CUSHMAN & WAKEFIELD | Manulife Investment Management

# 250 BLOOR STREET E

# PROPERTY HIGHLIGHTS

250 Bloor Street E is located in the heart of Toronto, within the bustling neighbourhood of Yorkville, known for its upscale shops and dining. This address is situated near the intersection of Bloor Street East and Yonge Street, making it a prime and easily accessible location in the city.

LOBBY RENDERING

**BUILDING CERTIFICATIONS:**

LEED Platinum

Fitwel Certified

BOMA Best Silver

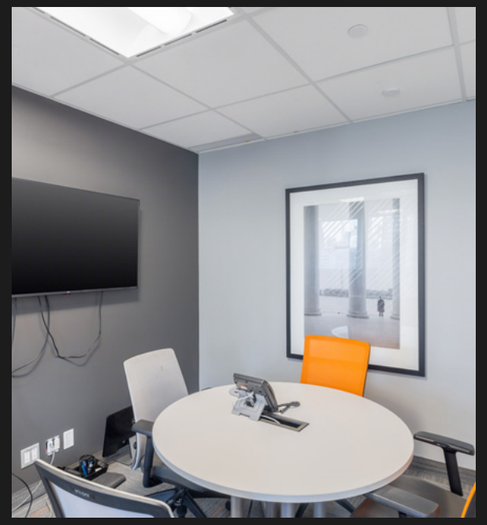
| | SUITES 1100, 1200 & 1300<br>66,116 SF CONTIGUOUS | | | |
|---|---|---|---|---|
| **SUITE 900** | **SUITE 1100** | **SUITE 1200** | **SUITE 1300** | **SUITE 1600** |
| 21,950 SF | 22,042 SF (Divisible) | 22,032 SF | 22,042 SF | 21,851 SF |
| Available Now, Built-out and fully furnished | Available Now | Available Now | Available Now | Available Now, Built-out |

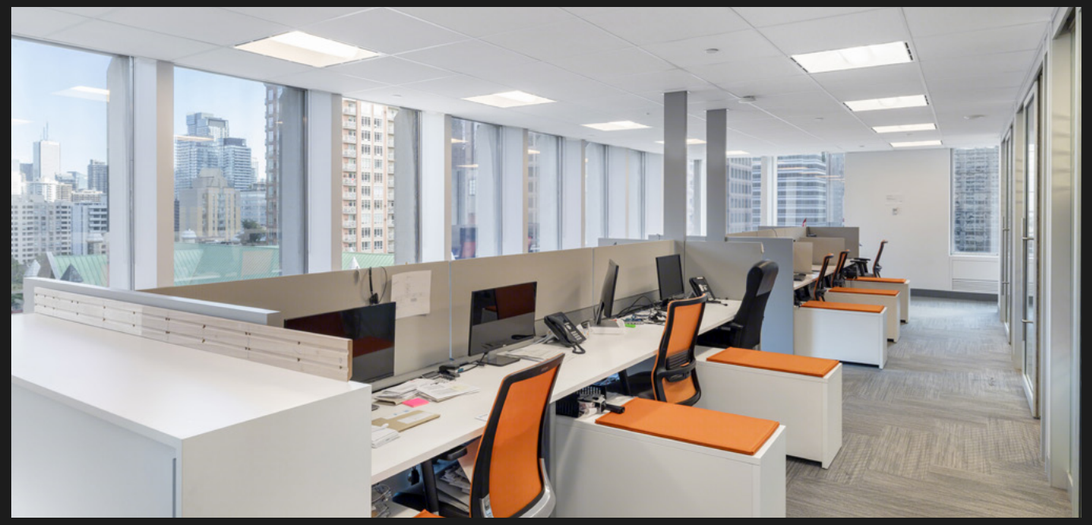
- **ON-SITE TIM HORTONS**
- **BICYCLE STORAGE**
- **ON-SITE TENANT AND VISITOR PARKING**
- **WALKABLE TO PUBLIC TRANSIT**
- **RENOVATED LOBBY COMING JANUARY 2027**
- **24/7 ACCESS**

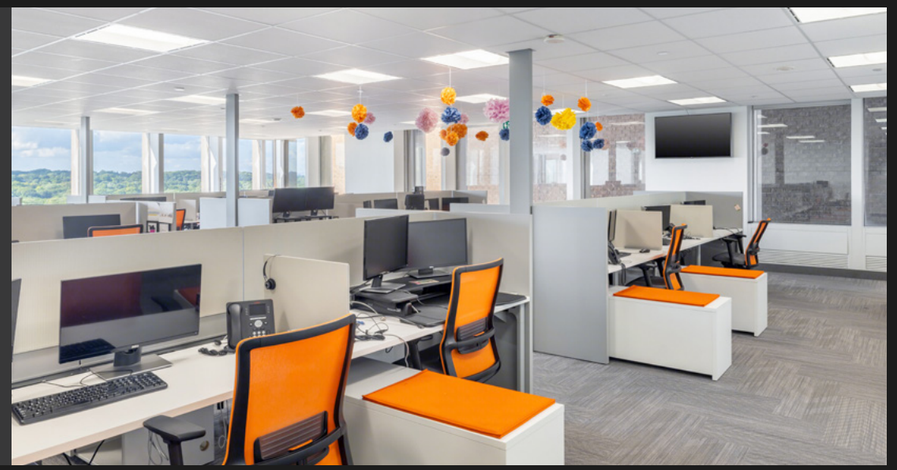
| | | |
|---|---|---|
| **2026 ADDITIONAL RENT ESTIMATE:** | **$20.77** (inclusive of in-suite hydro and janitorial) | |
| **ADDITIONAL RENT BREAKDOWN:** | OPEX: $14.31<br>INSURANCE: $0.23<br>REALTY TAXES: $6.23 | **TOTAL: $20.77** |

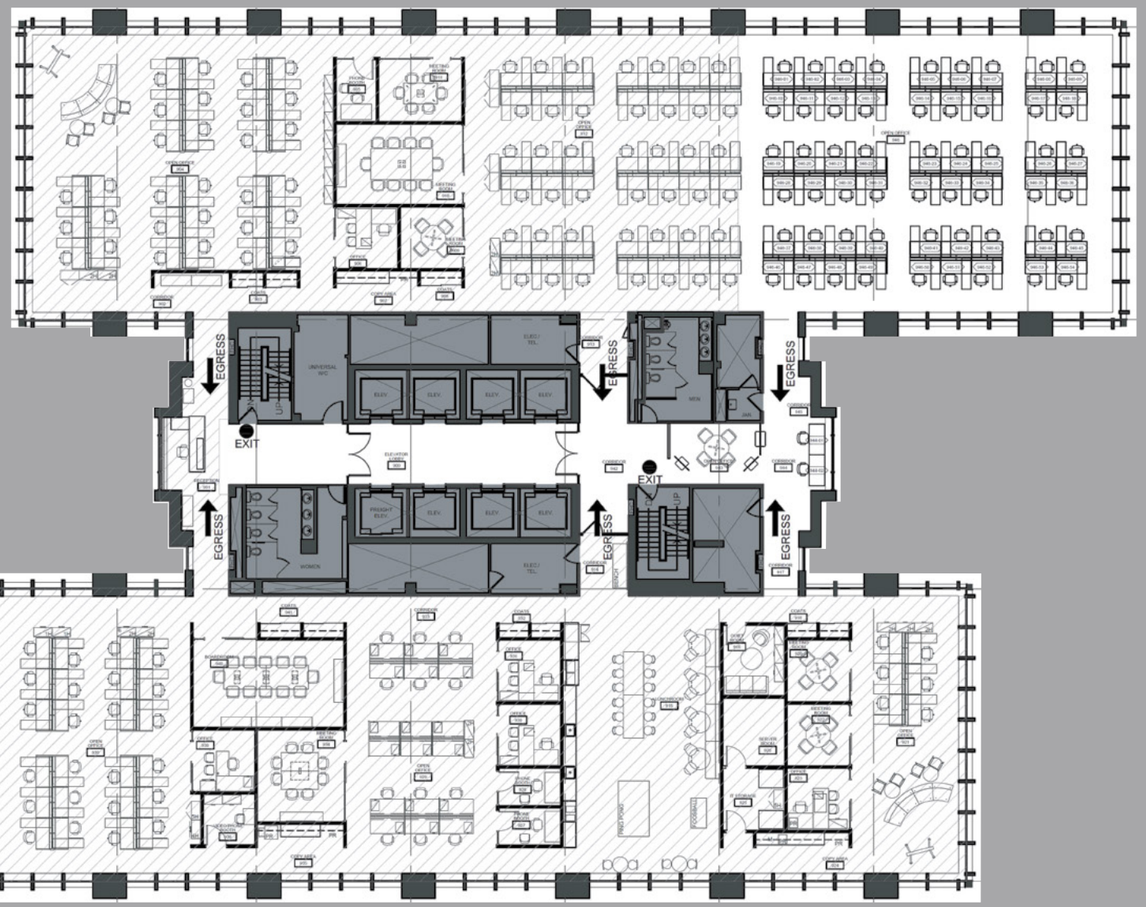
250 BLOOR STREET E

# SUITE 900
# 21,950 SF









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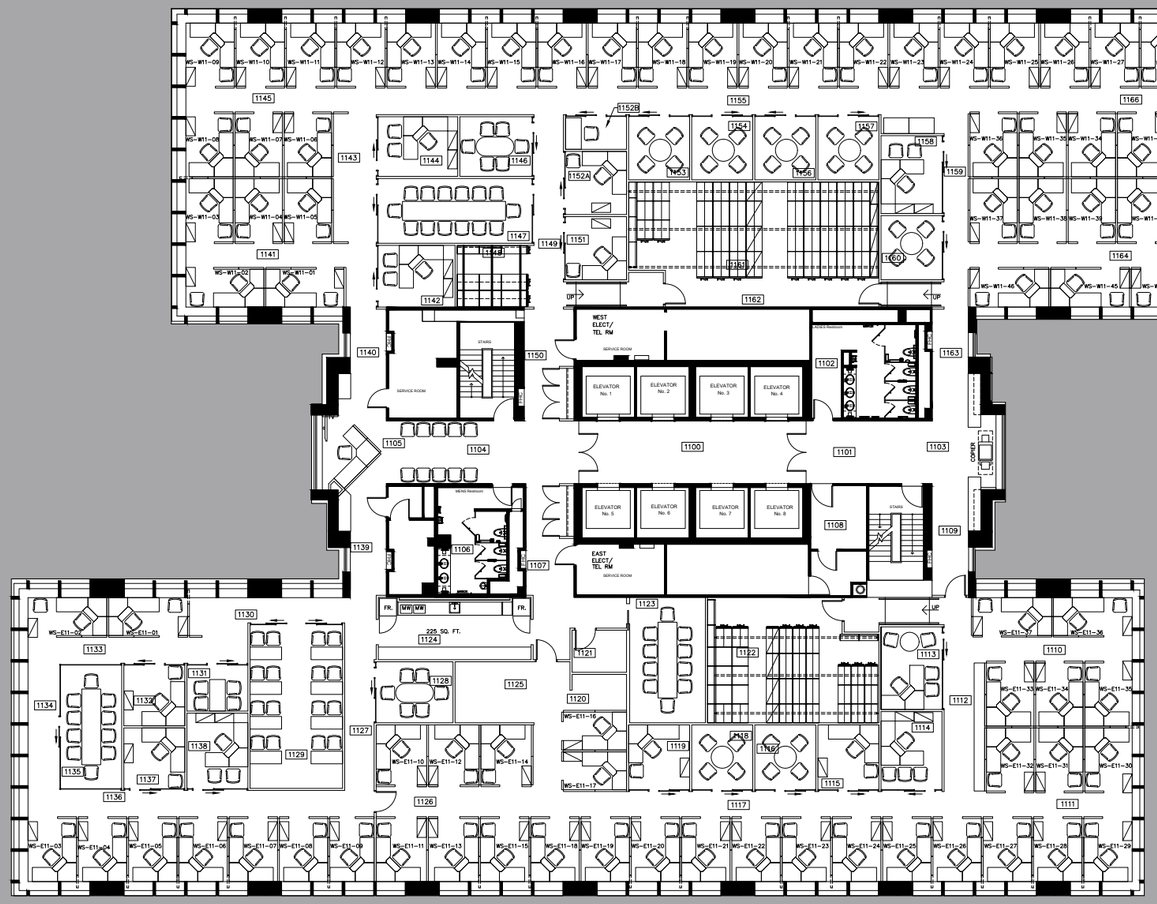
# SUITE 1100
# 22,042 SF



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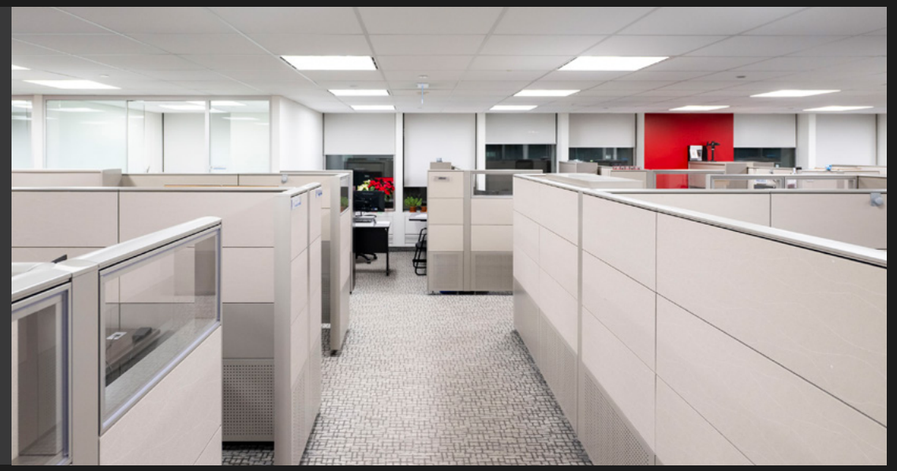
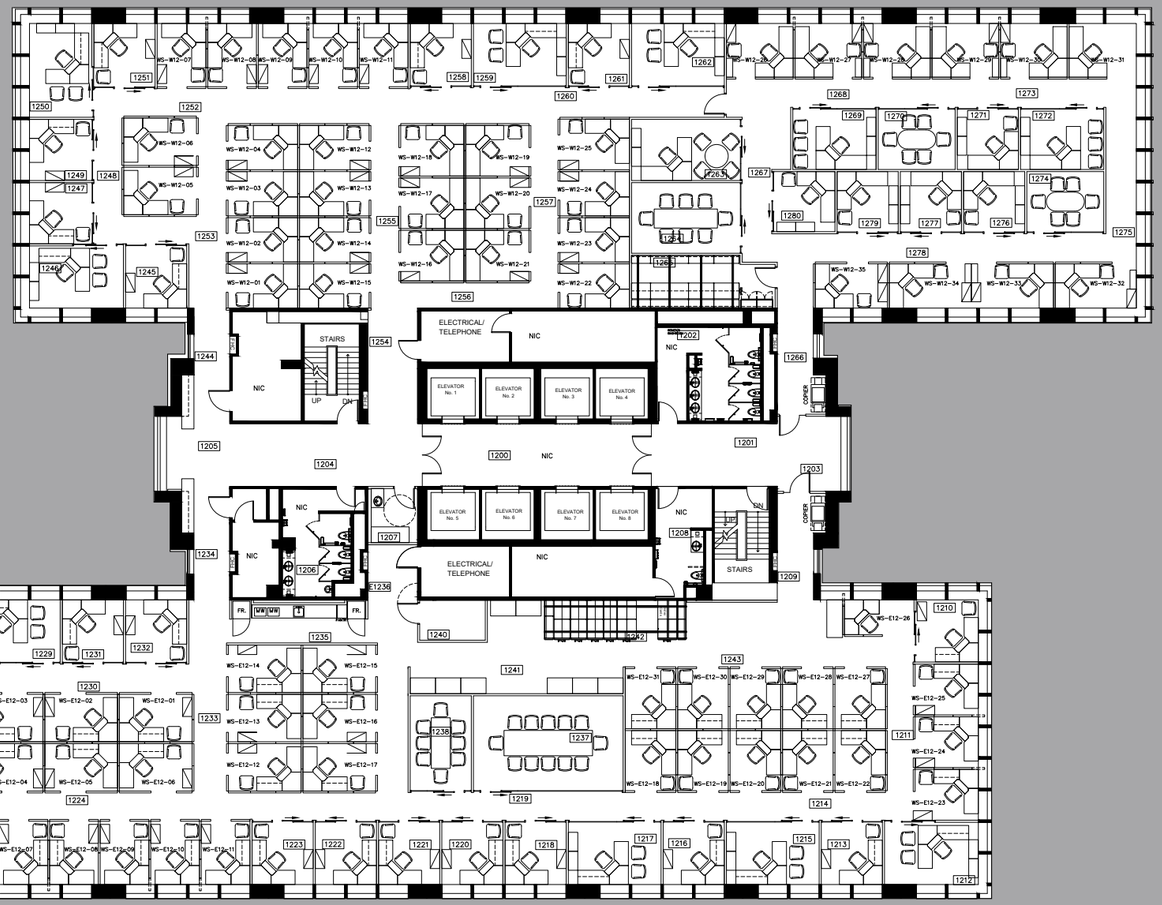
# SUITE 1200
# 22,032 SF





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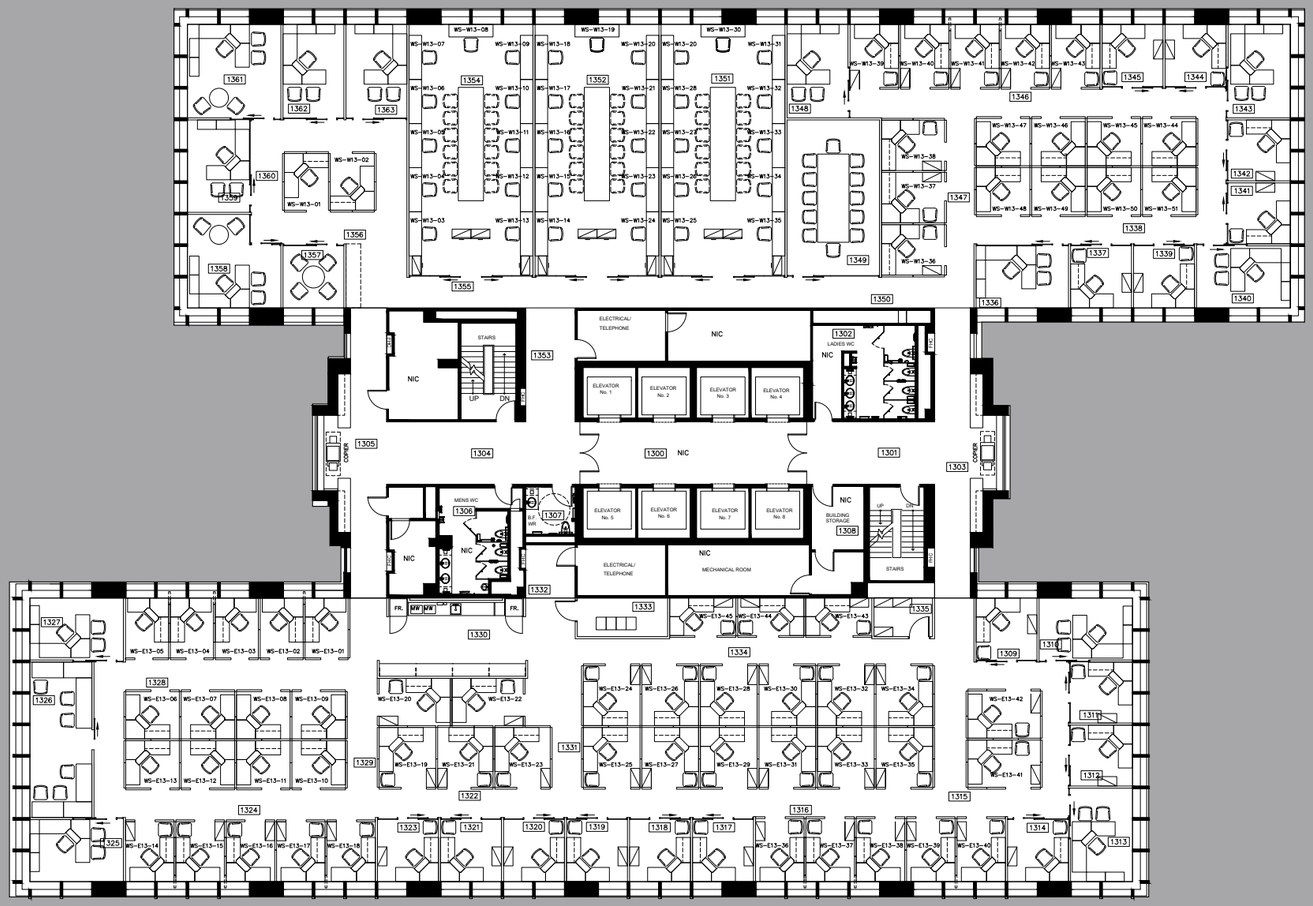
# SUITE 1300
# 22,042 SF



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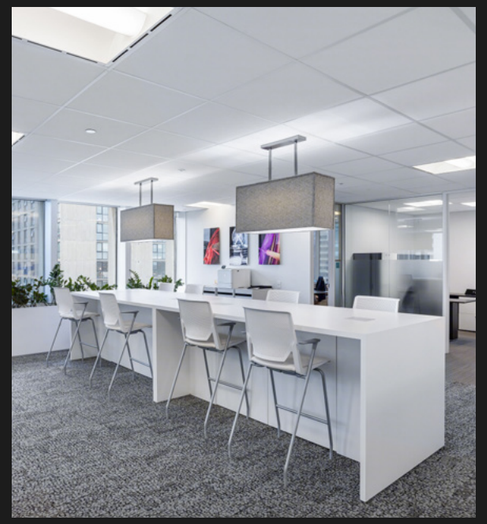
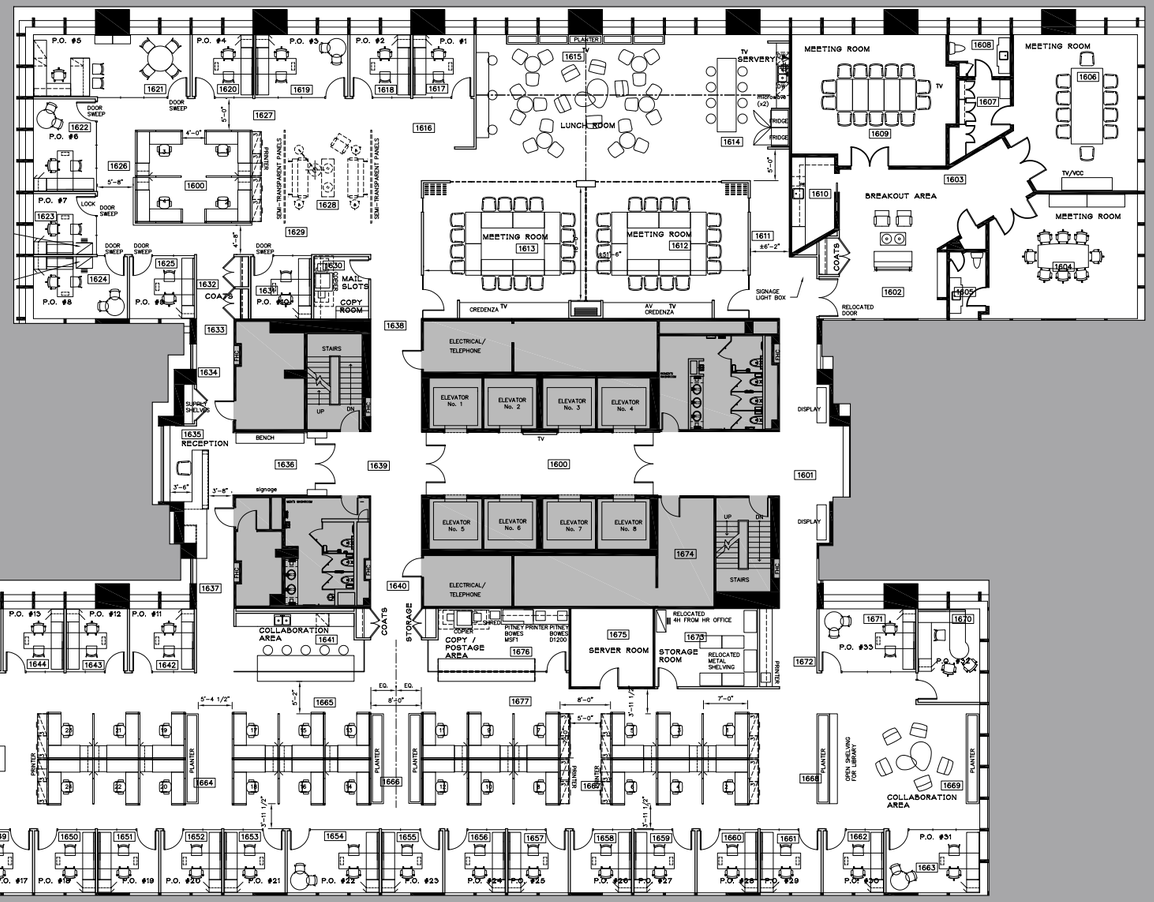
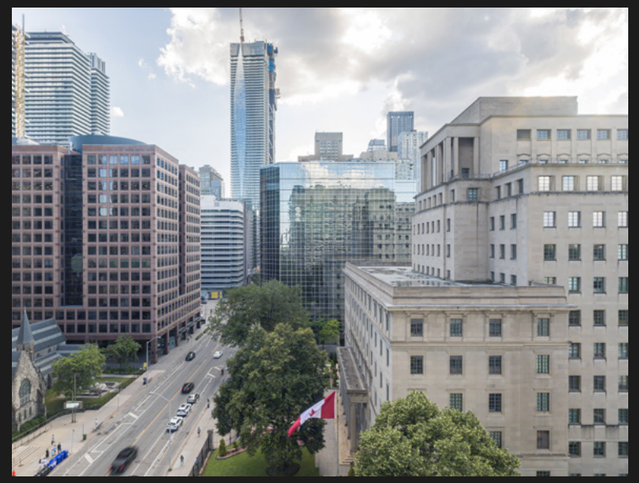
# SUITE 1600
# 21,851 SF





# WHERE PATHS CONVERGE

250 Bloor Street E in Toronto boasts a range of luxurious amenities, catering to the needs of its residents and visitors. The modern lobby welcomes you with its sleek design and comfortable seating areas, creating a welcoming and stylish first impression.



## VIBRANT NEIGHBORHOOD

The neighbourhood surrounding 250 Bloor Street E is a vibrant tapestry of culture and convenience. With its proximity to the Royal Ontario Museum, high-end boutiques, and charming cafes along Bloor Street, residents enjoy a dynamic urban lifestyle enriched by art, shopping, and culinary experiences.

## TRANSIT HUB

250 Bloor Street E stands as an ideal choice for the modern working professional, as it is situated at the heart of a major transit hub. With easy access to multiple subway lines and bus routes, commuting becomes effortless, offering both convenience and time-saving benefits for busy individuals pursuing their careers in Toronto.

**18+ BUS STOPS**
Within Walking Distance

**5 MIN WALK**
to Bloor Yonge Subway Station

**11 MIN DRIVE**
to Downtown Toronto

**30 MIN DRIVE**
to Billy Bishop Toronto City Airport

**7 MIN WALK**
to Yorkville

250 BLOOR STREET E

# STRONG OWNERSHIP WITH AN ACTIVE APPROACH

**Manulife** Investment Management

The experienced asset management teams at Manulife are deeply engaged with our regional partnerships to deliver spaces that fosters collaboration and creativity, where all are welcomed and supported. They truly believe in supporting the health and wellness of our people and the places they occupy to provide a better tomorrow.

## COMMUNITY DEVELOPMENT

With nearly seven million square feet of active development projects in the pipeline, our buildings are woven into the fabric of our communities, and sustainably designed to create opportunity and foster innovation.

## EXPERTISE & EXPERIENCE

Manulife has been acquiring and selling real estate for nearly a century. Today, their one of the world's top real estate investors, with properties across sectors and strategically located in major urban centers across the globe.

## SUSTAINABLE SPACES

Manulife focuses on operational efficiency through the use of technology to optimize utility and environmental performance. Wellness is good for everyone's business. Research shows that buildings designed to focus on the health and wellness of their occupants help to improve employee productivity, reduce absenteeism, and decrease healthcare costs. They've also shown to improve cognitive function by 26% and improve sleep scores by 6%.

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# 250 BLOOR STREET E

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