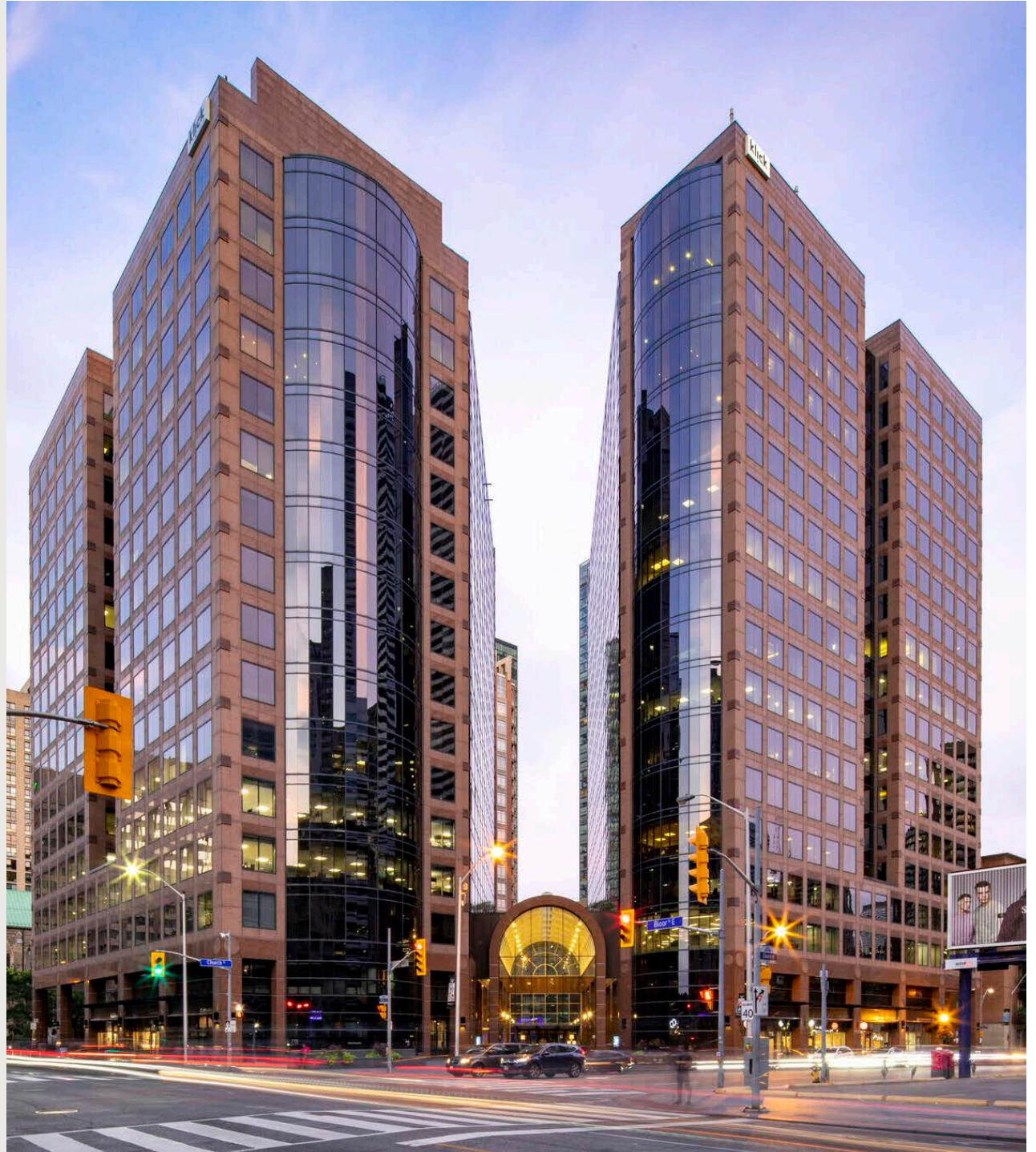


ALLIED

175 Bloor St. East



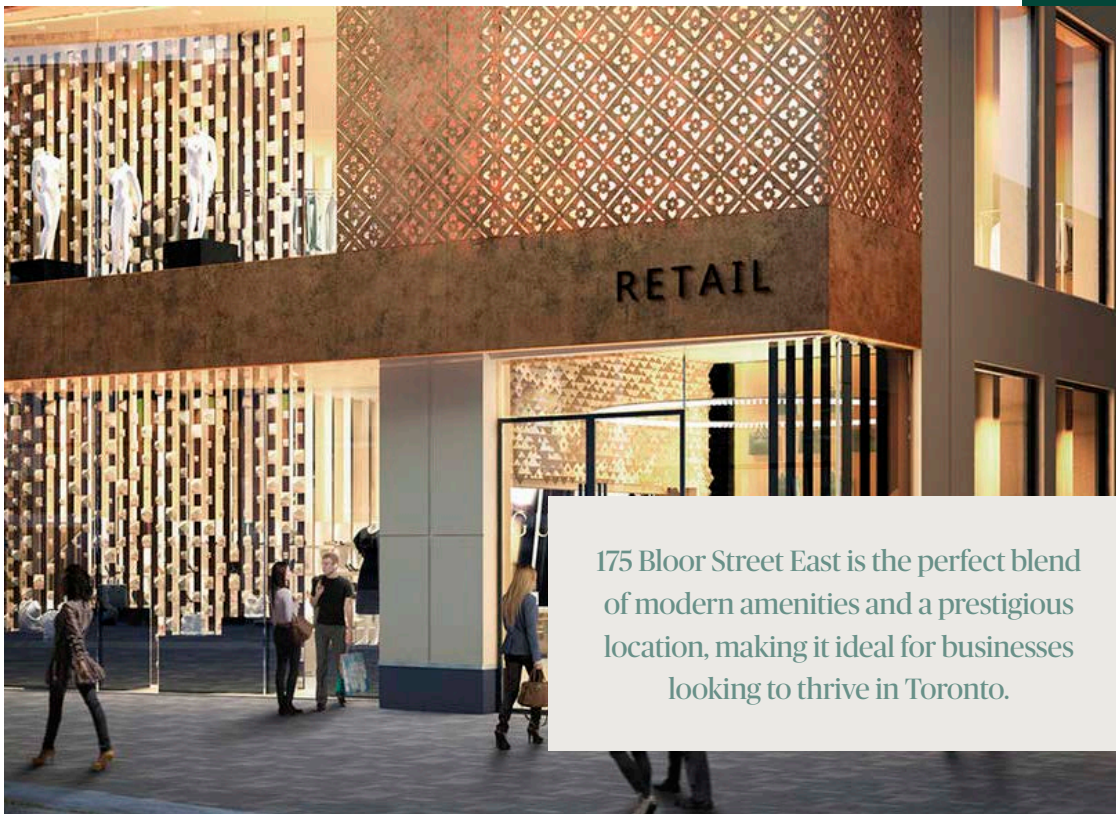
Welcome to 175 Bloor St. East

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.



A Redefined Experience

175 Bloor Street East offers a refreshed, premium office experience in the heart of Toronto's prestigious Bloor-Yorkville neighborhood. The newly unveiled lobby, featuring modern, lounge-style furniture, creates a welcoming environment ideal for both casual work and client meetings.



175 Bloor Street East is the perfect blend of modern amenities and a prestigious location, making it ideal for businesses looking to thrive in Toronto.

KEY AMENITIES



Ground-floor shower facilities with lockers



Enclosed bike storage and underground parking with electric vehicle charging



8th floor conference room with kitchenette



Courtyard for outdoor gatherings



24/7 security and multiple telecom providers (Beanfield, Bell, Rogers, etc.)



Certified BOMA Best Silver, the building prioritizes sustainability and tenant comfort



Fantastic proximity to Bloor-Yonge Station, fine dining, retail, and cultural landmarks like the Royal Ontario Museum

Building Availabilities

SOUTH TOWER AVAILABILITY

SUITE	SF	AVAILABILITY
300	7886	Immediate
304	1,846	Immediate
400	17,776	Immediate
700	2,966	Immediate
701	2,727	Immediate
702	6,517	Immediate
703	5,103	LEASED
1007	10,182	Immediate
1001	7,151	Immediate
1200	6,661	LEASED
1201	3,996	LEASED
1202	6,214	Immediate
1400	9,963	Immediate
1500	17,415	LEASED
1600	17,409	Immediate
1700	17,418	Immediate

Model Suites

34,827 SF Contiguous
Connected by stairwell

NET RENT
Call Listing Agent

CAM
\$18.26 PSF
(2025 Est.)

TAX
\$8.90 PSF
(2025 Est.)

NORTH TOWER AVAILABILITY

SUITE	SF	AVAILABILITY
602	7,696	Immediate
603	3,832	Immediate
802	6,626	Immediate
900	10,285	Immediate
1000	21,620	Immediate
1100	21,620	Immediate
1200	21,614	Immediate
1302	5,351	Immediate
1316	4,778	Immediate
1400	21,630	Immediate

106,898 SF
Contiguous*
Connected by stairwell

*Can be made available

NET RENT
Call Listing Agent

CAM
\$17.99 PSF
(2025 Est.)

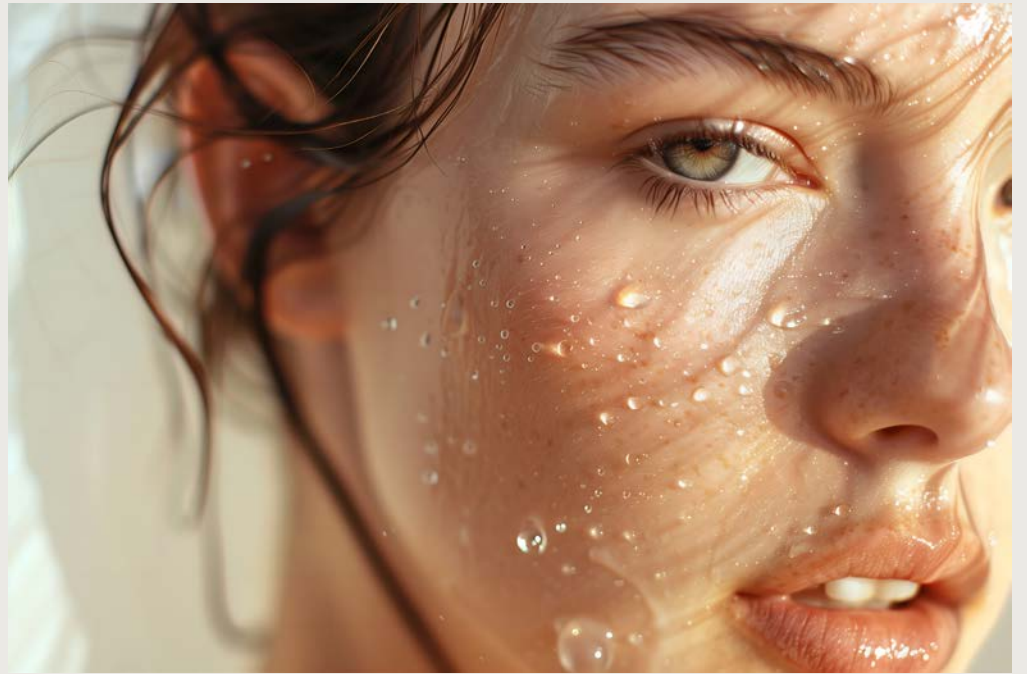
TAX
\$8.90 PSF
(2025 Est.)

Enhancing Workplace Wellness

Say Hello to Lume

As our newest retailer at 175 Bloor Street East, Lume will be a valuable resource for our office tenants, offering specialized health services designed to support women's well-being.

Lume Women + Health is set to redefine women's healthcare in Toronto with its opening in Fall 2024. This women-owned, MD-led clinic focuses on empowering women through a comprehensive, evidence-based approach to health, particularly around menopause, pelvic and sexual health, chronic disease prevention, and overall wellness. Lume aims to create a supportive community for women, providing personalized care and knowledge to help them thrive..



lume

A Vibrant and Connected Community

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

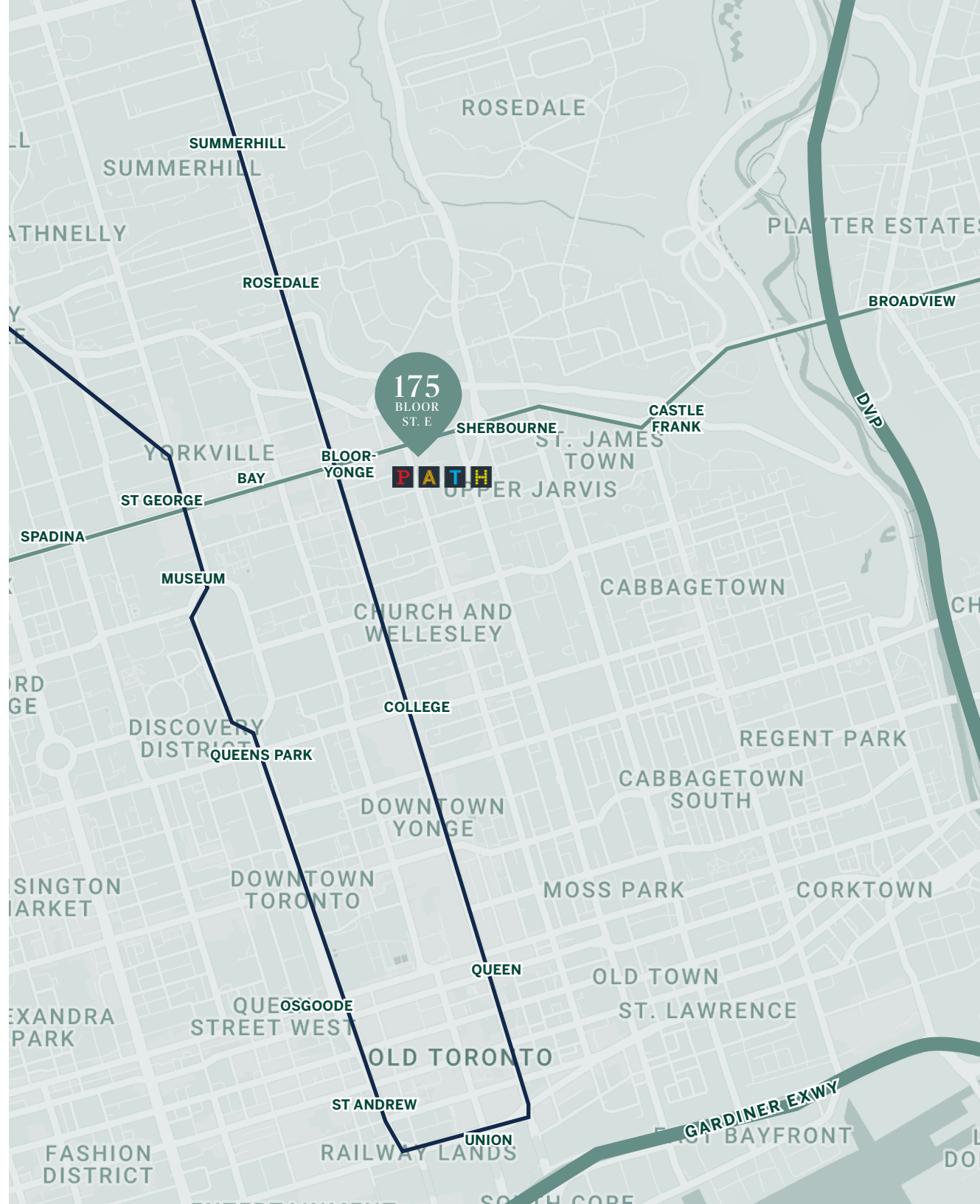
- Bloor/Yonge to Union Station | **12 mins**
- Bloor/Yonge to Eglinton Station | **10 mins**
- Bloor/Yonge to St.Clair Station | **5 mins**

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



Your Perfect Work Day Begins at 175 Bloor St. East



10:00 AM

Explore nearby retailers like Aritzia and Holt Renfrew and find the perfect outfit to elevate your style.



5:30 PM

Catch up with a friend for dinner at Café Landwer and enjoy sharing small plates and mezzas.



8:00 AM

Kick off your day with a warm latte and pastry from Hale Coffee to energize your morning.



12:00 PM

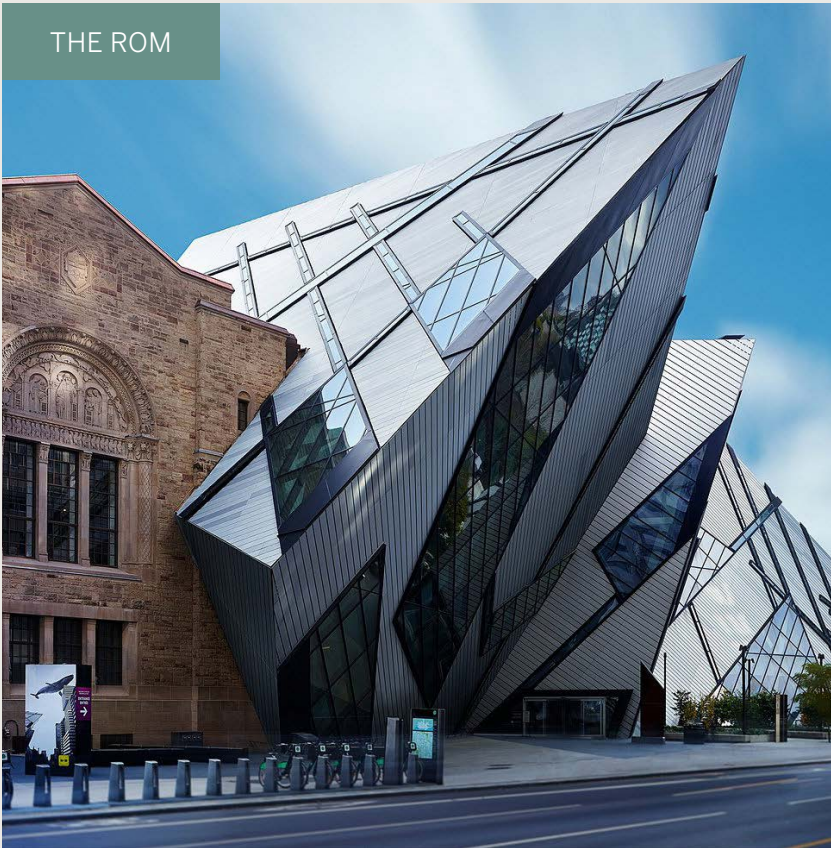
Swing by Miznon for a quick sandwich and pick me up drink.



7:00 PM

Finish your day with a workout at Equinox. After your session, hop on the Yonge–University or Bloor–Danforth subway for a convenient commute home.

THE ROM



EATALY



HOLT RENFREW



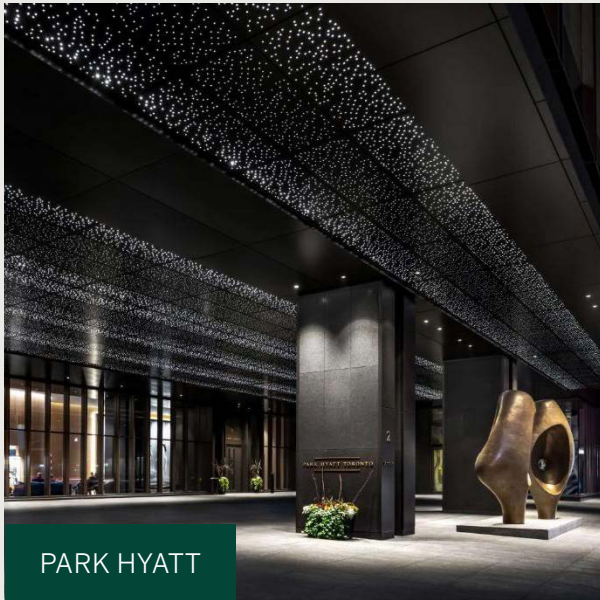
ALO RESTAURANT



ALO YOGA



WHOLE FOODS MARKET



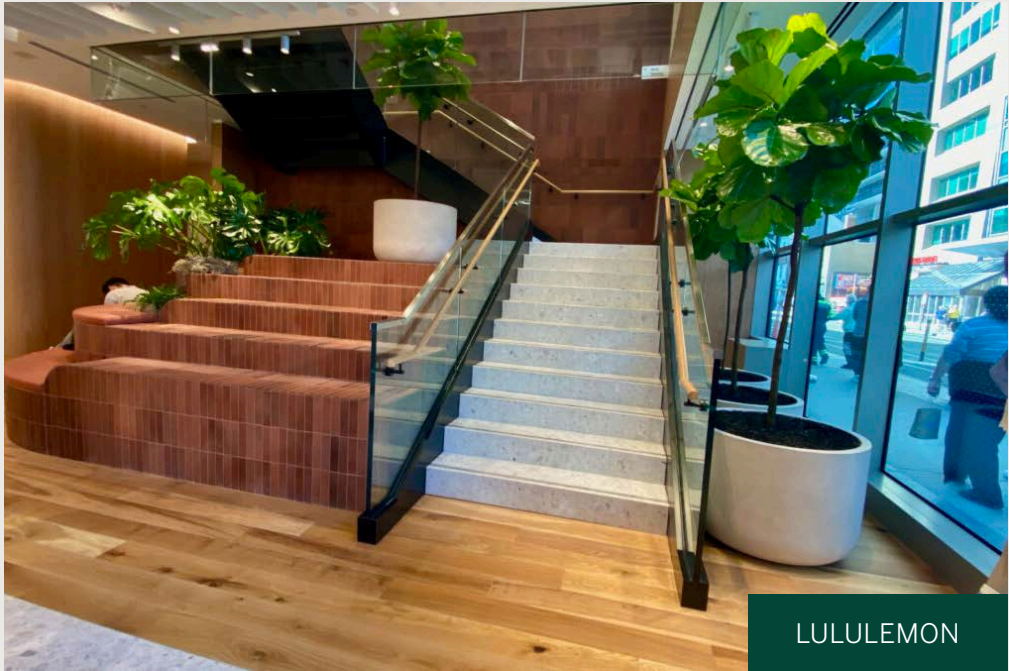
PARK HYATT



F45



OTHERSHIP

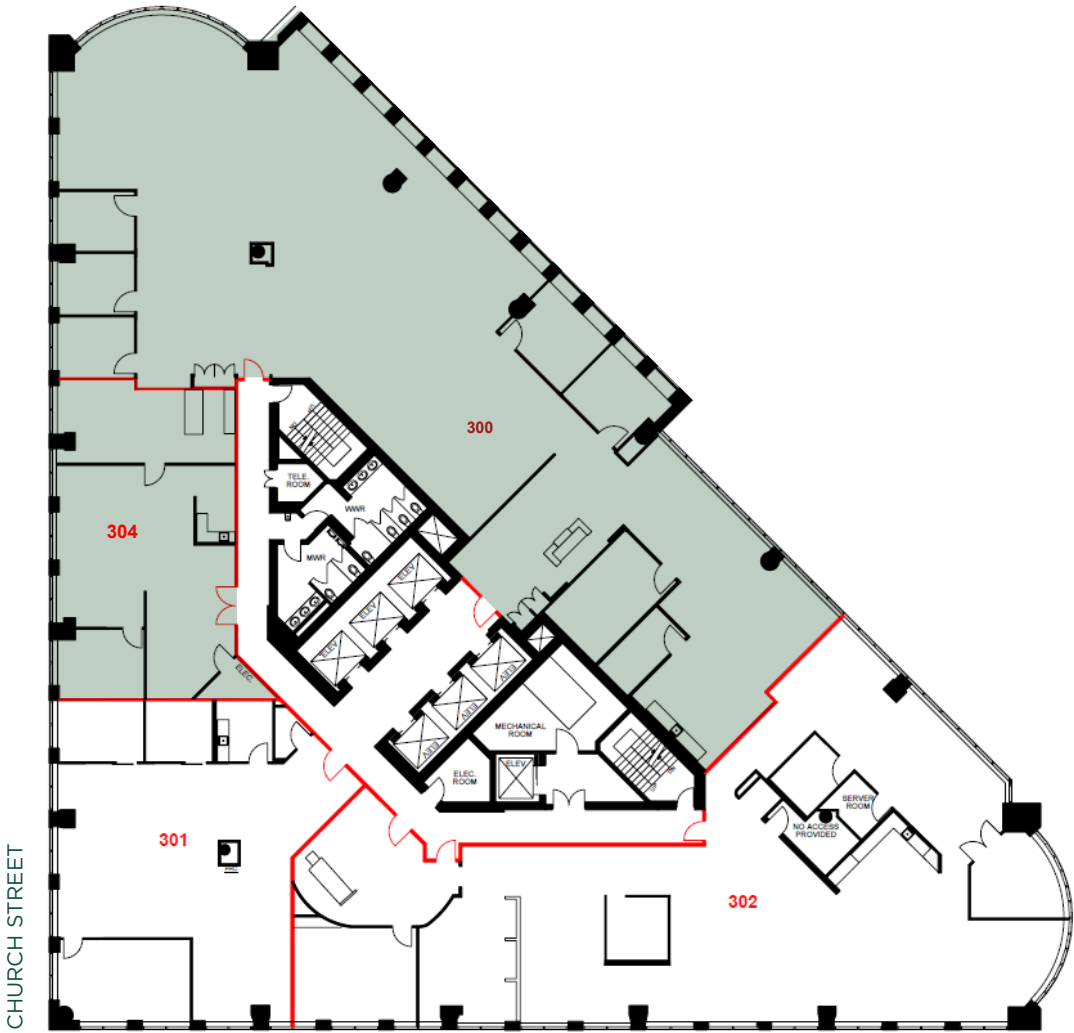


LULULEMON

175 Bloor St. East
South Tower

175 Bloor St. East - South Tower

BLOOR STREET



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

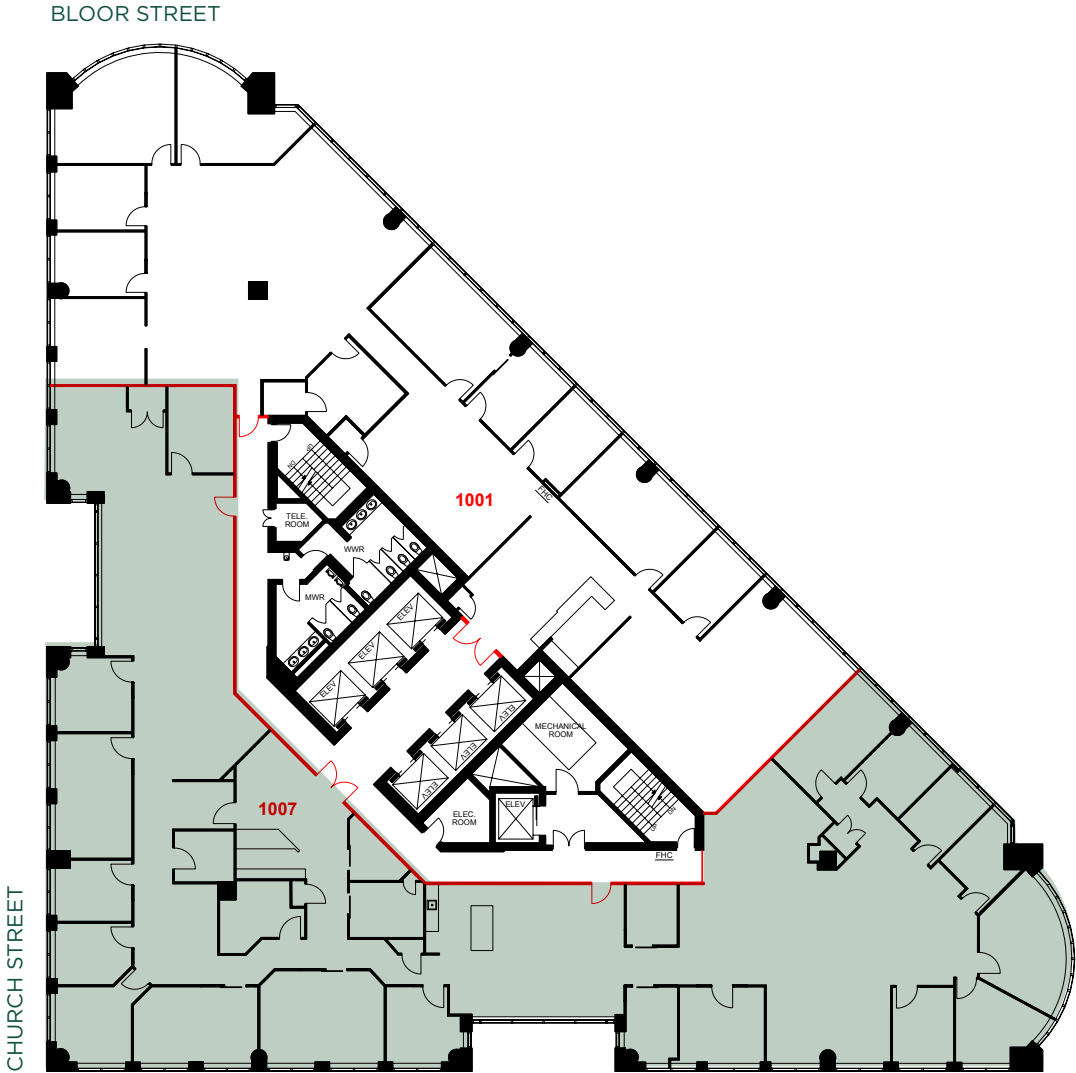
Suite 702 - 6,517 SF

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

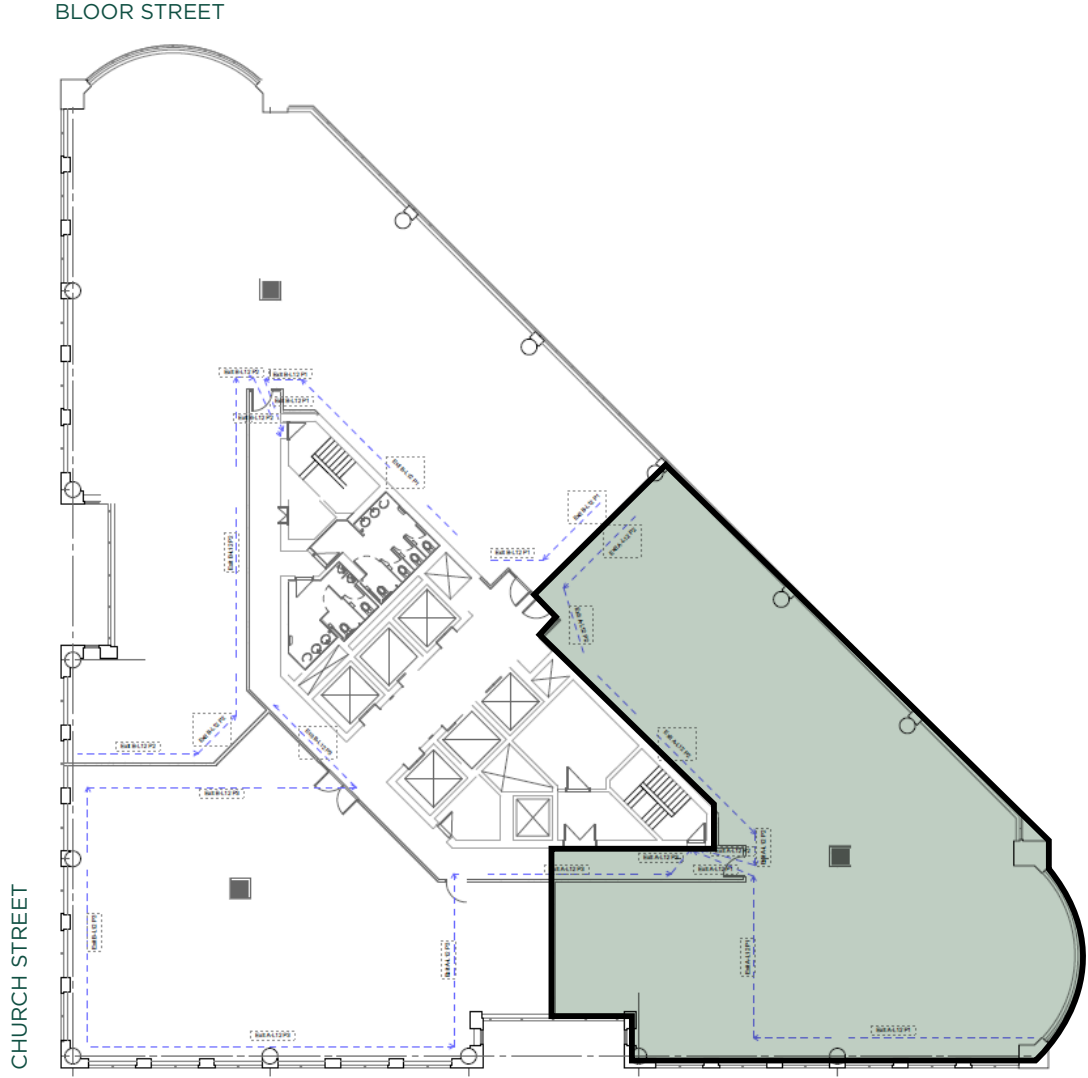
7TH FLOOR MODEL SUITES
RANGING FROM 2,727 SF - 6,517 SF

175 Bloor St. East - South Tower



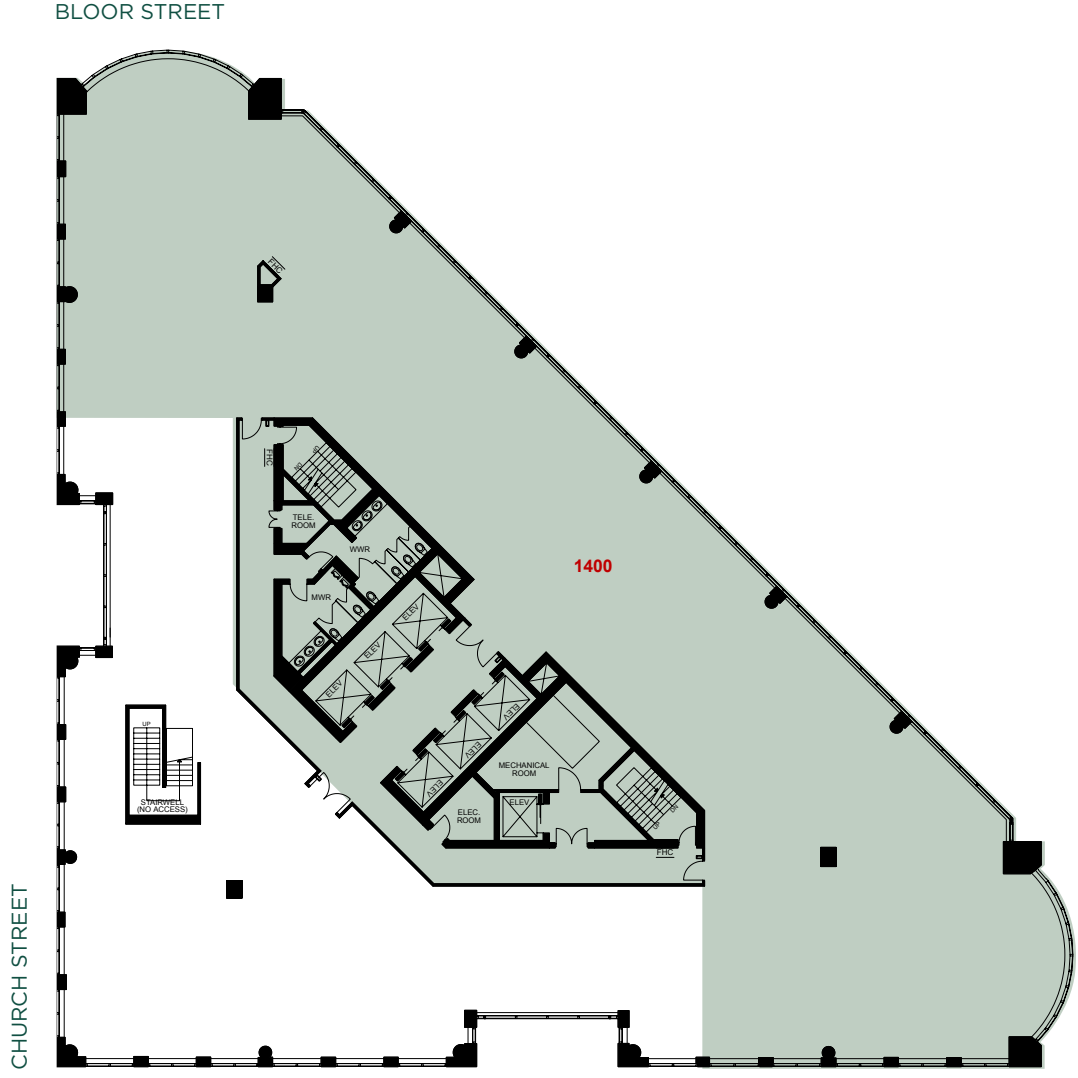
SUITE 1007 - 10,182 SF

175 Bloor St. East - South Tower



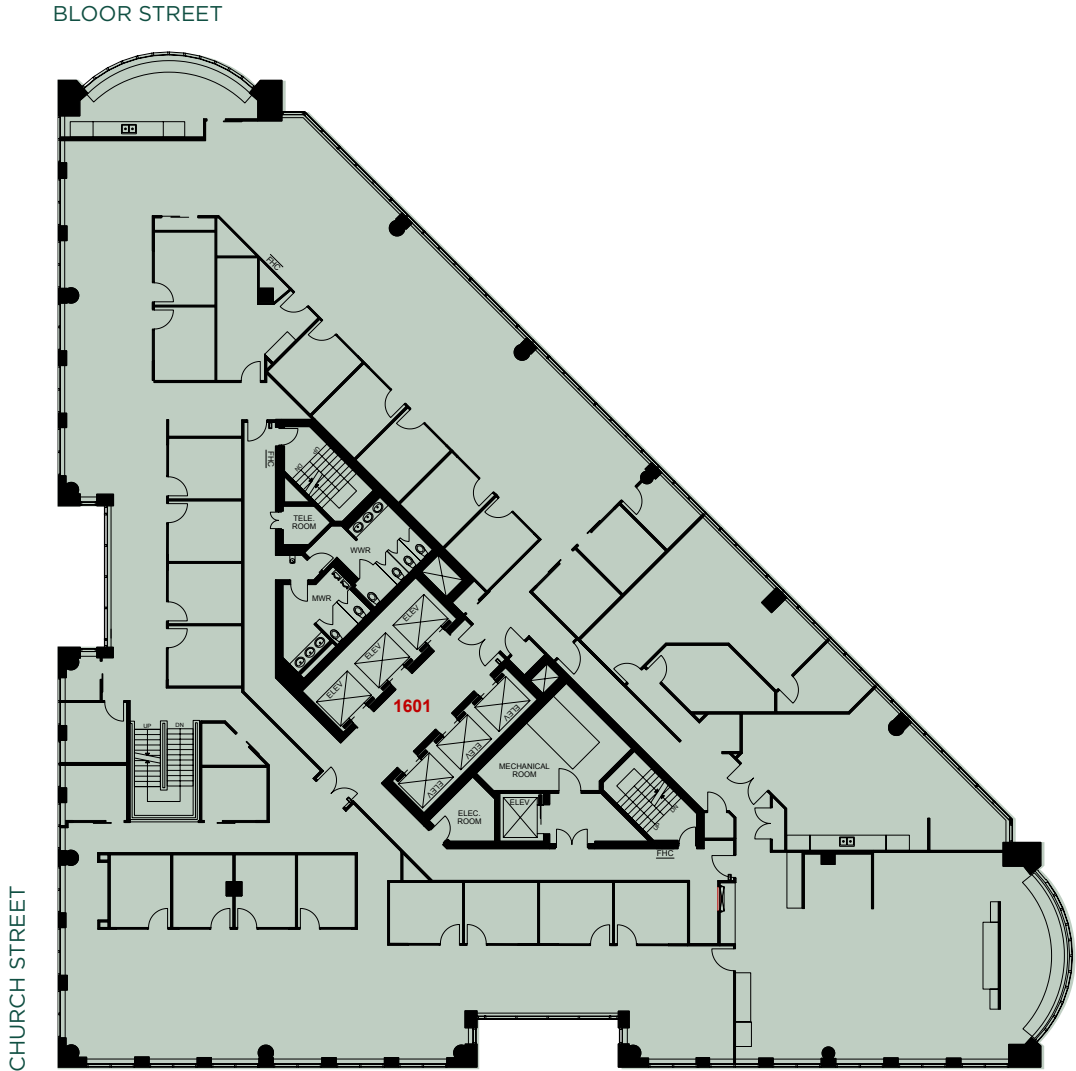
12TH FLOOR - 6,214 SF

175 Bloor St. East - South Tower



14TH FLOOR - 9,963 SF

175 Bloor St. East - South Tower



16TH FLOOR - 17,409 SF

175 Bloor St. East - South Tower

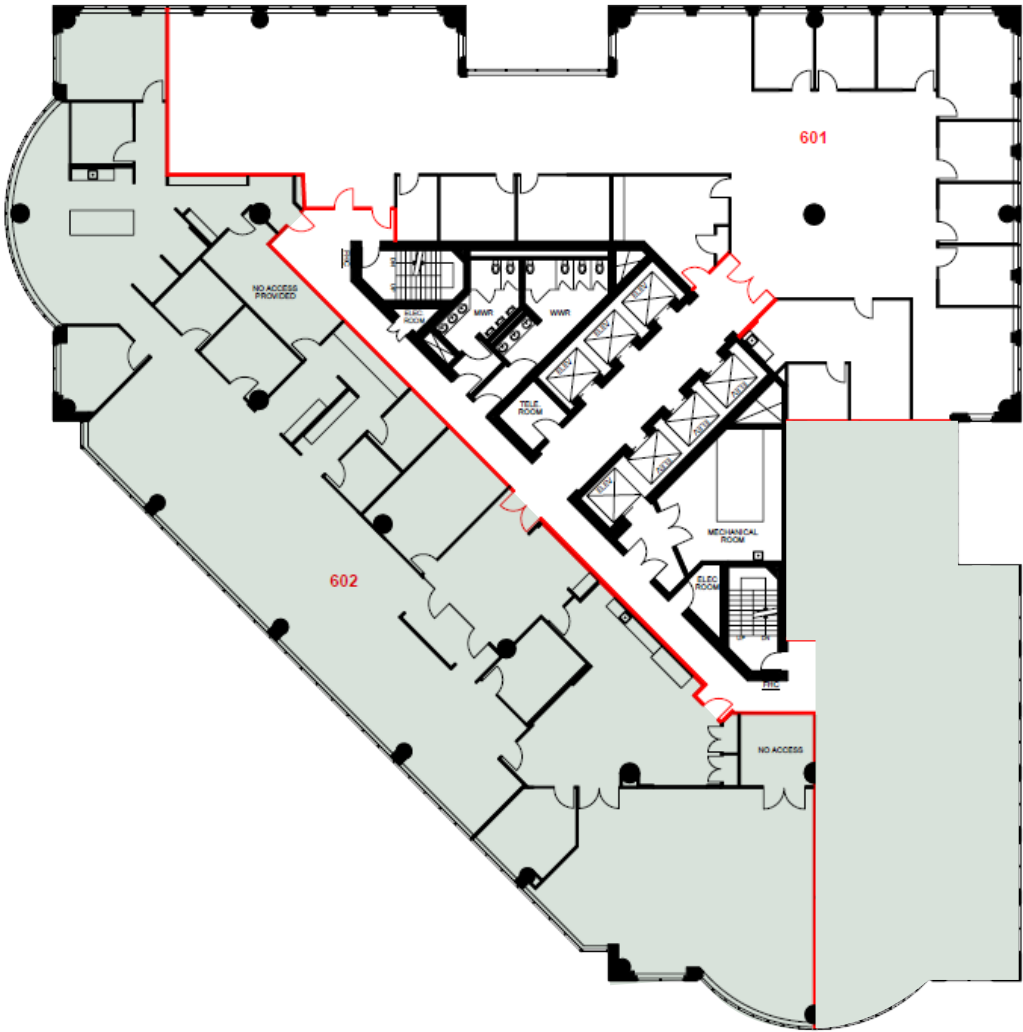


17TH FLOOR - 17,418 SF

175 Bloor St. East
North Tower

175 Bloor St. East - North Tower

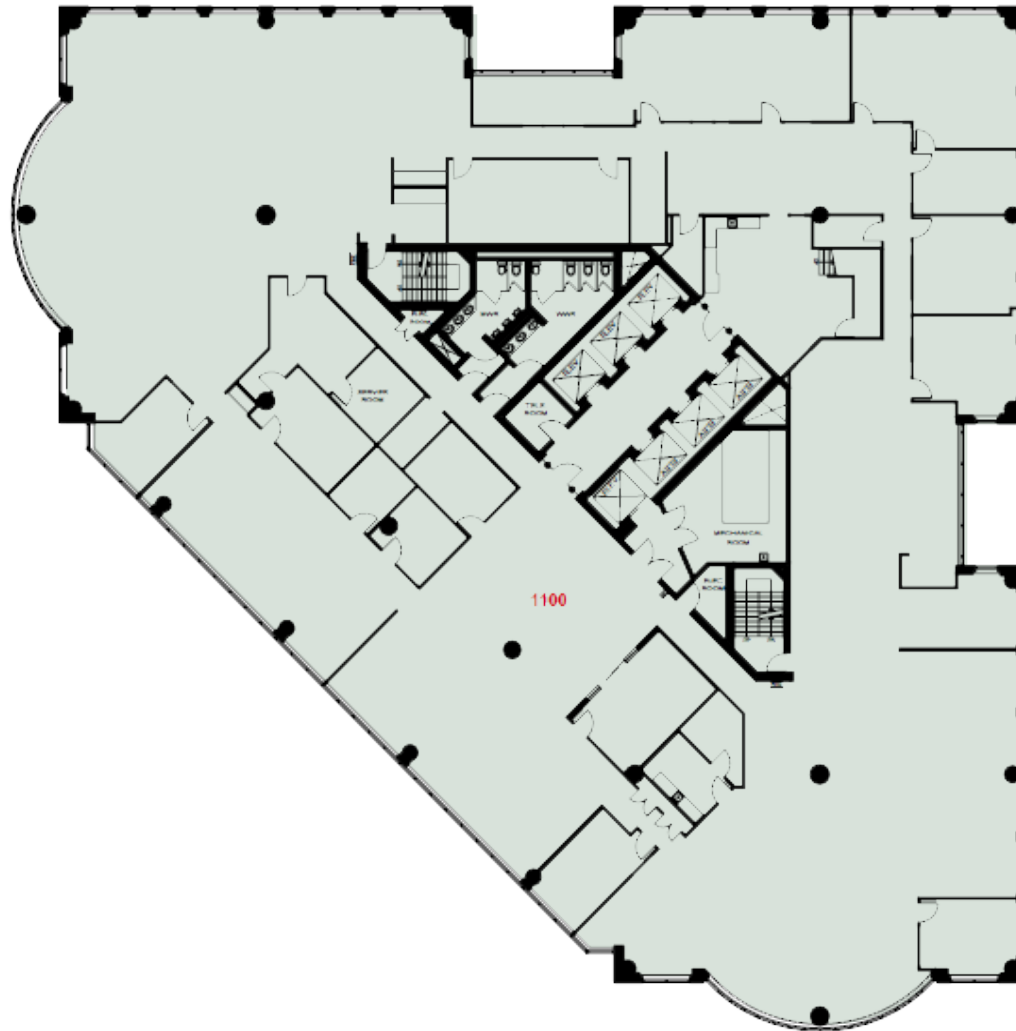
BLOOR STREET



SUITE 602 - 7,696 SF
SUITE 603 - 3,832 SF

175 Bloor St. East - North Tower

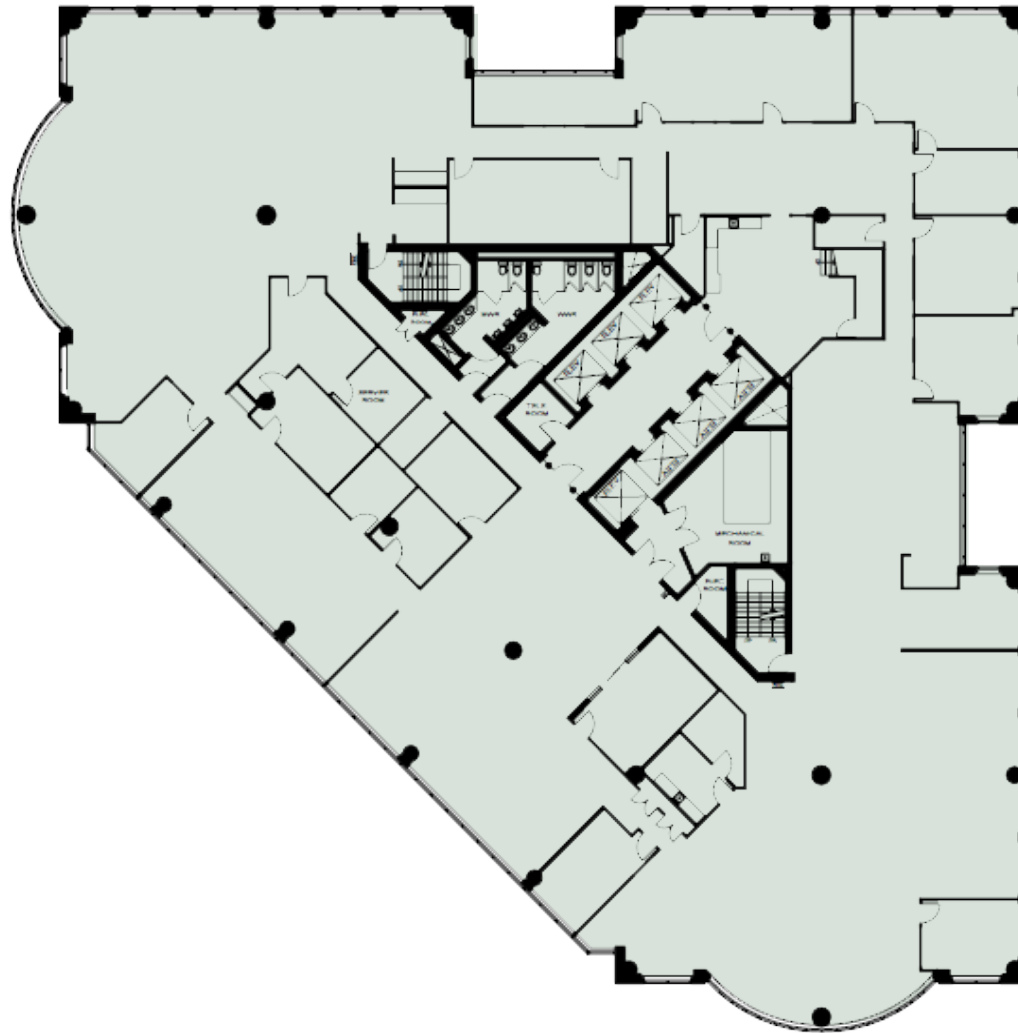
BLOOR STREET



10TH FLOOR - 21,620 SF

175 Bloor St. East - North Tower

BLOOR STREET



11TH FLOOR - 21,620 SF

175 Bloor St. East - North Tower

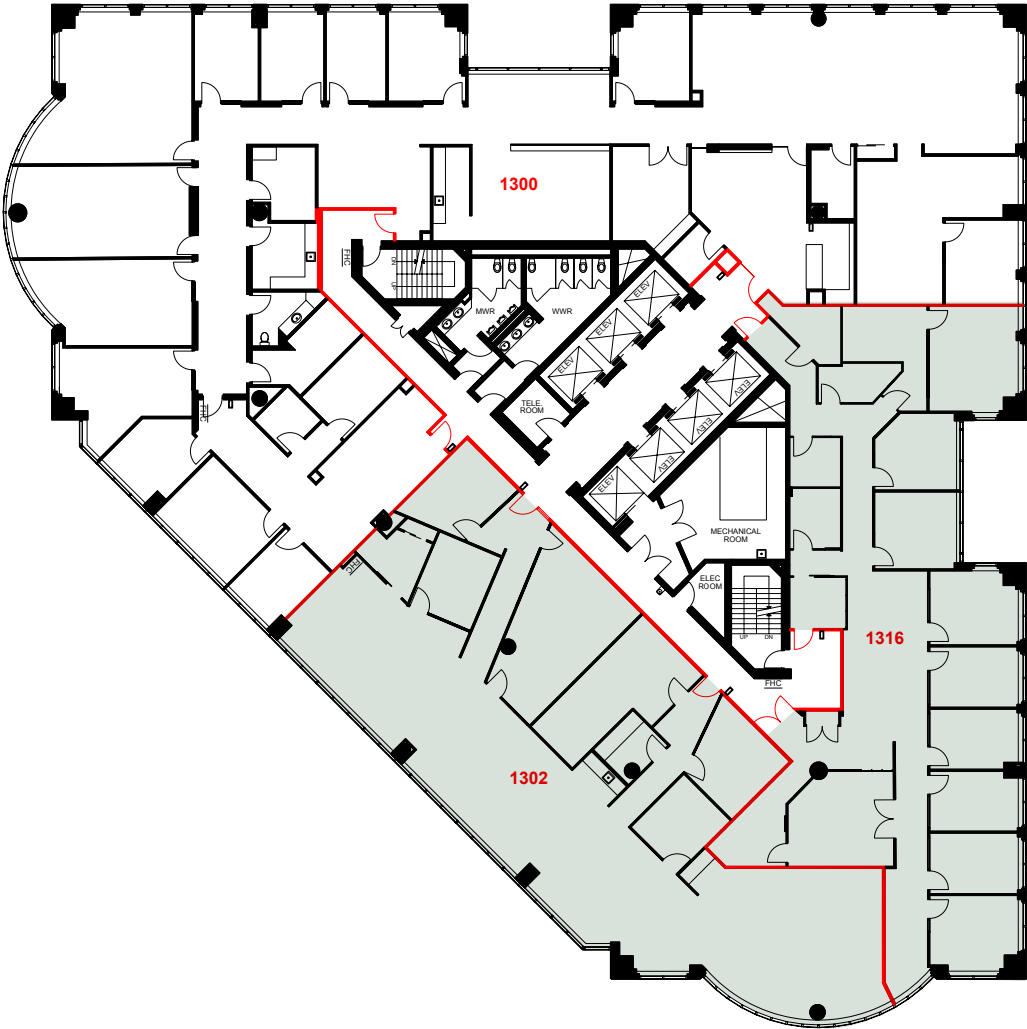
BLOOR STREET



12TH FLOOR - 21,614 SF

175 Bloor St. East - North Tower

BLOOR STREET



SUITE 1302 - 5,351 SF
SUITE 1316 - 4,778 SF

175 Bloor St. East - North Tower

BLOOR STREET



SUITE 1400 - 21,630 SF



CUSHMAN & WAKEFIELD ULC

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada
cushmanwakefield.com

STEVEN SOTIROFF*

Associate
647.580.5030
steven.sotiroff@cushwake.com

ERIC SHAW*

Executive Vice President
416.359.2425
eric.shaw@cushwake.com

CAMERON MITCHELL*

Vice President
416.359.2445
cam.mitchell@cushwake.com

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