

For Lease | 4th Floor

\$2.50

PSF/ANNUM[†]
BROKER BONUS

\$39.00

PSF GROSS/
ANNUM^{*}

30

ST. PATRICK STREET

CALLIE MILAVSKY OSLER**

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BRIAN PORTER**

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CBRE

[†]For deals firm in 2025

^{*}For year 1 of a lease term, for deals firm in 2025

^{**}Sales Representative

GALLERY

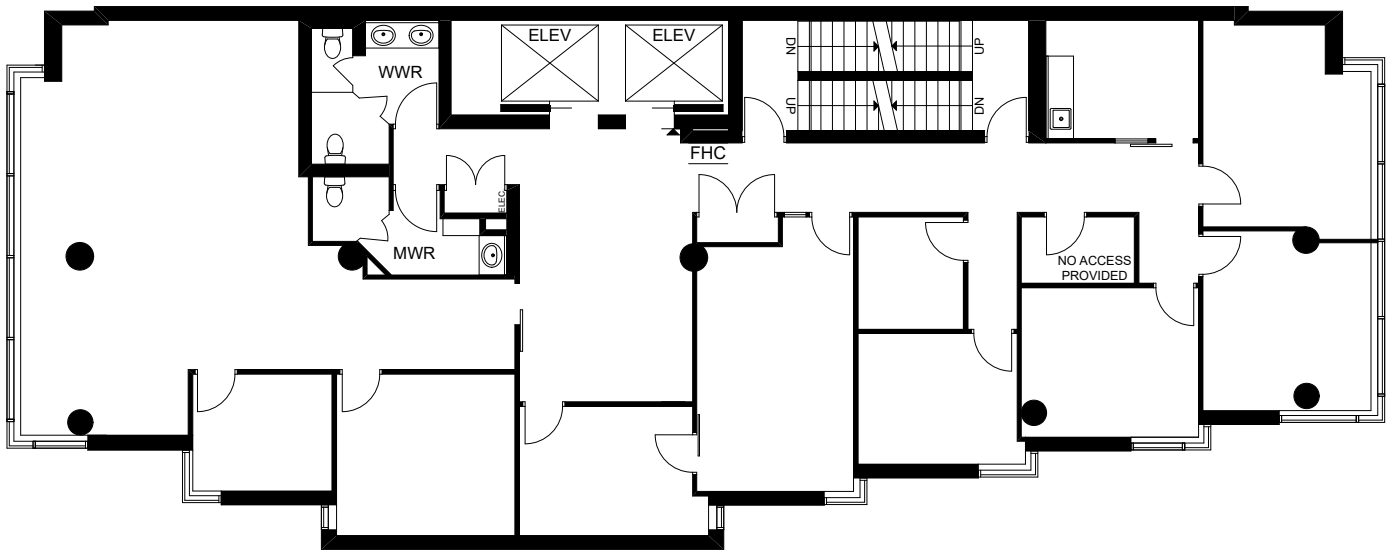


4TH FLOOR

Size	3,458 sq. ft.
Availability	Immediate
Net Rent	Call agents to discuss
Additional Rent	\$17.53 per sq. ft. (2025 est.)

Suite Features

- ▶ Unique opportunity to lease your own full floor in the heart of downtown Toronto at just 3,500 sq. ft.
- ▶ Direct elevator access into the suite
- ▶ Floor-to-ceiling windows facing St. Patrick Street
- ▶ Nicely built out with reception, 6 offices, 2 meeting rooms, large boardroom, large open area for workstations, kitchen, and private washrooms



3 minute

walk to Osgoode Subway Station

100

Walk Score

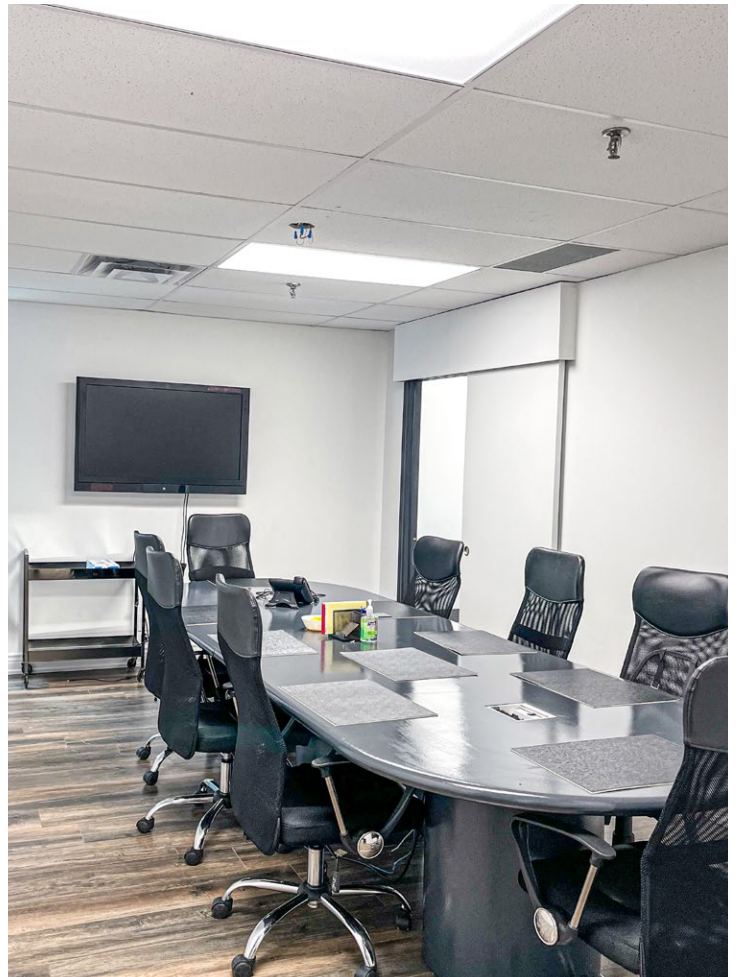
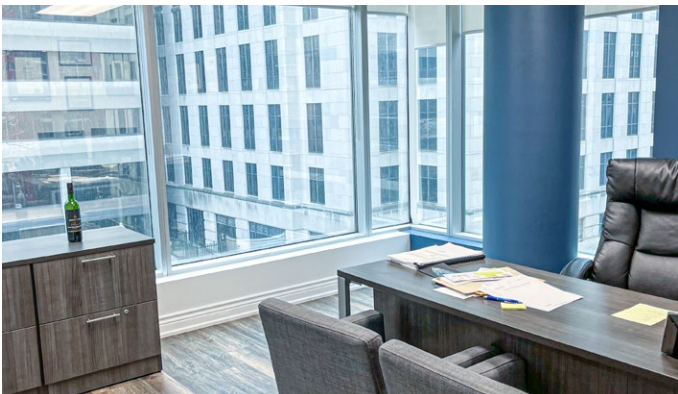
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Transit Score

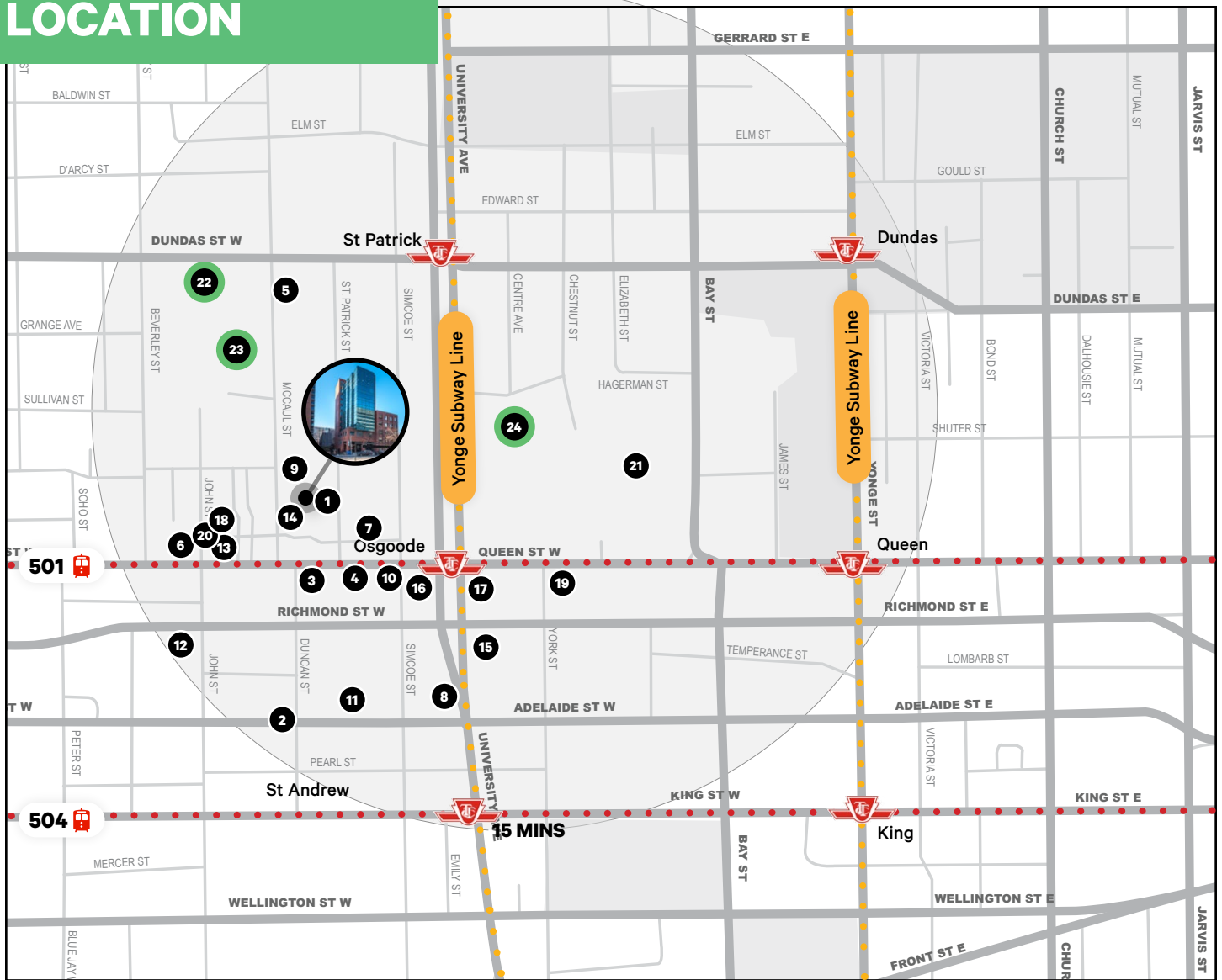
98

Bike Score

4TH FLOOR



LOCATION



NEARBY AMENITIES

Food & Drinks

- | | |
|----------------------------------|----------------------|
| 1 Muni Robata | 6 Holy Cow Japanese |
| 2 PAI | 7 Planta Queen |
| 3 Rudy | 8 Bosk |
| 4 Azkadenya Restaurant | 9 Prema Coffee & Bar |
| 5 Manpuku Modern Japanese Eatery | 10 Starbucks |

Convenience/Other

- | | |
|--------------------------|----------------------------------|
| 11 Yuk Yuk's Comedy Club | 18 Wavy Barbershop |
| 12 Scotia Bank Theatre | 19 Sheraton |
| 13 Shopper Drug Mart | 20 Ye's Nail Spa |
| 14 Fit 4 Less | 21 City Hall |
| 15 Hilton Toronto | 22 Art Gallery of Ontario |
| 16 Penguin Pick up | 23 Ontario College of Art |
| 17 Four Seasons | 24 The Courthouse |



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