



# Sublandlord open to leasing floor-by-floor

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# 3250

Bloor Street W



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# Property Overview



Available Space

3<sup>rd</sup> Floor: 19,771 SF  
 8<sup>th</sup> Floor: 19,836 SF  
 9<sup>th</sup> Floor: 11,800 SF  
 (Internal staircase connecting the 8<sup>th</sup> and 9<sup>th</sup> floors for a total of 31,636 SF)  
**Total: 51,407 SF**

**Sublandlord open to leasing floor-by-floor!**



Net Asking Rate

Please contact listing agents



Additional Rent

\$23.70 PSF (2023 Est.)



Occupancy

Immediately



Term

Until October 30, 2026

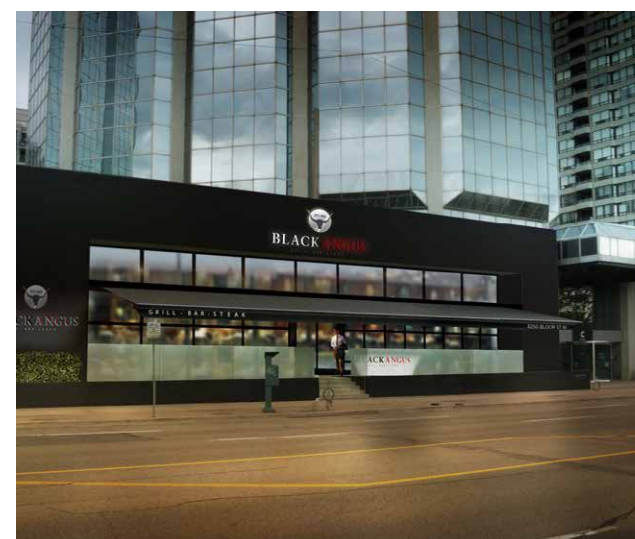
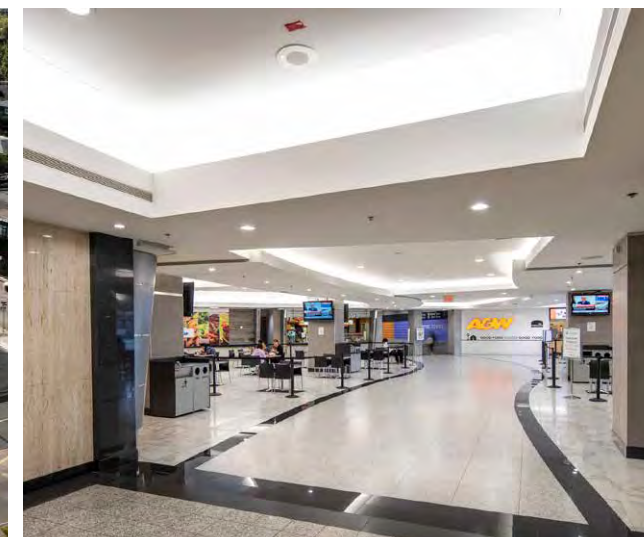
# Highlights

- Class A, LEED Gold Certified office and retail complex
- Underground connection to TTC
- On-site amenities include: Sobeys, Tim Horton's, Starbucks, Pumpernickel's, Black Angus Steakhouse, Freshii, A&W, Kids & Co. (Daycare), optometrist, dentist and many more
- Furniture can be made available
- 24/7 underground parking
- Direct access to Islington Subway Station
- Quick access to major 400 series highways
- 26,000 SF Good Life Fitness on-site



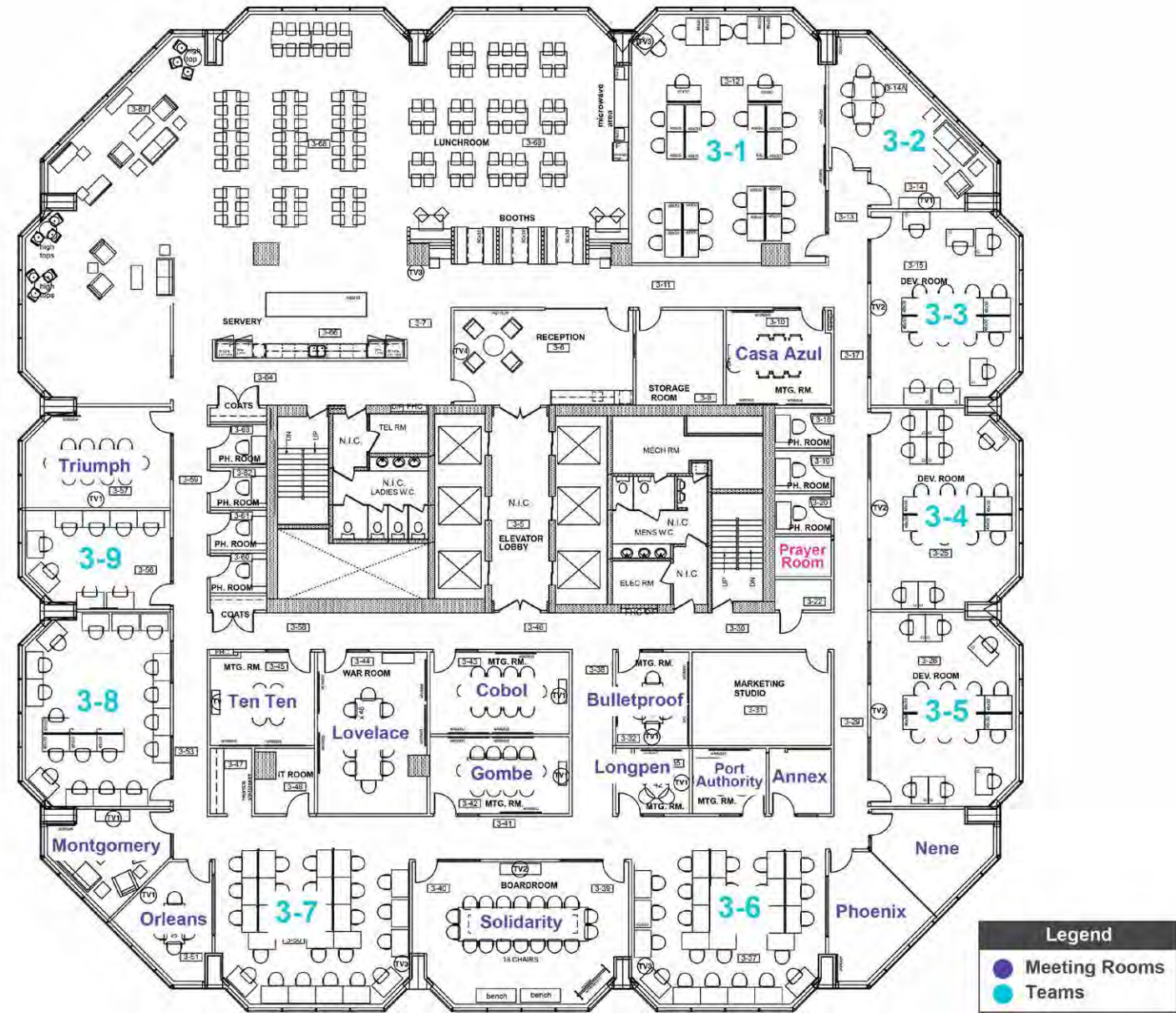
# Neighbourhood

Bloor Islington Place is situated in the Bloor-Islington neighbourhood, one of Toronto's most prominent commercial districts. 3250 Bloor Street West is located in a 3-tower, class-A, landmark office development. Commuting is made easy thanks to the direct subway access and quick access to major 400 series highways.



# Floor Plan

3rd Floor: 19,771 SF

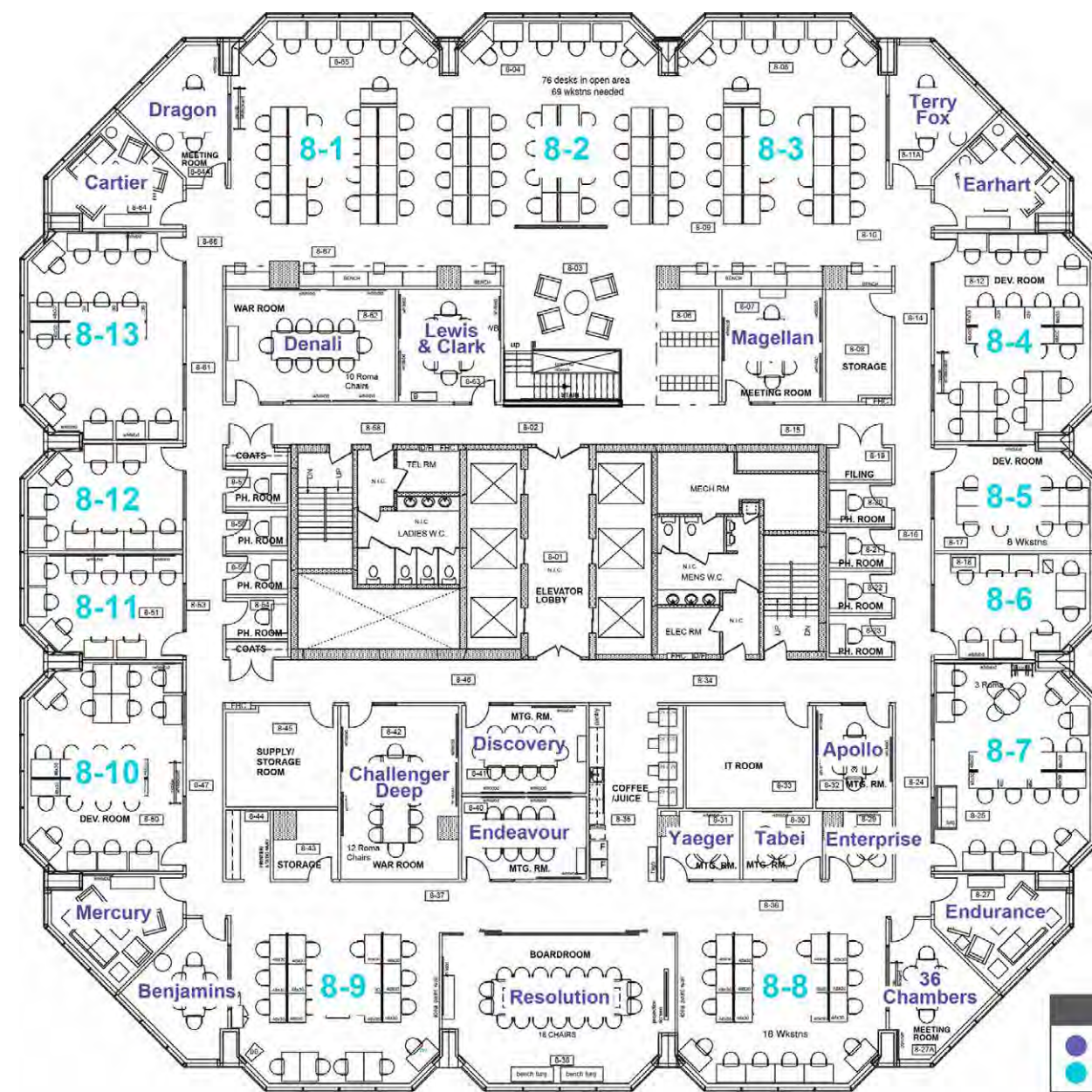




8th Floor: 19,836 SF

# Floor Plan

8th Floor: 19,836 SF



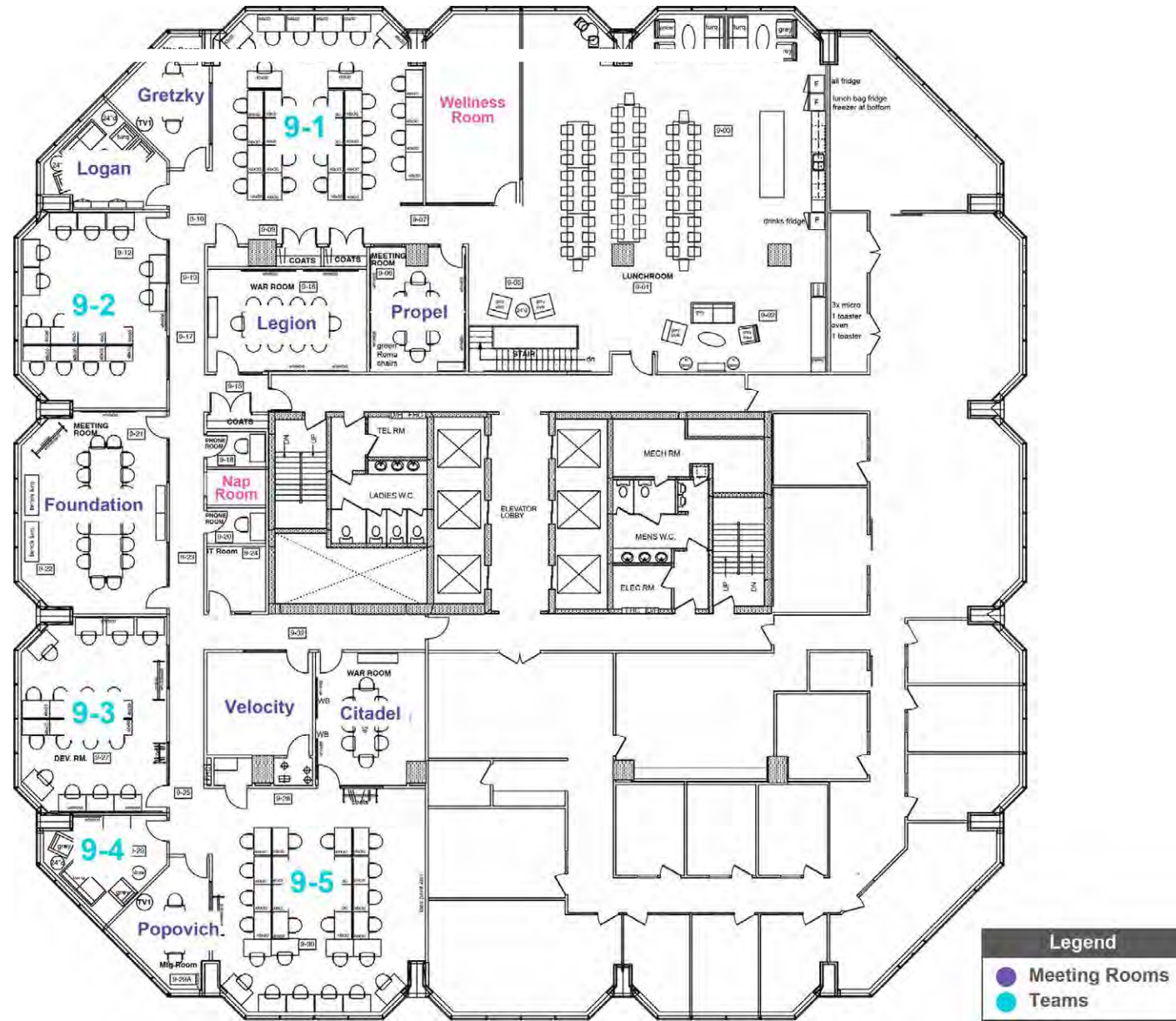
**Legend**

- Meeting Rooms
- Teams



# Floor Plan

9th Floor: 11,800 SF



9th Floor: 11,800 SF





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