



BLOOR PLACE

ISLINGTON

LARGE
BLOCK
AVAILABLE
UP TO
157,000 SF

3250, 3280 & 3300 BLOOR ST W

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

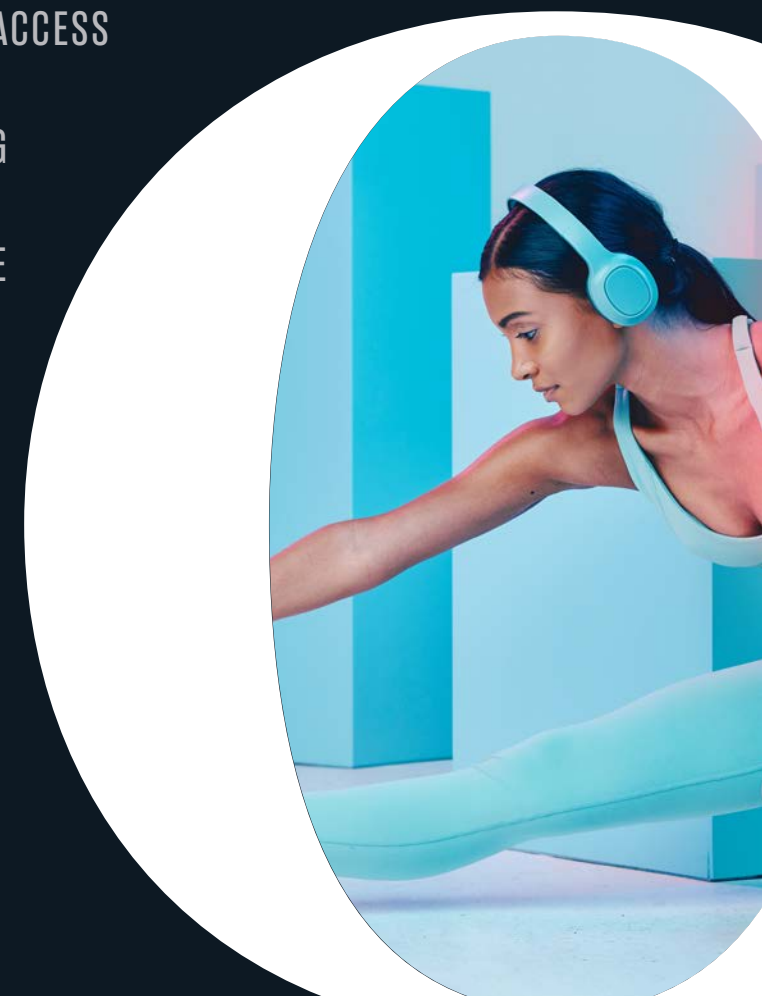
SECURE ON-SITE PARKING

ON-SITE AMENITY CENTRE

MODERN WORKSPACES

CONFERENCE ROOMS

OUTDOOR TERRACE



CLAIM THE CORNERSTONE

This 157,000 square foot block at Bloor Islington Place is ready to be home to your company's next headquarters. With built-out office space, exclusive signage and direct subway access, this Class A destination places your brand at the center of one of the most recognizable office complexes in Toronto's west end. Extensive parking and campus-scale amenities also give your teams everything they need to thrive, from training centers and lifestyle offerings to client hosting spaces.



WORKPLACE ADVANTAGES



BLACK ANGUS STEAKHOUSE

Host your board meetings, clients or shareholder events



ON-SITE DAYCARE

On-site daycare to support employee retention and return to office flexibility



CONFERENCE CENTRES

Fully equipped conference centres for team training and large-scale presentations



OUTDOOR TERRACE

Suited for hosting internal celebrations, networking events and recruiting mixers

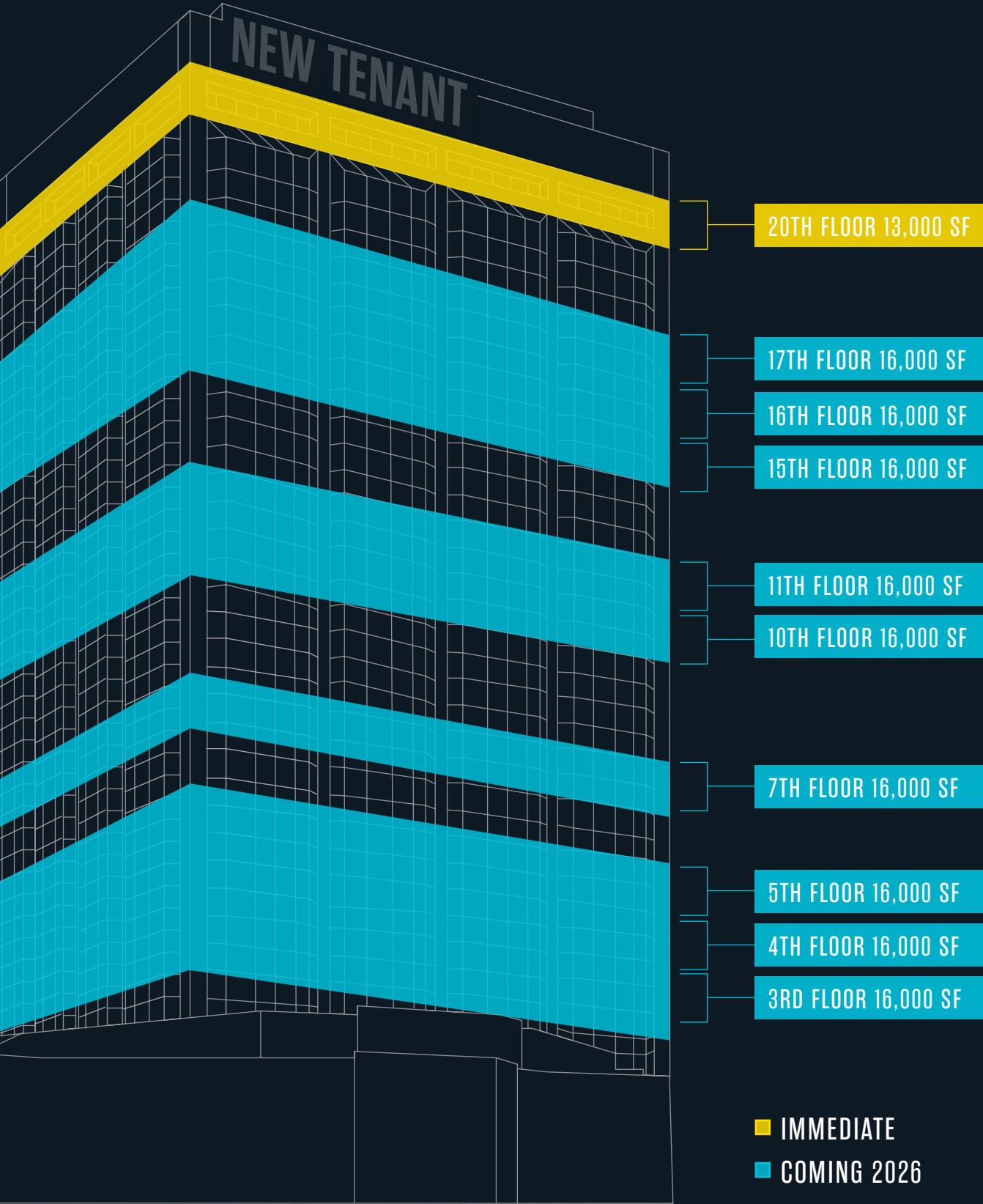


ACCESS MADE EASY

Direct access to the TTC subway Islington Station

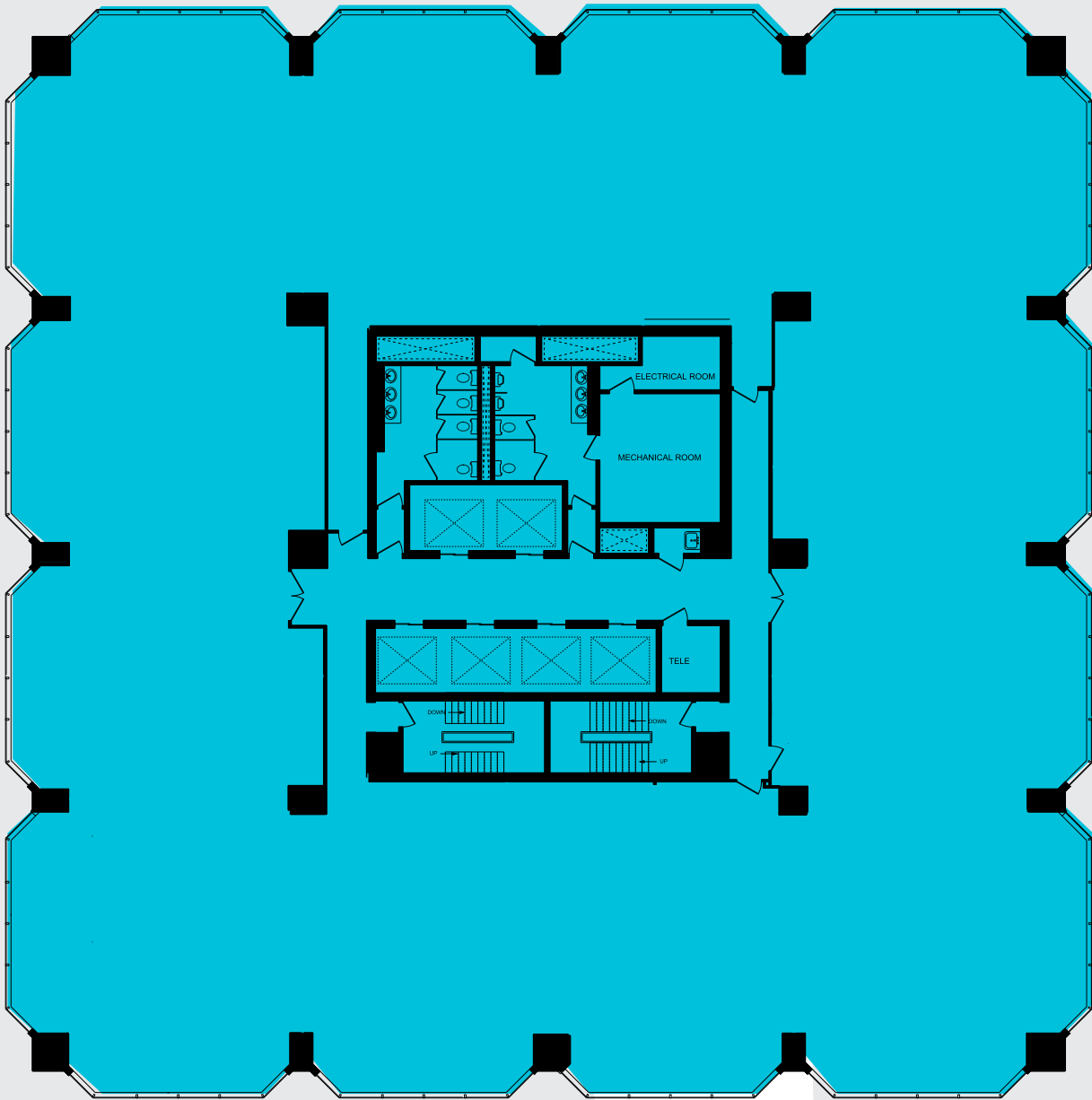
LARGE BLOCK AVAILABILITY PLAN

UP TO 157,000 SF AVAILABLE



TYPICAL FLOOR PLATE **16,000 SF**

WEST TOWER | 3300 BLOOR ST W



BLOOR ISLINGTON PLACE

MAKE YOUR MARK ON TORONTO WEST

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.

157,000 SF
AVAILABLE
ACROSS
THREE
TOWERS

BLOOR ISLINGTON PLACE

EAST TOWER | 3250 BLOOR ST W

| | | |
|------------|-----------|----------------------|
| Suite 200 | 17,718 SF | |
| Suite 430 | 2,500 SF | Available 10/01/2025 |
| Suite 902 | 8,393 SF | |
| Suite 1000 | 11,157 SF | |

CENTRE TOWER | 3280 BLOOR ST W

| | | |
|------------|----------|-------------------------|
| Suite 320 | 4,009 SF | |
| Suite 810 | 4,413 SF | |
| Suite 1040 | 1,929 SF | |
| Suite 1150 | 2,945 SF | Model Suite Coming Soon |
| Suite 1200 | 7,179 SF | |
| Suite 1201 | 8,000 SF | |

WEST TOWER | 3300 BLOOR ST W

| | | |
|------------------------|-----------|----------------------|
| Suite 510 (Turnkey) | 5,236 SF | Available 5/01/2025 |
| Suite 620 | 3,194 SF | |
| Suite 630 | 1,762 SF | Available 5/01/2025 |
| Suite 650 | 6,128 SF | |
| Suite 680 | 2,365 SF | Available 10/31/2025 |
| 20th Floor (Penthouse) | 13,443 SF | |

CONTIGUOUS
BLOCK

| | Asking Rate | Additional Rent 2025 | Parking Rates |
|--------------|-------------------------|----------------------|------------------------------|
| EAST TOWER | | \$25.83 PSF | Parking Rate 1 : 1,000 SF |
| CENTRE TOWER | \$23.50 PSF (Year 1) | \$25.76 PSF | Unreserved \$185.00 |
| WEST TOWER | | \$25.76 PSF | Reserved/Valet \$350.00 |

CONVENIENCE WHERE YOU NEED IT MOST

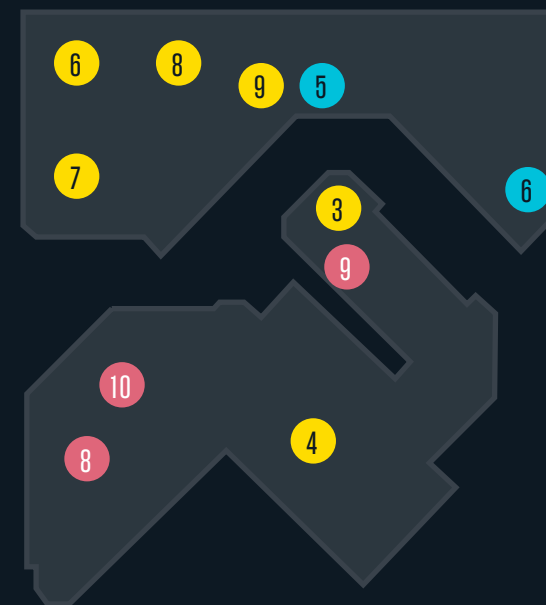
CONVENIENTLY LOCATED

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 | 11 Pumpernickels' |
| 2 Freshii | 12 Black Angus Steakhouse |
| 3 Real Fruit Bubble Tea | 13 A&W |
| 4 Au Pain Dore | 14 Sobeys Urban Fresh |
| 5 Bibab Express | |
| 6 Thai Express | |
| 7 Subway | |
| 8 Ali Baba's | |
| 9 Bens the Greek | |
| 10 Captain Azza | |

PROFESSIONAL SERVICES

- | |
|---------------------------------------|
| 1 Kids & Co. |
| 2 Coming soon - Prayer/Maternity room |
| 3 Flair Cleaners |
| 4 Service Ontario |
| 5 Gateway Newstands |
| 6 The Co-operators |
| 7 Meridian Credit Union |
| 8 Cocospoon |
| 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) |
| 10 Dr. I. Martin |

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



CONFERENCE

YOUR WAY

CONNECT EASILY

Host meetings, trainings, and presentations with our fully equipped 60-person conferencing facility

CUSTOMIZE YOUR SETUP

from classroom-style learning to theatre-style talks

BREAK OUT & BRAINSTORM

in the private 14-person boardroom

FUEL COLLABORATION

with Wi-Fi, teleconferencing, whiteboards, and a full kitchenette

SEAMLESS BOOKING

through the BIP app or by emailing bip.admin@Colliers.com

CONVENIENT CATERING

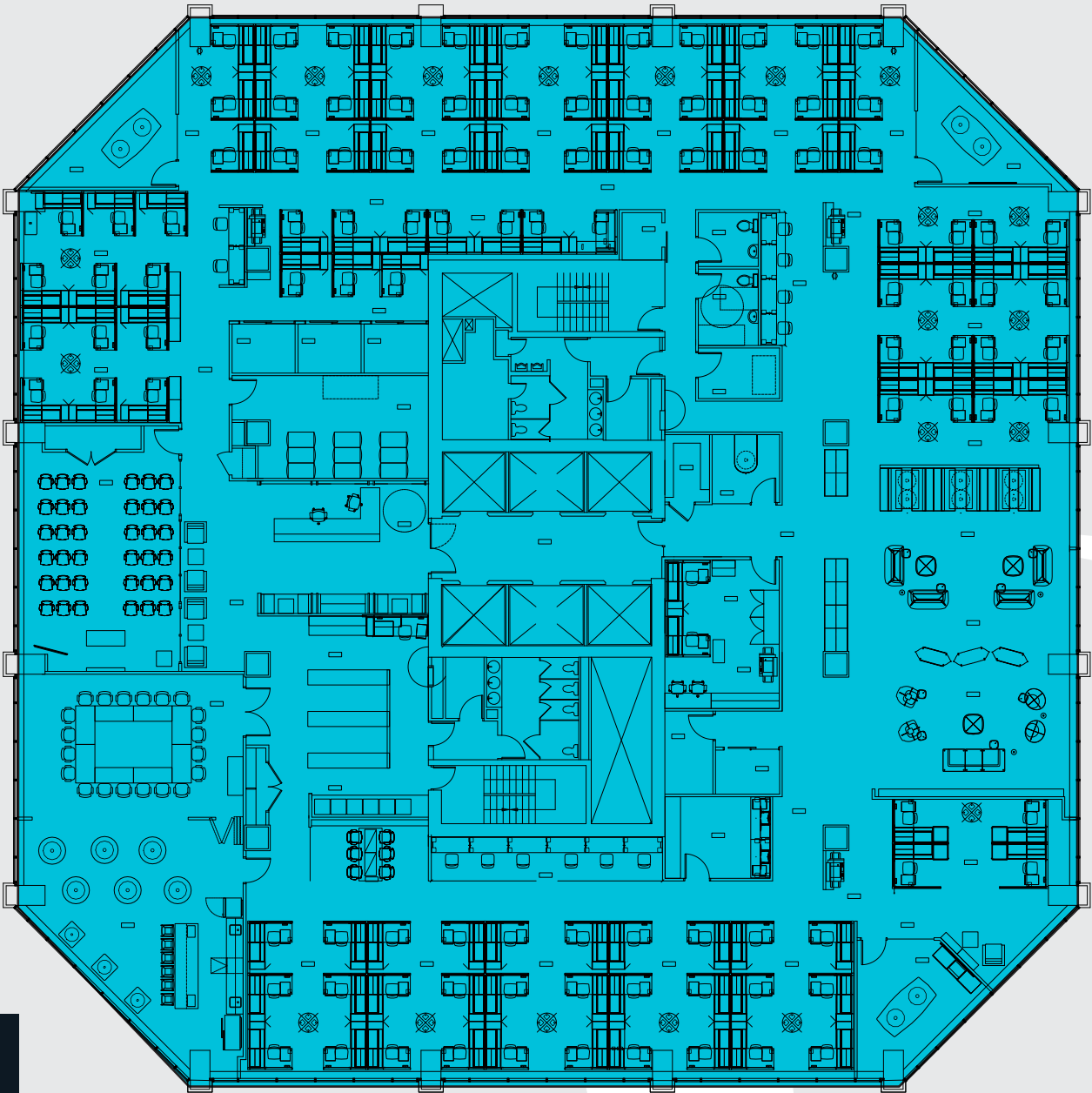
Extensive Catering options available on-site



SUITE 200

17,718 SF

EAST TOWER | 3250 BLOOR ST W

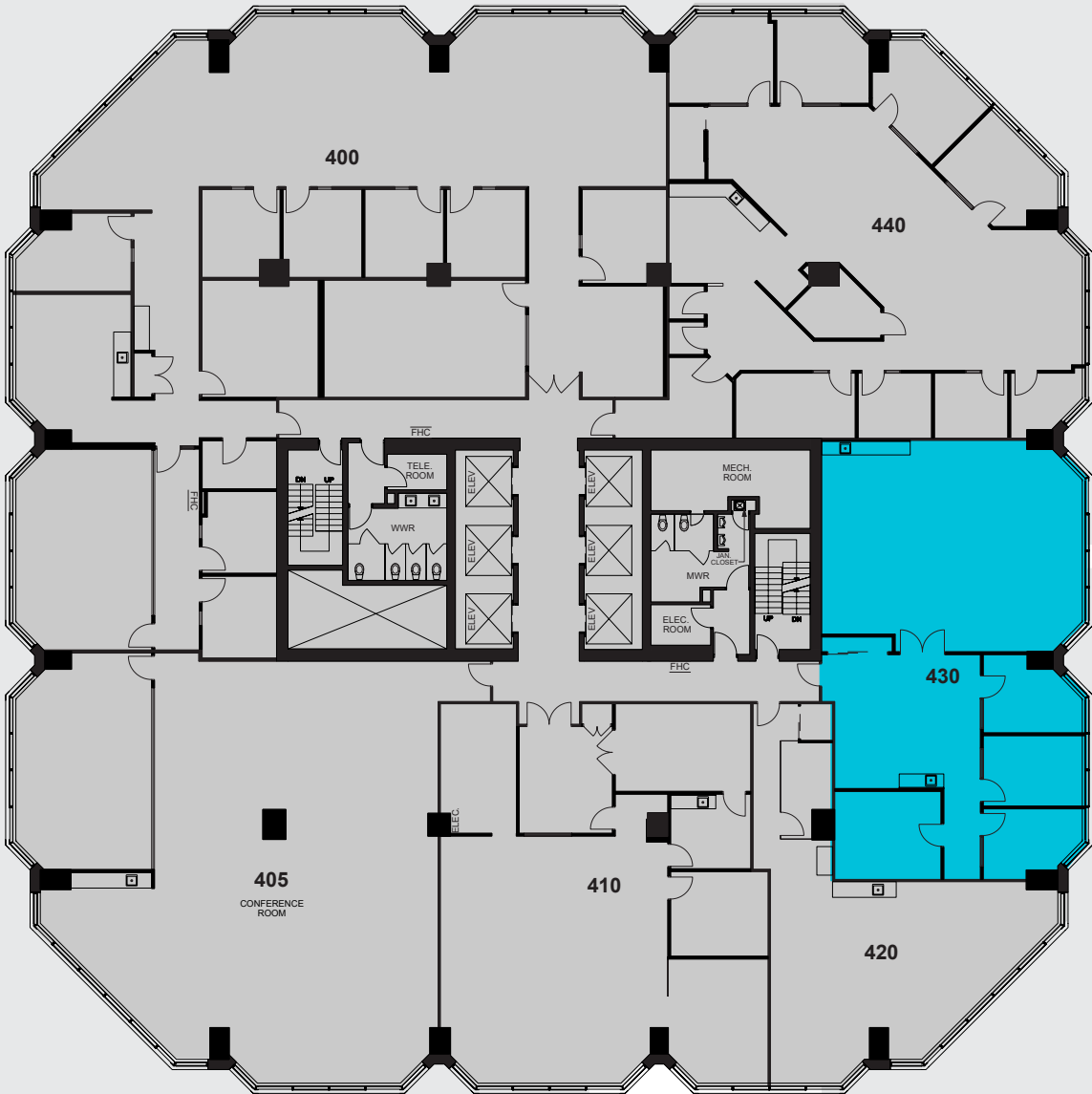


BLOOR ISLINGTON PLACE

SUITE 430

2,500 SF

EAST TOWER | 3250 BLOOR ST W



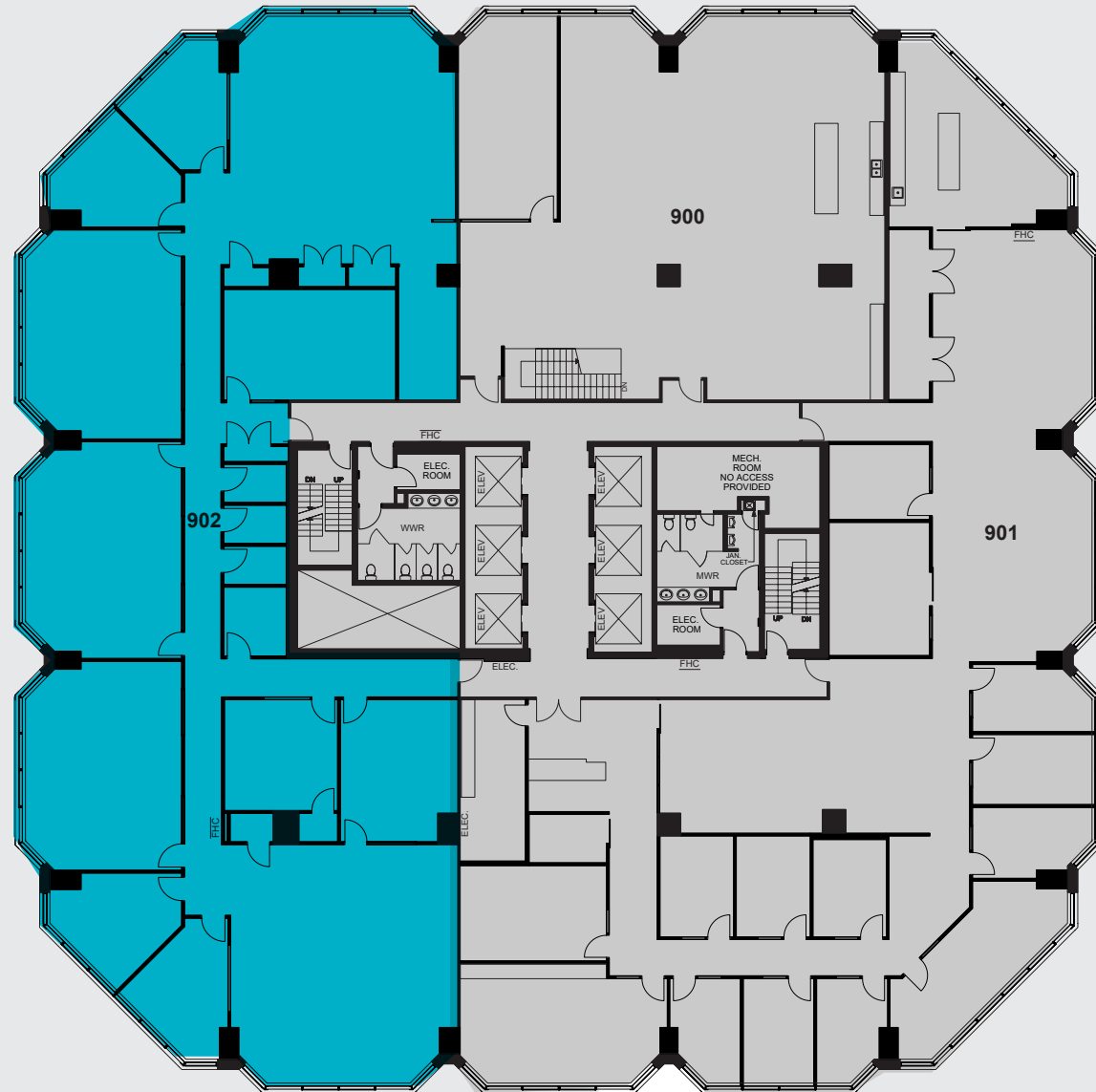
BLOOR ISLINGTON PLACE

SUITE 902

8,393 SF

FEASIBILITY
PLAN

EAST TOWER | 3250 BLOOR ST W

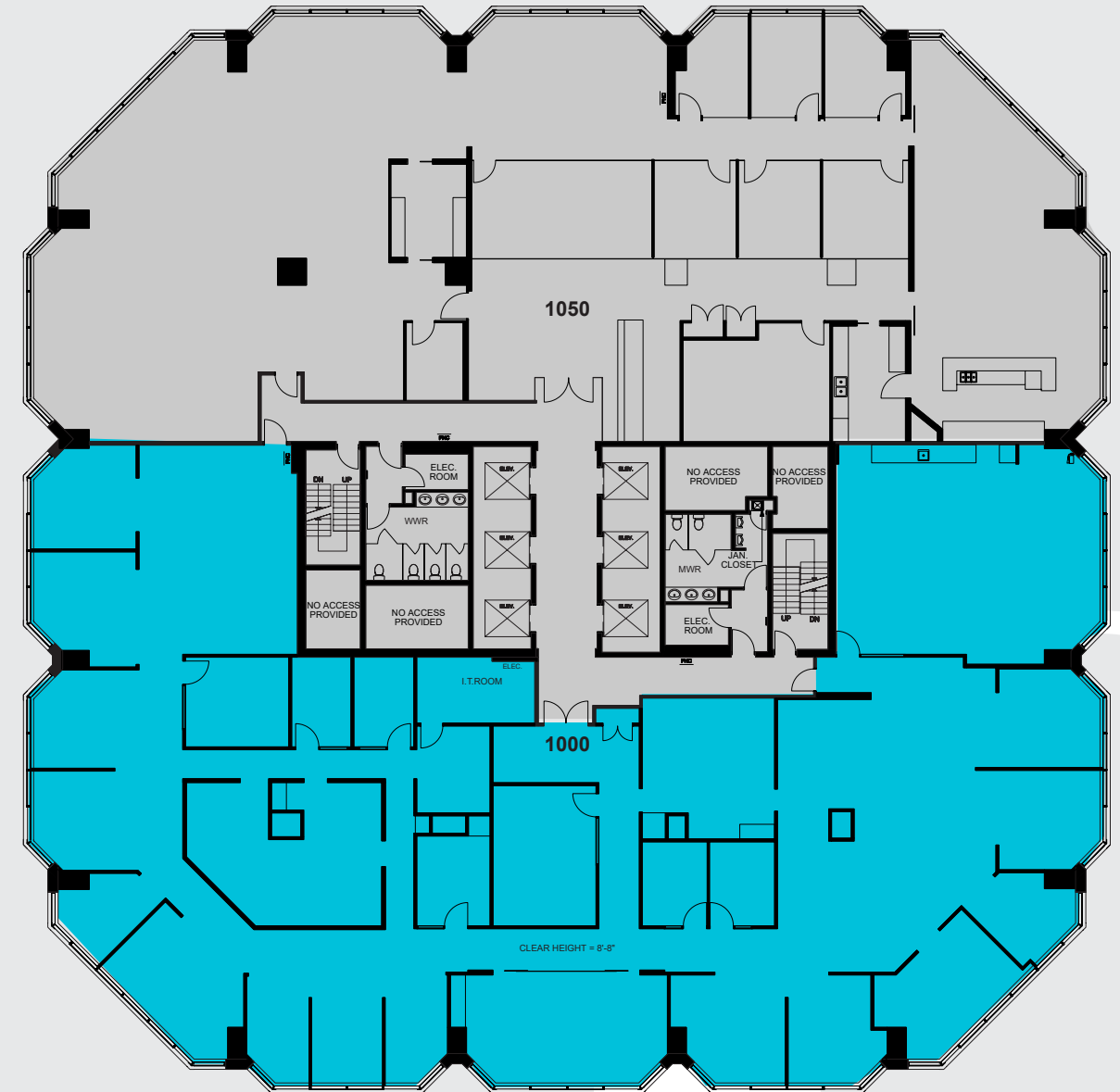


BLOOR ISLINGTON PLACE

SUITE 1000

11,157 SF

EAST TOWER | 3250 BLOOR ST W



BLOOR ISLINGTON PLACE

SUITE 320

4,009 SF

CENTRE TOWER | 3280 BLOOR ST W



BLOOR ISLINGTON PLACE

SUITE 810

4,413 SF

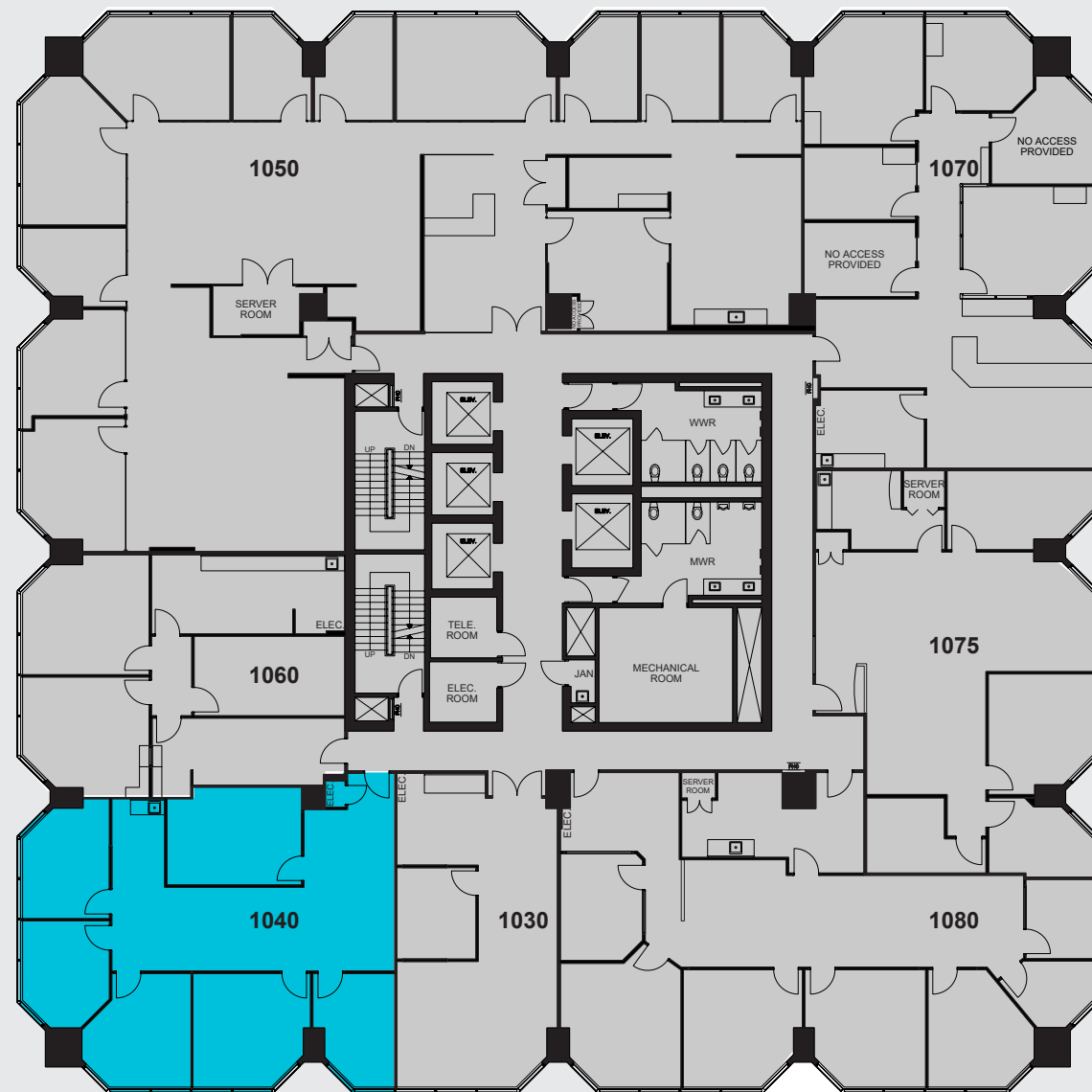
CENTRE TOWER | 3280 BLOOR ST W

TURNKEY
MOVE-IN READY
FURNISHED



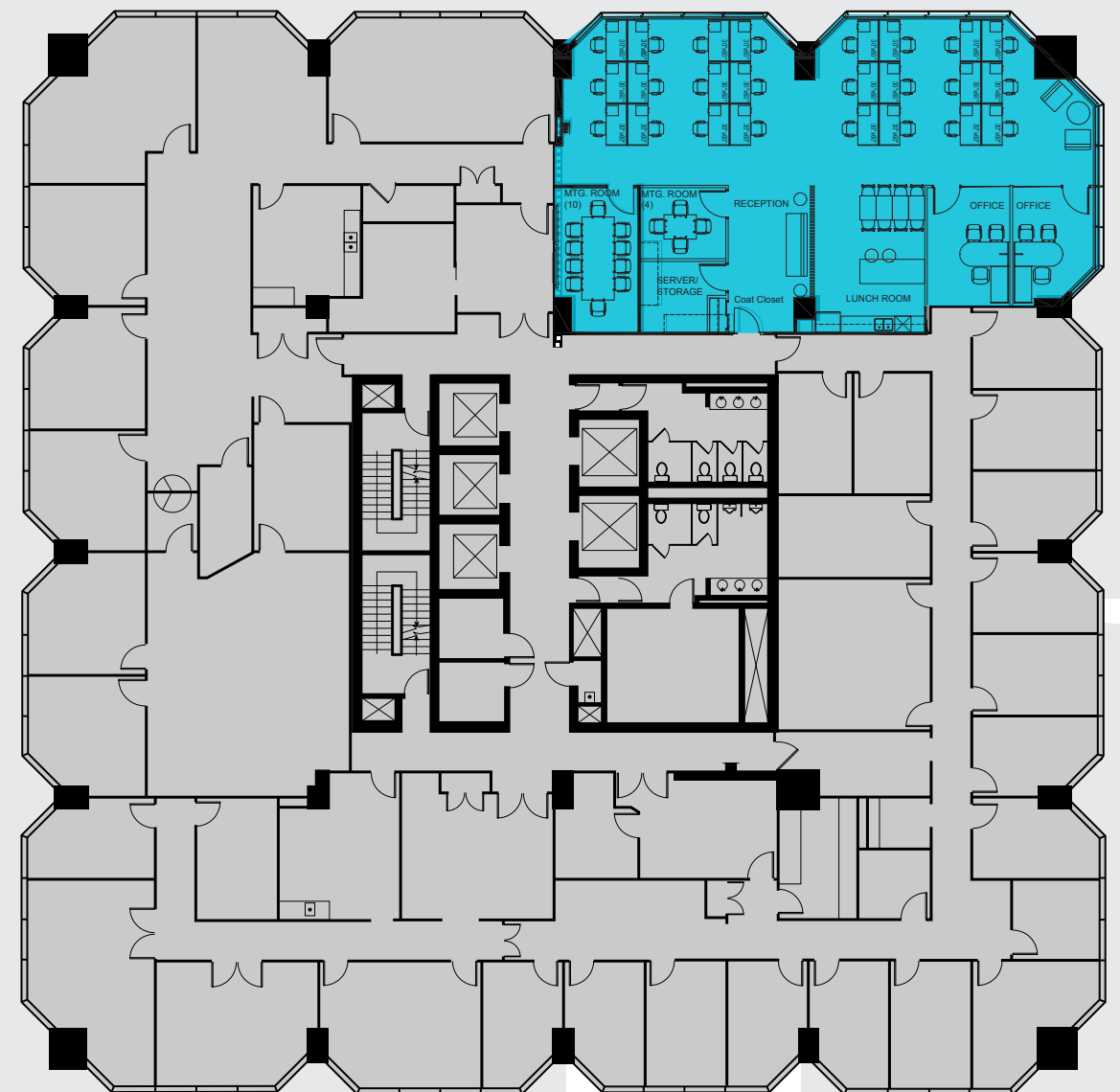
BLOOR ISLINGTON PLACE

SUITE 1040 **1,929 SF**
CENTRE TOWER | 3280 BLOOR ST W



BLOOR ISLINGTON PLACE

SUITE 1150 **2,945 SF**
MODEL SUITE
FEASIBILITY PLAN
CENTRE TOWER | 3280 BLOOR ST W



BLOOR ISLINGTON PLACE

12TH FLOOR

15,179 SF

FEASIBILITY
PLAN

CENTRE TOWER | 3280 BLOOR ST W



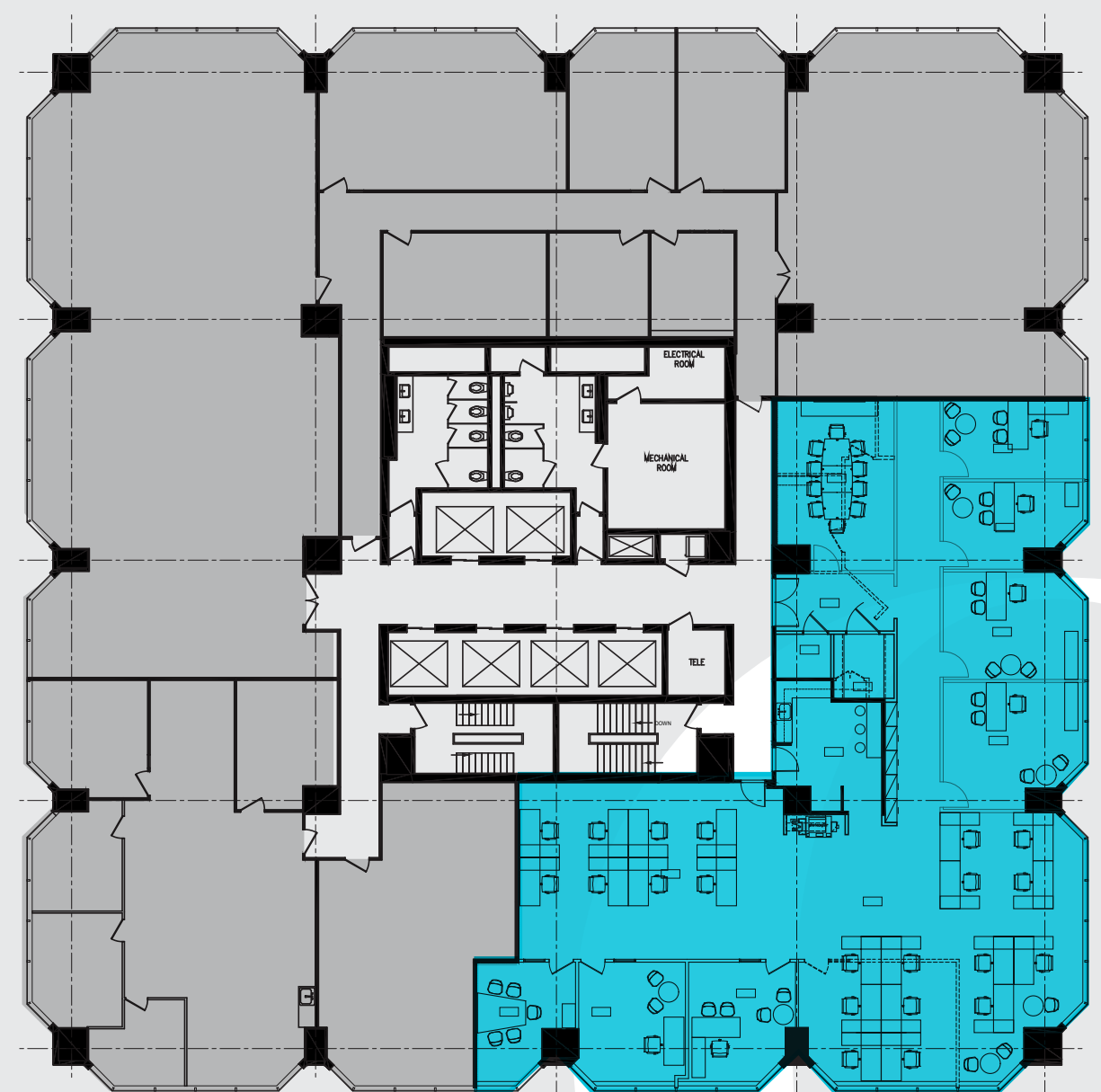
BLOOR ISLINGTON PLACE

SUITE 510

5,236 SF

TURNKEY

WEST TOWER | 3300 BLOOR ST W



BLOOR ISLINGTON PLACE

6TH FLOOR

UP TO 13,449 SF

WEST TOWER | 3300 BLOOR ST W

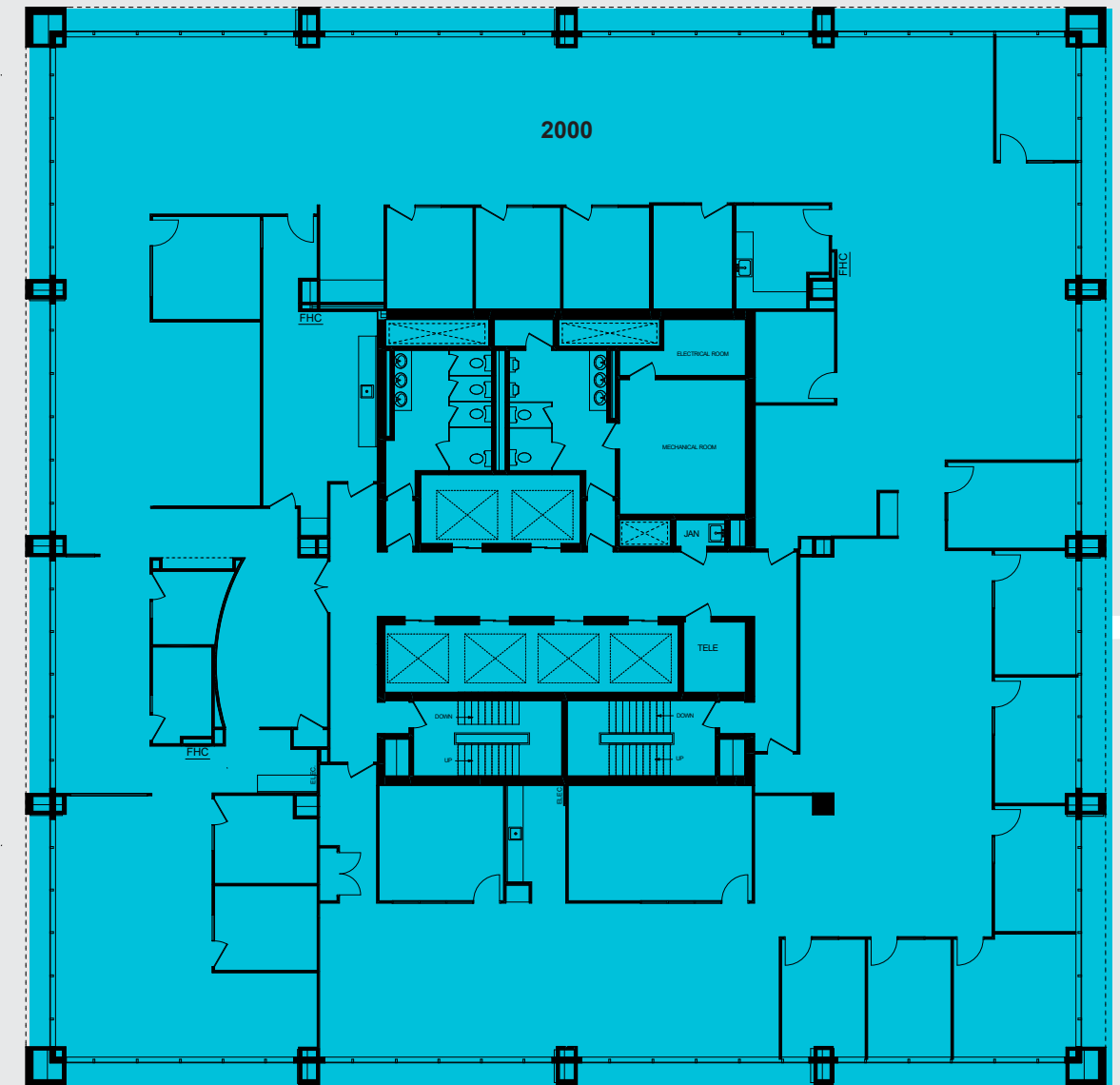


BLOOR ISLINGTON PLACE

20TH FLOOR (PENTHOUSE)

13,443 SF

WEST TOWER | 3300 BLOOR ST W



BLOOR ISLINGTON PLACE

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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



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.



35 MINS
UNION STATION TORONTO

BLOOR^{ISLINGTON} PLACE



CRAIG TRENHOLM**

Senior Vice President

905 501 6483

craig.trenholm@cushwake.com

FAY GOVEAS**

Vice President

905 501 6482

fay.goveas@cushwake.com

KY VLADYMYRENKO*

Client Coordinator

905 501 6416

ky.vladymyrenko@cushwake.com

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