

**FOR LEASE**

**272 Richmond St E**

OFFICE SPACE | ENTIRE BUILDING



# PROPERTY DETAILS

LOCATION	Located on Richmond Street East, West of Sherbourne Street. <a href="#">CLICK HERE</a>	
BUILDING DETAILS	Main Floor:	5,000 SF
	Second Floor:	5,250 SF
	Third Floor:	5,250 SF
	Total Area:	15,500 SF (Entire building opportunity)
RENTAL RATE	Main Floor (5,000 SF):	\$40 Per SF Semi-Gross
	Second/Third Floor (10,500 SF):	\$32 Per SF Semi-Gross
	Entire Building (15,500 SF)	\$34 Per SF Semi-Gross
ADDITIONAL RENT	Hydro and In-Suite Janitorial	
POSSESSION	Immediate	
COMMISSION	\$1.50 PSF/YR	

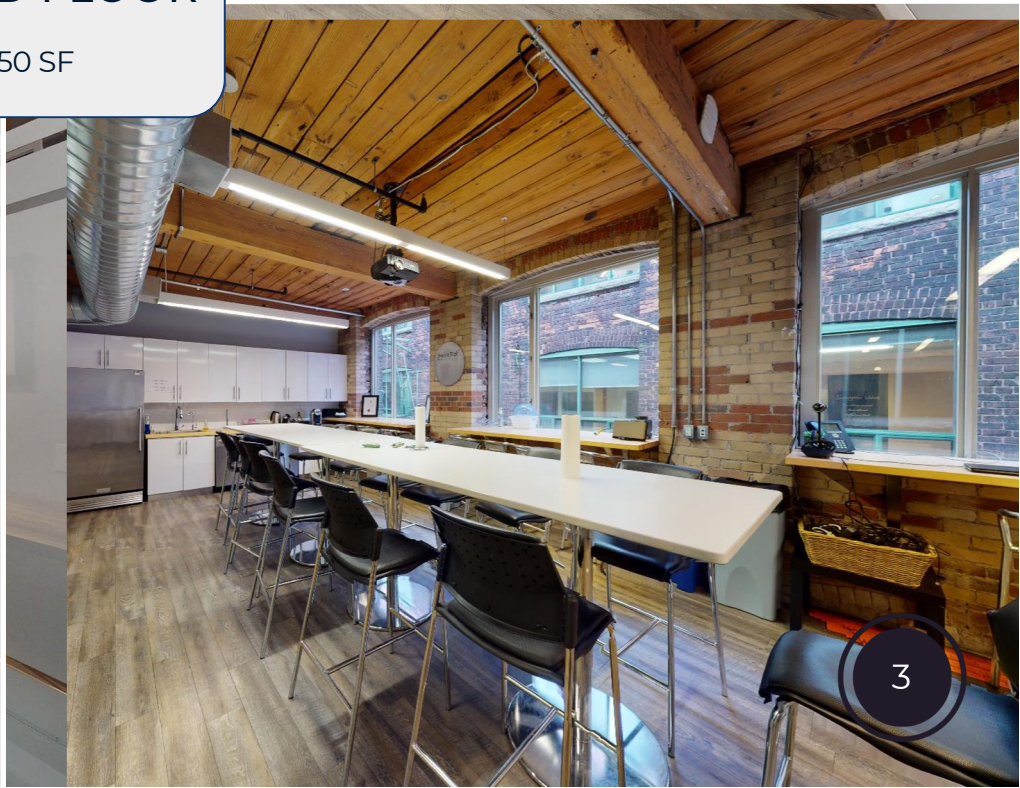
## PROPERTY SUMMARY

This turnkey modern brick and beam office space spans across three levels. Single tenant opportunity for entire building. Two of these levels are currently contiguous, while the main floor is separated into two units. The office space features a reception area, numerous private offices, some of which have glass doors and walls. It also includes large open work areas and several open concept workstation spaces, as well as larger main boardrooms, presentation rooms, and meeting rooms. Boasting a spacious eat-in kitchen area equipped with all existing appliances, and there is an additional smaller kitchenette. For convenience, there are washrooms on all levels, including two with showers, and the main floor is wheelchair accessible. Tenants have the benefit of all existing furniture available for their use. Additionally, there is the option of up to five car tandem parking spaces in the laneway. Minutes away from the Gardiner/DVP, a 10-minute walk to the Yonge Subway, and conveniently close to the Queen and King streetcar lines.

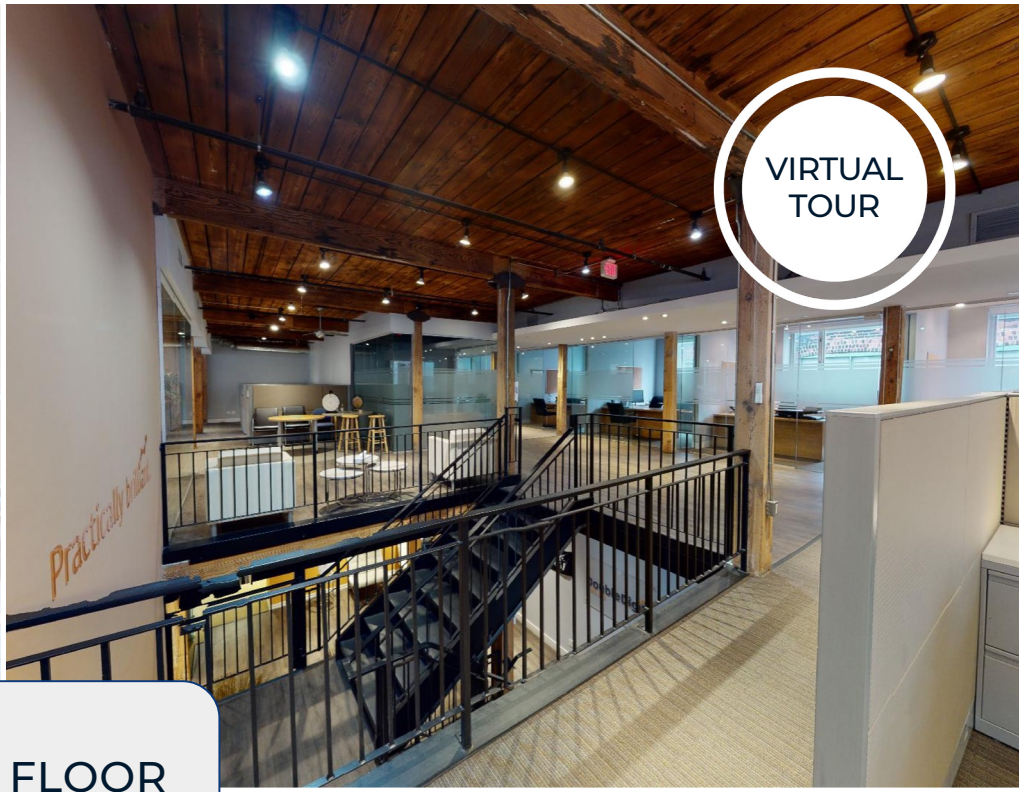


VIRTUAL  
TOUR

SECOND FLOOR  
5,250 SF

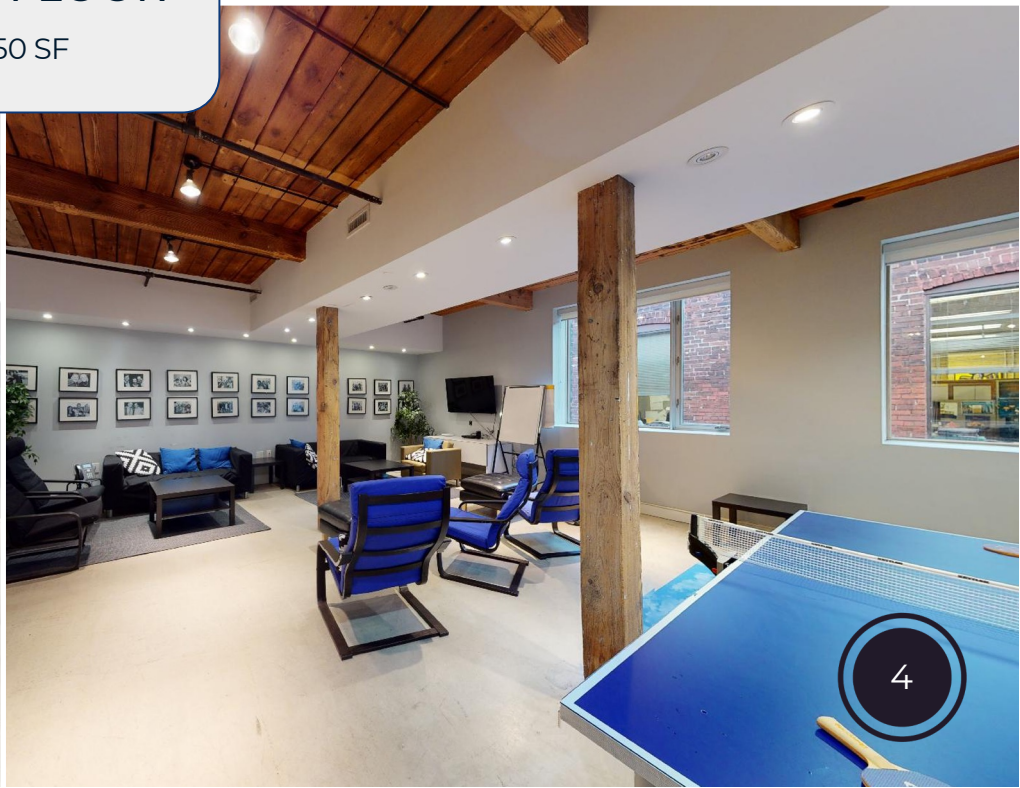
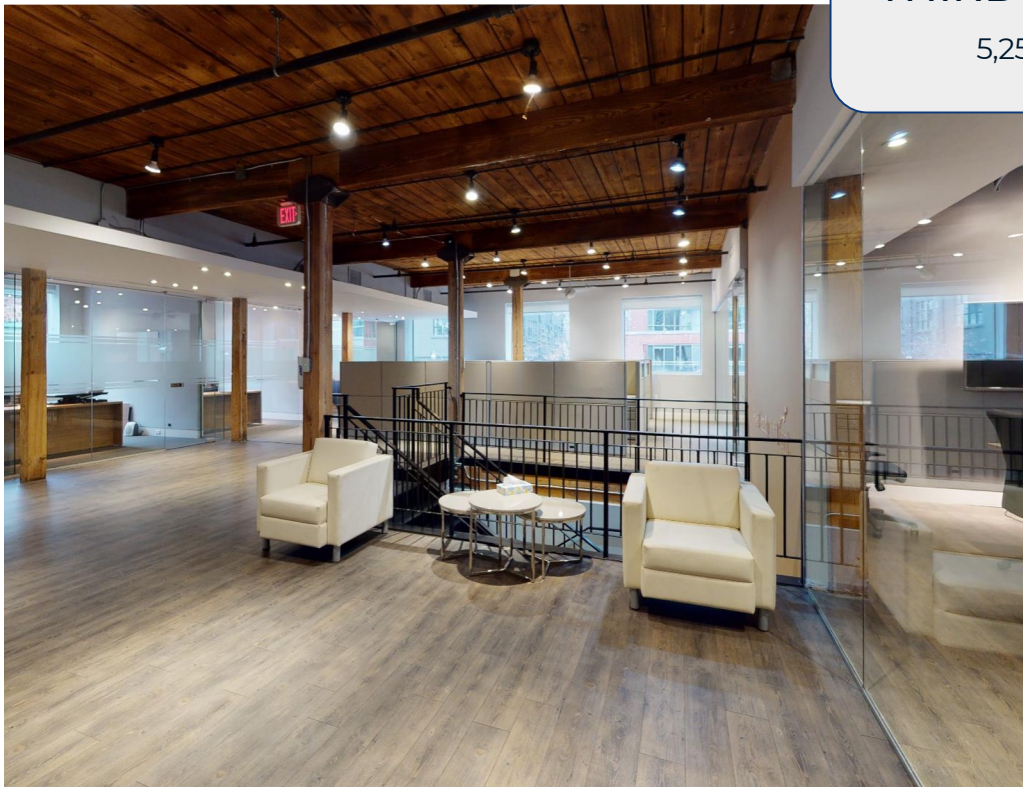


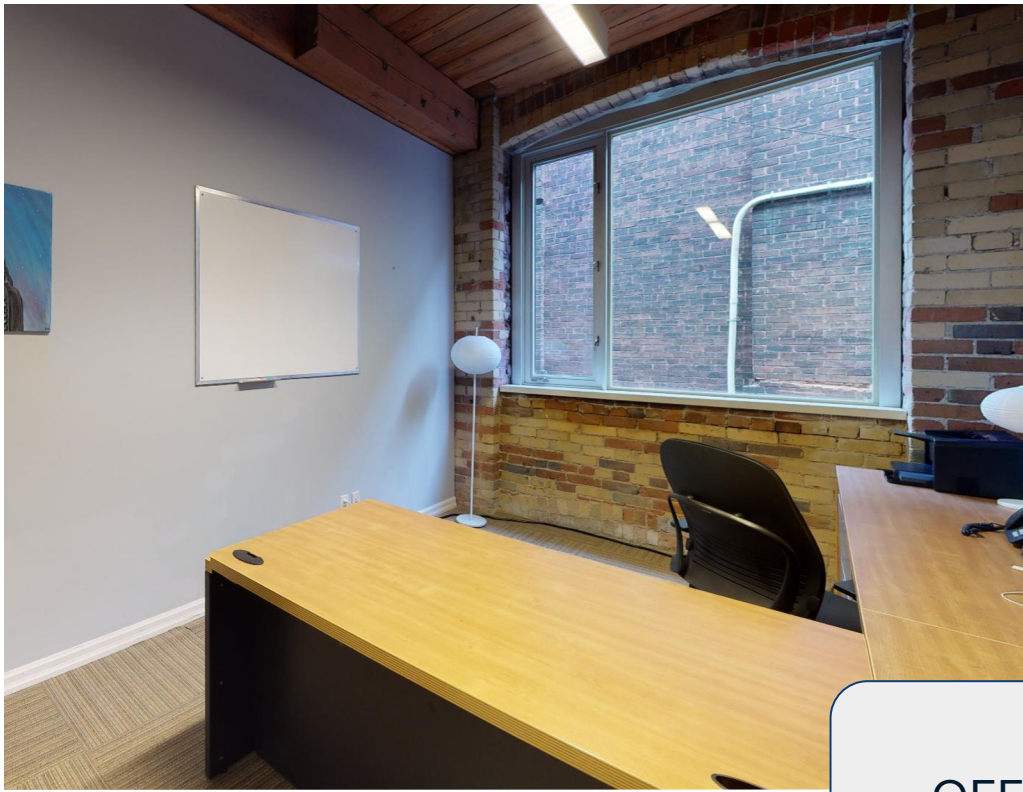
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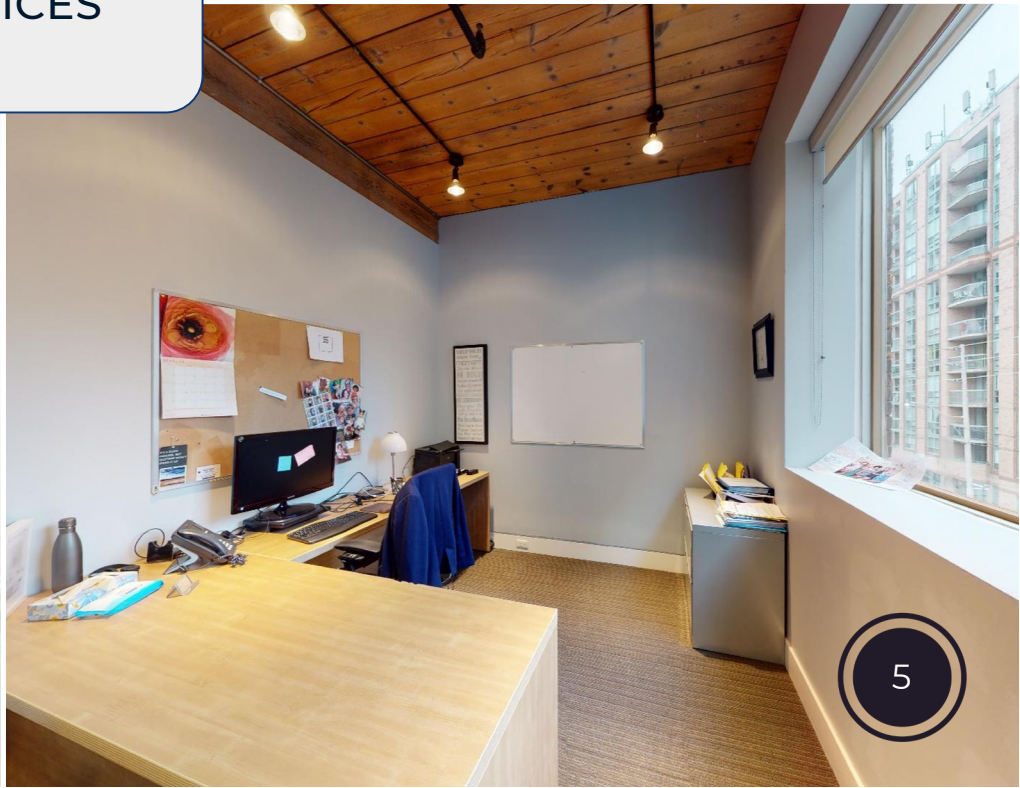
### THIRD FLOOR

5,250 SF



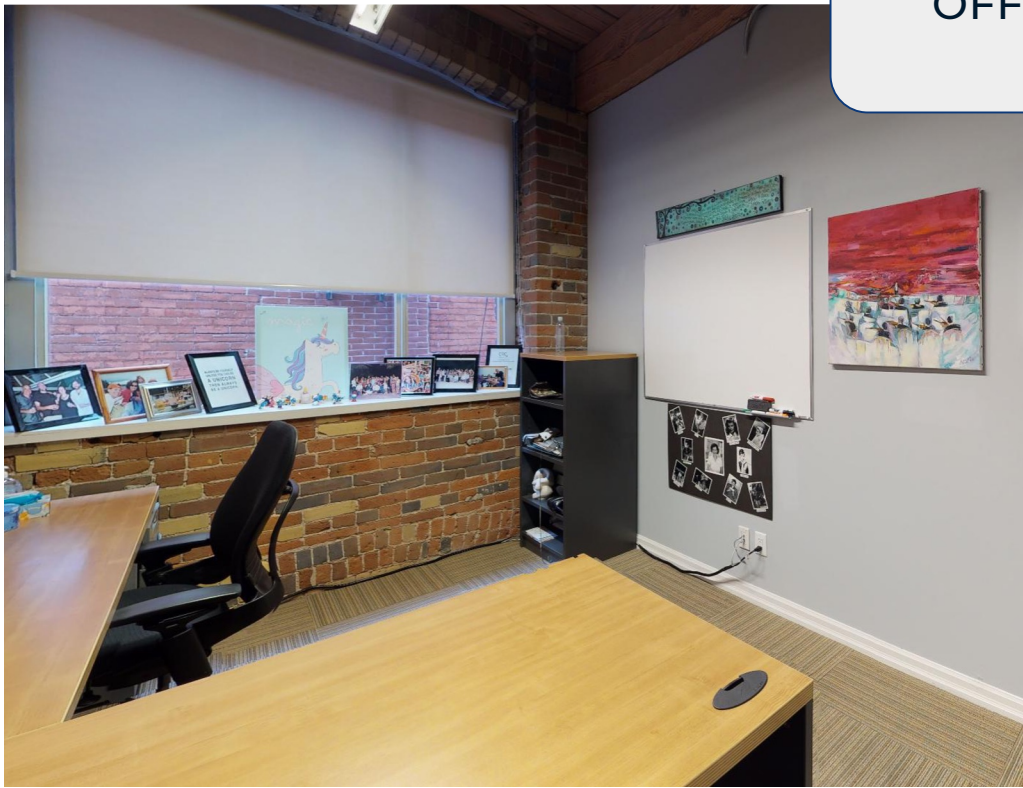


OFFICES





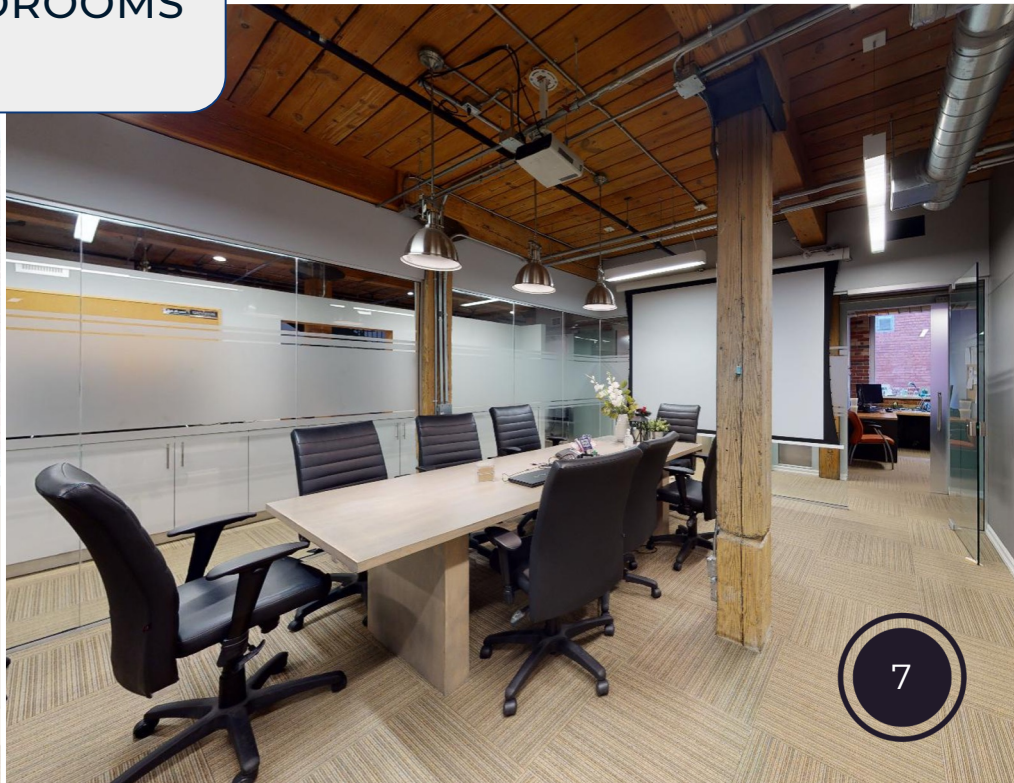
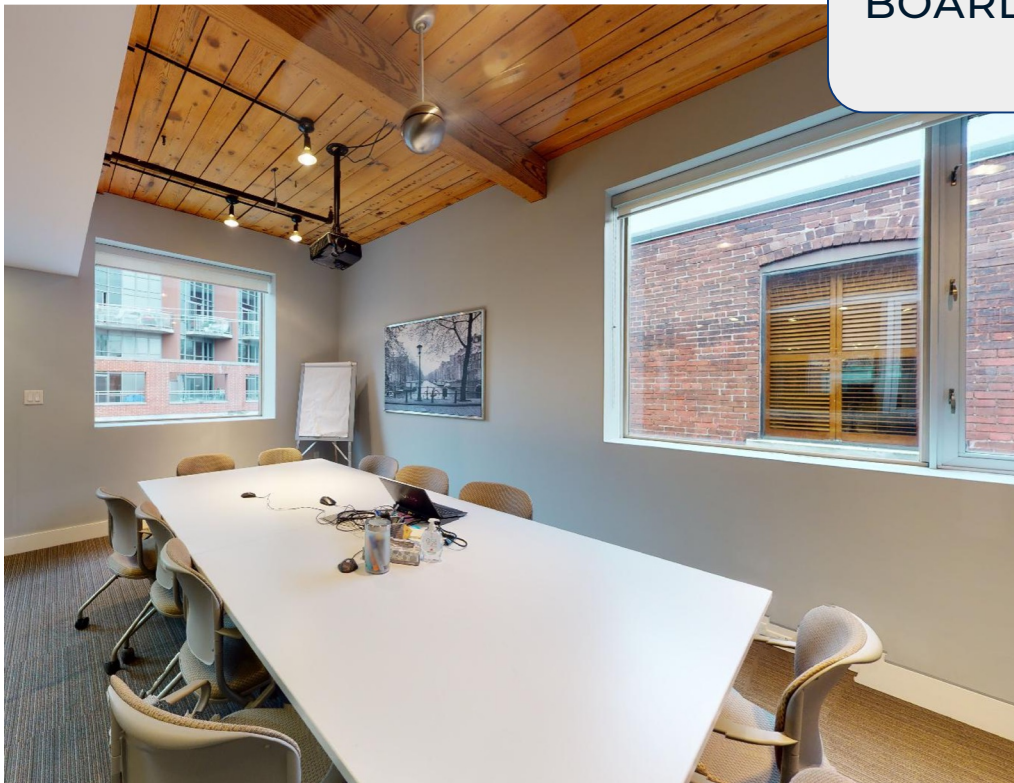
OFFICES





VIRTUAL  
TOUR

BOARDROOMS



# CONNECTIVITY



## BIKE SCORE OF 98

- Ample bike storage
- Multiple Toronto Bike Share stations available



## TRANSIT SCORE OF 99

- A ten minute walk to Queen subway station
- A ten minute walk to Queen subway station

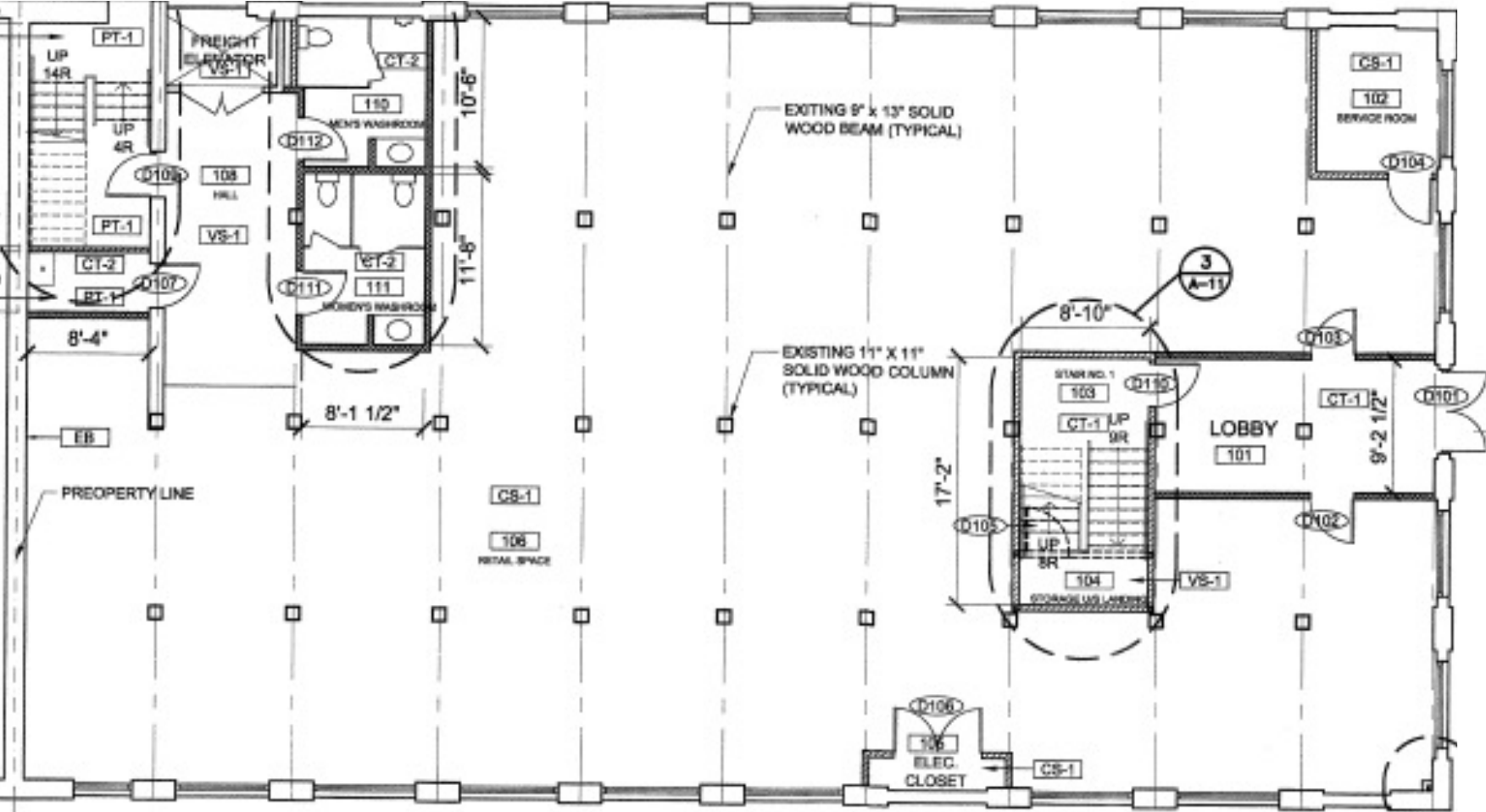


## WALK SCORE OF 99

- Located in a pedestrian-friendly area within walking distance of downtown amenities, transit, parking, shopping and entertainment

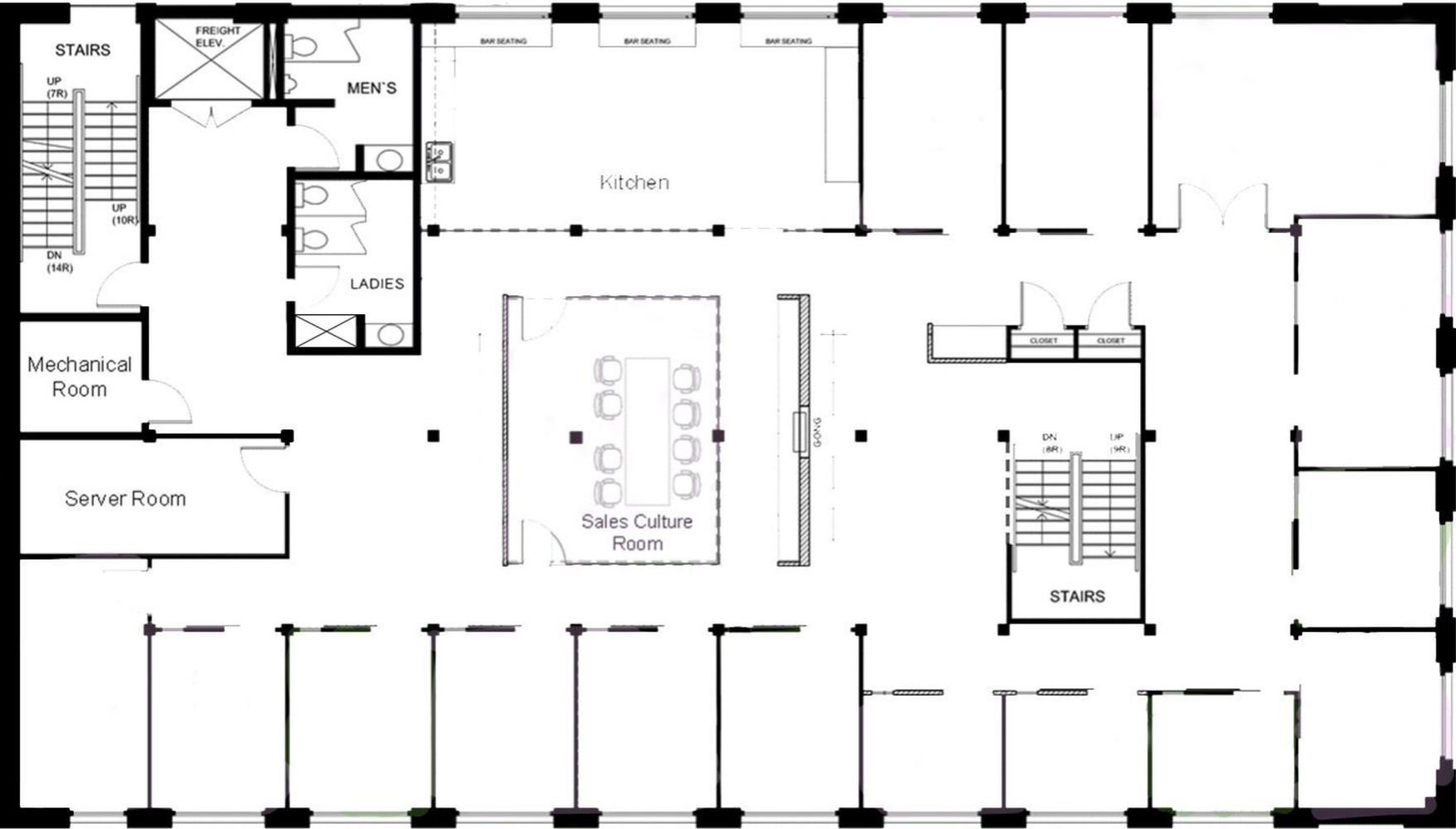
# FLOOR PLANS

MAIN FLOOR - 5,000 SF



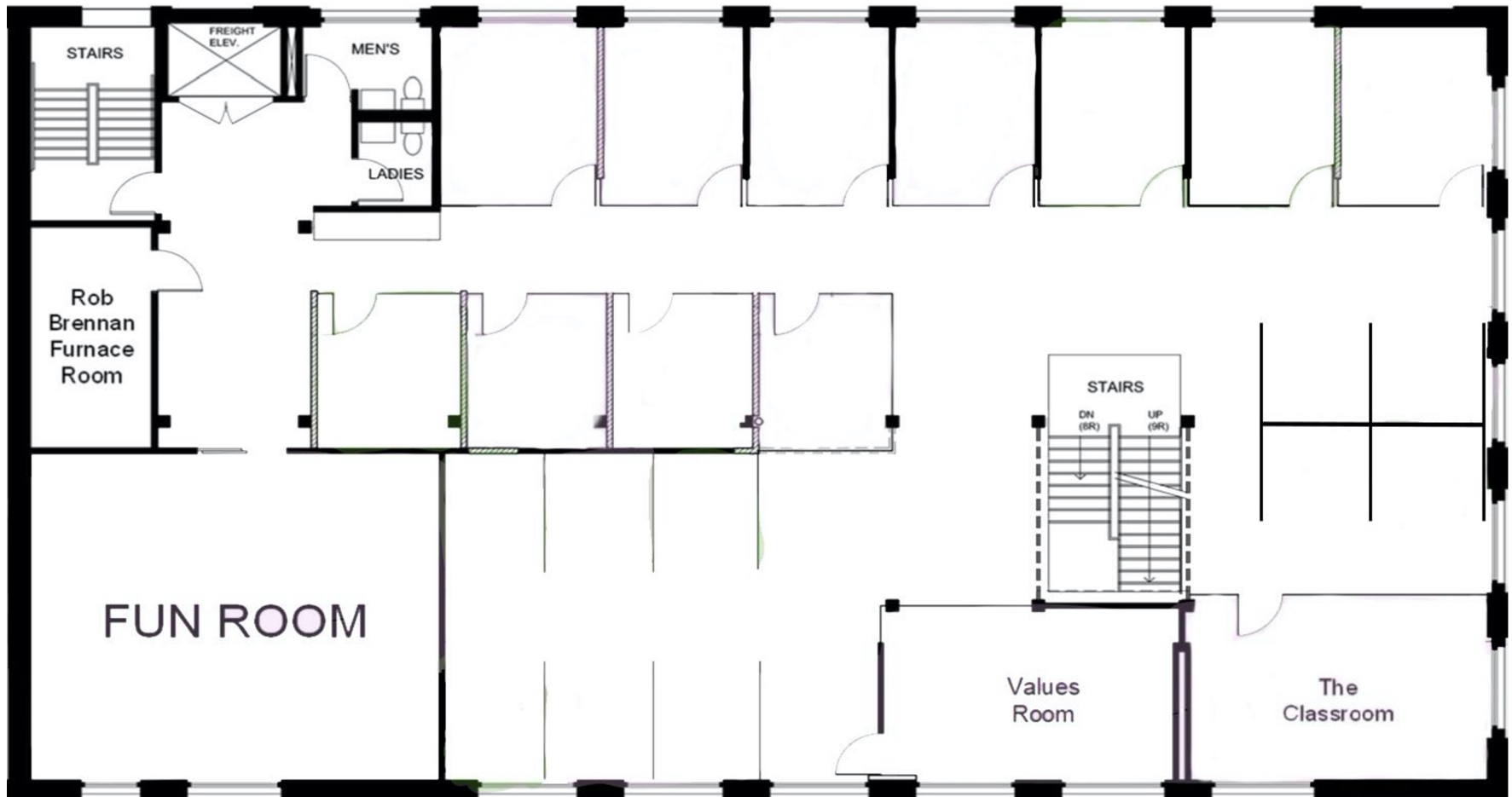
# FLOOR PLANS

SECOND FLOOR - 5,250 SF

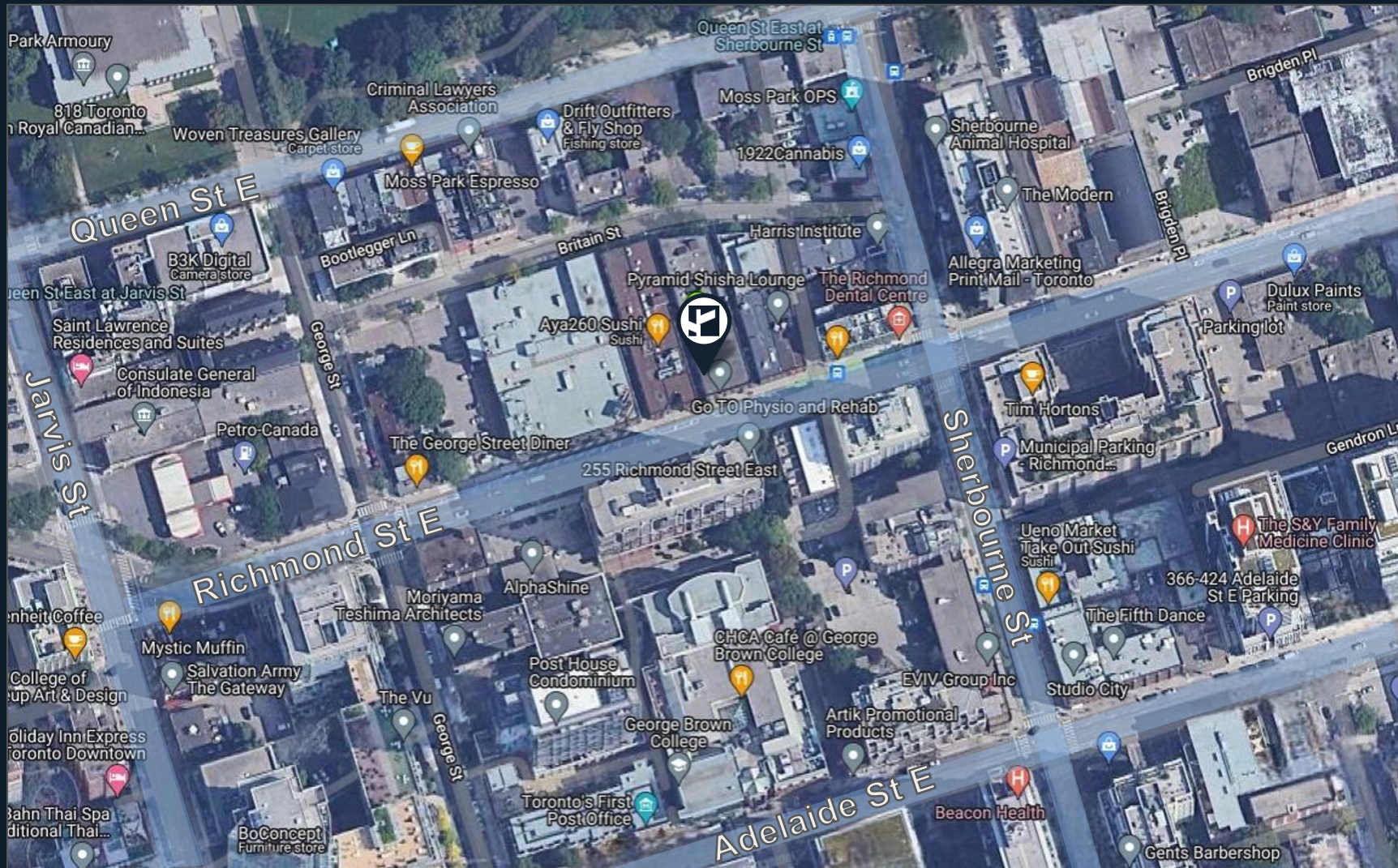


# FLOOR PLANS

THIRD FLOOR - 5,250 SF



# AREA MAP





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