

1195 BLOOR ST W

2ND FLOOR

4,300 SQ.FT. SPACE



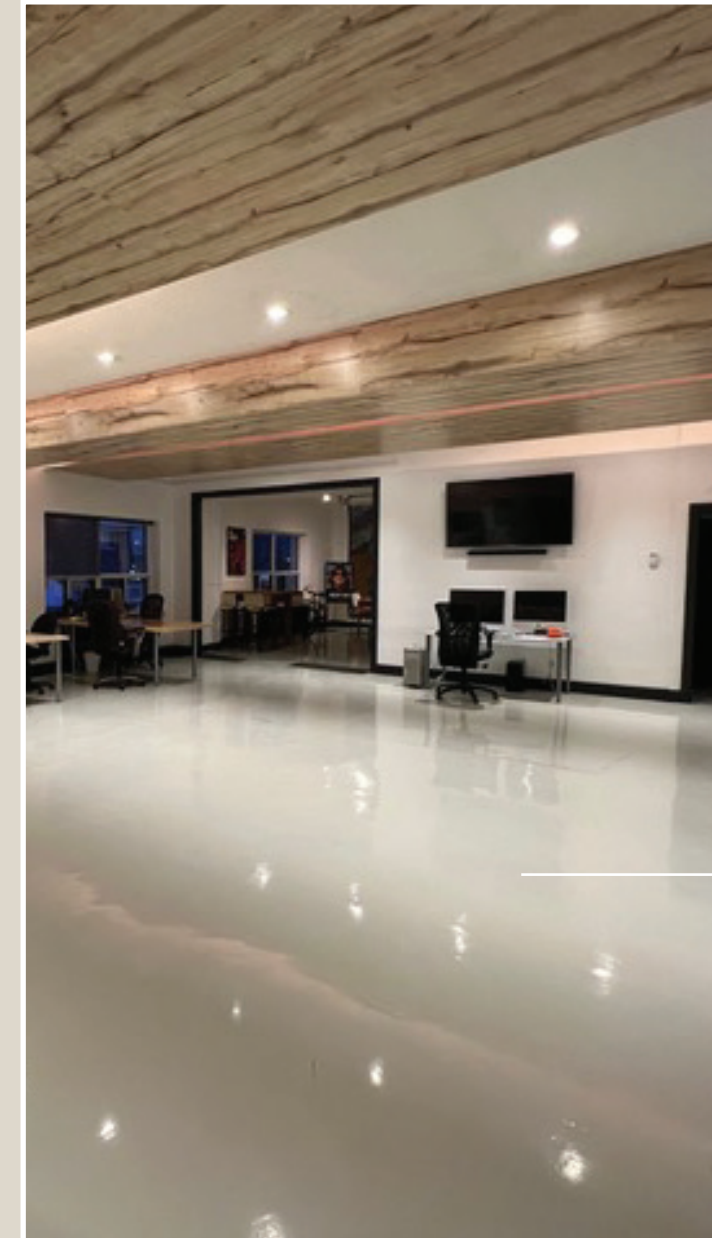
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PRIME BLOOR WEST
OPPORTUNITY!

Beautifully renovated, Single Tenant Office space in the vibrant Bloor West neighbourhood. Bright open space with some large private offices – all with great windows. Boardroom, Large Kitchen and Men’s and Women’s washrooms. Street is packed with a great variety of restaurants, banking, retail and personal services businesses. Almost 38” of clear span, no pillars. Short walk to Subway, Up Express and large Green P parking lot.



Features

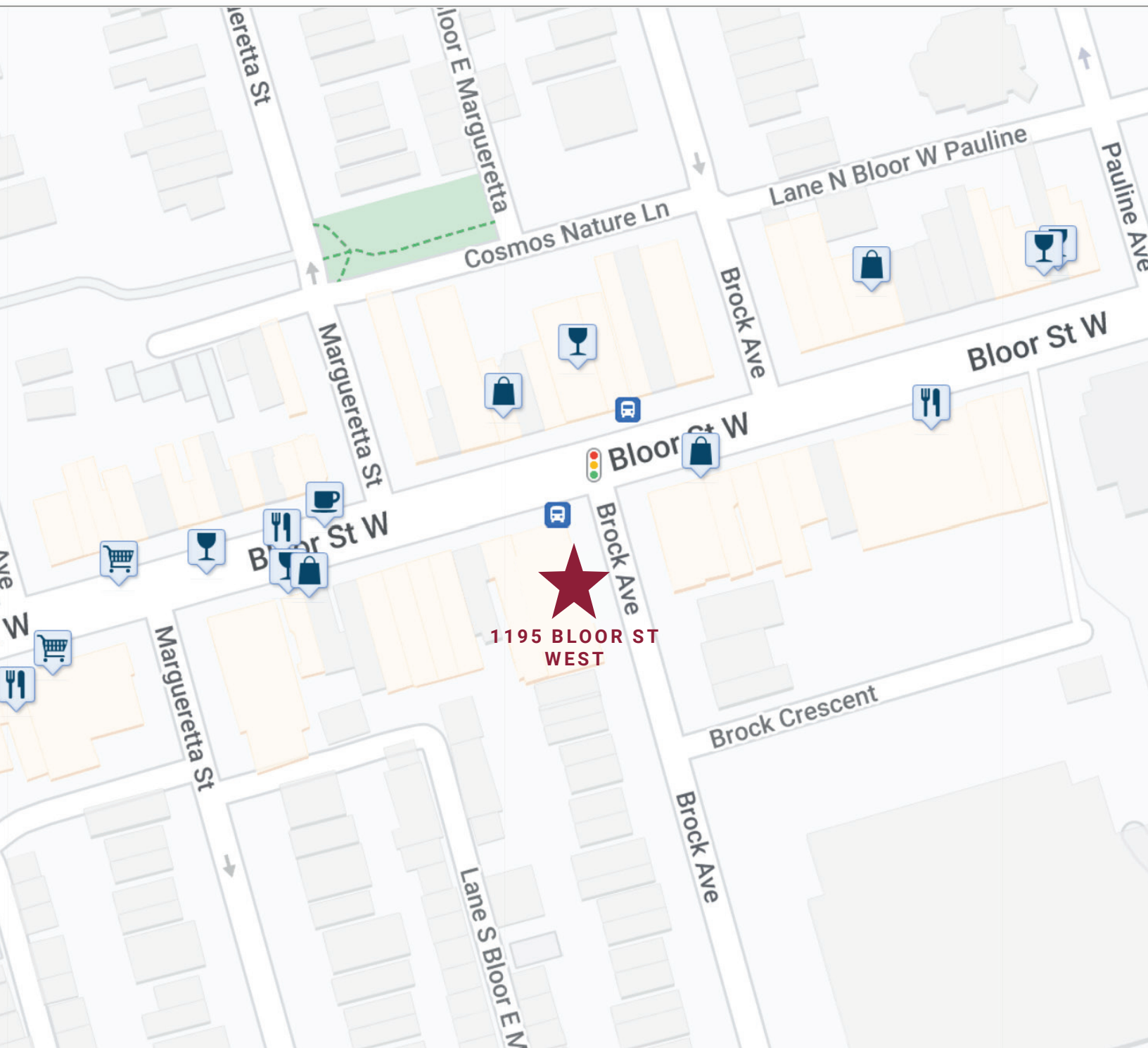
Property Specifications

CIVIC ADDRESS	1195 Bloor Street West, TORONTO
LEASE PRICE	\$17.00 / sq.ft semi-gross + seperately metered Gas & Hydro
AVAILABLE AREA	4,300 sq. ft
LOCATION	Bloor St W on S/W Corner at Brock St.
OCCUPANCY	October 1st, 2022 (or to be arranged)

Features

- Bright, large open space
- Recently Reno'd
- Boardroom & combination of private office
- HVAC installed in 2016

What's Nearby



WALK SCORE*

92

TRANSIT SCORE*

96

BIKE SCORE*

81

Community Demographics

- BLOOR STREET: DUFFERIN & BLOOR
- 4,300 +/- SQ.FT.
- DOMINANT SIGNAGE
- GREAT TRANSIT ACCESS
- AVG HOUSEHOLD INCOME \$102,217**
- AVERAGE AGE 30-44 YEARS**
- AMPLE PARKING
- GREAT CAR ACCESS



Several parking lots in the area



A short walk to subway and UP Express





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* [HTTPS://WWW.WALKSCORE.COM/SCORE/1195-BLOOR-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1195-bloor-st-w-toronto-on-canada)

** COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)