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one bloor

F1RST GULF

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F1RST GULF

VIEW FROM
YONGE & BLOOR

an **iconic** building
for an **iconic** location.

welcome to
one bloor

Over 85,000 sf of prime retail space
available on one of the most
prestigious streets in Canada.

- A flagship, 75-storey mixed-use condominium project developed by multi-award winning Great Gulf.
- Designed by Hairi Pontarini Architects.
- Currently under construction, One Bloor will provide 100,000 sf of new prime retail across three levels.
- The final building will introduce 700 residential suites into the neighbourhood (85% of which are sold), and will be the tallest residential building in all of Canada.
- Turnover Spring 2017.



**trade area
population¹**
within 1.5 km - 78,670



**average
household income²**
within 1.5 km- \$109,667



**The Busiest Subway
Station in Canada³**
is located right beneath
One Bloor, servicing
approximately 403,530
people per day.



51,400 people⁴
at Yonge & Bloor in a
24-hour period.



**65,000 average
daily traffic⁵**
at Yonge & Bloor in a
24-hour period.

CANADA'S PREMIER RETAIL STREETS:

CITY	STREET / PRECINCT	RENT / SF / YEAR
Toronto	Bloor St.	\$392
Montreal	Ste-Catherine St. West	\$204
Vancouver	Robson St.	\$194
Victoria	Government St.	\$53
Calgary	Uptown 17th Ave.	\$53
Halifax	Spring Garden Rd.	\$49
Edmonton	Downtown Edmonton	\$44
Ottawa	Byward Market	\$39
Saskatoon	Broadway Avenue	\$34

1,2 INFORMATION SOURCED FROM STATISTICS CANADA, CENSUS 2011

3 INFORMATION SOURCED FROM "BLOOR-YONGE (TTC)", 2011 PUBLICATION

4 INFORMATION SOURCED FROM CITY OF TORONTO TRANSPORTATION SERVICES 2009

5 INFORMATION SOURCED FROM CITY OF TORONTO TRAFFIC SAFETY UNIT 2015

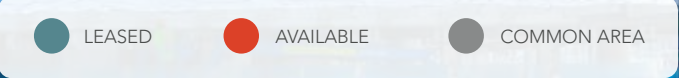
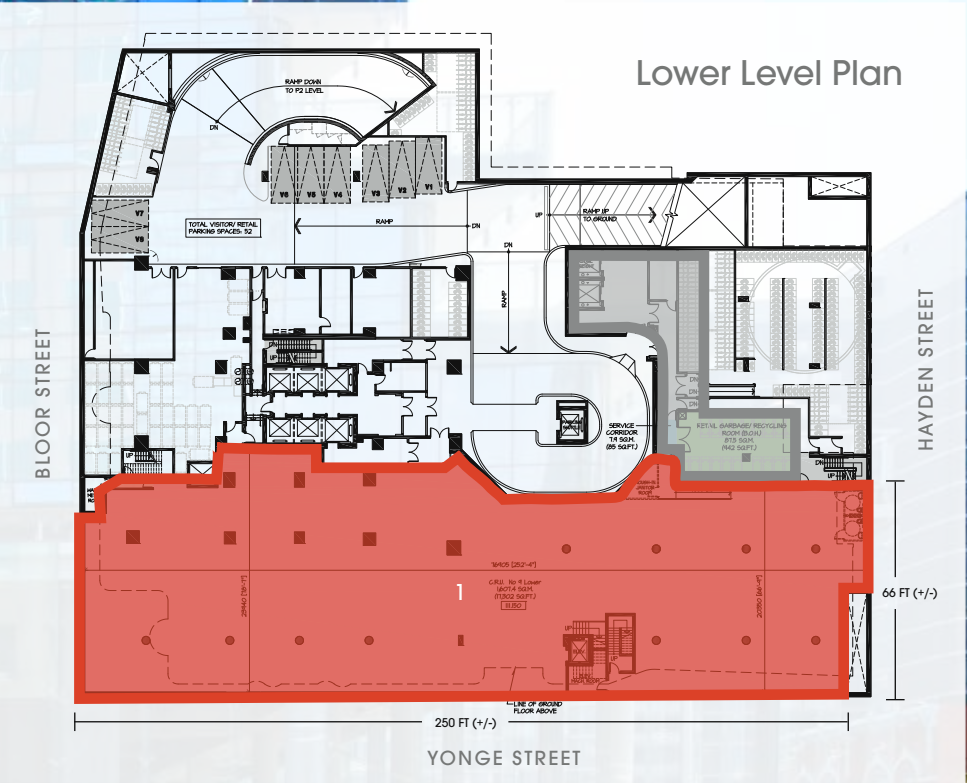
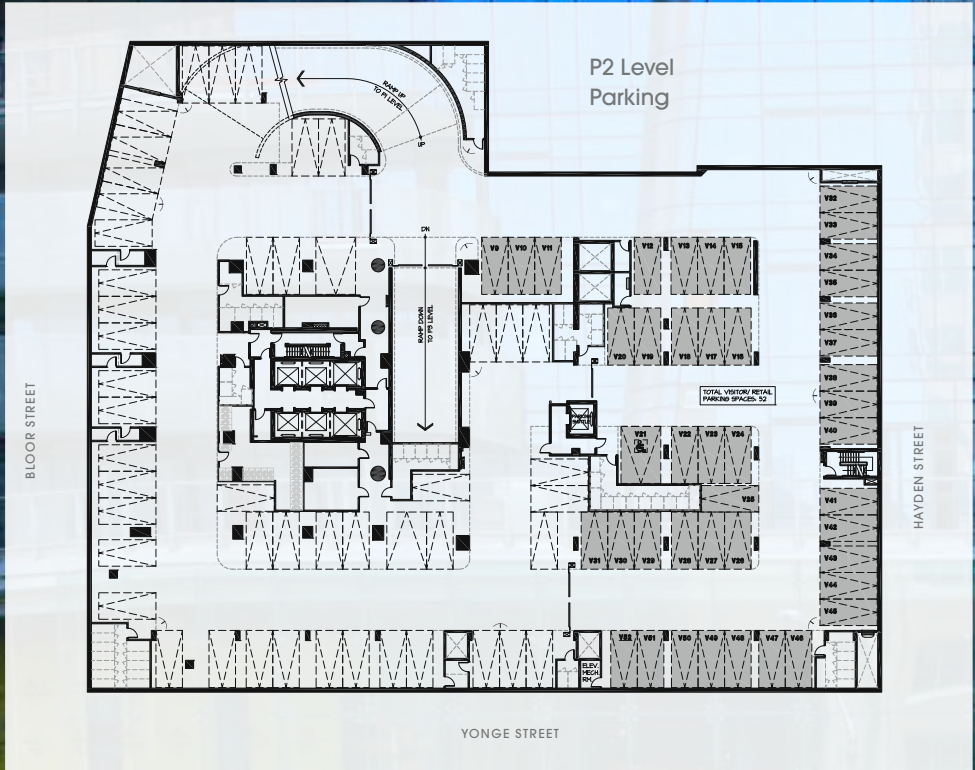
a whole new level of retail



VIEW FROM YONGE SOUTH OF BLOOR

One Bloor offers the most unique and advantageous retail opportunity on Bloor Street in recent memory. Located on the Southeast corner of Yonge and Bloor, One Bloor includes three levels of flexible retail space, including a level which connects directly to the Bloor Subway station. Retail tenants can select the space that best suits their customers— space which is directly connected to the busiest subway station in Canada, or space which faces onto one of the most highly-trafficked corners in the city.

by every means
necessary



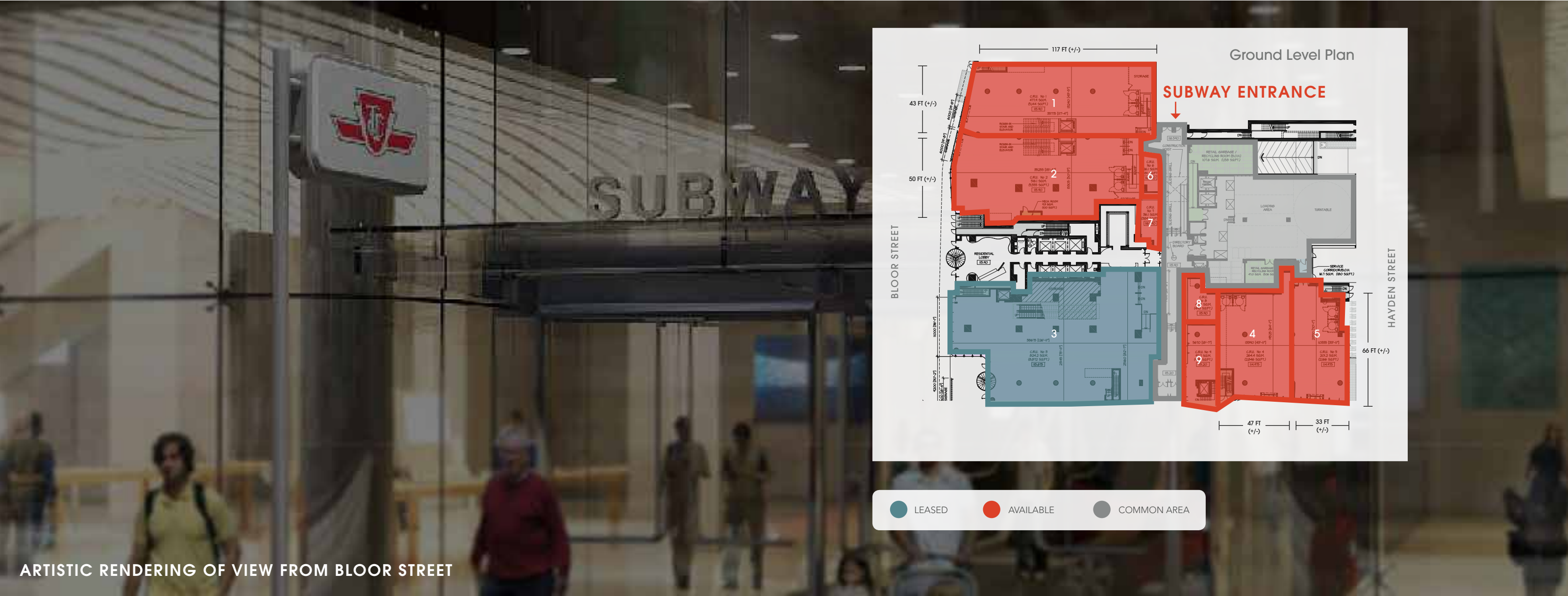
VIEW FROM BLOOR STREET

A rare commodity in downtown Toronto, One Bloor includes large floor plates and generous parking to accommodate visitors to the project. With more than 50 stalls, the most bikeable and walkable area of the city just became parkable.

TENANTS (LOWER LEVEL):

UNIT	TENANT	AREA (SF)
1	Available	17,302
LOWER LEVEL TOTAL		17,302

directly on the beaten path



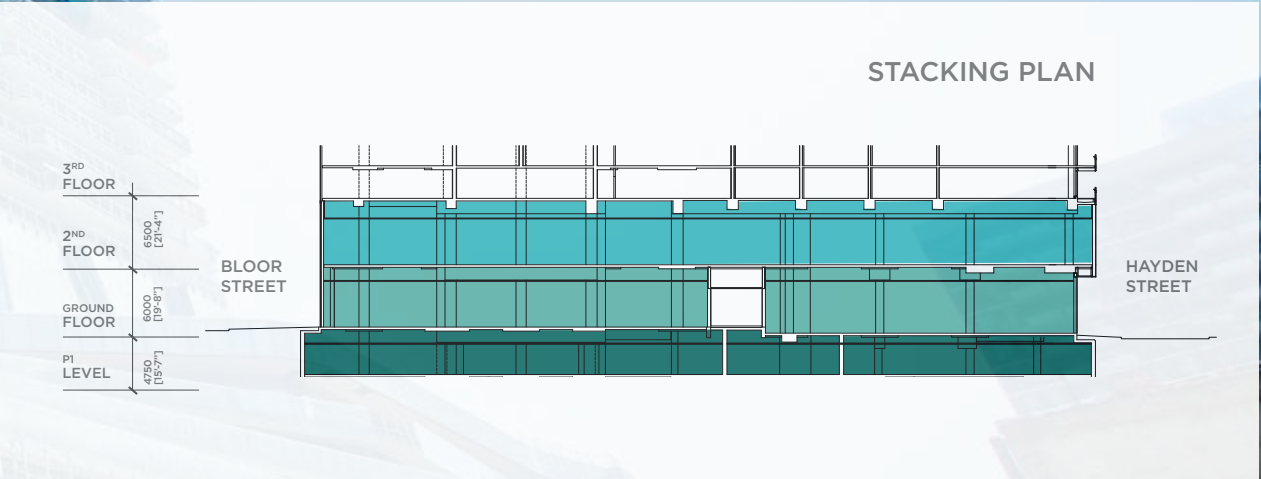
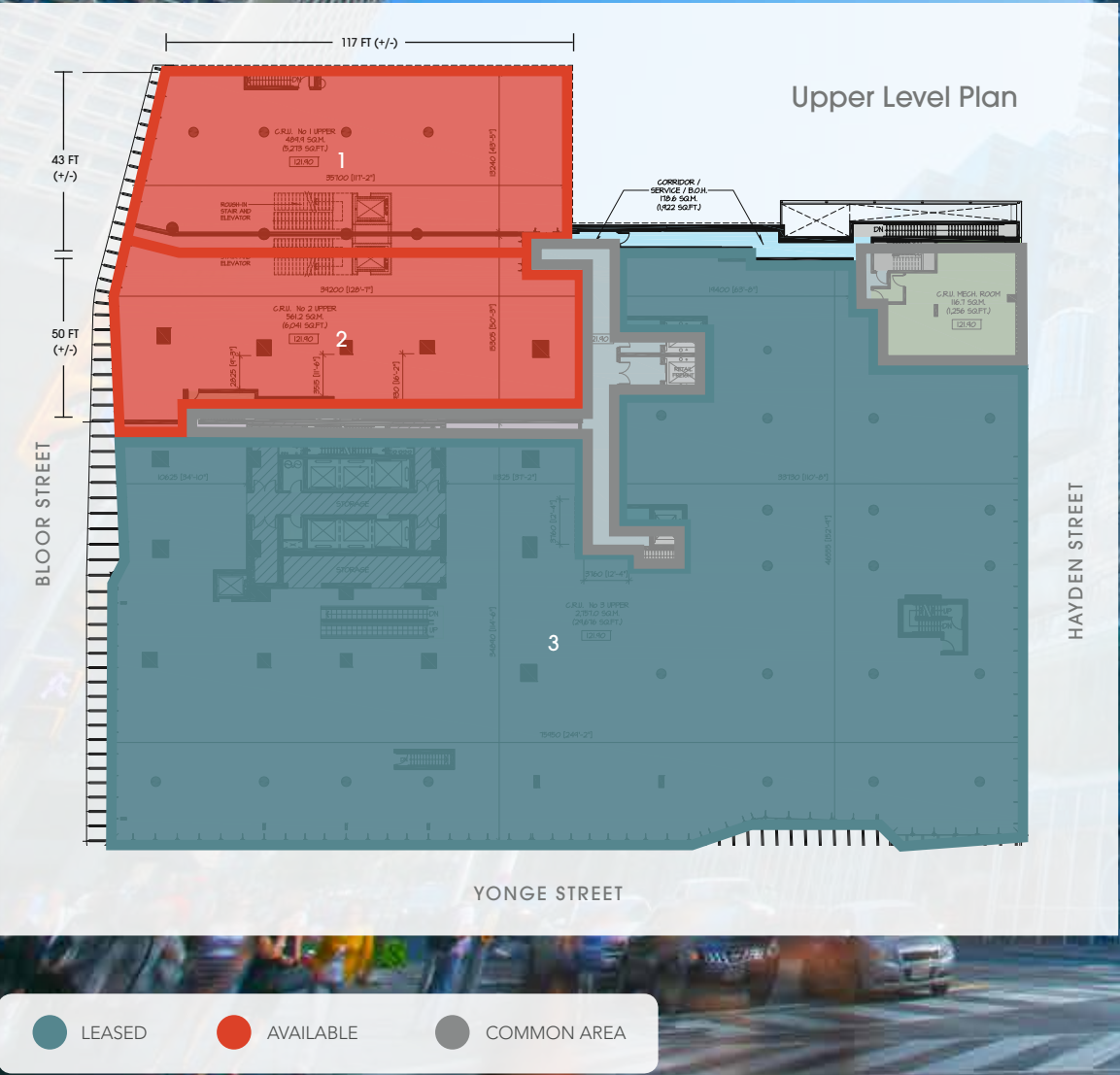
ARTISTIC RENDERING OF VIEW FROM BLOOR STREET

One Bloor is located on top of the intersection between the TTC’s Line 1 and Line 2. For this reason, Bloor station is the busiest subway station in Canada, and will be home to several successful retailers that want to capitalize on the foot traffic going to and from the subway station. A highly-coveted retail location, the First Gulf leasing team has worked with the design team to ensure any plan modifications satisfy both the requirements of the site as well as the needs of potential tenants.

TENANTS (GROUND LEVEL):

UNIT	TENANT	AREA (SF)	UNIT	TENANT	AREA (SF)
1	Available	5,140	6	Available	281
2	Available	5,555	7	Available	389
3	Nordstrom Rack	8,872	8	Available	493
4	Available	2,846	9	Available	998
5	Available	2,166	GROUND LEVEL TOTAL		26,740

giving visibility a whole new meaning

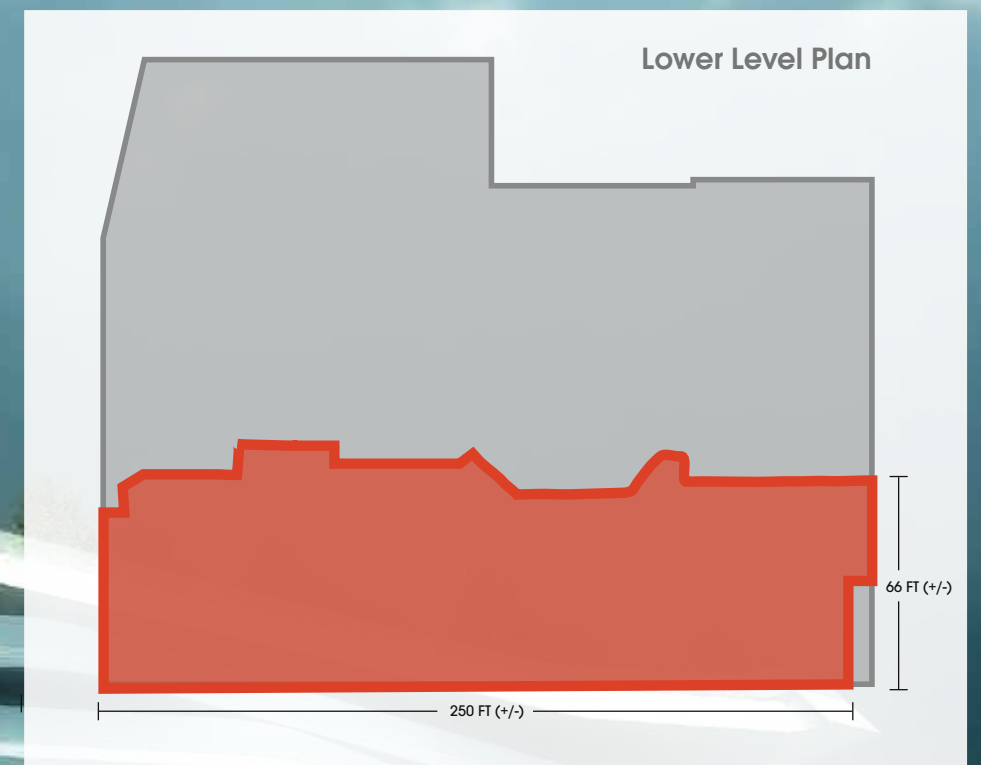
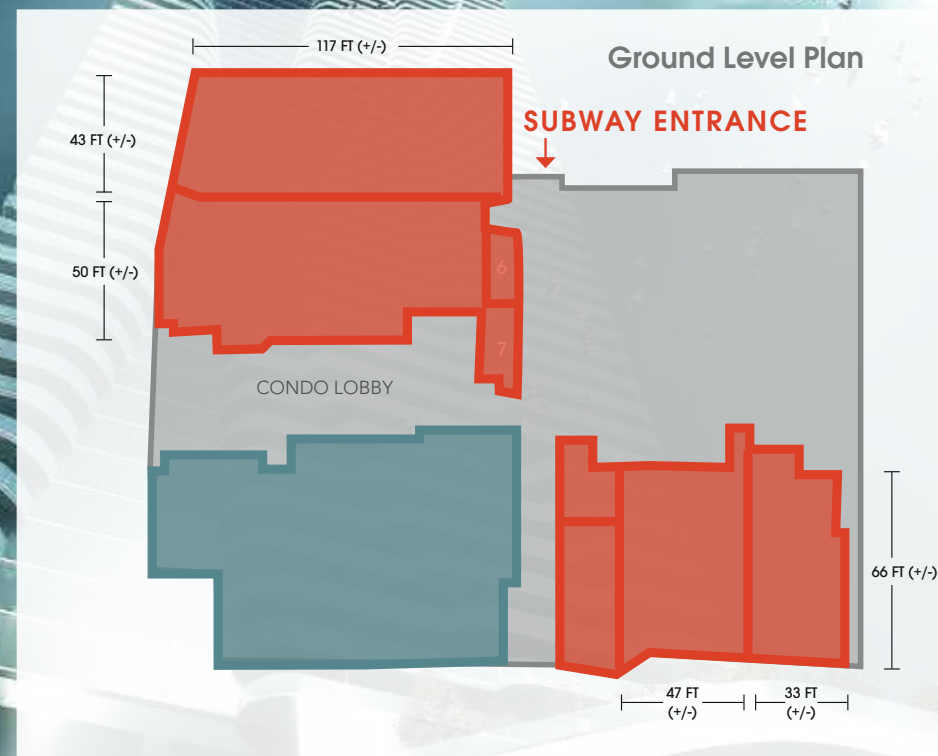
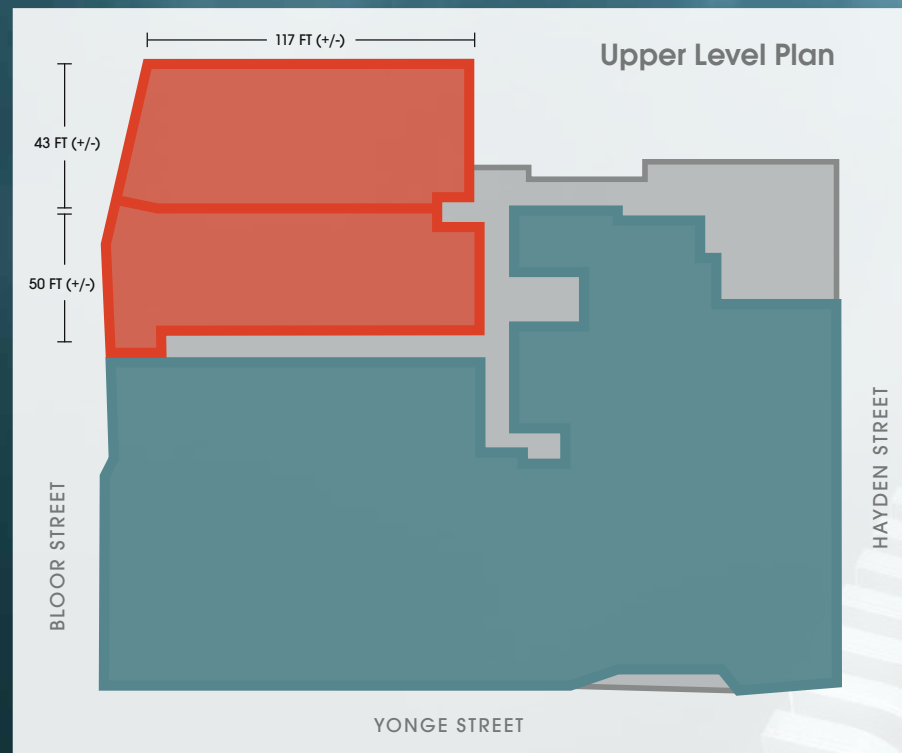


TENANTS (UPPER LEVEL):

UNIT	TENANT	AREA (SF)
1	Available	5,273
2	Available	6,041
3	Nordstrom Rack	29,659
UPPER LEVEL TOTAL		40,973

When the longest street in Canada (Yonge) meets the most expensive street in Canada (Bloor), the result is a perfect retail location. While One Bloor is still under construction, the building has already gained widespread attention from local residents and tourists alike. The mullion-free floor-to-ceiling glass windows allows for multiple signage options and optimal ground floor visibility, with numerous available options to tie into the parking level and second level retail (if required).

75 storeys of “wow”



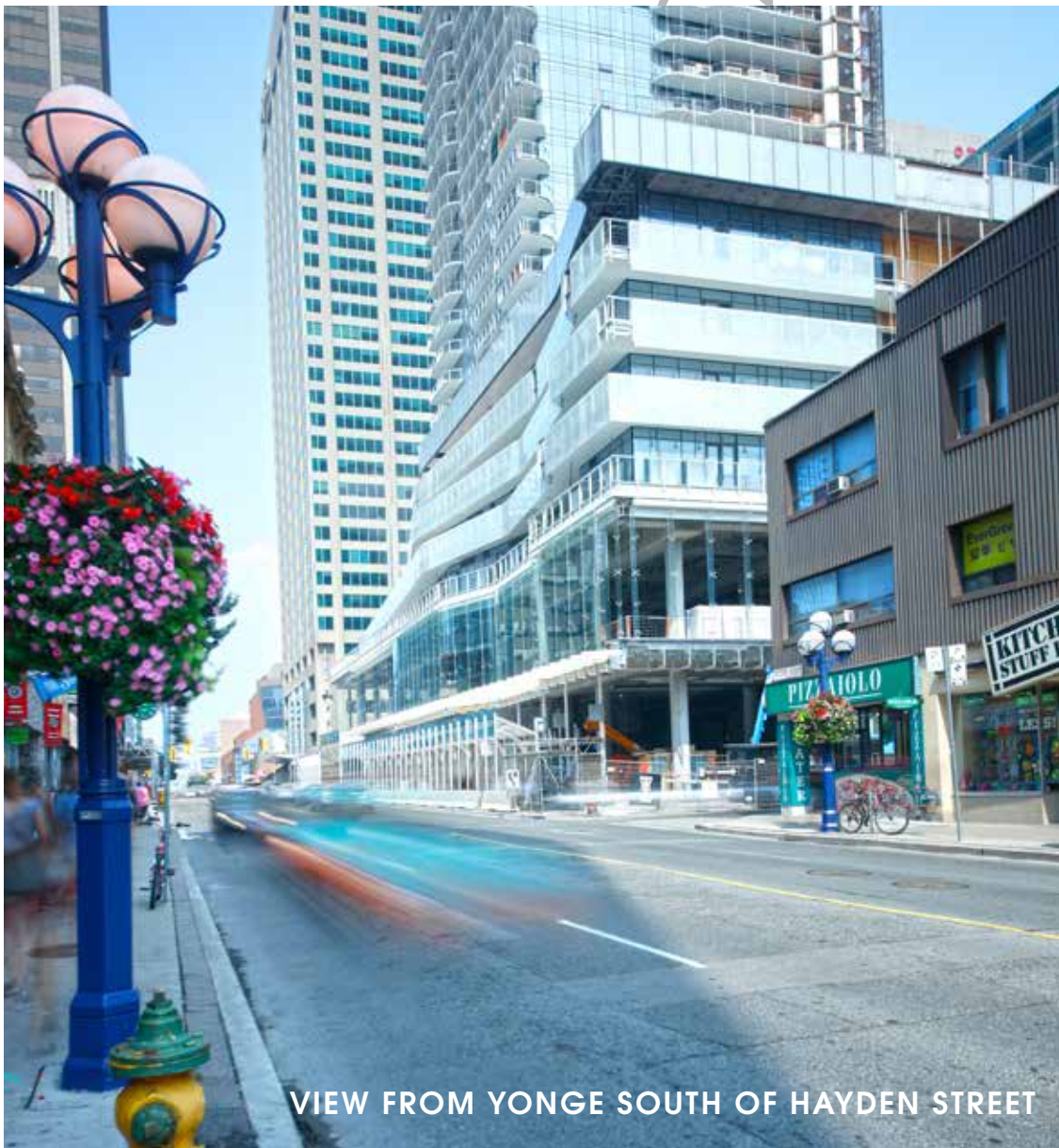
In downtown Toronto, the options for two-storey retail are limited—and the options for two-storey retail in a prestigious condominium project are even more rare. One Bloor provides flexible retail space that meets both of these needs. Tenants of the ground floor retail will attract not only regular customers from the landmark tower above, but also tourists to Toronto that are attracted to the cache of shopping on Bloor Street.

the many brands
of the Mink Mile

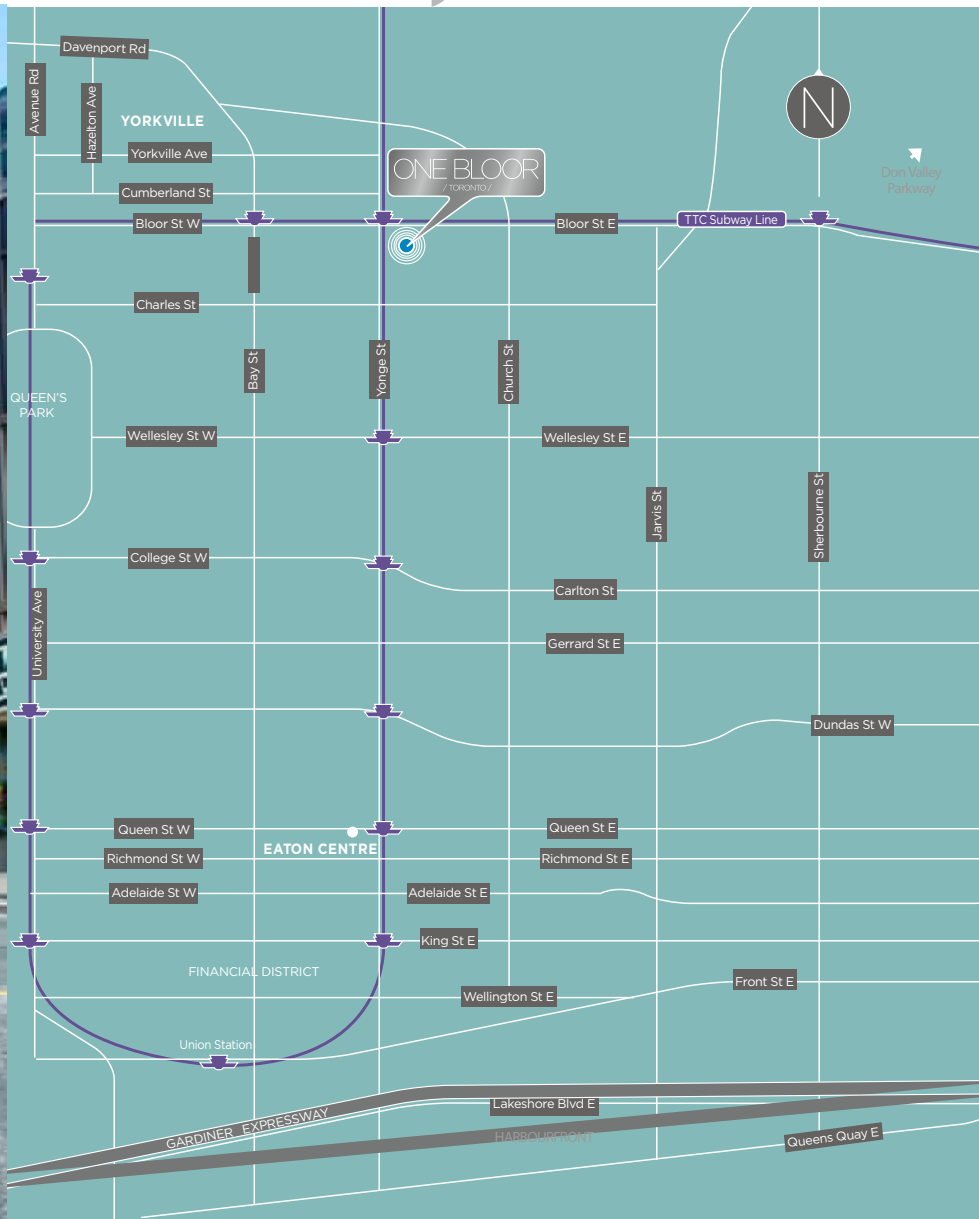


Bloor Street is the most expensive street in Canada, and therefore the most coveted by big-name, international brands. While the neighbourhood has evolved, many of these retailers have centred their flagship store on Bloor Street. This neighbourhood is also adjacent to Yorkville—another big neighbourhood name in shopping for Torontonians.

in the heart
of the city (and suburbs)



VIEW FROM YONGE SOUTH OF HAYDEN STREET



VIEW FROM BLOOR STREET EAST OF YONGE

Bloor Street provides a unique location that is accessible by both urban and suburban customers. Bloor and Yonge is just a short drive from the Don Valley Parkway, which in turn connects to the Gardiner Expressway and Highway 401. This direct, hassle free driving route ensures that Bloor Street is a shopping destination not just for those who live in the city, but also residents of the GTA that need to get into the City for some high-end shopping on the weekend.

the possibilities
are endless



When it comes to the development of retail, mixed-use, office, and industrial properties, First Gulf is a proven market leader with more than \$3-billion in developed assets. Offering development, construction, leasing, finance and property management expertise, we provide tenants with unique and exciting spaces that surpass their expectations. We pride ourselves on providing flexible spaces and working collaboratively with tenants to ensure each development is a key part of the neighbourhood.