## FOR LEASE | LOWER LEVEL RETAIL/OFFICE SPACE 78 RICHMOND STREET EAST TORONTO | ON



METROPOLITAN COMMERCIAL





AERIAL



### 78 RICHMOND STREET EAST | FOR LEASE



#### DETAILS

Unit Size	2,778 SF (divisible into two units - 968 SF and 1,810 SF)
Base Rent	Option A - 2,778 SF unit - \$10,418/month or \$45 PSF/YR Option B - 1,810 SF unit - \$6,100/month or \$45 PSF/YR
	Option C - 968 SF unit - \$3,953/month or \$49 PSF/YR
Additional Rent	Utilities
Term	5 Years
Possession	March 2020

#### **FEATURES**

With 35 feet of frontage on the north side of Richmond Street East, the subject property is situated one block east of Yonge St and within a short 400m walk of the TTC Queen and King subway stations. Recent condo developments have added many residences to the existing office buildings, thereby creating both a daytime and evening customer base. With a variety of permitted commercial uses, the property is ideal for medical practices, professional service firms, cafés and eating establishments.

Located on the lower level of a 15-unit brick & beam office building with over 100 daytime employees, the unit will further benefit from the possibility of installing street-front signage for increased visibility and brand awareness. The building's security features include controlled access, CCTV cameras and indoor bicycle parking.



World-class public transportation.

**Rider's Paradise** 



Walker's Paradise

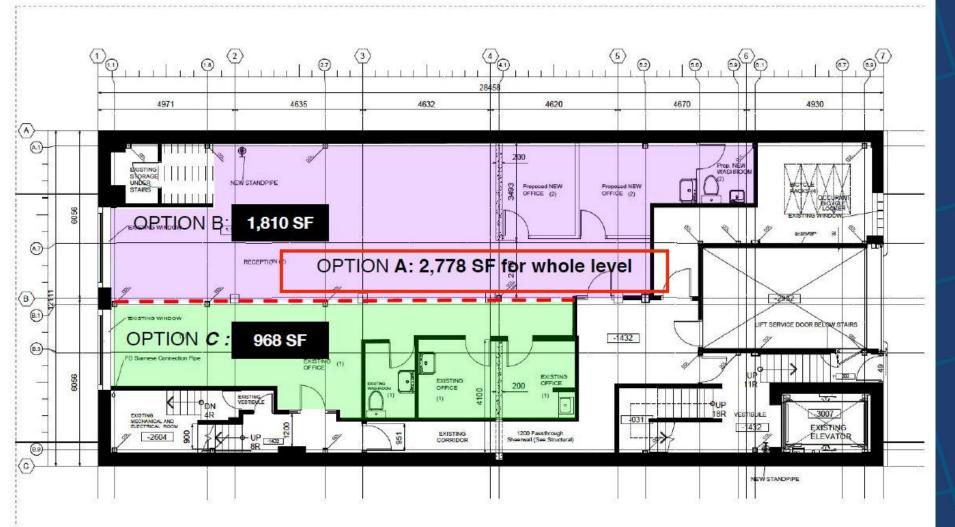
Daily errands do not require a car.

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### 78 Richmond Street East



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