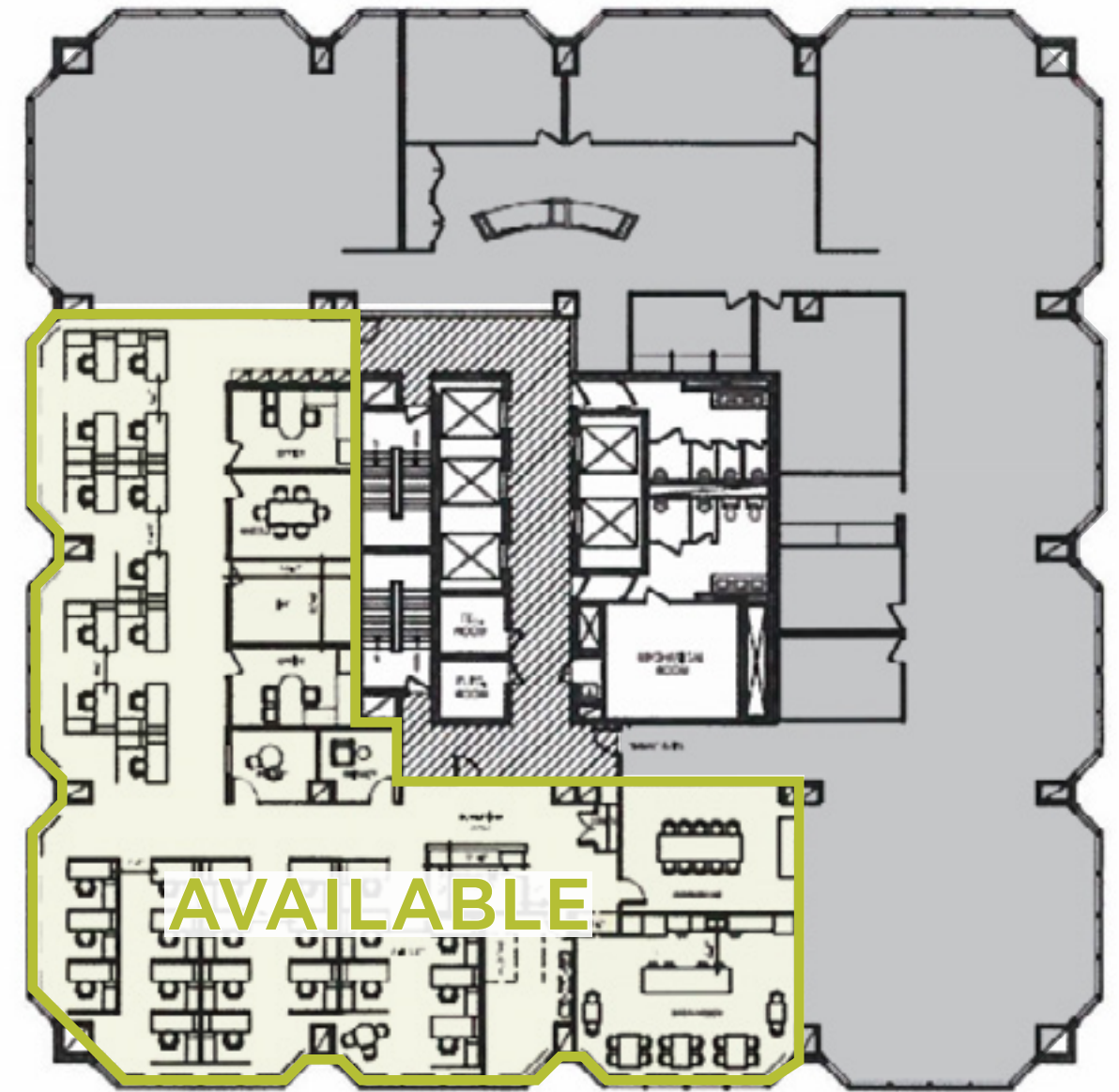
TOTAL AVAILABILITY: 12,388 SF

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 9th FLOOR PLAN

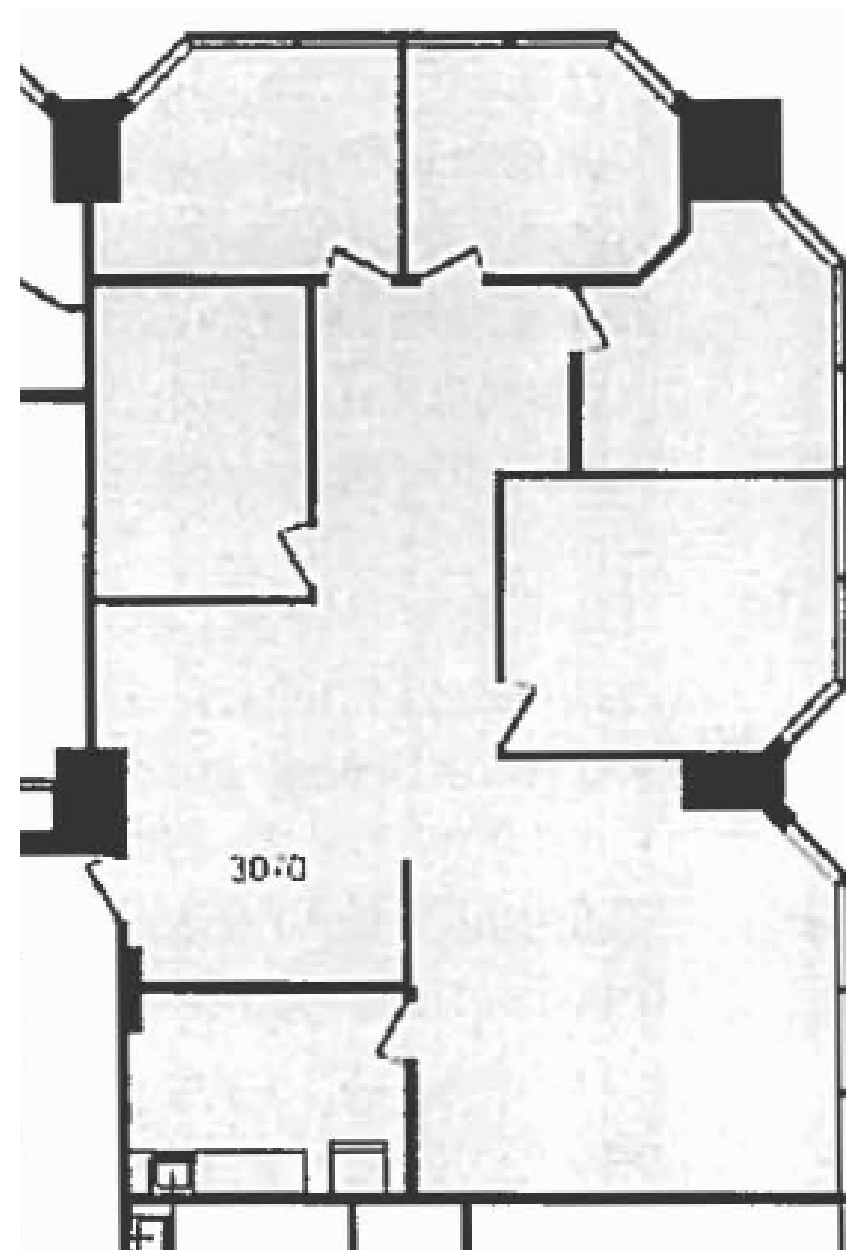


SUITE 1070



3280

1070
FLOOR PLAN

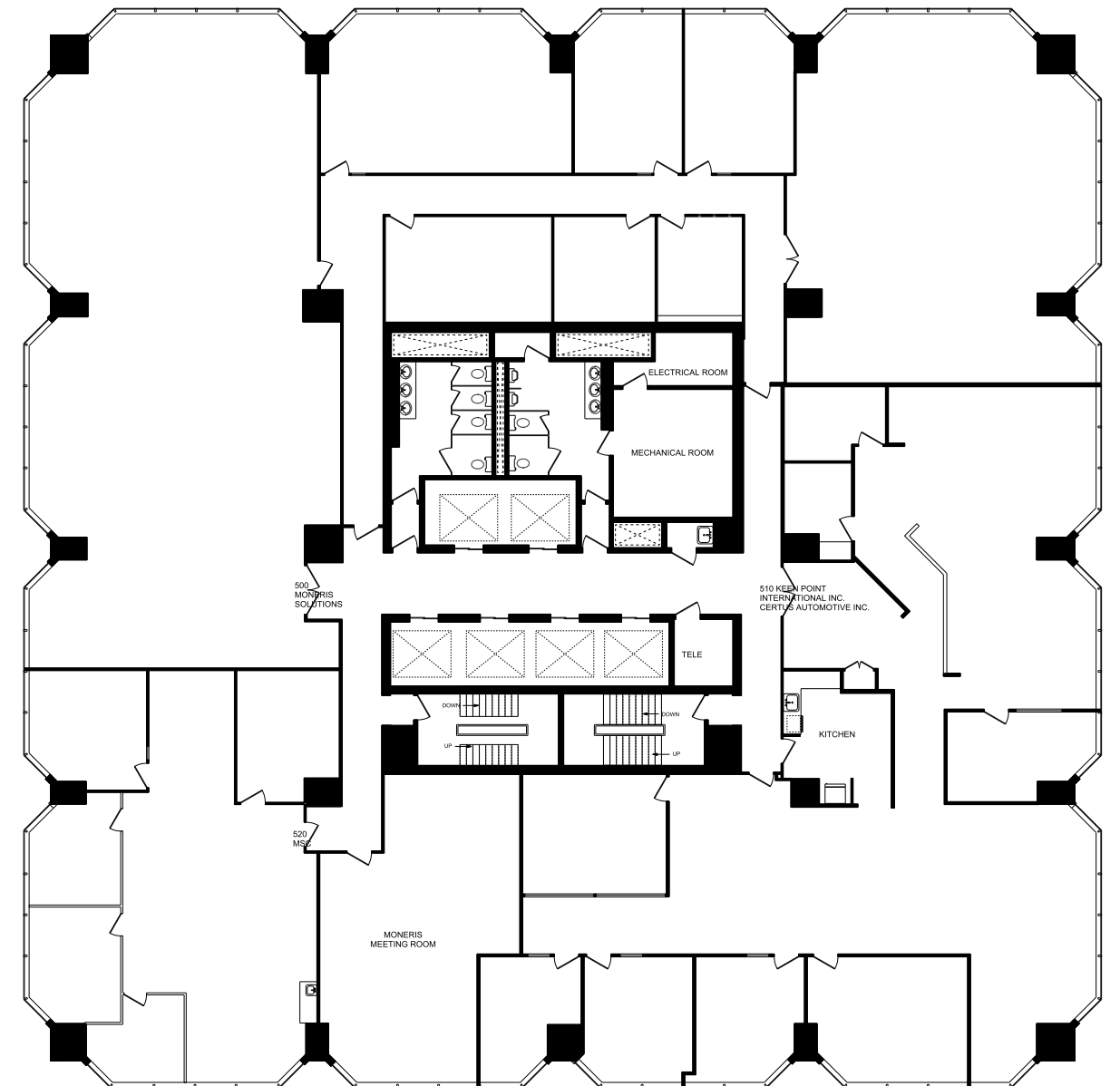


3300 ONSITE AMENITIES

- Jugo Juice
- Tim Horton's
- Freshii
- Real Fruit Bubble Tea
- Nails for You
- Dr. J. A. Carey (Optometrist)
- Dr. Roger Avila (Dentist)
- Brioche Doree
- Sobey's Urban Fresh
- Goodlife Fitness
- Green Balcony



3300 5th FLOOR PLAN



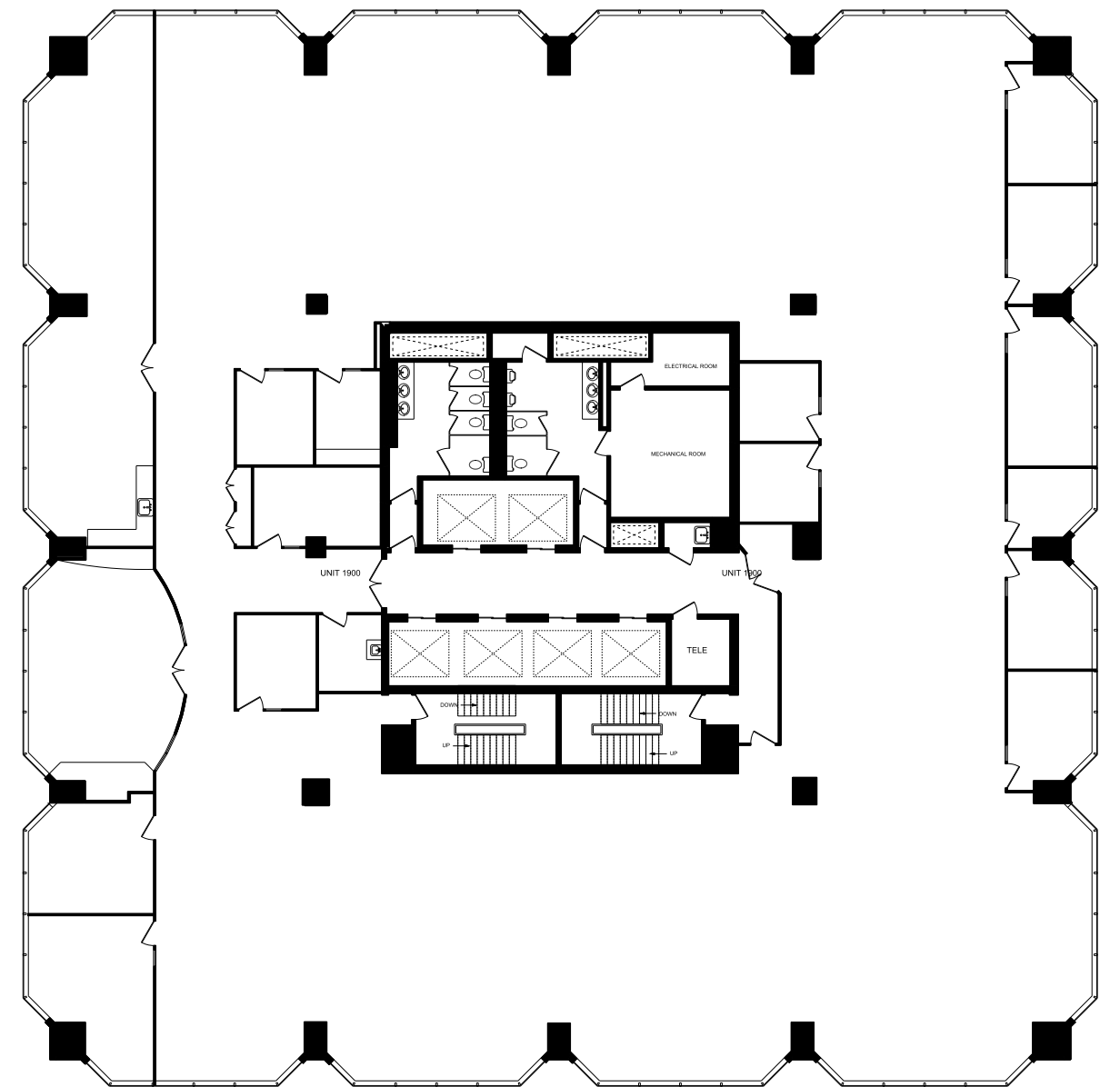
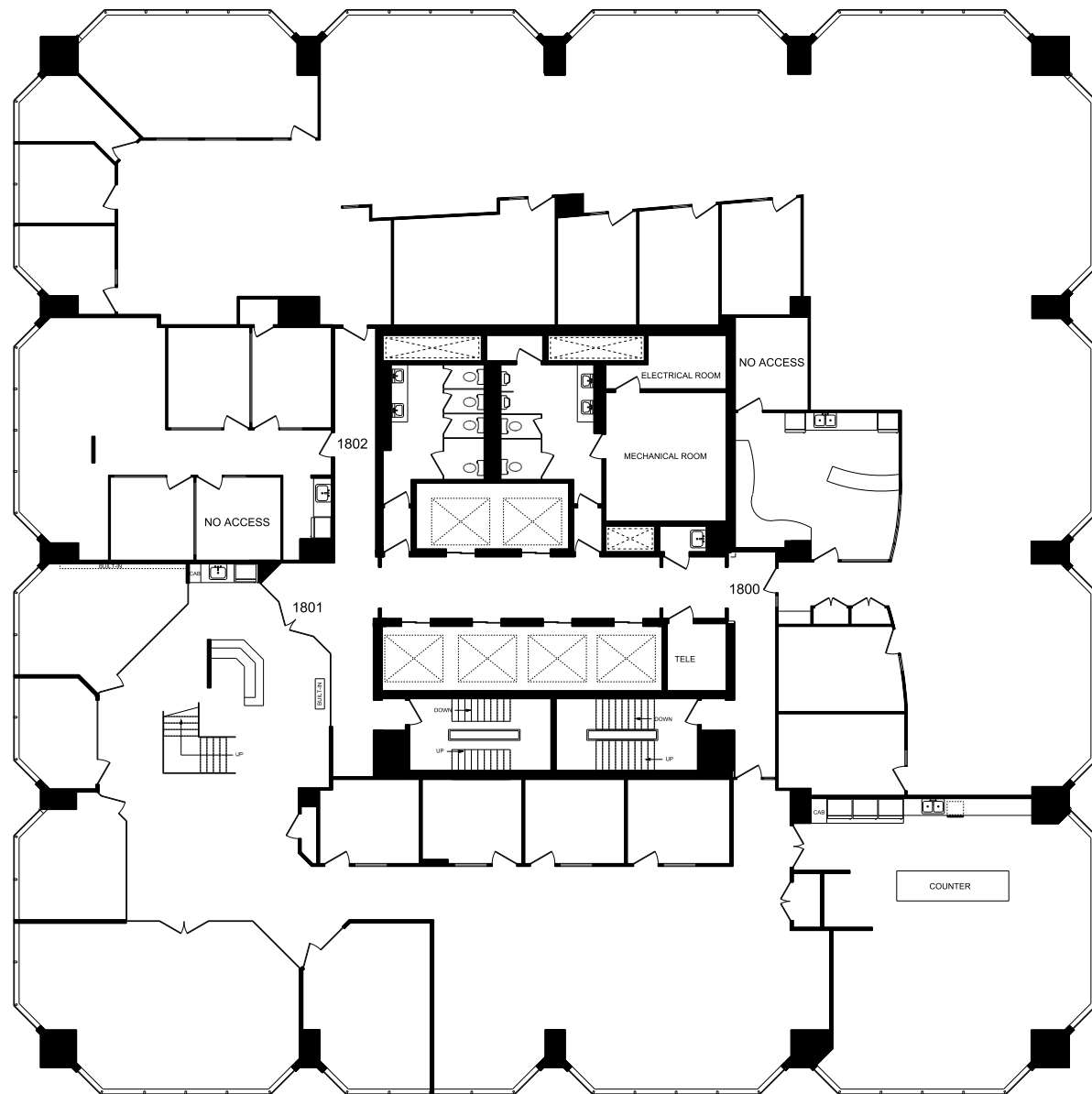
18th

FLOOR PLAN



19th

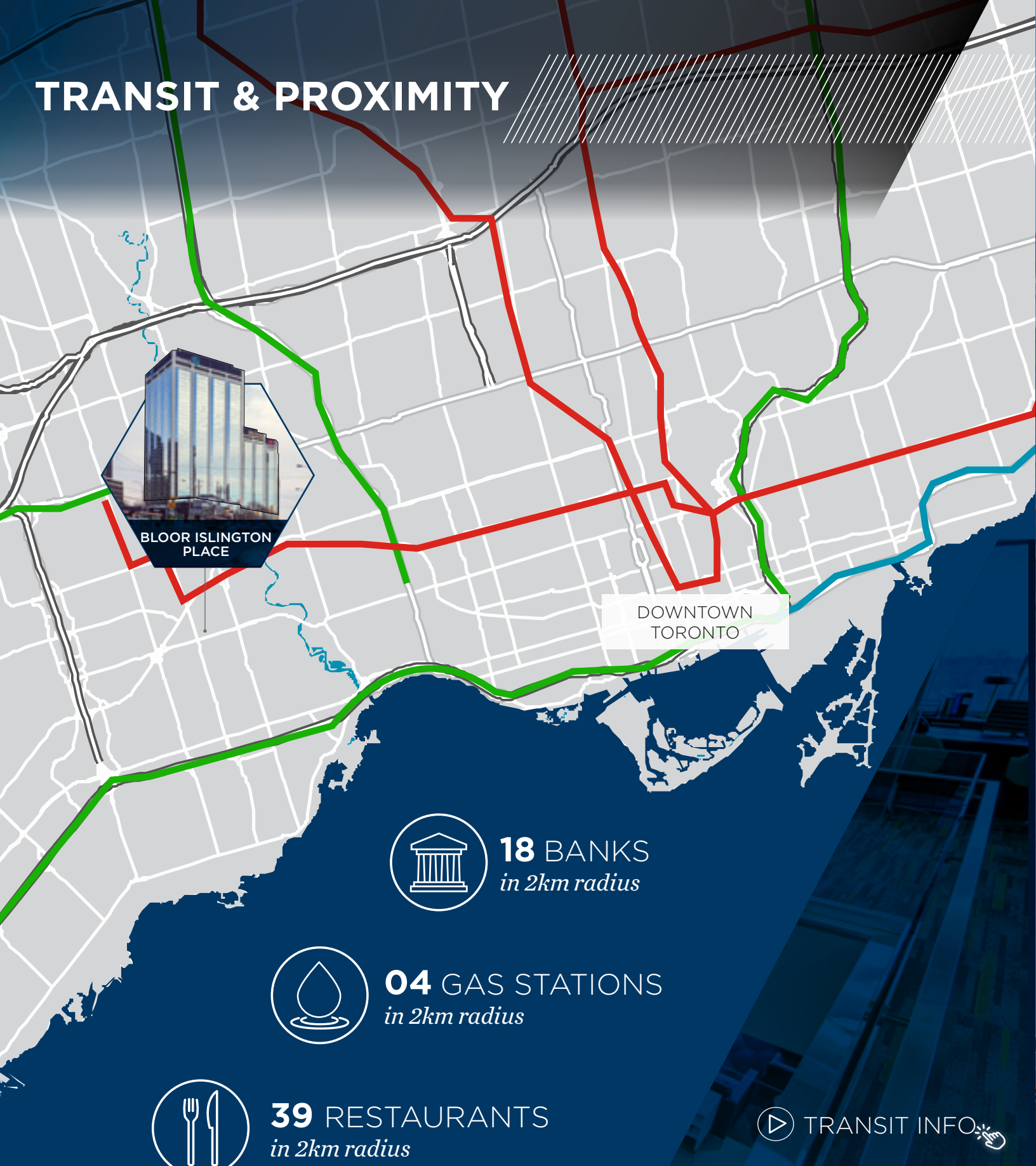
FLOOR PLAN



3300 18TH & 19TH FLOOR BUILD OUT



TRANSIT & PROXIMITY



 **18** BANKS
in 2km radius

 **04** GAS STATIONS
in 2km radius

 **39** RESTAURANTS
in 2km radius

 **4** FITNESS CENTRES
in 2km radius

 GO TRANSIT


 TTC SUBWAY

DEMOGRAPHICS


 **MEDIAN INCOME**
\$73,892
10km radius


 **LABOUR FORCE**
530,499
10km radius

 **TOTAL POPULATION**
957,188
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

 **EDUCATION**
558,015 (58.3%)
10km radius

 **EMPLOYMENT**
62%
10km radius

 **MEDIAN AGE**
41 YEARS
10km radius



BE CONNECTED

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WAKEFIELD



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