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

Fitwel Certified 1 Star

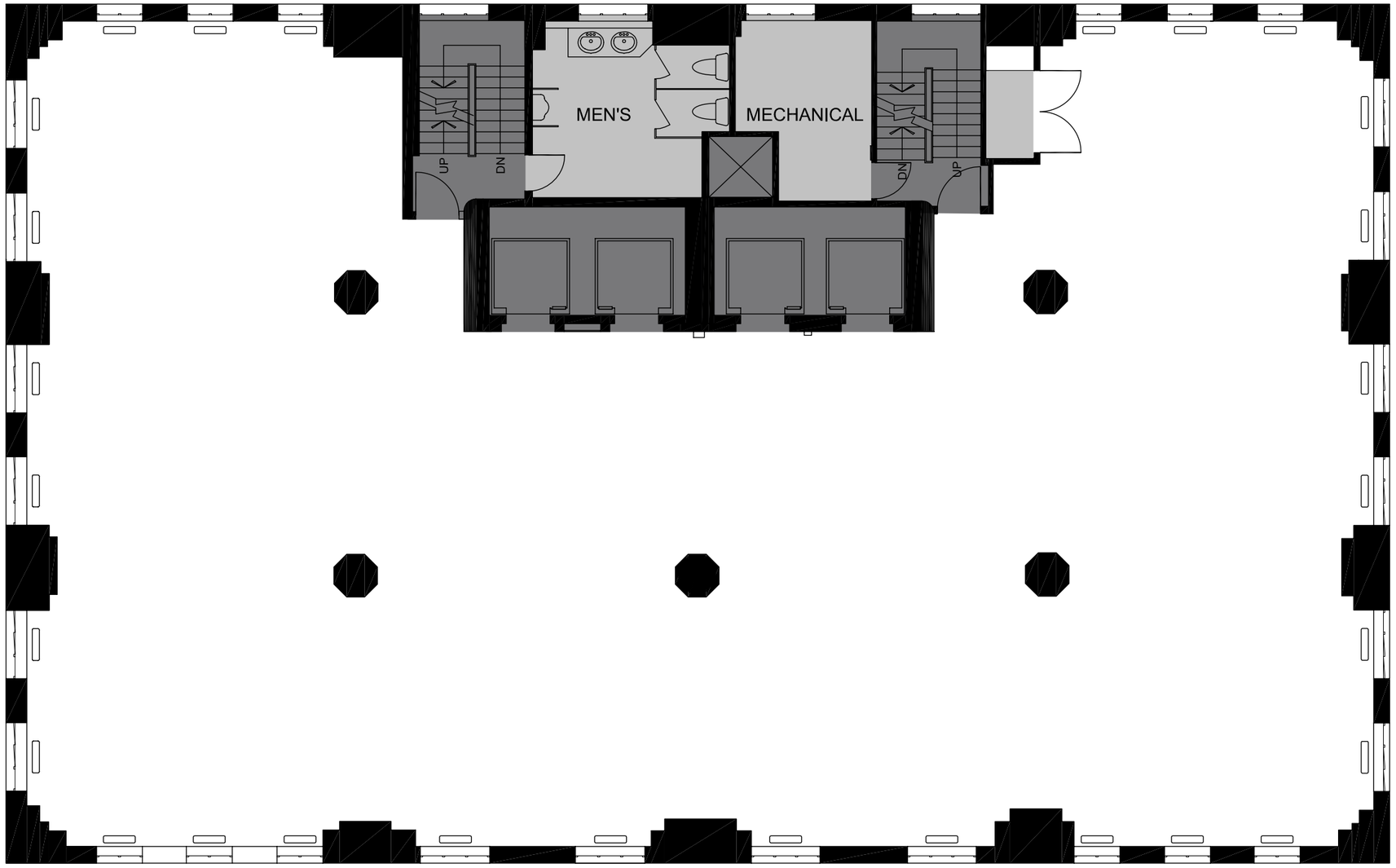
Wired Certified Gold

VIEW FLOOR PLANS

- **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 – Contiguous: 3,010 SF**
  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

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

DREAM OFFICE –

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

THE PULSE OF TORONTO –

Best in Class Accessibility

1 Closest PATH entrance (80 Richmond St.): Onsite

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 Toronto City Airport
Drive to Billy Bishop Airport

5 min.
PATH
Walk to Queen Station or King Station

5 min.
UNION STATION
Walk to Union Station

THE PULSE OF TORONTO –

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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