



CUBECOM
FULL SERVICE REALTY



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457 RICHMOND STREET WEST TORONTO, ON



CUBECOM COMMERCIAL REALTY INC. BROKERAGE. | #101-212 KING ST W, TORONTO, ON, M5H 1K5 | CUBECOM.CA

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

457

RICHMOND STREET WEST

TORONTO, ON

This exquisite office space is a hidden gem nestled in the heart of Toronto's downtown west market. Its prime location, presents an exceptional opportunity for businesses seeking a prestigious address in the Richmond & Spadina area with close proximity to King St W which is only a 4 minute walk to the south. All the suites in the building benefit from large, operable windows which allow natural light to flood the workspace and provide fresh air. Each suite has private washrooms and self controlled HVAC units. The building offers 24 hours access with an electronic passkey system. This building is surrounded by worldclass restaurants, art galleries, hotels, and entertainment venues, you'll have endless options for client entertainment and team-building activities. Don't miss out on this remarkable opportunity.



99
WALK SCORE



100
TRANSIT SCORE



4min
TO KING ST W



24/7
BUILDING ACCESS



SPADINA AVE
AT RICHMOND
ST WEST
TRANSIT STOP
3MIN WALK



UNION
STATION RAIL
COMMUTER
5 MINUTES



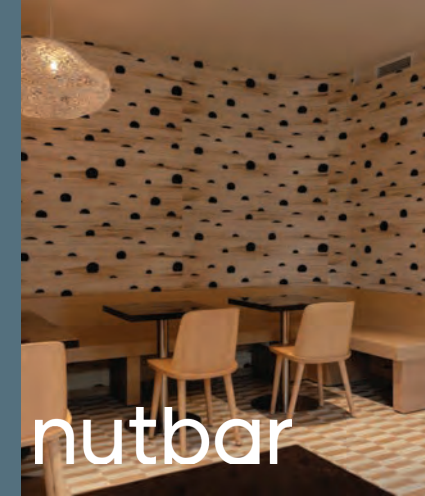
BILLY BISHOP
TORONTO CITY
AIRPORT
7 MINUTES



GUSTO
ITALIAN



THE WELL



nutbar



alcette



mademoiselle

RAW BAR + GRILL



1

HOTEL
Seattle



NELA



IMPACT



ACE HOTEL



WATERWORKS FOOD HALL



ORETTA



BARÖ



Othership

AREA OVERVIEW

Steps from King West, 457 Richmond Street West is surrounded by some of Toronto's most sought-after dining, hospitality and entertainment destinations. From acclaimed restaurants and stylish hotels to The Well and the energy of the Entertainment District, the area offers an exceptional mix of convenience, culture and lifestyle amenities.

IR TEAM | **CUBECOM**
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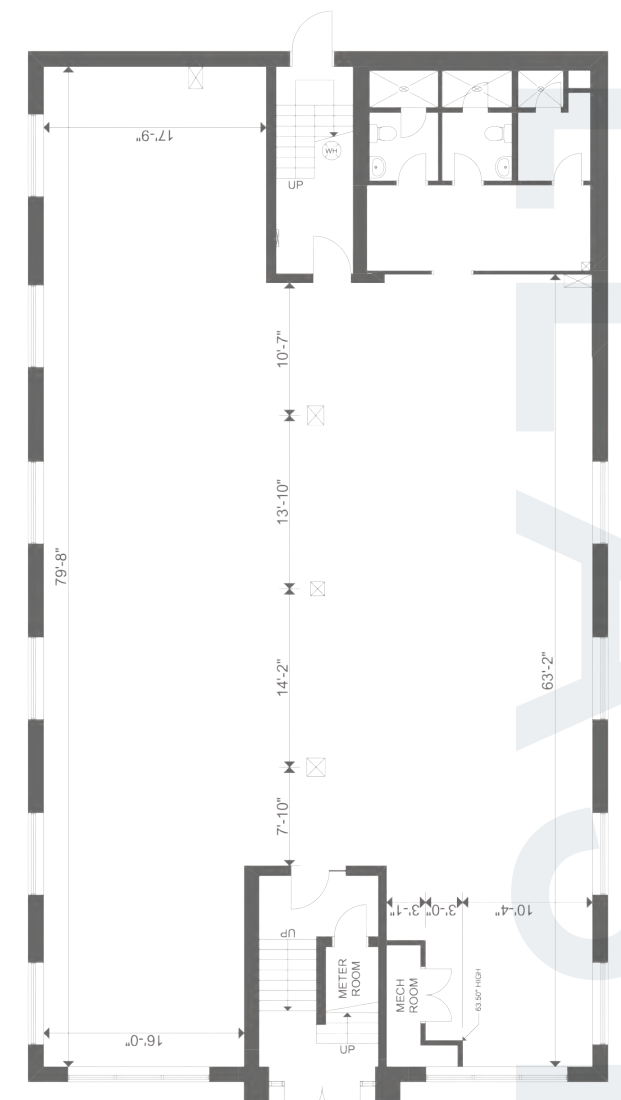


SUITE GROUND FLOOR

SQFT: 3,857

NET RENT: CONTACT LISTING AGENT

TMI: \$13.40 PSF



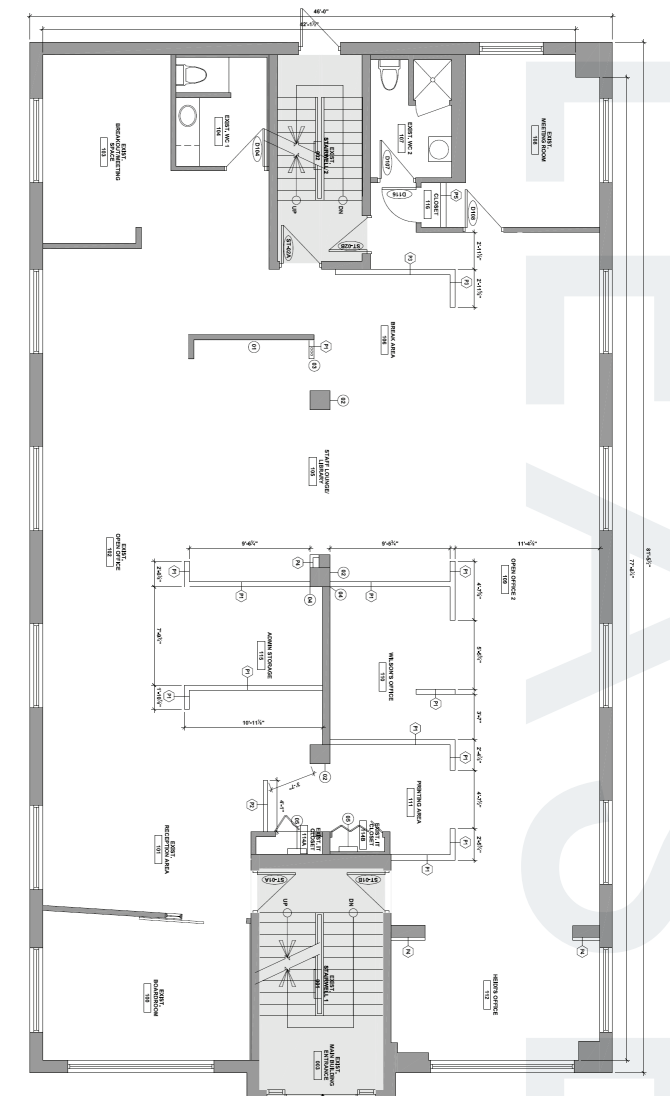


SUITE 100

SQFT: 3,857

NET RENT: CONTACT LISTING AGENT

TMI: \$13.40 PSF (including janitorial)

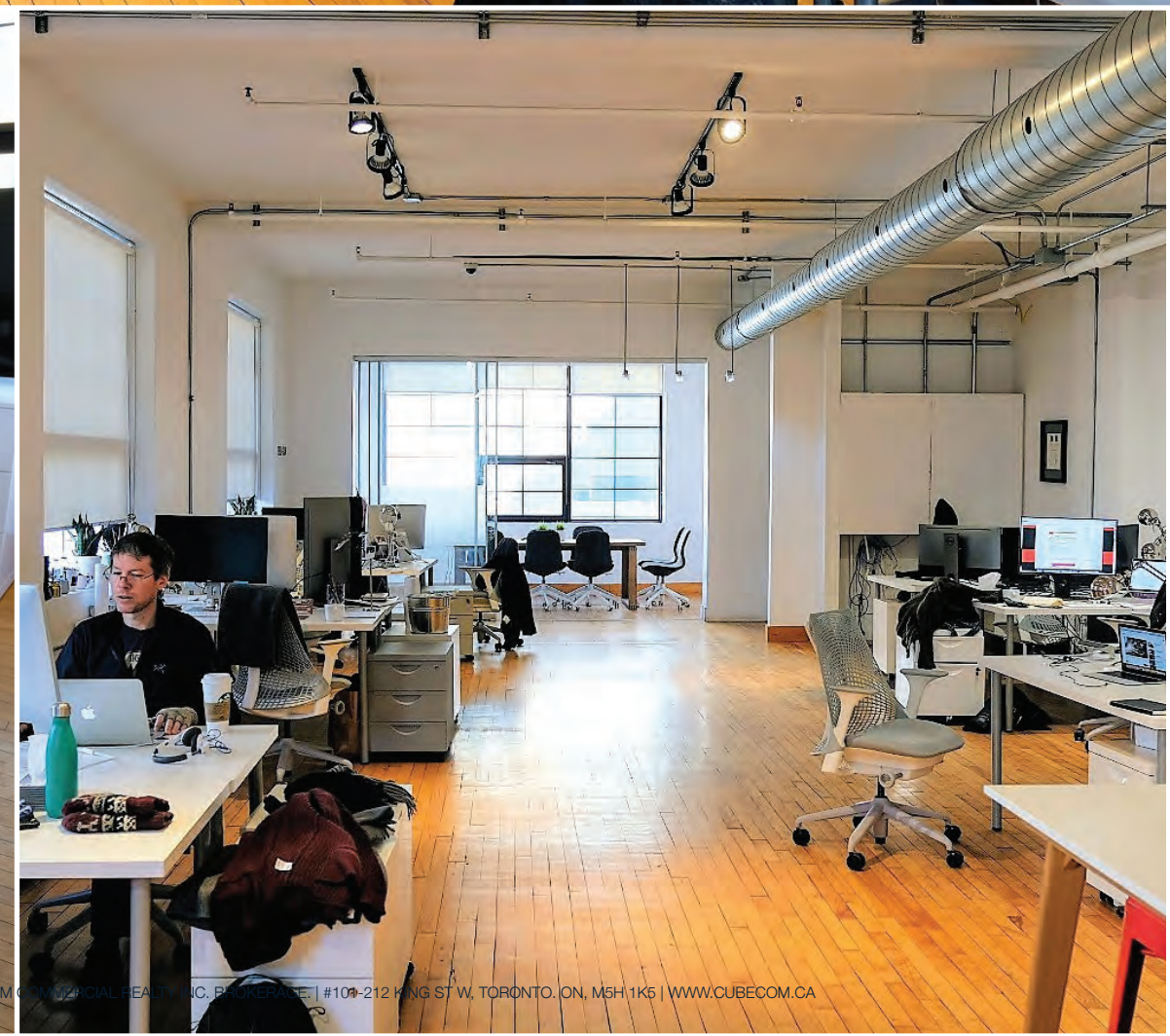
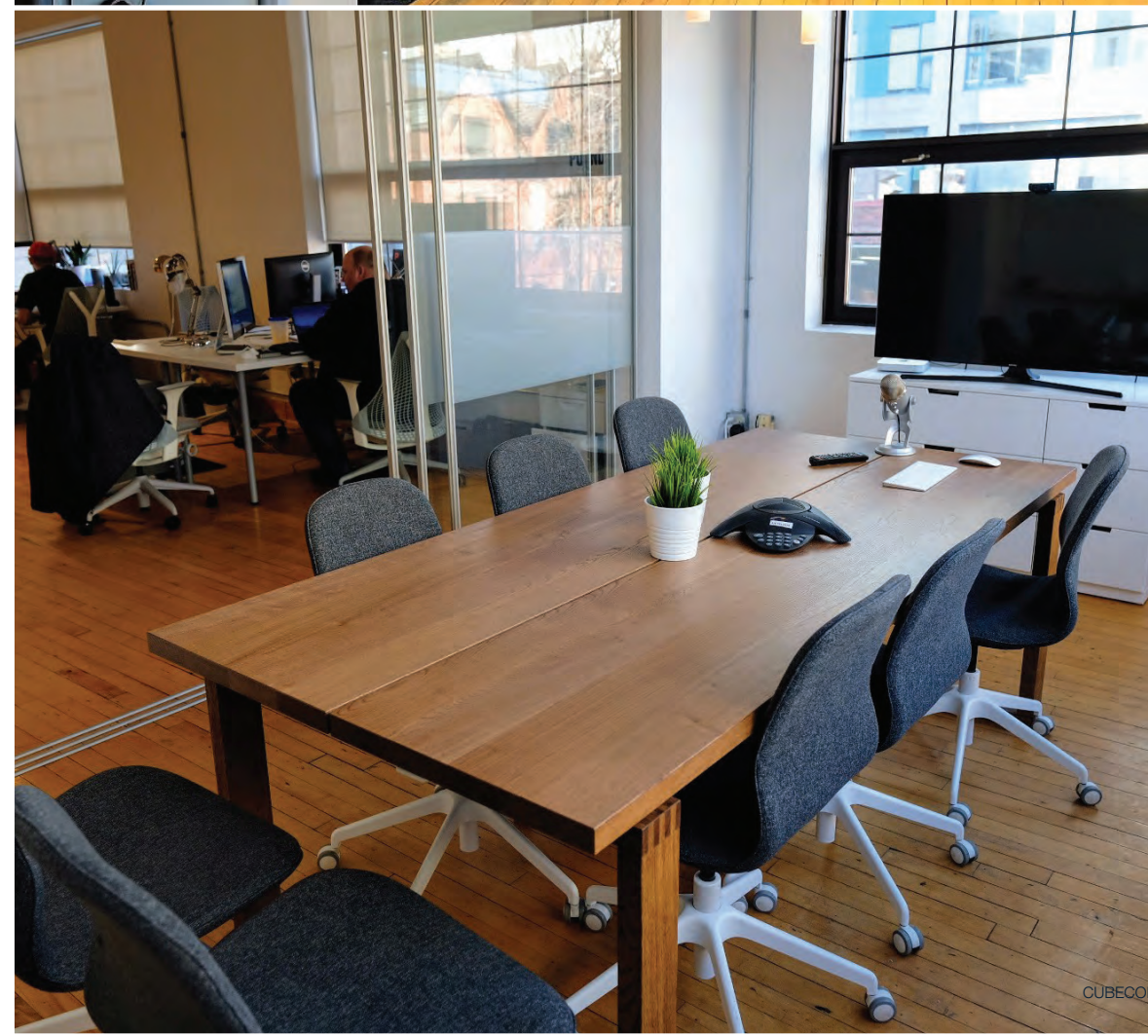
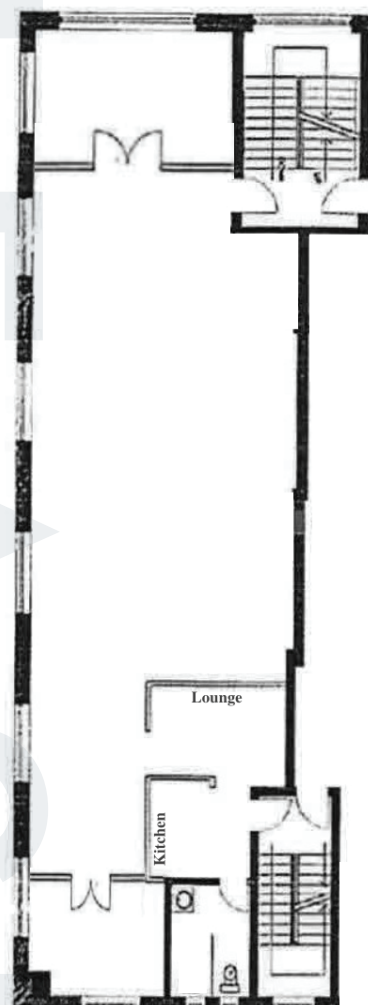


SUITE 200

SQFT: 1,953

NET RENT: CONTACT LISTING AGENT

TMI: \$13.40 PSF (including janitorial)





NEIGHBOURHOOD DEMOGRAPHICS



POPULATION
3 KM - 369,175
5 KM - 612,817
10 KM - 1,368,398



AVG. HOUSEHOLD
INCOME
3 KM - \$112,393
5 KM - \$125,013
10 KM - \$131,926



MEDIAN AGE
3 KM - 36.5
5 KM - 37.6
10 KM - 38.9



DAYTIME
POPULATION
3 KM - 882,609
5 KM - 1,094,496
10 KM - 1,727,438



HOUSEHOLDS
3 KM - 208,156
5 KM - 323,549
10 KM - 643,235

Neighbourhood Demographics from Costar, 2023
Mobility scores from WalkScore.com, 2023



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