



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

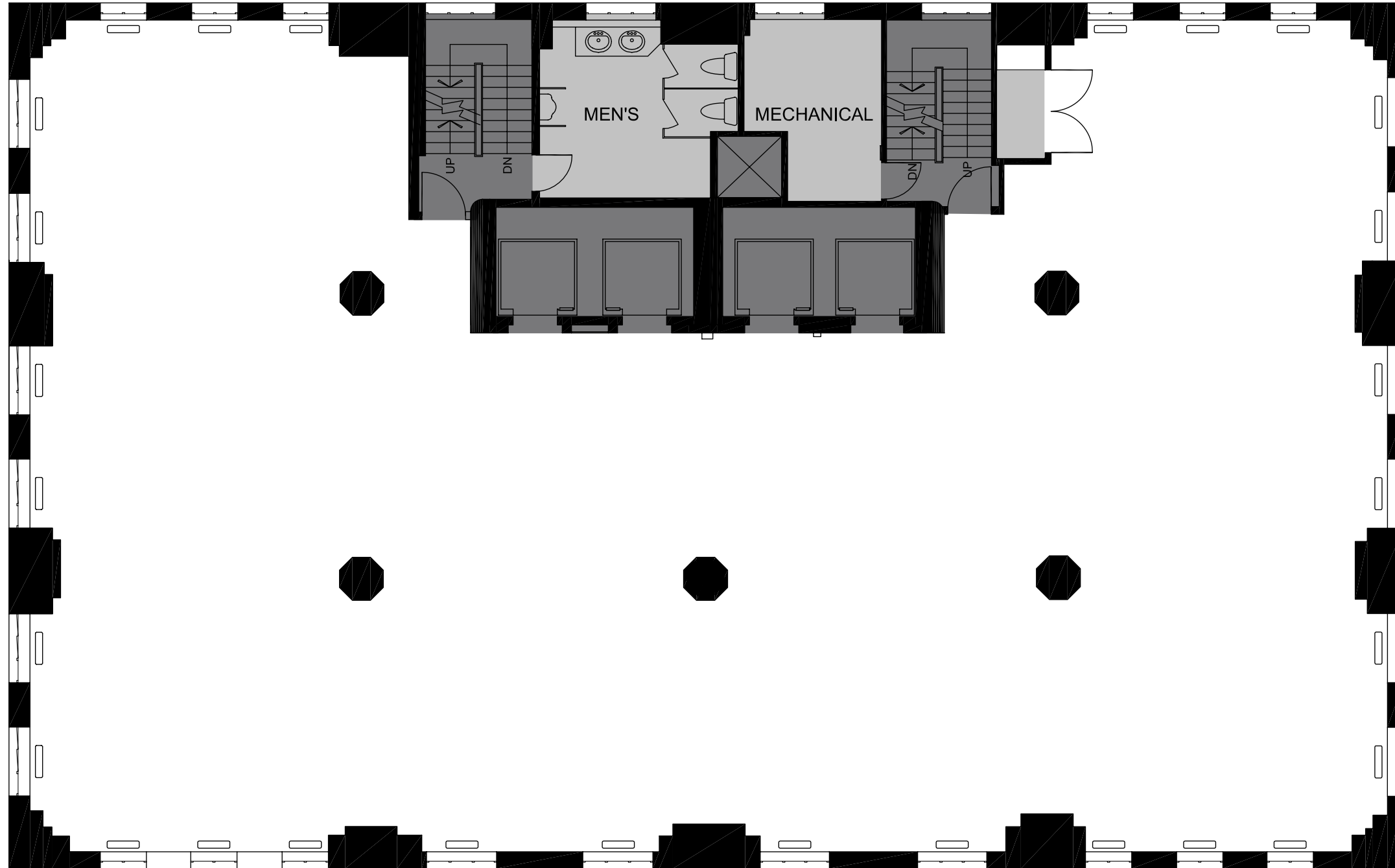


- **16th Floor**
Suite 1607 | 1,233 SF | Oct 1, 2026
- **14th Floor – Contiguous: 3,451 SF**
Suite 1402 | 2,612 SF | Available Immediately
Suite 1401 | 839 SF | Available Immediately
- **11th Floor**
Suite 1100 | **MODEL SUITE**
3,111 SF | Sep 1, 2026
- **9th Floor**
Suite 905 | 1,769 SF | Available Immediately
- **8th Floor**
Suite 808 | 590 SF | Available Immediately
Suite 801 | 1,296 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

THE BUILDING -

Standard Floorplate

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



IMPROVING YOUR EXPERIENCE -

Recent Improvements

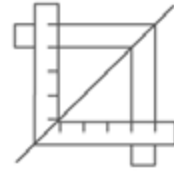
- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and facade



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



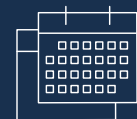
Short-Form Lease



Straight
to Lease



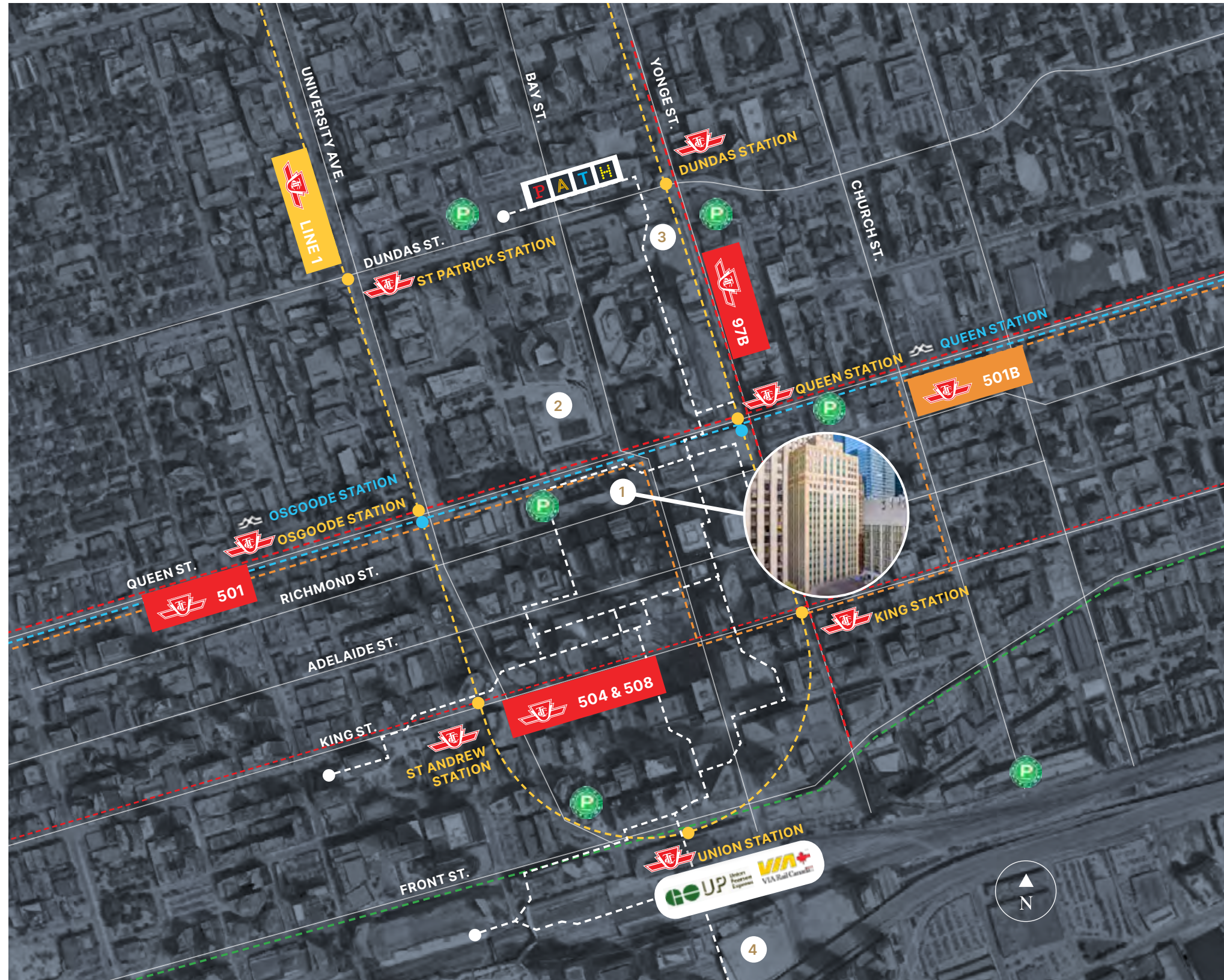
Seven Page
Document



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 via UP Express
- 13 min.**
 Drive to Billy Bishop Airport
- 5 min.**
 Walk to Queen Station or King Station
- 5 min.**
 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

Byron Ahmet*

Executive Vice President
byron.ahmet@cbre.com
416 815 2354

Jennifer Millar**

Associate Vice President
jennifer.millar@cbre.com
647 328 8859

CBRE Limited

Real Estate Brokerage
www.cbre.ca

Christopher Valela**

Associate Vice President
chris.valela@cbre.com
416 662 2477

*Broker

**Sales Representative



+



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.