

FOR LEASE  
76 RICHMOND ST E  
OFFICE SPACE | UNIT 430



 CB  
METROPOLITAN

## PROPERTY DETAILS

LOCATION	On Richmond St, east of Church St
BUILDING DETAILS	Unit 430 – 886 SF
NET RENTAL RATES	Unit 430 - \$26 PSF NET
T.M.I	\$19 PSF
TERM	2-5 Years
POSSESSION	30 Days
CO-OP COMMISSION	\$1.00 PSF/YR

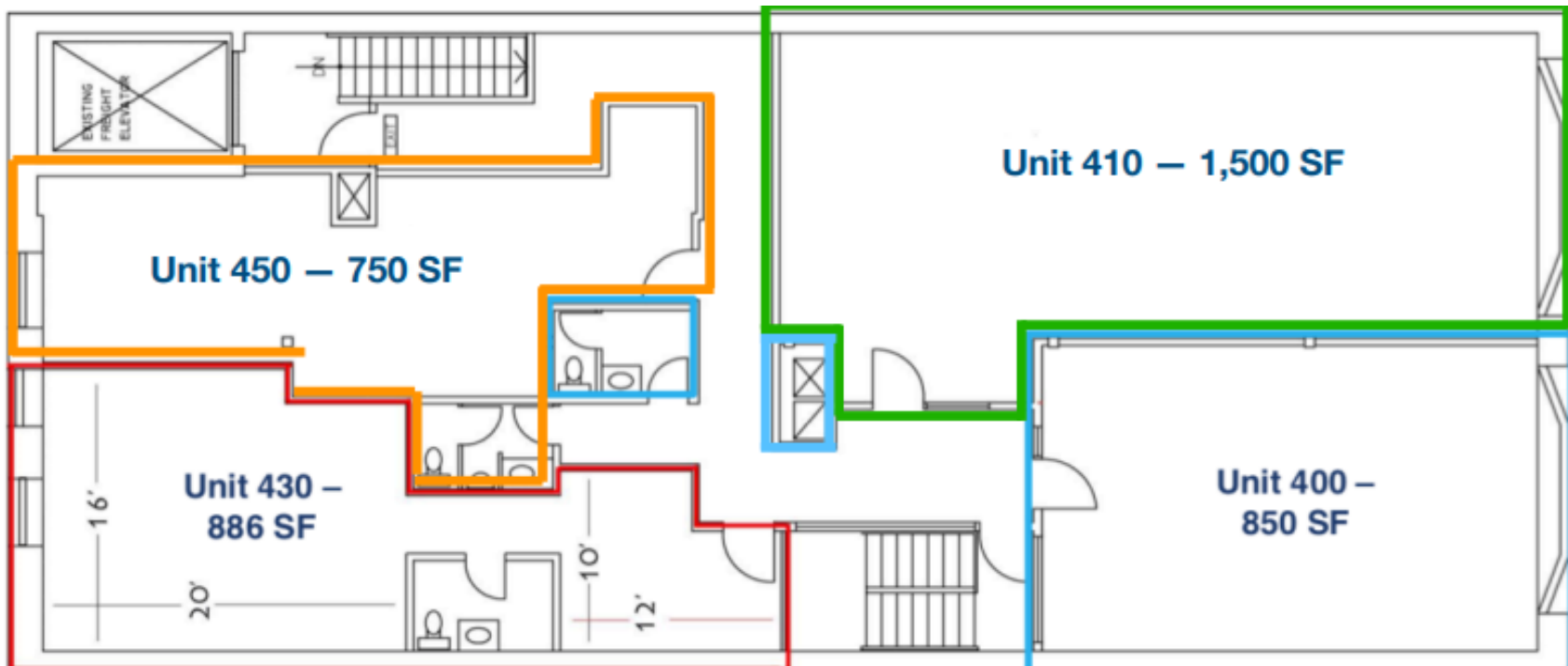
## PROPERTY SUMMARY

With nearly 40 feet of frontage on the northside of Richmond Street East, this character brick & beam building is centrally located at the high traffic intersection of Richmond Street East and Church Street. The building features exposed wood ceiling & columns and is a century heritage building converted from industrial use for incredible character office space to be enjoyed by your clients and employees alike.

The available spaces feature open-concept office space with 13' ceilings, large new operable windows, fully air - conditioned and has freight elevator access. The suites also have private bathrooms and private kitchenettes. There is an abundance of neighbourhood parking and there may be on-site parking (inquire about availability). The building security features include controlled access and CCTV cameras and on-site management.

# FLOOR PLAN

## Fourth Floor



- Unit 400 - 850 SF (Leased)
- Unit 410 - 1,500 SF (Leased)
- Unit 430 - 886 SF (Available)
- Unit 450 - 750 SF (Leased)

# CONNECTIVITY



**BIKE SCORE OF 96**

- Ample bike storage
- Multiple Toronto Bike Share stations available



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**TRANSIT SCORE OF 100**

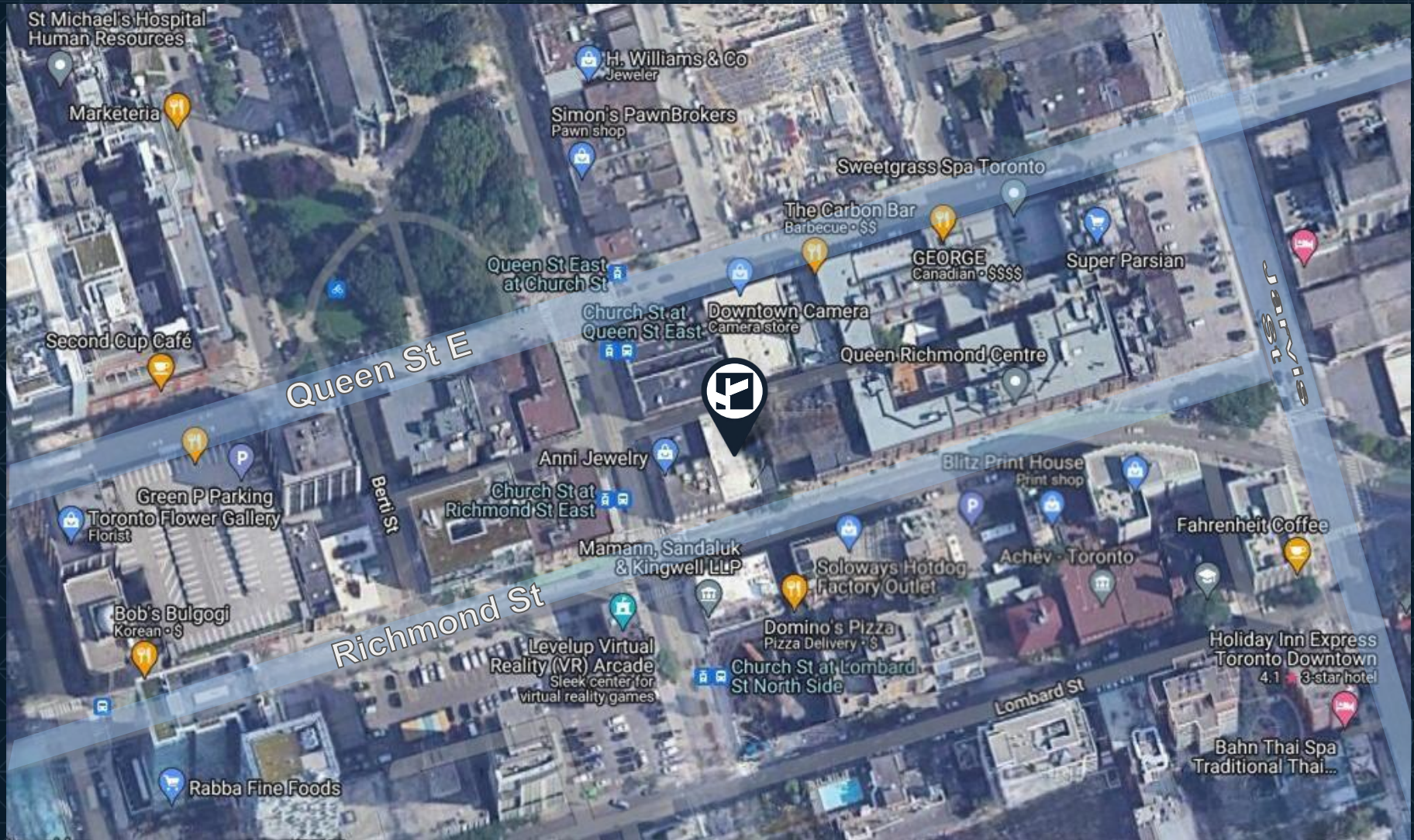
- World-class transportation



**WALK SCORE OF 100**

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

# AREA MAP





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