



THE PUBLISHING HOUSE

at 510 FRONT ST. W



FOR LEASE

510

//OLFECORP

CBRE



Concept Rendering of Courtyard. Completed 2024.

THE BUILDING



BUILDING HISTORY

Built as an extension in 1928 to the original Copp Clark Publishing Company Complex, The Publishing House at 510 Front Street West features polished concrete floors, steel beams and expansive windows throughout. As one of the earliest industrial developments on the street, the building is historically, visually and physically linked to its setting on an expansive corner, where it can be viewed from Portland and Front Streets.

BUILDING FEATURES



HERITAGE

- Building exterior has gone through a comprehensive revitalization program to showcase original architectural features.
- 11 - 13 ft ceilings, with exposed brick, columns and concrete.
- Bright, open layouts with extensive natural light.



ON-SITE PROPERTY MANAGEMENT STAFF

- Readily available to assist with any tenant requirements.



LOBBY RENOVATION

- 100% accessible lobby with entrances from both Wellington St., Front St. and Portland St.
- Recently renovated lobby which opens to an exclusive interior landscaped courtyard.
- Double height, statement lobby with entrances off Wellington and via the mid-block courtyard.



HEALTHY BUILDING

- Sani Defence Certified monthly common area hospital-grade deep clean program.
- Antimicrobial copper door handles installed on all high touch common area doors.
- Operable windows for increased fresh air.



BOUTIQUE BRANDING & SIGNAGE OPPORTUNITIES

- Unique opportunity to showcase your brand in a boutique building.



CLASS A SIGNAGE MASTER PLAN

- Heritage inspired tenant wayfinding signage.



BRAND NEW HVAC SYSTEM

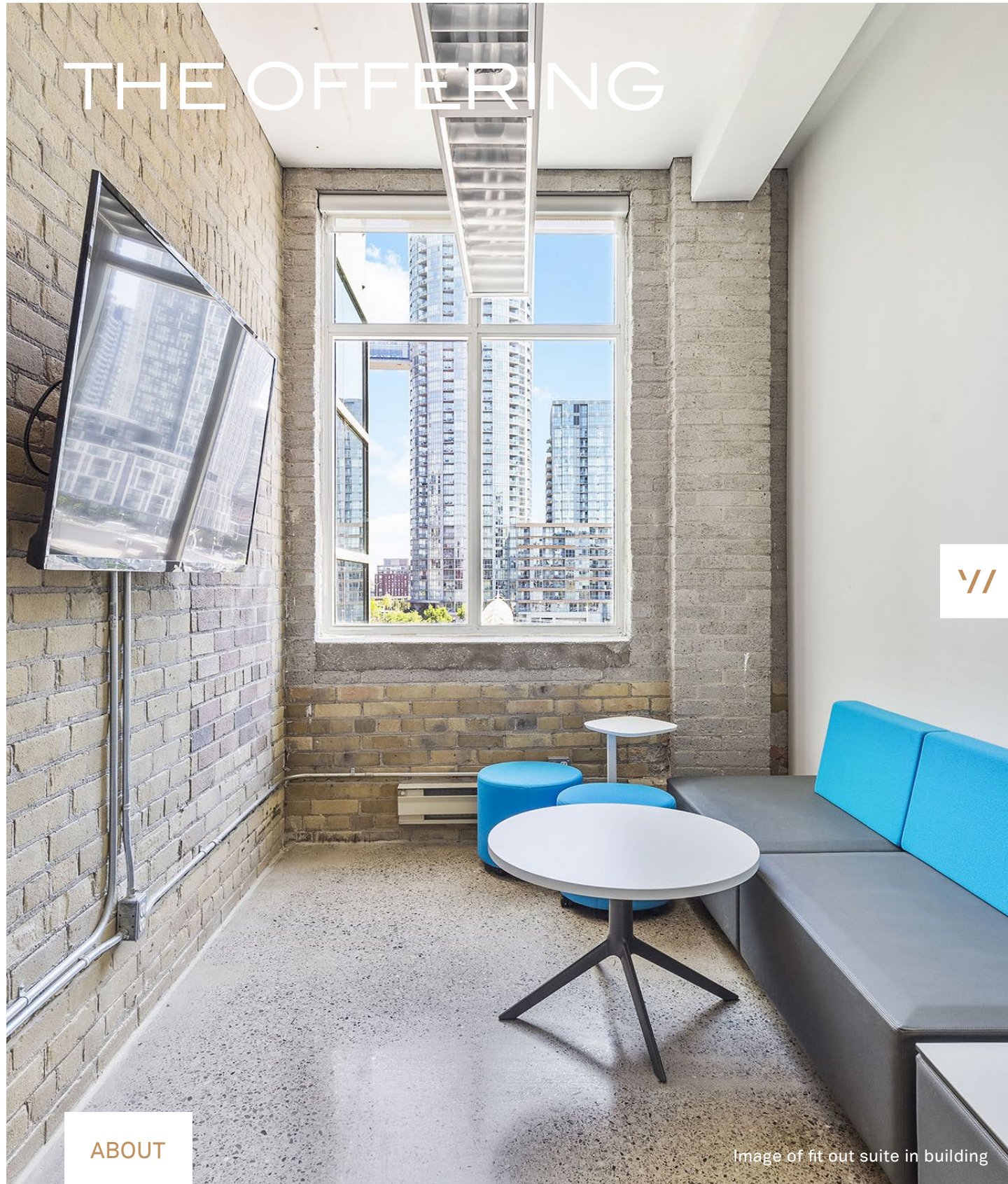
- Highly efficient, individual suite controls and equipped with UV filtration.



The Publishing House connects with Portland Commons to form an entire block. Upon completion both buildings will feature the following.

- a. Underground Parking and Loading
- b. Wifi enabled courtyard available for daily use and rentable for private events
- c. Through block connections from Wellington St., Portland St. and Front St.
- d. Highly curated and engaging retail.
- e. **The Publishing House** is set to open Aire Ancient Spa and Bath's first Canadian location.

THE OFFERING



ABOUT

Image of fit out suite in building

Located in one of the city's most walkable and bike-friendly neighbourhoods, The Publishing House is an authentic brick and beam heritage building surrounded by some of the best restaurants, entertainment and shopping in Toronto. Easily accessible by transit, but tucked away from the hustle of King Street and overlooking Victoria Memorial Square Park, The Publishing House offers a unique urban workplace experience.

AVAILABILITIES

Net Rent: Please contact listing agents

Additional Rent: \$25.79 (2026 estimate, including hydro)

510 FRONT STREET WEST

Suite	Size	Availability	Comments
200	7,256 sq.ft.	Immediate	<i>Base building condition with self contained washrooms 1 built out boardroom, kitchen, dedicated elevator access to suite.</i>
301	4,762 sq. ft.	Immediate	<i>Fully furnished, boardrooms and a kitchen.</i>

THE LOCATION



EASY CONNECTIONS

- 3 minute walk to 504 King Streetcar
- 6 minute walk to 510 Spadina Streetcar
- Walking distance to Financial District
- 4 blocks from Gardiner Expressway
- 5 minute drive or 15 minute walk to Billy Bishop Airport
- Spadina-Front GO Station announced by Metrolinx located immediately south



STACKT MARKET



GUSTO 101

SURROUNDING AREA

Located at the intersection of Portland and Wellington, the Publishing House is situated in the heart of Toronto's Downtown West.

Surrounded by some of the city's best restaurants, independent coffee shops and boutique retailers Downtown West is a vibrant live, work and play neighbourhood.

With the likes of: Stackt Market, Laissez Faire, 1 Hotel, Gusto 101, Farm Boy, Dasha, Bisha Hotel, Patria, Jimmy's Coffee, and the Rogers Centre as key tenants.



1 HOTEL



FARM BOY



LAISSZ FAIRE

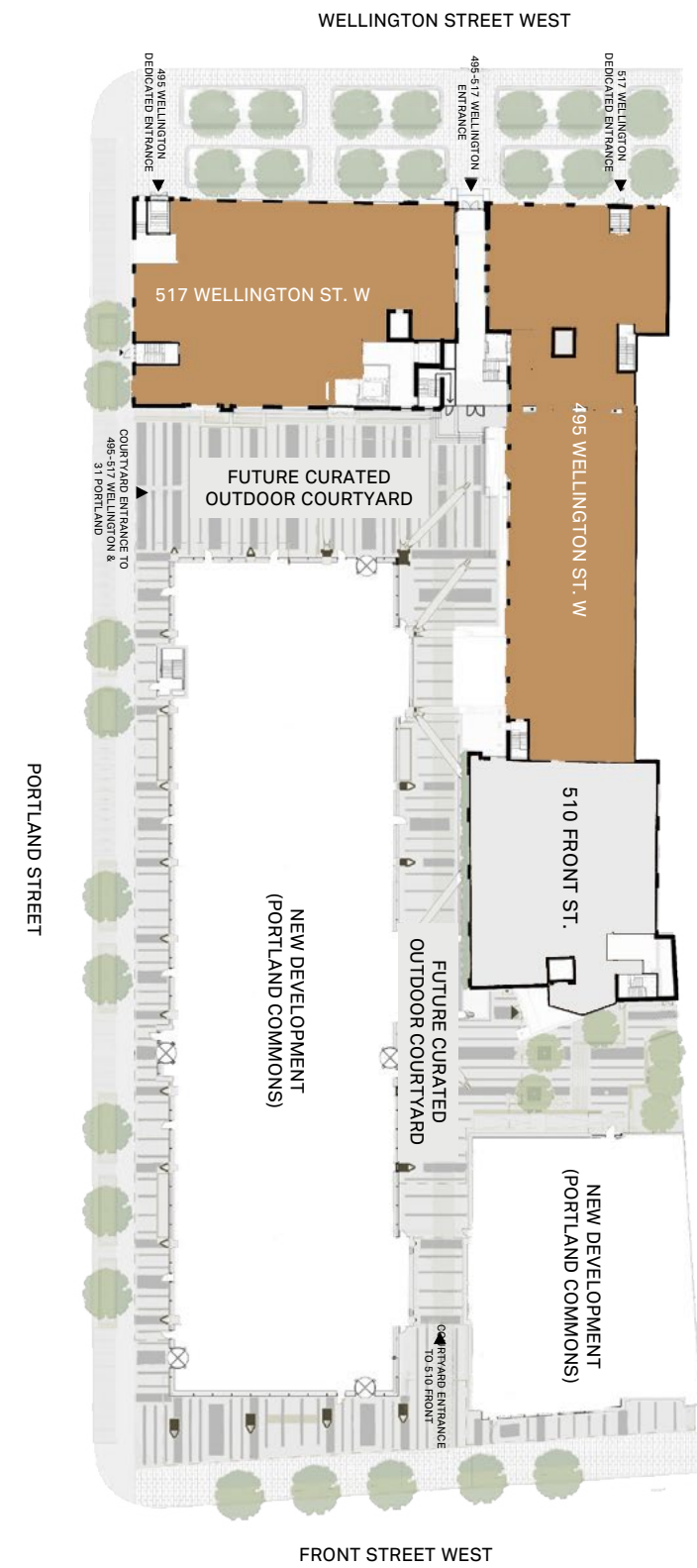


DASHA

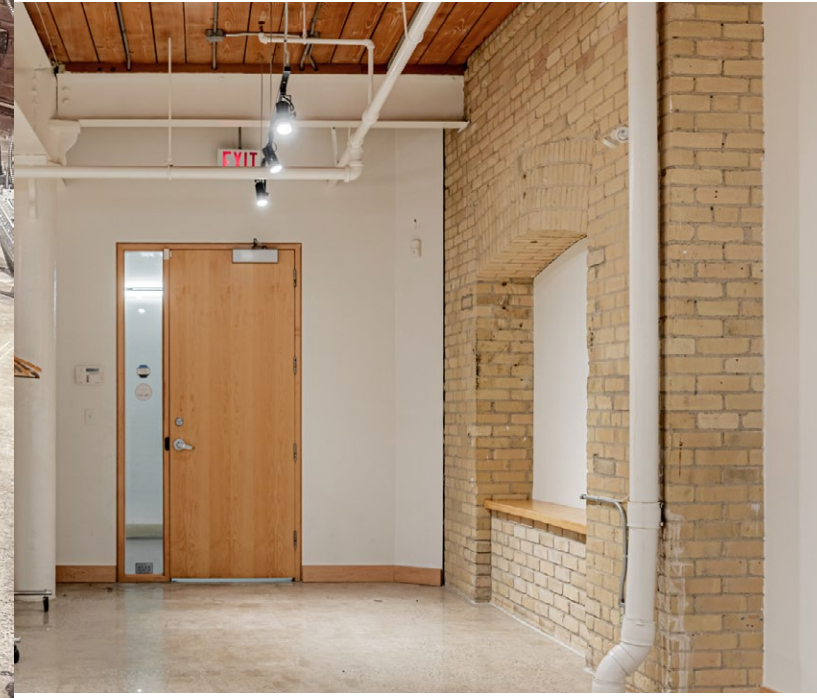
THE SITE



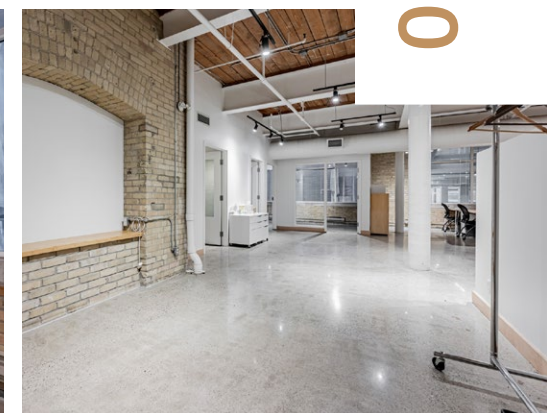
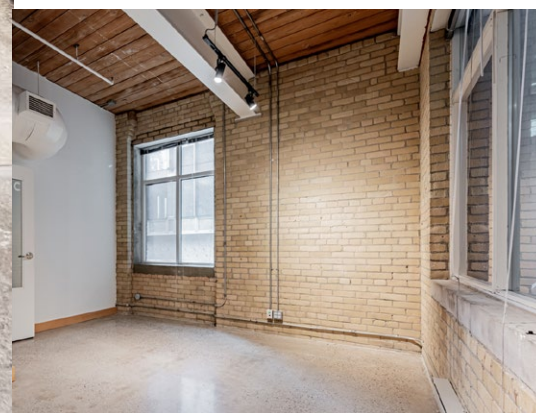
Image of fit out suite in building



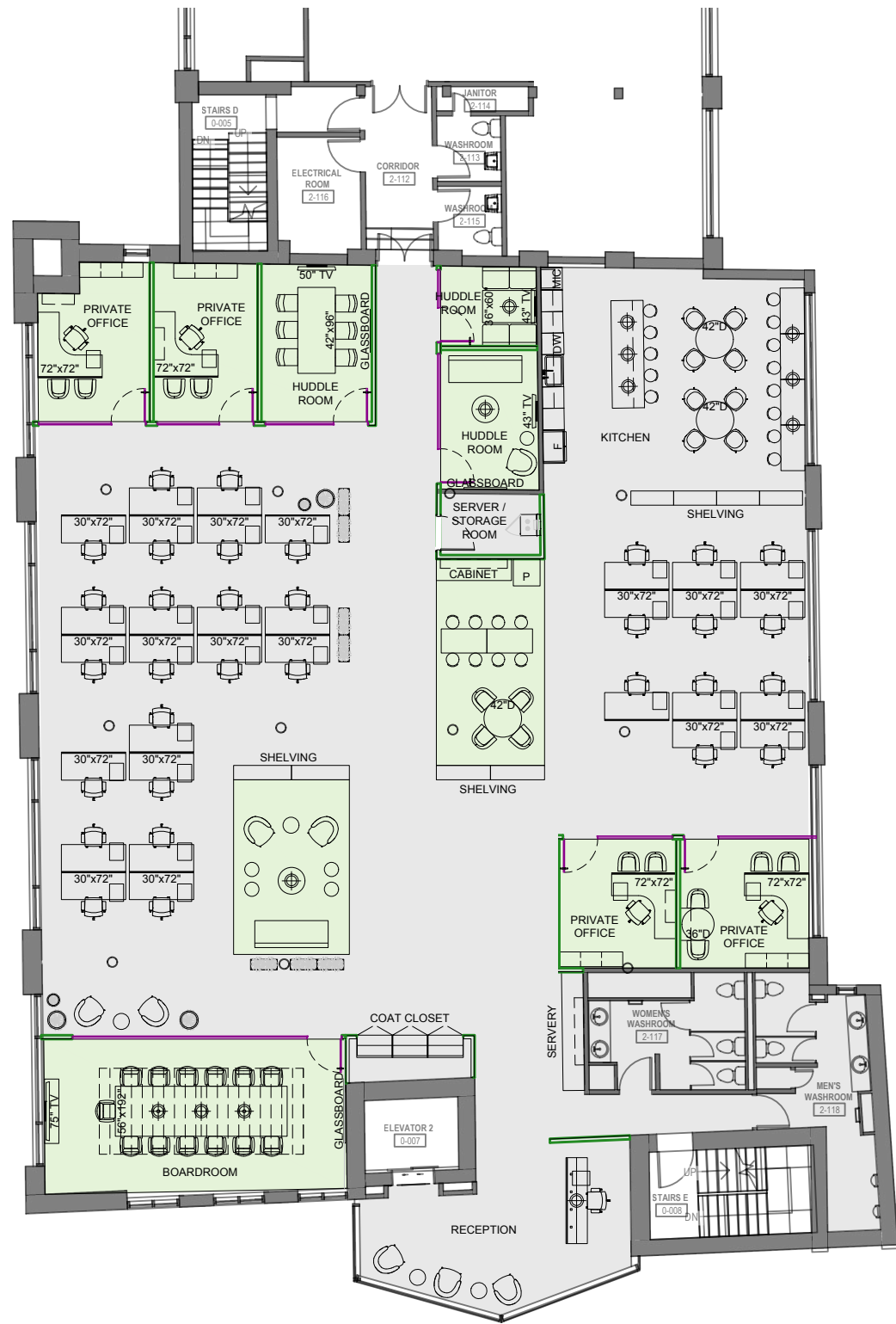
Suite 100



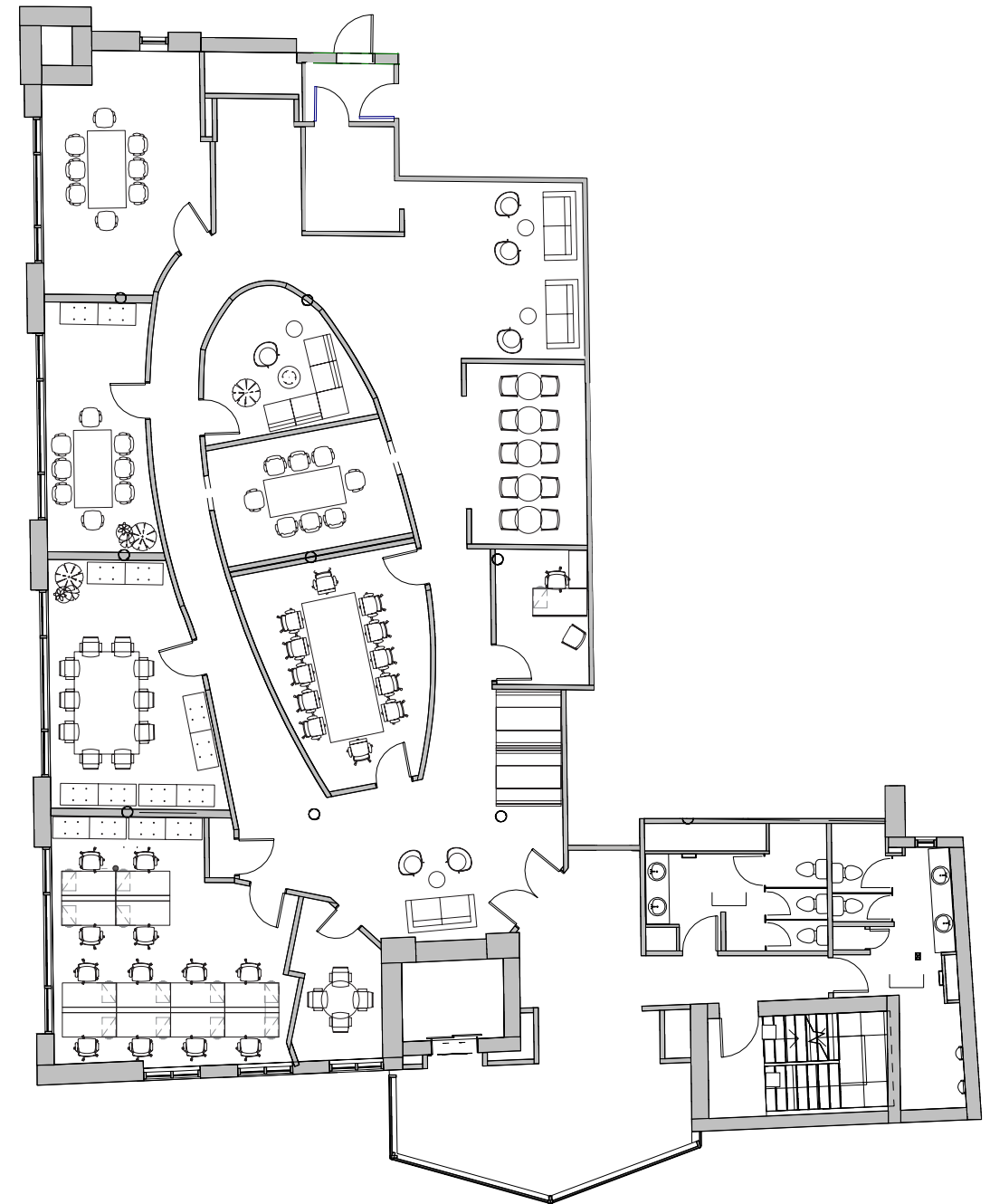
Suite 100



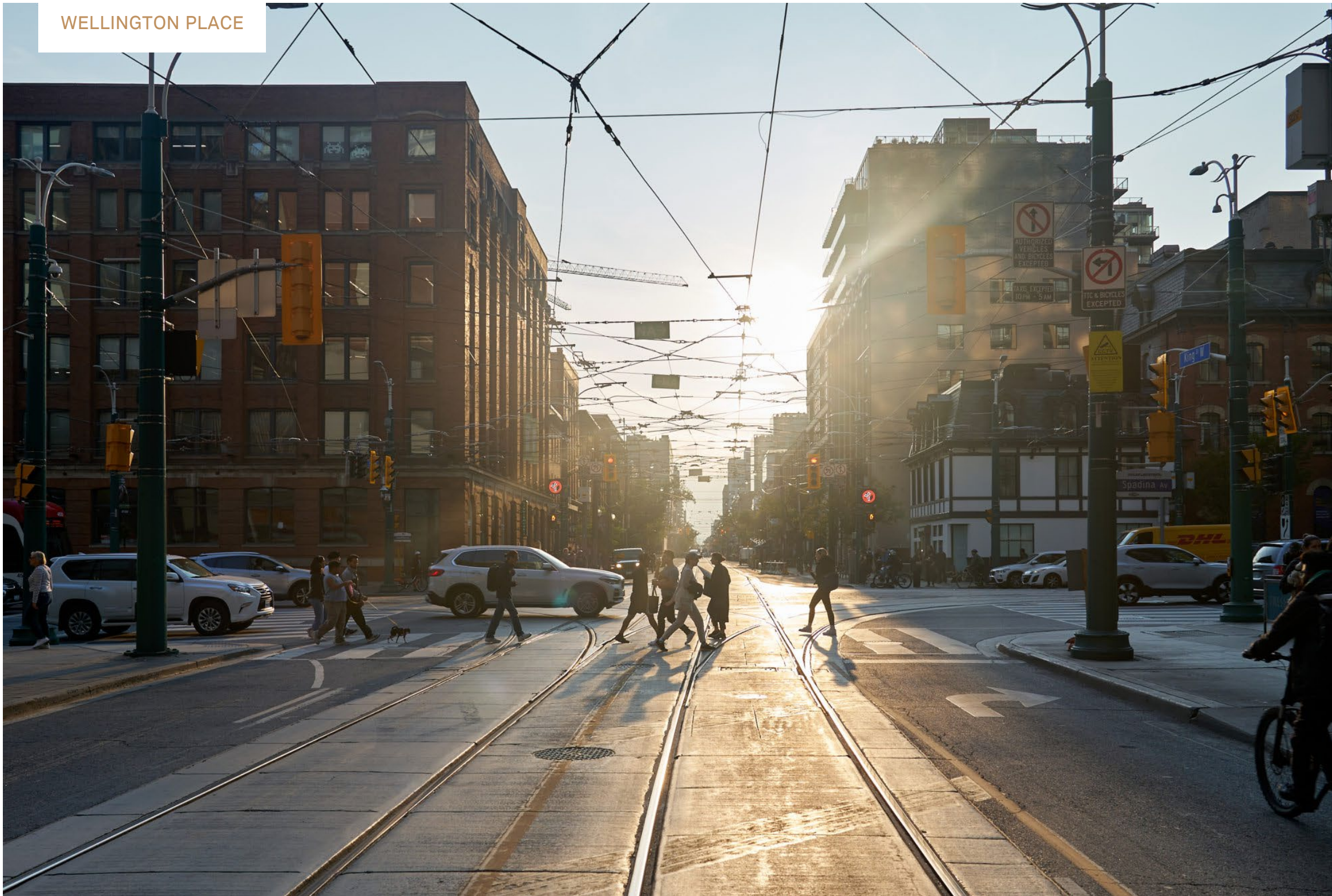
SUITE 200 | Potential Layout | 7,256 sq.ft. | Immediate Availability



SUITE 301 | Potential Layout | 4,762 sq.ft. | Immediate Availability



WELLINGTON PLACE



#1

RANKED NEIGHBOURHOOD IN TORONTO FOR MOST NEWLY CONSTRUCTED HOUSING (BUILT 2018 OR AFTER).

#1

RANKED NEIGHBOURHOOD IN TORONTO FOR TRANSIT.

#1

RANKED NEIGHBOURHOOD IN TORONTO FOR THE HIGHEST CONCENTRATION OF POST SECONDARY GRADUATES.

WELLINGTON PLACE is a great fit for the many affluent young professionals who populate the area. It's close to just about everything: the necessities, like hospitals and groceries, as well as the fun stuff, like bars and restaurants (it has the most per capita in the city).

Contributing to the area's explosive expansion is the Well, downtown's new residential and retail mega-complex, which has added more condos, shops, restaurants and gyms to an already robust mix.

OVERALL SCORE
89.3

SOURCE: TORONTO LIFE - MAGAZINE

COVERED LANEWAY TO FRONT STREET



FUTURE PLANNED GARDEN AT LOBBY LEVEL



WOLFECORP



LEADERSHIP

Image of fit out suite in building

“To say we are hands-on is just part of the story. Our business is about service and responsiveness. We’re active owners.”

Co-founders Richard & Jeffrey Wolfe

WOLFECORP

MEET WOLFECORP

ABOUT US

WolfeCorp is a real estate development, investment and management company that has been part of the evolving and dynamic King- Spadina neighbourhood in Toronto for more than 30 years.

WE BELIEVE IN OUR BUILDINGS

We are proud stewards of our heritage buildings and are focused on creating spaces that foster ideas, inspire creativity and promote health, wellness and collaboration.

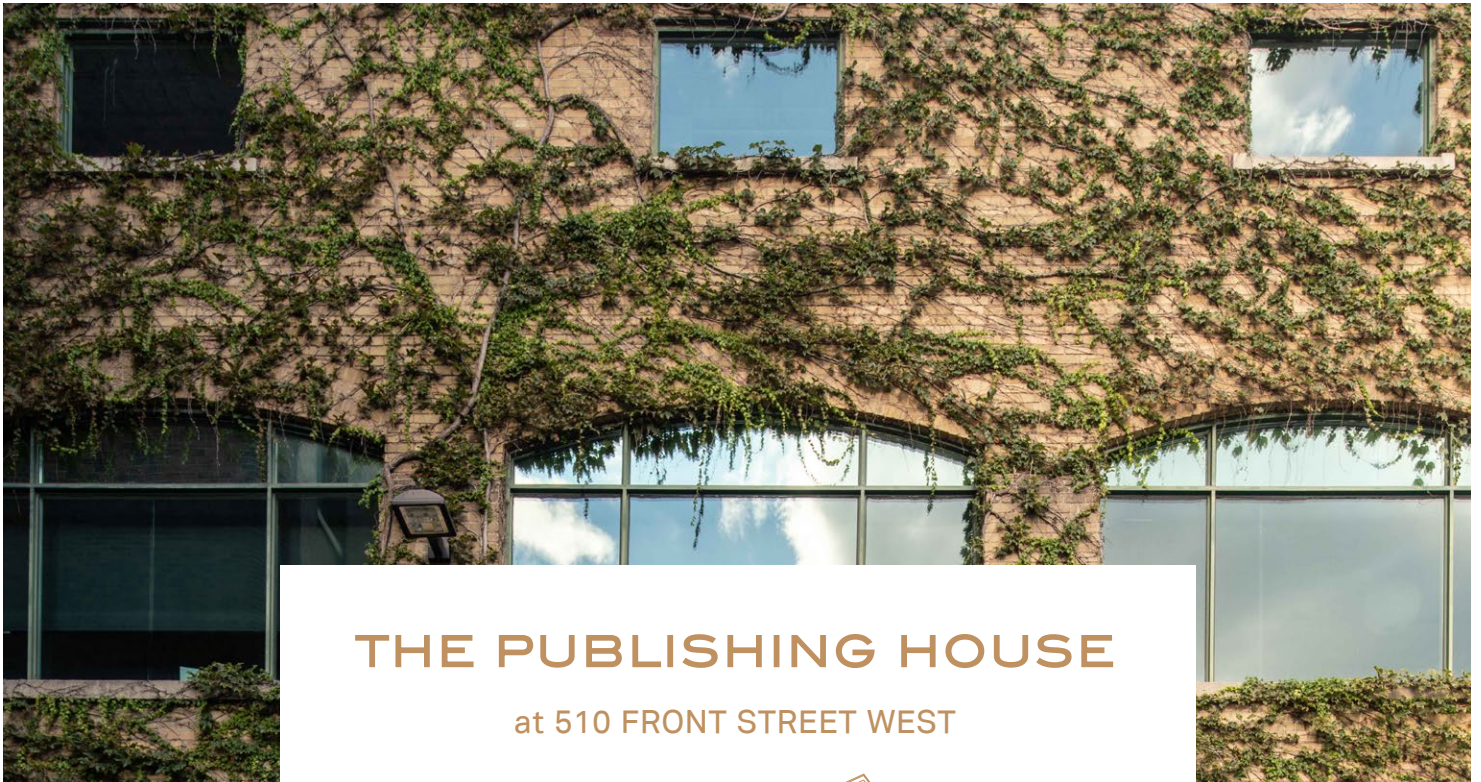
REIMAGINING THE WORKPLACE

Our brick and beam buildings have attracted many users seeking original features such as high ceilings, natural light, and exposed structures combined with modern mechanical and electrical systems and amenities to support a variety of uses.

[Click here to learn more](#) ➤

IDEAS NEED SPACE®

THE PUBLISHING HOUSE 510 FRONT STREET WEST



THE PUBLISHING HOUSE

at 510 FRONT STREET WEST



FOR MORE INFORMATION, PLEASE CONTACT:

BYRON AHMET**

Executive Vice President
byron.ahmet@cbre.com
+1 416 815 2354

ELAINE JENKINS*

Vice President
elaine.jenkins@cbre.com
+1 416 815 2322

*Sales Representative
**Broker

BRENDAN SULLIVAN*

Senior Vice President
brendan.sullivan@cbre.com
+1 416 847 3262

KIRK BAYLIS

Sales Associate
kirk.baylis@cbre.com
+1 647 943 3660

CBRE Limited | REAL ESTATE BROKERAGE
145 King Street West, Suite 1100
Toronto
ON M5H 1J8