

1 RICHMOND STREET WEST

FOR LEASE

Suites 300, 500, 501, 700-702 & 900
1,992 SF - 12,537 SF



ABOUT THE PROPERTY

1 Richmond Street West is located in the Downtown Financial Core, at the corner of Yonge and Richmond St. The property is steps from the PATH, subway & streetcar and is within 10 minutes walking distance to Union Station.

Market	Downtown	
Year Built/Year Retrofitted	1953/2000 (renovated)	
Class	A	
Typical Floor Plate	12,520 SF	
Net Rent	\$32.00	
2025 Additional Rent Estimates (*includes in suite janitorial & utilities)	Operating Costs	\$24.58/SF
	Realty Tax	\$8.16/SF
	TOTAL	\$32.74/SF

PARKING

Number of Parking Spaces	26
Ratio	1/5,000 SF leased

TECHNICAL SPECIFICATIONS

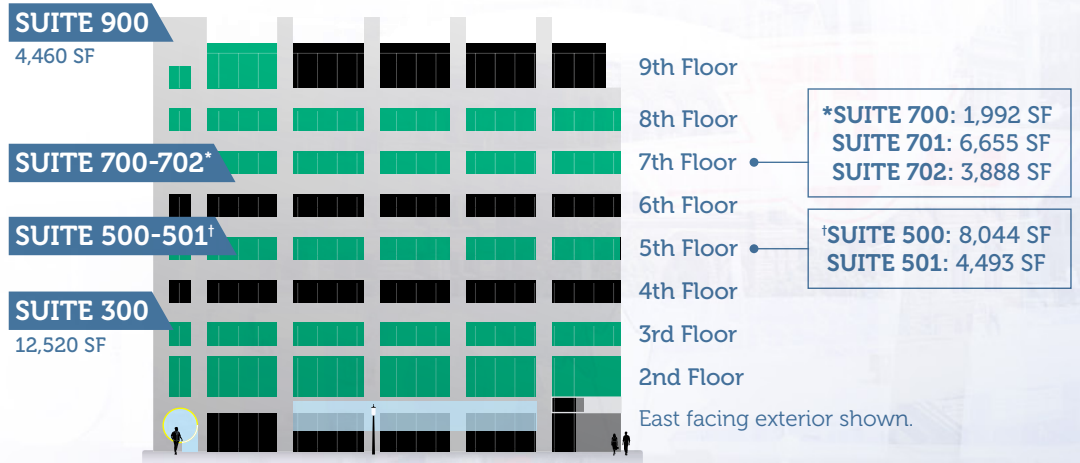
Elevators	2 passenger, 1 dual purpose passenger and freight
HVAC	VAV and radiator heating
HVAC After Hours Cost	Available upon request
Sprinklers	✓
Security	✓ Onsite, manned security, card access
Barrier Free	✓ Wheelchair accessible
Telco Providers	Bell, Allstream, Beanfield
Environmental Certification	BOMA Best Silver

LEASING OPPORTUNITIES

SUITE SIZE AVAILABILITY NOTES

SUITE	SIZE	AVAILABILITY	NOTES
900	4,460	Immediate	
800	12,522	LEASED	VIEW FLOORPLAN
702	3,888	Immediate	CONTIGUOUS UP TO 12,535 SF
701	6,655	Oct. 1/2025	
700	1,992	Immediate	
501	4,493	Immediate	CONTIGUOUS UP TO 12,537 SF
500	8,044	Immediate	
300	12,520	Immediate	
200	11,953	LEASED	VIEW FLOORPLAN

STACKING PLAN



AMENITIES



Transit easily accessible - Steps from Queen TTC subway station.
Transit Score: 100



Walk Score: 100



Dedicated bike racks
Bike Score: 91



Onsite Restaurants include: Richmond Station, Sunset Grill, Kinton Ramen and Tim Hortons



Rooftop Beehive

- We are proud of our bees! A sustainability initiative launched in 2019, our rooftop hives are a sustainable way to contribute to an urban ecosystem. Our bees produce delicious, local honey which is shared with the building community.

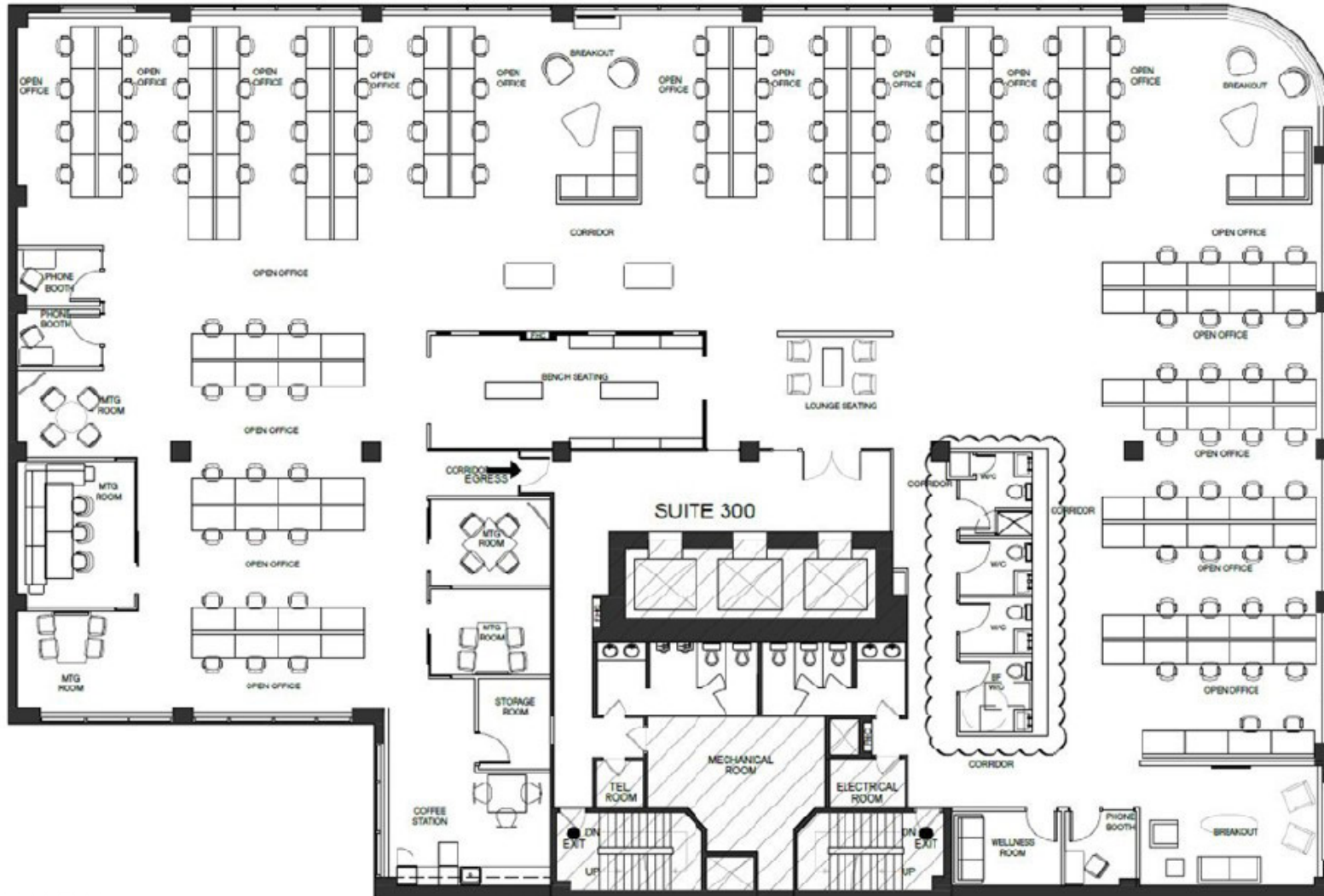
LOCATION



SUITE 300

ABOUT THE SUITE

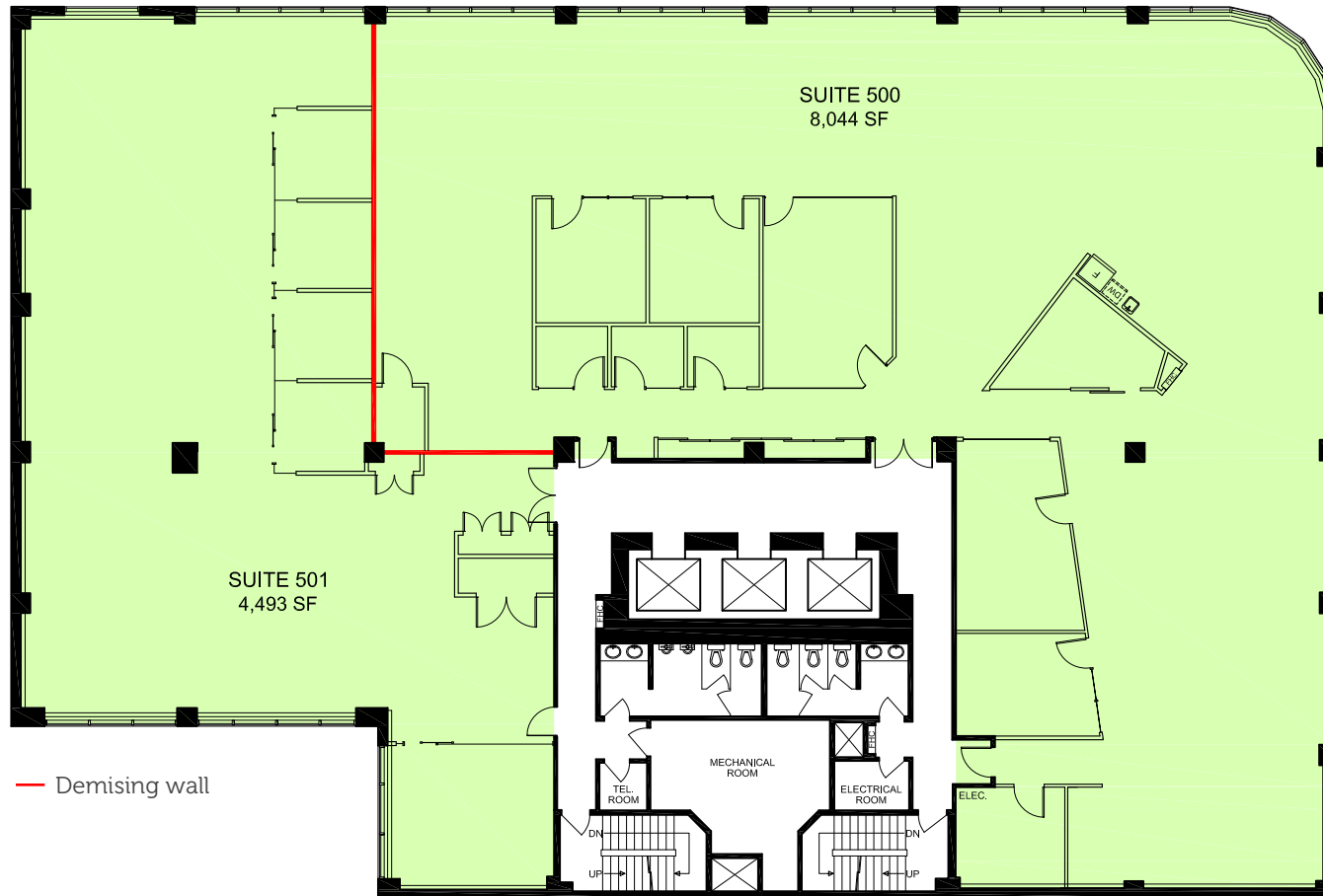
- ▶ 12,520 SF
- ▶ Full floor, reception, 2 meeting rooms, 2 private offices, 3 small privacy call rooms, 1 wellness room, open space with 140 workstations (108 on windows), 3 lounge areas, 4 internal washrooms (2 universal), kitchenette. Open concept ceiling throughout. Fully furnished.



SUITE 500-501

ABOUT THE SUITES

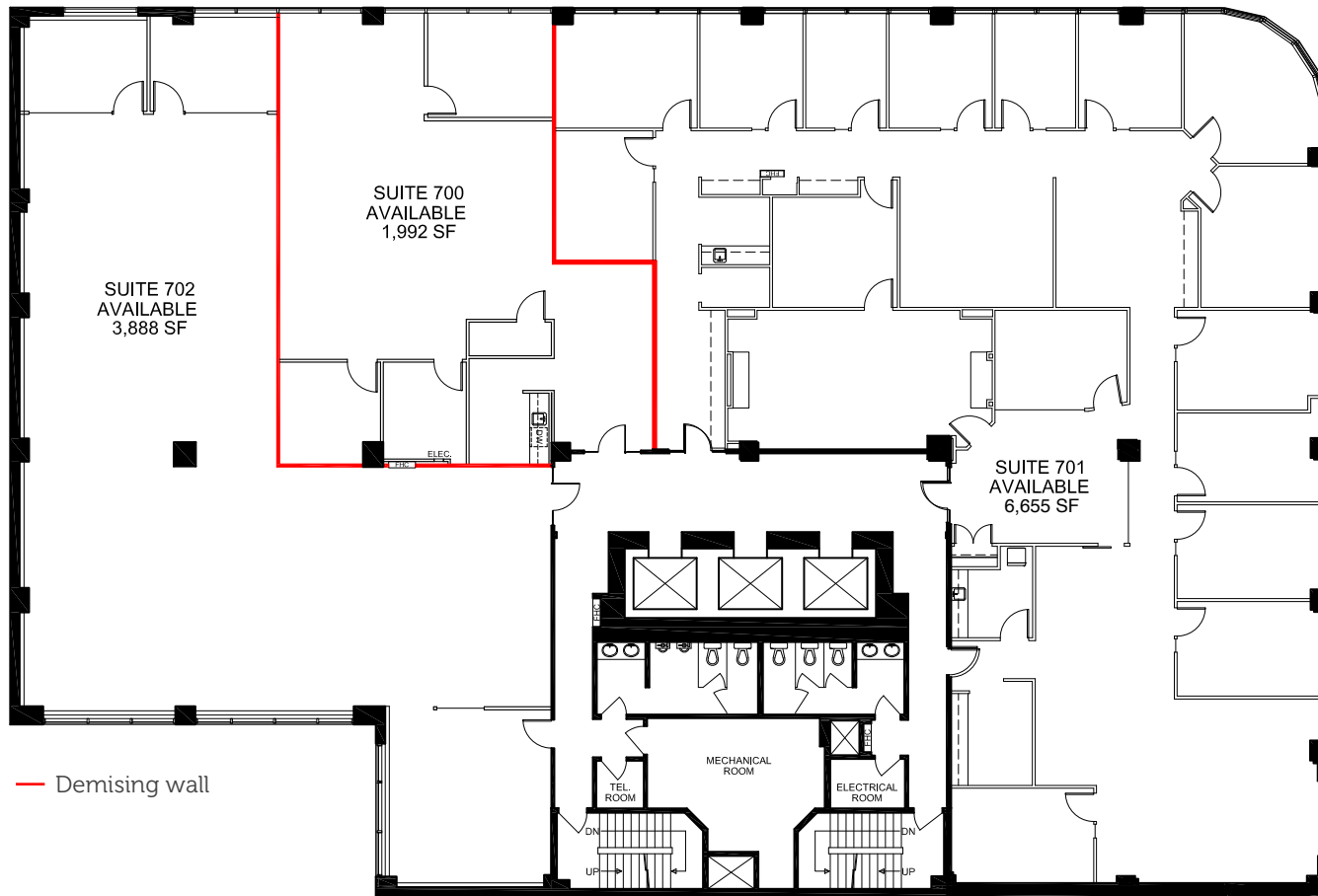
- SUITE 501 4,493 SF ▶ Model Suite, elevator lobby exposure, efficient reception, large meeting room, 4 private offices, open space for workstations, small kitchenette, open concept ceiling throughout. Fully furnished.
- SUITE 500 8,044 SF ▶ Elevator lobby exposure, efficient reception, 2 boardrooms, 4 private offices, open galley style kitchenette, 3 small privacy call rooms, open space along windows.



SUITE 700-702

ABOUT THE SUITES

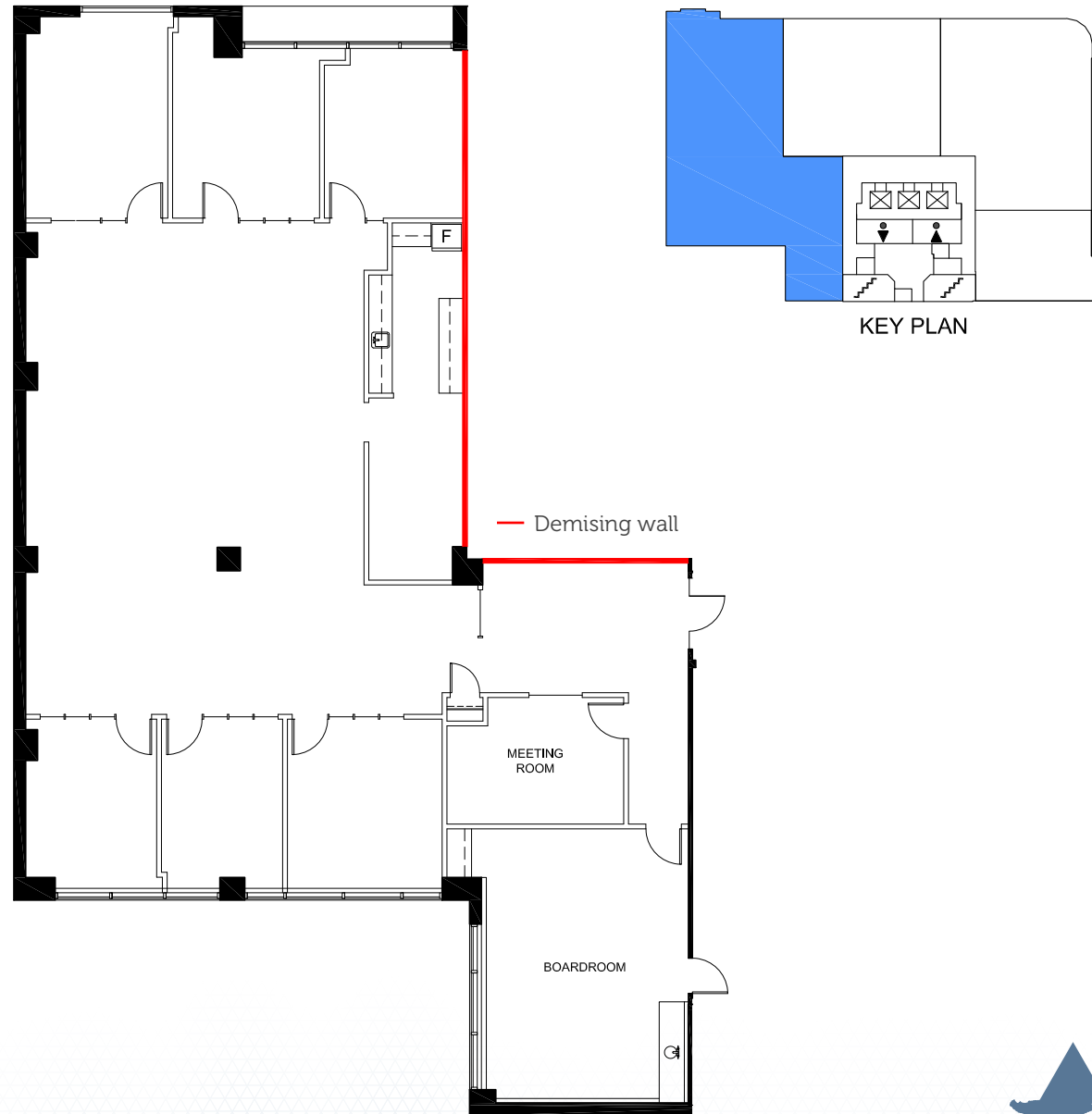
- | | | |
|-----------|----------|---|
| SUITE 702 | 3,888 SF | ▶ Planned Model Suite, elevator lobby exposure, large meeting room, 2 private offices and open space for workstations. Furniture available. |
| SUITE 701 | 6,655 SF | ▶ Elevator lobby exposure, reception area, large boardroom and meeting room off of reception, 14 private offices, 2 small meeting rooms, 2 kitchenettes, storage/IT room. |
| SUITE 700 | 1,992 SF | ▶ Elevator lobby exposure, reception area, 1 mobile call room, 1 boardroom, 2 private offices, kitchenette, open space. |



SUITE 900

ABOUT THE SUITE

- ▶ 4,460 SF
- ▶ Elevator lobby exposure, efficient reception, small meeting room, large boardroom, 6 private offices, open space for workstations and kitchenette. Fully furnished.



RECENTLY COMPLETED BUILDING IMPROVEMENTS

PROJECT	PROJECT DETAILS	TENANT BENEFITS
Front Entrance Podium/Pavers and Doors Replacement	Replacement of exterior entranceway with new waterproofing and stone pavers; replacement of lobby vestibule glass entrance doors with hands free access	Cosmetic improvements to entranceway for tenants and visitors, new accessible lobby entrance doors
LED Retrofit	Conversion to LED lighting in common areas, including exit signs	Updated, energy-efficient lighting in common areas
Touchless Elevator Buttons	Retrofit of all interior cab and exterior wall-mounted call buttons with touchless option	Improved health & safety for tenants and visitors
Touchless Washroom Fixtures	Conversion of faucets, soap dispensers, toilets to touchless in all washrooms	Improved health & safety for tenants and visitors, energy-efficiency
Washroom Refreshes	Updated washroom fixtures, paint, lighting, tiles	Annual program, includes modern finishes and cosmetic improvements
Tenant Bicycle Storage Room	Constructed a dedicated, secure tenant bicycle room within parking garage as an alternative to existing bicycle racks	Secure tenant-only facility with convenient tool/repair station, easy access to building elevators and office tower
Building Automation System (BAS)	Replacement of base building-wide HVAC equipment controls system to advanced Tridium Niagara platform	Improved HVAC equipment controls to enable greater tenant comfort levels, energy efficiency
3-Way Chiller Valves	Replacement of cooling valves on chiller system	HVAC system enhancement to enable greater tenant comfort levels, energy efficiency



T RICHMOND STREET WEST

ABOUT ADGAR CANADA

Headquartered in Toronto, Adgar Canada is an active owner of quality commercial real estate with a specific focus on office properties. We own a portfolio of well-located, high quality office properties situated in Toronto, Mississauga, Markham and Richmond Hill.

For more information, visit adgarcanada.com

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