

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.



## 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   | 7,886  | Immediate    |
| 304   | 1,846  | Immediate    |
| 400   | 17,776 | Immediate    |
| 700   | 2,966  | Immediate    |
| 701   | 2,727  | Immediate    |
| 702   | 6,517  | Immediate    |
| 1007  | 10,182 | Immediate    |
| 1001  | 7,151  |              |
| 1202  | 1,864  | Immediate    |
| 1400  | 9,963  | Immediate    |
| 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  | LEASED       |
| 603   | 3,832  | LEASED       |
| 802   | 6,626  | Immediate    |
| 1000  | 21,620 | Immediate    |
| 1100  | 21,620 | Immediate    |
| 1200  | 21,614 | Immediate    |
| 1302  | 5,351  | Immediate    |
| 1316  | 4,778  |              |
| 1400  | 21,630 | Immediate    |

Connected  
by stairwell

85,278 SF  
Contiguous\*

\*Can be made available

**NET RENT**  
Call Listing Agent

**CAM**  
\$17.99 PSF  
(2025 Est.)

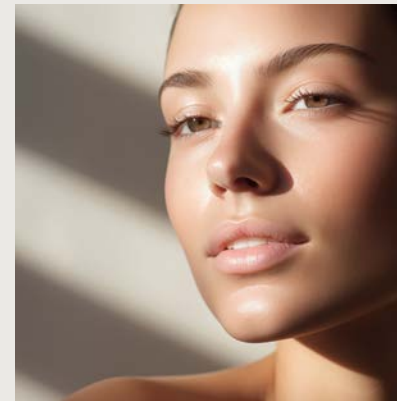
**TAX**  
\$8.90 PSF  
(2025 Est.)

# 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

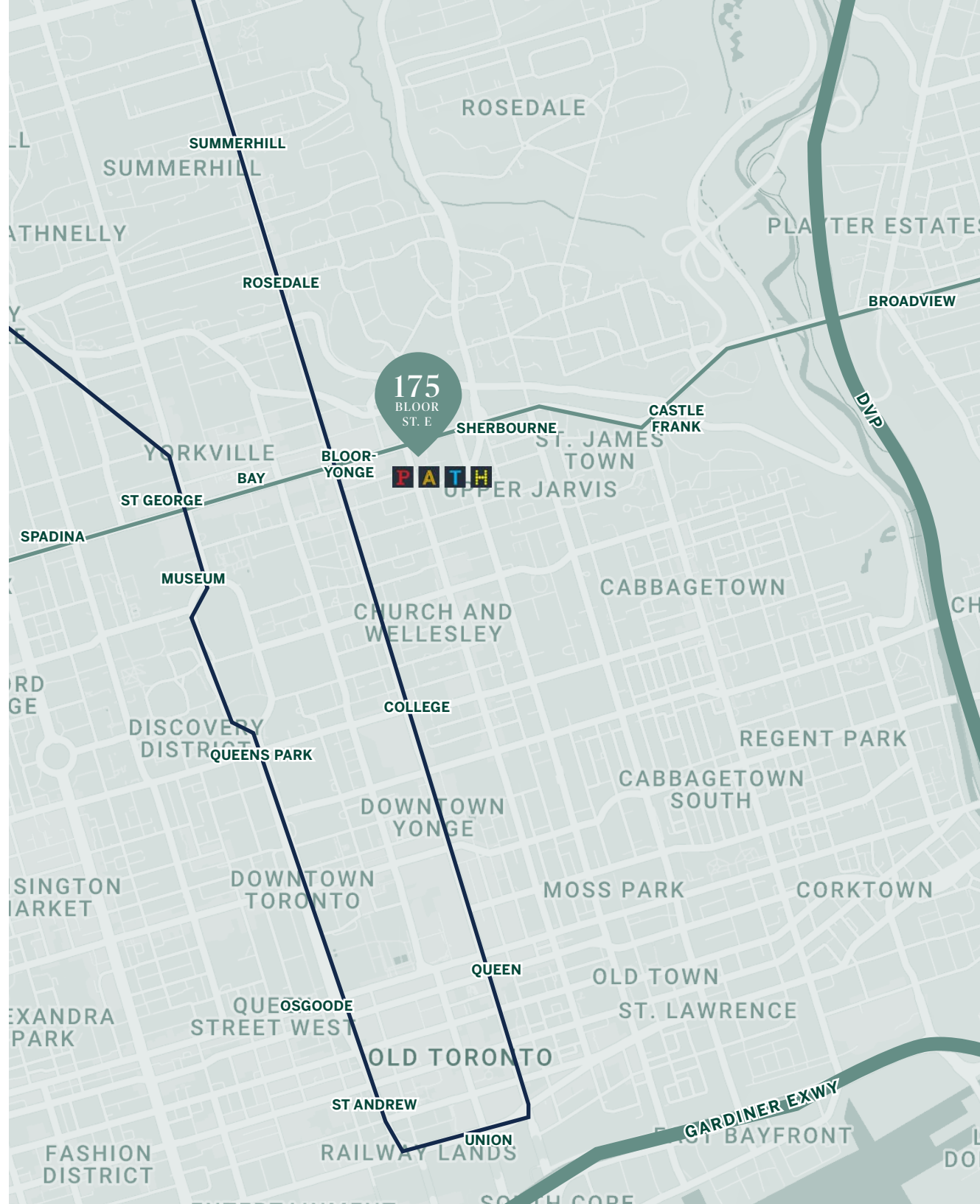
- Bloor/Yonge to Union Station | **12 mins**
- Bloor/Yonge to Eglinton Station | **10 mins**
- Bloor/Yonge to St.Clair Station | **5 mins**

### 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



8:00 AM

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

10:00 AM

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



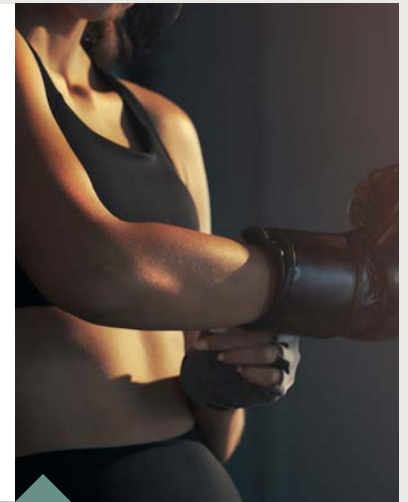
12:00 PM

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



5:30 PM

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



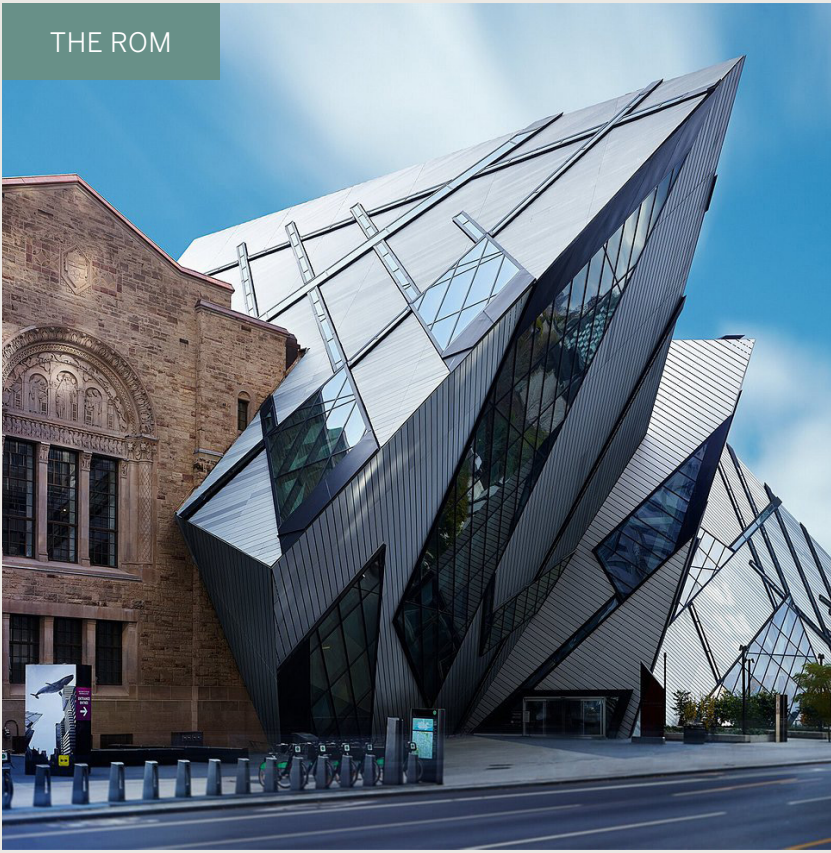
7:00 PM

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

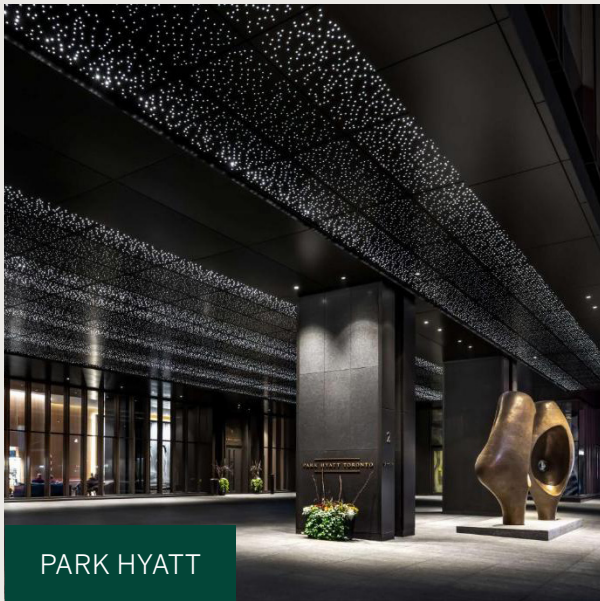


ALO YOGA





WHOLE FOODS MARKET



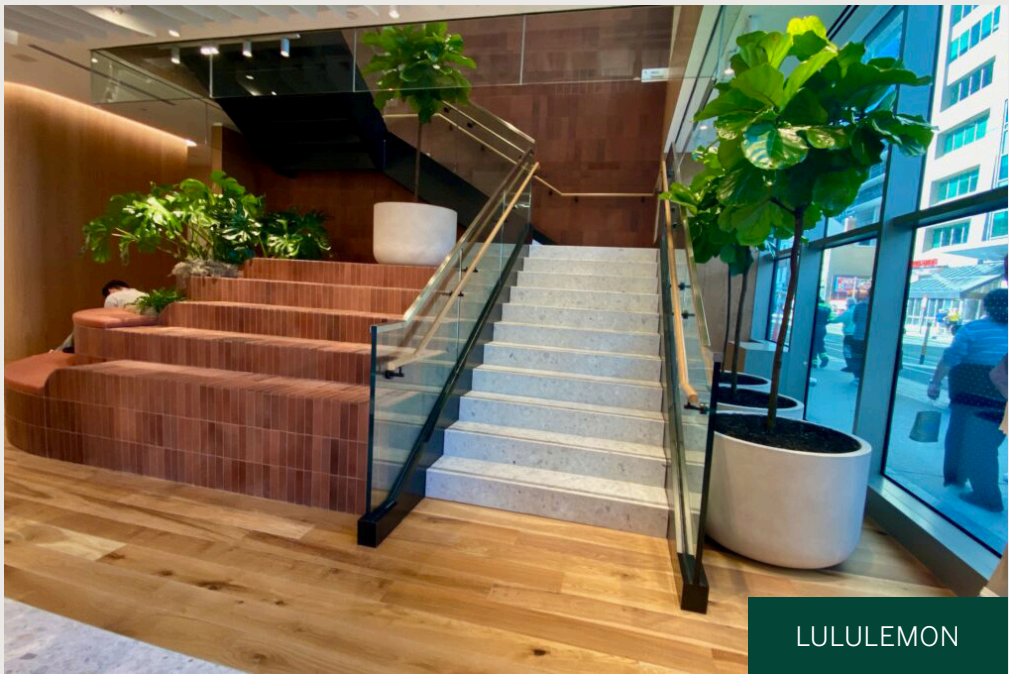
PARK HYATT



F45



OTHERSHIP



LULULEMON

175 Bloor St. East  
South Tower

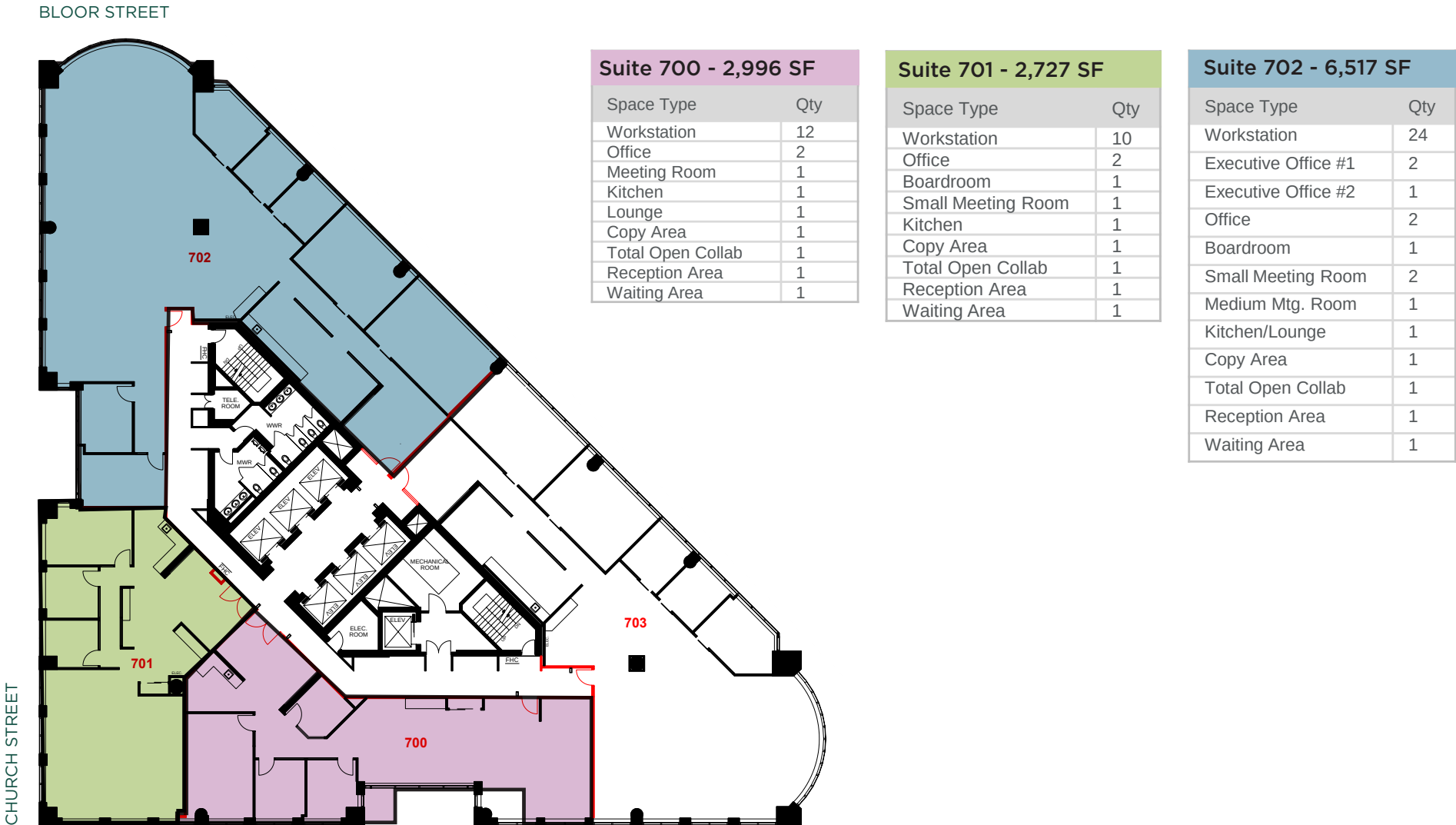


# 175 Bloor St. East - South Tower



SUITE 300, 7,886 SF  
SUITE 304 - 1,846 SF

# 175 Bloor St. East - 7th Floor - Model Suites South Tower



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

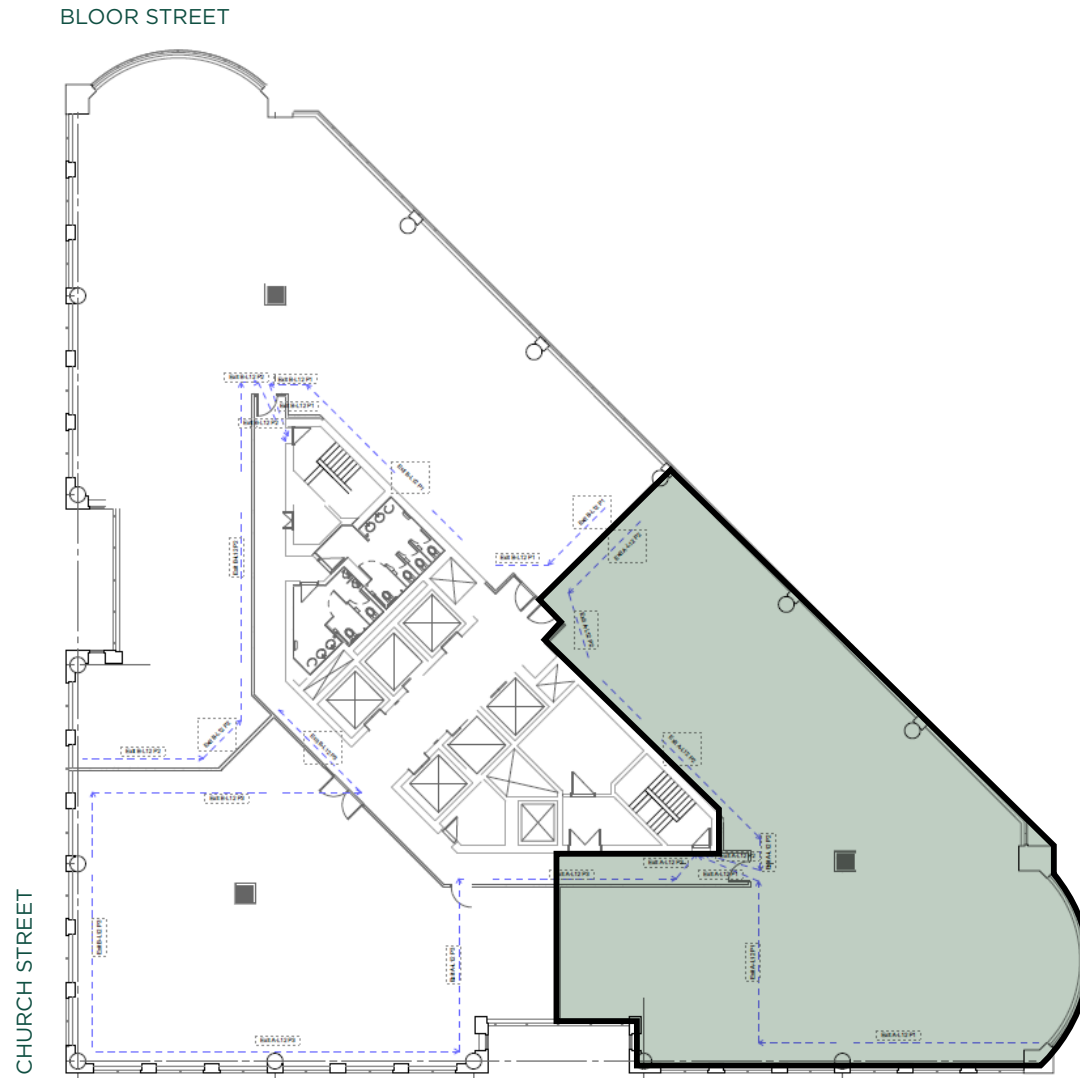


# 175 Bloor St. East - South Tower



SUITE 1007 - 10,182 SF

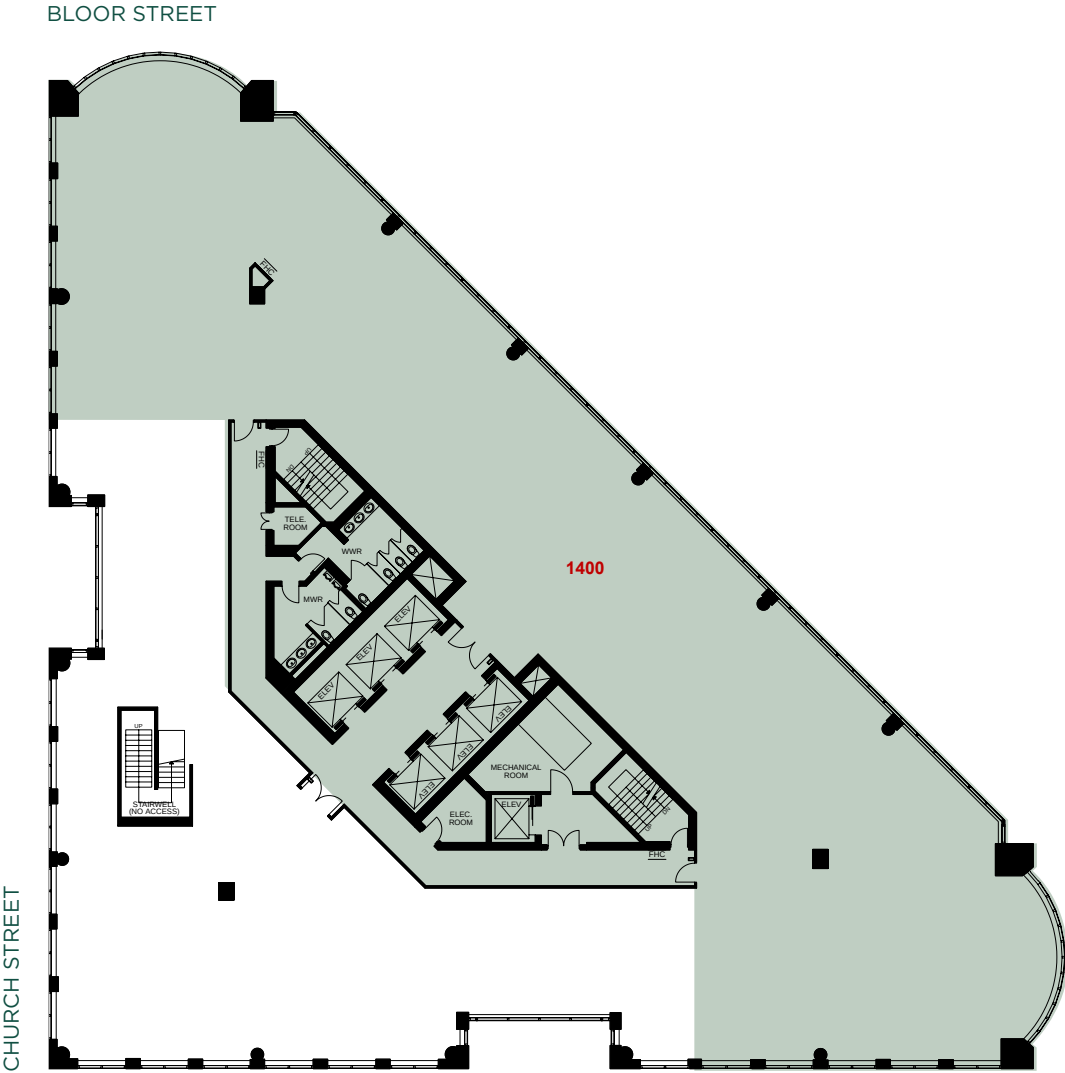
# 175 Bloor St. East - South Tower



12TH FLOOR - 1,864 SF



# 175 Bloor St. East - South Tower



14TH FLOOR - 9,963 SF

# 175 Bloor St. East - South Tower



16TH FLOOR - 17,409 SF



17TH FLOOR - 17,418 SF

CHURCH STREET

1700

TELE. ROOM

WWR

MWR

COMM. ROOM

MECHANICAL ROOM

ELEC. ROOM

ELEV.

EXIT

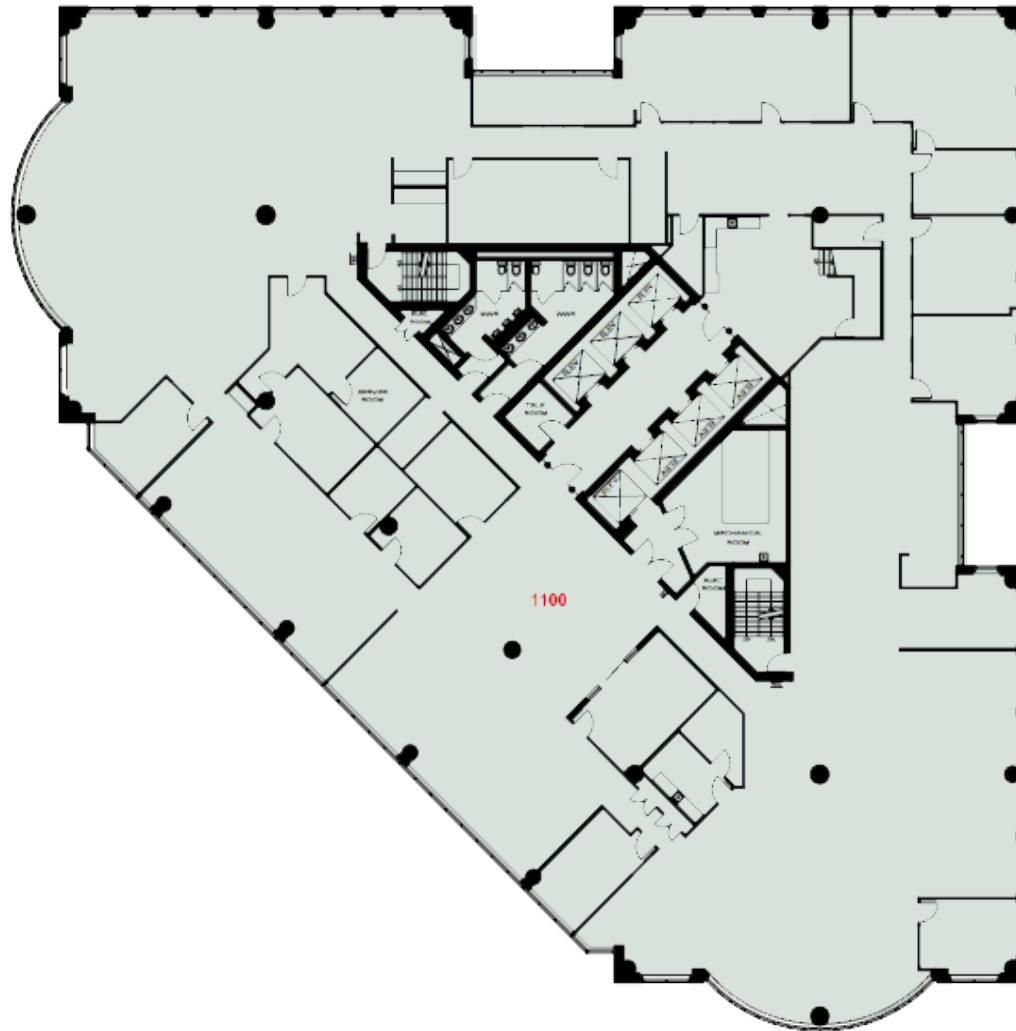
CHURCH STREET

17TH FLOOR - 17,418 SF

175 Bloor St. East  
North Tower

# 175 Bloor St. East - North Tower

BLOOR STREET

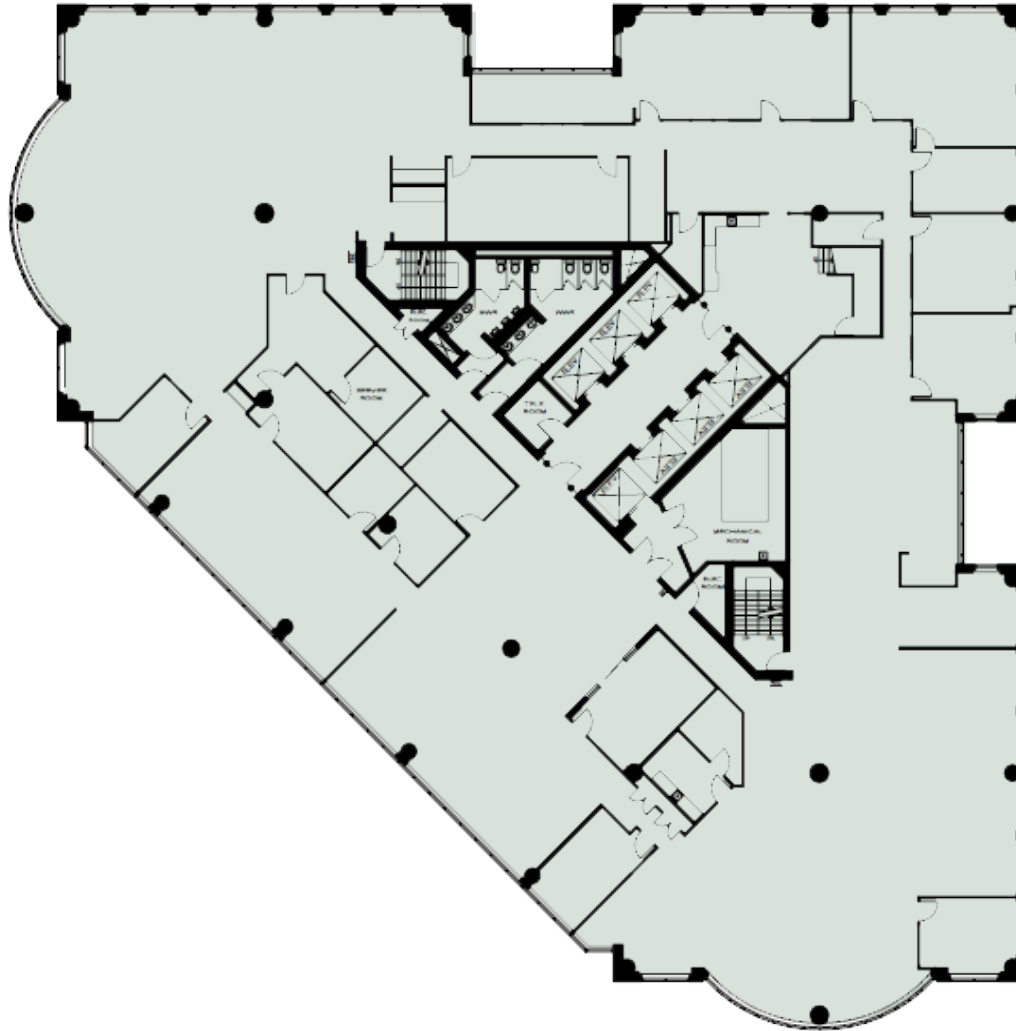


10TH FLOOR - 21,620 SF



# 175 Bloor St. East - North Tower

BLOOR STREET



11TH FLOOR - 21,620 SF

# 175 Bloor St. East - North Tower

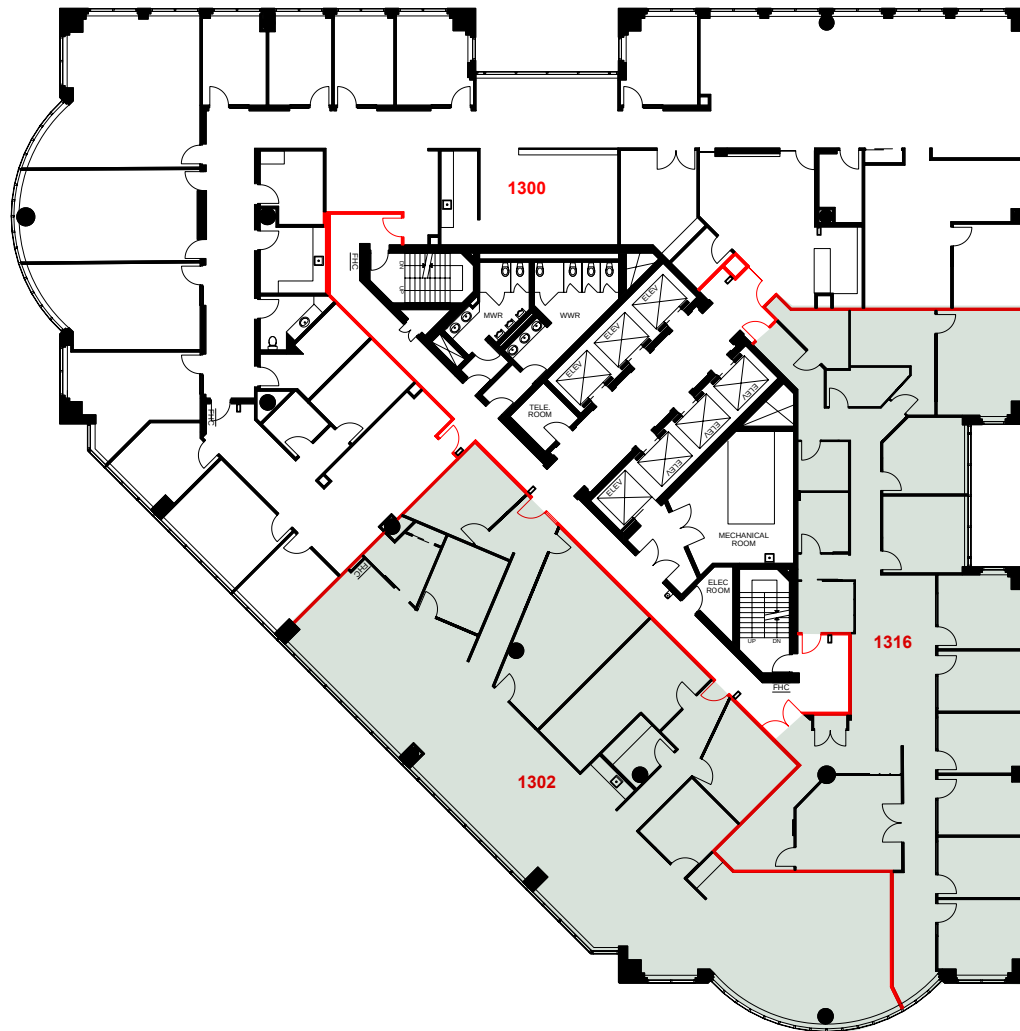
BLOOR STREET



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](http://cushmanwakefield.com)

### **ERIC SHAW\***

Vice Chair  
416.359.2425  
[eric.shaw@cushwake.com](mailto:eric.shaw@cushwake.com)

### **CAMERON MITCHELL\***

Vice President  
416.359.2445  
[cam.mitchell@cushwake.com](mailto:cam.mitchell@cushwake.com)

### **VICTORIA GEE\***

Transaction Manager  
416.359.2604  
[victoria.gee@cushwake.com](mailto:victoria.gee@cushwake.com)

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