



Colliers

296 Richmond St W. Toronto | Ontario

# Modern and bright office space **for lease**

Link features to benefits - Don't assume your target will connect the dots. Hit hard on what makes the property stand out. Be accurate and truthful - avoid overstatements; they take away from your listing's credibility.

## **Eva Klys**

Sales Representative  
+1 416 643 3495  
eva.klys@colliers.com

## **Matthew Johnson\***

Senior Vice President  
+1 416 643 3754  
matthew.johnson@colliers.com

# Property Overview

**Civic Address** 296 Richmond Street West, Toronto

**Location** The Property is centrally located on the corner of Richmond St. W and John St.

**Zoning** CRE\*74)

**Site Area** 12, 823 SF

**Net Rent** \$30.00 PSF

**Additional Rent** \$25.00 PSF

**Available** Immediately



## Key Highlights



Less than a 10 min walk from St. Andrew station



Numerous high-end restaurants



Bustling environment, close to many stores



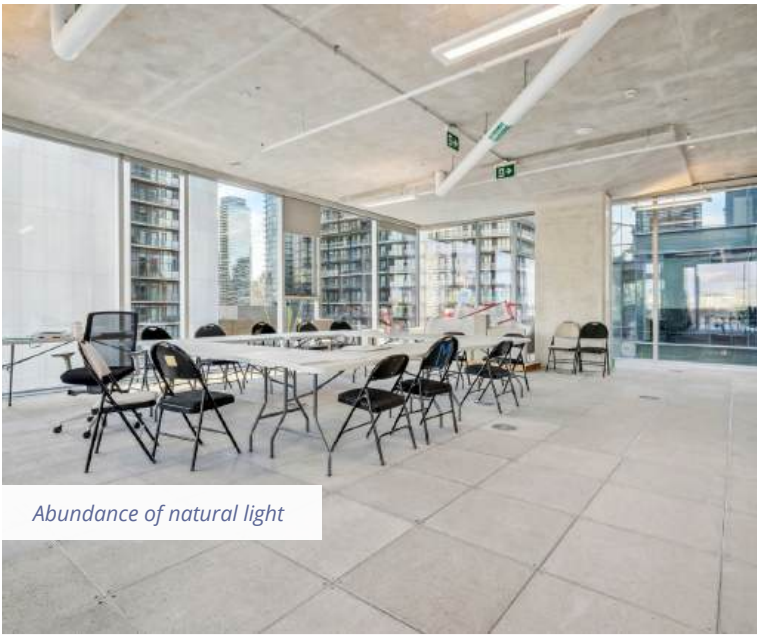
Adjacent to popular inner-city green space



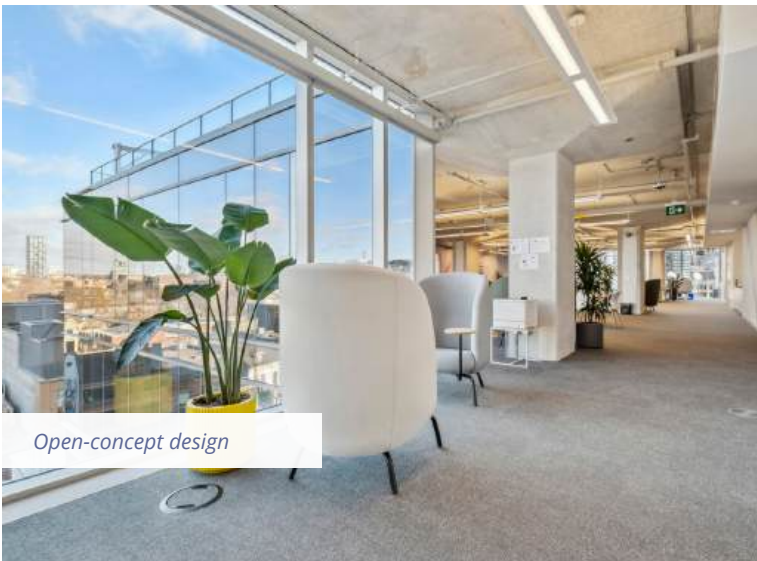
*Centrally located*



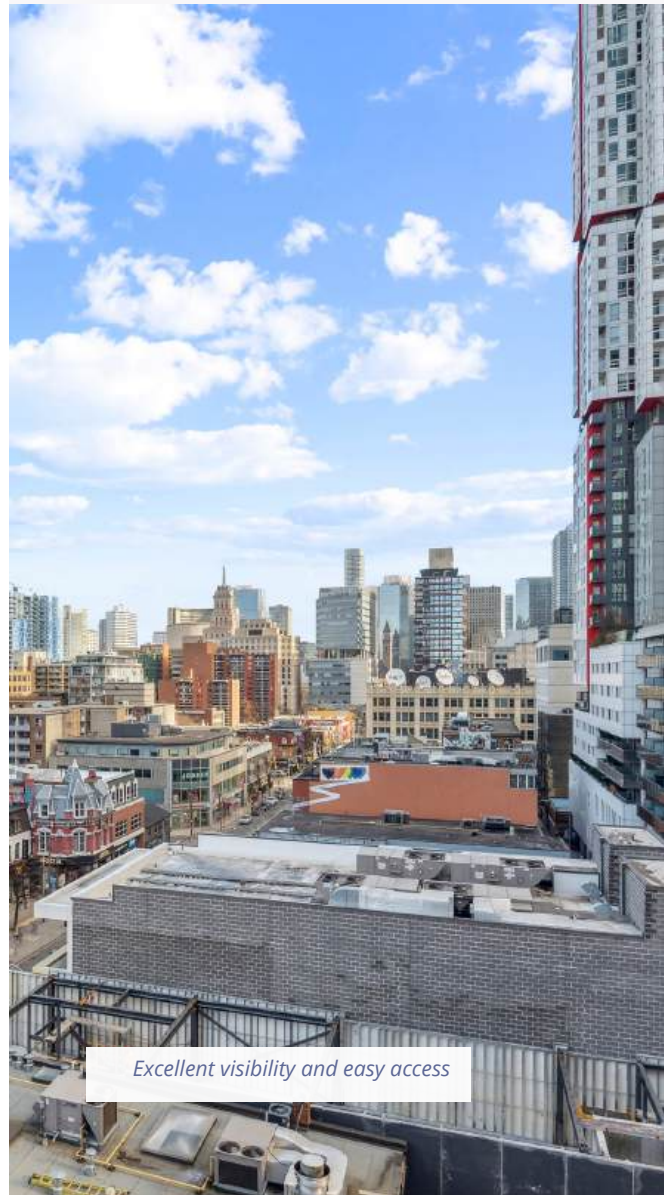
*Modern office space*



*Abundance of natural light*

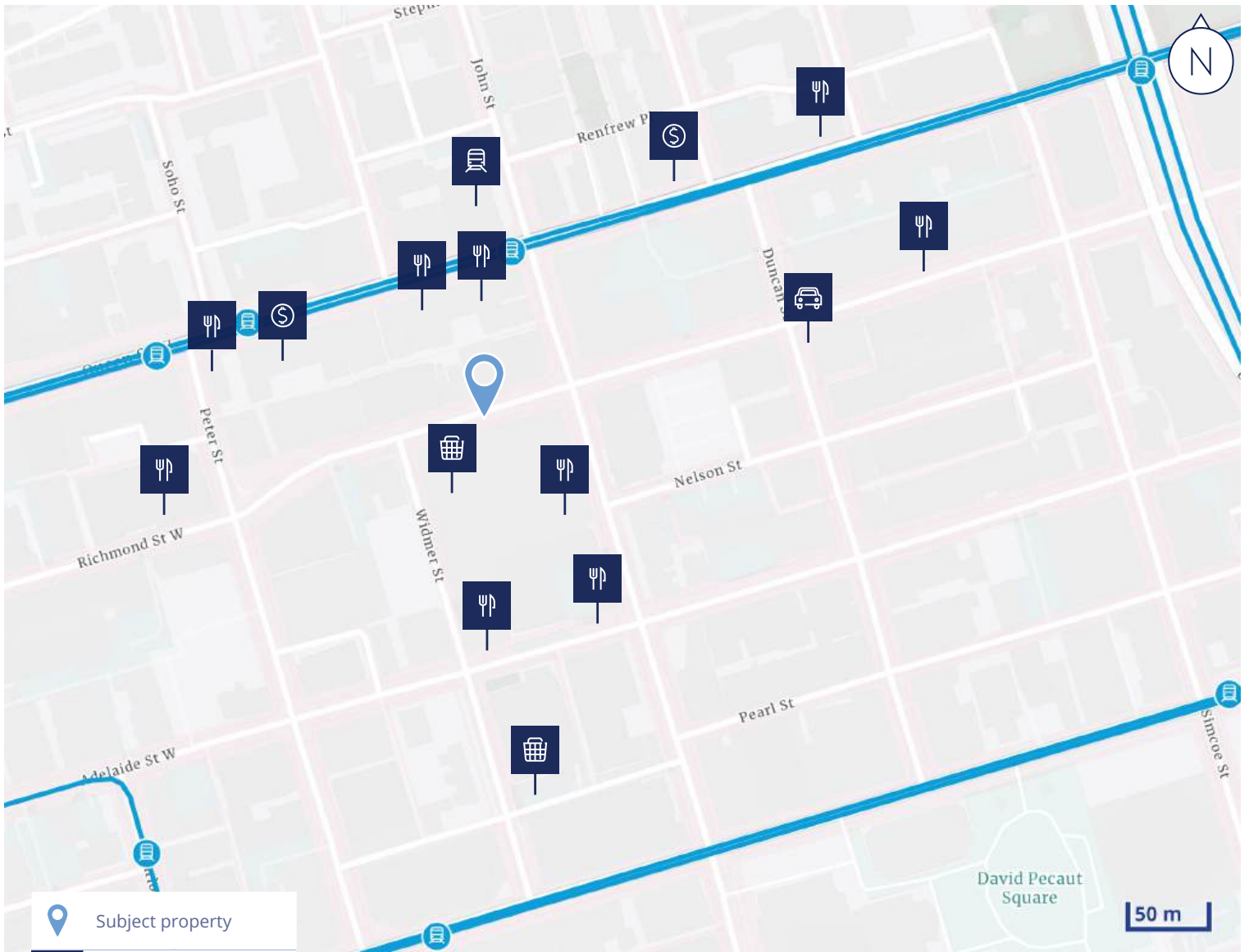


*Open-concept design*



*Excellent visibility and easy access*

# Surrounding Amenities



 Subject property

 Restaurant/bar

 Bank

 Groceries

 Subway line



**Bike Score**

98



**Walk Score**

100



**Transit Score**

100

### Travel Distances

St. Andrew Station 650m | 4 Mins

Osgoode Station 500m | 4 Mins

Eaton Centre 1.3 km | 10 Mins

City Hall 1.8 km | 7 Mins

Harbourfront 2.2 km | 8 Mins



### Demographics



Current population (2025)

**440,566**



2035 Projected population

**509,414**



Average household income (2025)

**\$138,607**



Total population in Labour Force (2025)

**308,876**



[View Online Listing](#)

1234 Streename, City, Province

**Eva Klys**

Sales Representative  
+1 416 643 3495  
eva.klys@colliers.com

**Matthew Johnson\***

Sales Representative  
+1 416 643 3754  
matthew.johnson@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.