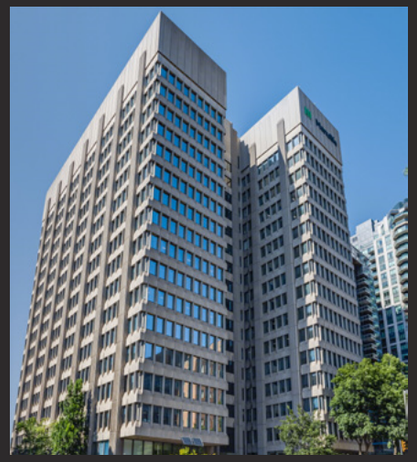
BUILDING SPECS

250 BLOOR STREET E



250 Bloor Street East is part of Manulife's corporate head office, which is in mid-town Toronto on Bloor St. E. near Mt. Pleasant Rd. and at the top of Ted Rogers Way.

250 Bloor Street East is green building certified with a Gold level of certification in the Leadership in Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.

250 Bloor Street East was constructed circa 1966. The building is an "H" shape with the centre core housing the elevators, washrooms, stairs, air shafts and service rooms with the east and west wings generally having office space.

250 Bloor Street East is steps away from TTC subway stations, hotels and retail centres.

BUILDING CERTIFICATIONS

LEED Platinum

Fitwel Certified

BOMA Best Silver

ADDITIONAL RENT

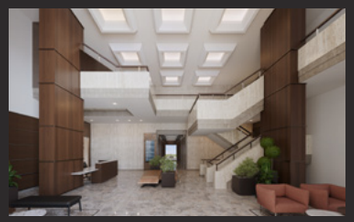
2026 ADDITIONAL RENT ESTIMATE:
$20.77 (inclusive of in-suite hydro and janitorial)

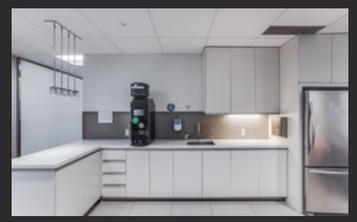
ADDITIONAL RENT BREAKDOWN:

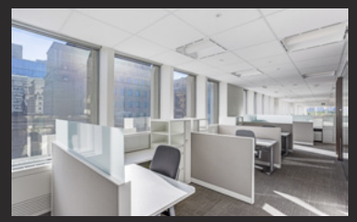
OPEX:	$14.31
INSURANCE:	$0.23
REALTY TAXES:	$6.23
TOTAL:	**$20.77**

TENANT AMENITIES

Tim Hortons, visitor parking







Year of Construction Completion/Recent Major Renovation	Building was as constructed circa 1966
Total number of storeys	17 above ground (15 office floors + main floor + ground floor), 1 underground (sub-basement)
Total Office Area	365,786 SF
Total Retail Area	6,207 SF
Typical Office Floor Area	22,000 SF
Typical Ceiling Heights	Slab-to-slab heights on office floors average 12'0" Standard floor to ceiling height is 8'6"
Interior Column Spacing	20ft between each column (north/south), and 45ft (east/west)
Heating, Ventilation and Air Conditioning	Siemens Insight building automation system (BAS) with Desigo field controllers.
After Hours HVAC charges	$75 per hour
Heat	Heat is supplied by five(5) gas-fired boilers
Air Conditioning	Building has five chillers, and two cooling towers. Back-up chilled water can be supplied from three chillers and two cooling towers in 220 Bloor.
Standard HVAC Hours	7:00 AM to 6:00 PM, Monday through Friday
Electricity	Building-standard power consists of 2.0 watts per square foot lighting, 2.0 watts per square foot plug load, 2.0 watts per square foot spare
Elevators	7 passenger elevators and 1 service elevator
Parking ratio and pricing	1.5227 per 1000 Sq. Ft. - $203.68 for tenant parkers
Security	24/7 onsite security; CCTV cameras
Accessibility	Accessible ramp and door located at front Bloor entrance, also accessible door at rear entrance. AODA compliant washrooms on 2, 4, 6, 7, 8, 9, 12, and 14 floors.
Internet Providers	Bell, Rogers, Beanfield, Zayo