



DREAM
COLLECTION
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

80 Richmond Street West

Full Floor & Leasing Opportunities

Building Specifications

Size	102,090 SF
Year Built	1936
Number of Floors	20
Operating Costs	\$25.07 (PSF/YR)
Realty Tax	\$8.21 (PSF/YR)
Total Additional Rent	\$33.28 (PSF/YR)

Building Features

- Public Transit Surface Route
- 10' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Dispatch elevators
- Fibre Optic Capability
- Central HVAC Distribution system
- Fire Detection System
- Sprinkler System: Basement only
- Card access security system
- 24-Hour Security

On-site Amenities

- Direct PATH connection
- Florin' on Richmond

Nearby Amenities

- Daphne Restaurant
- CKTL & Co.
- Estiatorio Milos
- John & Sons Oyster House
- Starbucks (June 2025)
- Adrak (coming soon)
- Tenant Conference Centre at 330 Bay
- Dispatch Coffee

Certifications



BOMA Best
Certified Gold



WELL Health
and Safety
Rated 2024



SmartScore
Certified Gold

SmartScore
GOLD



Fitwel Certified
1 Star



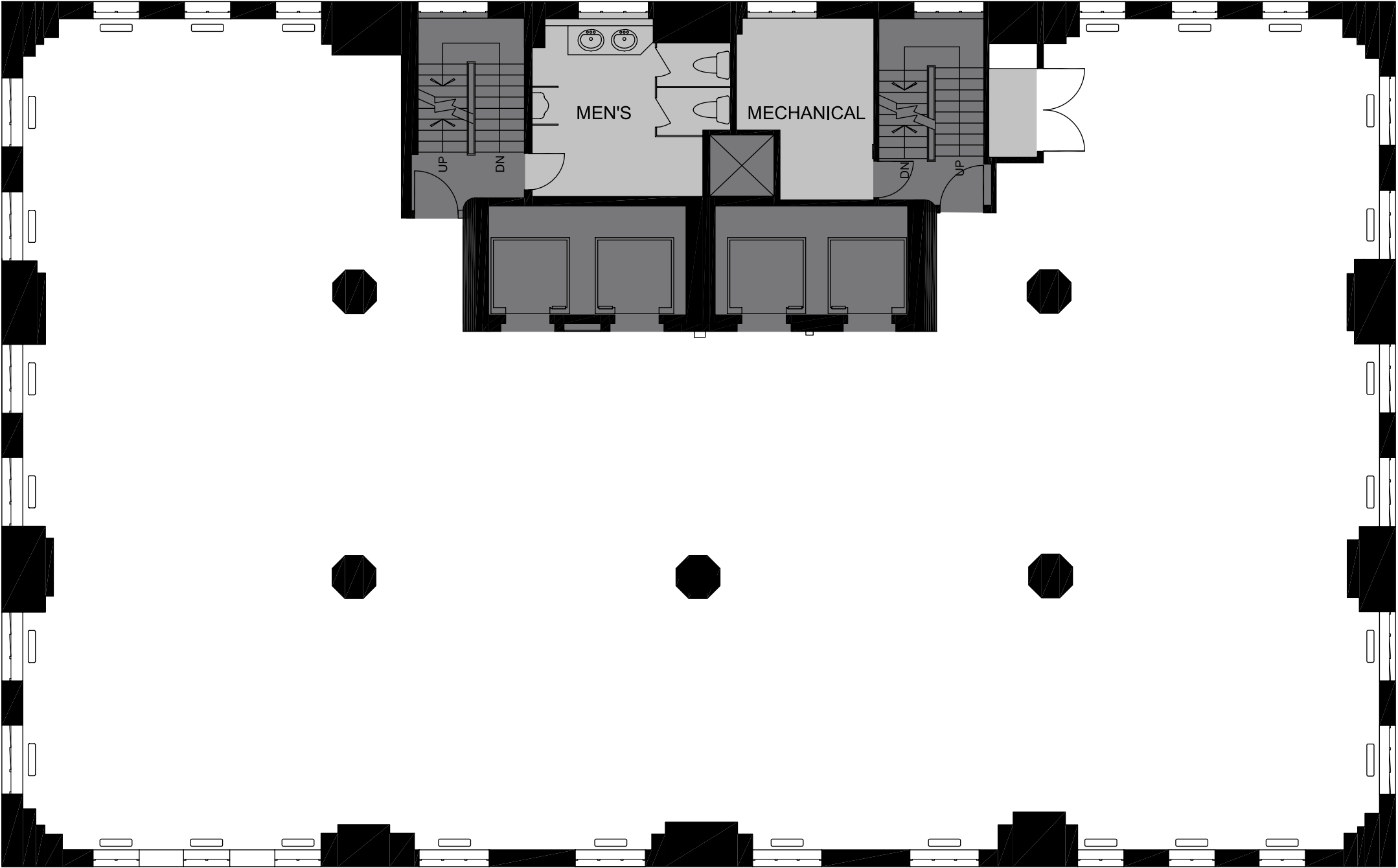
Wired Certified
Gold



- 16th Floor**
Suite 1607 | 1,233 SF | Oct 1, 2026
- 14th Floor – Contiguous: 3,451 SF**
Suite 1402 | 2,612 SF | Available Immediately
Suite 1401 | 839 SF | Available Immediately
- 11th Floor**
Suite 1100 | **MODEL SUITE**
3,111 SF | Sep 1, 2026
- 9th Floor**
Suite 905 | 1,769 SF | Available Immediately
- 8th Floor**
Suite 808 | 590 SF | Available Immediately
- 6th Floor**
Suite 605 | 841 SF | Available Immediately
- 5th Floor**
Suite 509 | 627 SF | Available Immediately
- 4th Floor**
Suite 400 | 5,183 SF | Available Immediately
- 2nd Floor**
Suite 204 | **MODEL SUITE**
2,578 SF | Sep 1, 2026
Suite 203 | 870 SF | Jan 1, 2027

Standard Floorplate

5,185 SF | 10' Ceiling Height | Full floor suite in base building condition



IMPROVING YOUR EXPERIENCE -

Recent Improvements

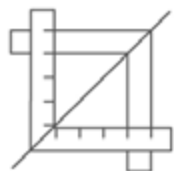
- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and facade



Stress-Free Turnkey



Expertly designed,
furnished and
move-in ready



Experienced in-house
Project Management
and Construction Team



Simplified process
committed to making
design and move in
easy for tenants



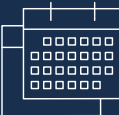
Short-Form Lease



Straight
to Lease



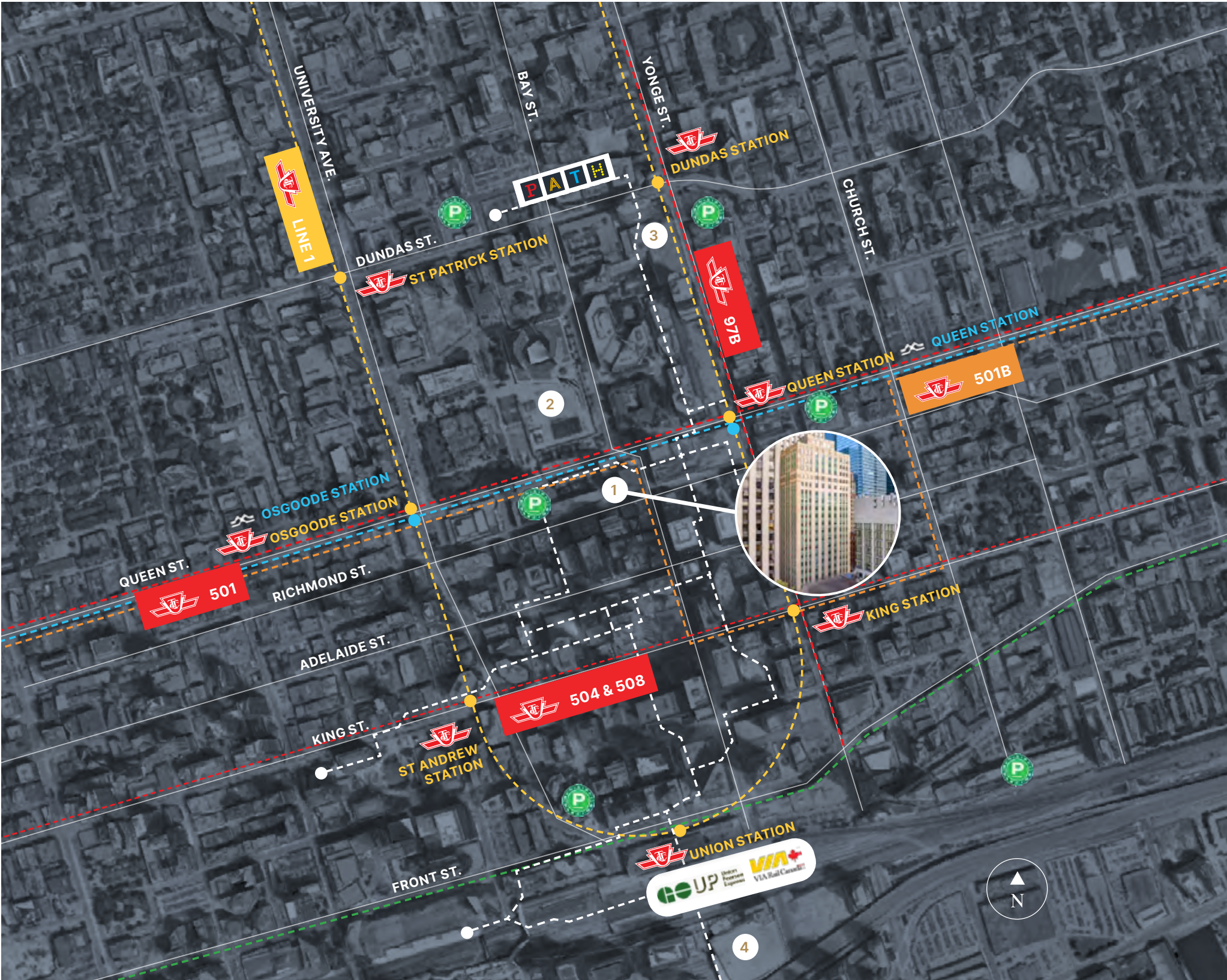
Seven Page
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For Short-Term
Deals Only

Three years and under

Best in Class Accessibility

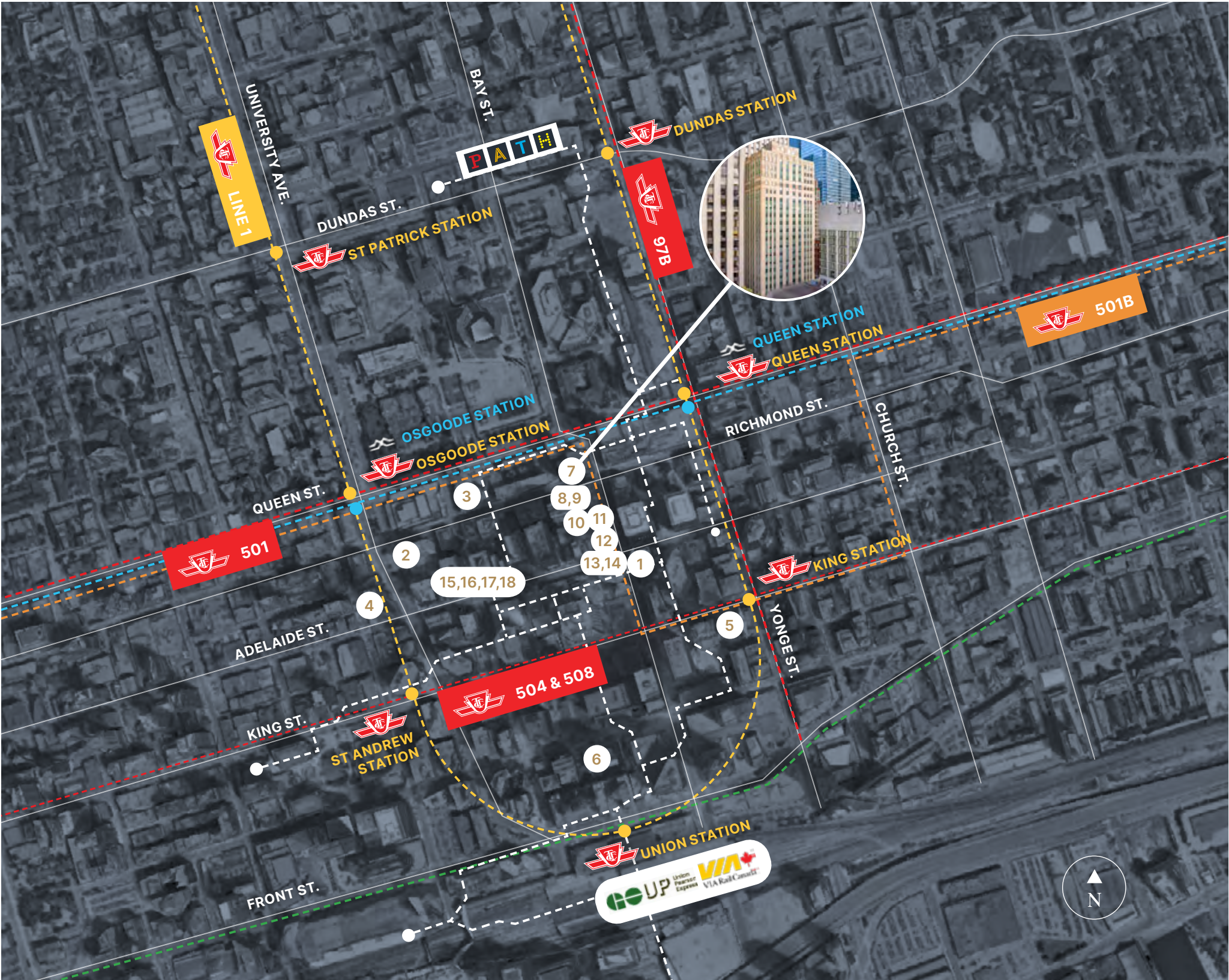


- 1 Closest PATH entrance (80 Richmond St.): **Onsite** **PATH**
- 2 Nathan Philips Square: **240m**
- 3 CF Toronto Eaton Centre: **300m**
- 4 Scotiabank Arena: **850m**

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line
- Green P Parking

- 40 min.**
Toronto Pearson Pearson International via UP Express
- 13 min.**
Billy Bishop Drive to Billy Bishop Airport
- 5 min.**
PATH Walk to Queen Station or King Station
- 5 min.**
UNION STATION Walk to Union Station

A Hub of Convenience & Culture



Hotels

- 1 The St. Regis Toronto: 240m
- 2 Hilton Toronto: 300m
- 3 Sheraton Centre Toronto : 350m
- 4 Shangri-La Toronto: 450m
- 5 One King West Hotel & Residence: 550m
- 6 Fairmont Royal York: 750m

Food & Beverage

- 7 Florin' on Richmond: On-site
- 8 Daphne Restaurant: 40m
- 9 Wine Academy: 40m
- 10 John & Sons Oyster House: 100m
- 11 Adrak (coming soon): 120m
- 12 CKTL & Co.: 170m
- 13 Starbucks (June 2025): 140m
- 14 Estiatorio Milos: 190m
- 15 Alobar: 300m
- 16 Sushi Yugen: 300m
- 17 Chop Steakhouse & Bar: 300m
- 18 Fahrenheit Coffee: 300m

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line

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