

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
\$18.06 PSF
(2024 Est.)

TAX
\$8.59 PSF
(2024 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	
1400	21,630	November 1, 2024

106,898 SF
Contiguous*
Connected
by stairwell

*Can be made available

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

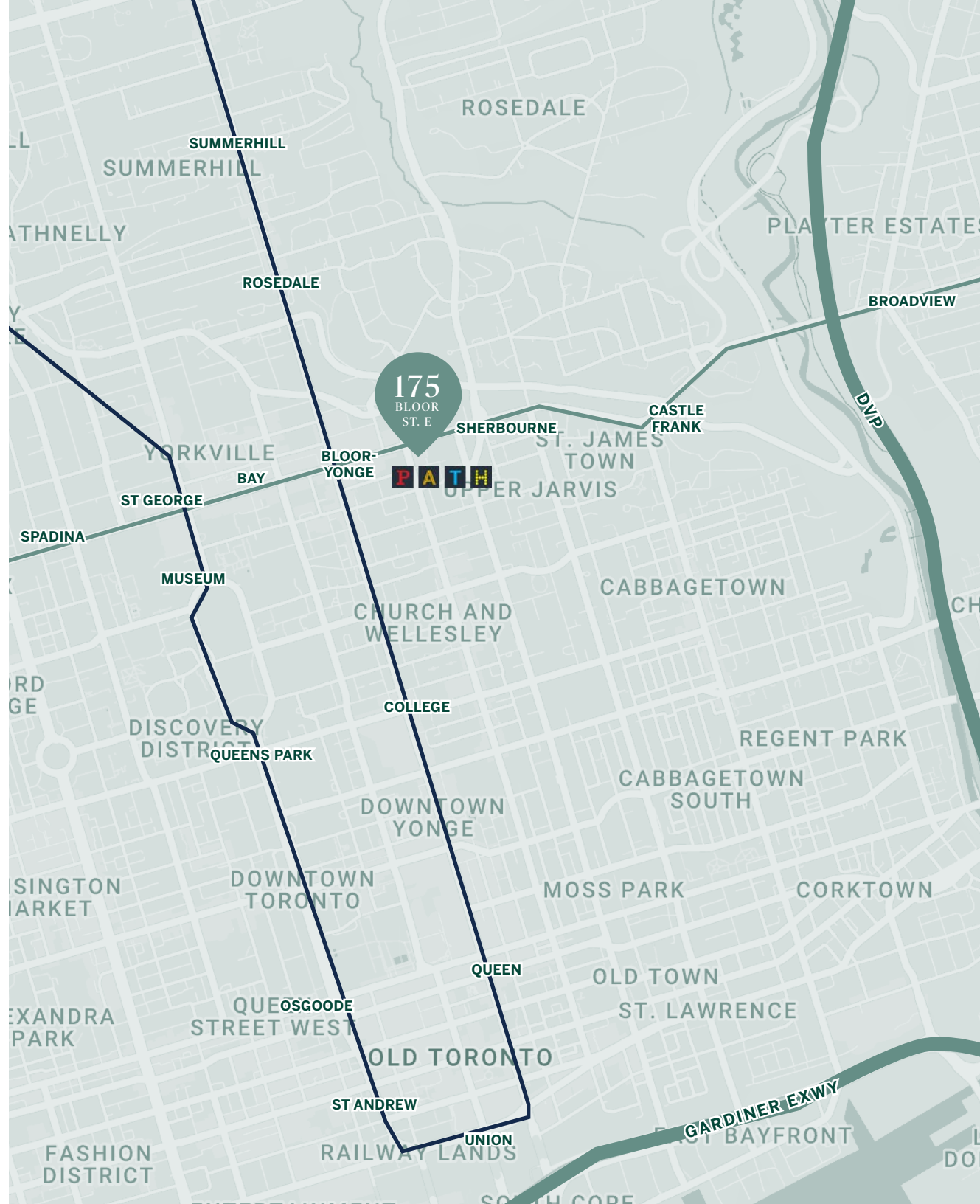
- Bloor/Yonge to Union Station | **12 mins**
- Bloor/Yonge to Eglinton Station | **10 mins**
- Bloor/Yonge to St.Clair Station | **5 mins**

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



175 Bloor St. East
South Tower

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

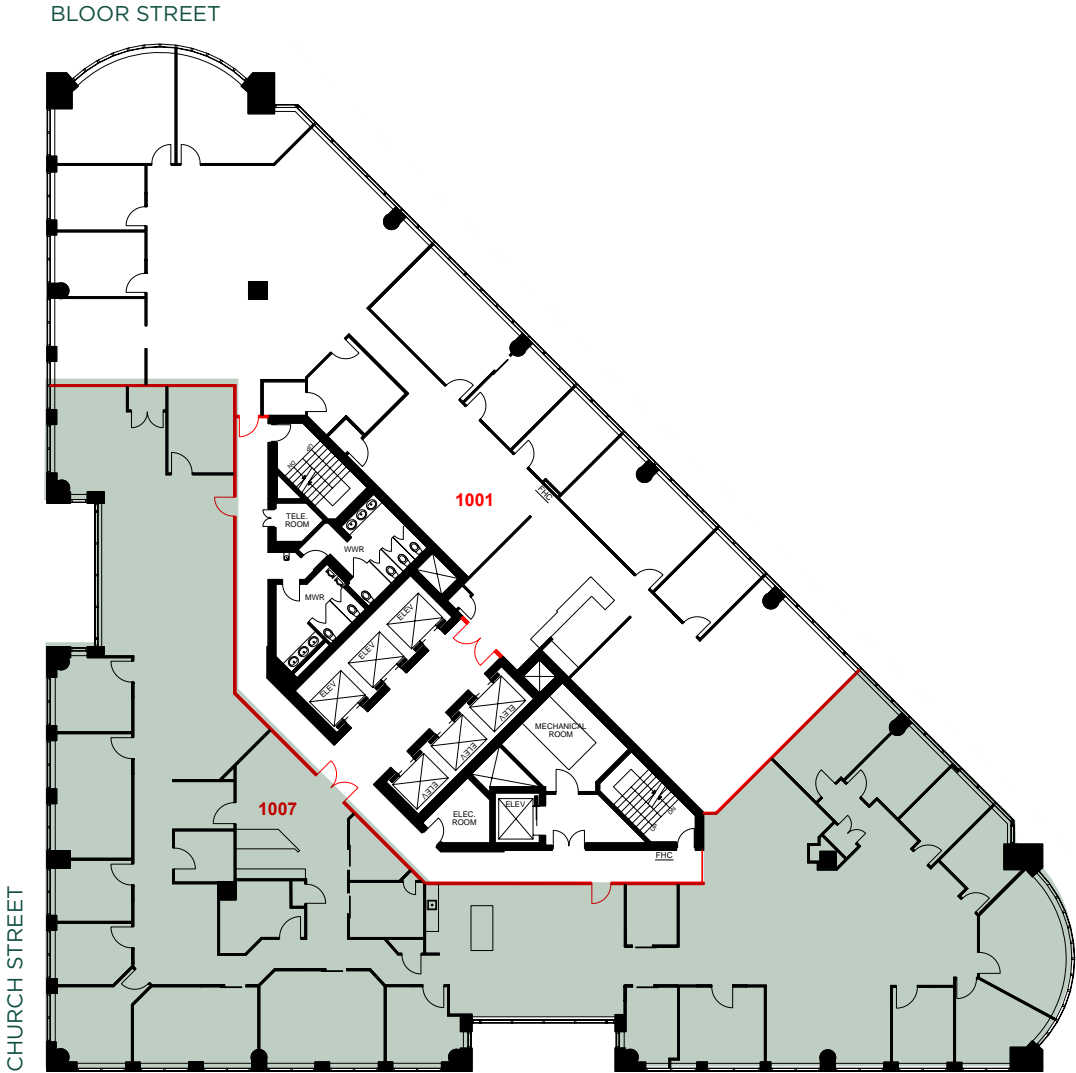
Suite 702 - 6,517 SF

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

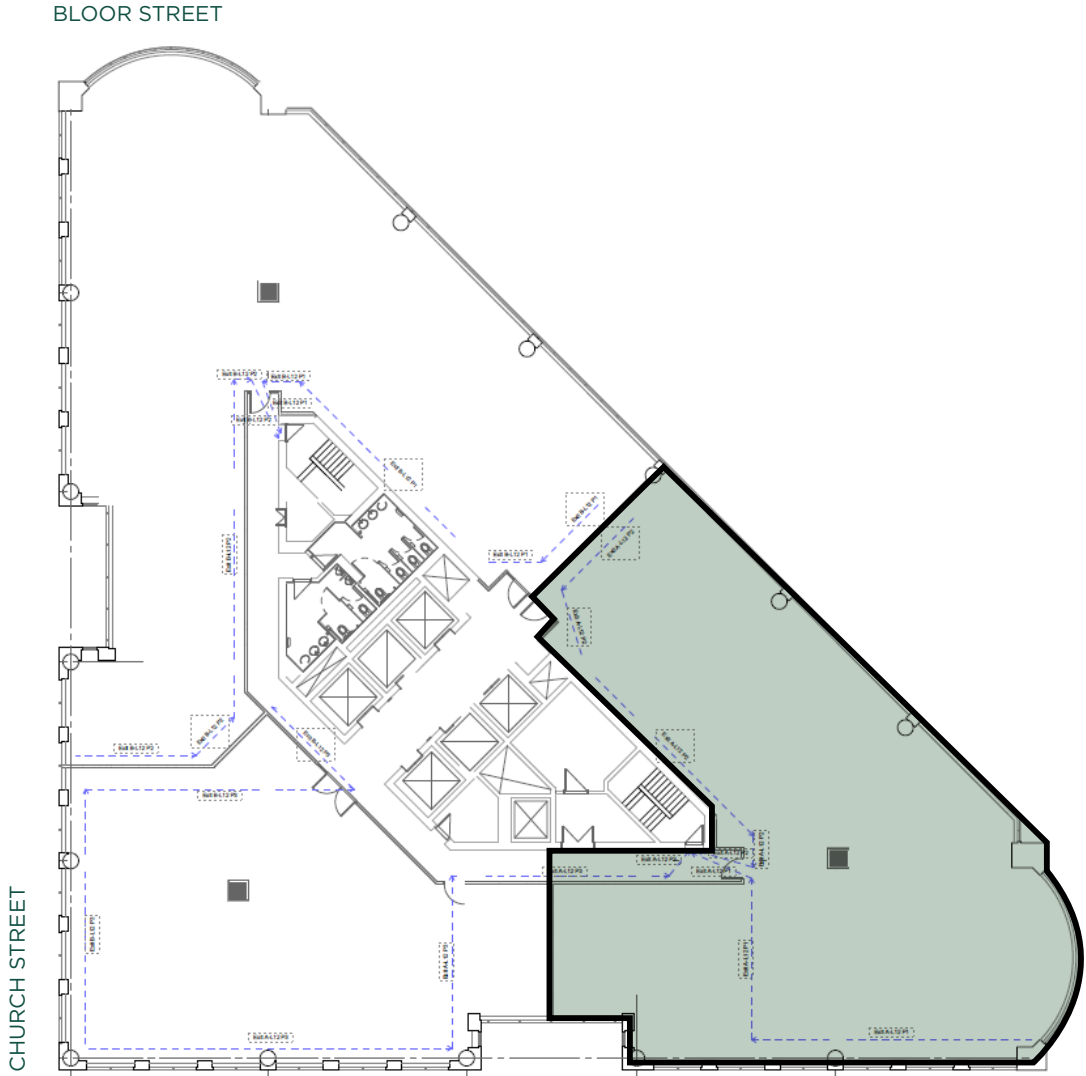
175 Bloor St. East - South Tower



SUITE 1007 - 10,182 SF

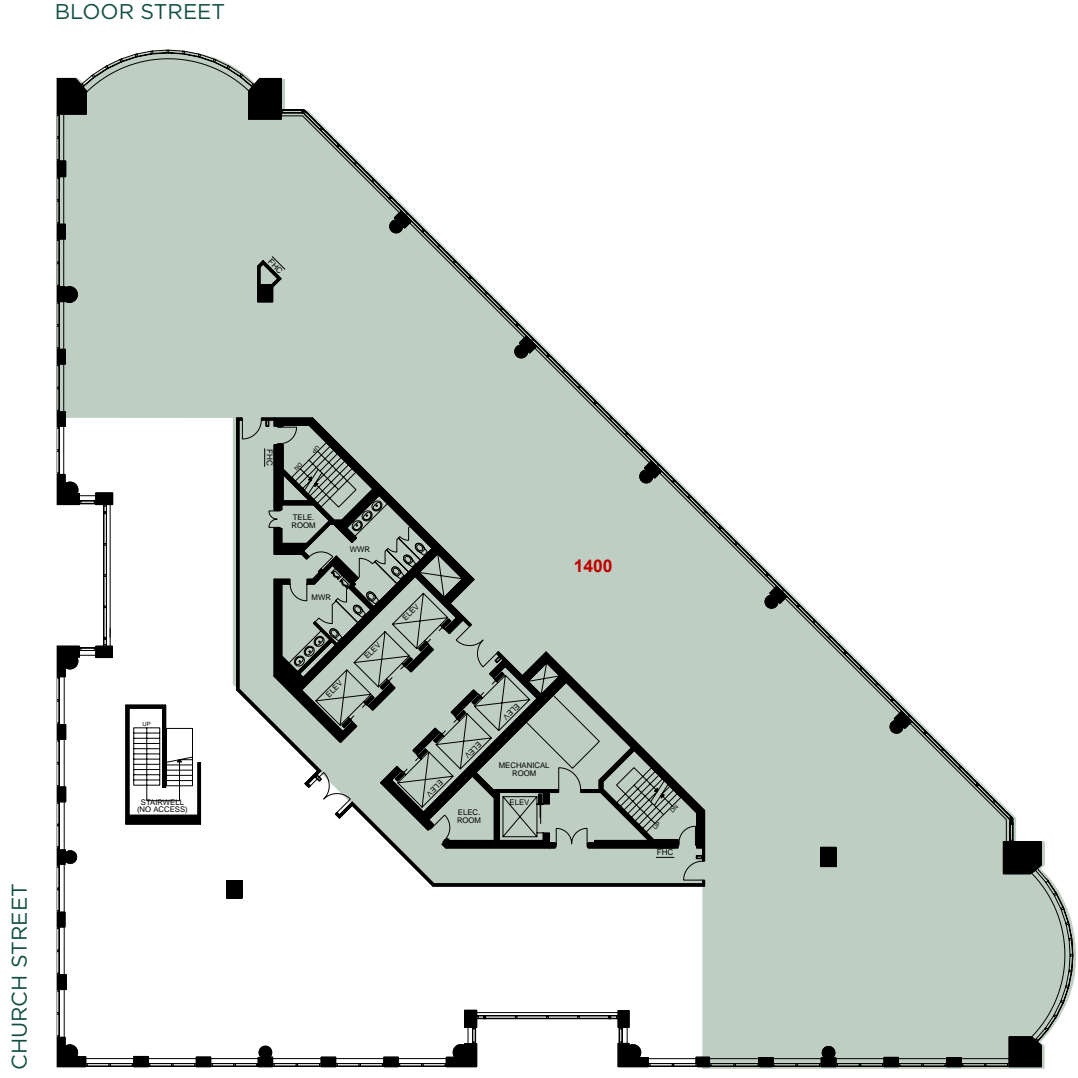


175 Bloor St. East - South Tower



12TH FLOOR - 6,214 SF

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

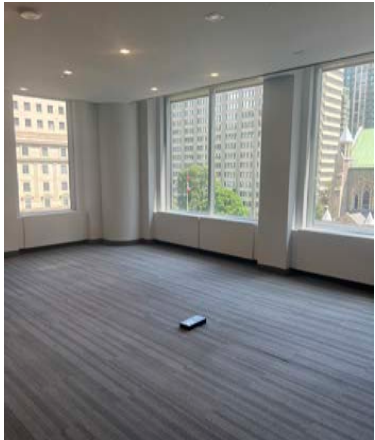
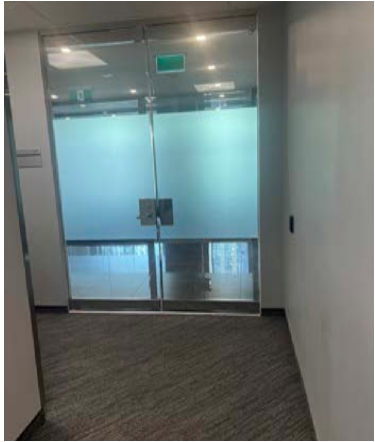


17TH FLOOR - 17,418 SF

175 Bloor St. East
North Tower

175 Bloor St. East - North Tower

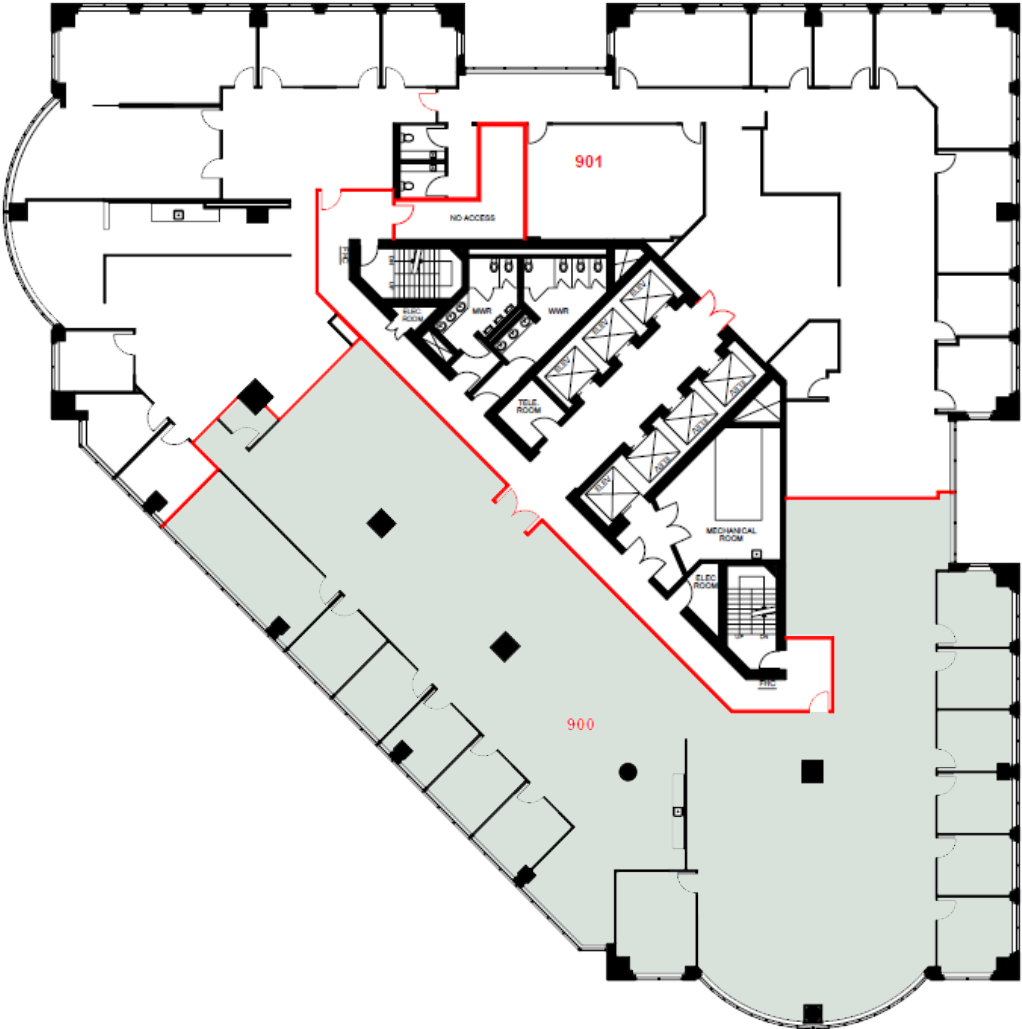
BLOOR STREET



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

175 Bloor St. East - North Tower

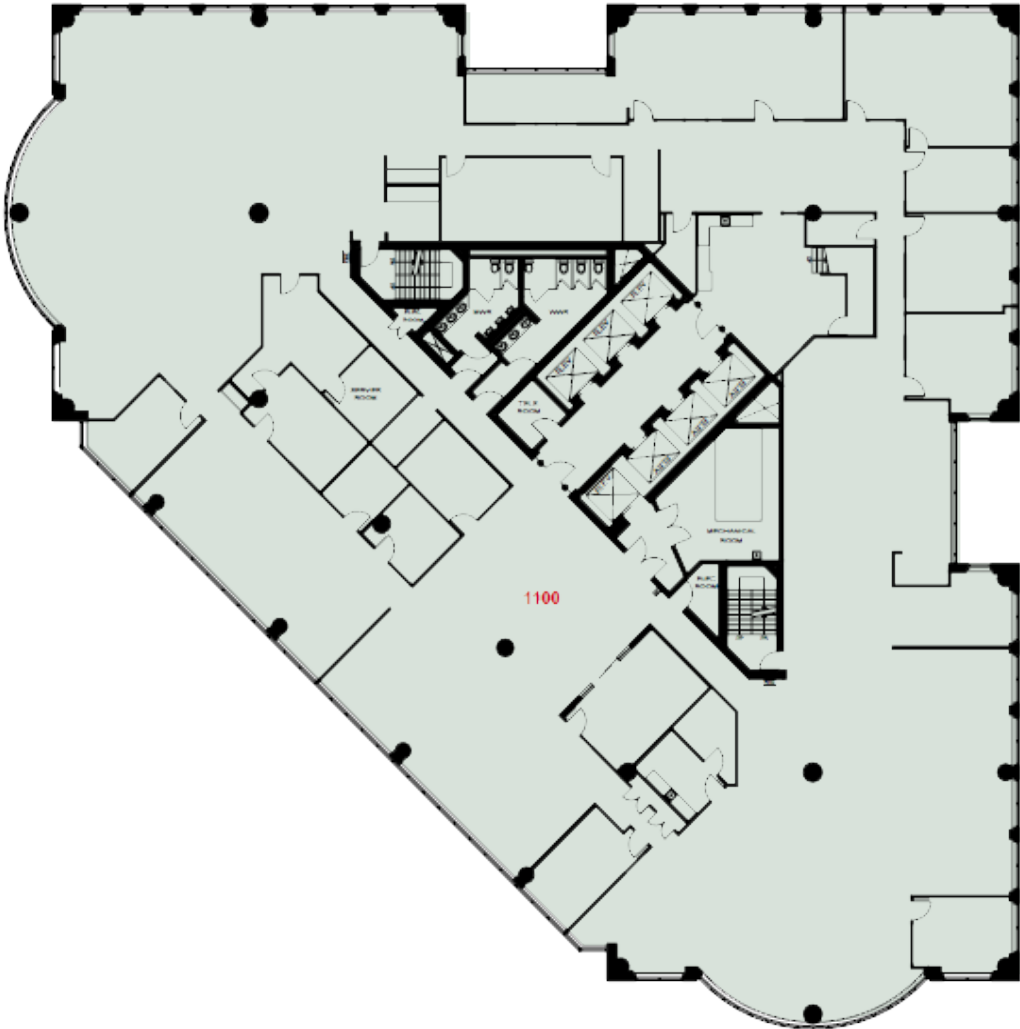
BLOOR STREET



9TH FLOOR - 10,285 SF

175 Bloor St. East - North Tower

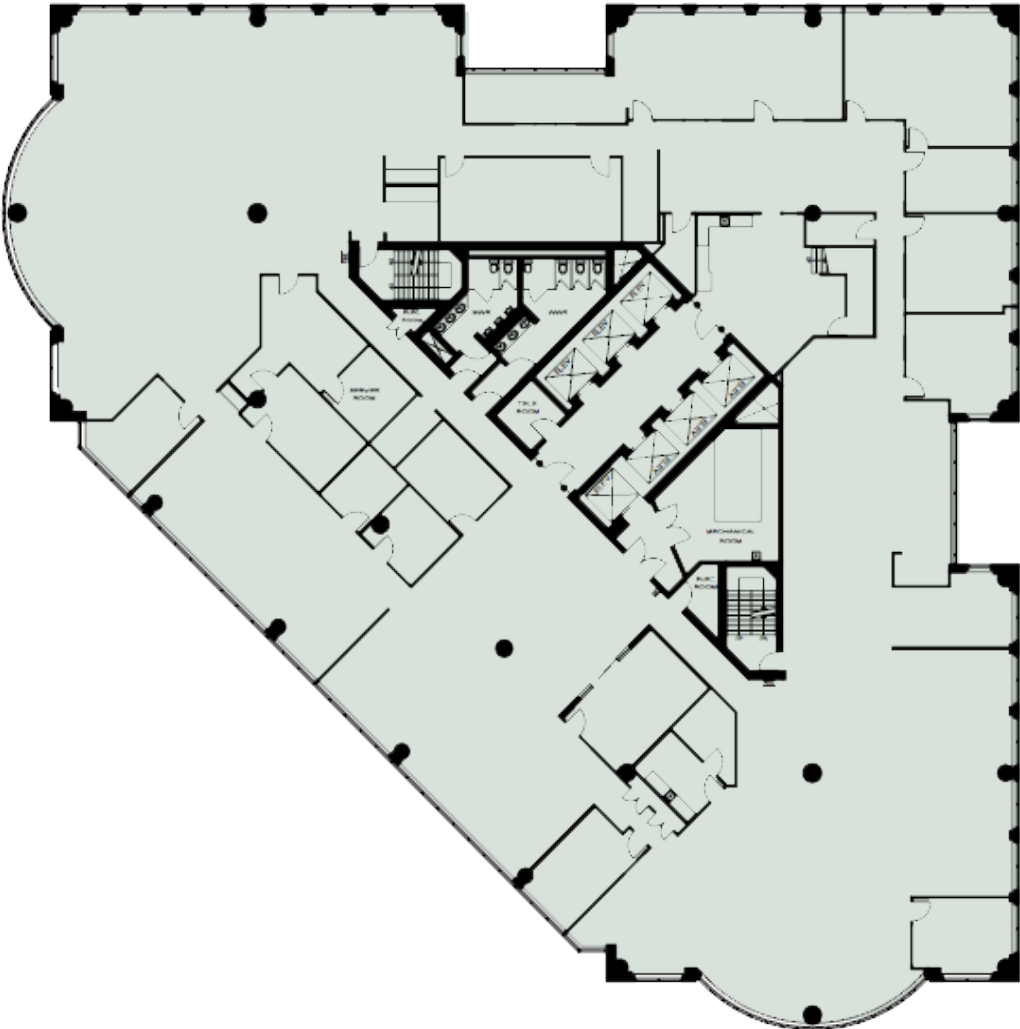
BLOOR STREET



10TH FLOOR - 21,620 SF

175 Bloor St. East - North Tower

BLOOR STREET



11TH FLOOR - 21,620 SF

175 Bloor St. East - North Tower

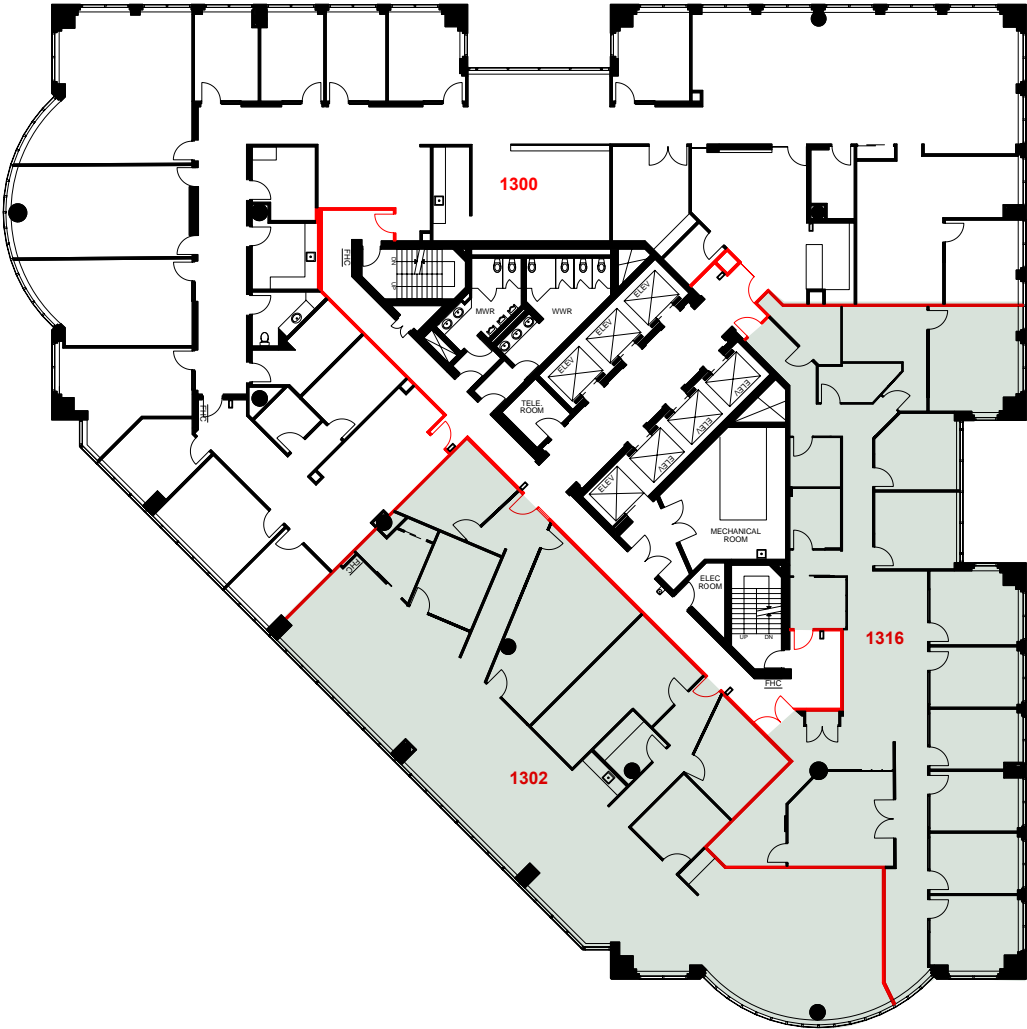
BLOOR STREET



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

©2024 Cushman & Wakefield. 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

