

# 1 RICHMOND STREET WEST

## FOR LEASE

Suites 300, 500, 700/702, & 900  
1,992 SF - 12,520 SF



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CANADA



## 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	Contact agent for details	
2024 Additional Rent Estimates (*includes in suite janitorial & utilities)	Operating Costs	\$22.98/SF
	Realty Tax	\$8.27/SF
	<b>TOTAL</b>	<b>\$31.25/SF</b>

## PARKING

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

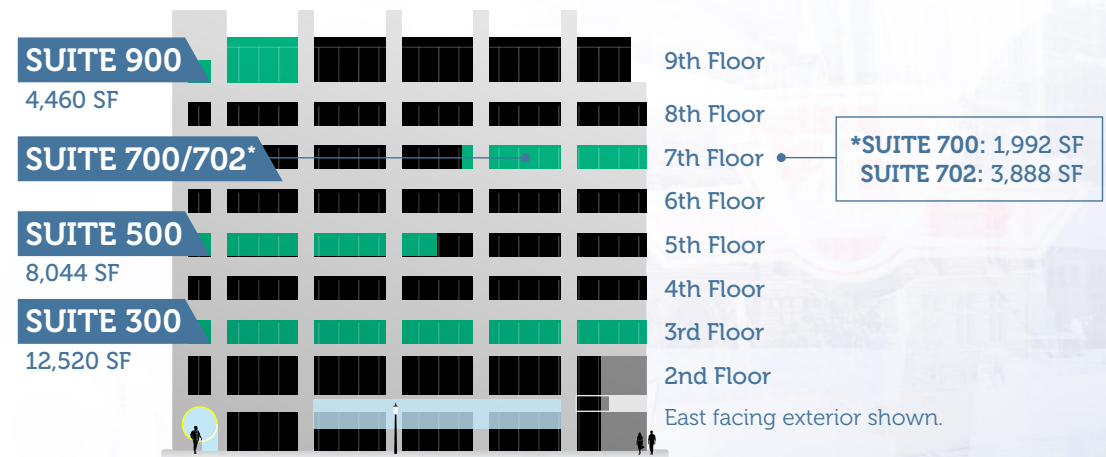
## TECHNICAL SPECIFICATIONS

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	SF	AVAILABILITY	NOTES
<b>300</b>	12,520	IMMEDIATE	
<b>500</b>	8,044	IMMEDIATE	
<b>700/702</b>	Suite 700: 1,992 Suite 702: 3,888 Total=5,880	IMMEDIATE	
<b>900</b>	4,460	IMMEDIATE	

## 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



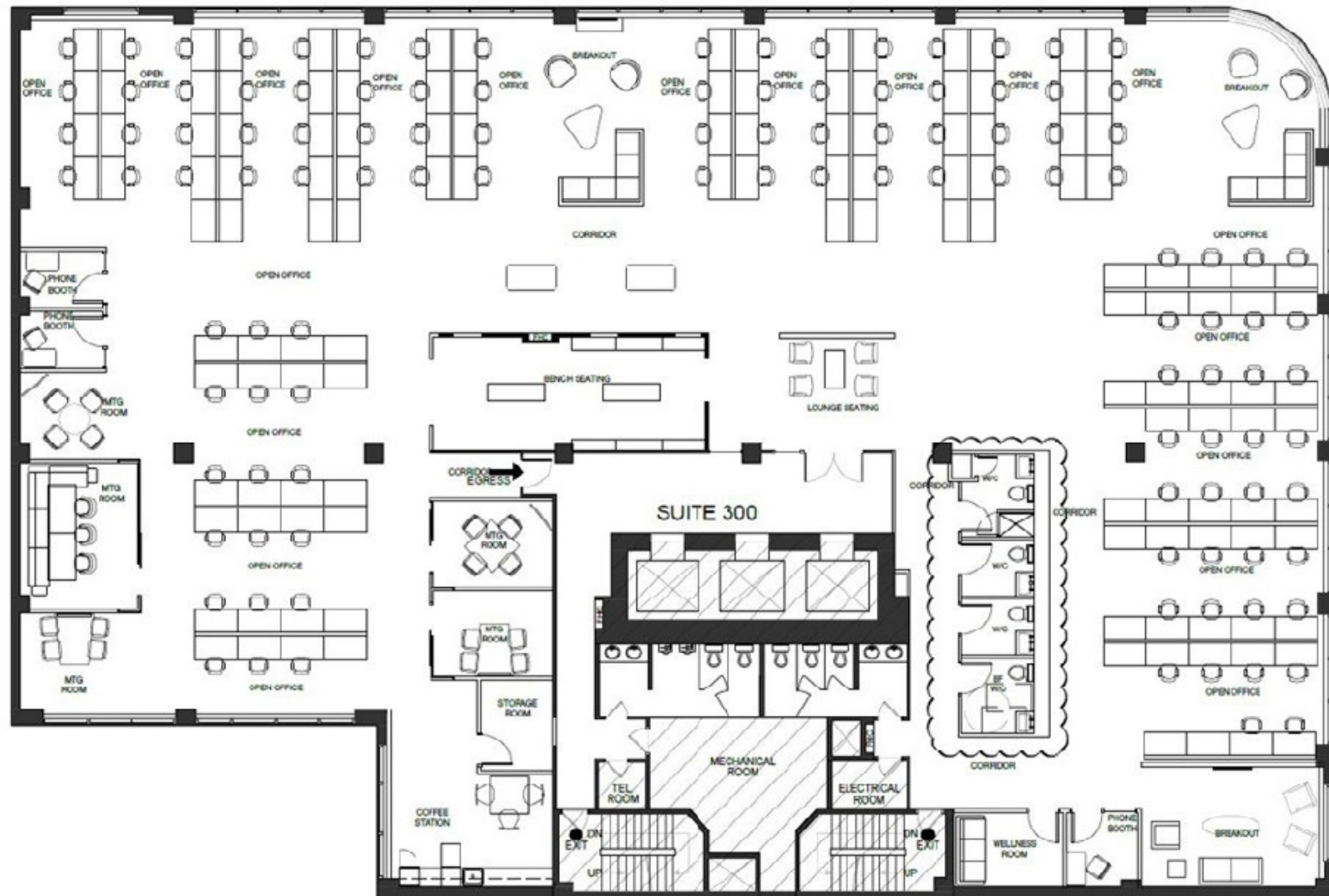
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# SUITE 300

## ABOUT THE SUITE

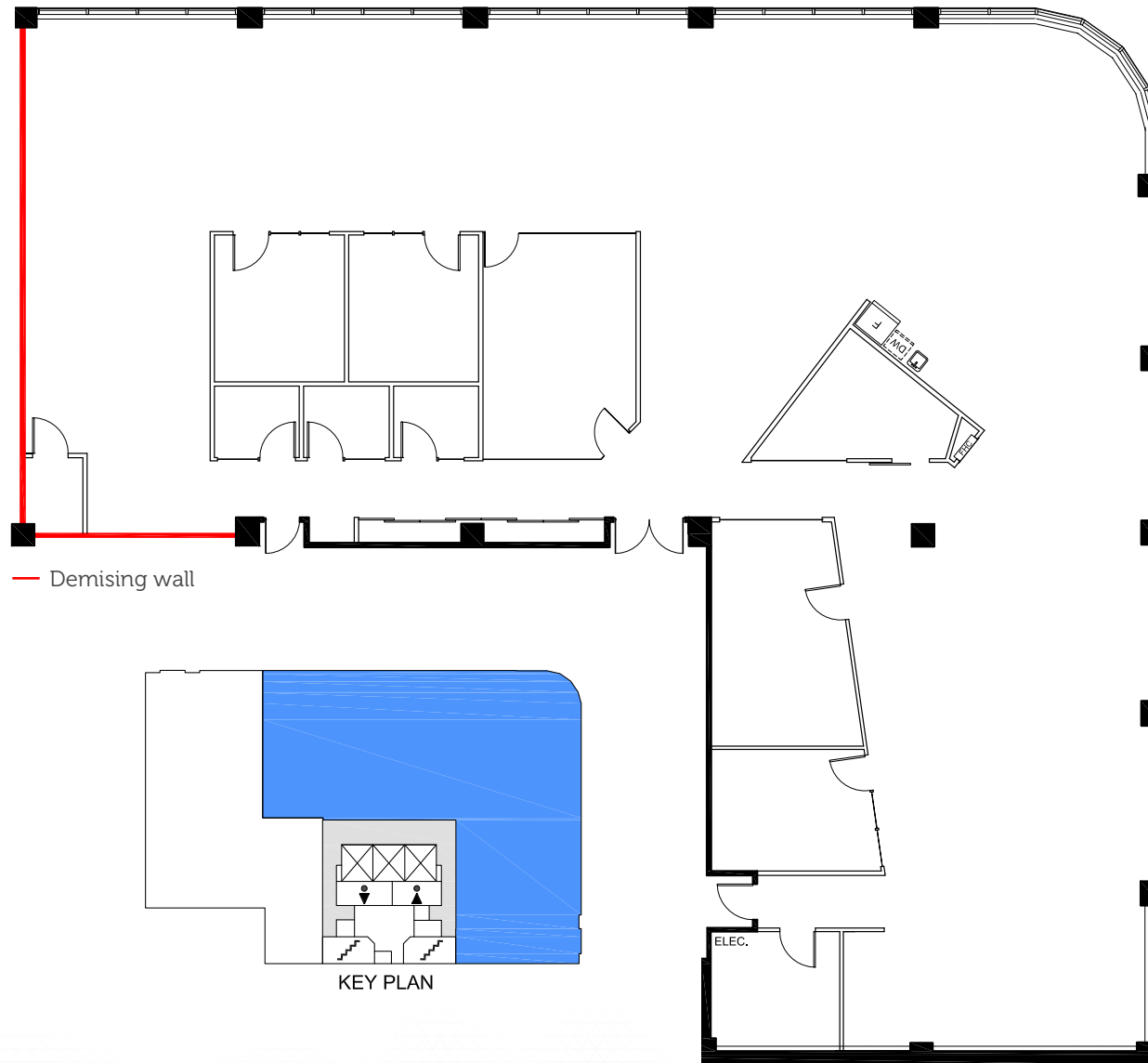
► 12,520 SF



# SUITE 500

## ABOUT THE SUITE

- ▶ 8,044 SF
- ▶ Kitchen
- ▶ IT Room
- ▶ 3 boardrooms
- ▶ Breakout rooms
- ▶ Open office space



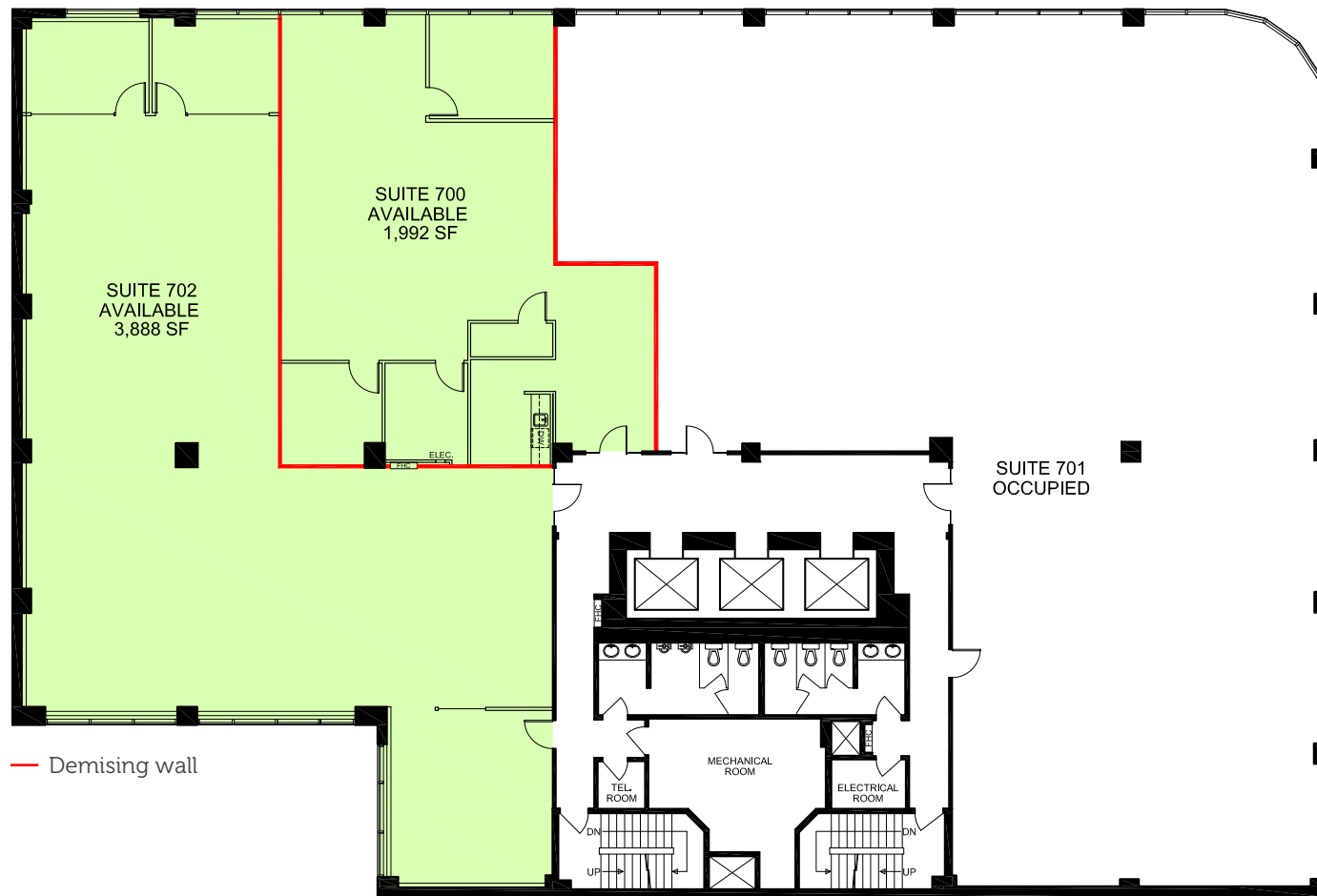
# SUITE 700/702

## ABOUT THE SUITE

- ▶ SUITE 700: 1,992 SF
- ▶ SUITE 702: 3,888 SF

▶ TOTAL=5,880 SF

- ▶ 2 Offices, 1 Boardroom, Open office space

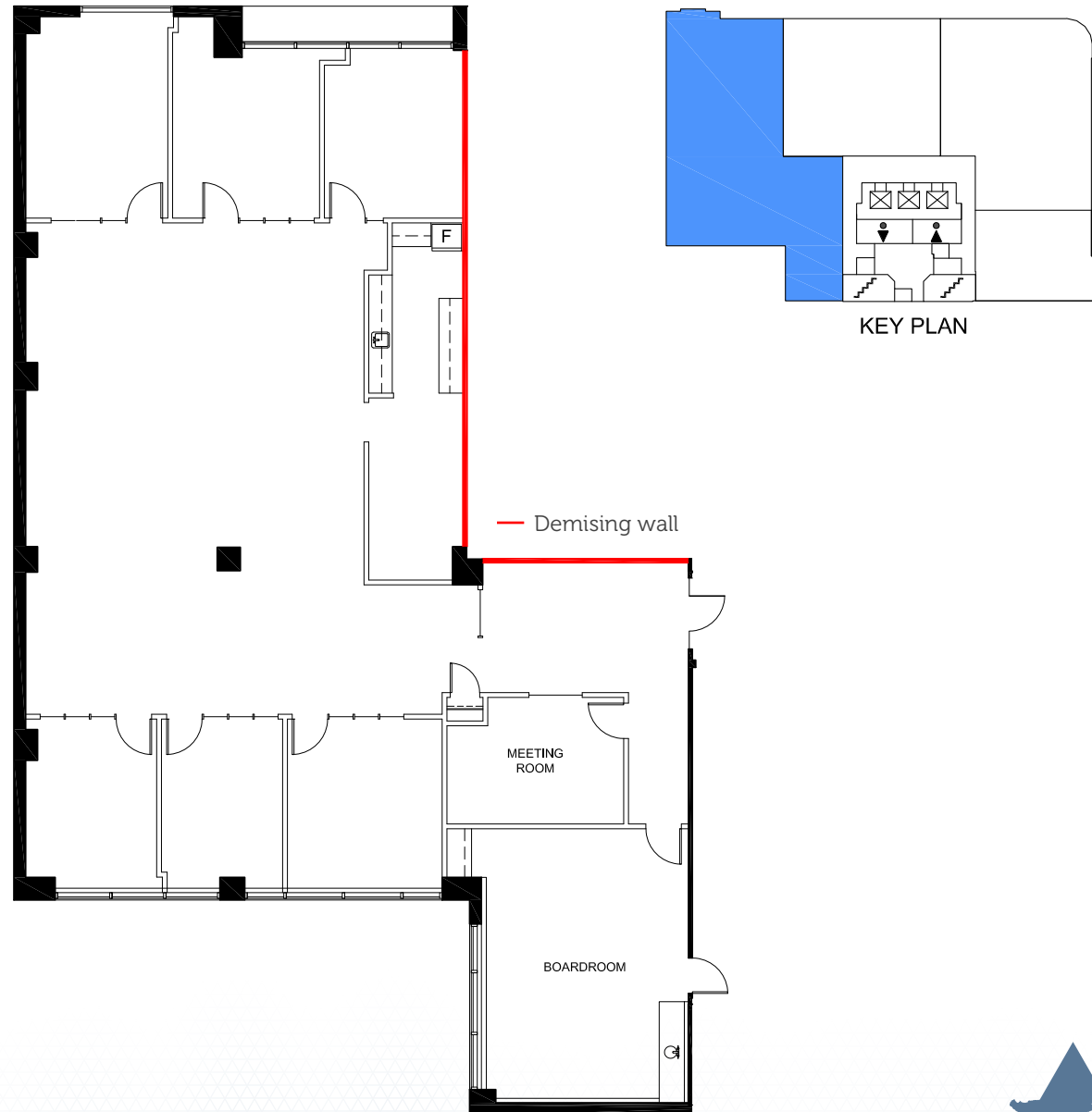




# SUITE 900

## ABOUT THE SUITE

- ▶ 4,460 SF
- ▶ 2 Boardrooms
- ▶ Open office space
- ▶ 6 Offices
- ▶ Kitchen



## RECENTLY COMPLETED BUILDING IMPROVEMENTS

PROJECT	PROJECT DETAILS	TENANT BENEFITS
<b>Front Entrance Podium/Pavers and Doors Replacement</b>	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
<b>LED Retrofit</b>	Conversion to LED lighting in common areas, including exit signs	Updated, energy-efficient lighting in common areas
<b>Touchless Elevator Buttons</b>	Retrofit of all interior cab and exterior wall-mounted call buttons with touchless option	Improved health & safety for tenants and visitors
<b>Touchless Washroom Fixtures</b>	Conversion of faucets, soap dispensers, toilets to touchless in all washrooms	Improved health & safety for tenants and visitors, energy-efficiency
<b>Washroom Refreshes</b>	Updated washroom fixtures, paint, lighting, tiles	Annual program, includes modern finishes and cosmetic improvements
<b>Tenant Bicycle Storage Room</b>	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
<b>Building Automation System (BAS)</b>	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
<b>3-Way Chiller Valves</b>	Replacement of cooling valves on chiller system	HVAC system enhancement to enable greater tenant comfort levels, energy efficiency



T RICHMOND STREET WEST



## ABOUT ADGAR

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. Globally, the company operates in Israel, Poland and Belgium.

For more information, visit [adgarcanada.com](http://adgarcanada.com)

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