

54 1/2 ST PATRICK St, Toronto

PC FOR LEASE \$7,995 ↓ Net Lease

Toronto C01, Kensington-Chinatown, Toronto, Ontario M5T 1V1

C12909320

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Office	2799 Sq Ft	Office	37
TYPE	TOTAL AREA	CATEGORY	DOM



CLIENT REMARKS

A rare feature for a downtown property, the building also includes a private backyard space, offering a unique outdoor area for staff use or informal meetings. Offered at \$7,995 net monthly (approximately \$46 psf annually based on above-grade area). Rare opportunity to lease an entire free-standing commercial building in the heart of downtown Toronto, just steps from University Avenue, Queen Street West, OCAD University, major hospitals and the Financial District. The property offers multiple levels of character office space with a flexible layout suited to a variety of professional, creative, studio or service-based uses. Well distributed across three above-grade levels, the building provides a practical mix of private offices and open work areas, allowing for flexible team configurations. A rare feature for a downtown property, the building also includes a private backyard space, offering a unique outdoor area for staff use or informal meetings. Additional lower-level space provides flexibility for storage, breakout areas or supplementary workspace. Recently updated exterior and modernized interior spaces provide a distinctive alternative to traditional office buildings. Excellent downtown accessibility with TTC nearby and a convenient Green P municipal parking lot located directly across the street. A unique opportunity for a business seeking a private standalone workspace in one of Toronto's most vibrant downtown neighbourhoods.

BROKERAGE REMARKS

Entire building available for lease. Approx. 2,058 sq ft above grade plus ~741 sq ft lower level. Offered at \$7,995 net monthly (approx. \$46 psf annually on above-grade area). Net lease plus additional rent and utilities. Flexible lease terms possible. Floor plans available. Tenant to verify permitted uses, zoning and measurements.

LISTING INFORMATION

LIST	\$7,995	ASSESSMENT	\$1,299,000 / 2025
ORIGINAL LIST	\$8,500	COMMISSION CO-OP	4% 1st year net + 2% thereafter +
CONTRACT DATE	03/23/2026	BROKERAGE	HST
EXPIRY DATE	06/30/2026	CONTACT AFTER	No
LAST UPDATE	04/15/2026	EXPIRED	
TAXES	\$24,660 (2025) Annual	HOLDOVER	120
TAX YEAR	2025	LEGAL DESCRIPTION	LT 4 PL 74E TORONTO ; S/T
ARN#	190406504006800		INTEREST IN CT765824; CITY OF
SELLER/LANDLORD	54 1/2 St Patrick Inc.		TORONTO
NAME		STATUS	PC
PRICE CODE	Net Lease	POSSESSION	FLEXIBLE
CATEGORY	Office	REMARKS	
SELLER PROPERTY	No	POSSESSION TYPE	30-59 days
INFO STATEMENT		POSSESSION DATE	06/01/2026
MINIMUM RENTAL	3	OCCUPANCY	Tenant
TERM		PERMISSION TO	No
MAXIMUM RENTAL	5	ADVERTISE	
TERM			

PROPERTY INFORMATION

LOT SIZE	13.5 x 120 Feet	WASHROOMS	0
LOT CODE	Lot	GARAGE TYPE	None
DIR/CROSS ST	Queen St W & University Ave	ELEVATOR	Public
DIRECTIONS	Queen St W & University Ave	UTILITIES	Y
A/C	Y	AREA INFLUENCES	
ZONING	CR4 (c2;r3.5*2374)		
HEATING TYPE	Gas Forced Air Closd		
WATER	Municipal		
SPRINKLERS	Y		
FREESTANDING	Yes		
OFFICE APT AREA	2799 Sq Ft		
AREA	Toronto		
MUNICIPALITY	Toronto C01		
COMMUNITY	Kensington-Chinatown		

FEATURES

✔ Sprinklers

SECURITY FEATURES

✔ Yes

EXCLUSIONS

No dedicated parking. Green P municipal parking lot located directly across the street.

SHOWING REQUIREMENTS

Go Direct

PROPERTY HISTORY

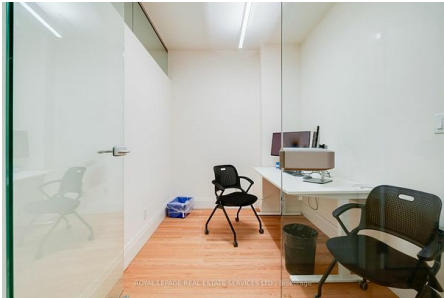
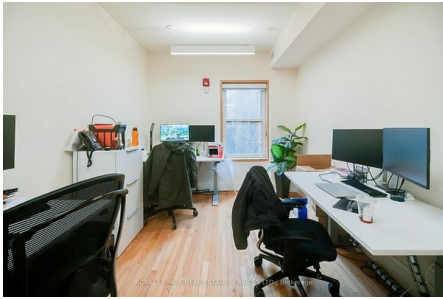
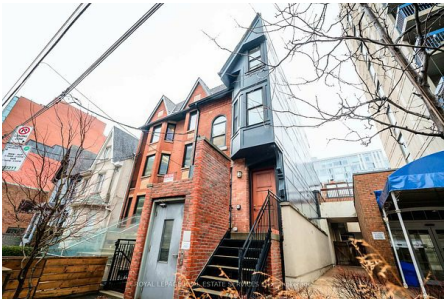
DATE	EVENT	PRICE	MLS#	SOURCE
04/15/2026	Price Changed	\$7,995 (-5.94%)	C12909320	PropTx
03/23/2026	Listed for Lease	\$8,500	C12909320	PropTx

LISTING CONTRACTED WITH

ROYAL LEPAGE REAL ESTATE SERVICES LTD.
PHONE 416-921-1112 FAX 416-921-7424
55 St.Clair Avenue West #255 Toronto M4V2Y7
NOAM MUSCOVITCH, Salesperson 416-271-9305

54 1/2 ST PATRICK St, Toronto M5T 1V1

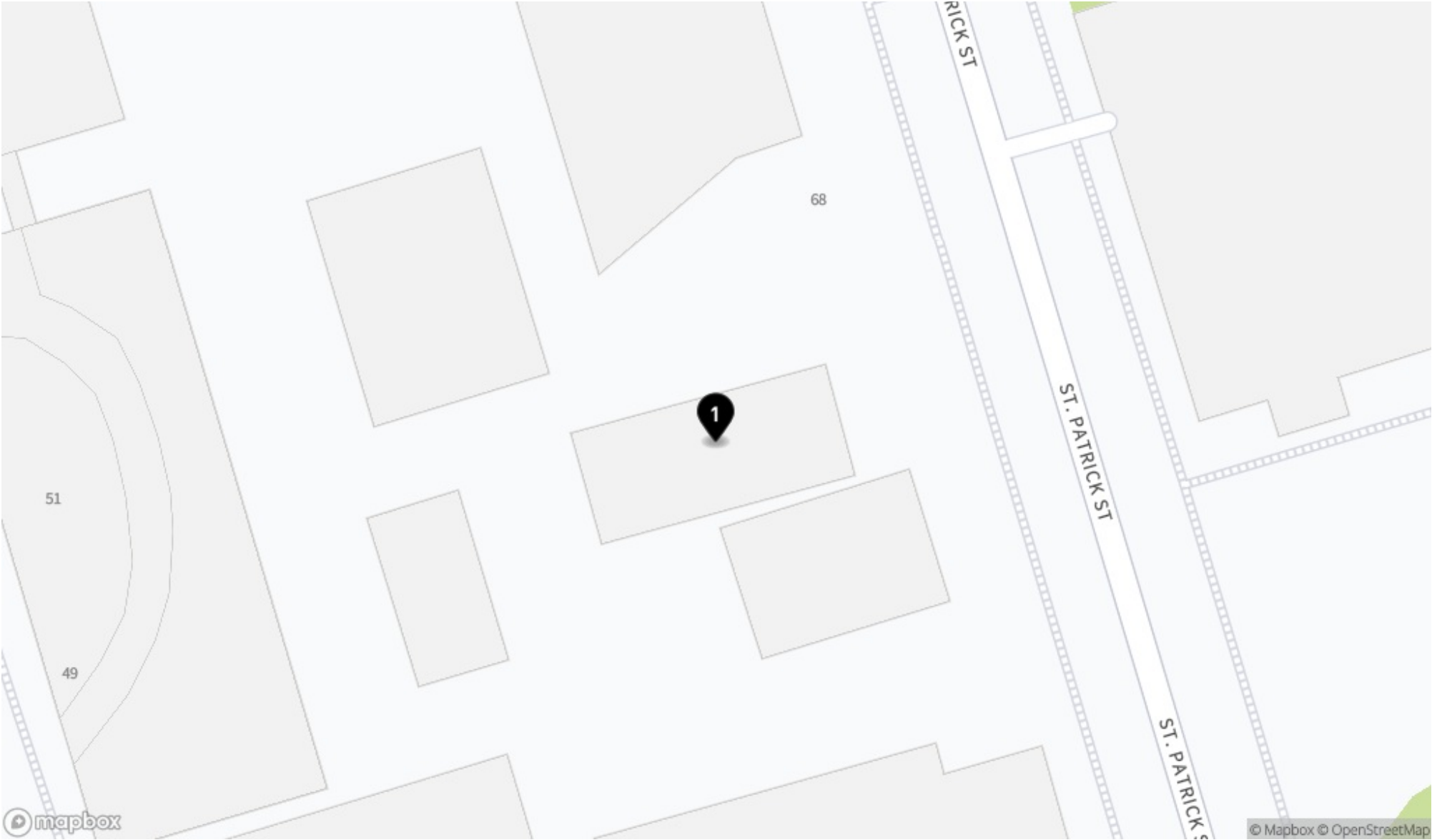
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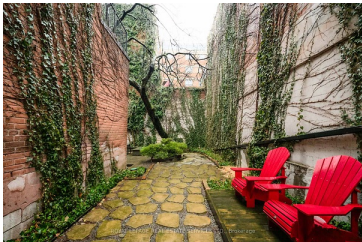




LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 PC	54 1/2 ST PATRICK St Toronto C01	Kensington-Chinatown	\$7,995		Office+	0	0		None	Y		3/23/2026		ROYAL LEPAGE REAL ESTATE SERVICES LTD.		C12909320

AVERAGES

	MEAN	MEDIAN
PRICE	\$7,995	\$7,995



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