



DREAM  
COLLECTION  
FINANCIAL DISTRICT

# 67 Richmond Street West

OFFICE LEASING  
OPPORTUNITIES

YOUR LOGO

YOUR LOGO

dream 

AVISON  
YOUNG

THE BUILDING —

# 67 Richmond

Located just steps away from the heart of the Financial District, this newly renovated heritage building enjoys close proximity to the best of downtown Toronto.

## Building Specifications

<b>Size</b>	38,192 SF
<b>Year Built</b>	1941
<b>Number Of Floors</b>	7
<b>Operating Costs</b>	\$16.78 (PSF/YR)
<b>Realty Tax</b>	\$8.12 (PSF/YR)
<b>Total Additional Rent</b>	\$24.89 (PSF/YR)

## Building Features

- Public Transit Surface Route
- Satellite Dish Capability
- Fibre Optic Capability
- Central HVAC Distribution system
- Fire Detection System
- Fireproofed exposed steel structure
- Sprinkler System: Basement & ground floor
- Card access security system
- 11'6" Ceiling height

## Sustainability & Certifications

- BOMA Certified Silver
- WELL Health and Safety Rated 2021



[Learn more about the building](#) ↗

## Amenities

### Onsite Amenities

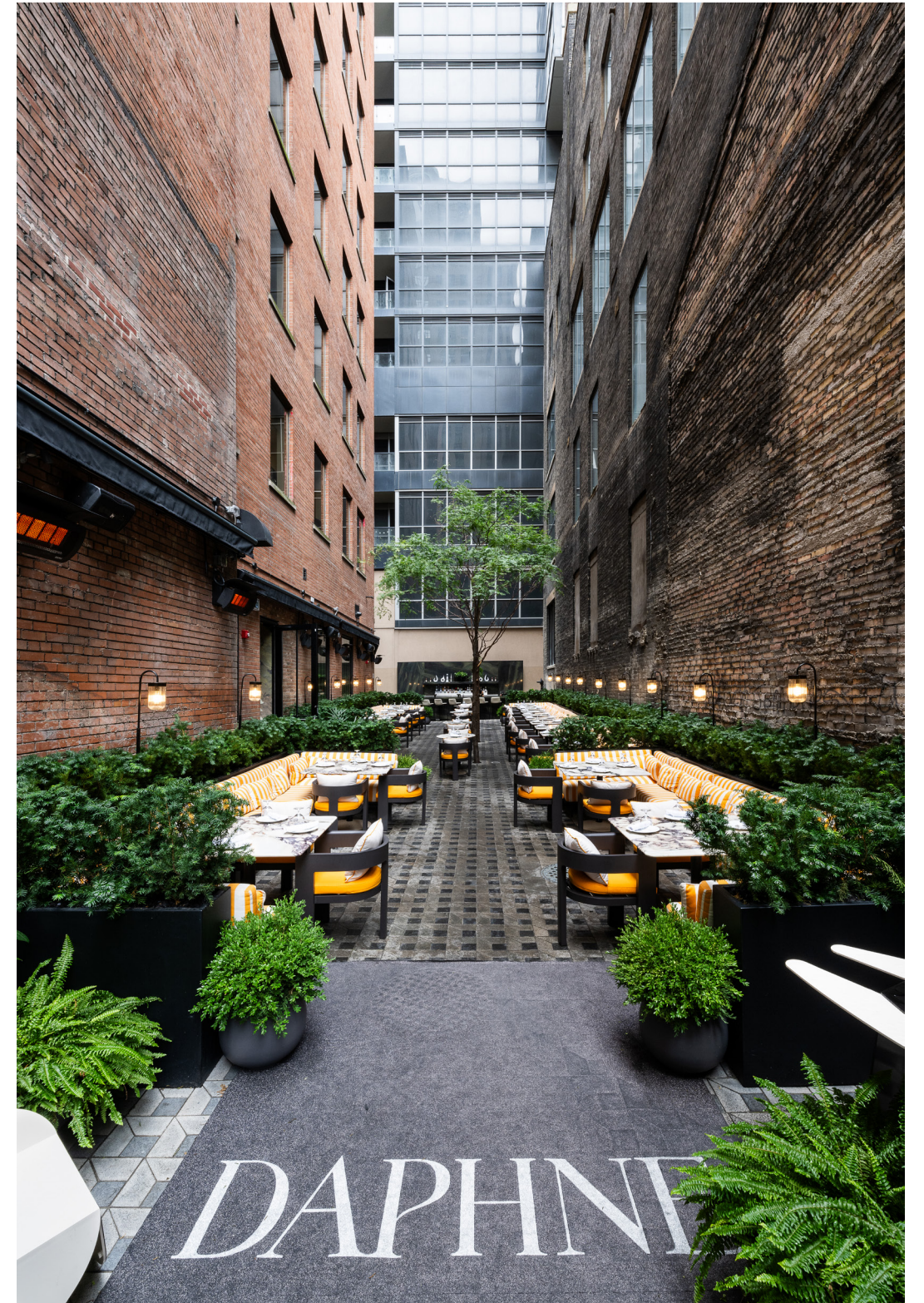
- The Wine Academy
- Daphne Restaurant

### Nearby Amenities

- CF Toronto Eaton Centre
- 80 Richmond St. W
- PATH Connection
- All major banks
- Hy's Steakhouse
- Nathan Philips Square
- Adelaide Club
- Cambridge Club
- Dispatch Coffee
- Chef's Hall



# Onsite amenities

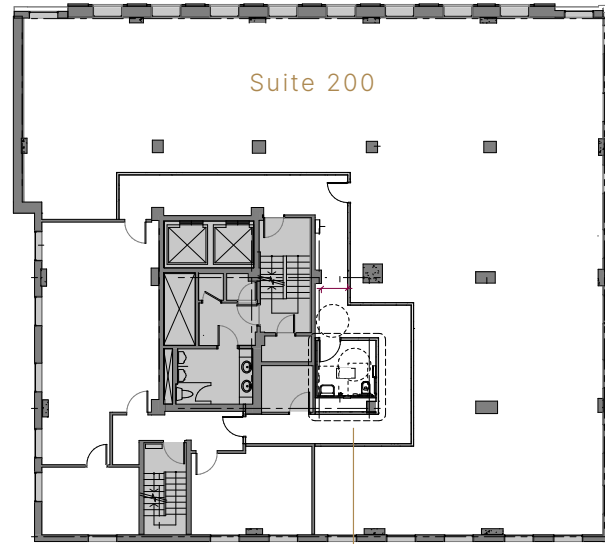


THE BUILDING —

# Leasing Opportunities

Full office building leasing opportunity. Floors can be leased out separately. Model suite located on the 7th Floor.

## 2nd Floor



Proposed corridor

[View virtual tour ↗](#)

## Standard Floorplate

Approximately 6,500 SF



**7th Floor**  
Full Floor Opportunity | 6,509 SF

**6th Floor**  
Full Floor Opportunity | 6,573 SF

**5th Floor**  
Full Floor Opportunity | 6,549 SF

**4th Floor**  
Full Floor Opportunity | 6,501 SF

**3rd Floor**  
Full Floor Opportunity | 6,556 SF

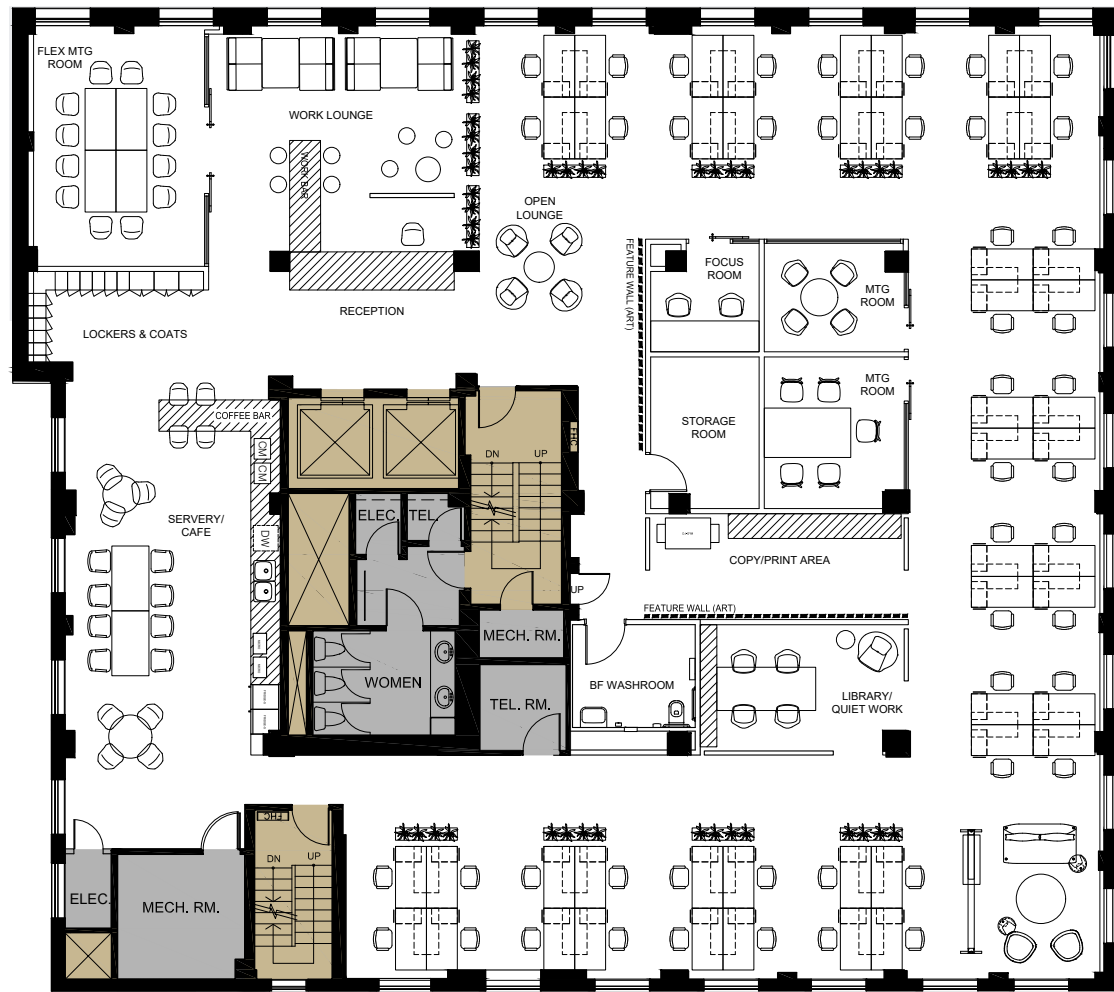
**2nd Floor**  
Suite 200 | 5,504 SF

**Ground Floor**  
Amenities & retailers

# Floor Plan & Images

**Workstations:** 48 (~ 135 SF/pers.)  
**Reception:** 1  
**Meeting Rooms:** 21  
**Focus Room:** 2

**Library/Quiet Work:** 5  
**Work Lounge & Cafe:** 34  
**Open Lounge & Collab:** 8



[View virtual tour](#) ↗

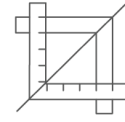
# Images



## Stress-Free Turnkey



Expertly designed,  
furnished and  
move-in ready



Experienced in-house  
Project Management and  
Construction Team



Simplified process  
committed to making  
design and move in  
easy for tenants

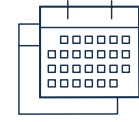
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only  
**Three years and under**



THE BUILDING —

# Signage Opportunities





LOCATION —

# Best In-Class Proximity



**98**  
Walk Score



**100**  
Transit Score



**90**  
Bike Score

## Surrounding Area

1. 67 Richmond St. W
2. Fairmont Royal York
3. Shangri-La
4. Scotiabank Arena
5. St. Lawrence Market
6. Meridian Hall
7. Toronto Metropolitan University
8. Nathan Phillips Square
9. The St. Regis
10. CF Toronto Eaton Centre
11. Adelaide Club
12. Cambridge Club
13. Equinox
14. UP Express
15. PATH at 80 Richmond St. W



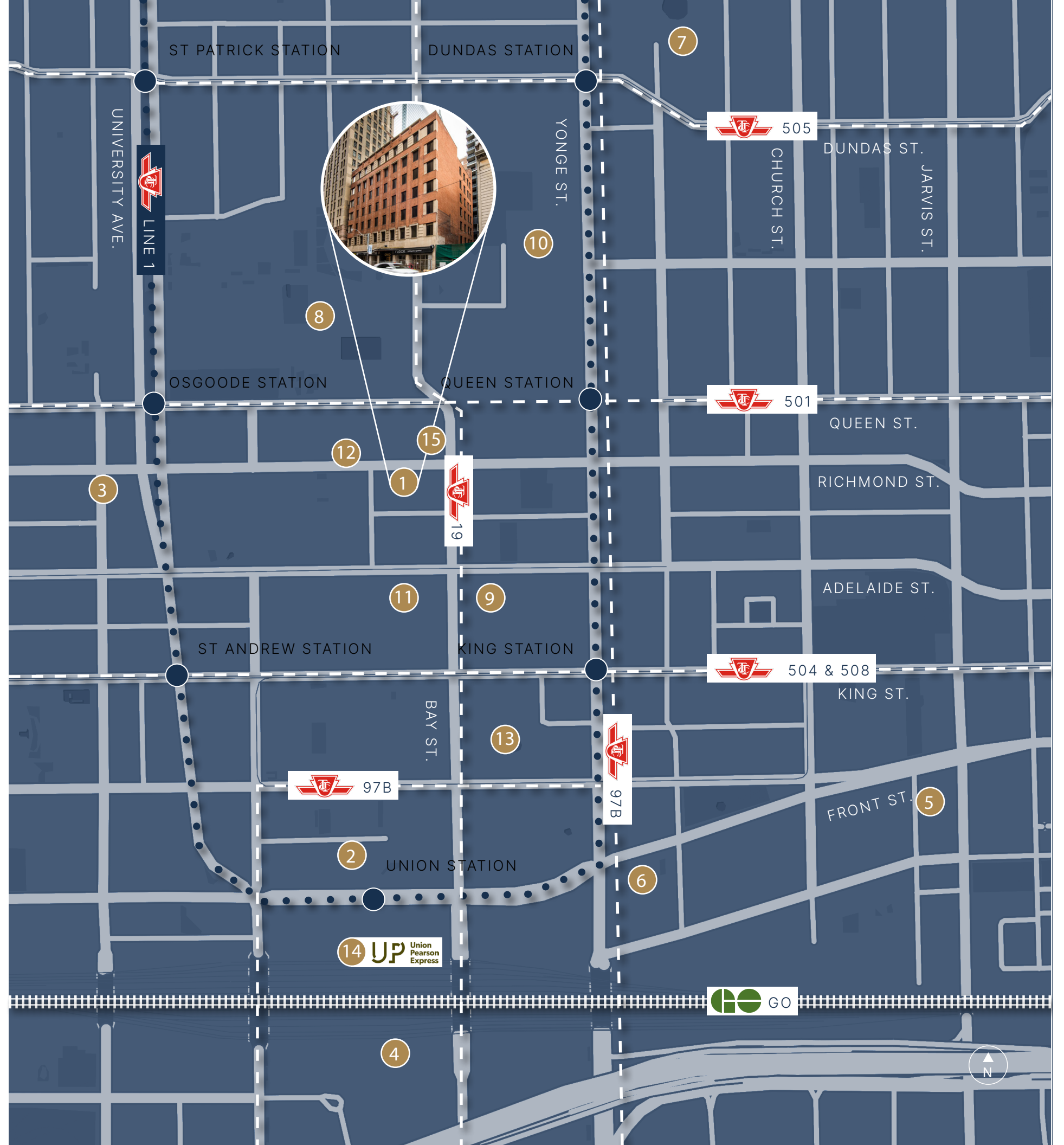
Billy Bishop  
City Airport  
15 min drive



Pearson International  
Airport  
20 min via UP Express



PATH at 80  
Richmond St. W  
Across the street

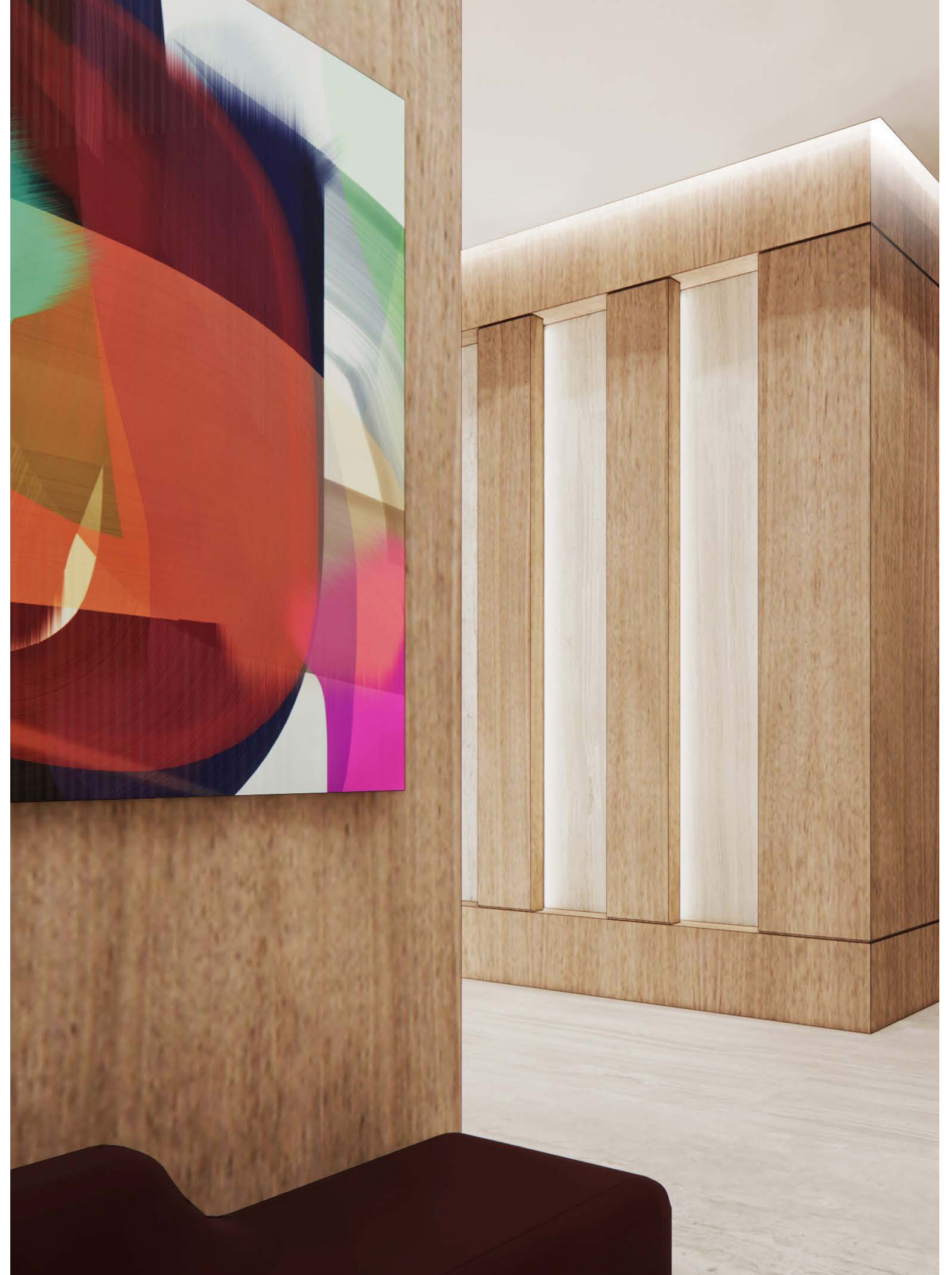
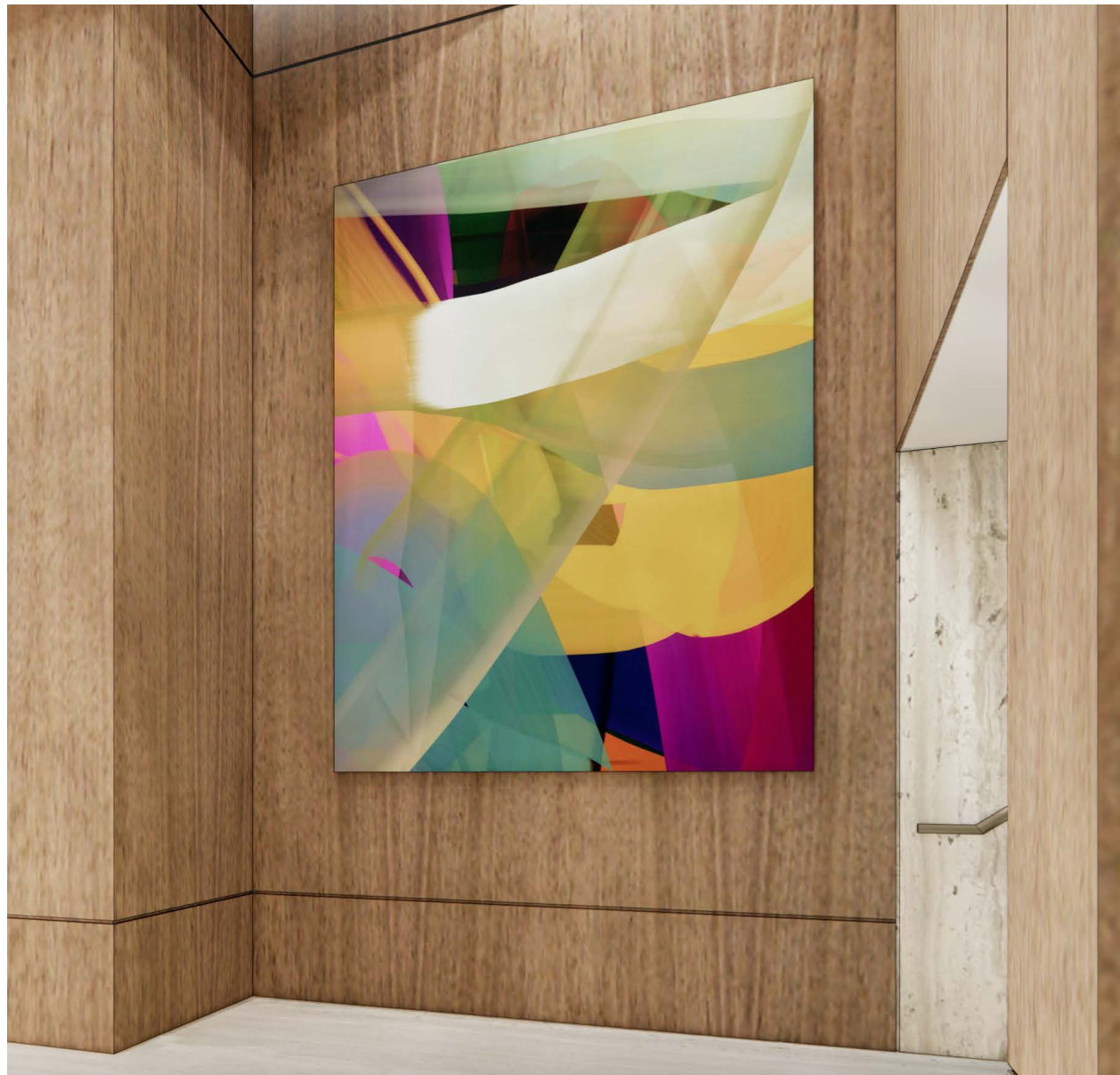


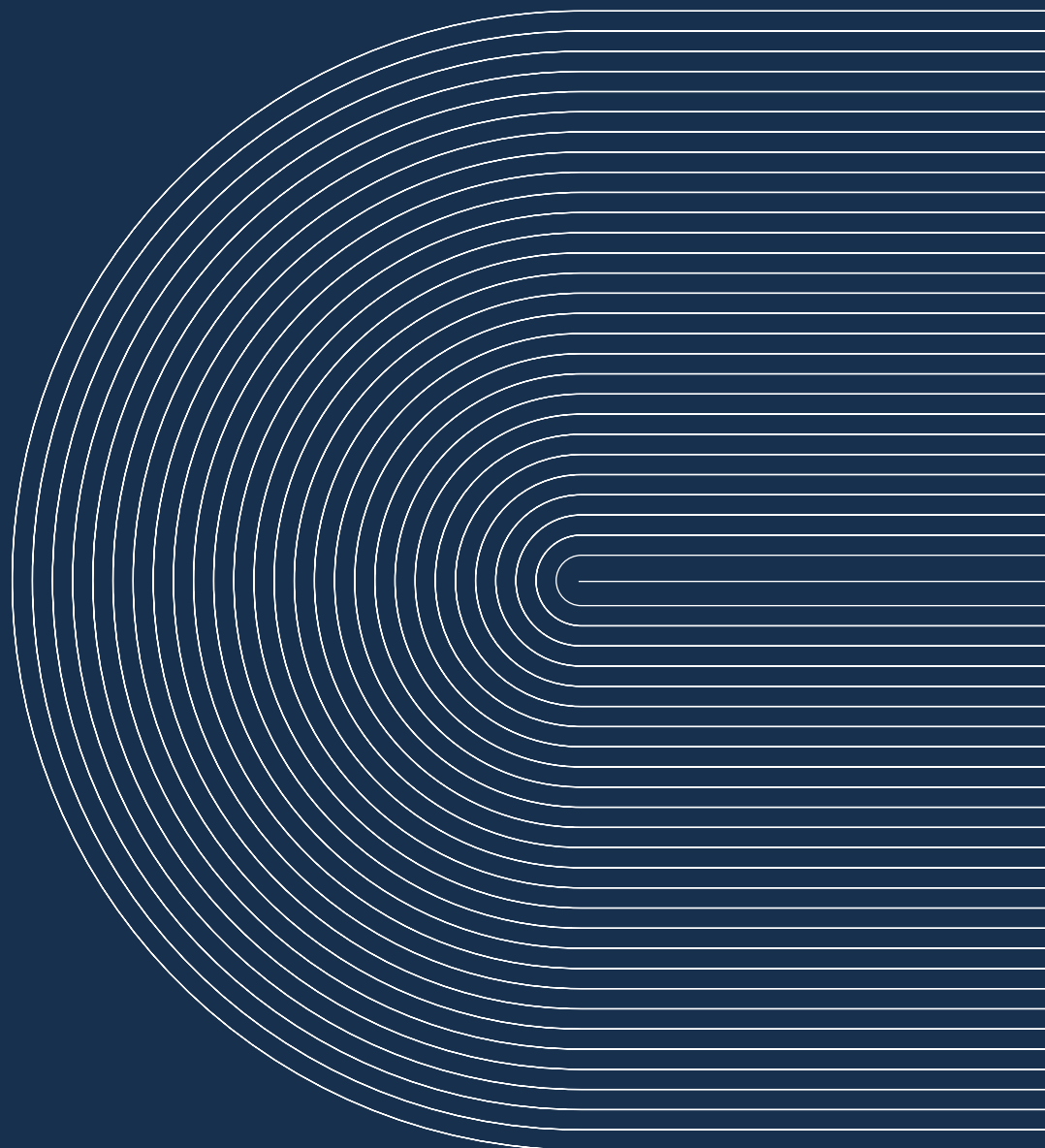
IMPROVING YOUR EXPERIENCE —

## Future Improvements

Enjoy the historical touch of 67 Richmond St W while savoring modern improvements:

- Newly renovated lobby and washrooms
- Modern and refurbished common areas including elevators and corridors
- Updates expected to be finished Q1 2024





For more information,  
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Renderings are artist's concept E. & O.E.

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