



For Sublease: Full Floor Office

Discover the
Opportunities

80 Richmond Street W

5,218 SF Modern Plug & Play Opportunity
in the Heart of Toronto's Financial District.

Will Angus**
Vice President
416.649.5907
will.angus@lennard.com

Ken Karulas*
Executive Vice President
905.489.0711
kkarulas@lennard.com

Lennard:

200-55 University Avenue, Toronto, ON
416.649.5920 • lennard.com

*Sales Representative **Broker

Property Overview

Stunning open concept unit with exceptional natural light



Suite
1900
Available Space
5,218 SF



Net Rent
Contact Listing Agents
Additional Rent
\$33.28 (2026)



Sublease Term
September 30, 2034



Availability
Immediate



Listing Agents
Will Angus**
Vice President
416.649.5907
will.angus@lennard.com

Ken Karulas*
Executive Vice President
905.489.0711
kkarulas@lennard.com

*Sales Representative **Broker

Property Highlights

- Full floor plug and play sublease opportunity with beautiful improvements that were constructed less than three years ago.
- Direct elevator access into the unit and operable windows on all four sides.
- Modern office build out with a large boardroom, open concept kitchen/lunchroom/ lounge area, 3 meeting rooms, 34 workstations, printer/copy area, lockers and IT room.
- The building features a PATH connection and recently renovated lobby.
- Access to many great restaurants including Florin Trattoria on the ground floor.
- Use of high end furniture included.



Local Amenities

80 Richmond Street W is strategically positioned in the heart of Toronto's Financial District, one of Canada's most dynamic business and commercial hubs. Surrounded by a diverse mix of corporate headquarters, leading financial institutions, premier dining, retail, and entertainment destinations, the property offers unparalleled access to the city's vibrant downtown core. With immediate connectivity to Toronto's extensive transit network, including TTC subway lines, PATH access, and Union Station, 80 Richmond Street W provides exceptional convenience for businesses seeking a prestigious and highly accessible location in Canada's largest metropolitan market.

100

Transit Score

100

Walk Score

91

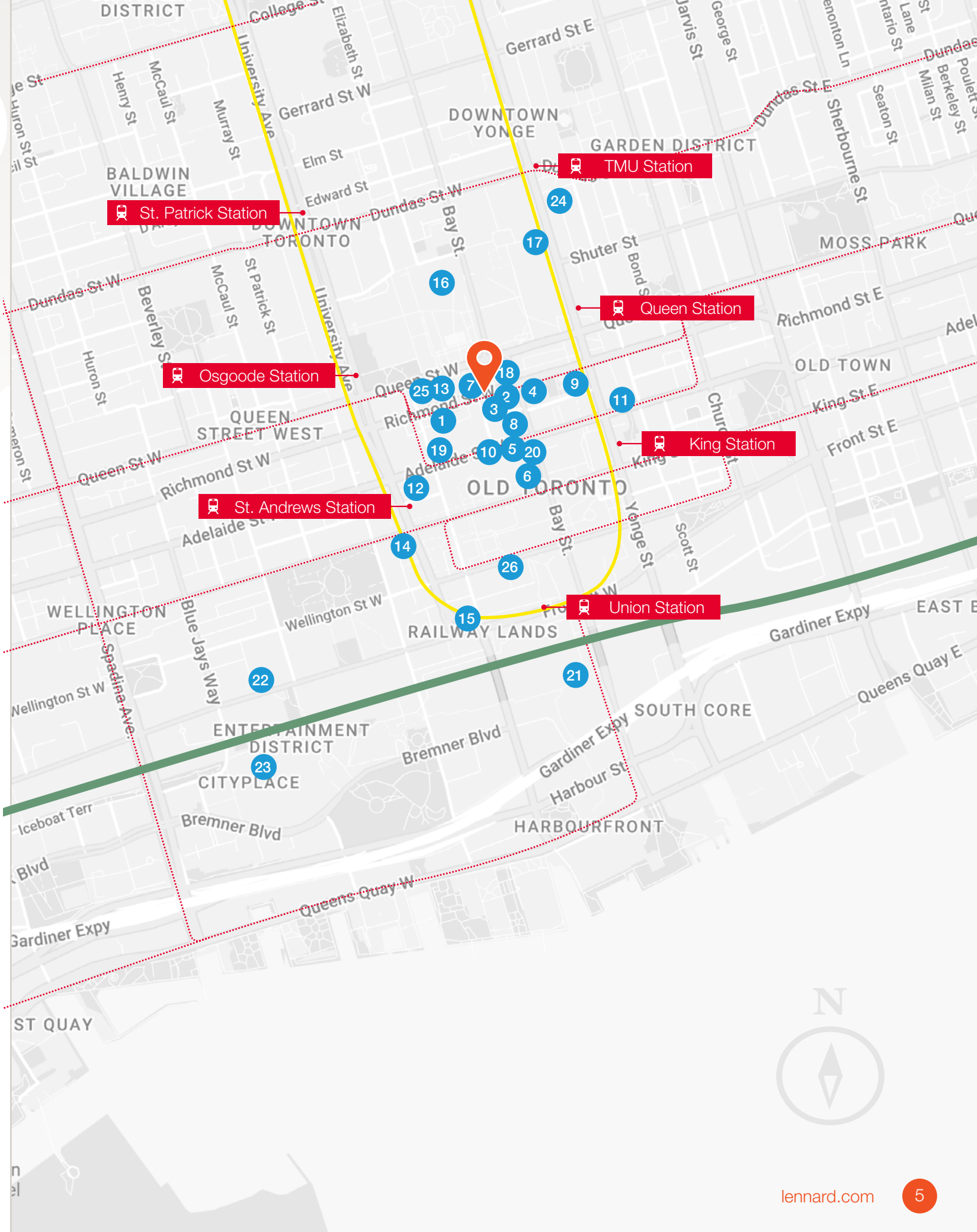
Bike Score

- | | |
|----------------------------------|------------------------------------|
| 1 Chefs Hall | 14 Moxies |
| 2 Daphne | 15 Kelly's Landing Bar & Grill |
| 3 John & Sons Oyster House | 16 Toronto City Hall |
| 4 Hy's Steakhouse & Cocktail Bar | 17 Eaton Centre |
| 5 Cactus Club Cafe | 18 TD Bank |
| 6 estiatorio Milos | 19 RBC |
| 7 Florin Trattoria | 20 BMO |
| 8 CKTL & Co. | 21 Scotiabank Arena |
| 9 Dineen at Yonge & Temperance | 22 Metro Toronto Convention Centre |
| 10 Starbucks | 23 CN Tower |
| 11 Craft Beer Market | 24 Ed Mirvish Theatre |
| 12 Earls | 25 Sheraton Centre Hotel |
| 13 The Keg Steakhouse | 26 Fairmount Royal York Hotel |

Streetcar TTC Line 1 GO Transit

Demographics

Total Population (3 km Radius)	Daytime Population (3 km Radius)	Average Household Income	Median Age (3 km Radius)
55,147	220,465	\$108,020.95	33.1



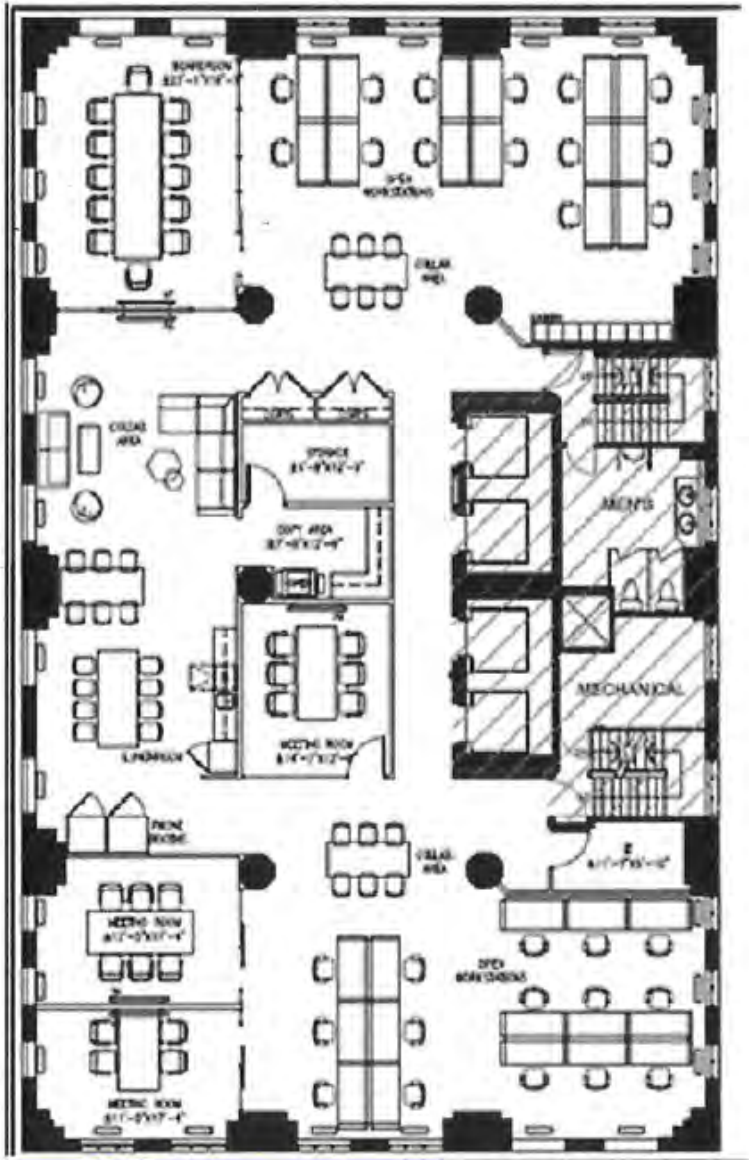
Floor Plan

 Suite
1900

Available Space
5,218 SF

Suite Features

- Direct Elevator Access
- Operable Windows on all 4 sides
- Open Concept Kitchen / Lunchroom / Lounge Area
- 1 Large Boardroom
- 3 Meeting Rooms
- 34 Workstations
- Printer / Copy Area
- IT Room
- Employee Lockers
- High End Furniture



* Floor plan is not 100% accurate



Photo Gallery

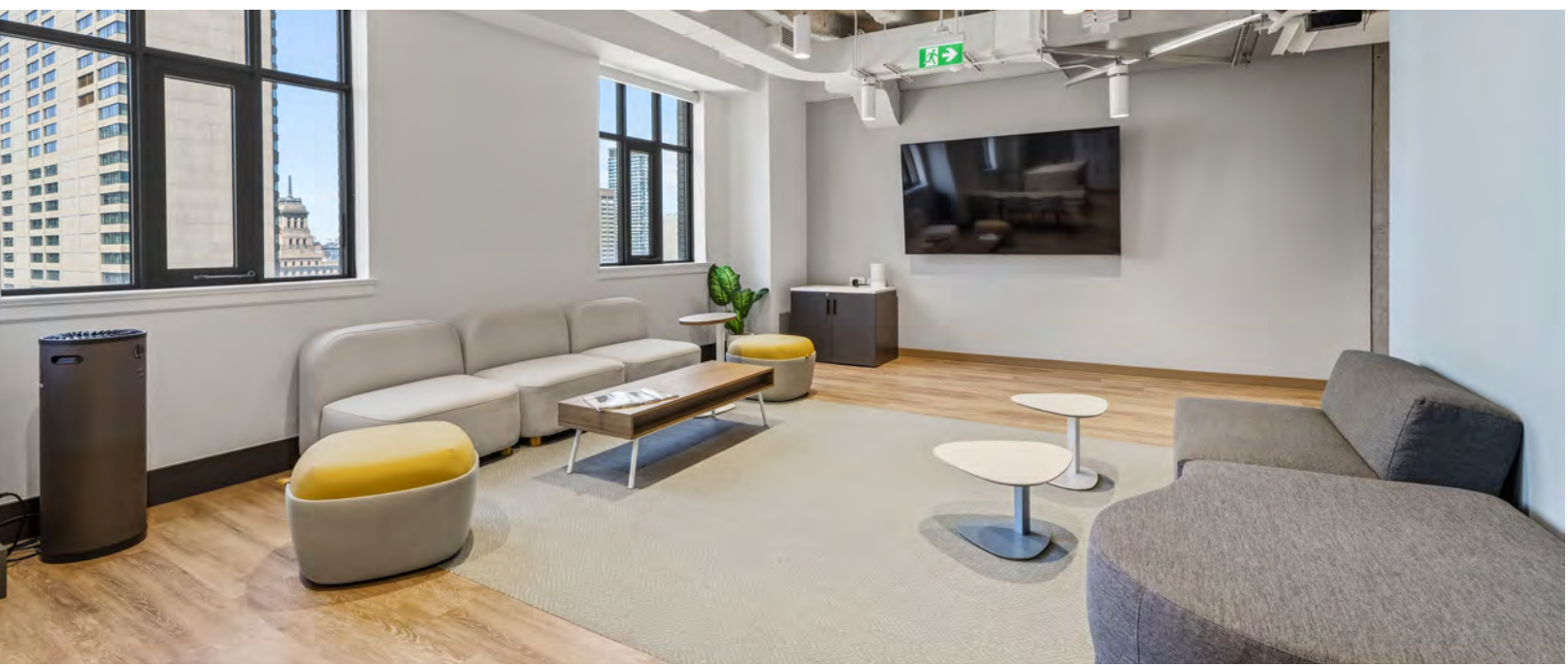
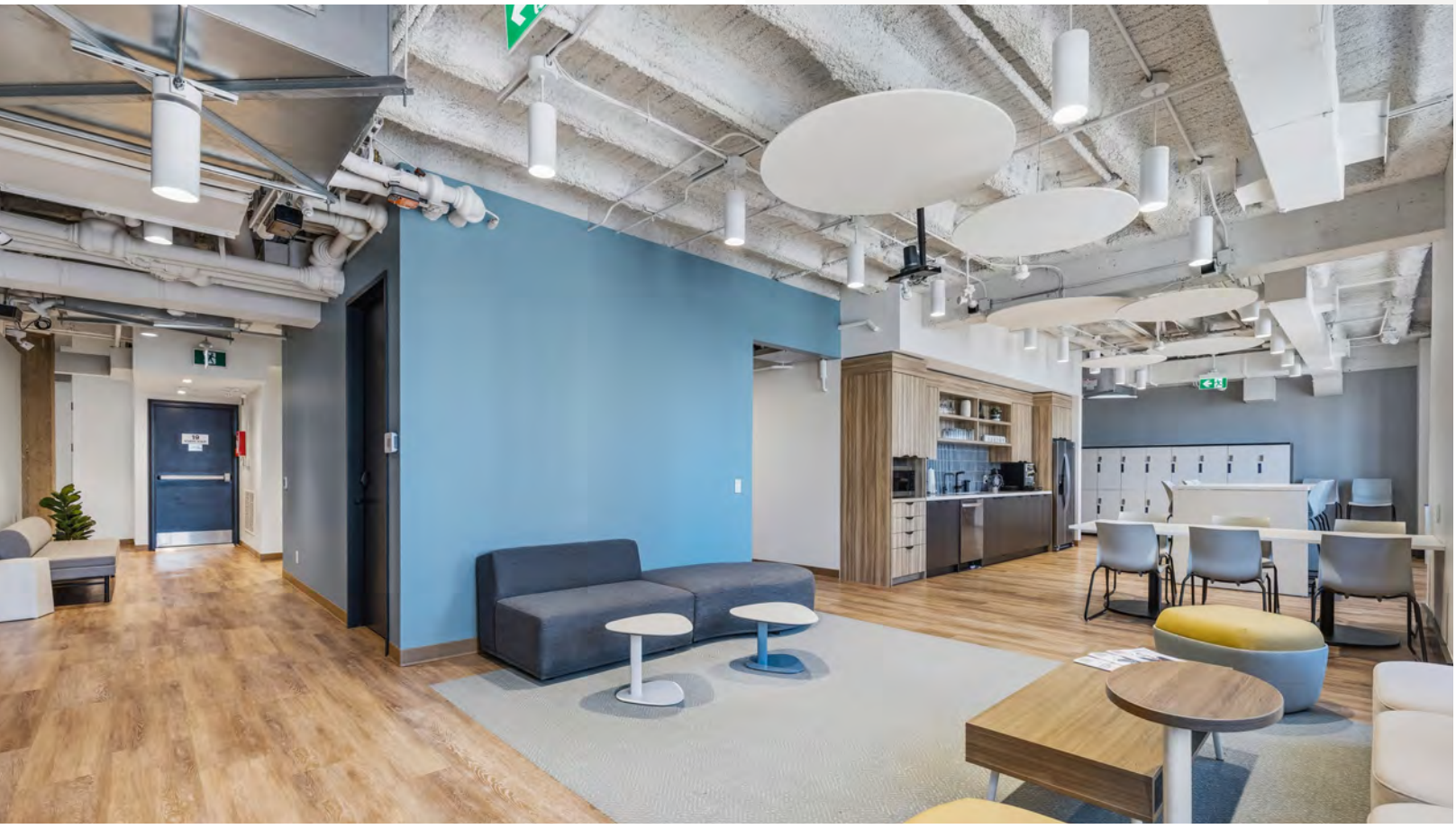
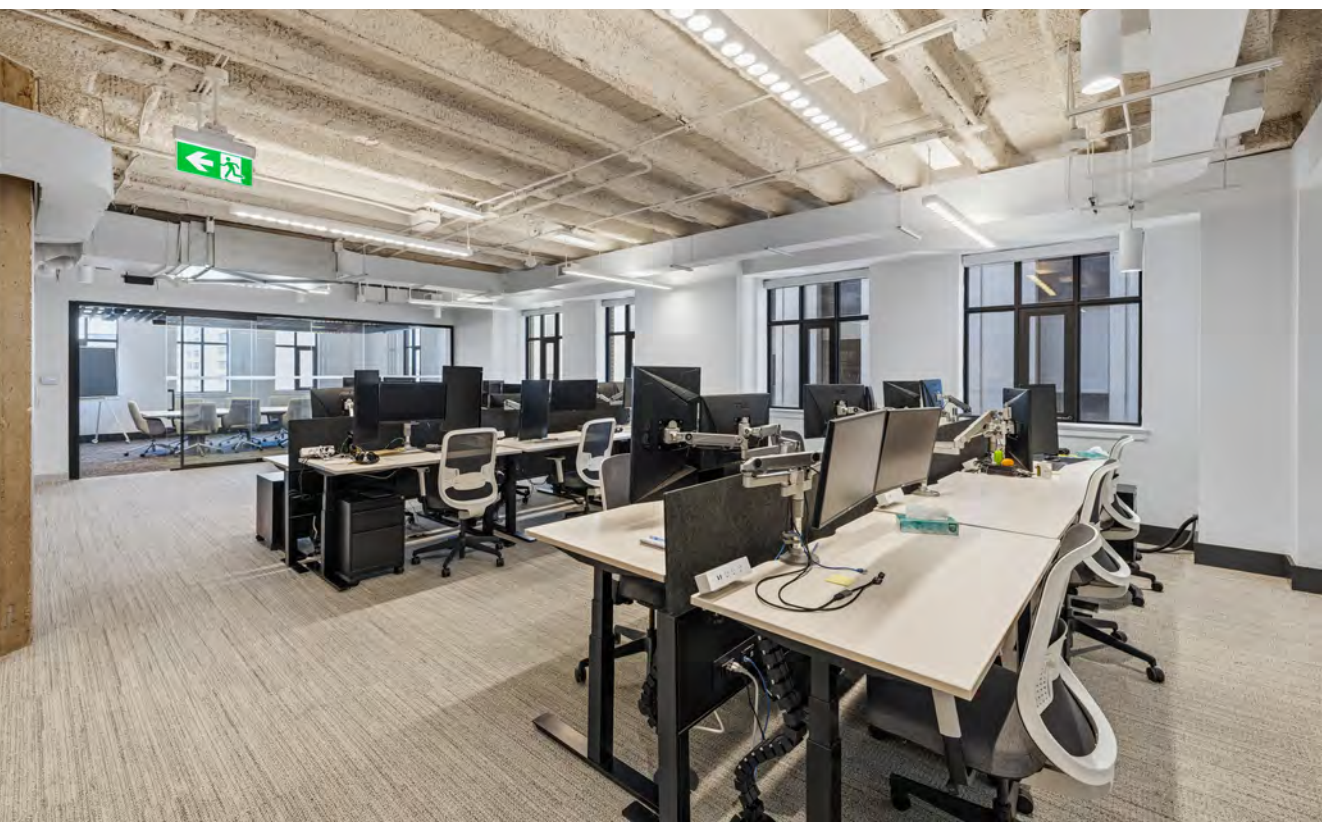
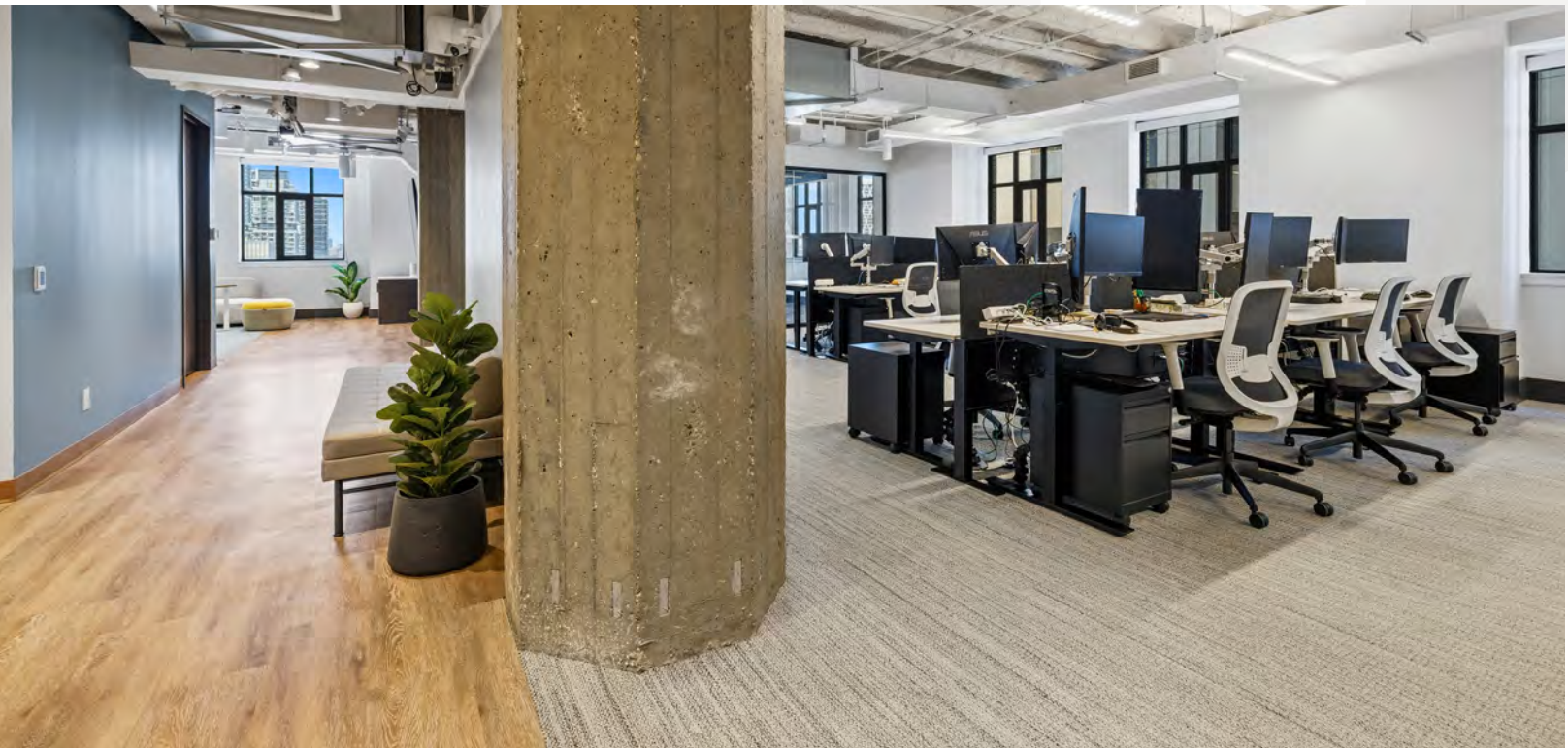
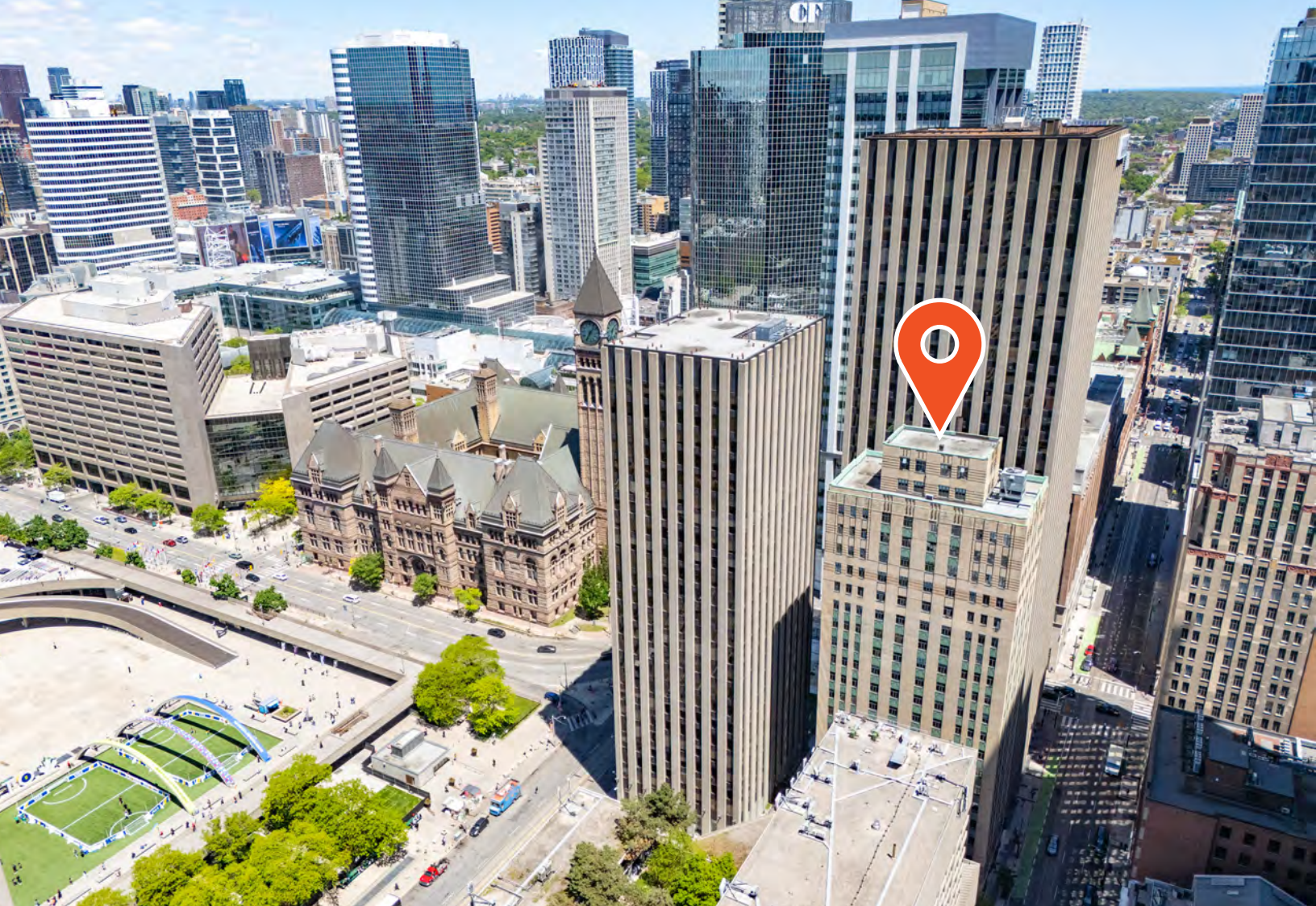


Photo Gallery





Lennard:

Will Angus**
Vice President
416.649.5907
will.angus@lennard.com

Ken Karulas*
Executive Vice President
905.489.0711
kkarulas@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative **Broker

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.