



CUBECOM
FULL SERVICE REALTY



CORY ROSEN*
SENIOR VICE PRESIDENT
416-523-7749
CROSEN@CUBECOM.CA

ALAN MACDONALD
SALES REPRESENTATIVE
416-258-1085
AMACDONALD@CUBECOM.CA

457 RICHMOND STREET WEST TORONTO, ON



CUBECOM COMMERCIAL REALTY INC. BROKERAGE. | #101-212 KING ST W, TORONTO, ON, M5H 1K5 | CUBECOM.CA

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

457 RICHMOND

PROPERTY & AREA DETAILS

This exquisite office space is a hidden gem nestled in the heart of Toronto's downtown west market. Its prime location, presents an exceptional opportunity for businesses seeking a prestigious address in the Richmond & Spadina area with close proximity to King St W which is only a 4 minute walk to the south. All the suites in the building benefit from large, operable windows which allow natural light to flood the workspace and provide fresh air. Each suite has private washrooms and self controlled HVAC units. The building offers 24 hours access with an electronic passkey system. This building is surrounded by worldclass restaurants, art galleries, hotels, and entertainment venues, you'll have endless options for client entertainment and team-building activities. Don't miss out on this remarkable opportunity.



GUSTO



WATERWORKS FOOD HALL



MADEMOISELLE



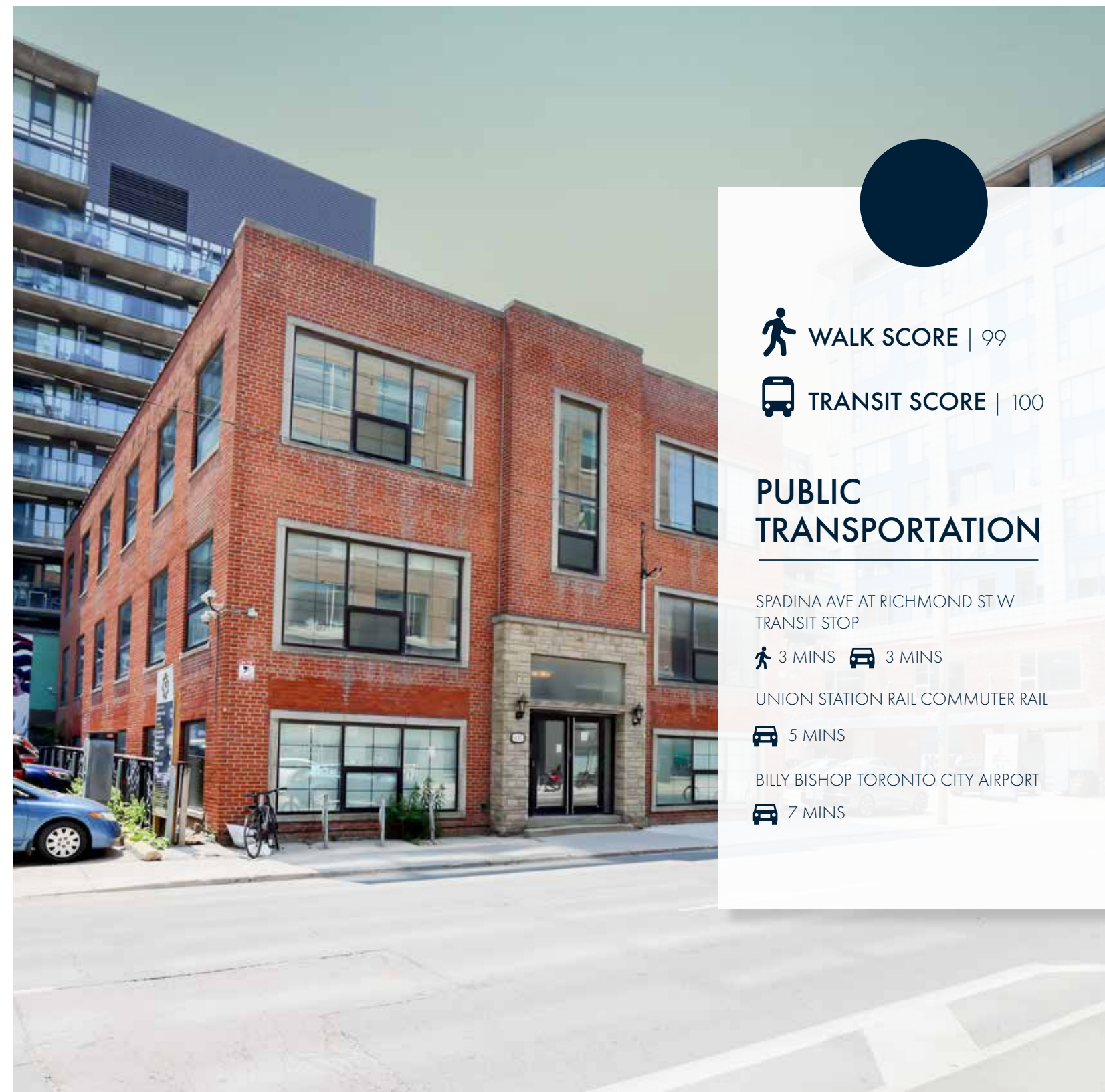
1 HOTEL



VELA



ACE HOTEL



 WALK SCORE | 99

 TRANSIT SCORE | 100

PUBLIC TRANSPORTATION

SPADINA AVE AT RICHMOND ST W
TRANSIT STOP

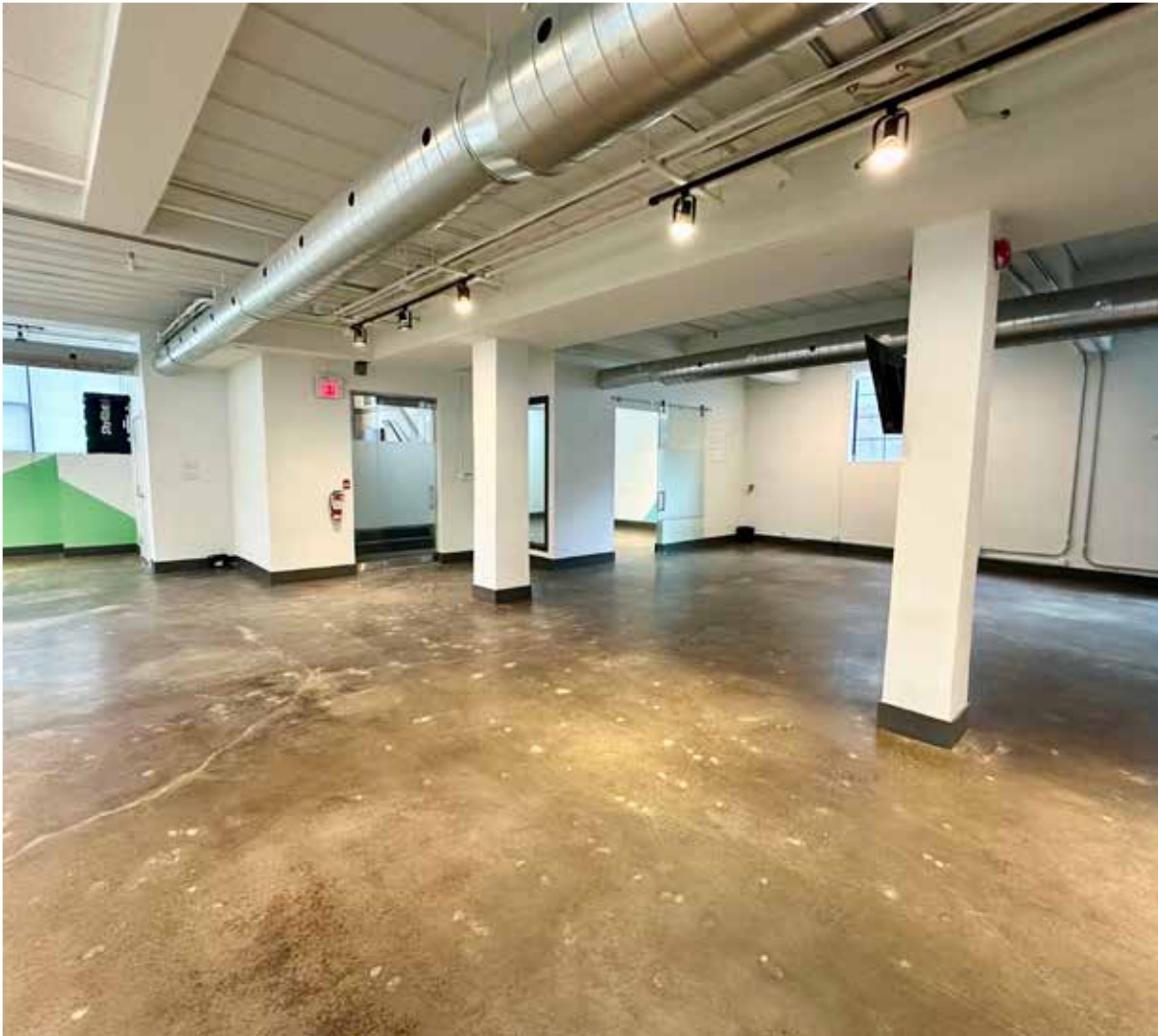
 3 MINS  3 MINS

UNION STATION RAIL COMMUTER RAIL

 5 MINS

BILLY BISHOP TORONTO CITY AIRPORT

 7 MINS

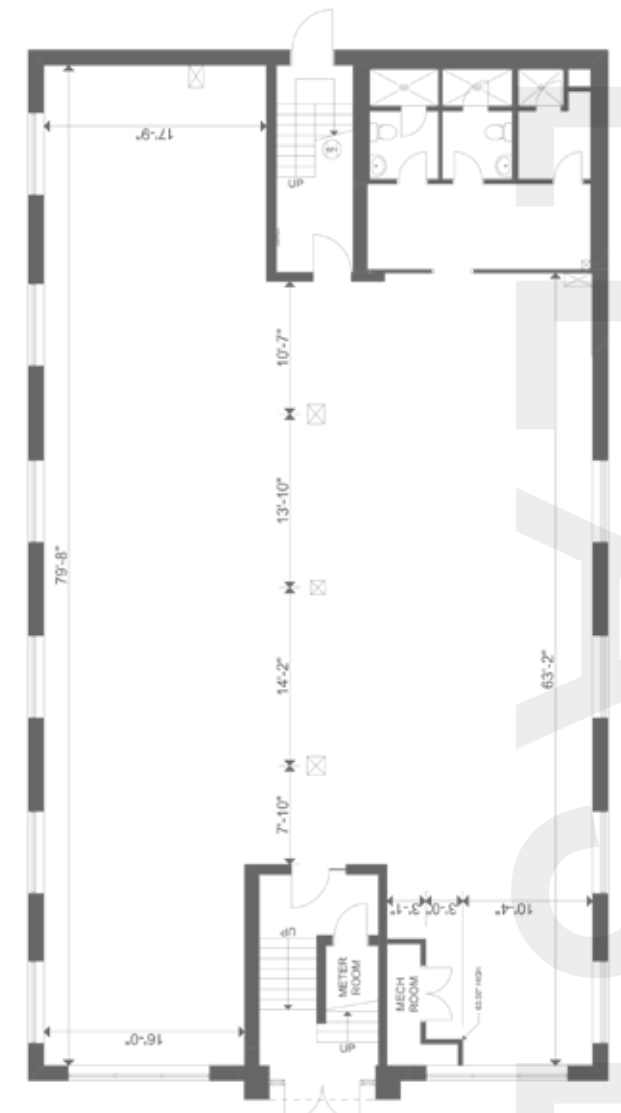


SUITE Ground Floor

SQFT: 3,857

NET RENT: CONTACT LISTING AGENT

TMI: \$12.50 PSF

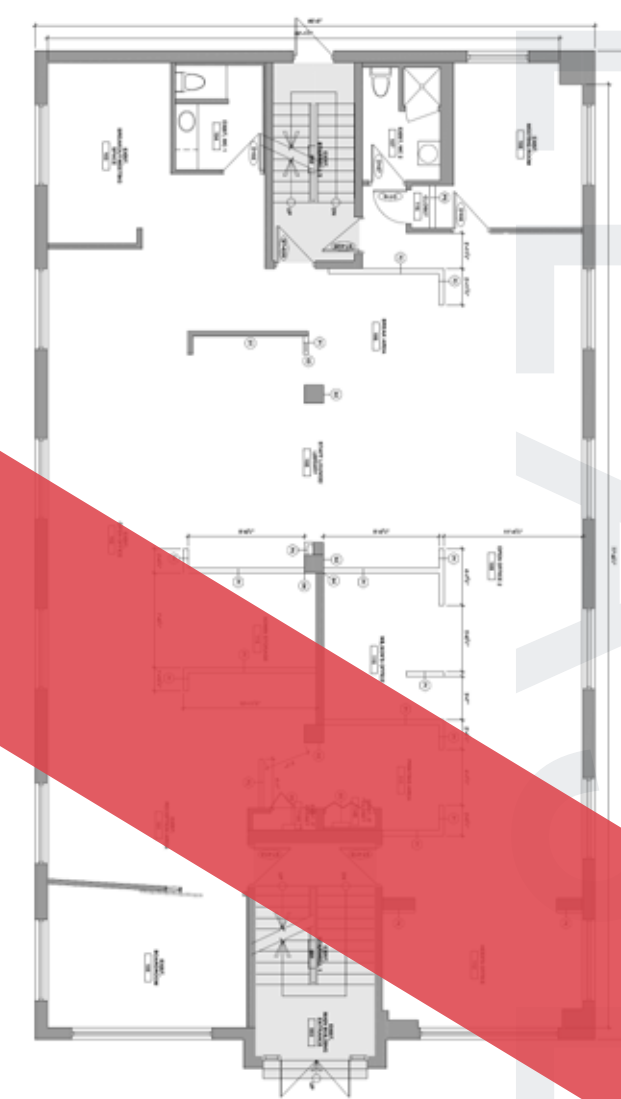


SUITE 1000

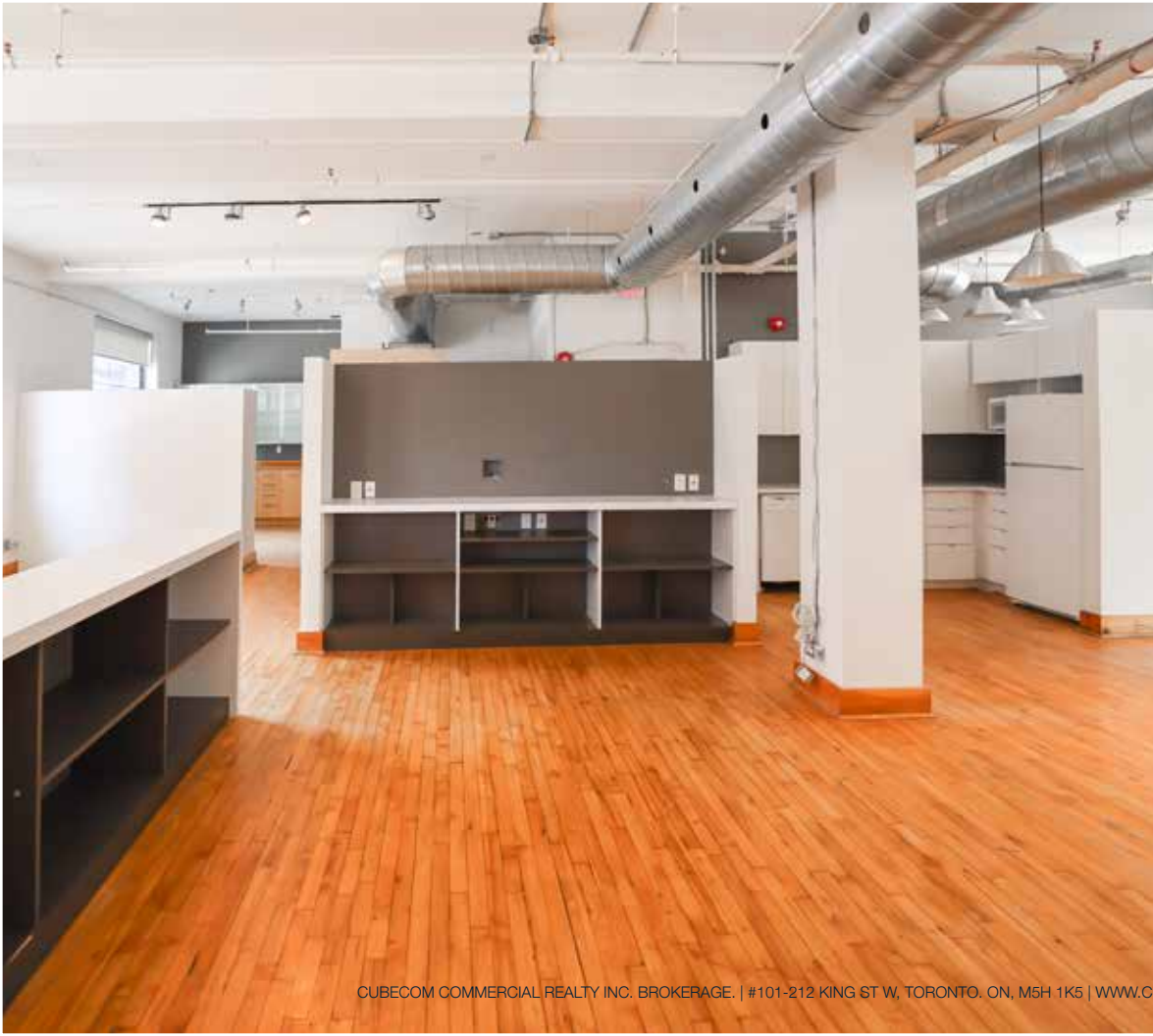
SQFT: 3,857

NET RENT: CONTACT LISTING AGENT

TMI: \$12.50 PSF (including janitorial)



LEASED



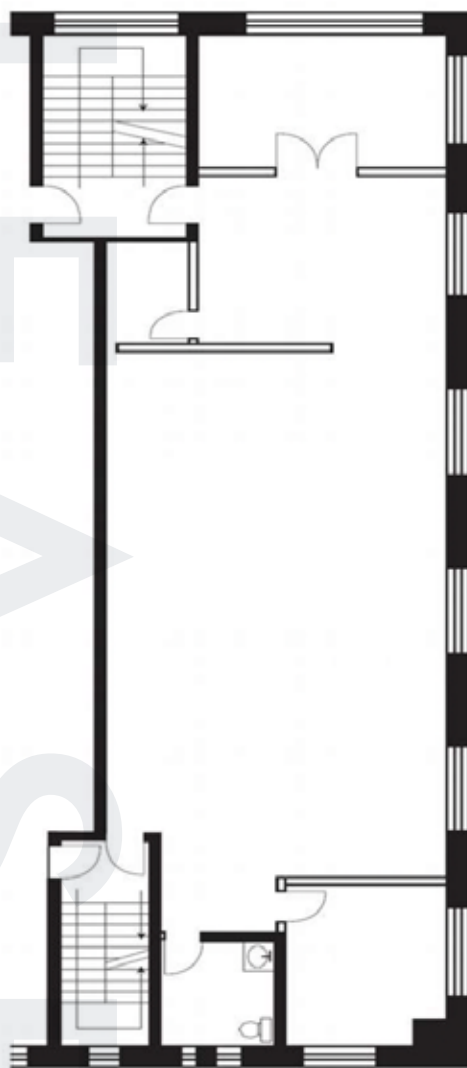
SUITE

201

SQFT: 1,953

NET RENT: CONTACT LISTING AGENT

TMI: \$12.50 PSF (including janitorial)



DEVELOPMENTS NEAR BY



#	Name	Address	Category	Floors	Status
1	Manga Hotels	184 Spadina Ave, Toronto	Hotel	15, 14	Pre-Construction
2	170 Spadina	170 Spadina Ave, Toronto	Condo, Retail	12	Pre-Construction
3	336 Queen Street West	336 Queen St W, Toronto	Office, Retail	4	Under Construction
4	QRC West Phase 2	375 Queen St W, Toronto	Office, Retail	7	Under Construction
5	330 Richmond	330 Richmond St W, Toronto	Condo, Retail	27	Complete
6	Carlyle Condos	122 Peter St, Toronto	Condo, Retail	39	Pre-Construction
7	147 Spadina	147 Spadina Ave, Toronto	Condo, Retail	25	Pre-Construction
8	450 Richmond West	450 Richmond St W Toronto	Condo, Retail	19	Pre-Construction
9	The Woodsworth	452 Richmond St W, Toronto	Condo, Retail	17	Under Construction
10	MANGA on Richmond & Camden	471 Richmond St W, Toronto	Hotel	17, 15	Pre-Construction
11	Rush Condos	520 Richmond St W, Toronto	Condo, Retail	15	Under Construction
12	Waterworks Building Redevelopment	505 Richmond St W, Toronto	Condo, Institutional, Retail	13	Under Construction
13	135 Portland	135 Portland St, Toronto	Condo	16	Pre-Construction
14	123 Portland	502 Adelaide St W, Toronto	Condo, Retail	14	Under Construction
15	Hudson Hotel	445 Adelaide St W, Toronto	Hotel	14	Pre-Construction
16	Ace Hotel	51 Camden St, Toronto	Hotel	13	Under Construction
17	Brant Park	438 Adelaide St W, Toronto	Condo, Retail	11	Complete
18	96 Spadina	96 Spadina Ave, Toronto	Office, Retail	16	Pre-Construction
19	101 Spadina	101 Spadina Ave, Toronto	Office, Residential, Retail	47	Pre-Construction
20	Spadina Adelaide Square	46 Charlotte St, Toronto	Condo, Office, Retail	48, 12	Pre-Construction
21	Gläs Condos	24 Charlotte St, Toronto	Condo	16	Complete
22	King Charlotte	11 Charlotte St, Toronto	Condo	32	Complete
23	Peter and Adelaide	350 Adelaide St W, Toronto	Condo, Public Space, Retail	47	Under Construction
24	87 Peter	87 Peter St, Toronto	Condo, Retail	49	Complete



CUBECOM
FULL SERVICE REALTY



CUBECOM COMMERCIAL REALTY INC. BROKERAGE.
#101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA
Cubecom Commercial Realty Inc. Brokerage. The contents of this
package are based on the information furnished by principals and
sources which we deem reliable, but for which we can assume no
responsibility, which may change at any time.

CORY ROSEN
SENIOR VICE PRESIDENT
SALES REPRESENTATIVE

M: 416-523-7749
E: CROSEN@CUBECOM.CA

ALAN MACDONALD
SALES REPRESENTATIVE

M: 416-258-1085
E: AMACDONALD@CUBECOM.CA

