



REAR

Richmond Street W

For more information
please contact:

*Broker

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Lennard:



Newly Improved Private Office Space For Lease

530 Richmond Street W
Toronto Ontario



Property Overview

530 Richmond Street W

Suite Details

Available Space	Suite 100 - 1,700 SF
Rental Rate	Please Contact Listing Agent
Occupancy	Immediate

Space Features:

- Incredibly unique building along Graffiti Alley in Toronto's downtown west market
- Direct access off of Queen St W or Richmond St W
- Steps to Queen St street car
- Newly improved private office space with open area, meeting rooms, and kitchen
- Ample amenities nearby
- Tenant's option for office furniture to be included



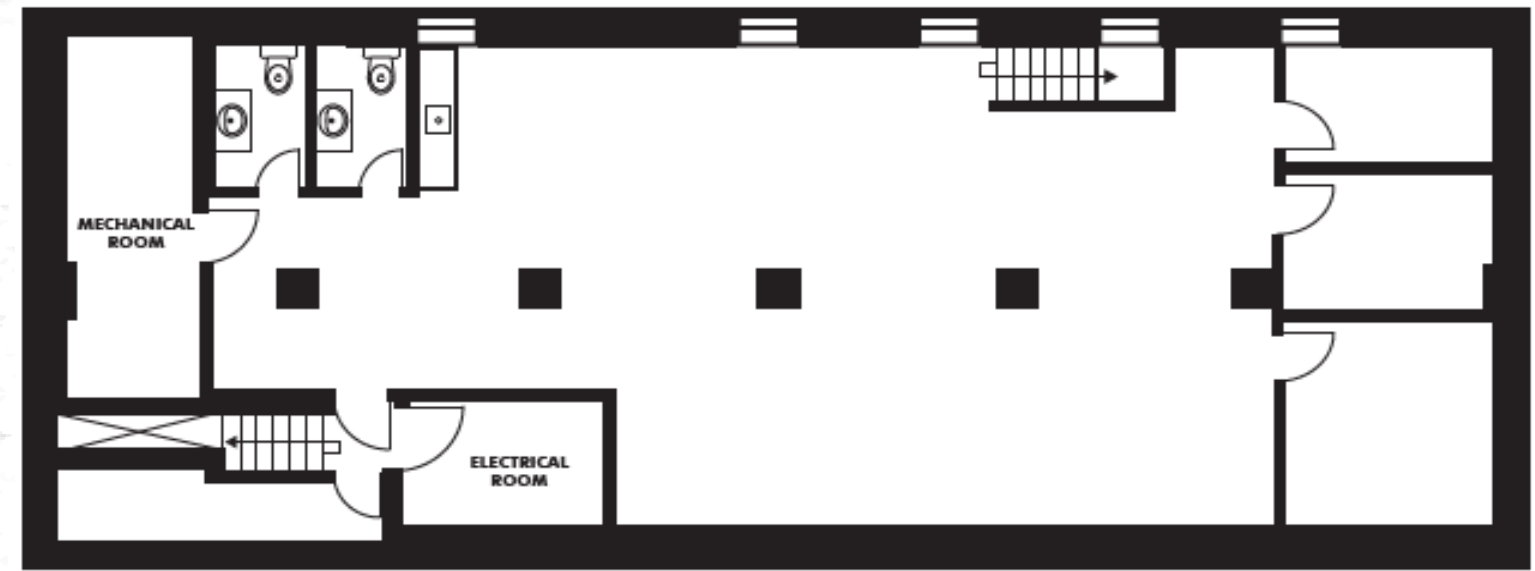
Listing Agent

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Suite 100 - Floor Plan



Total Daytime Population
(1km Radius)
144,324



Average Household Income
(1km Radius)
\$117,394



Median Age
(1km Radius)
34



Employment Rate
(1km Radius)
71%



Post-Secondary Education
(1km Radius)
84%
(8% higher than Toronto)

Property Upgrades & Details

Entire building was completely renovated in 2012.
The building was taken down to the studs on all floors.



All electrical was completely replaced throughout the building.



All plumbing was completely replaced throughout the building.



All HVAC systems were replaced throughout the building. Independent units per floor.



Within the last your years, the entire building was waterproofed.



The entire roof was replaced.



All windows and doors were replaced throughout the building.



All original floors were kept and refurbished to be in new condition.



Most of the brick throughout the building was kept and refurbished.



Each floor in the building has fiber cable with each unit independently wired for ultra-high speed internet.



All bathrooms and kitchens throughout the building were replaced. Toilets and urinal systems installed throughout.



All lighting throughout the building was replaced. High end lighting was used on the 3rd & 4th floors.



Basement floors were recently redone with epoxy floors.



Discover The Ideal Workspace in Toronto's Vibrant Queen West Neighbourhood

Welcome to Queen West, one of Toronto's most eclectic and dynamic neighborhoods. This thriving community is a perfect blend of culture, creativity, and commerce. Its unique character and prime location make it an exceptional choice for office space.



Walk Score

99



bustling downtown core and the trendy West End are steps away

Transit Score

100



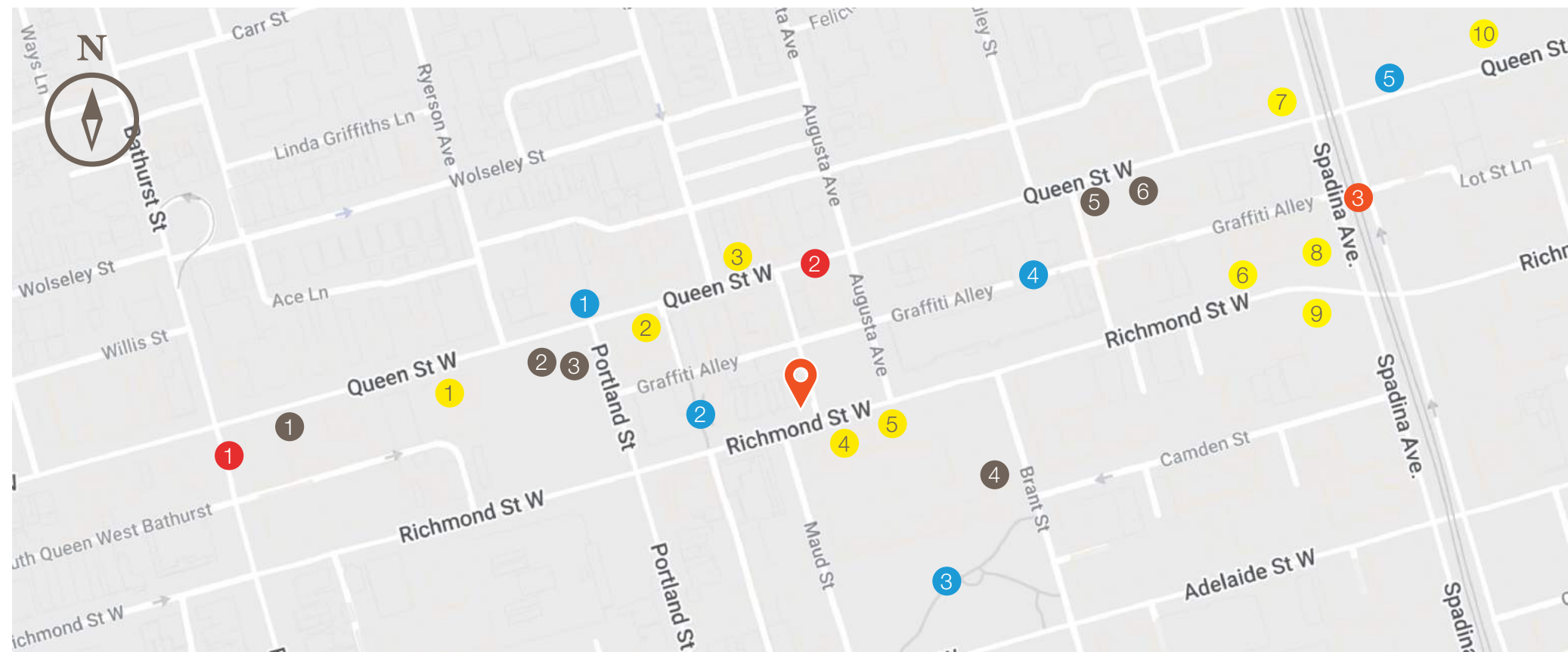
World class public transportation

Bike Score

99



Daily errands can be easily accomplished on a bike



Food

- 1 Osmow's Shawarma
- 2 Rosie's Burgers
- 3 Wendy's
- 4 Beatrice Society
- 5 Lee
- 6 Starbucks
- 7 McDonald's
- 8 Le Gourmand
- 9 Freshii
- 10 Chick-fil-A

Transit

- 1 Bathurst St At Queen St West
- 2 Queen St West at Augusta Ave
- 3 Spadina Ave at Queen St West South Side

Attractions

- 1 Velvet Underground
- 2 Alex Wilson Community Garden
- 3 St. Andrew's Playground Dog Park
- 4 Graffiti Alley
- 5 Horseshoe Tavern

Shopping

- 1 Value Village Boutique
- 2 Winners
- 3 Loblaws
- 4 Eva's Print Shop
- 5 Circle K
- 6 Urban Outfitters

GRAFFITI ALLEY



530 Richmond Street W



530 Richmond Street W



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Be a Part of Toronto's Iconic Graffiti Alley

Located within Toronto's Fashion District, Graffiti Alley runs parallel to the trendy stretch of Queen Street West. It encompasses three city blocks and includes the contiguous alleyway of Rush Lane. It's a popular tourist spot to view some of the best examples of Toronto's vibrant street art and mural culture.



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