

# 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

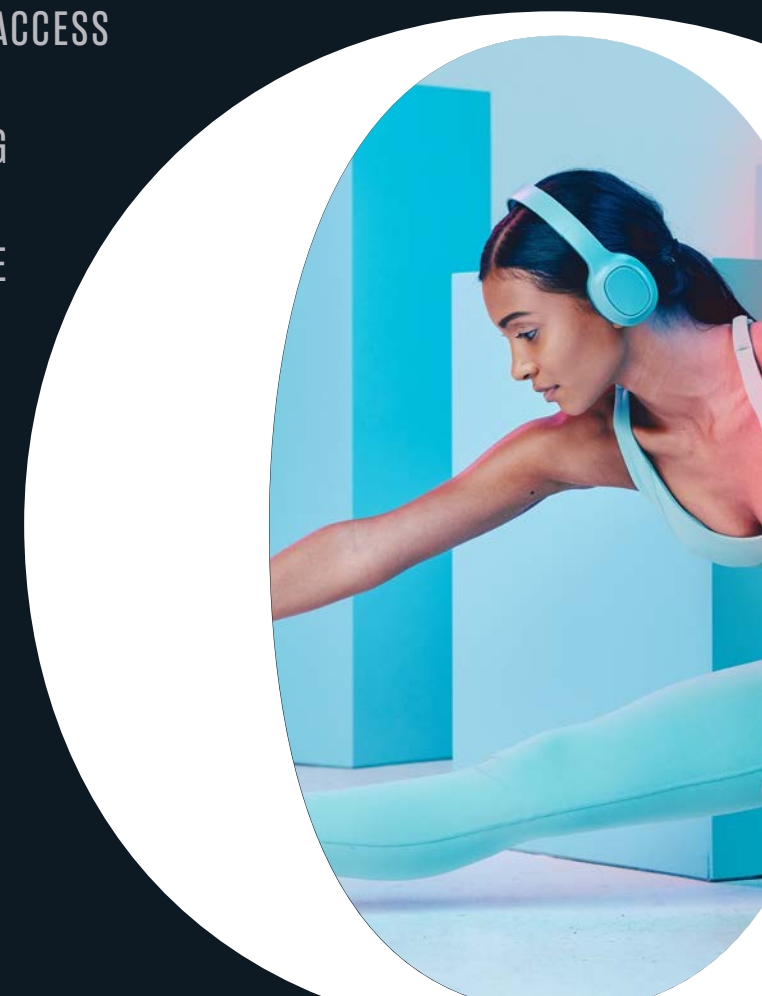
SECURE ON-SITE PARKING

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 400** 3,577 SF

**Suite 1000** 11,157 SF

**CENTRE TOWER | 3280 BLOOR ST W**

**Suite 1050** 5,599 SF

**Suite 1150** 2,945 SF

**Suite 1200** 7,179 SF

**WEST TOWER | 3300 BLOOR ST W**

173,000 SF

**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.



# CONVENIENCE WHERE YOU NEED IT MOST

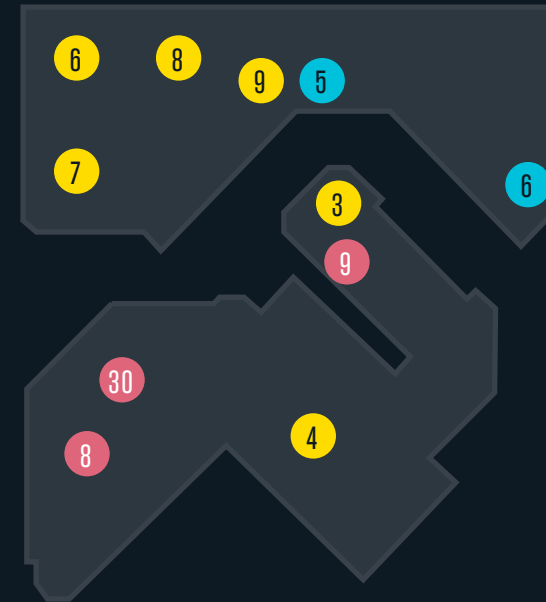
## CONVENIENTLY LOCATED

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 Sobeys 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

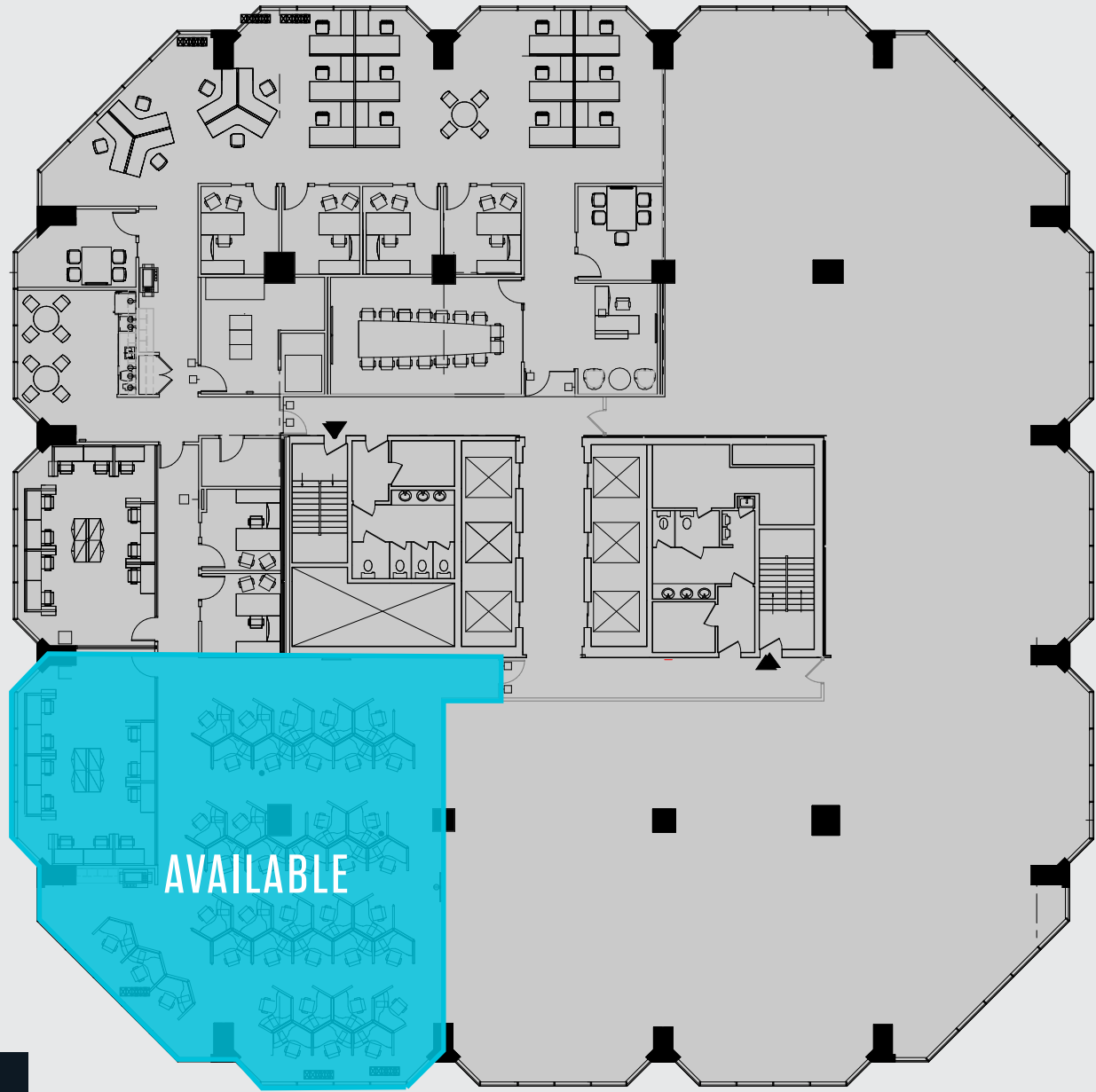
*Sobeys*  
**urban  
FRESH**



SUITE 400

# 3,577 SF

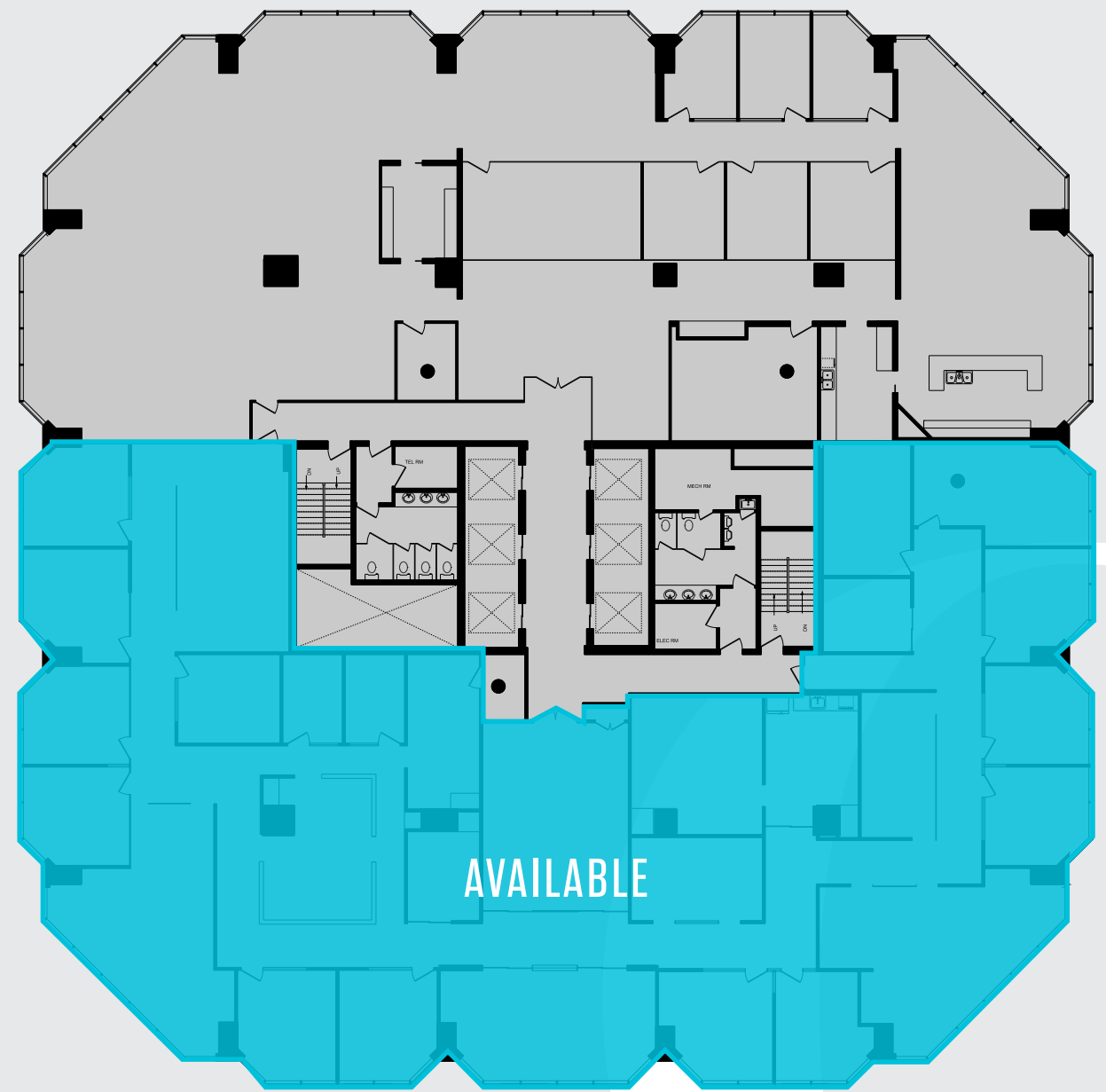
EAST TOWER | 3250 BLOOR ST W



SUITE 1000

# 11,157 SF

EAST TOWER | 3250 BLOOR ST W



SUITE 1050

# 5,999 SF

CENTRE TOWER | 3280 BLOOR ST W



SUITE 1150

# 2,945 SF

CENTRE TOWER | 3280 BLOOR ST W



SUITE 1200

# 7,179 SF

CENTRE TOWER | 3280 BLOOR ST W



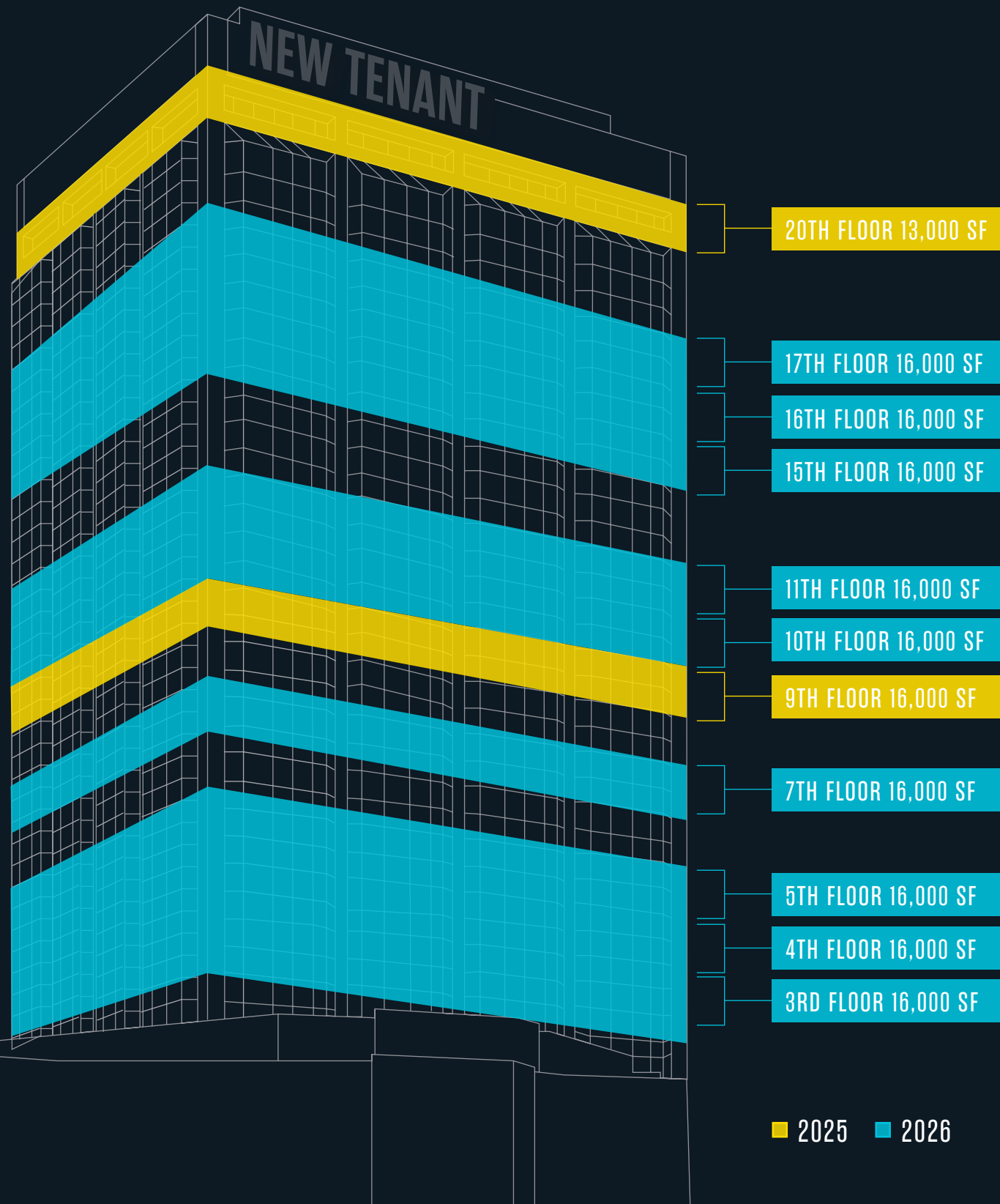
WHERE AN  
URBAN  
COMPLEX  
MEETS A  
SUBURBAN  
MARKET

BLOOR ISLINGTON PLACE



# LARGE BLOCK AVAILABILITY PLAN

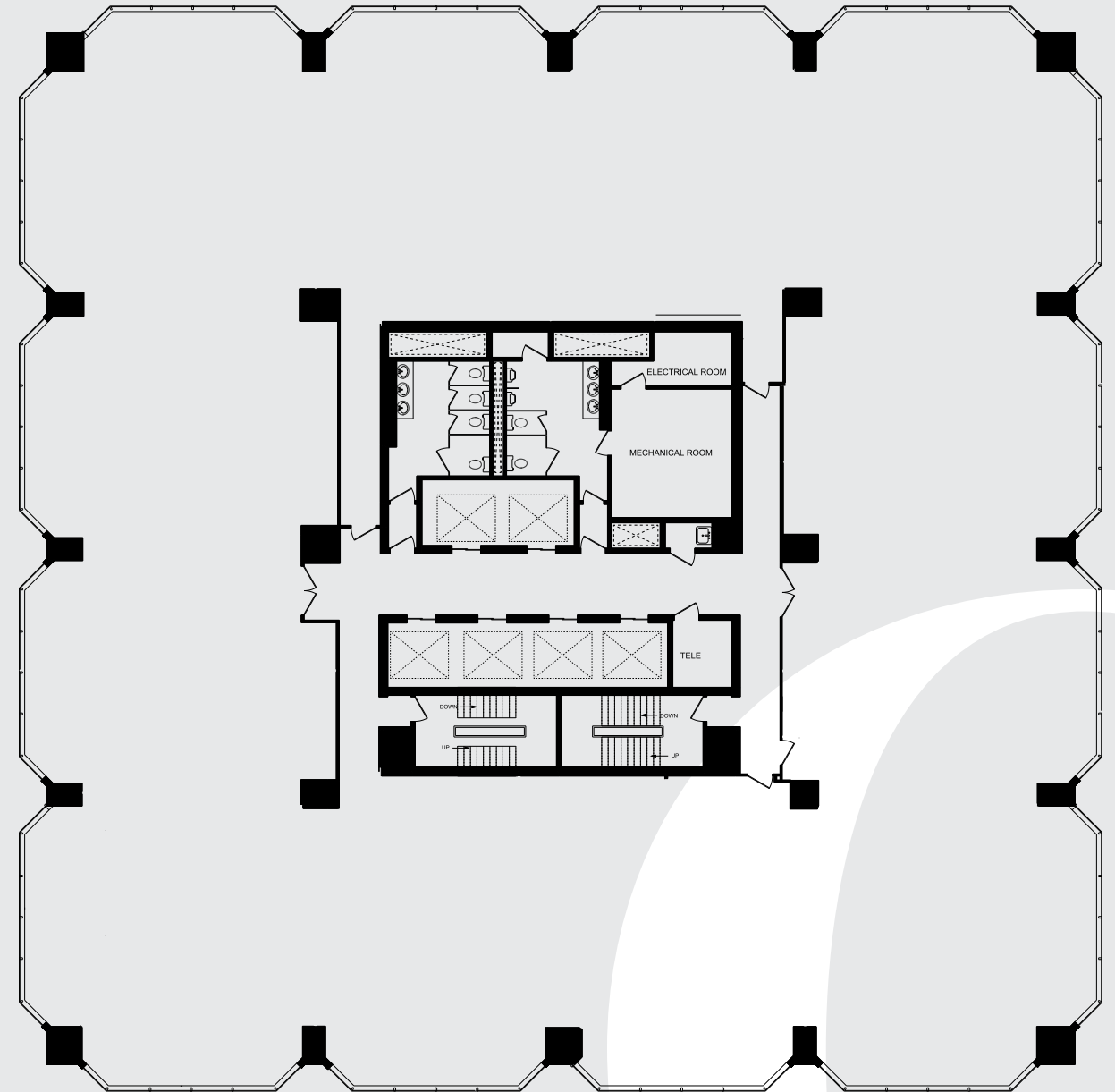
UP TO 173,000 SF AVAILABLE



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



**35 MINS**  
UNION STATION TORONTO

### 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.





Meridian

UNCOVER ALL  
THAT BLOOR  
ISLINGTON  
PLACE HAS  
TO OFFER

# BLOOR ISLINGTON PLACE



**CRAIG TRENHOLM\*\***

**Senior Vice President**

905 501 6483

[craig.trenholm@cushwake.com](mailto:craig.trenholm@cushwake.com)

**FAY GOVEAS\*\***

**Vice President**

905 501 6482

[fay.goveas@cushwake.com](mailto:fay.goveas@cushwake.com)

**KY VLADYMYRENKO\***

**Client Coordinator**

905 501 6416

[ky.vladymyrenko@cushwake.com](mailto:ky.vladymyrenko@cushwake.com)

©2024 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. \*Sales Representative \*\*Broker