



OVER 200,000 SQ. FT. AVAILABLE FOR LEASE
CONVENIENCE. MOVE IN READY. VALUE ADD

310.320.330

Front Street West



310.320.330 Front Street West

CBRE | HR



FOR LEASE

Amenities



RESTAURANTS

- 1. Vagabondo Restobar
- 2. Anoush Middle Eastern Cuisine
- 3. Jz's Pizza
- 4. Pizzeria Moretti Toronto
- 5. Akira Back
- 6. Mr. Greek



SHOPPING

- 7. Shoppers Drug Mart
- 8. Rexall
- 9. LCBO
- 10. Rabba Fine Foods
- 11. Fresh & Wild Food Market
- 12. Mike's Independent City Market



FITNESS

- 13. Your House Fitness
- 14. Innovative Fitness Toronto
- 15. Fit Factory Downtown
- 16. elleTO
- 17. 416 Fitness Club
- 18. Orangetheory Fitness



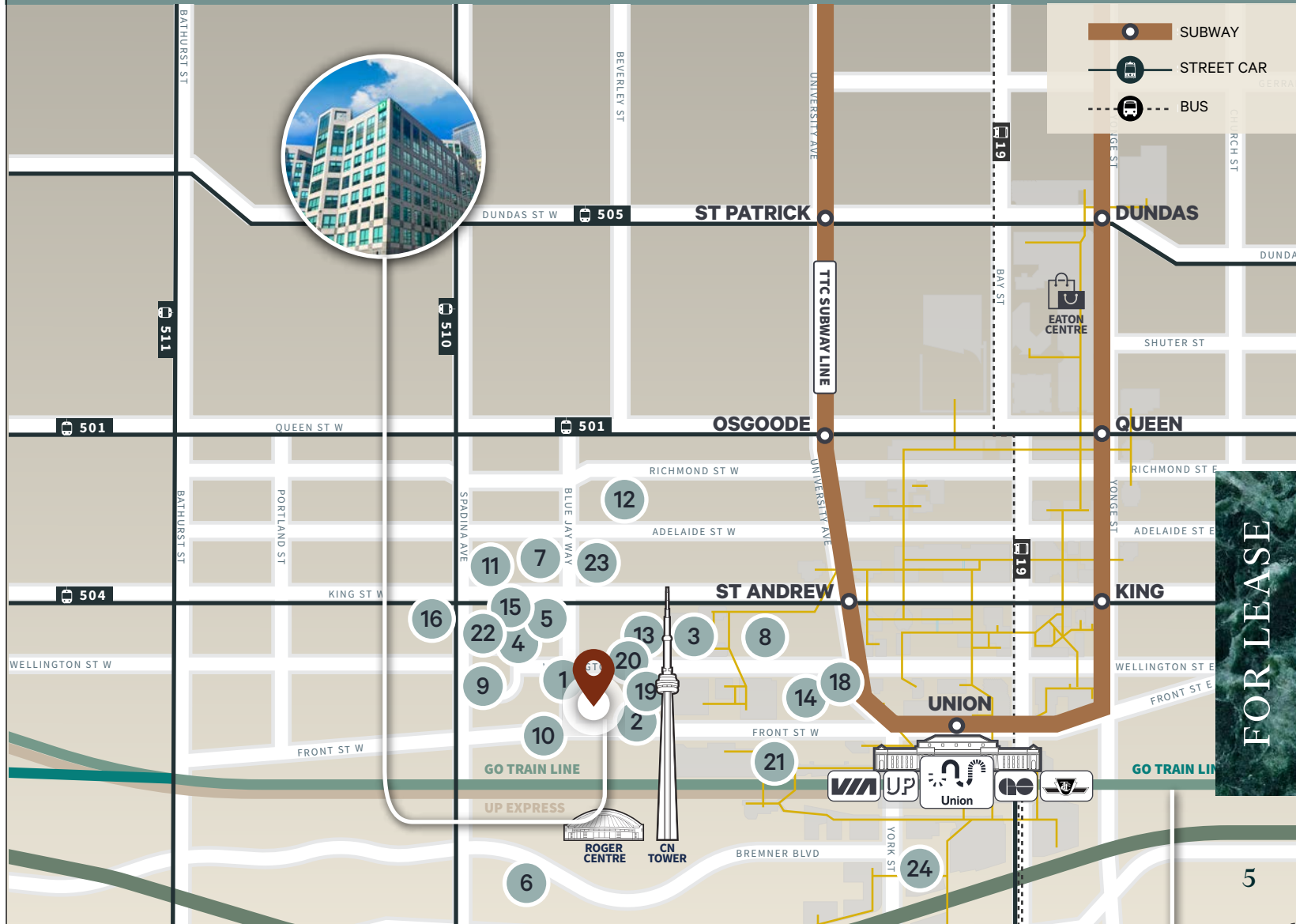
HOTEL

- 19. Grand Royal Suites
- 20. Residence Inn by Marriott
- 21. InterContinental
- 22. The Clarence Park
- 23. Hyatt Regency Toronto
- 24. Le Germain Hotel



About H&R

H&R REIT (TSX: HR.UN) is one of Canada's largest real estate investment trusts, with \$10.5 billion in assets and a diverse portfolio spanning over 25 million square feet across North America. Their Office segment includes 4.5 million square feet across key Canadian and U.S. markets, leased primarily to investment-grade tenants on long-term agreements. With a strategic focus on stability, quality, and growth, H&R's office properties are actively managed to deliver consistent performance and long-term value.



FOR LEASE

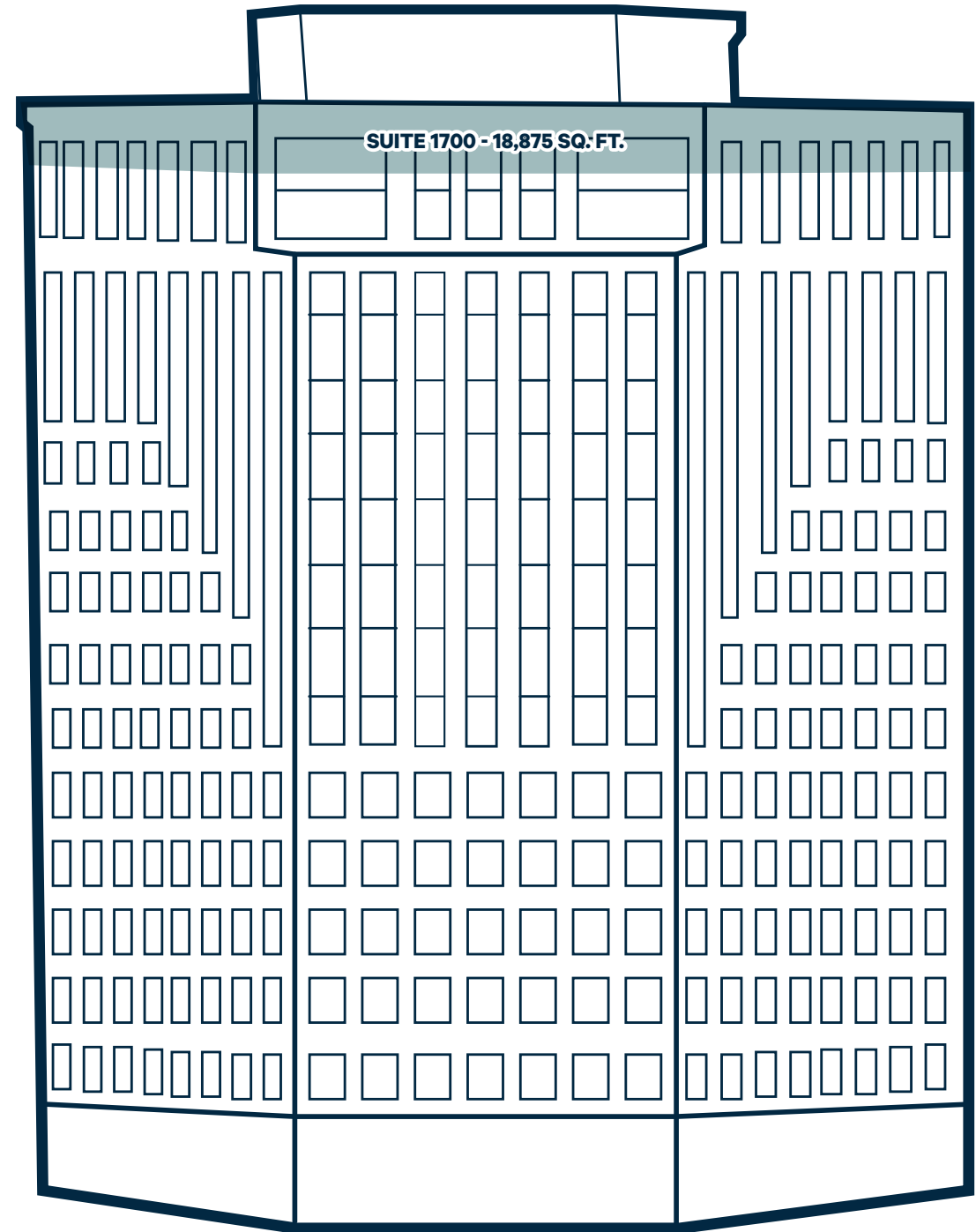


33,471 SQ. FT.
CONTIGUOUS

FLOOR 3

FLOOR 2

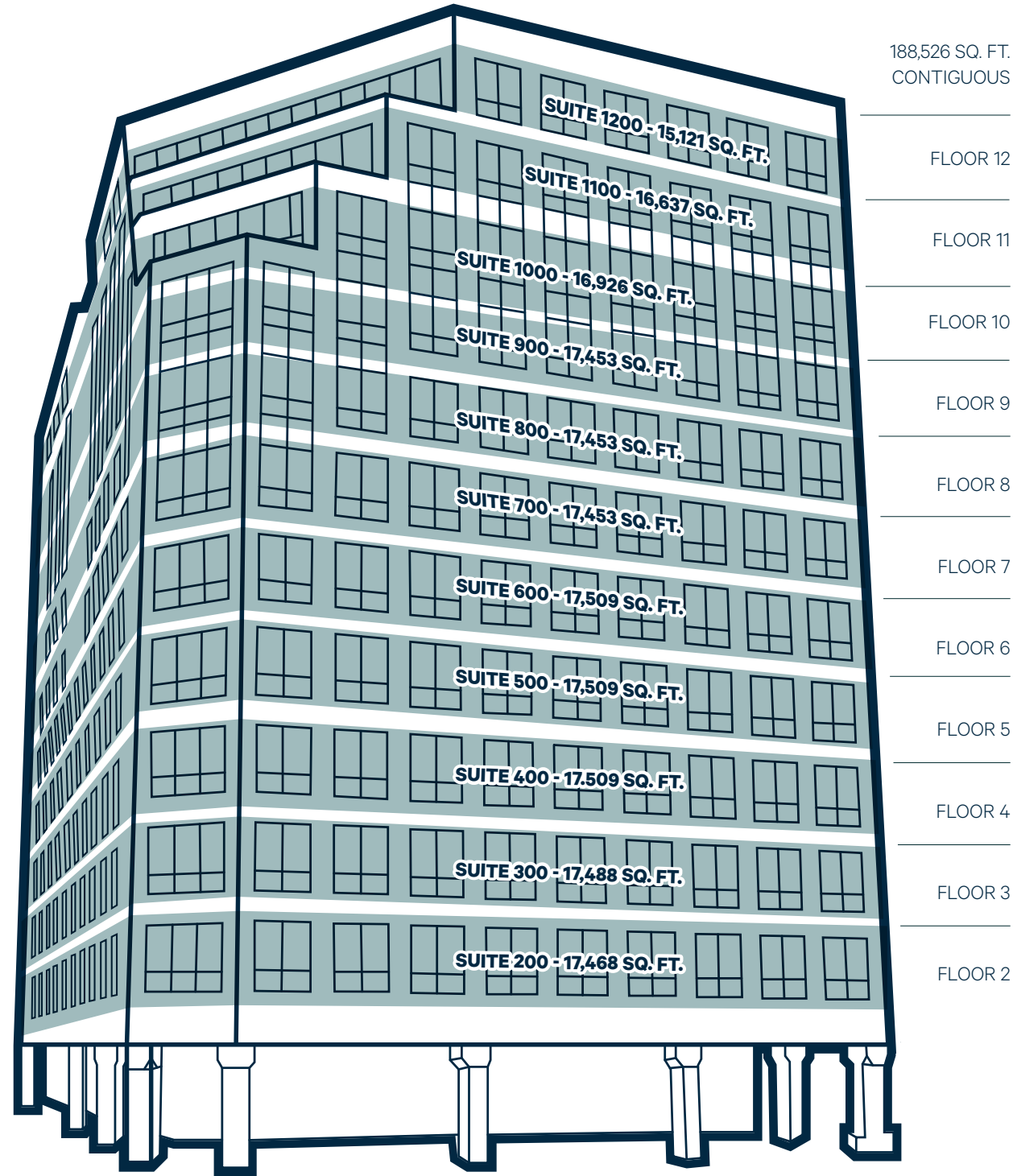
310 FRONT STREET WEST
TOTAL 33,471 SQ. FT.



FLOOR 17

320 FRONT STREET WEST
TOTAL 18,875 SQ. FT.

FOR LEASE



330 FRONT STREET WEST
TOTAL 188,526 SQ. FT.

Designed for Today's Workforce

This move-in ready opportunity offers built-out office space with the flexibility to be delivered in a condition aligned with tenant requirements, supporting an efficient path to occupancy while managing upfront capital considerations.

Located at 310, 320, and 330 Front Street West, the space presents a compelling opportunity in the heart of Toronto's Downtown Core. The offering is competitively positioned to deliver exceptional value in a premier location, with functional layouts designed to support a range of occupier needs, from collaborative environments to focused individual work areas.

With immediate access to transit, major commuter routes, and both the Financial and Entertainment Districts, Front Street West continues to appeal to companies seeking connectivity, efficiency, and long-term flexibility.



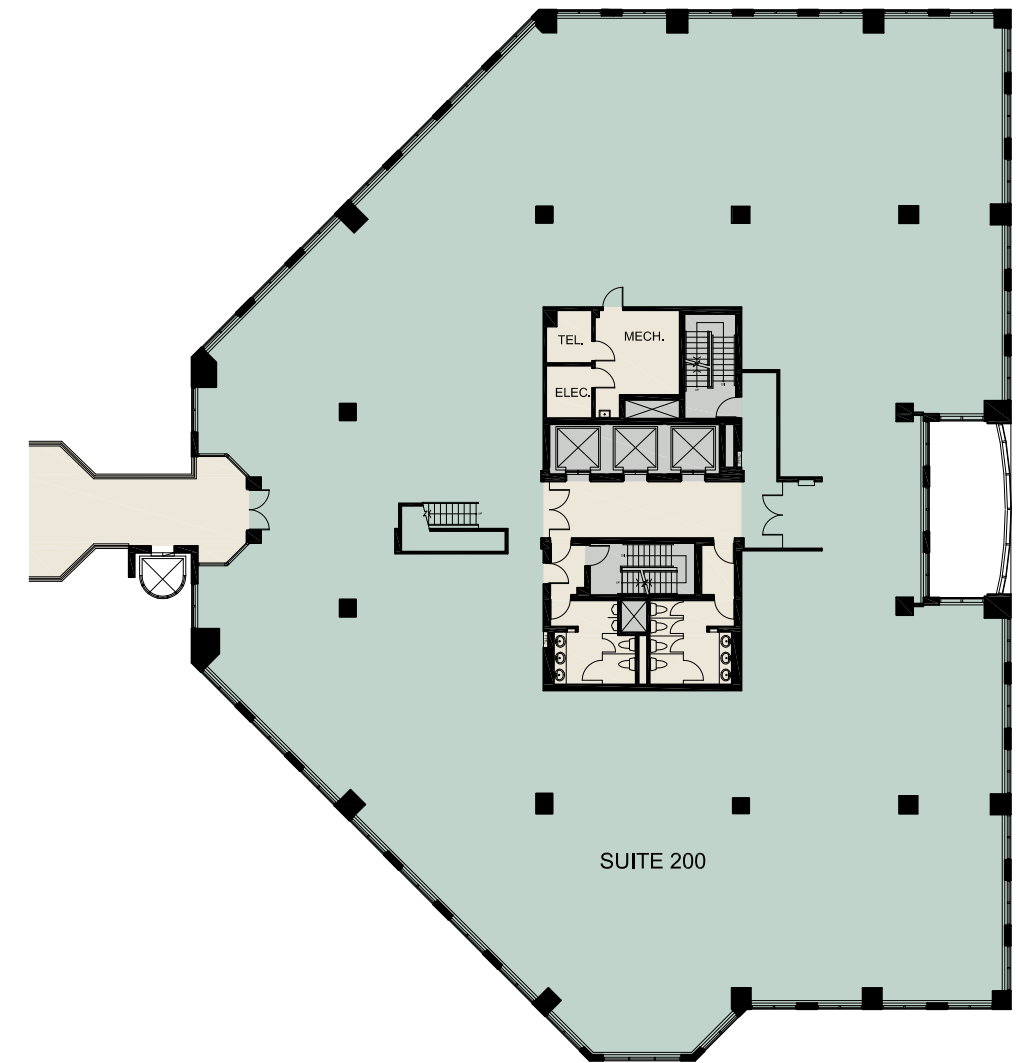
310

Front Street West

310 Front Street West

Floor 2

Suite 200 | 16,850 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately

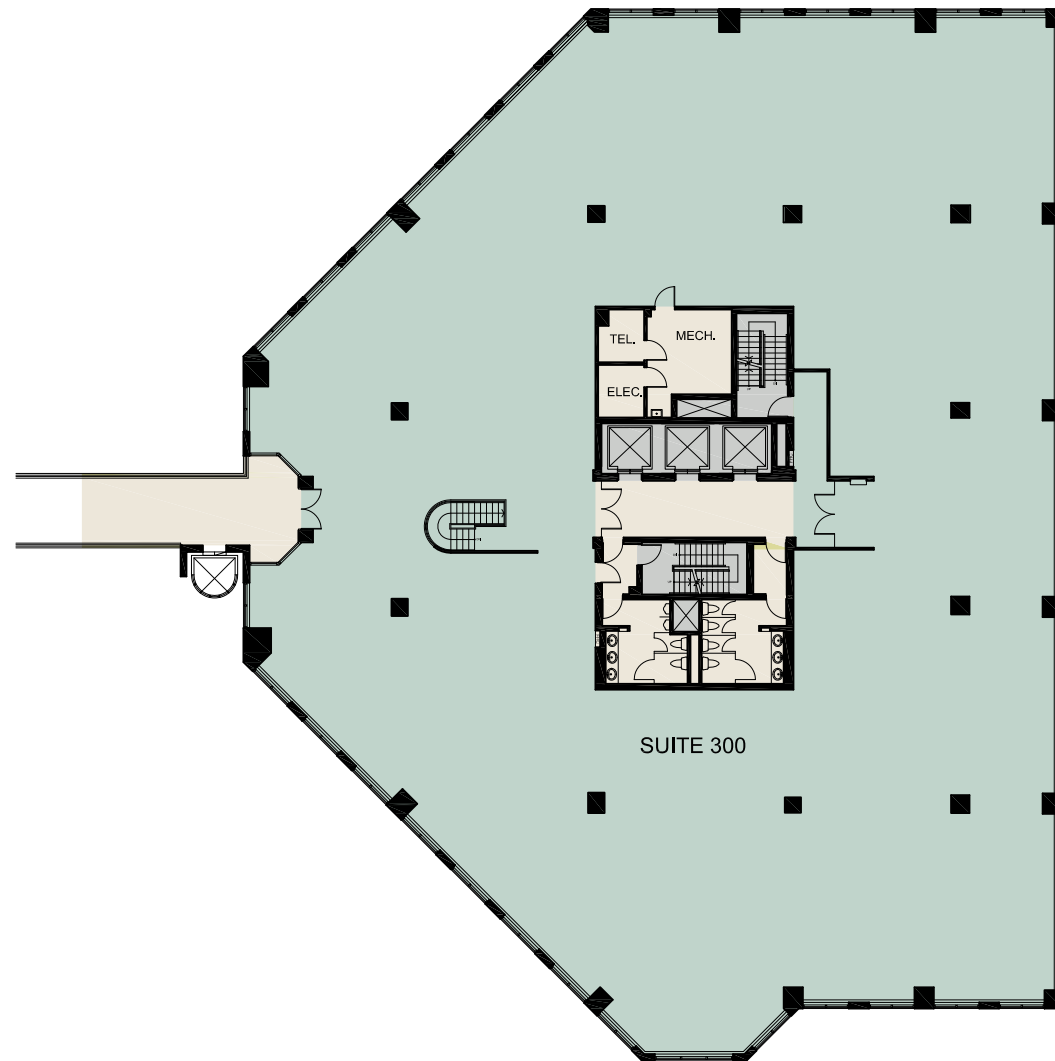


- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA

FOR LEASE

Floor 3

Suite 300 | 16,621 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA



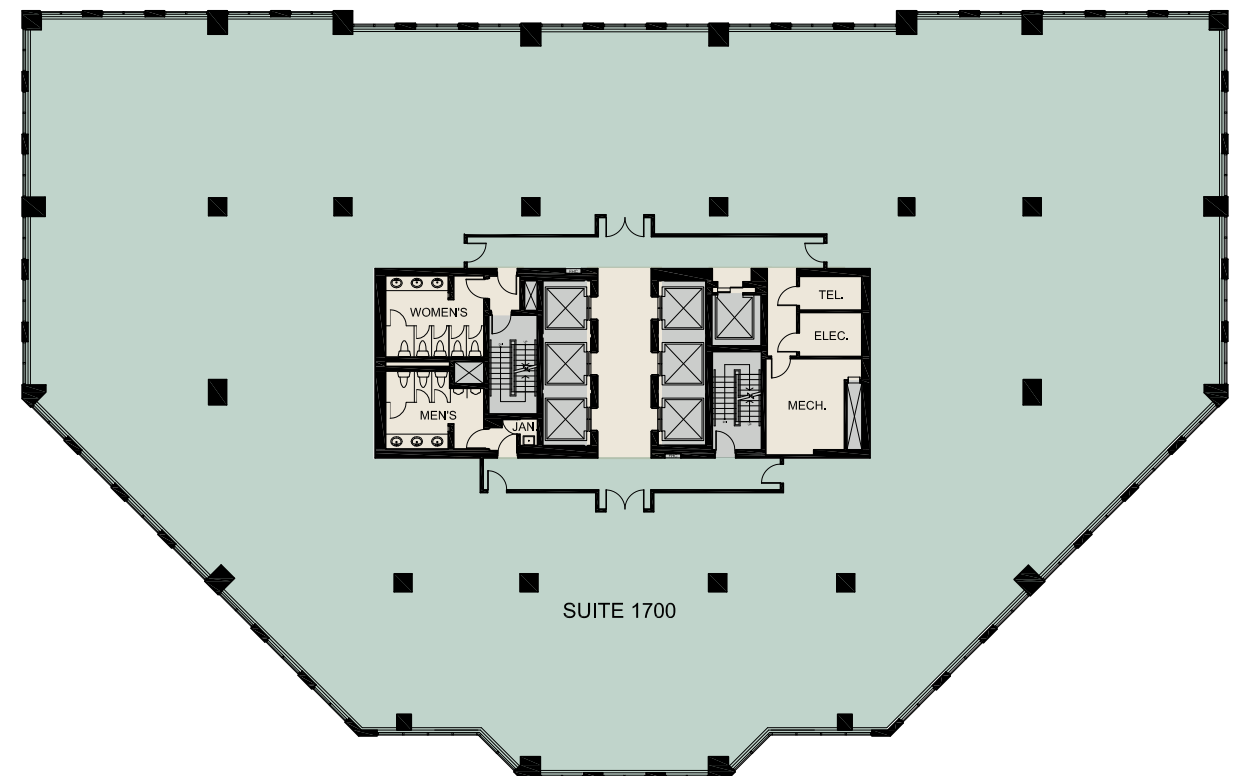
320

Front Street West

320 Front Street West

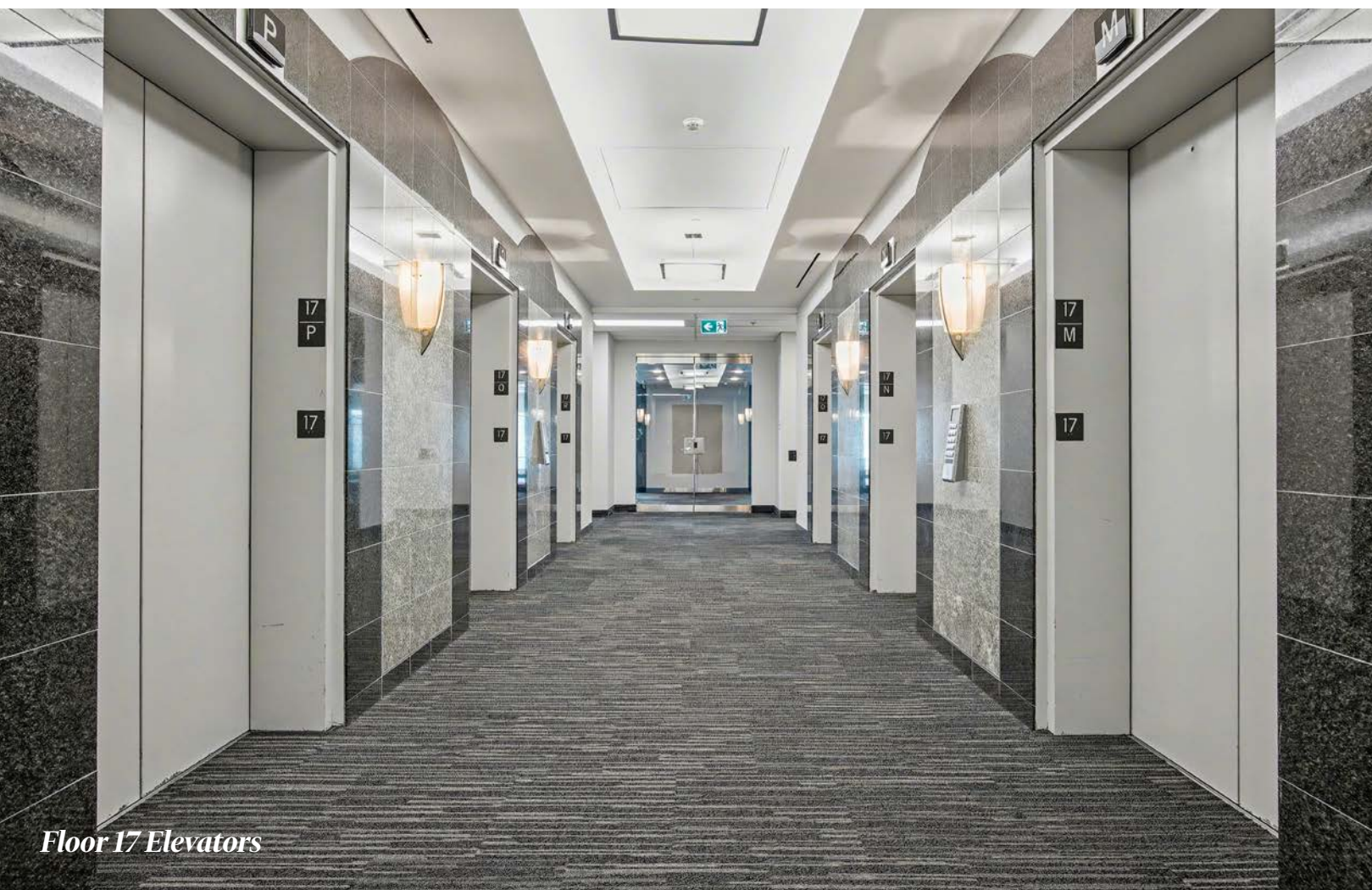
Floor 17

Suite 1700 | 18,875 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA

FOR LEASE



Floor 17 Elevators

Suite 1700

330

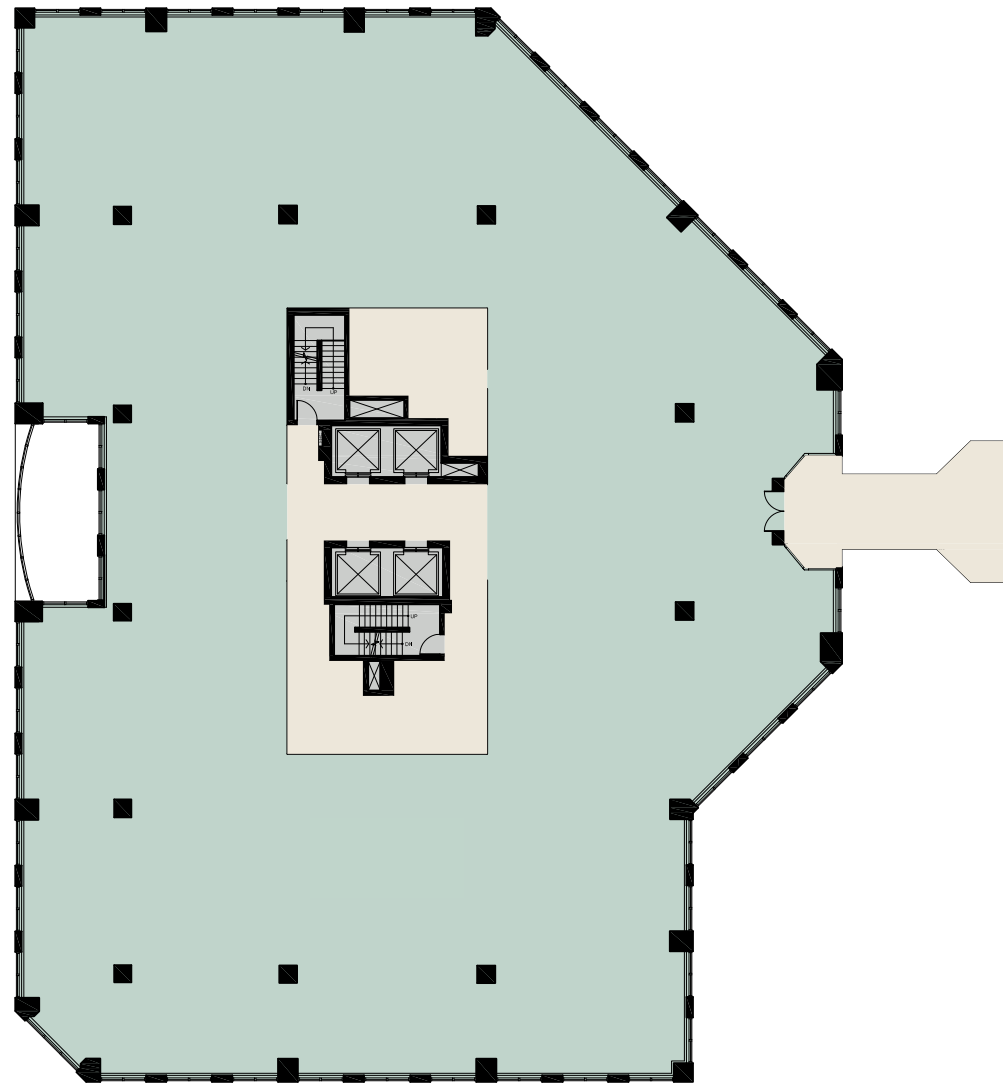
Front Street West



Suite 300

Floor 2

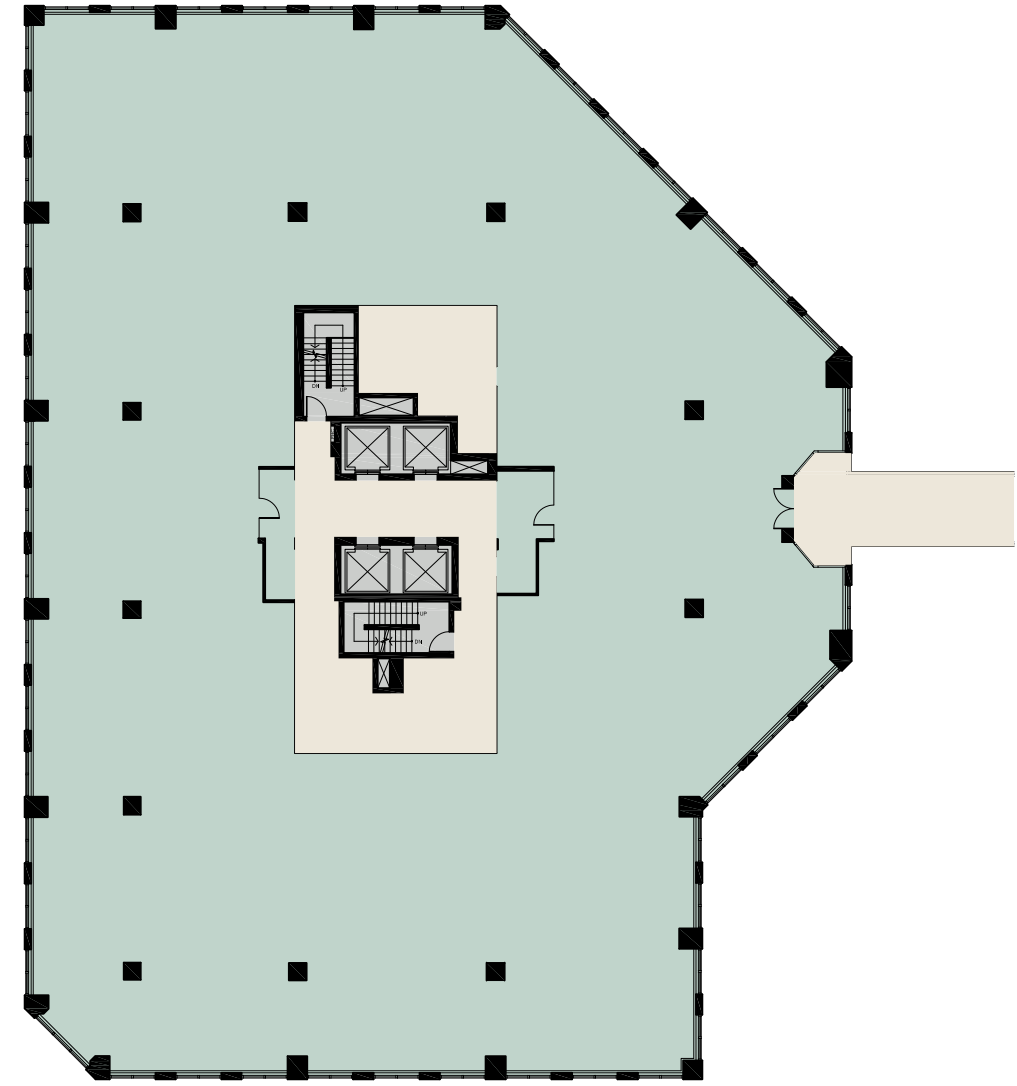
Suite 200 | 17,468 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

Floor 3

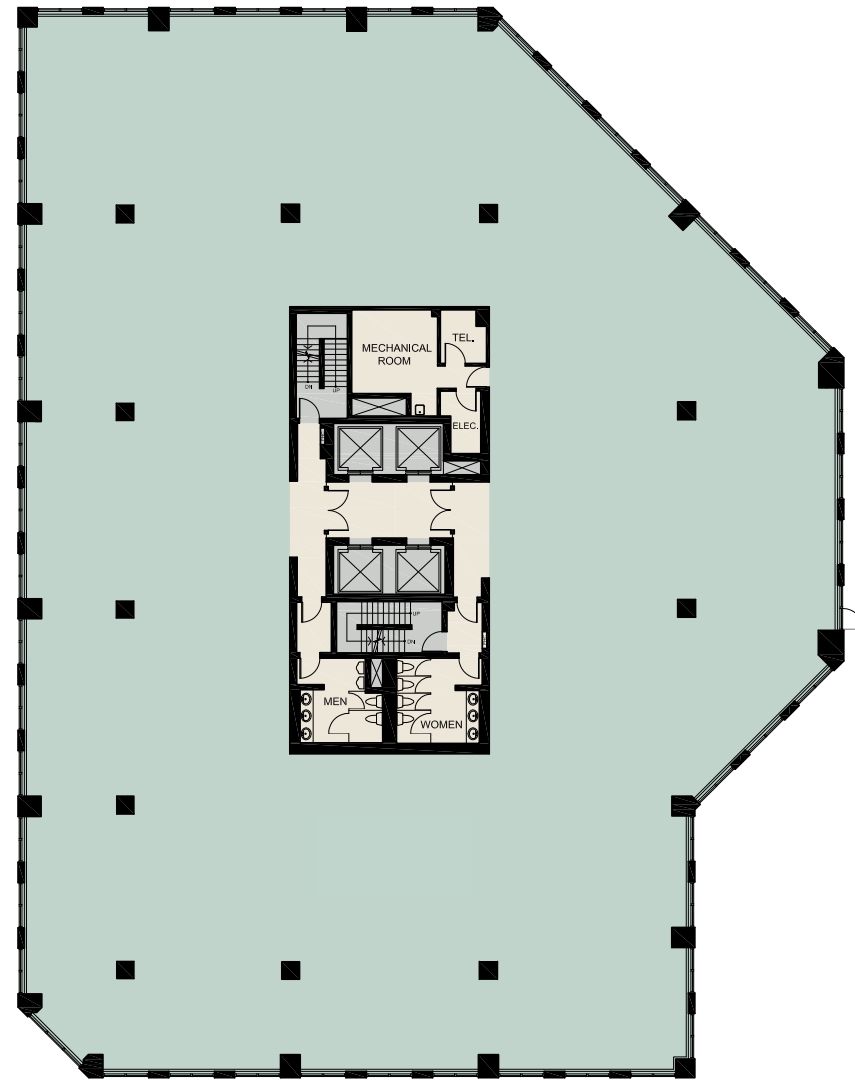
Suite 300 | 17,488 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

Floor 4

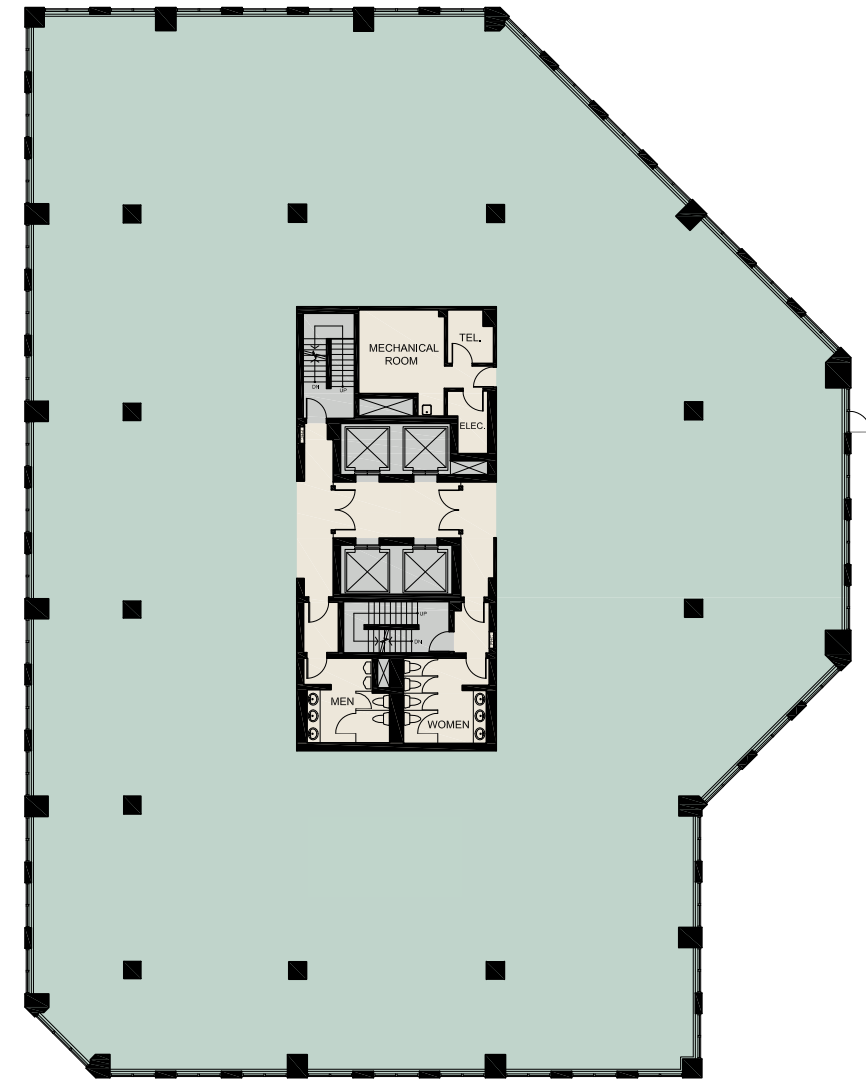
Suite 400 | 17,509 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

Floor 5

Suite 500 | 17,509 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

FOR LEASE

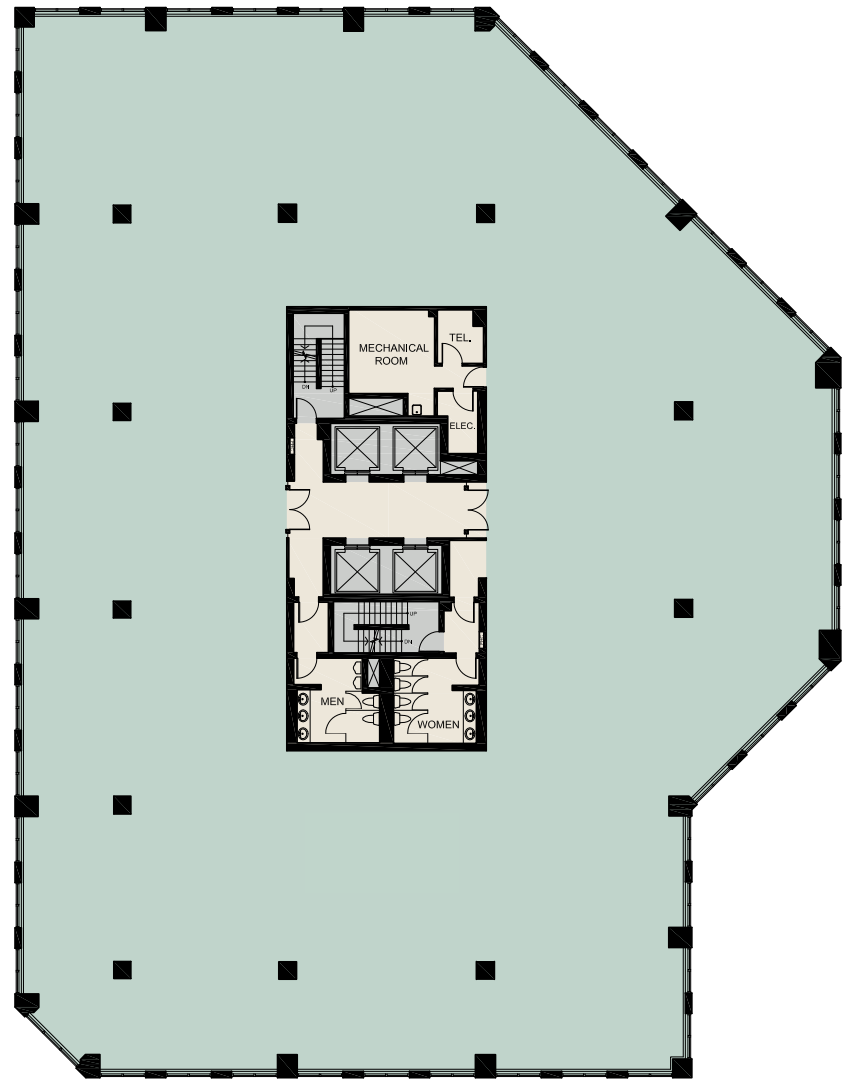


Suite 600

Suite 600

Floor 6

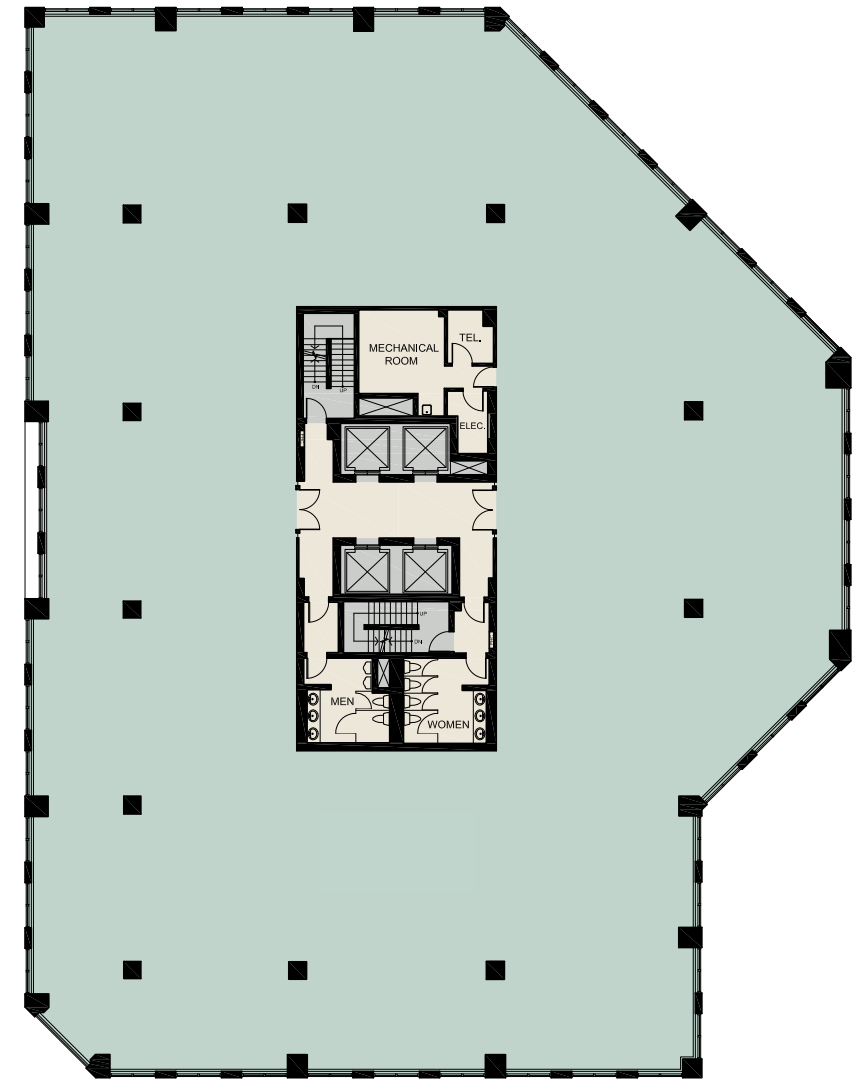
Suite 600 | 17,509 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

Floor 7

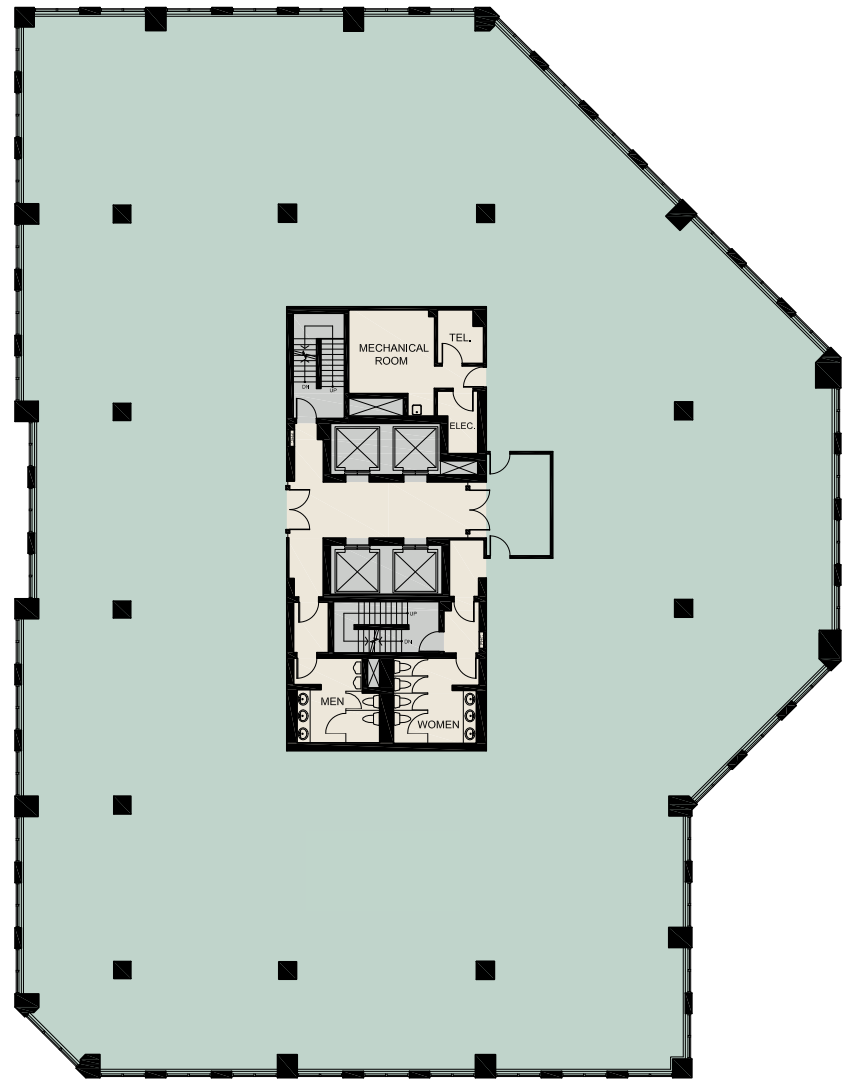
Suite 700 | 17,453 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

Floor 8

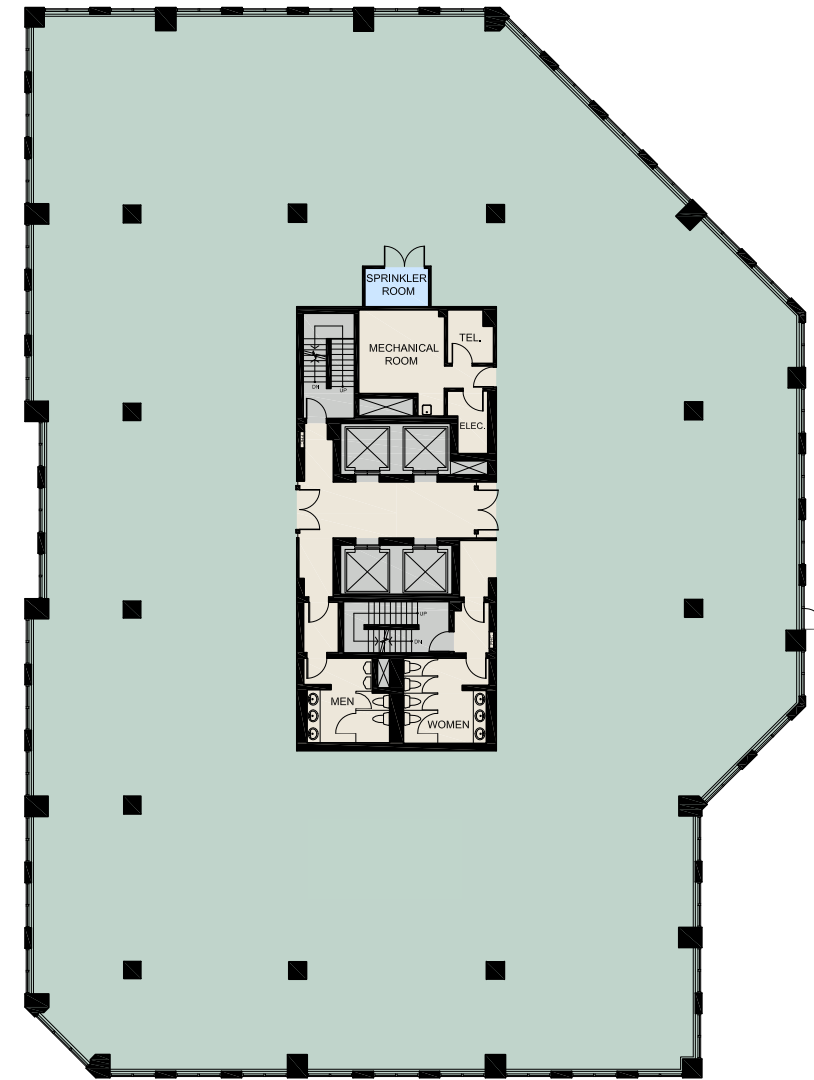
Suite 800 | 17,453 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



USABLE AREA
VERTICAL PENETRATIONS
FLOOR COMMON AREA

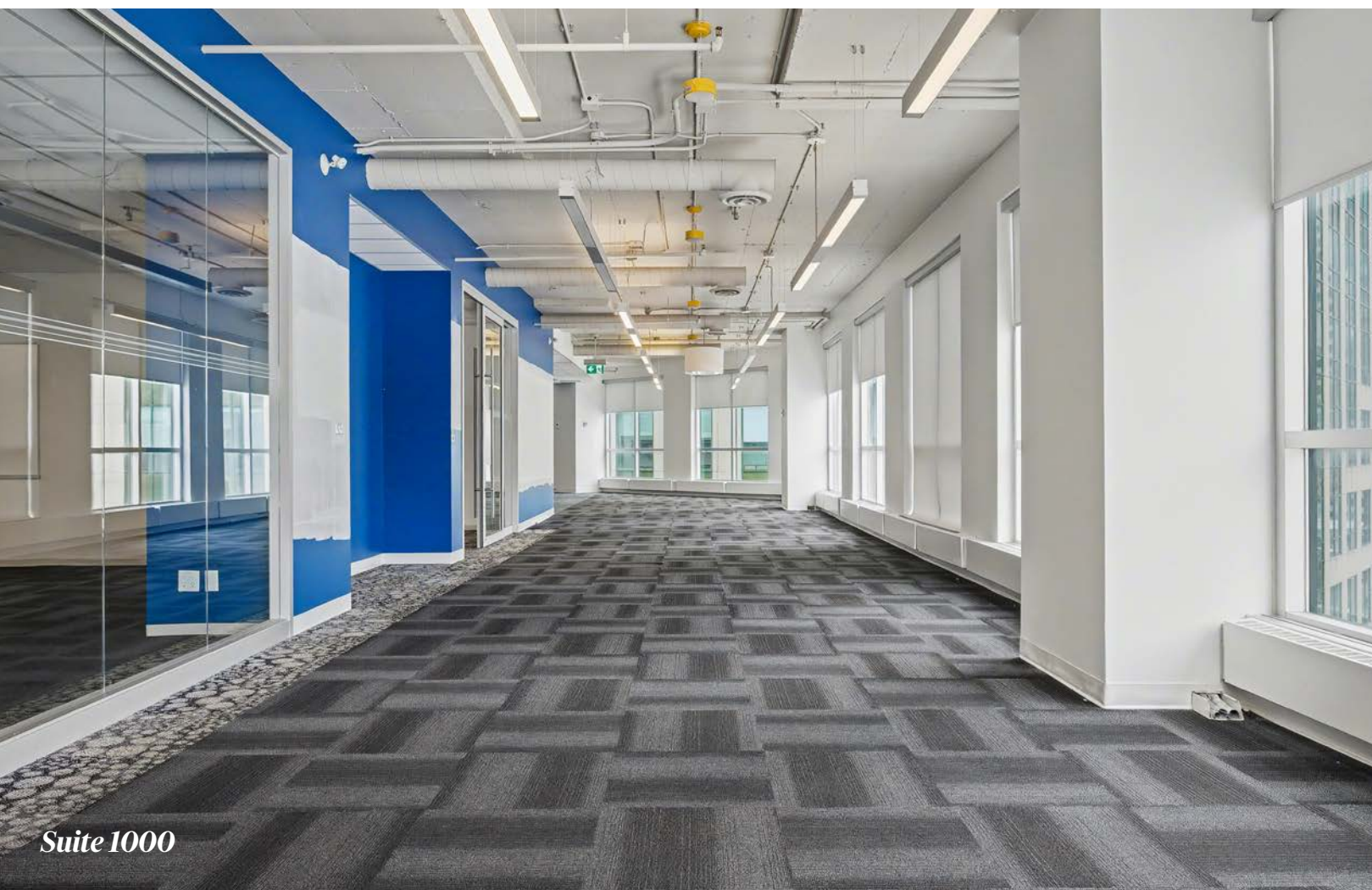
Floor 9

Suite 900 | 17,453 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



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FLOOR COMMON AREA

FOR LEASE

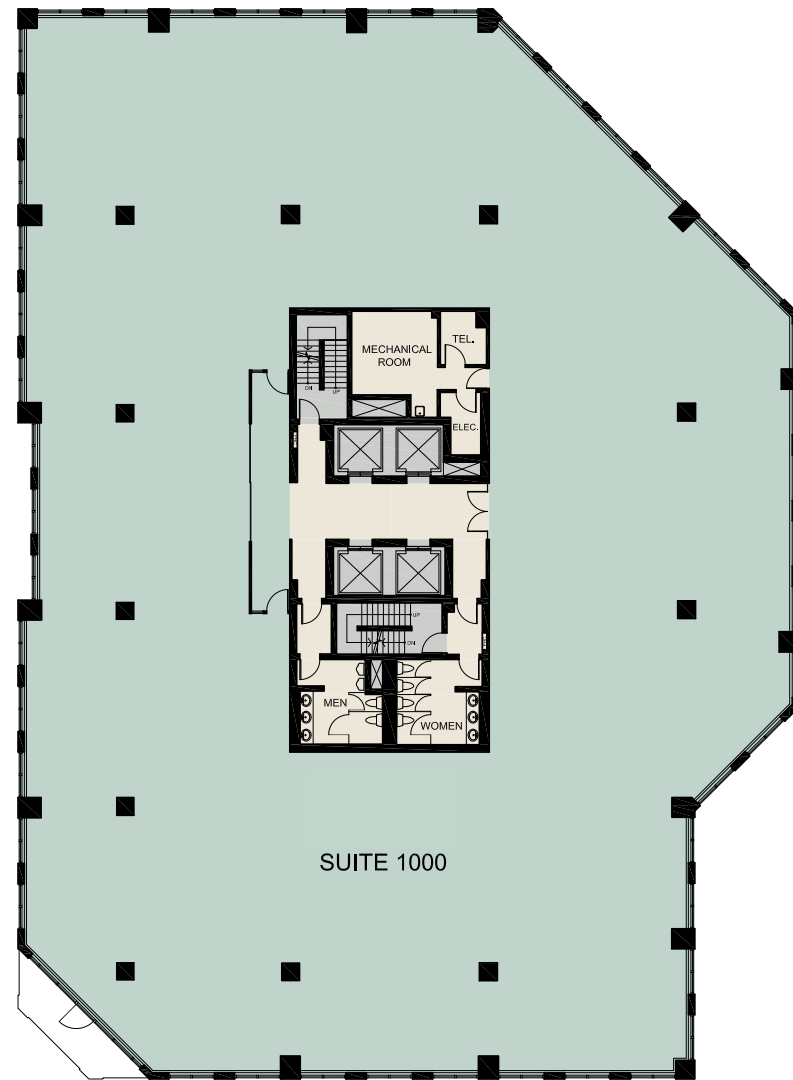


Suite 1000

Suite 1000

Floor 10

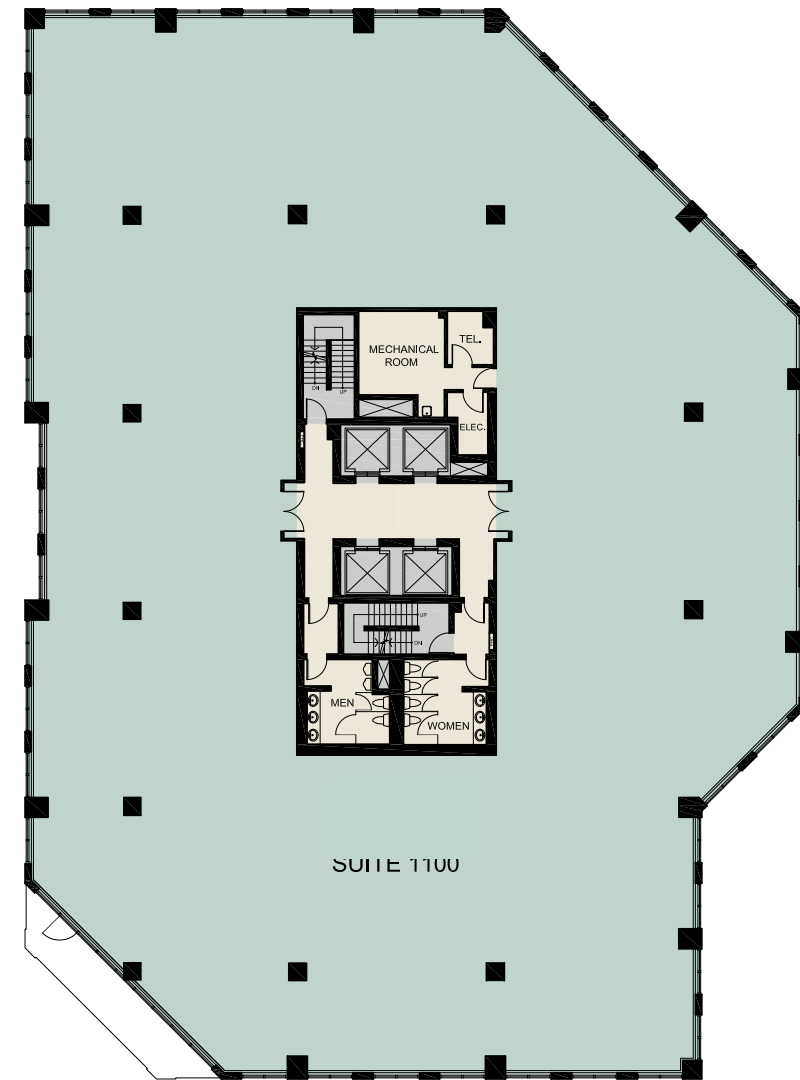
Suite 1000 | 16,926 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



- USABLE AREA
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Floor 11

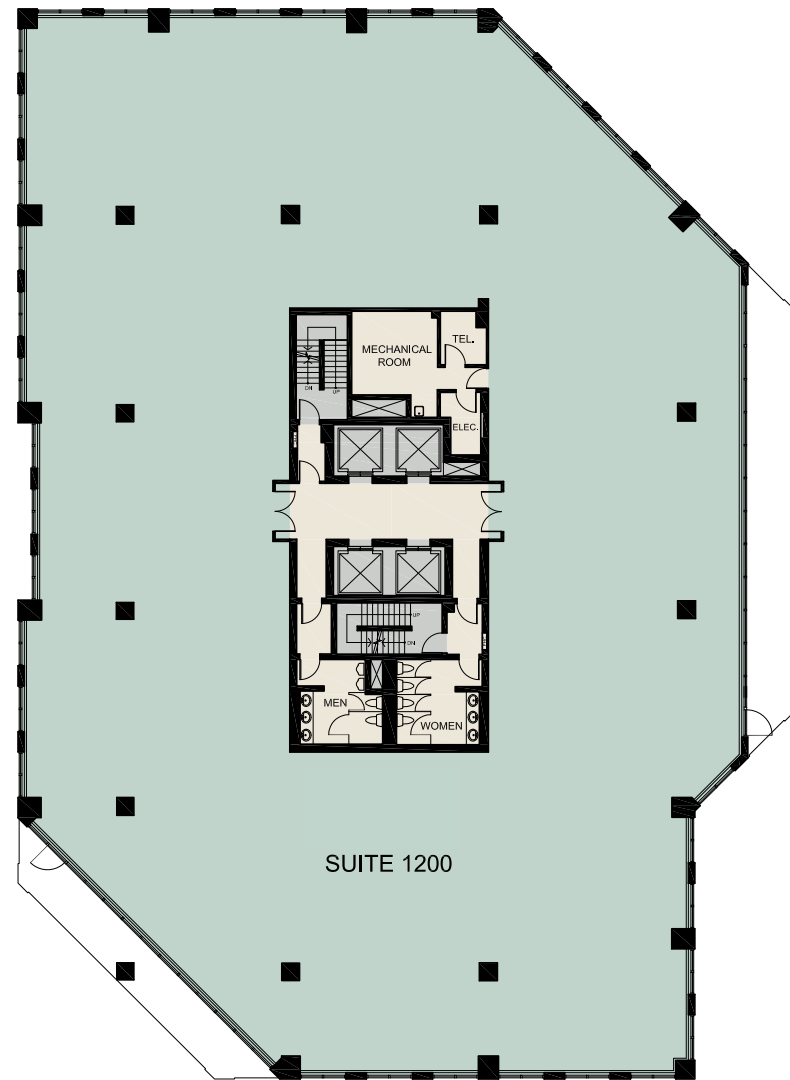
Suite 1100 | 16,637 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



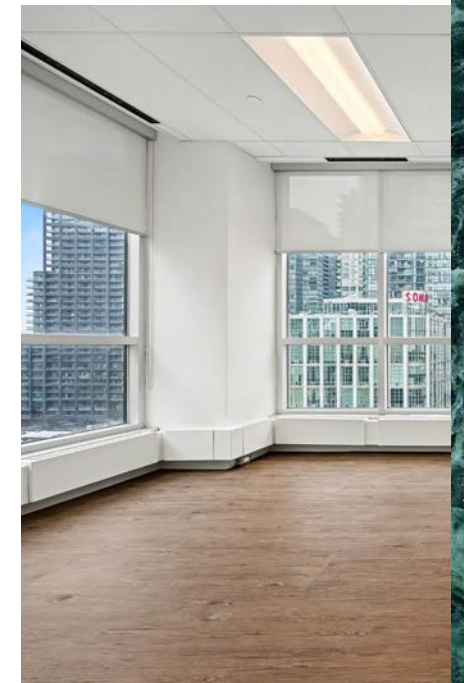
- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA

Floor 12

Suite 1200 | 15,121 sq. ft.
Additional Rent: \$25.83 per sq. ft.
Available Immediately



- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA



FOR LEASE



Suite 1200



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TLG | Toronto Leasing Group

TLG

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