



For Lease: Office

30 St. Patrick Street

Move In Ready Office Space with Fantastic Natural Light

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

FOR
LEASE

30 St Patrick Street

Located just west of University Avenue, just north of Queen Street W



Available Space

Suite 900 - 3,458 SF

Suite 800 - 3,458 SF

Suite 400 - 3,458 SF

Suite 301 - 1,408 SF



Availability

Immediately



Net Rent

Very Competitive!

Additional Rent

\$17.53 PSF (2026 Est.)

(includes in suite hydro and janitorial)



Term

3-10 years



Virtual Tours

[Suite 301](#) [Suite 400](#)

[Suite 800](#) [Suite 900](#)



Listing Agent

Noah Freeman

Sales Representative

416.649.5946

nfreeman@lennard.com

Paul Cheevers*

Senior Vice President

416.649.5949

pcheevers@lennard.com

*Broker

Property Highlights

- Close walking distance to Osgood Subway Station
- Three full floor opportunities - built and ready for occupancy
- Full floors feature private offices, kitchen and open space
- Boutique and quiet building
- Great natural light
- Abundant bike parking
- Great restaurant on Ground Floor



Walk Score

100

Walker's Paradise



Transit Score

100

Rider's Paradise



Bike Score

98

Biker's Paradise

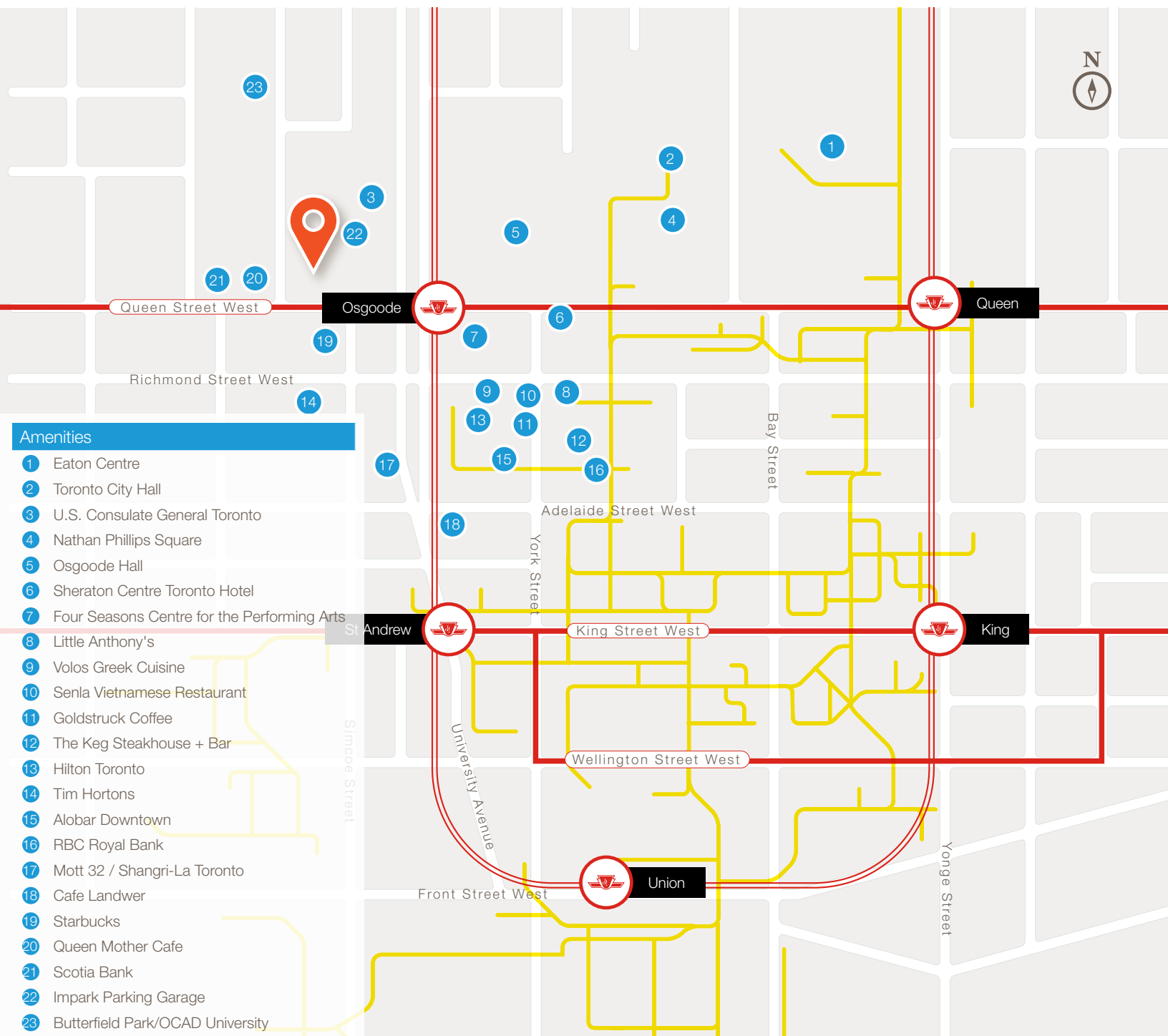
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30 St Patrick Street

Amenities Map



30 St. Patrick Street

TTC Streetcar

PATH

Subway

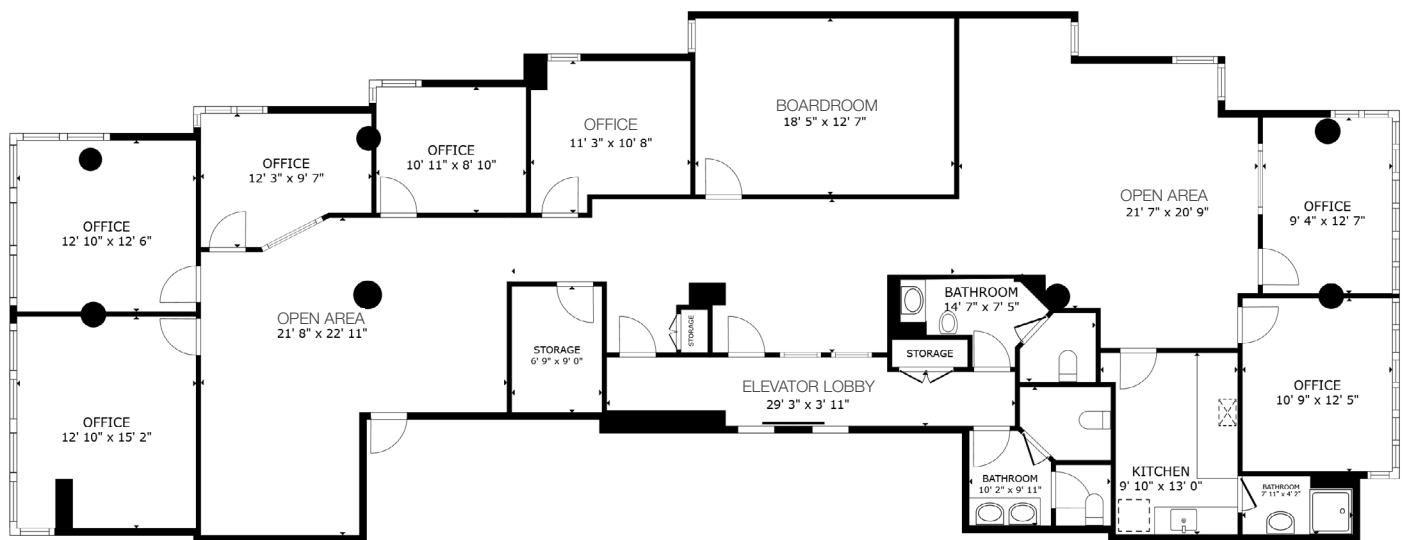
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30 St Patrick Street

Suite 900: 3,458 SF - Floor Plan



Note: Floor plans are approximate and must be confirmed by prospective tenant

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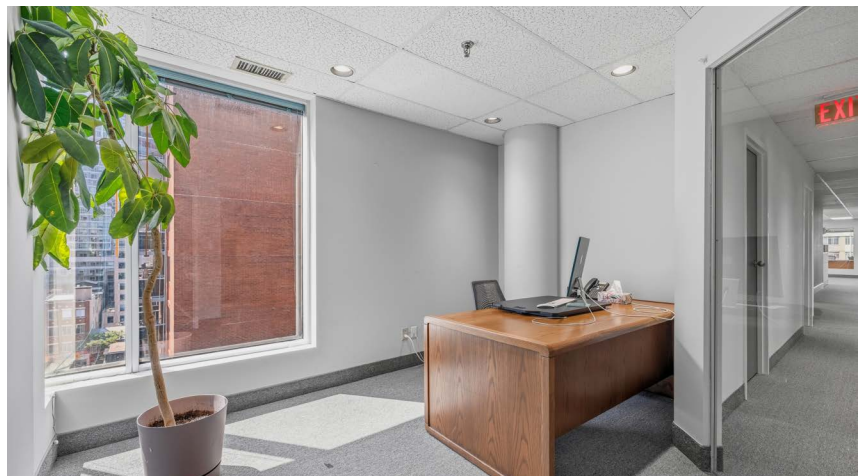
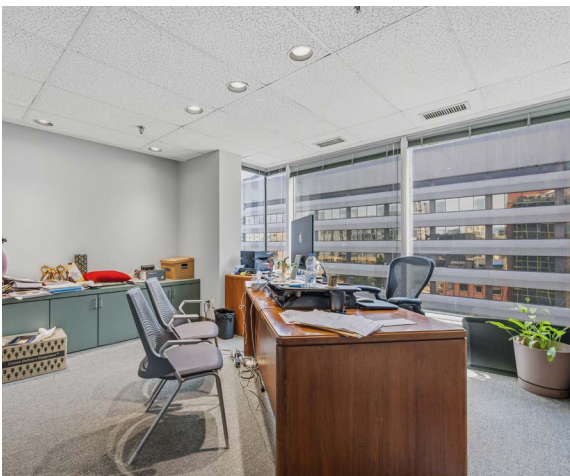
30 St Patrick Street

Suite 900: 3,458 SF - Interior Photos

Some furniture shown is not available or included



[Virtual Tour](#)



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30 St Patrick Street

Suite 900: 3,458 SF - Interior Photos

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[Virtual Tour](#)



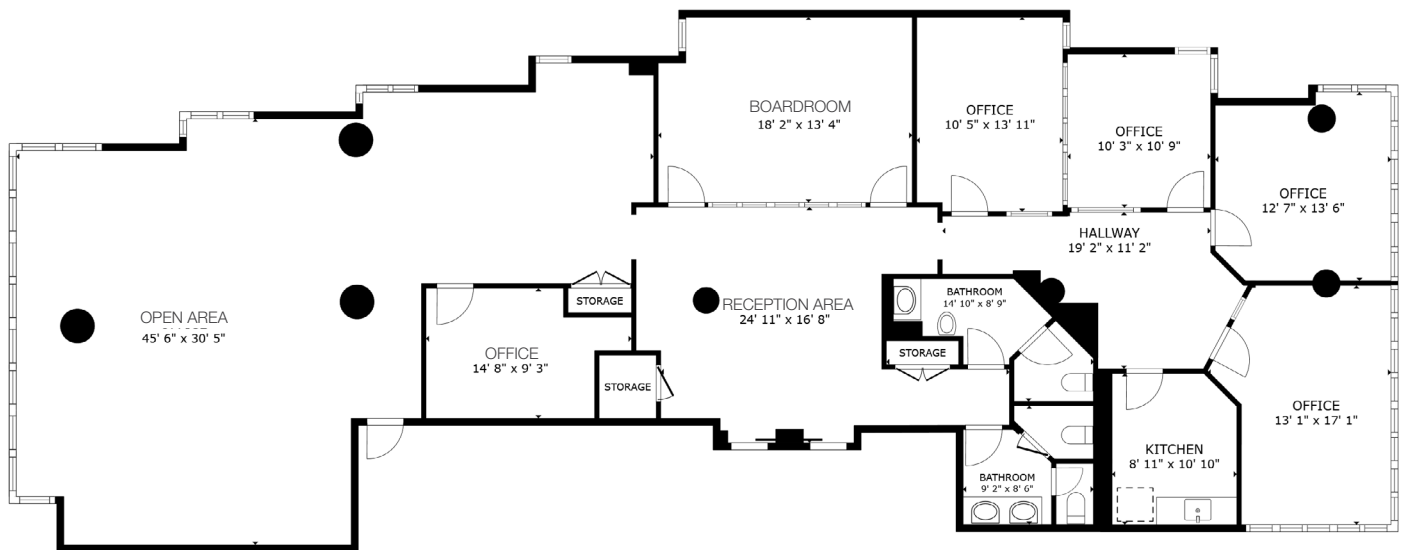
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Suite 800: 3,458 SF - Floor Plan



Note: Floor plans are approximate and must be confirmed by prospective tenant

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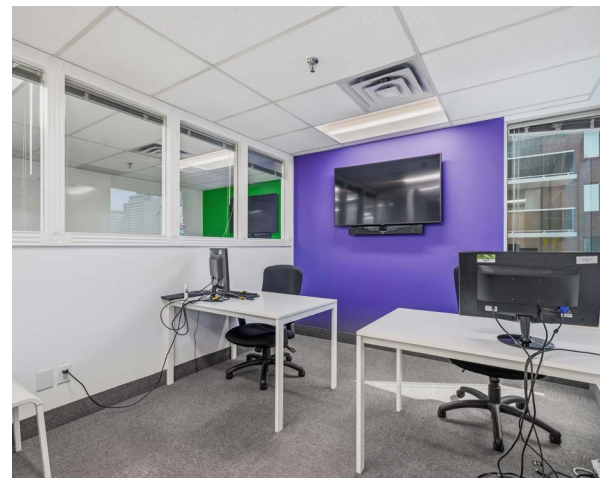
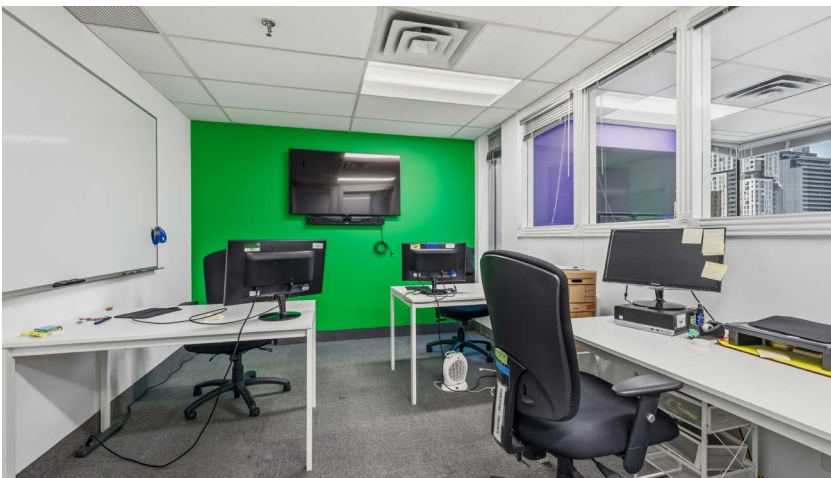
30 St Patrick Street

Suite 800: 3,458 SF - Interior Photos

Furniture shown is not available or included



[Virtual Tour](#)



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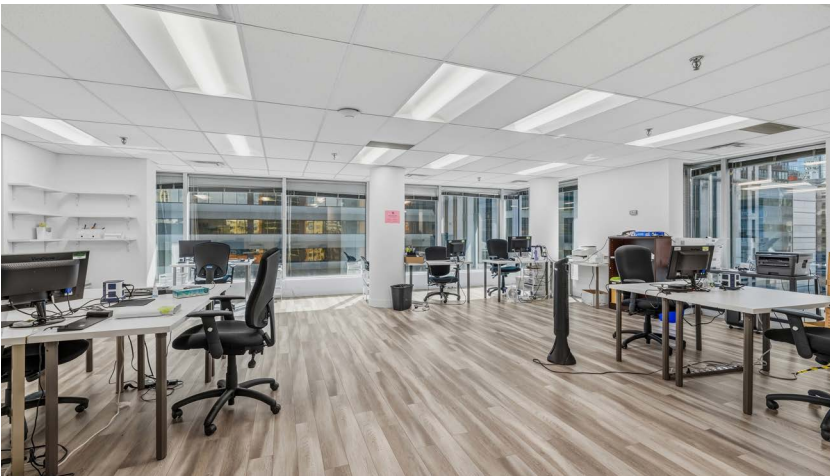
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Suite 800: 3,458 SF - Interior Photos

Furniture shown is not available or included



[Virtual Tour](#)



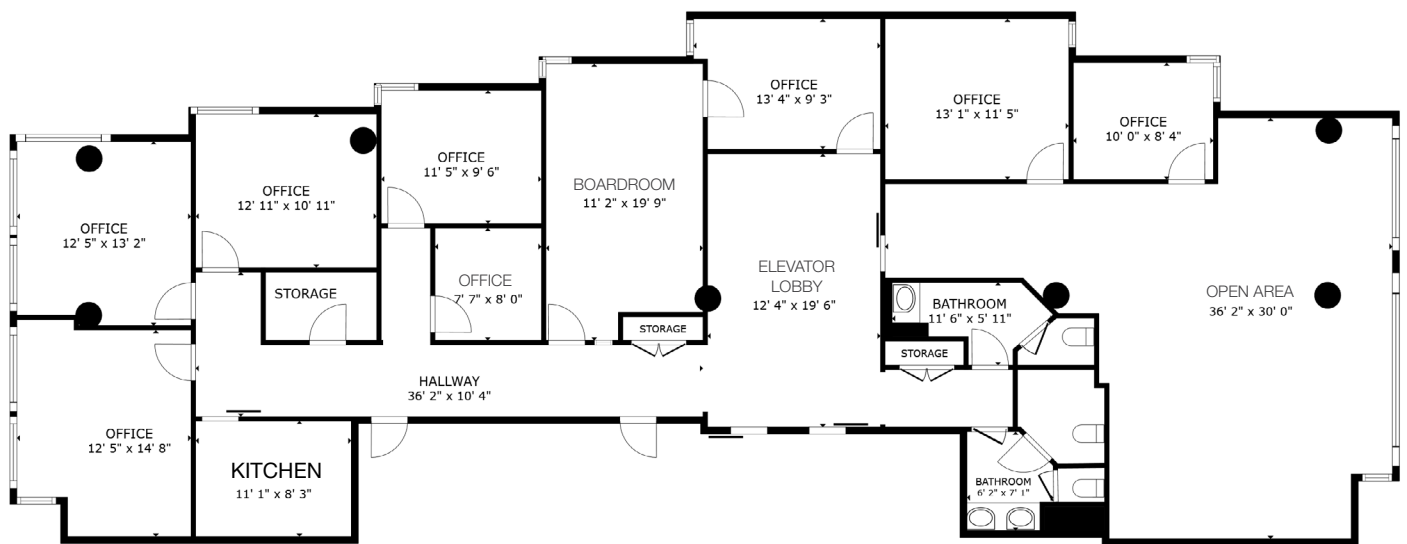
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Suite 400: 3,458 SF - Floor Plan



Note: Floor plans are approximate and must be confirmed by prospective tenant

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30 St Patrick Street

Suite 400: 3,458 SF - Interior Photos



[Virtual Tour](#)



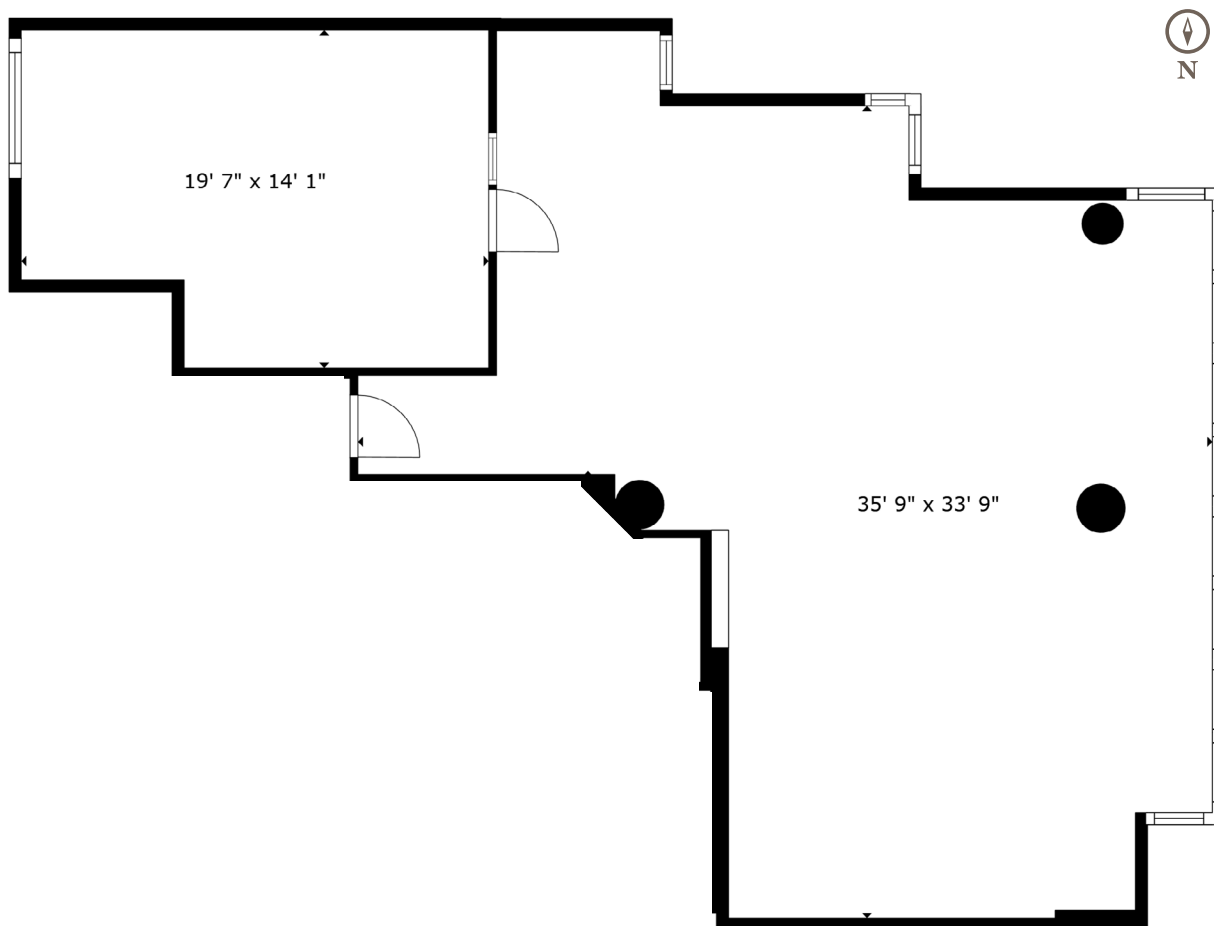
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Suite 301: 1,408 SF - Floor Plan



Note: Floor plans are approximate and must be confirmed by prospective tenant

FOR
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30 St Patrick Street

Suite 301: 1,408 SF - Interior Photos



[Virtual Tour](#)



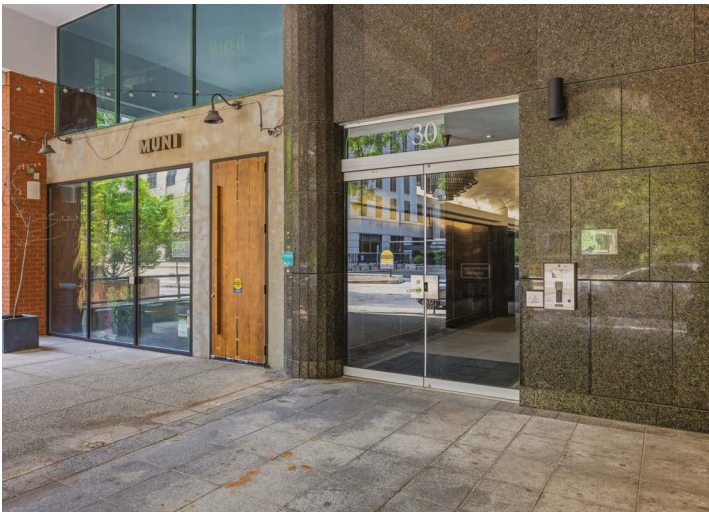
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Common Area and Exterior Views



*A bright future for your business
is right here.*

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