

FOR LEASE  
76 RICHMOND ST E  
OFFICE SPACE | UNIT 330, 340, 350 & 450



METROPOLITAN  
COMMERCIAL



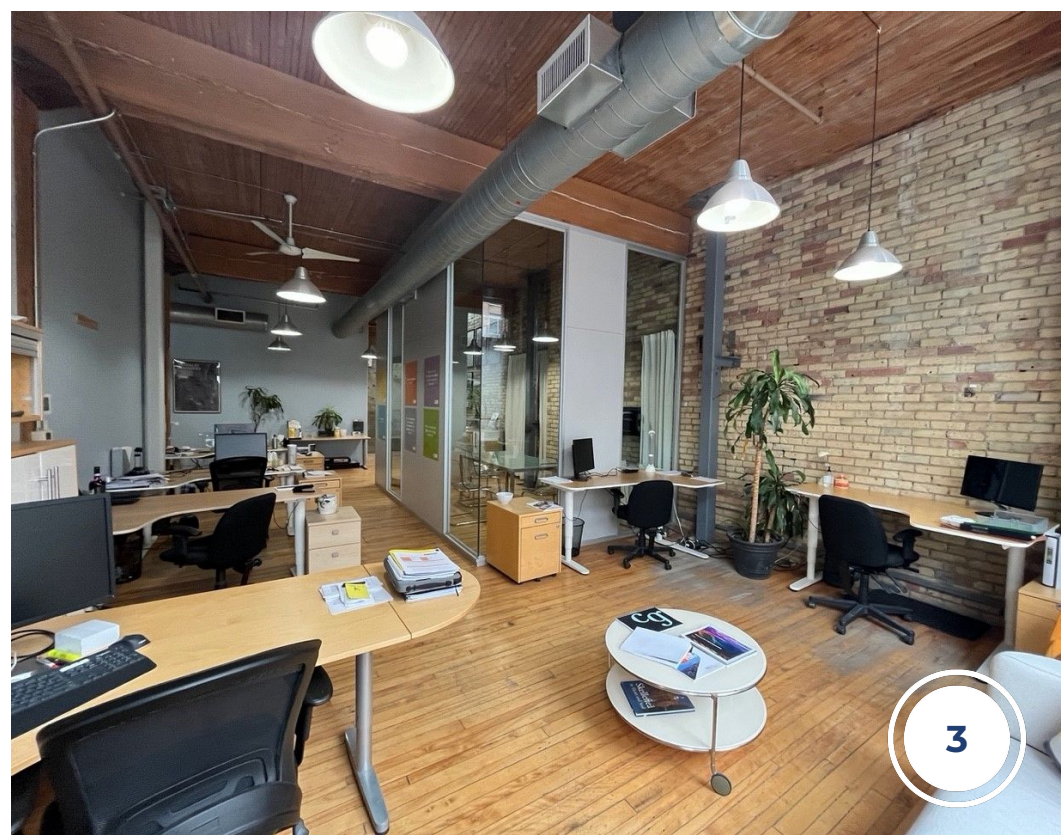
## PROPERTY DETAILS

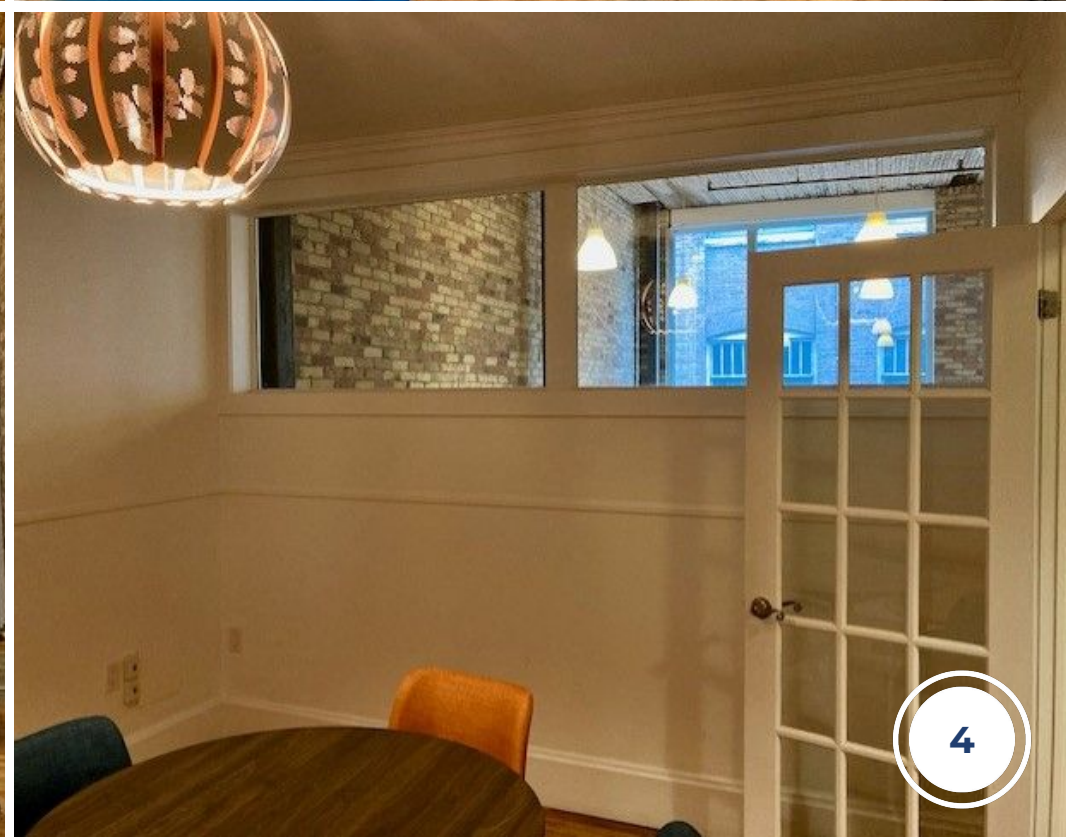
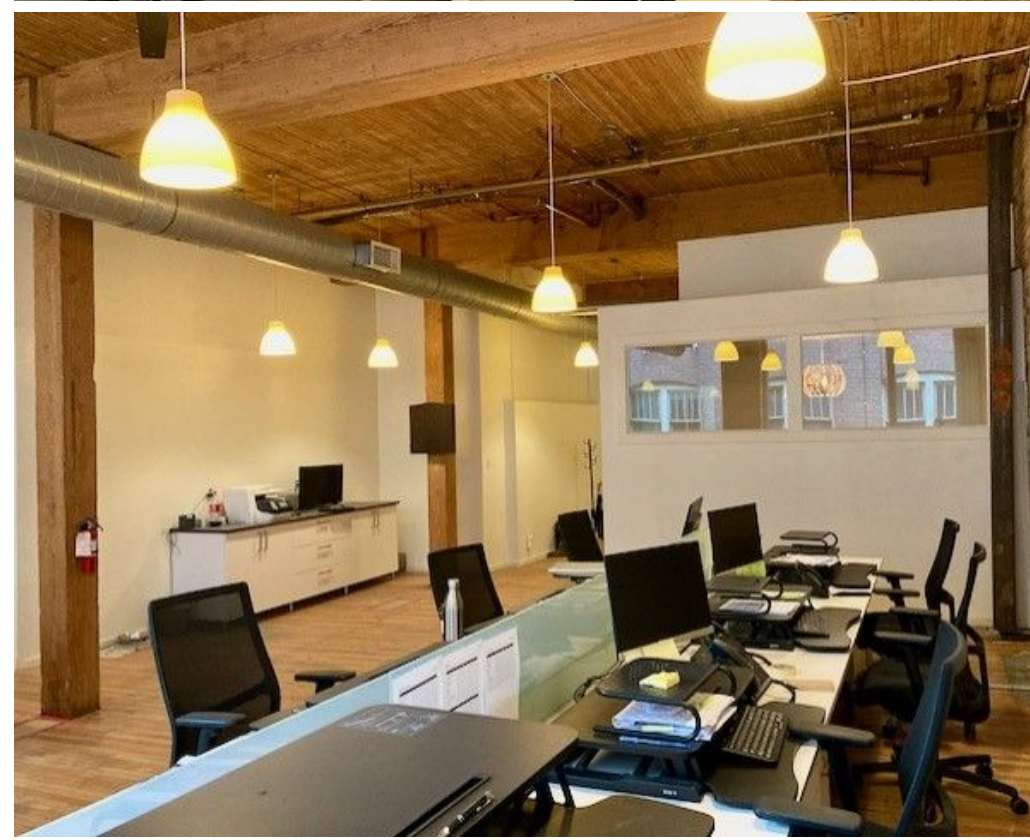
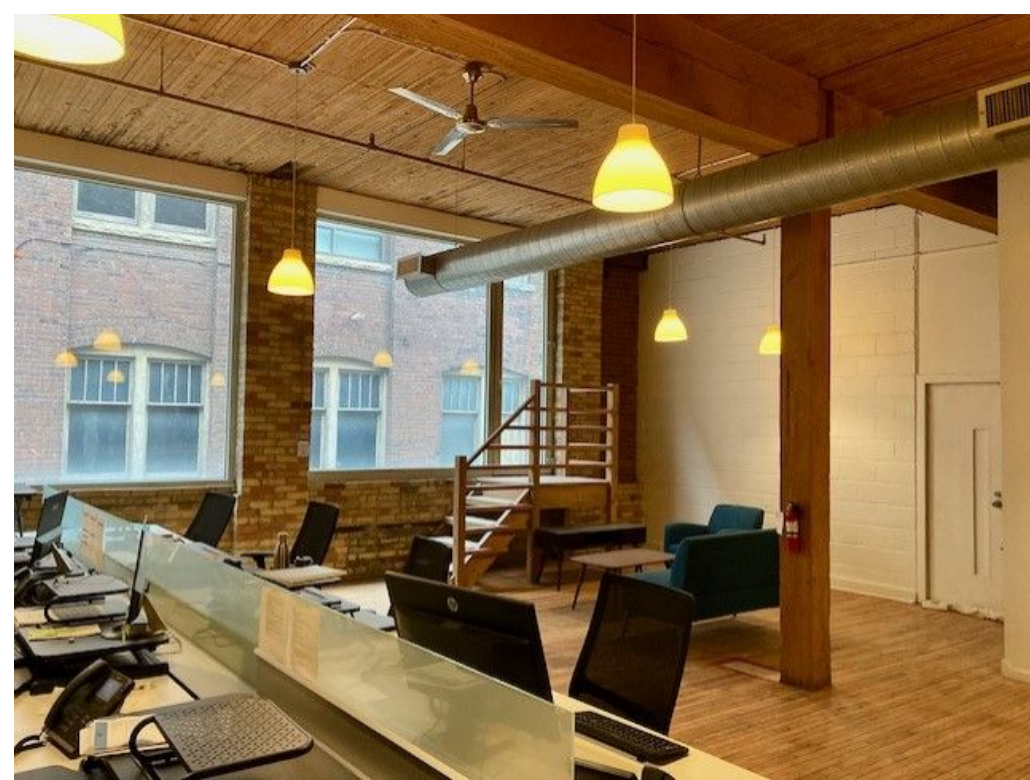
LOCATION	On Richmond St, east of Church St
BUILDING DETAILS	Unit 330 – 1,500 SF Unit 340 – 3,020 SF Unit 350 – 1,520 SF Unit 450 – 750 SF
RENTAL RATE	\$48.00 PSF Semi-gross
ADDITIONAL RENT	Utilities
TERM	2-5 Years
POSSESSION	30 Days
CO-OP COMMISSION	\$1.50 PSF/YR
VISA GIFT CARD	\$750 to \$3,000 depending on suite size given upon successful signing of Landlord's lease

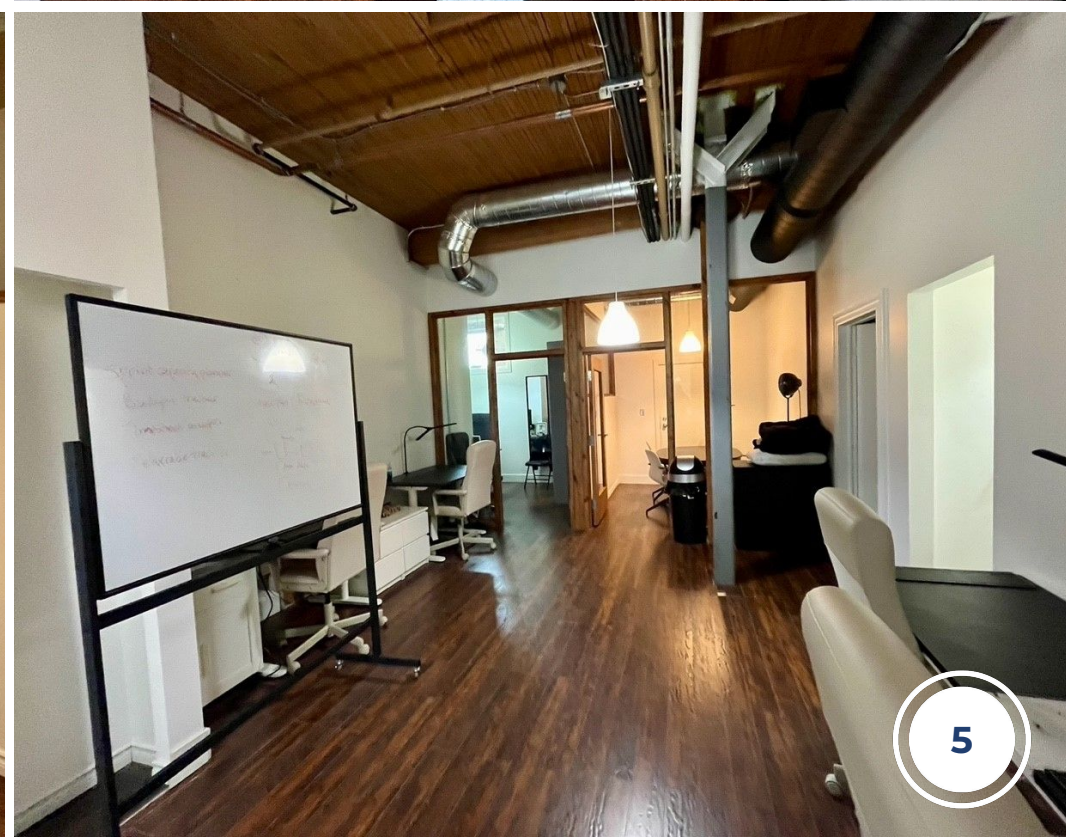
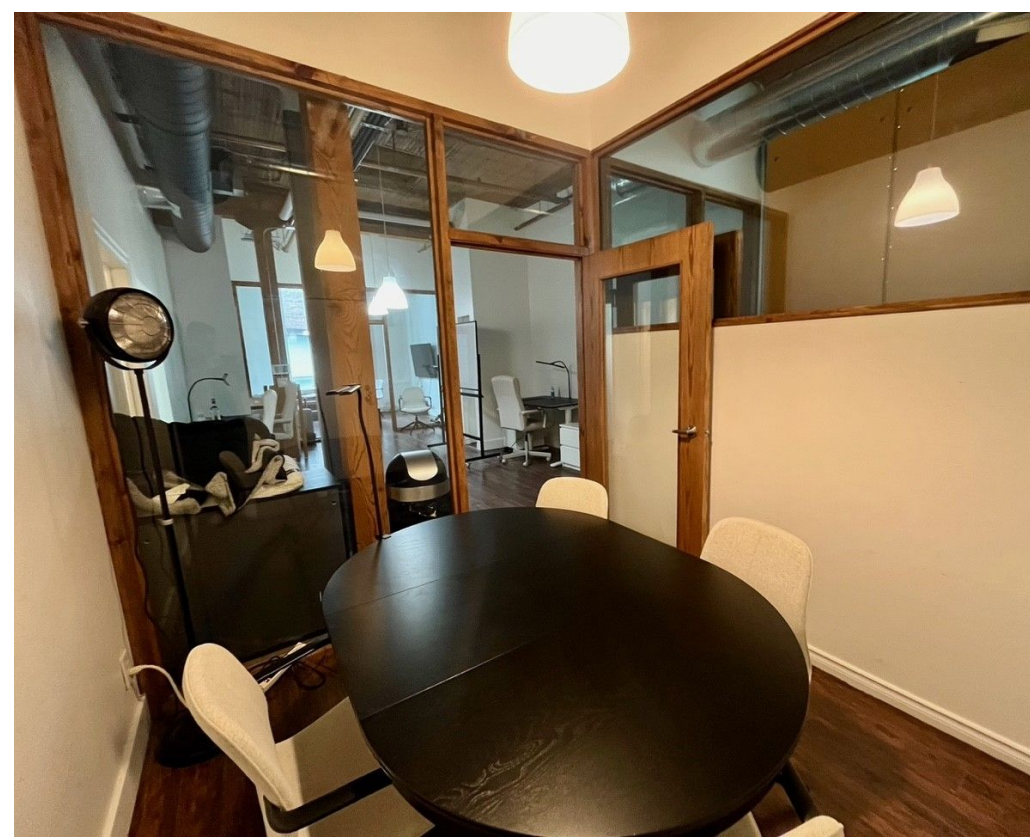
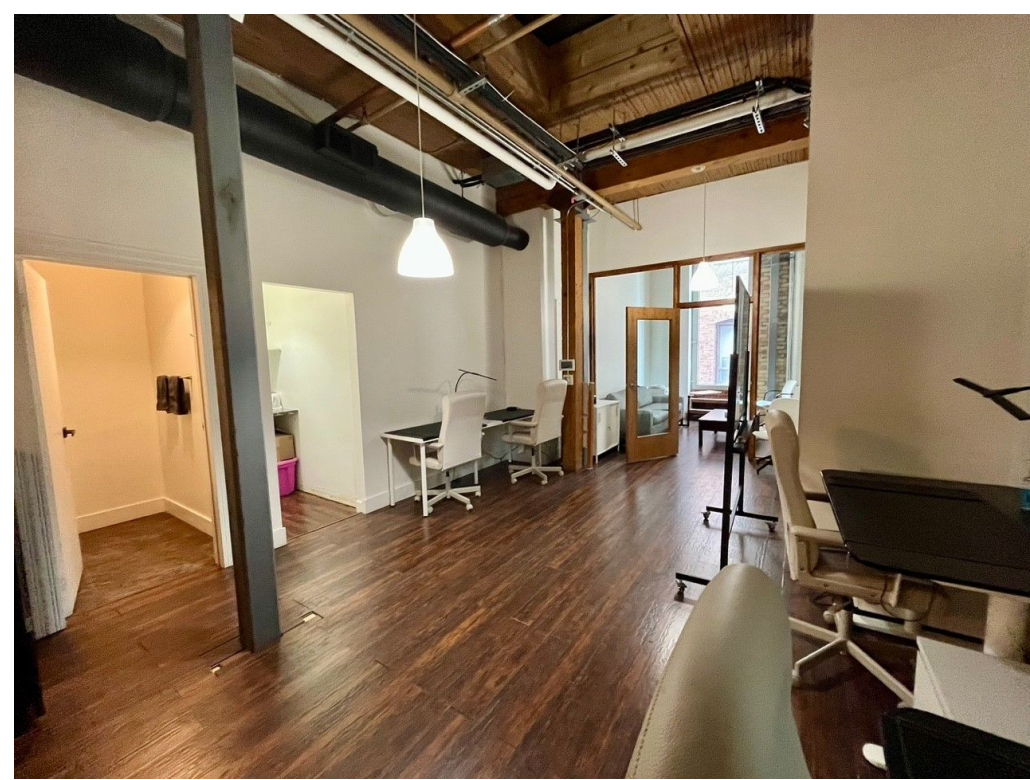
## PROPERTY SUMMARY

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. There is on-site private, bespoke fitness training facilities available for an additional fee.

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.

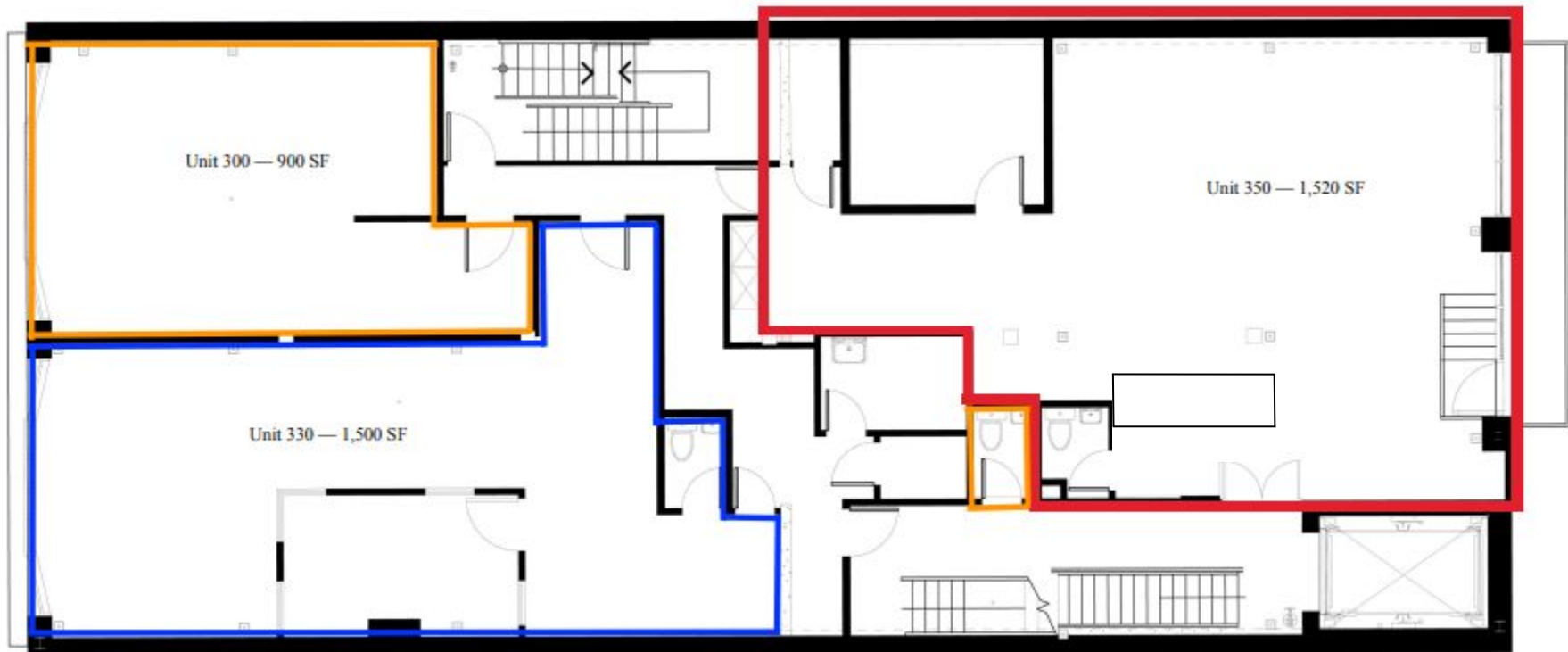






# FLOOR PLAN

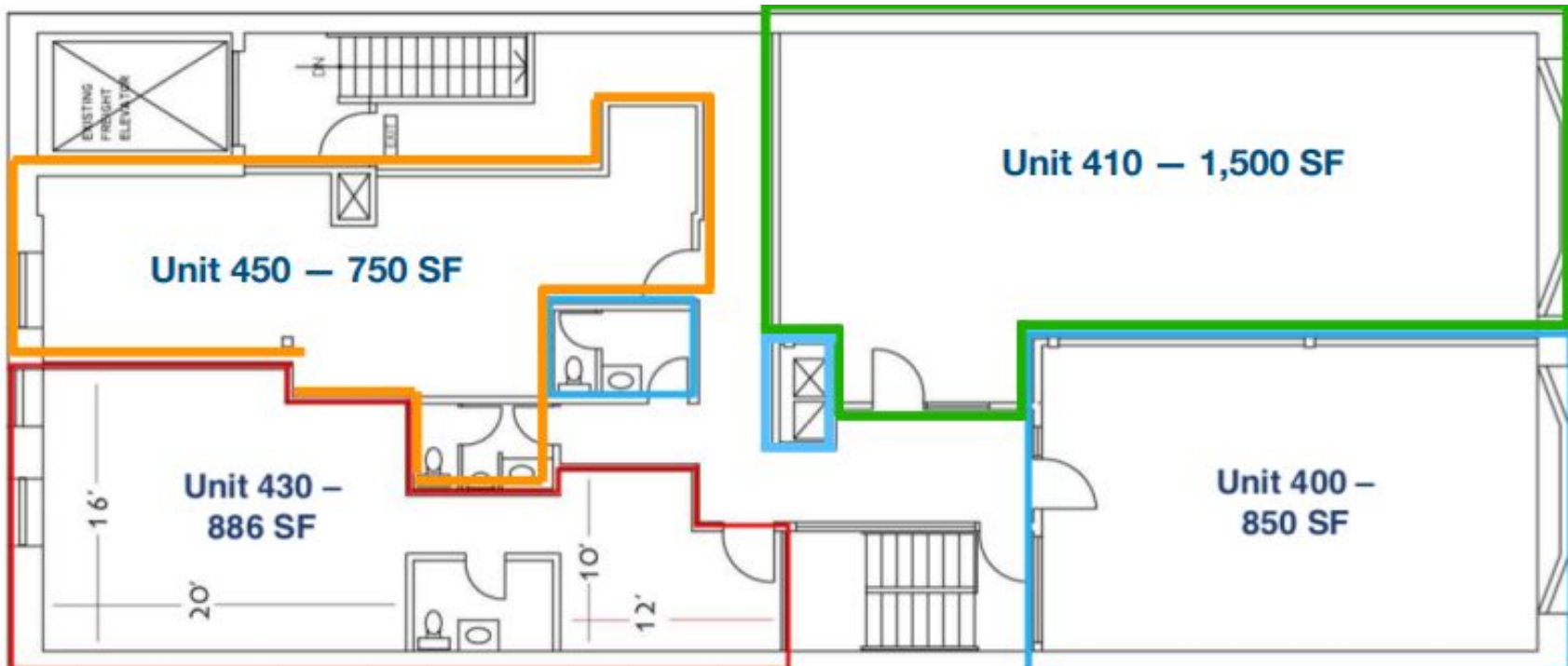
## Third Floor



- Unit 300 - 900 SF (Leased)
- Unit 330 - 1,500 SF (Available)
- Unit 340 - 3,020 SF (Unit 330 & 350 Combined)
- Unit 350 - 1,520 SF (Available)

# FLOOR PLAN

## Fourth Floor



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

# CONNECTIVITY



## BIKE SCORE OF 96

- Ample bike storage
- Multiple Toronto Bike Share stations available



## TRANSIT SCORE OF 100

- World-class transportation

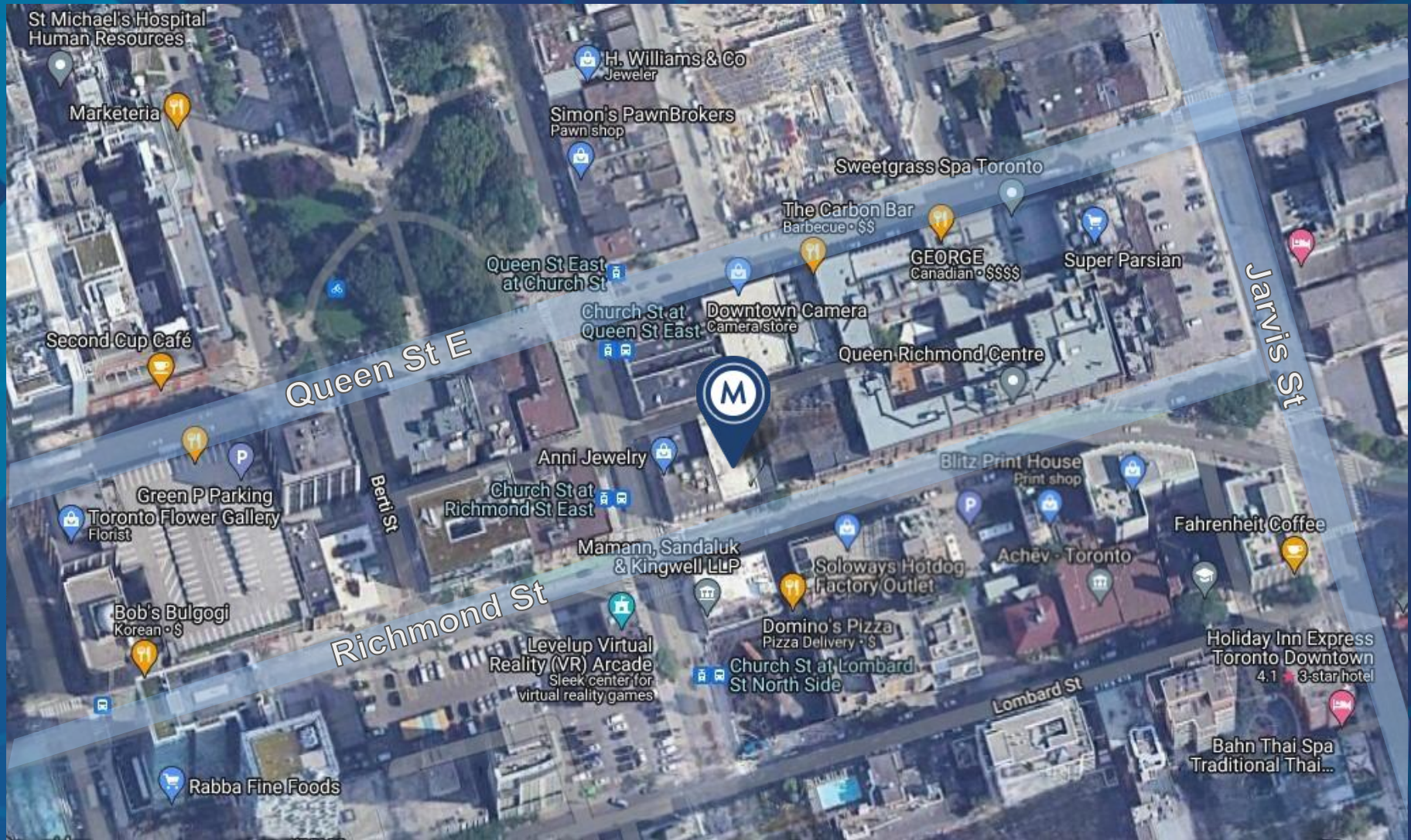


## WALK SCORE OF 100

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



# AREA MAP





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## **CONTACT**

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