

# 175

## BLOOR STREET EAST

### SOUTH TOWER

#### OVERVIEW

This "A" Class office building is one of two office towers (North and South) within a complex that is strategically located in midtown Toronto; steps away from the Yonge and Bloor subway lines, Bloor and Yorkville retail and minutes away from the DVP. Underground parking, secured bike storage, tenant shower facilities, conference centre and 24/7 Security.

#### LOCATION

Major Intersection: South East corner of Bloor Street East and Church Street

#### RATES

NET Rent:	Call to discuss!
Additional Rent (2021 estimates):	
Operating Costs:	\$ 15.97
Property Tax:	\$ 8.83
Total	\$24.80

#### PARKING

Unreserved parking: \$265.00  
Reserved parking: \$365.00

#### NUMBER OF FLOORS / TYPICAL FLOOR PLATE

18 Floors /17,000 sq ft

#### AWARDS / CERTIFICATIONS

LEED Gold Certified  
Energy Star Certified  
WiredScore GOLD Certification



UNIT	SQ FT	AVAILABLE
300*	7,746	IMMEDIATELY
301*	2,591	IMMEDIATELY
700	17,086	IMMEDIATELY
1001 	7,075	60 DAYS NOTICE
1101 	7,652	IMMEDIATELY
1300** 	17,113	60 DAYS NOTICE
1400** 	17,098	IMMEDIATELY
1500**	17,089	IMMEDIATELY
1600**	17,097	IMMEDIATELY
1700** 	17,097	IMMEDIATELY

Select unit number to view floor plan, select video icon for virtual tour



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#### BUILDING DETAILS

Year Built	1992
Exterior	Granite panel with aluminum curtain wall. Double paned sealed windows.
Elevators	6 passenger, 1 freight
Security	24/7 on-site security, Tenant Card Access System
Sprinkler System	The building is sprinklered throughout
HVAC	HVAC is operational 7am - 6pm and after-hours HVAC for \$40 per hour plus tax
Amenities	Starbucks, Tim Hortons, Bishop & Belcher Pub, Tenant-use Conference Centre, Z-Teca, Sushi Shop and various other retailers.



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