



DREAM
COLLECTION
FINANCIAL DISTRICT



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	\$24.38 (PSF/YR)
Realty Tax	\$8.09 (PSF/YR)
Total Additional Rent	\$32.47 (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

SmartScore GOLD



Fitwel Certified 1 Star



Wired Certified Gold



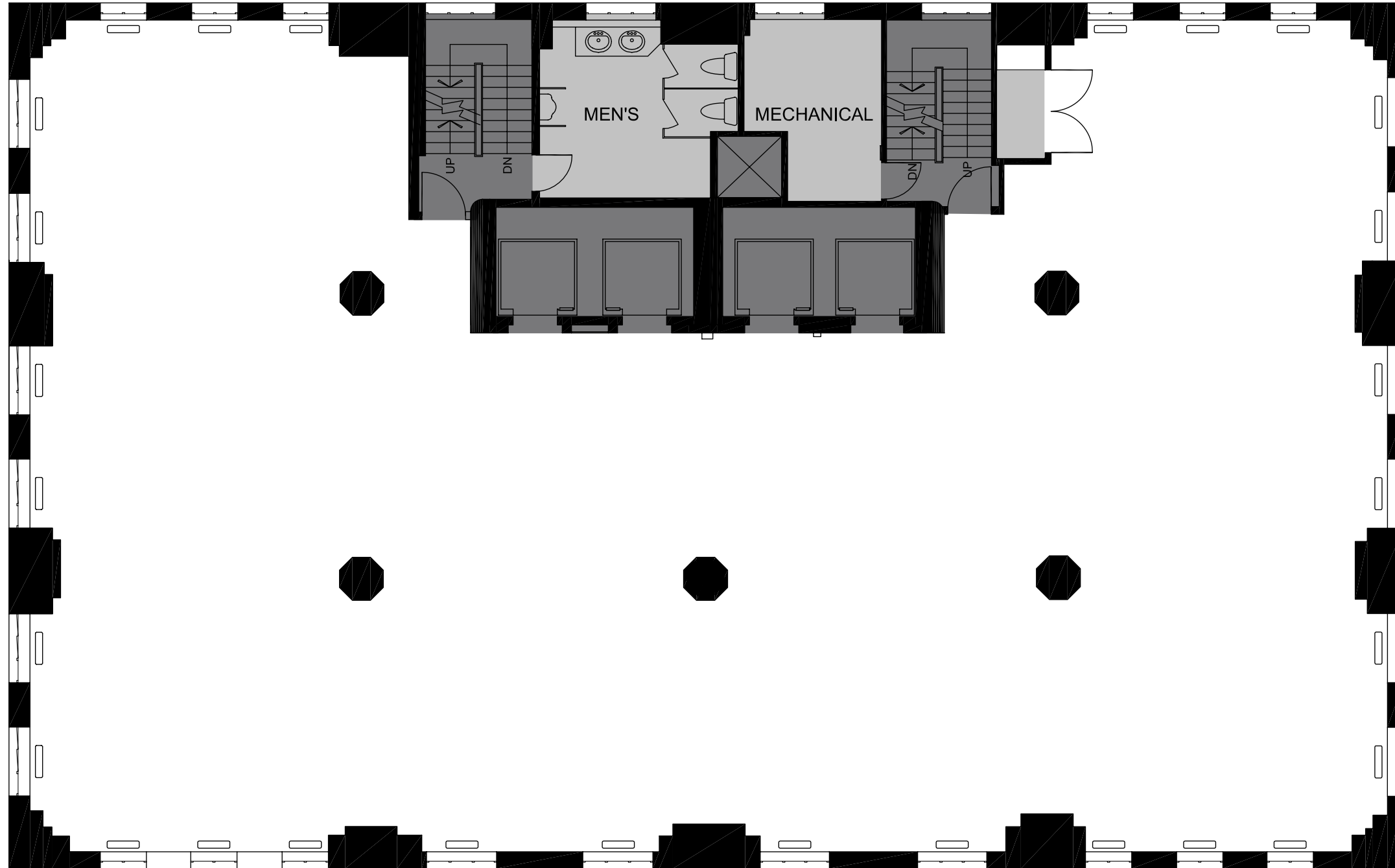
- 16th Floor - Contiguous: 3,986 SF
Suite 1605 | 2,189 SF
Suite 1601 | 1,797 SF
- 15th Floor
Suite 1500 | 2,097 SF
- 14th Floor - Contiguous: 3,451 SF
Suite 1402 | 2,612 SF
Suite 1401 | 839 SF | Available Dec. 1, 2025
- 12th Floor
Suite 1205 | 1,920 SF
- 10th Floor - Full Floor Opportunity: 5,204 SF
Model Suite
- 9th Floor
Suite 905 | 1,769 SF
Suite 903 | 1,241 SF
- 8th Floor
Suite 808 | 590 SF
Suite 801 | 1,296 SF
- 5th Floor
Suite 509 | 627 SF
- 4th Floor
Suite 400 | 5,183 SF
- 2nd Floor
Suite 204 | 2,578 SF
Suite 202 | 1,746 SF

2nd Floor

THE BUILDING -

Standard Floorplate

5,185 SF | 10' Ceiling Height | Full floor suite in base building condition



IMPROVING YOUR EXPERIENCE -

Recent Improvements

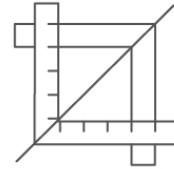
- Newly renovated lobby and washrooms
- State-of-the-Art building systems
- Modern and refreshed common areas, elevators, and facade



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



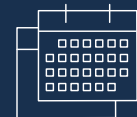
Short-Form Lease



Straight
to Lease



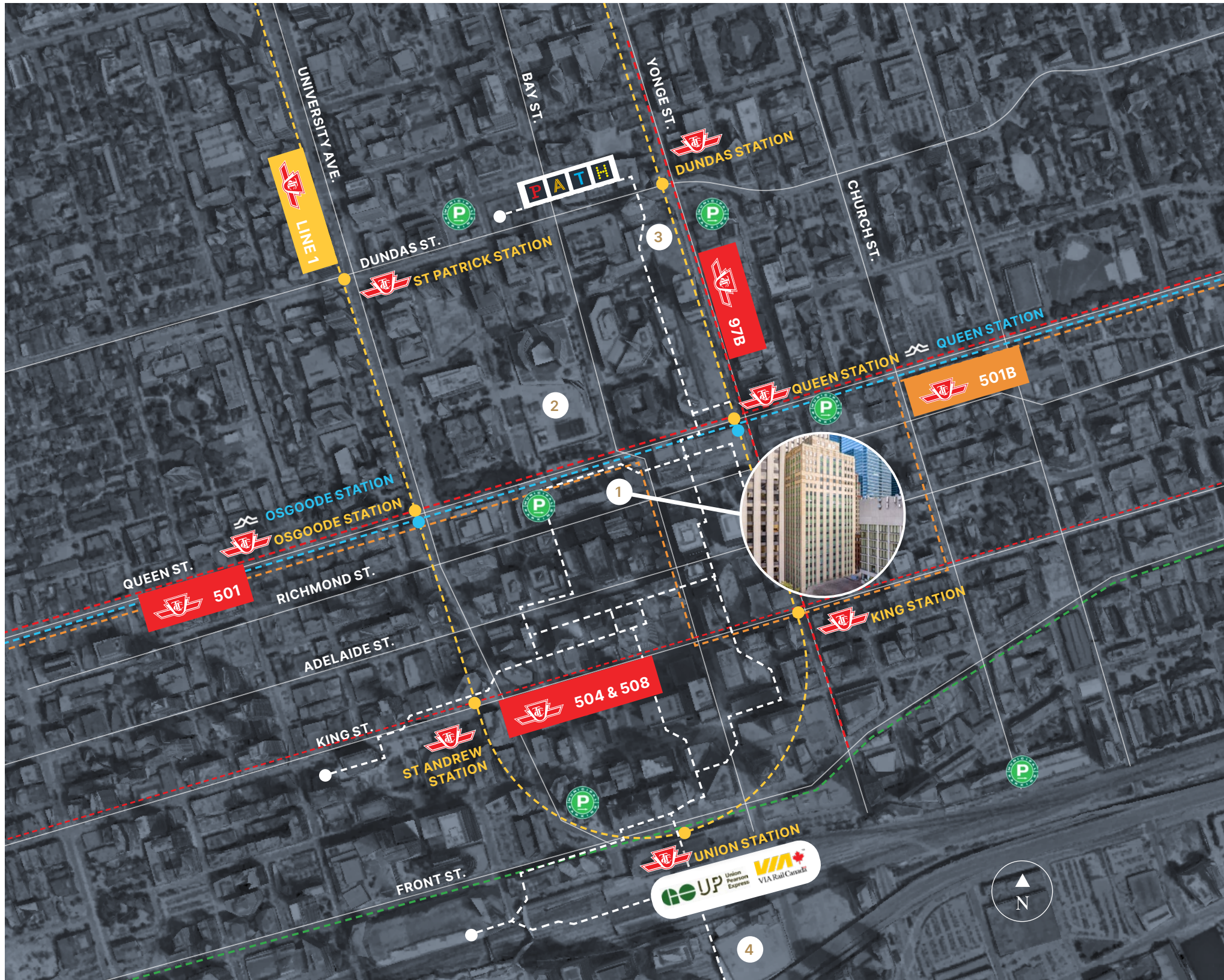
Seven Page
Document







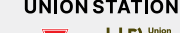
For Short-Term
Deals Only

Three years and under

Best in Class Accessibility



-  Yonge-University Subway Line
-  TTC Bus Route
-  Future Ontario Line
-  GO Transit Line
-  Green P Parking

-  **40 min.**
Pearson International via UP Express
-  **13 min.**
Drive to Billy Bishop Airport
-  **5 min.**
Walk to Queen Station or King Station
-  **5 min.**
Walk to Union Station

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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