



30 Duncan Street, Toronto

Premium Brick & Beam Opportunity in Downtown Toronto





The Property

30 Duncan Street, Toronto

Welcome to Duncan Street

30 Duncan Street presents a unique opportunity to secure a premium brick and beam office space steps to the Financial Core. Located on Duncan Street, just off Richmond Street West within minutes to the PATH and retail amenities.

This prime office building offers multiple suites designed perfectly to elevate business to the next level.

Proudly Managed by: **hullmark**

Hullmark is a Toronto-based real estate investment and development company dedicated to shaping a vibrant and evolving urban city. Since its founding in 1950, the firm has grown into a leader in revitalizing neighborhoods through thoughtful, design-driven projects across office, retail, residential, industrial, and mixed-use sectors.

The company prioritizes meaningful design, long-term ownership, and strong partnerships, delivering projects that balance aesthetic ambition with contextual sensitivity.



Property Features

30 Duncan Street:

- o Premium Brick and Beam office
- o Easily accessible by TTC, steps to the financial core and the PATH
- o Building features exposed brick walls and high ceilings

Suite #	SF	Availability	Net Rate (PSF)
Lower Level - North	4,674	August 1, 2026	\$27.00
102	3,575	Immediately	\$27.00
202	4,468	Immediately	\$27.00
601	2,012	Immediately	\$27.00

Additional Rent 2026: \$14.64 PSF + janitorial & hydro

Suite Lower Level - North

Floorplan may not be accurate due to changes that may/have occurred.



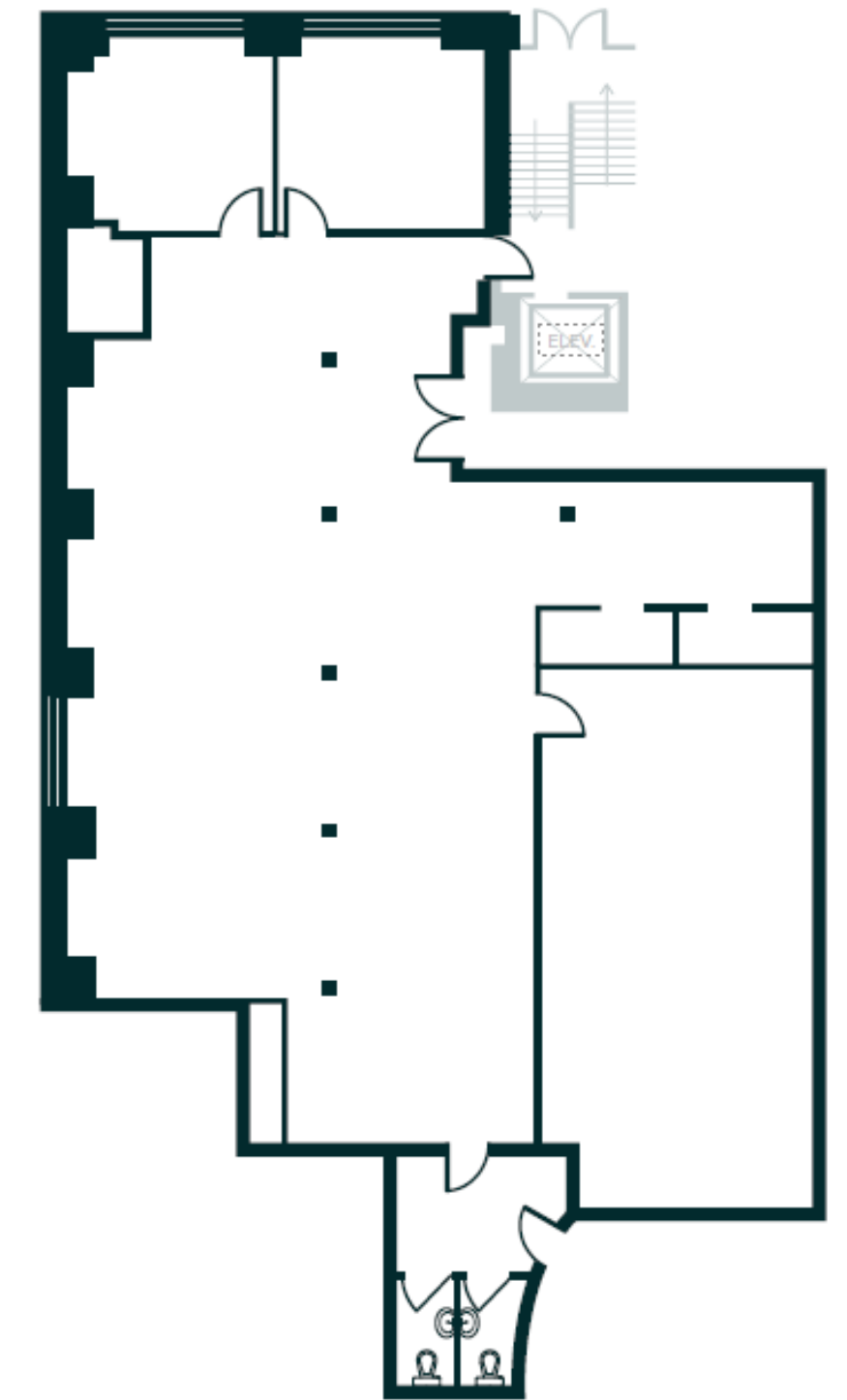
Lower Level - North is a furnished suite with inviting lounge areas, glass-front meeting rooms, spacious workstations, and a fully equipped kitchen.

Suite Size: 4,674 SF

Net Rent: \$27.00 PSF

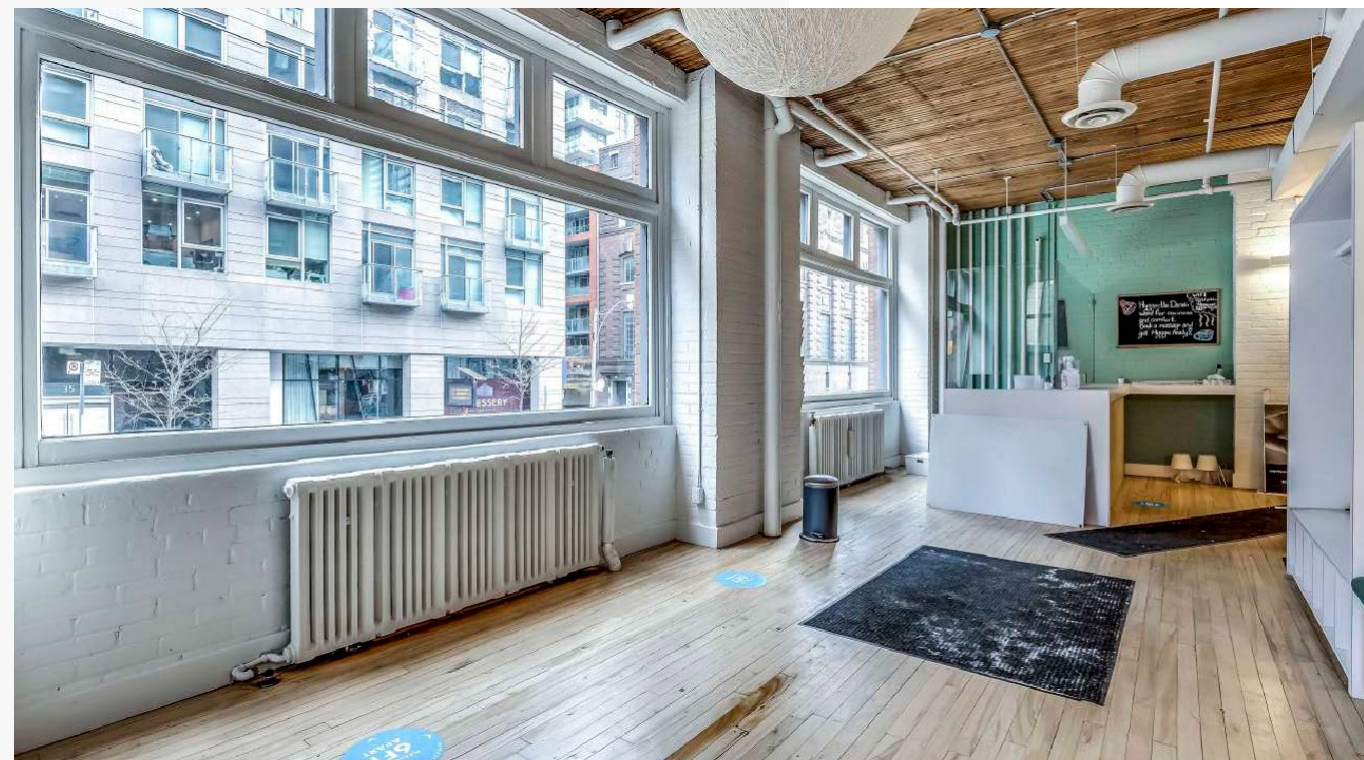
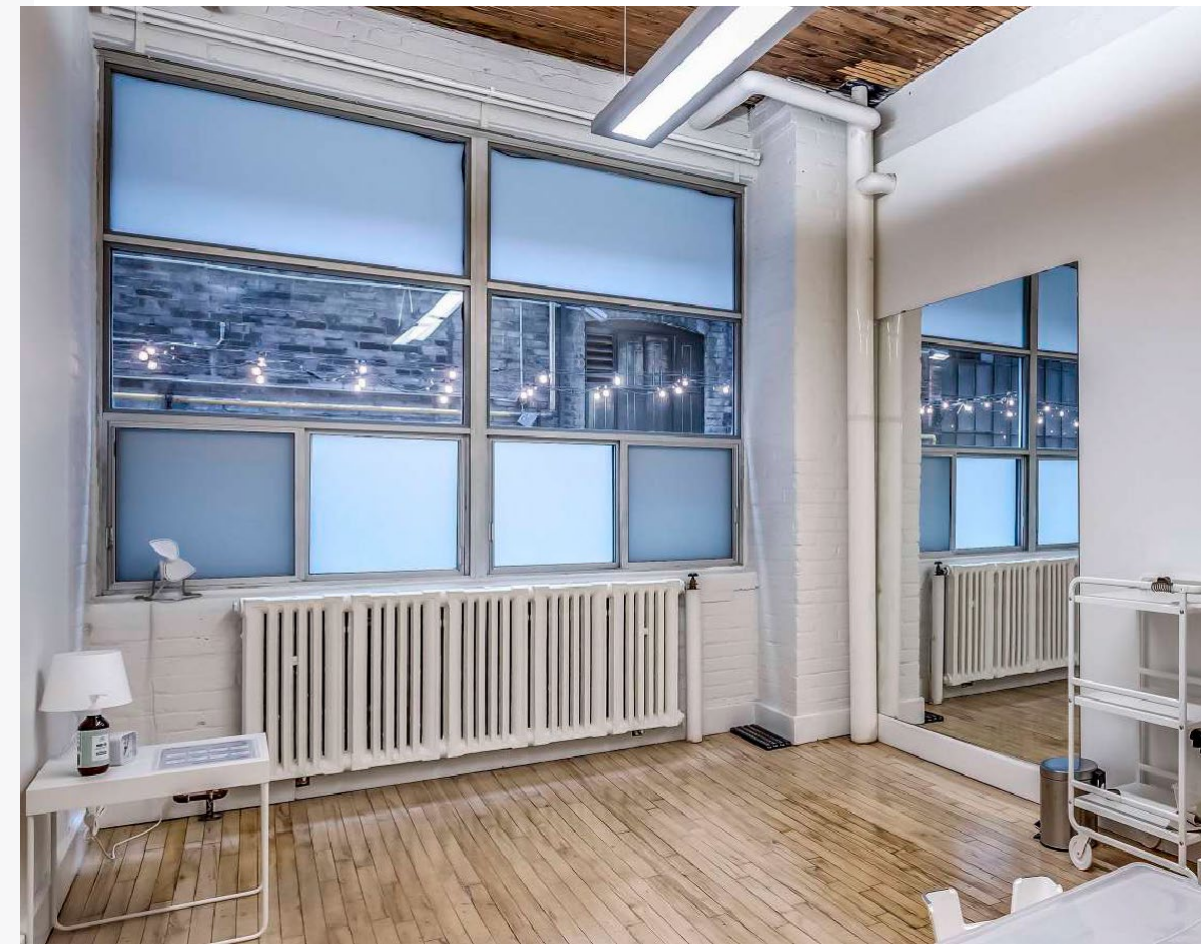
Additional Rent PSF

(2026): \$14.64 + janitorial & hydro



Suite 102

Floorplan may not be accurate due to changes that may/have occurred.



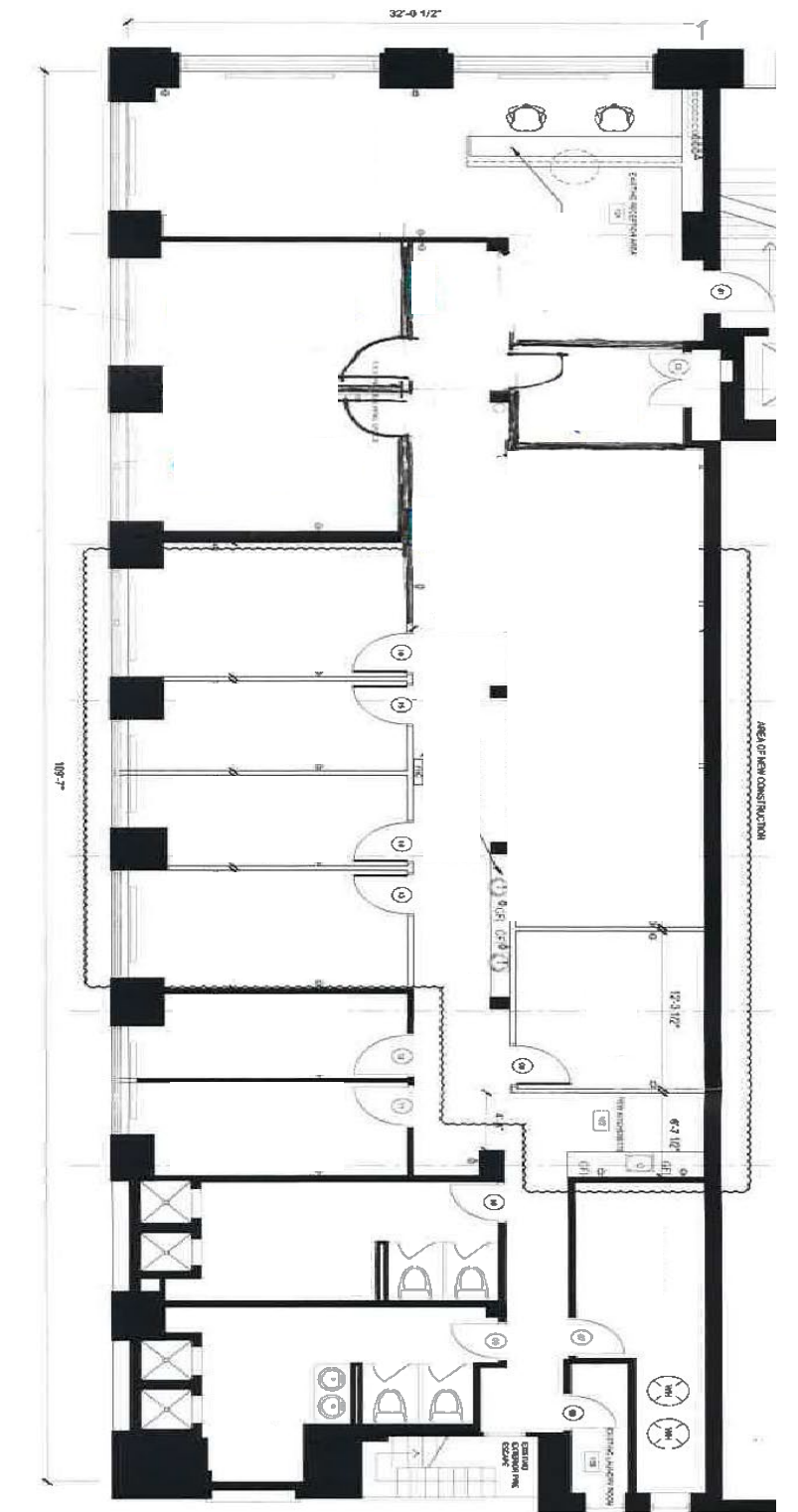
Suite 102 is currently built out with multiple small treatment rooms. This corner unit features high ceilings, internal showers and large windows.

Suite Size: 3,575 SF

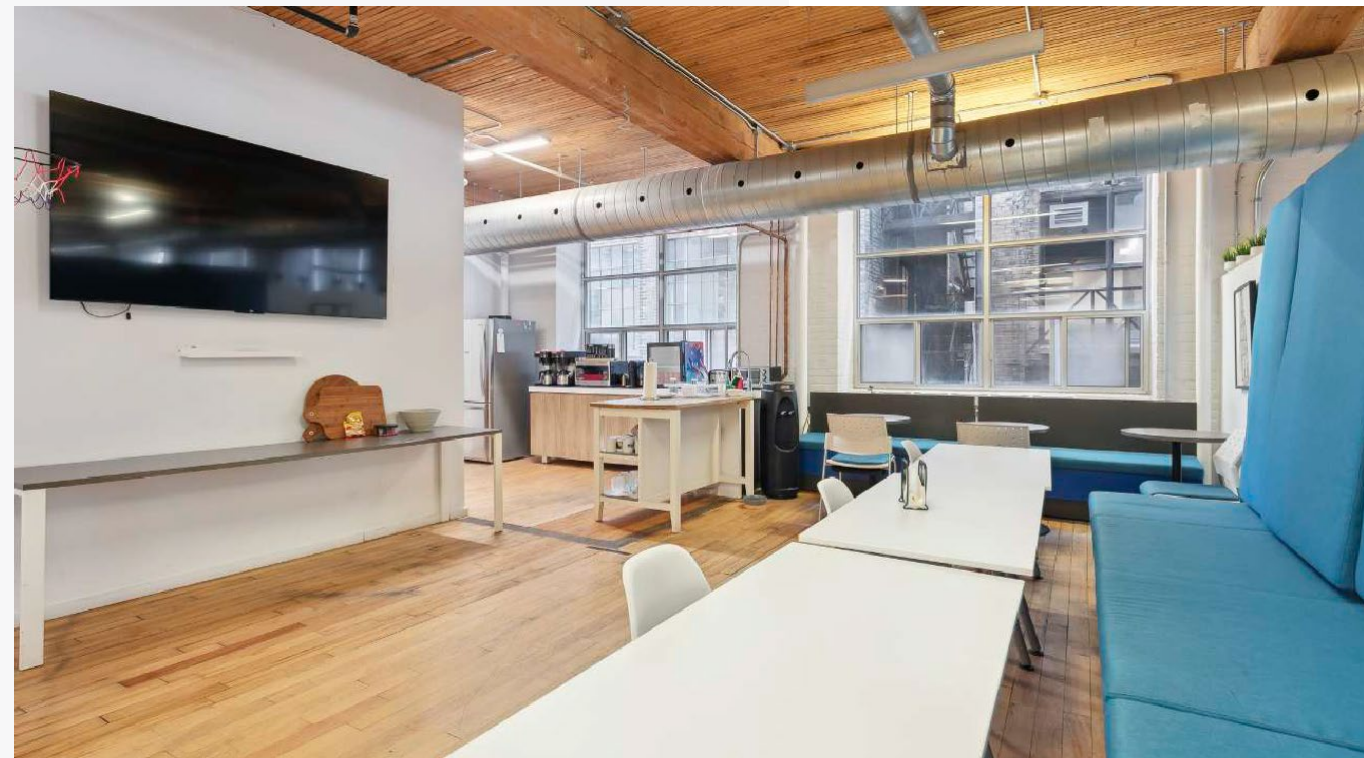
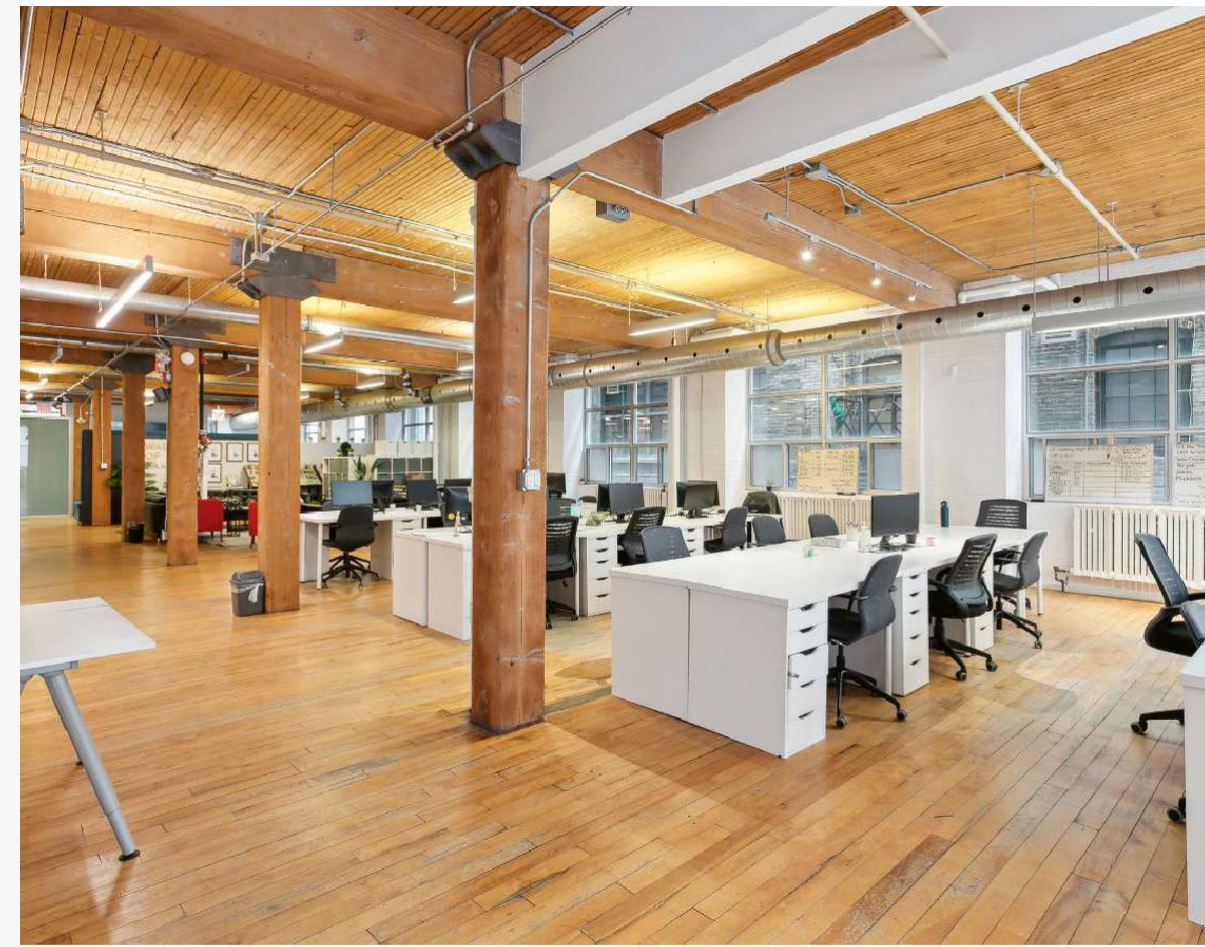
Net Rent: \$27.00 PSF

Additional Rent PSF

(2026): \$14.64 + janitorial & hydro



Suite 202



Suite 202 is a bright, corner unit built out with two call rooms, three meeting rooms, and a large open area for desks. Potential for unit to be partially furnished.

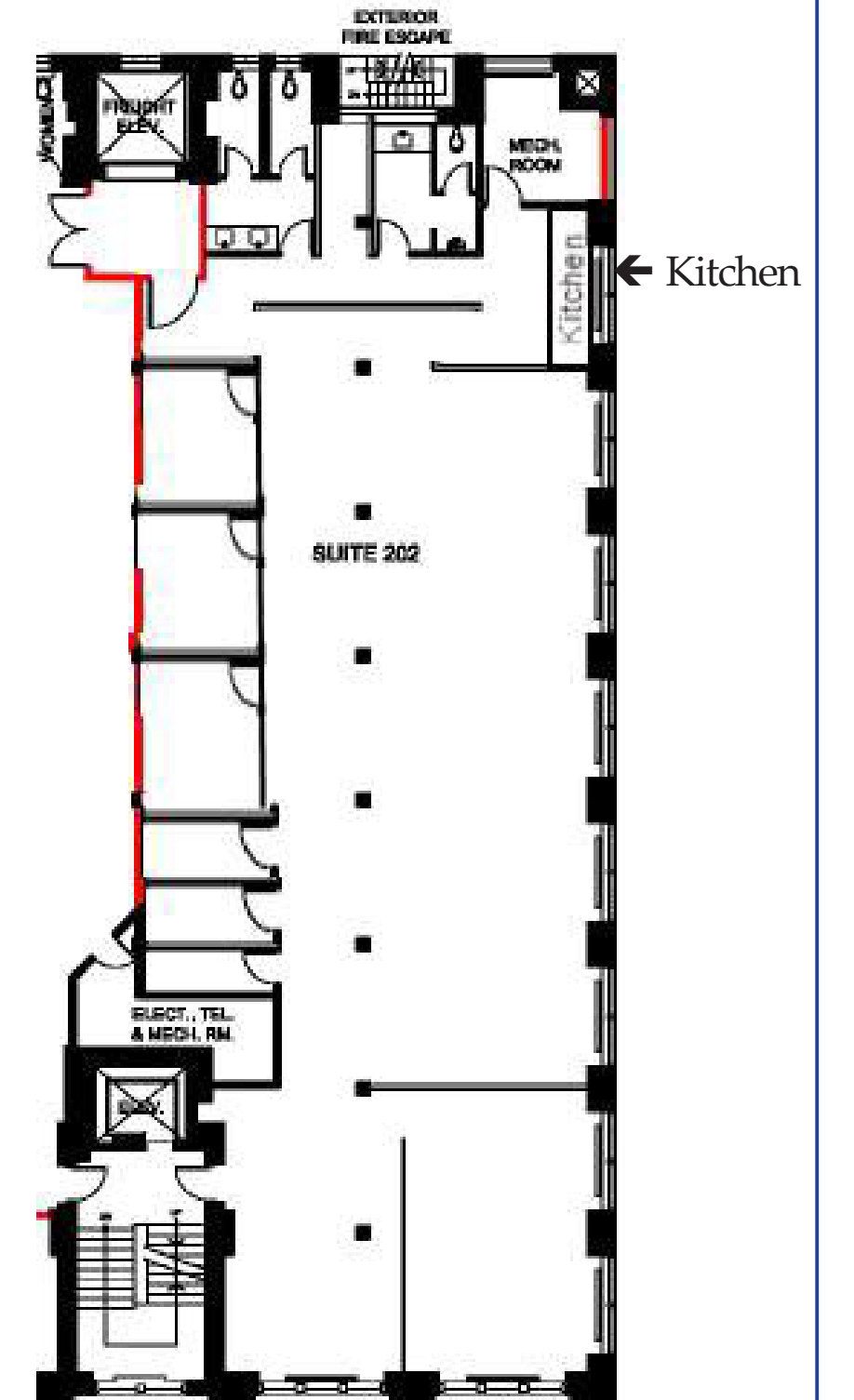
Suite Size: 4,468 SF

Net Rent: \$27.00 PSF

Additional Rent PSF

(2026): \$14.64 + janitorial & hydro

Floorplan may not be accurate due to changes that may/have occurred.



Suite 601

Floorplan may not be accurate due to changes that may/have occurred.



Suite 601 is a corner suite built out with large open workspace, 1 private office/ meeting room and a spacious kitchenette.

Suite Size: 2,012 SF

Net Rent: \$27.00 PSF

Additional Rent PSF

(2026): \$14.64 + janitorial & hydro

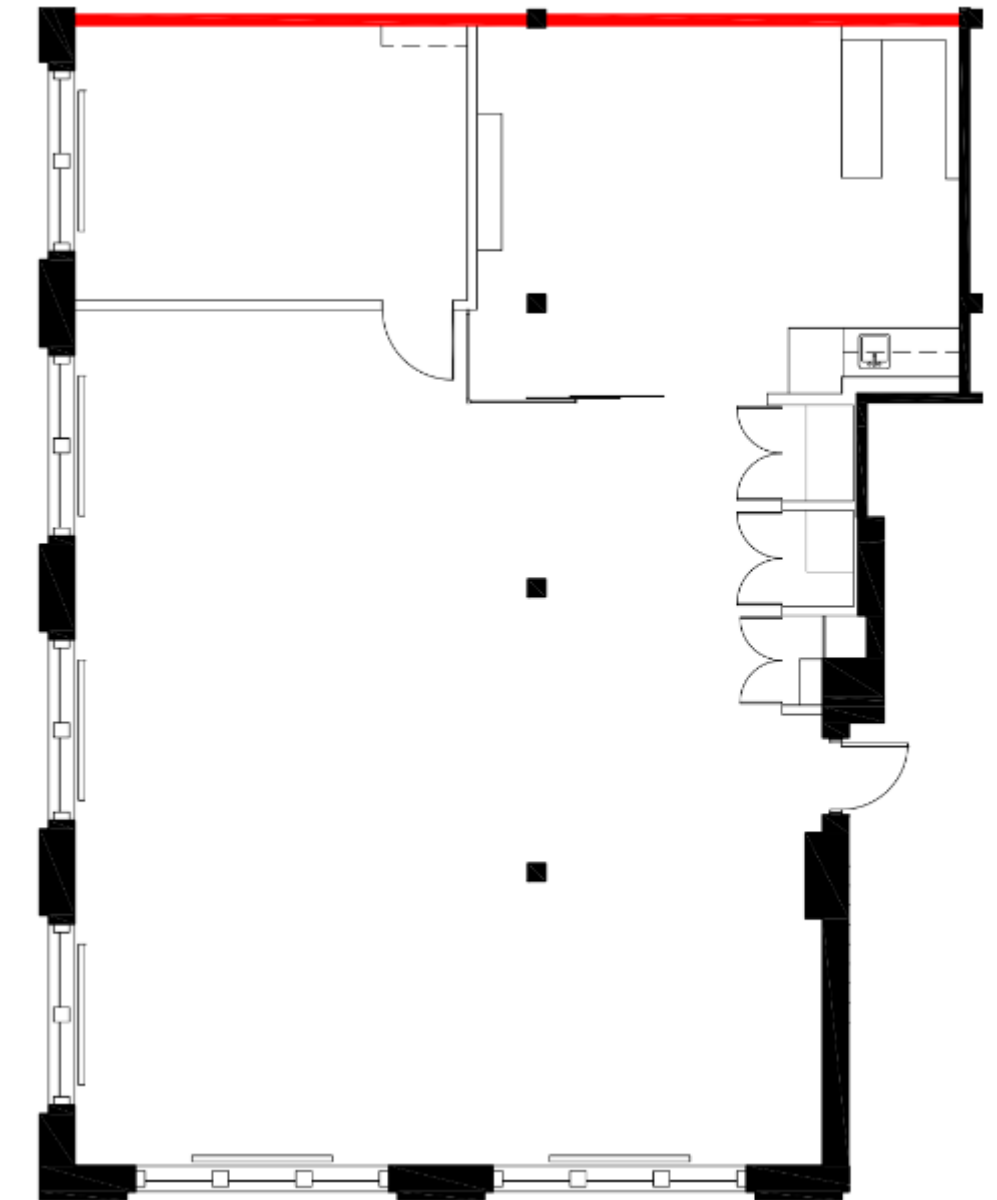
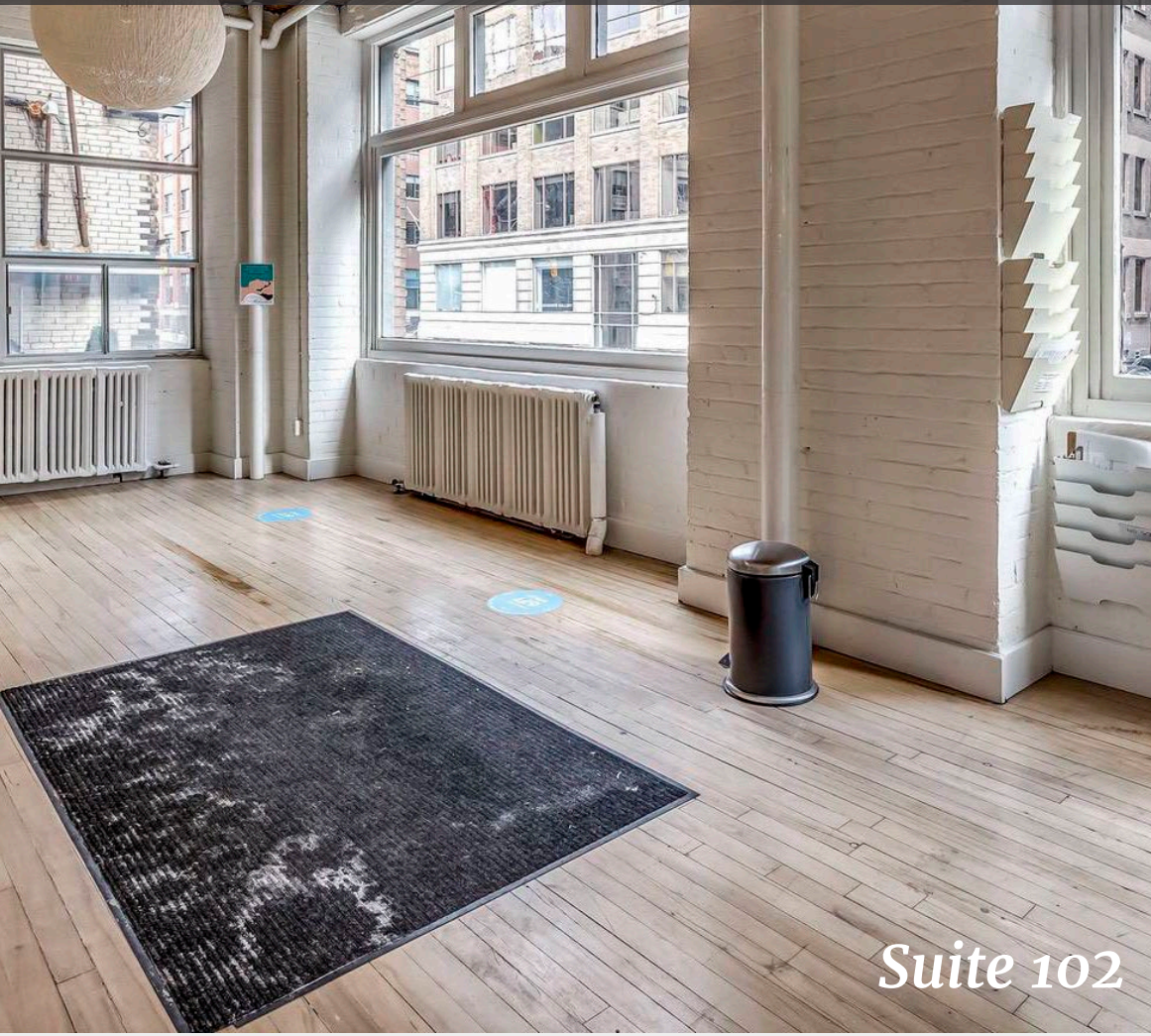
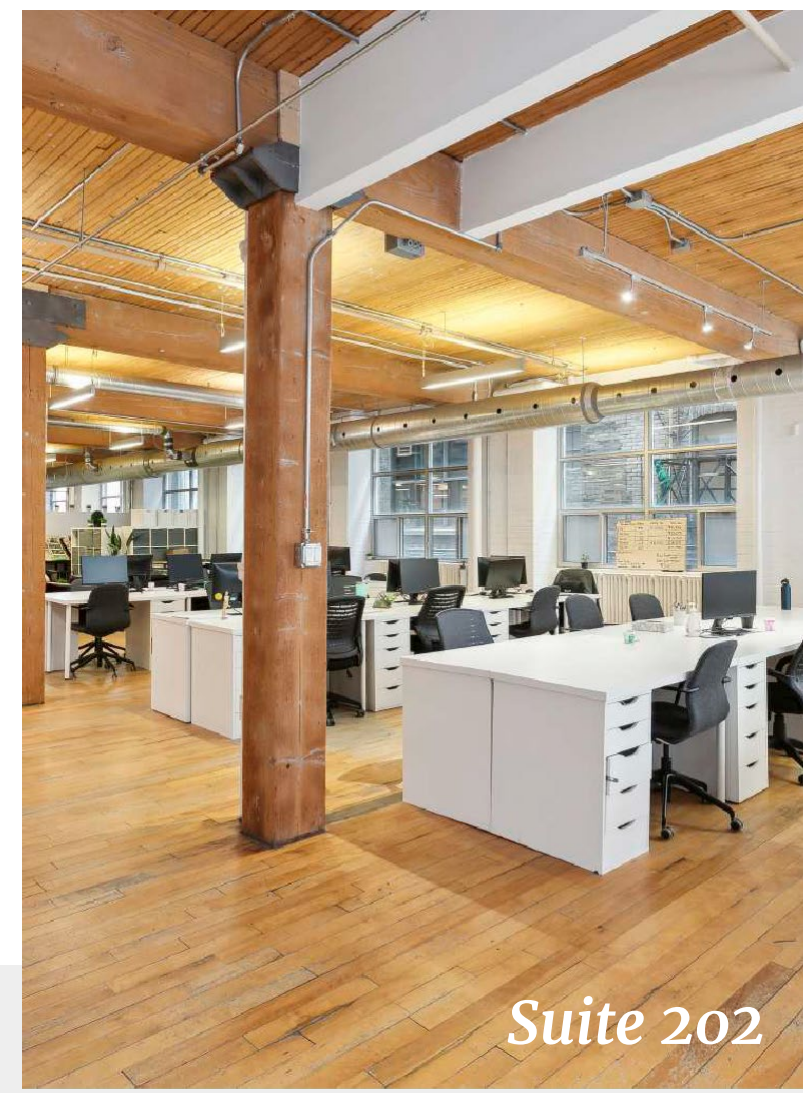


Photo Gallery



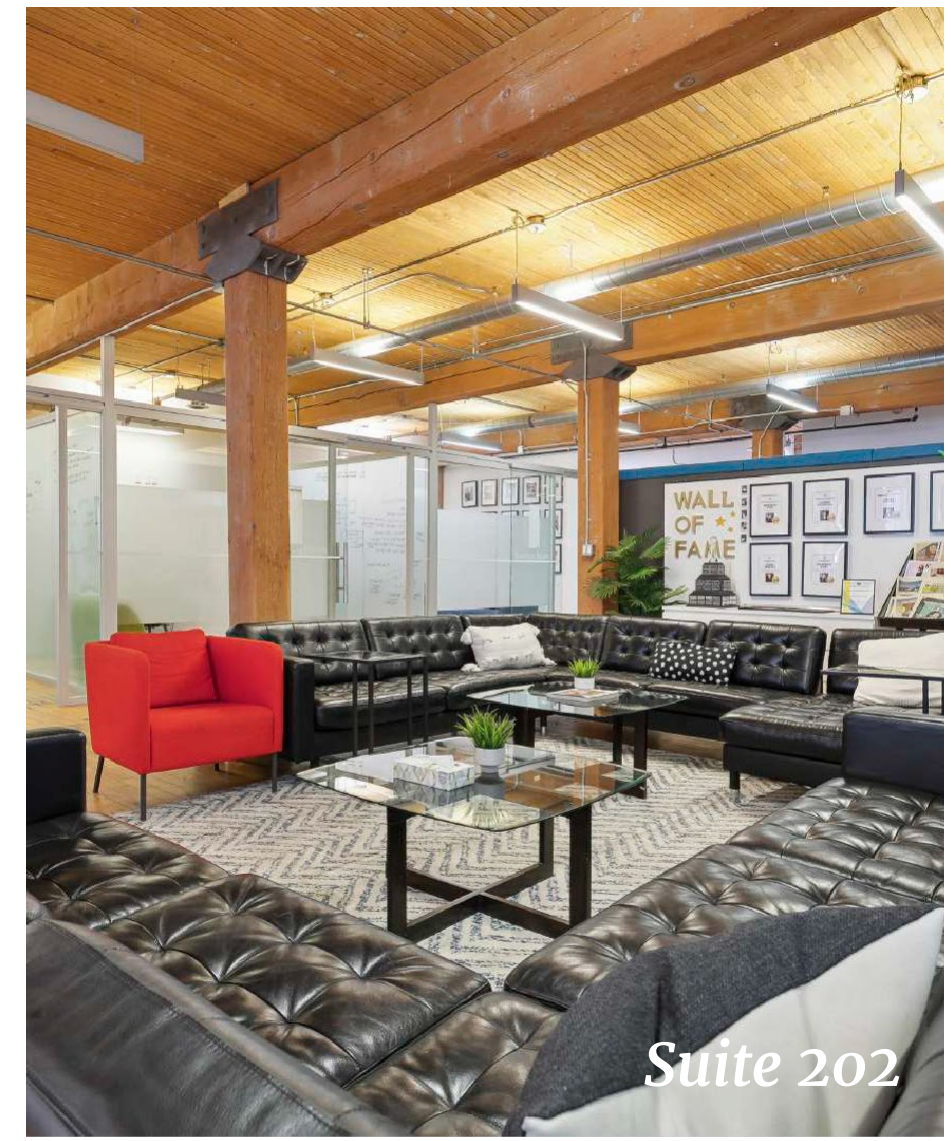
Suite 102



Suite 202



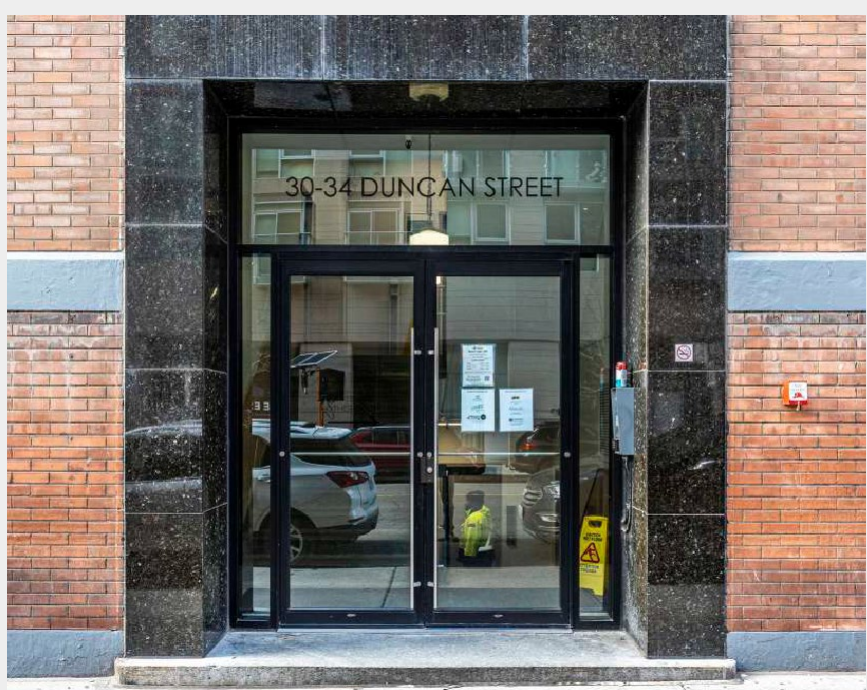
Lower Level



Suite 202



Lower Level



Suite 601

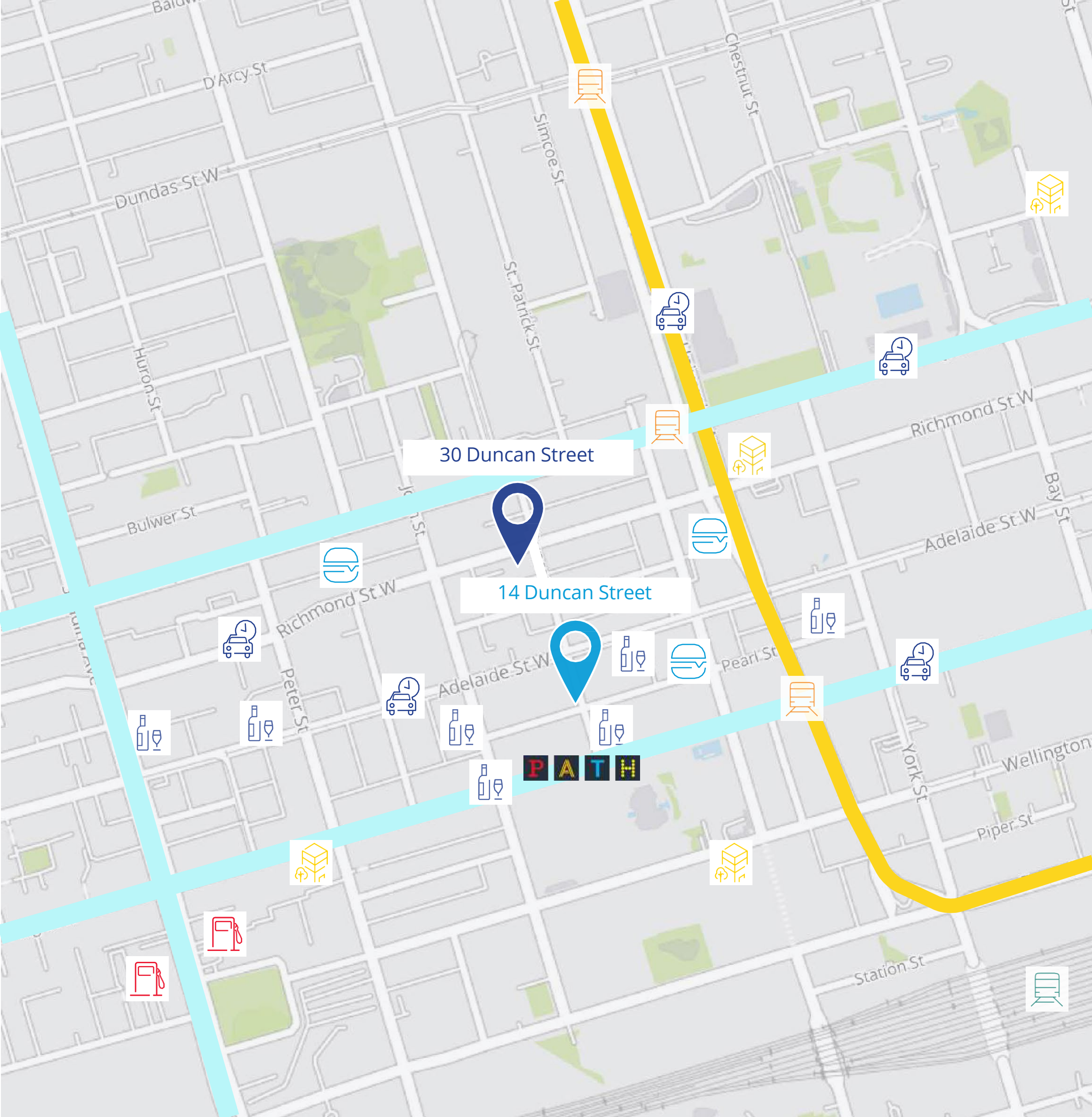




The **Location**

Thriving Community in a
strategically connected location

30 Duncan Street is situated in a prime location that
provides excellent connections to highways, transit,
restaurants and much more.



Amenities

Drive Times



- Local Roads**
- Richmond St. W – 1 minute
 - Queen St. W – 2 minutes
 - Adelaide St. W – 2 minutes
 - King St. W – 2 Minutes
 - Blue Jays Way – 5 Minutes
 - University Avenue – 5 Minutes



- Gas Stations**
- Petro-Canada – 6 minutes
 - Shell – 5 Minutes



- Transit:**
- Subway Stations**
- Osgoode – 2 minutes
 - St. Andrew – 3 minutes
 - St. Patrick Station – 4 minutes



- GO Train Station**
- North Bathurst Yard – 6 minutes



- Airports**
- Pearson Airport – 37 minutes
 - Billy Bishop Toronto City – 11 minutes



- Grocery Stores**
- Aisle 24 Market – 1 minute
 - Rabba Fine Foods – 3 Minutes
 - Michaels on Simcoe – 1 Minute



- Restaurants**
- Burrito Boys – 1 minute
 - Fusaro's Italian Kitchen – 3 Minutes
 - Pizzeria Libretto – University – 2 Minutes
 - The Haam (Sushi & Taco) – 4 minutes
 - La Carnita – 1 minute
 - Fox on John – 1 Minute
 - Byblos Downtown – 1 Minute
 - PAI – 2 Minutes



- Services**
- RBC Bank – 3 minutes
 - Hilton Toronto Hotel – 6 Minutes
 - CF Toronto Eaton Centre – 7 Minutes
 - Fit Factory Downtown Gym – 7 Minutes

 Yonge/University Line
 Streetcars

Labour Pool

Boasting a skilled talent pool that continues to grow, the area is ideal from which to build a desired workforce. With a younger, educated workforce living in the area, employers can position themselves to be a highly desirable organization to be a part of, offering a solid base for attraction and retention efforts.

14 Duncan Street Demographics

Population

1KM	55,054
3KM	363,703
5KM	594,052

Average Household Income

1KM	\$130,522.36
3KM	\$130,769.99
5KM	\$146,548

Median Age

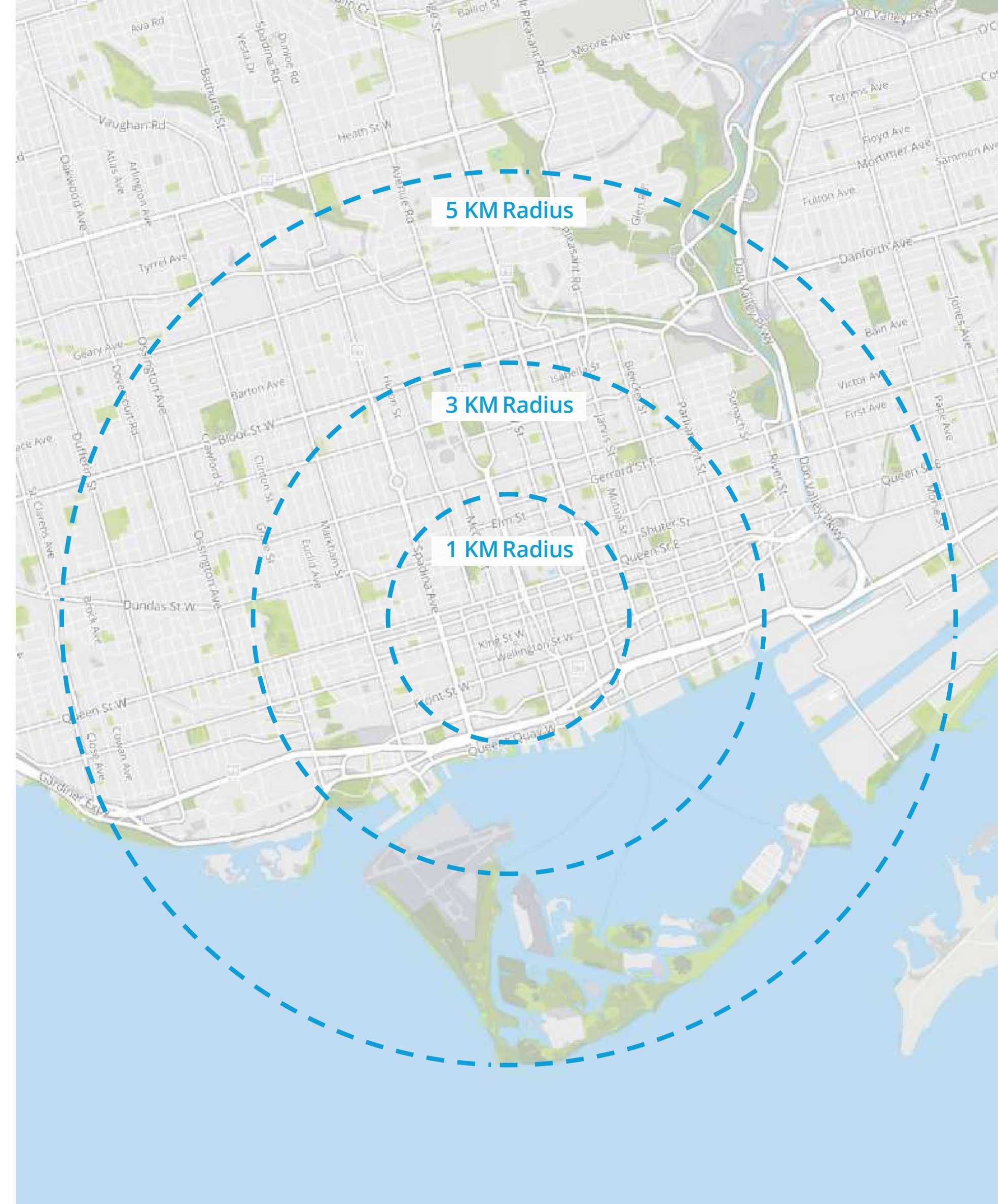
1KM	33
3KM	35
5KM	36

Workforce Population

1KM	39,270
3KM	232,279
5KM	393,616

Employment Rate

1KM	93.8%
3KM	92.4%
5KM	92.4%





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The hullmark logo features the word "hullmark" in a white, lowercase, sans-serif font, positioned in the bottom right corner of a solid black square.