



# BLOOR PLAYCE

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

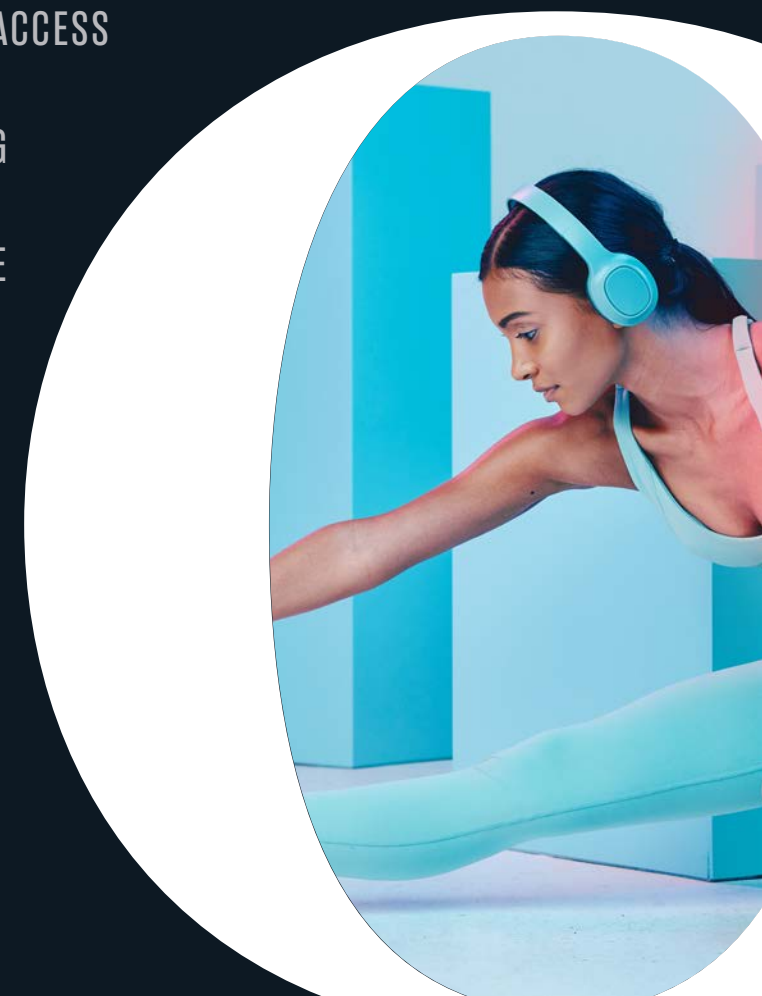
SECURE ON-SITE PARKING

ON-SITE AMENITY CENTRE

MODERN WORKSPACES

CONFERENCE ROOMS

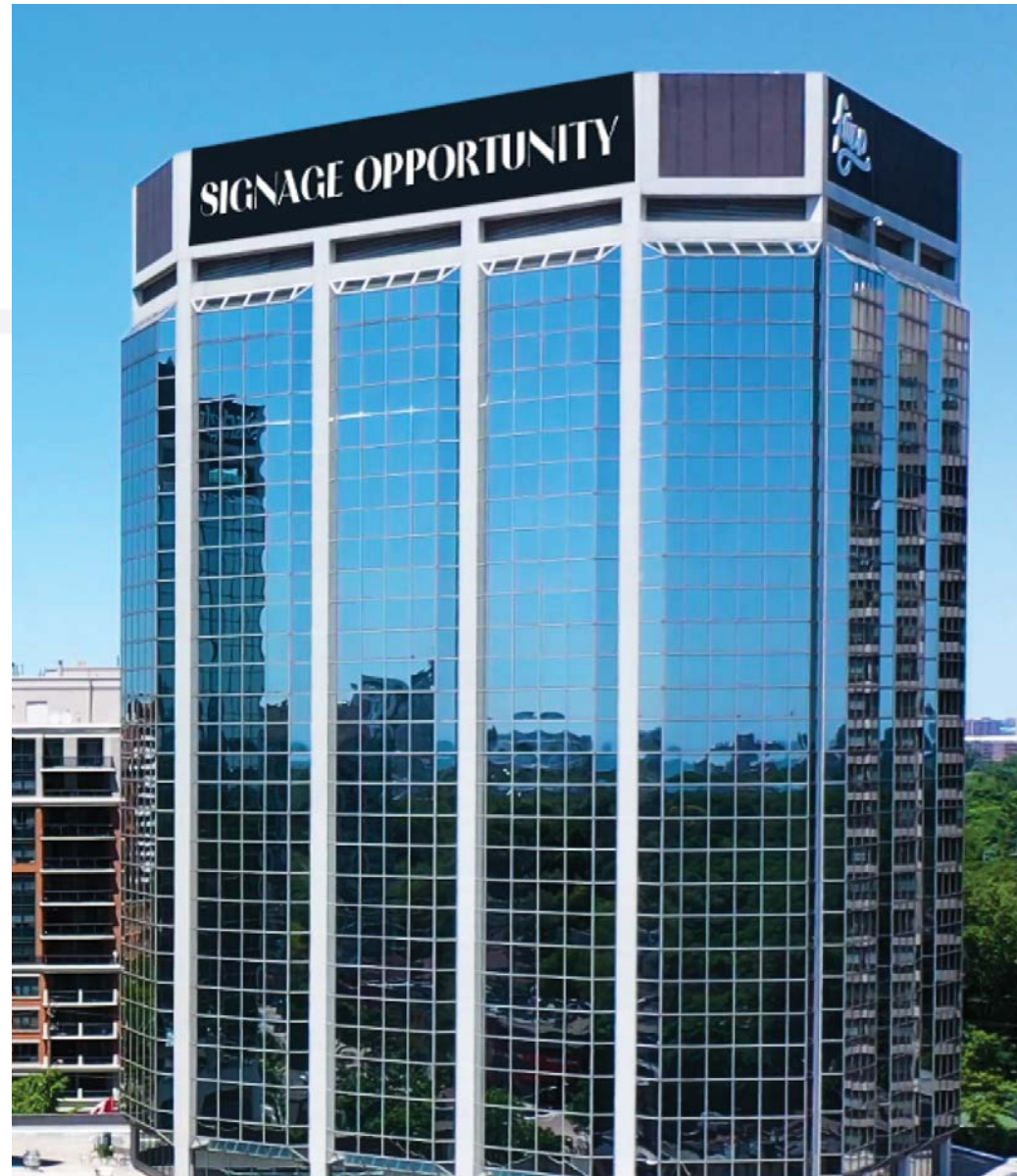
OUTDOOR TERRACE





# 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

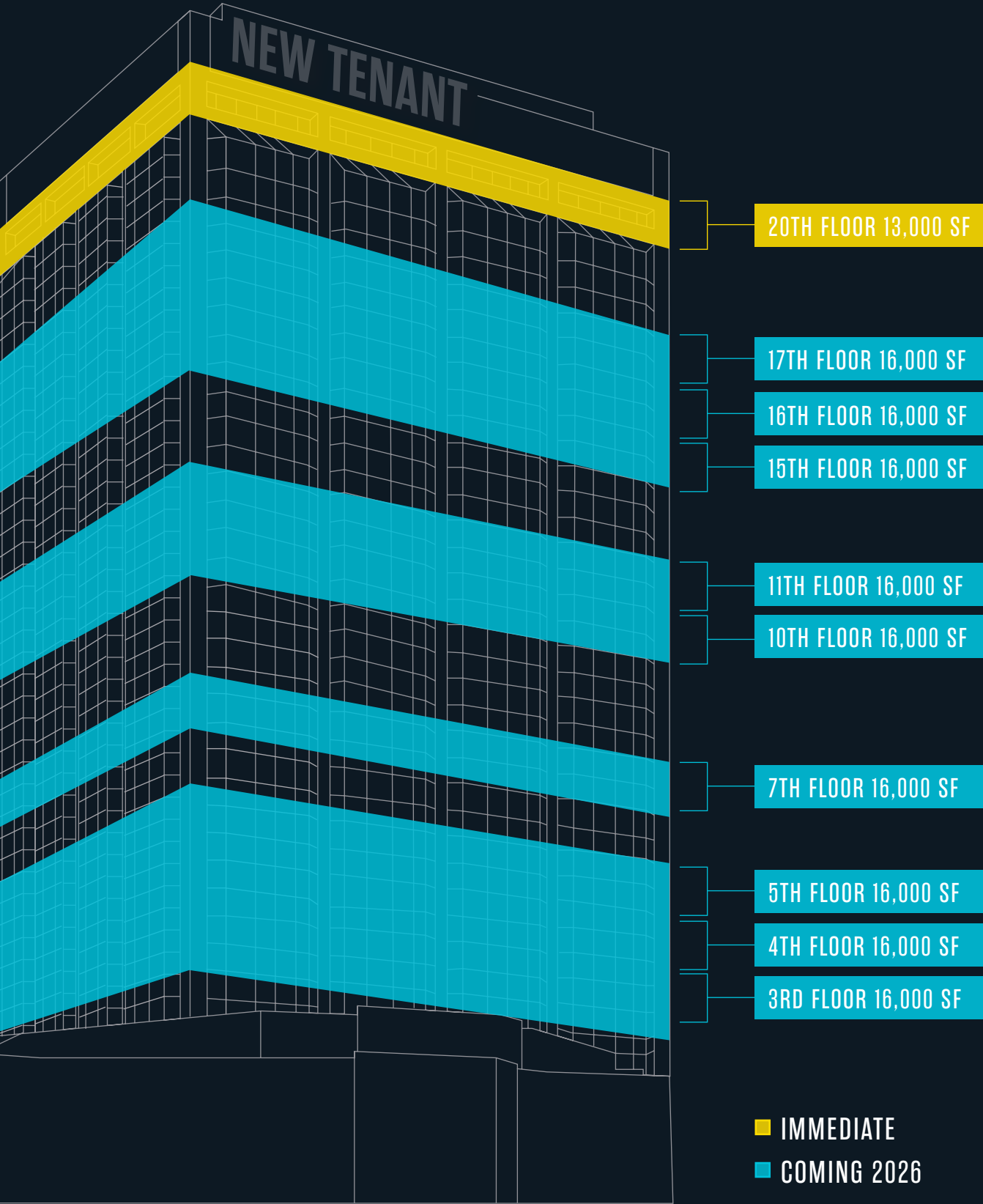


### ACCESS MADE EASY

Direct access to the TTC subway Islington Station

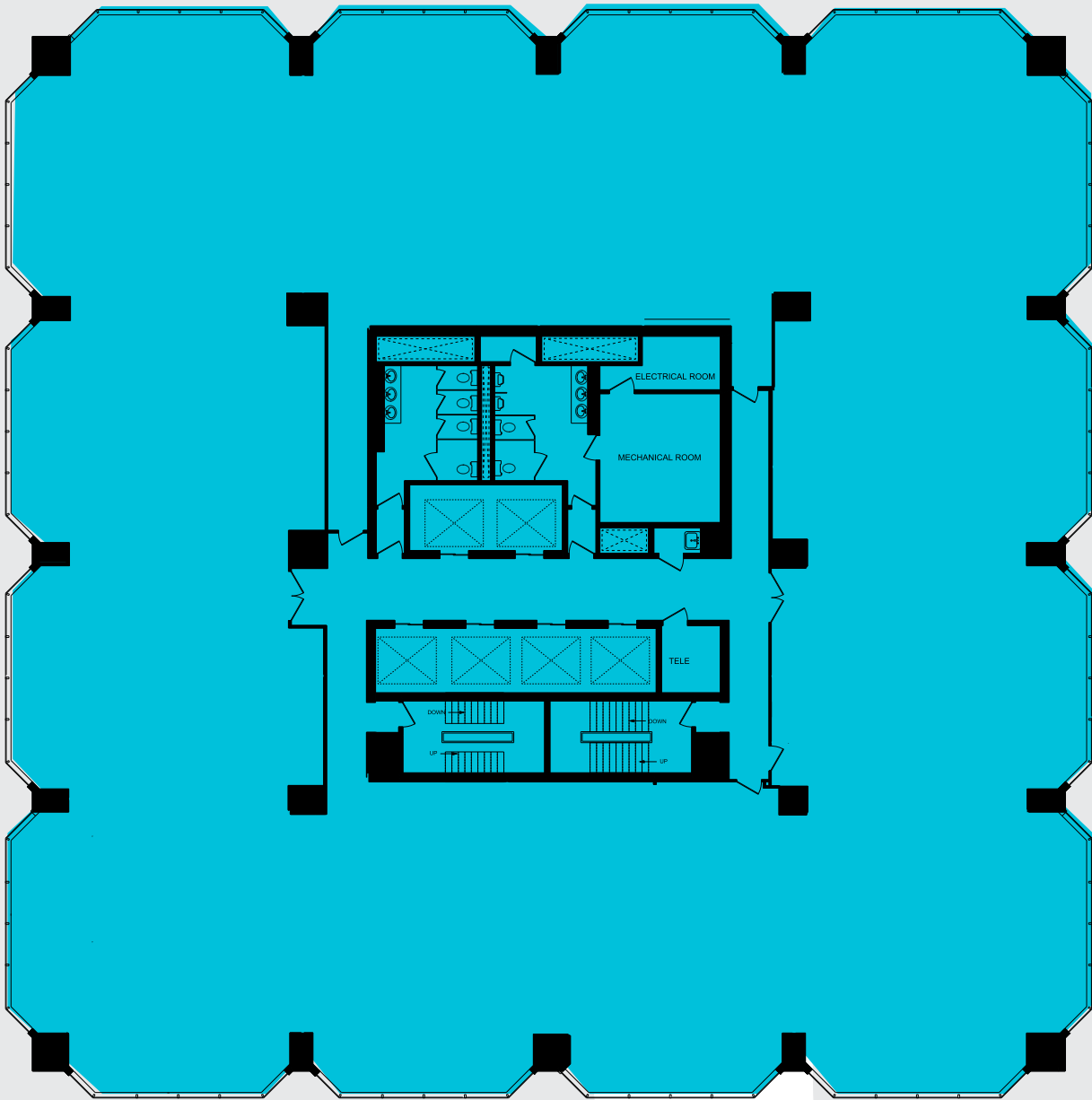
# LARGE BLOCK AVAILABILITY PLAN

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 440	3,521 SF	Available 11/01/2026
Suite 902	8,393 SF	
Suite 1000	11,157 SF	

## CENTRE TOWER | 3280 BLOOR ST W

Suite 320	4,009 SF	
Suite 808	1,850 SF	Available 08/01/2026
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

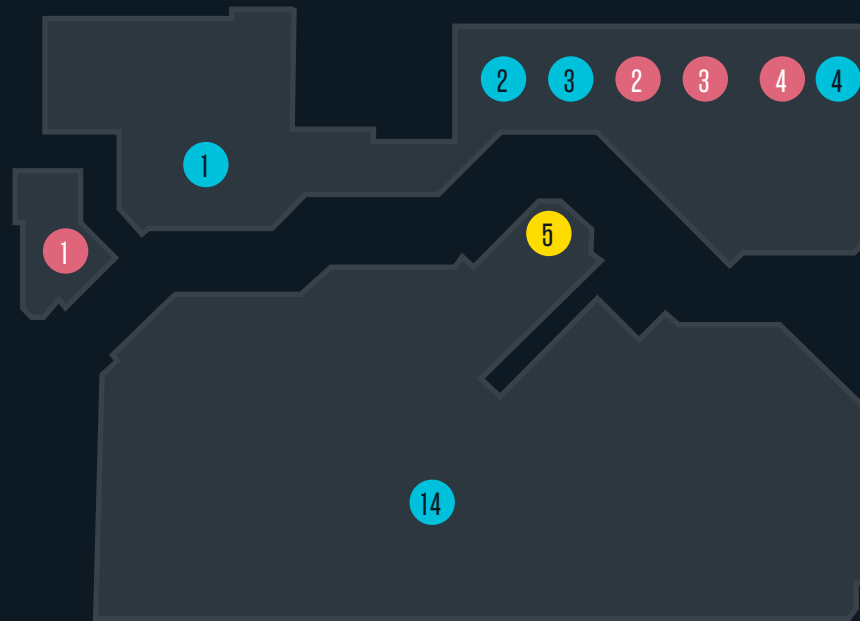
	Asking Rate	Additional Rent 2025	Parking Rates
EAST TOWER		\$25.83 PSF	Parking Rate 1 : 1,000 SF
CENTRE TOWER	\$23.50 PSF (Year 1)	\$25.76 PSF	Unreserved \$185.00
WEST TOWER		\$25.76 PSF	Reserved/Valet \$350.00

# CONVENIENCE WHERE YOU NEED IT MOST

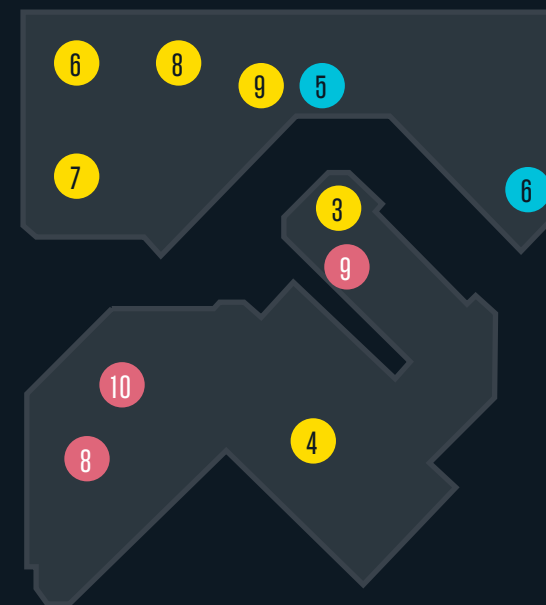
## CONVENIENTLY LOCATED

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

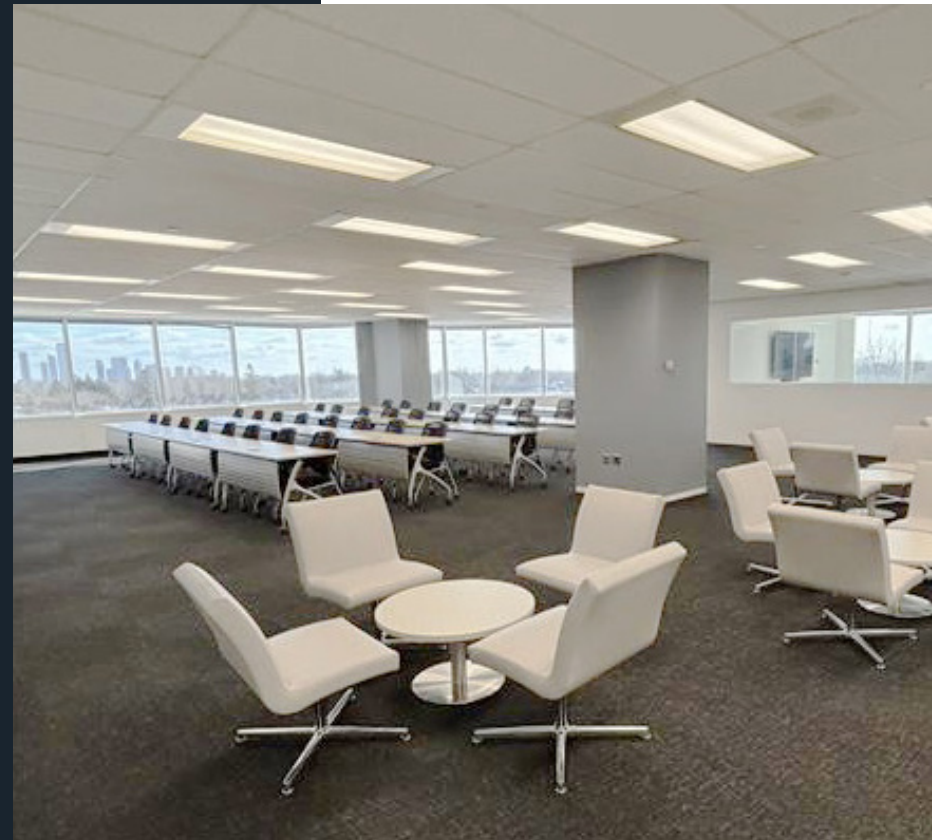
with Wi-Fi, teleconferencing, whiteboards, and a full kitchenette

### SEAMLESS BOOKING

through the BIP app or by emailing [bip.admin@Colliers.com](mailto:bip.admin@Colliers.com)

### CONVENIENT CATERING

Extensive Catering options available on-site

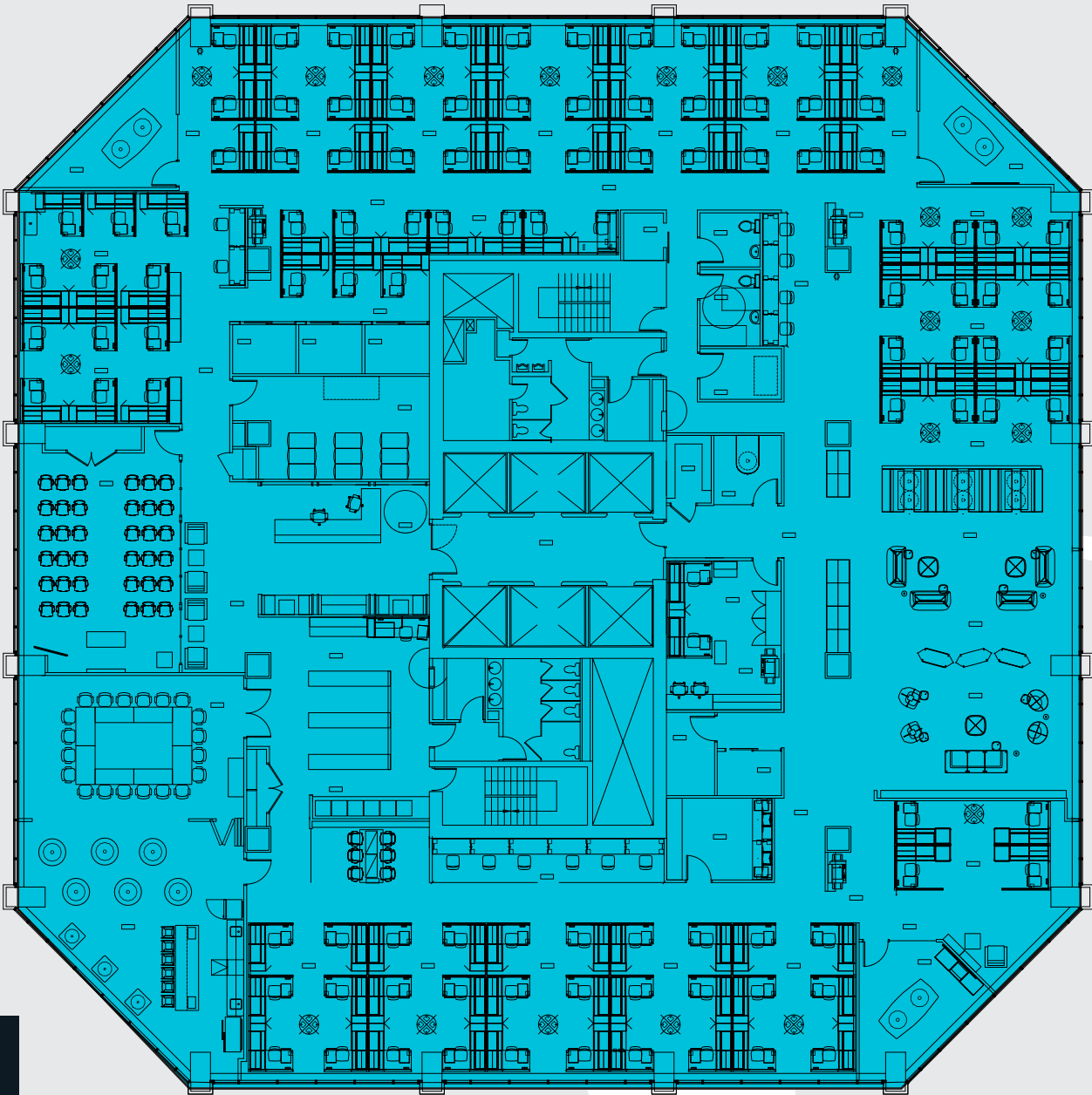




SUITE 200

17,718 SF

EAST TOWER | 3250 BLOOR ST W

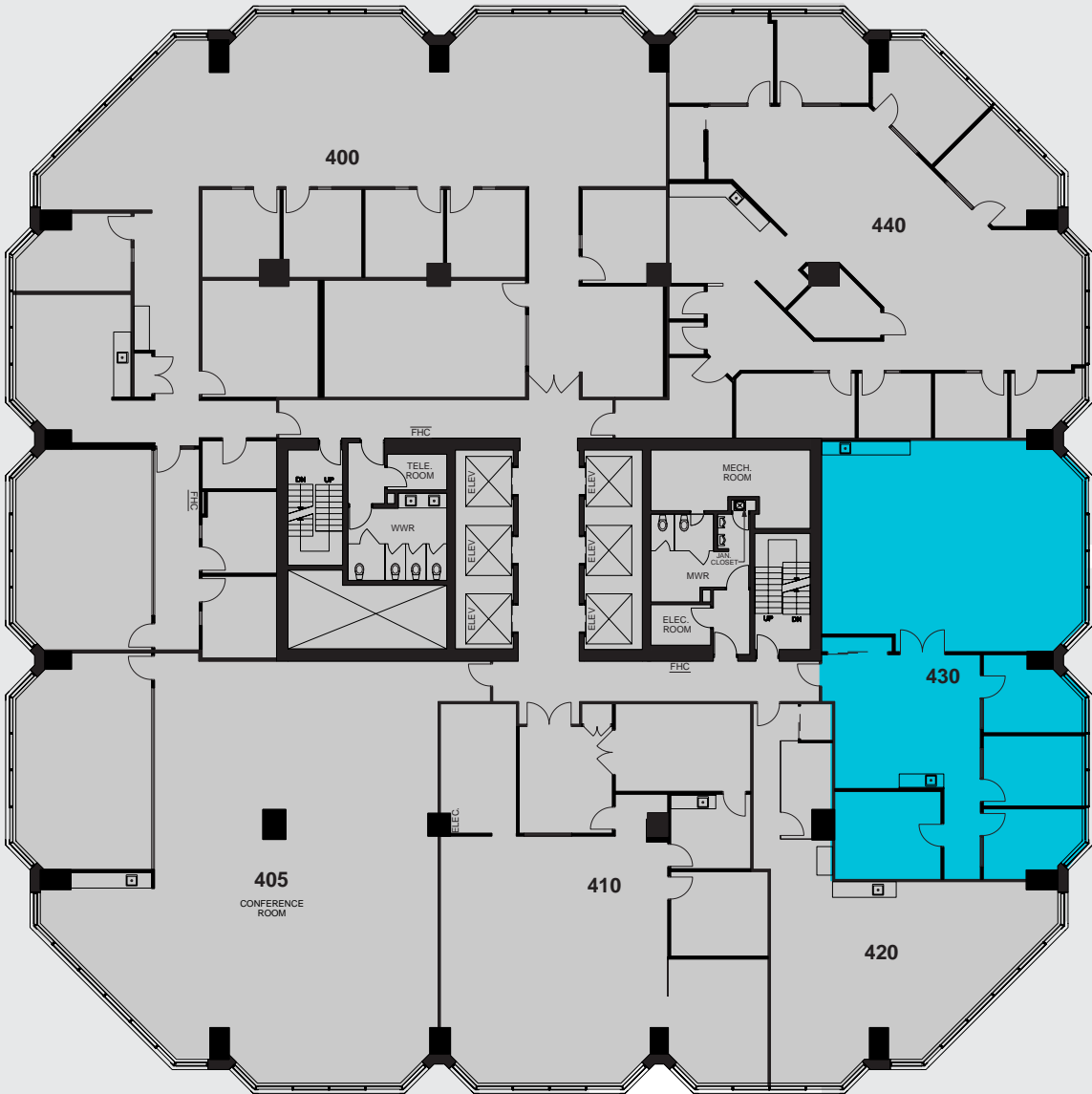


BLOOR ISLINGTON PLACE

SUITE 430

2,500 SF

EAST TOWER | 3250 BLOOR ST W



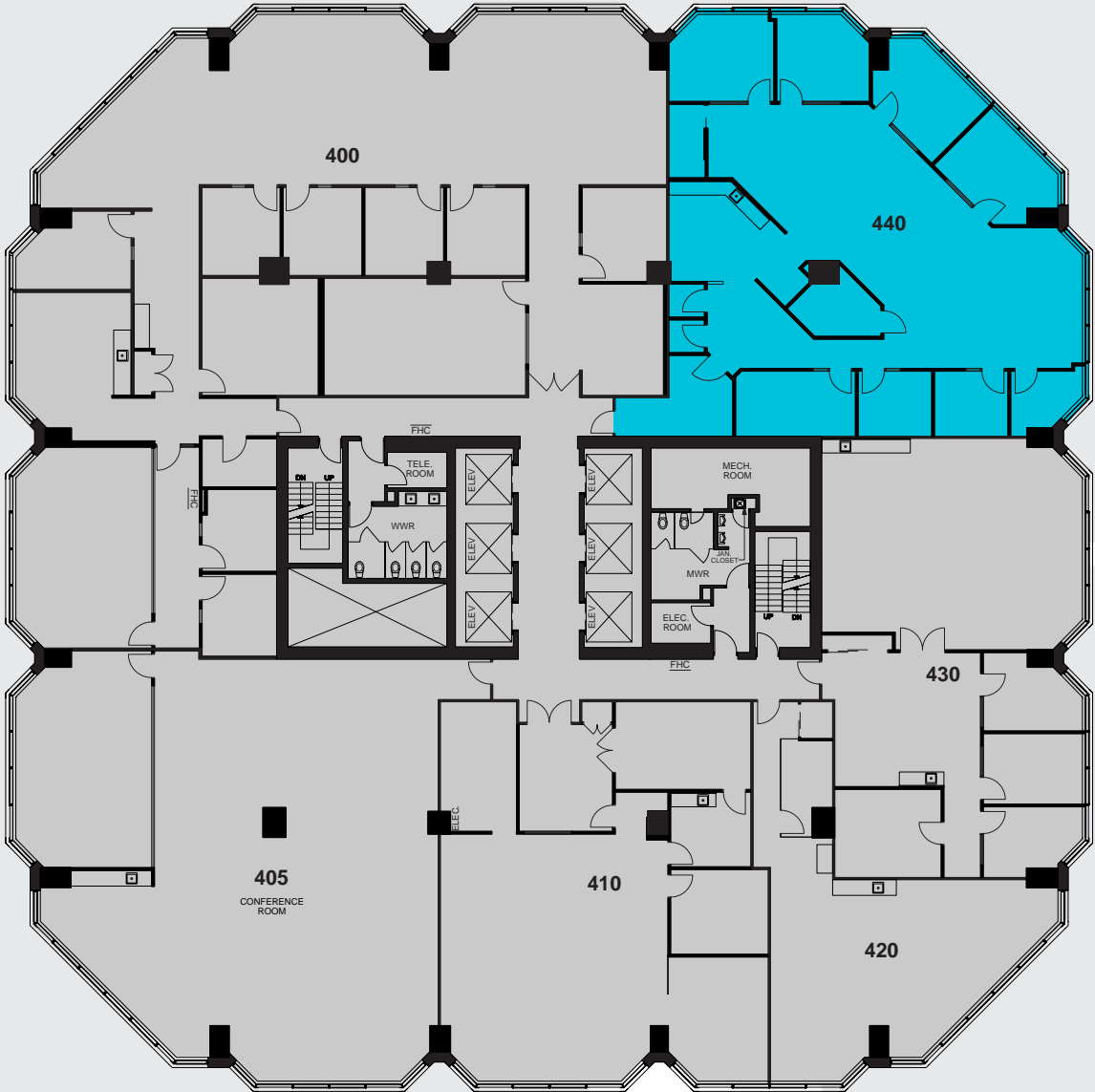
BLOOR ISLINGTON PLACE



SUITE 440

3,521 SF

EAST TOWER | 3250 BLOOR ST W



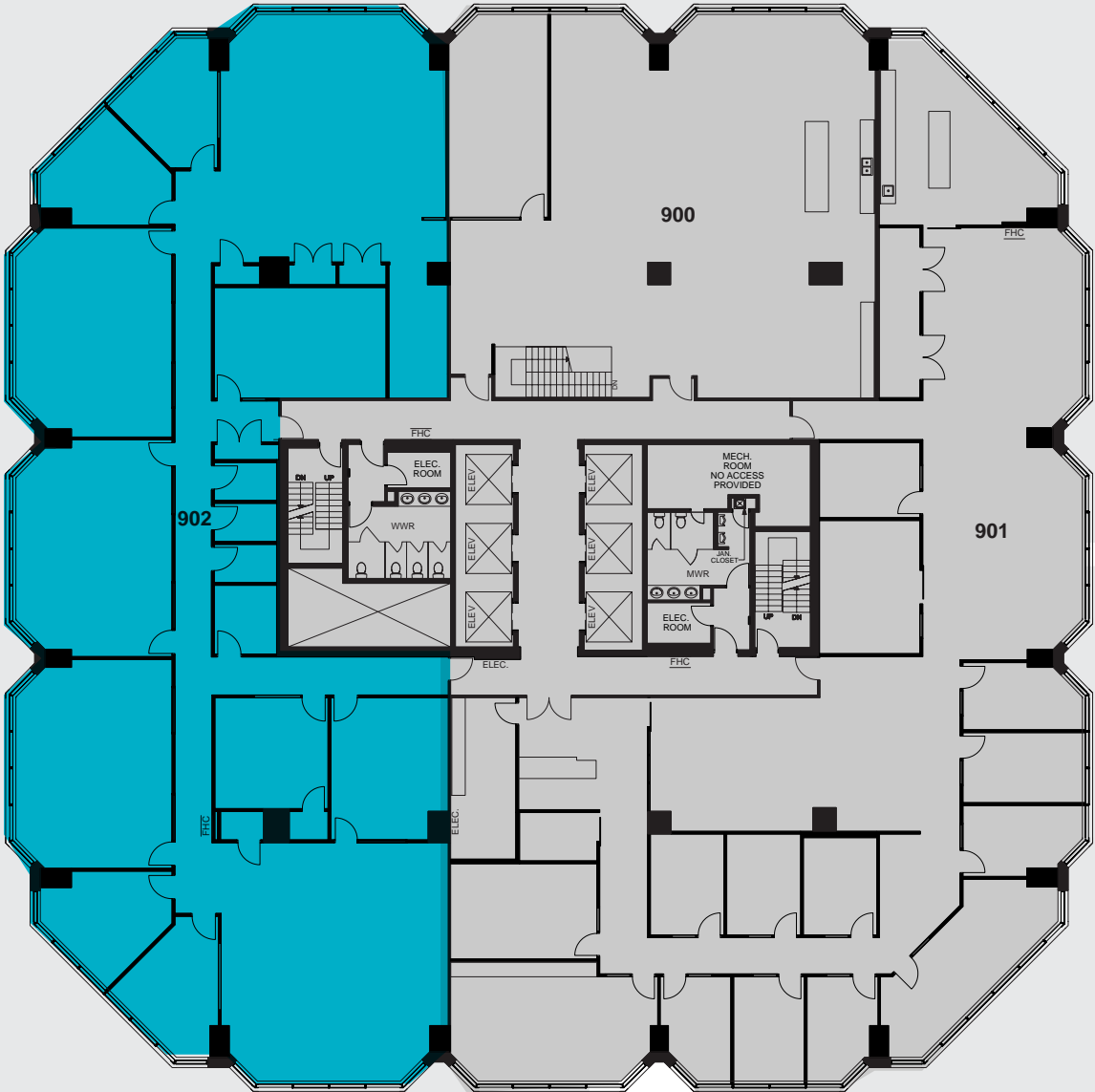
BLOOR ISLINGTON PLACE

SUITE 902

8,393 SF

EAST TOWER | 3250 BLOOR ST W

FEASIBILITY  
PLAN



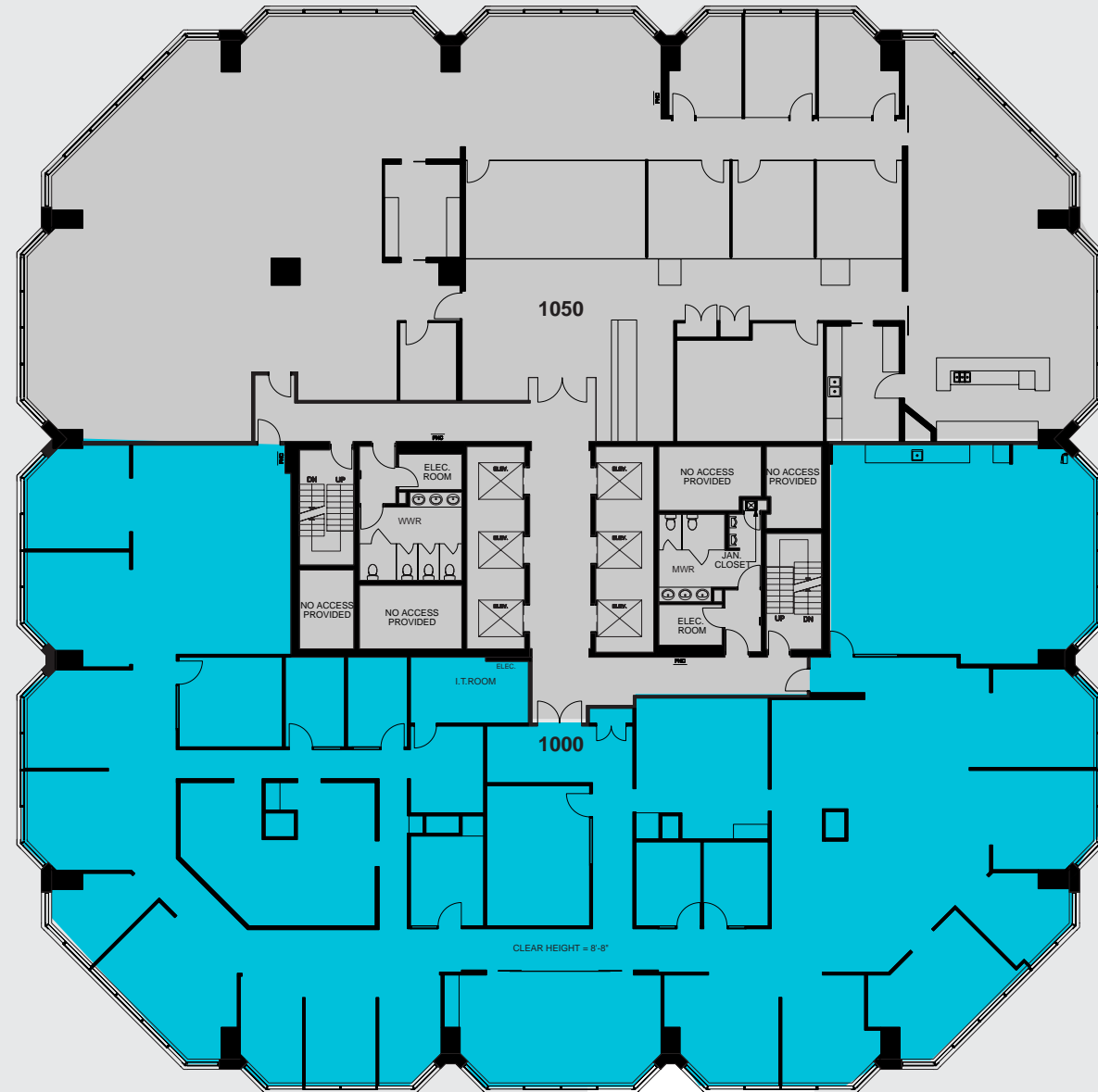
BLOOR ISLINGTON PLACE



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



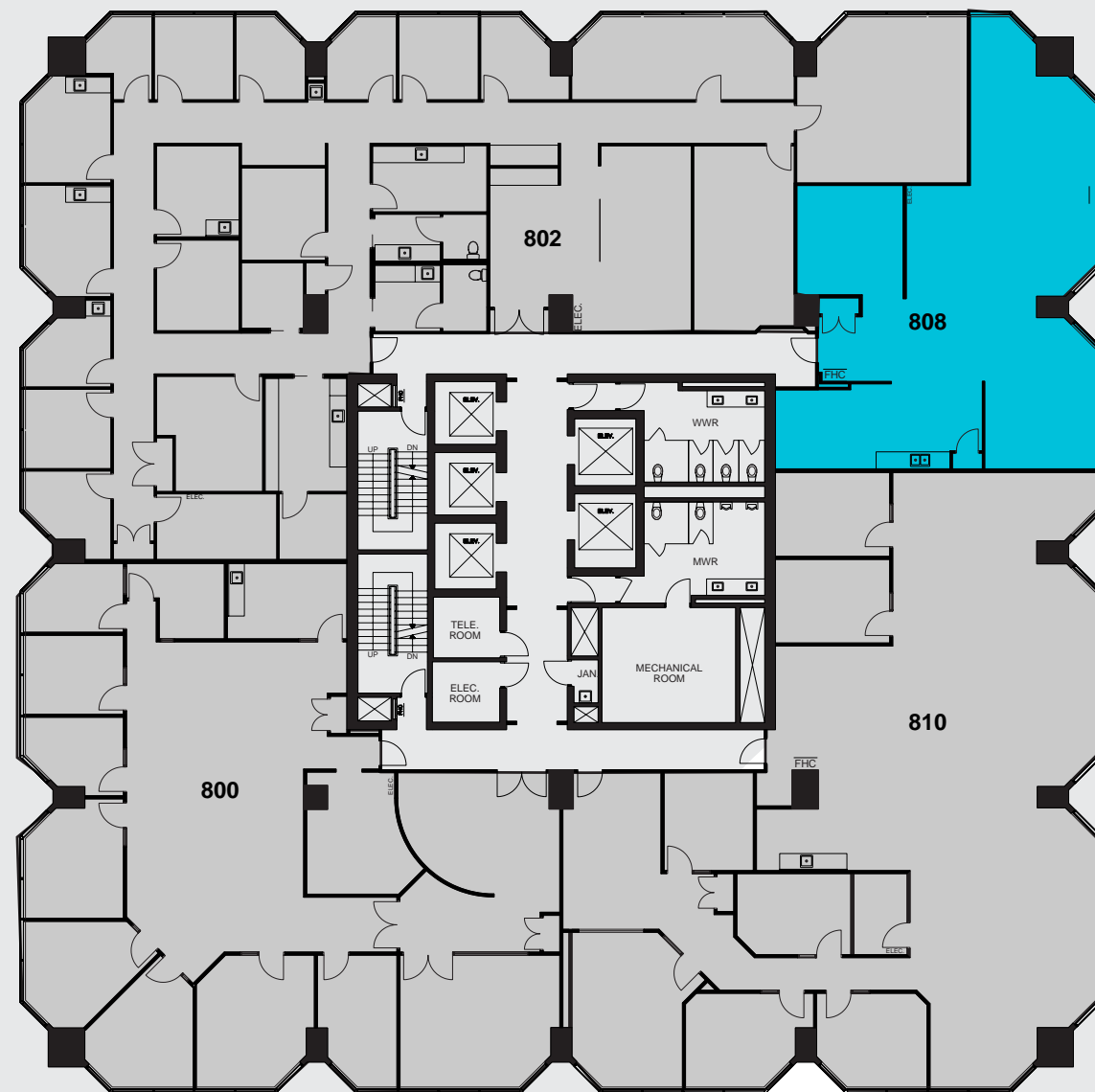
BLOOR ISLINGTON PLACE



SUITE 808

# 1,850 SF

CENTRE TOWER | 3280 BLOOR ST W



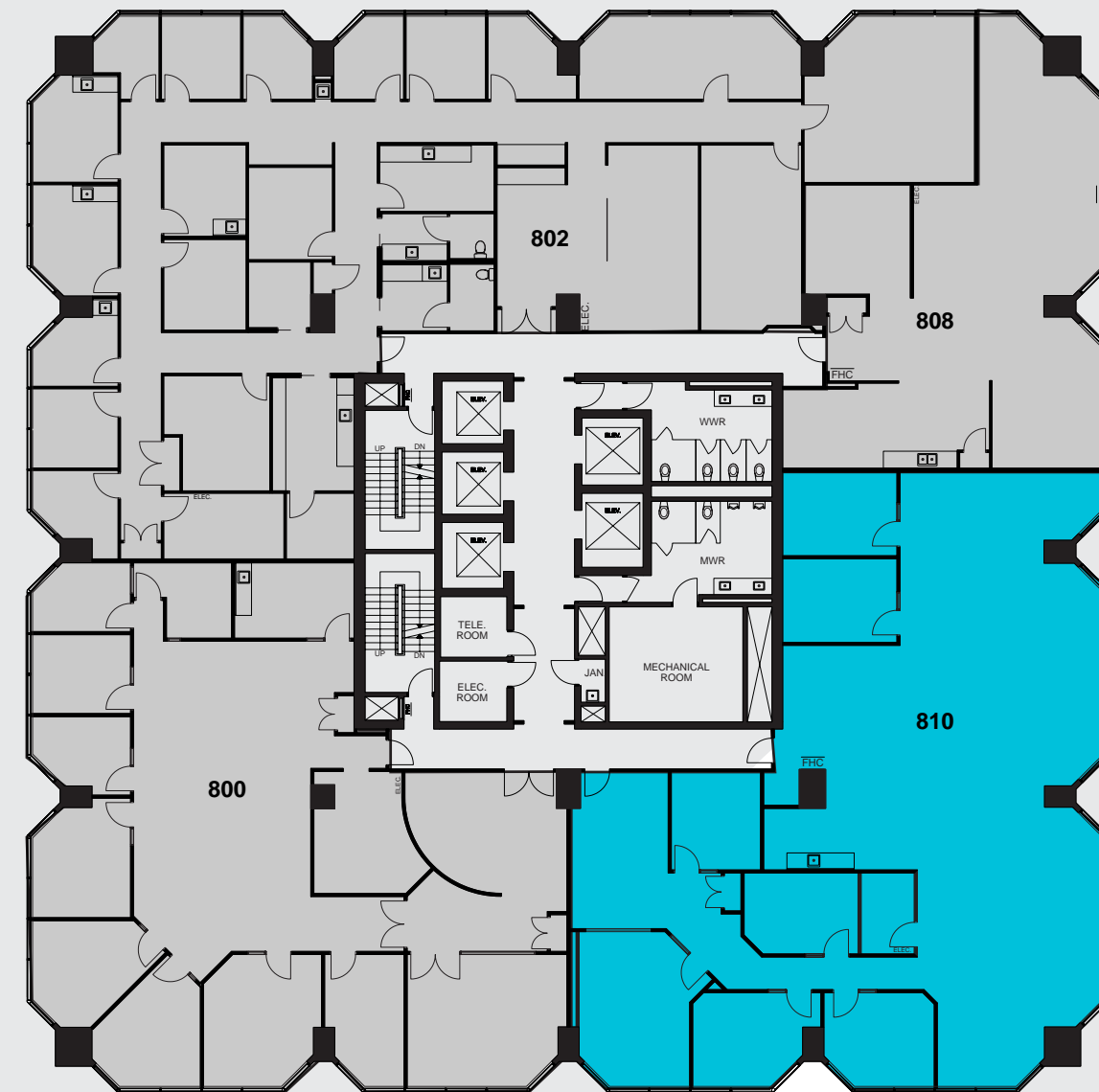
BLOOR ISLINGTON PLACE

SUITE 810

# 4,413 SF

TURNKEY  
MOVE-IN READY  
FURNISHED

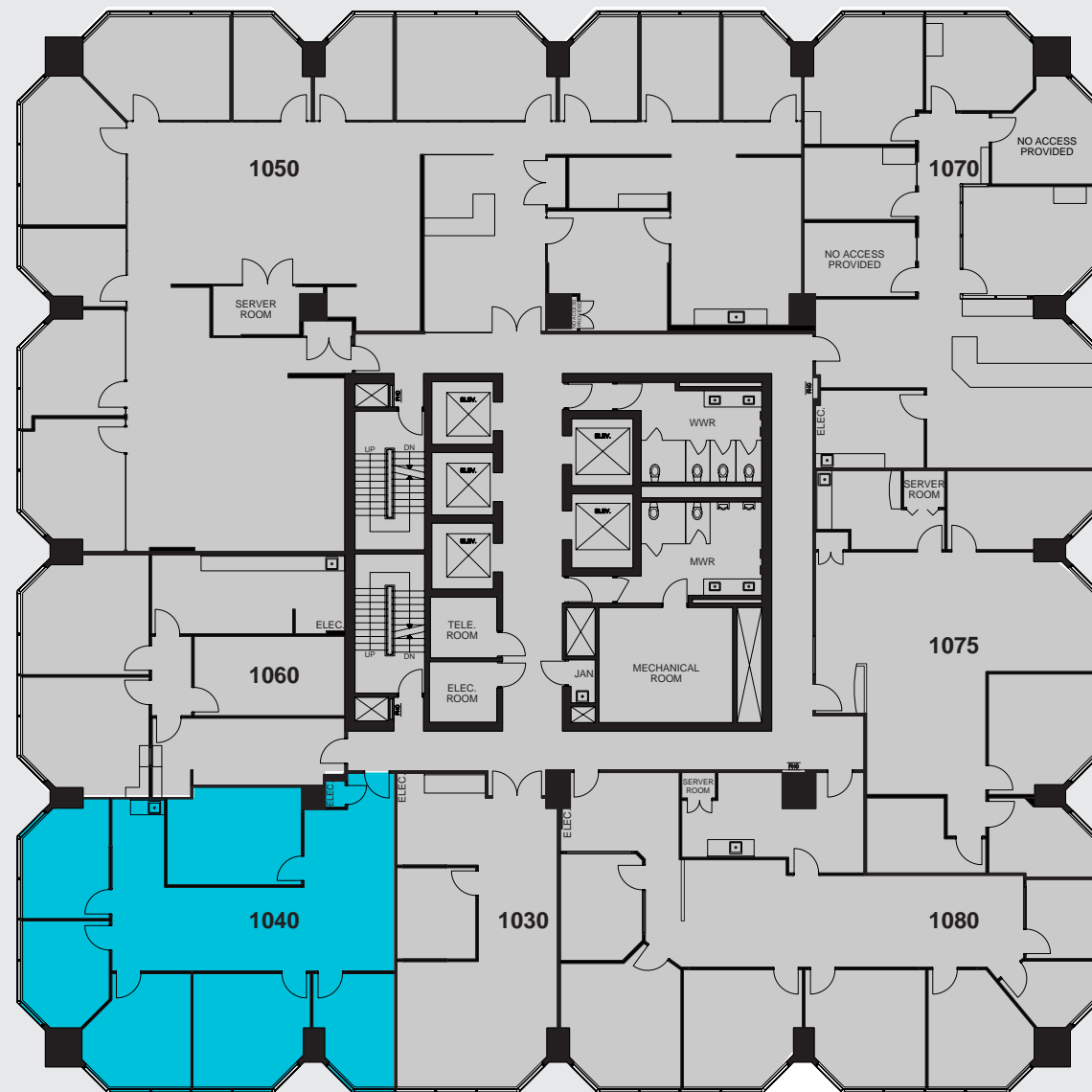
CENTRE TOWER | 3280 BLOOR ST W



BLOOR ISLINGTON PLACE

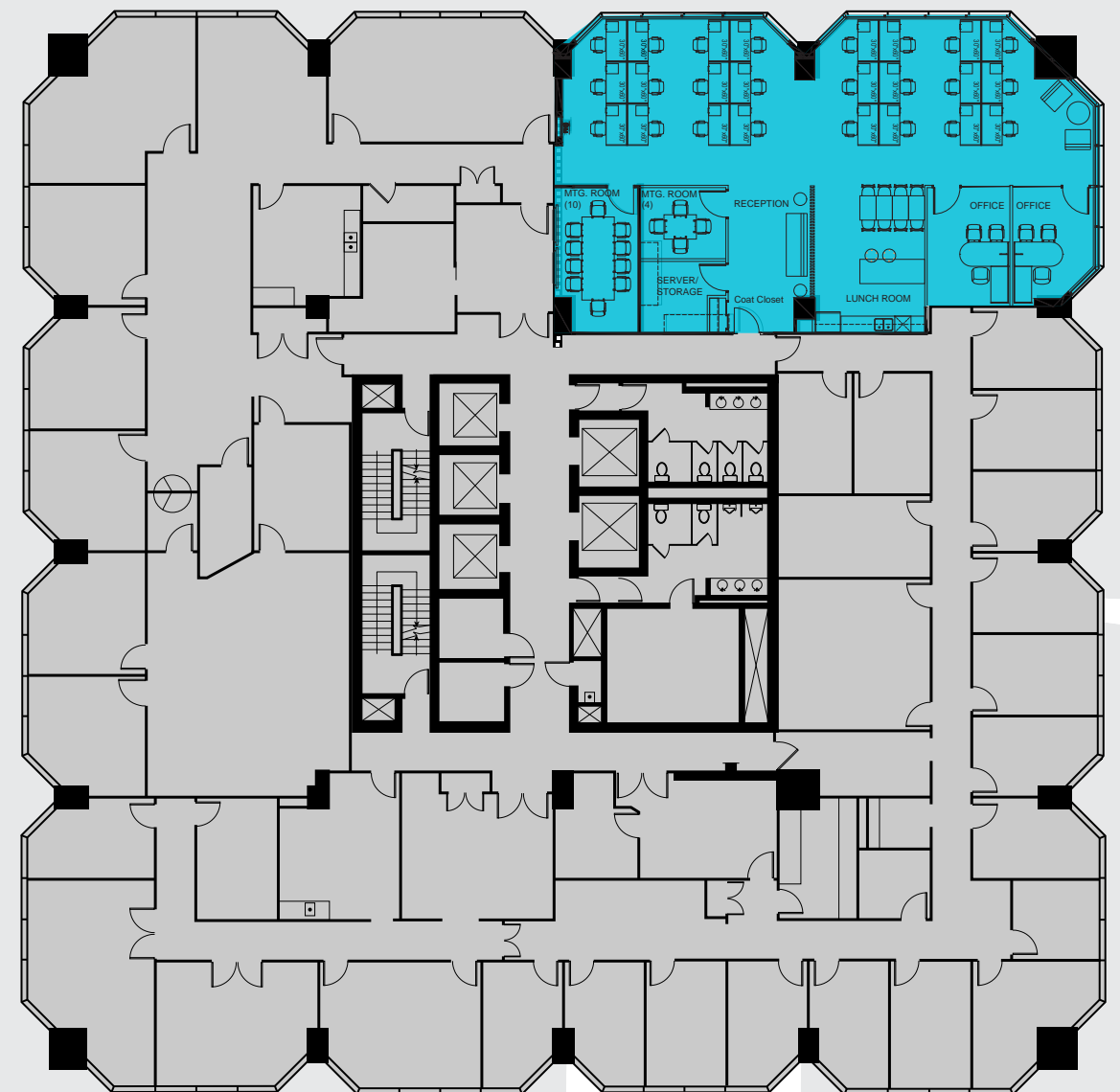


SUITE 1040 **1,929 SF**  
CENTRE TOWER | 3280 BLOOR ST W



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



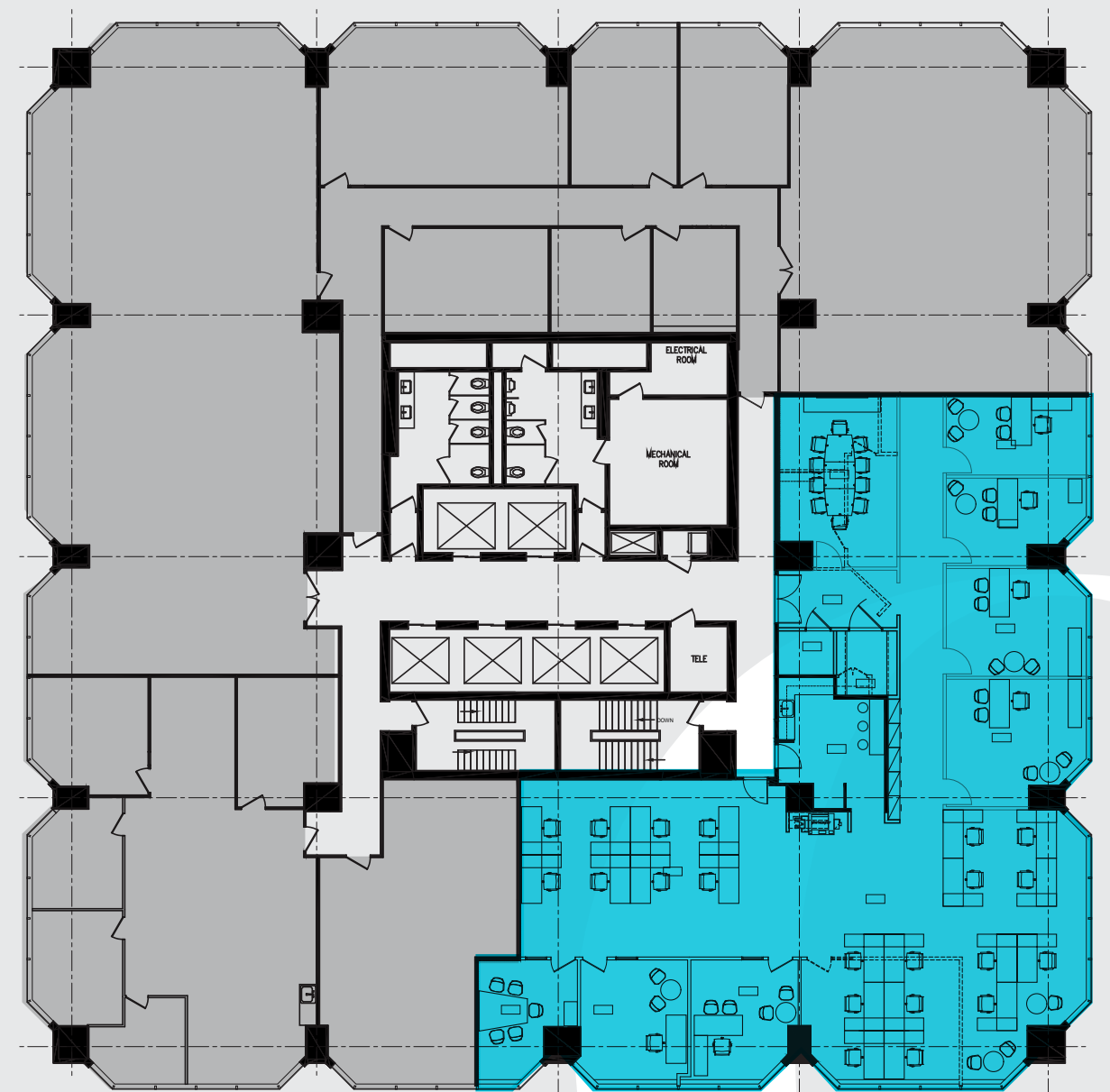
BLOOR ISLINGTON PLACE

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

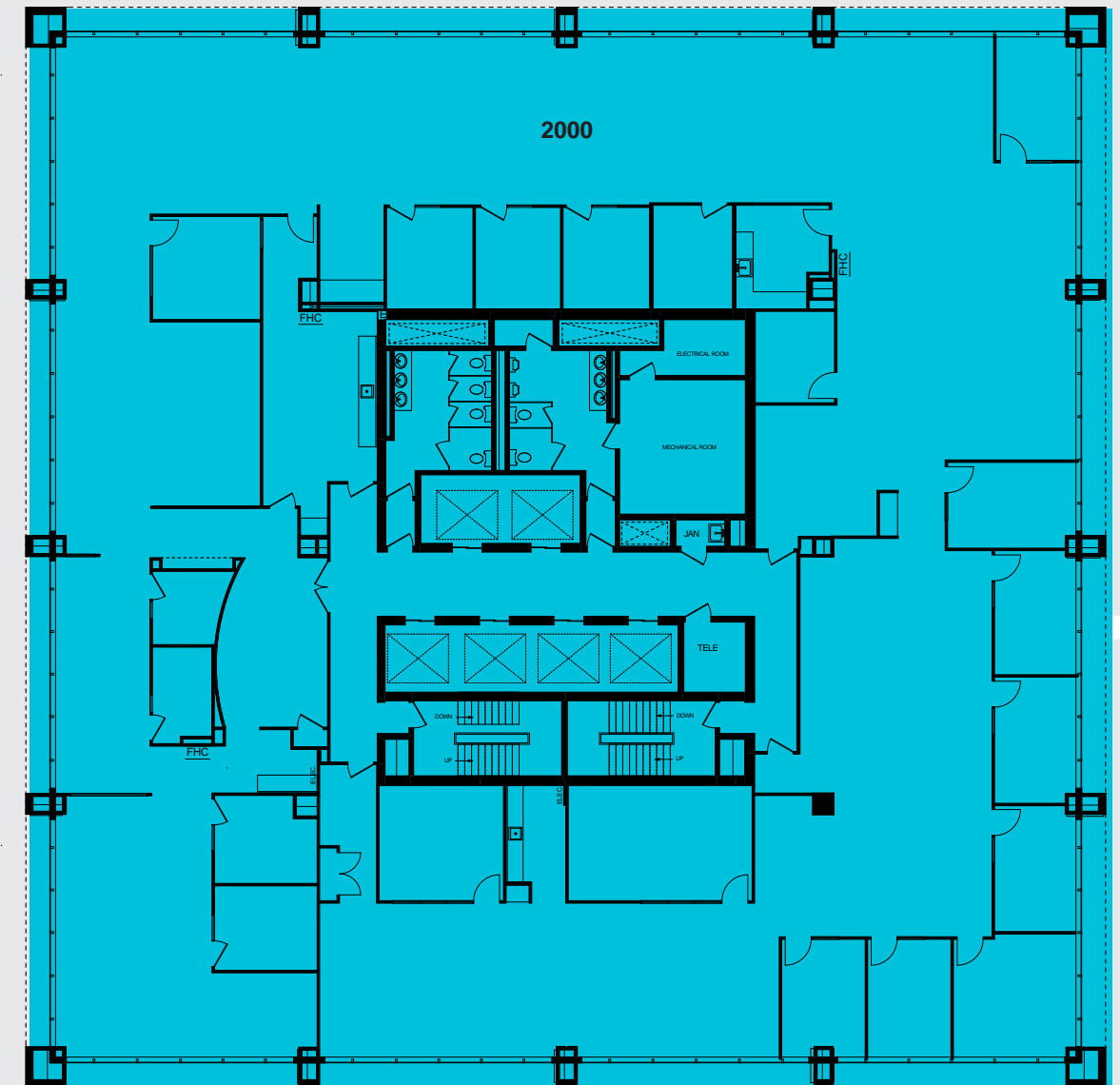


BLOOR ISLINGTON PLACE

20TH FLOOR (PENTHOUSE)

13,443 SF

WEST TOWER | 3300 BLOOR ST W



BLOOR ISLINGTON PLACE

BLOOR ISLINGTON PLACE



# 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

**12 MINS**

CF SHERWAY GARDENS

### 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<sup>ISLINGTON</sup> PLACE



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