



OFFICE FOR LEASE

860-862 RICHMOND STREET WEST, TORONTO





860-862 RICHMOND STREET WEST, TORONTO

UP TO 26,835 SF

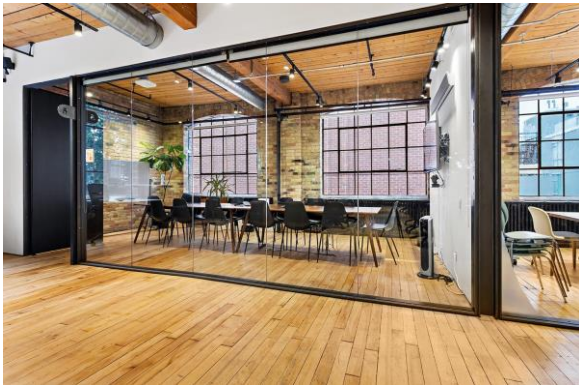
DETAILS:

Lower Level:	3,185 SF
Ground Floor:	7,740 SF
2nd Floor:	7,952 SF
3rd Floor:	7,958 SF
Total:	26,835 SF (Divisible)
Available:	Immediately
Term:	Flexible
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$17.78 PSF/YR (est 2024, plus hydro)

HIGHLIGHTS:

- Premium King West character space, steps from Trinity Bellwoods Park
- Built out with a mix of offices, open areas, meeting rooms, kitchenettes, and reception
- Excellent full floor efficiencies
- Private entrance
- Large operable windows offer excellent natural light and optional fresh air
- Excellent branding opportunity
- Ground Floor available for Retail and Office Space

FEATURED PHOTOS

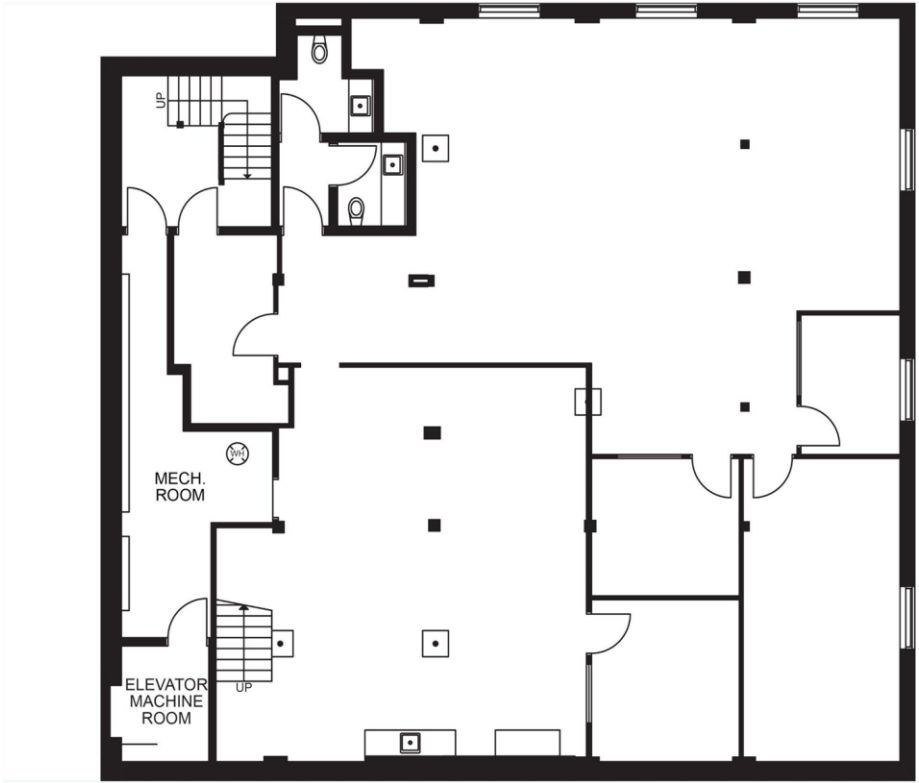


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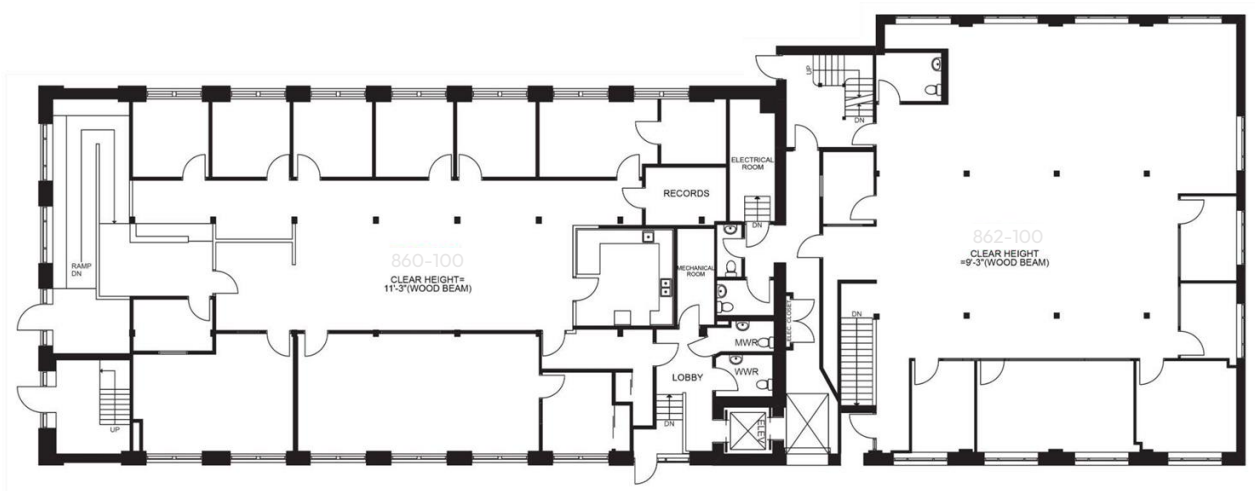


FLOOR PLANS



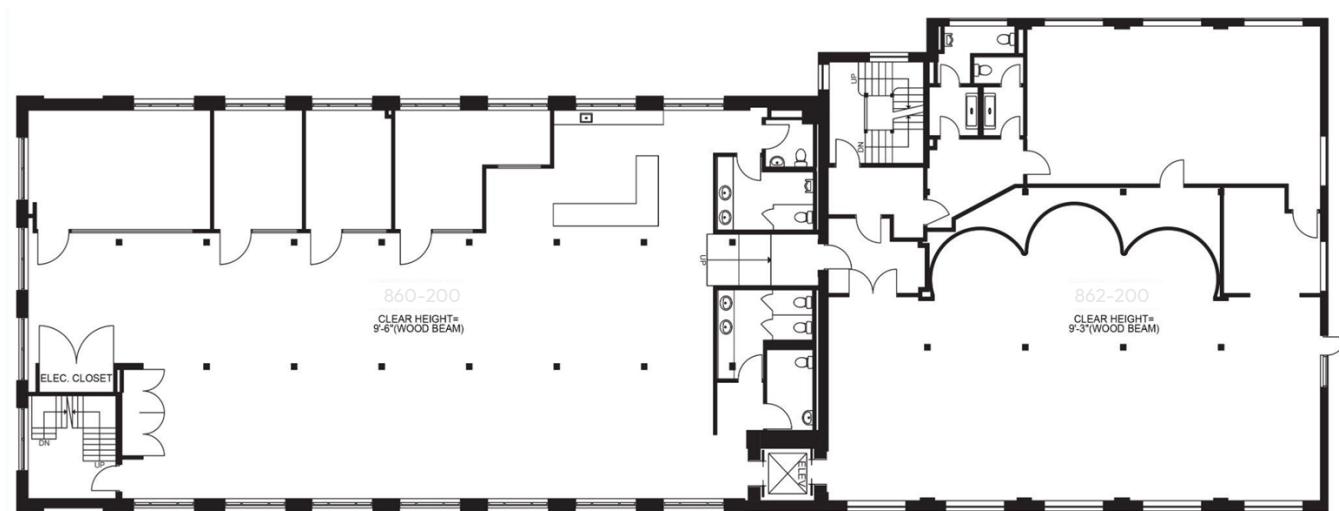
LOWER
LEVEL
3,185 SF

FLOOR PLANS



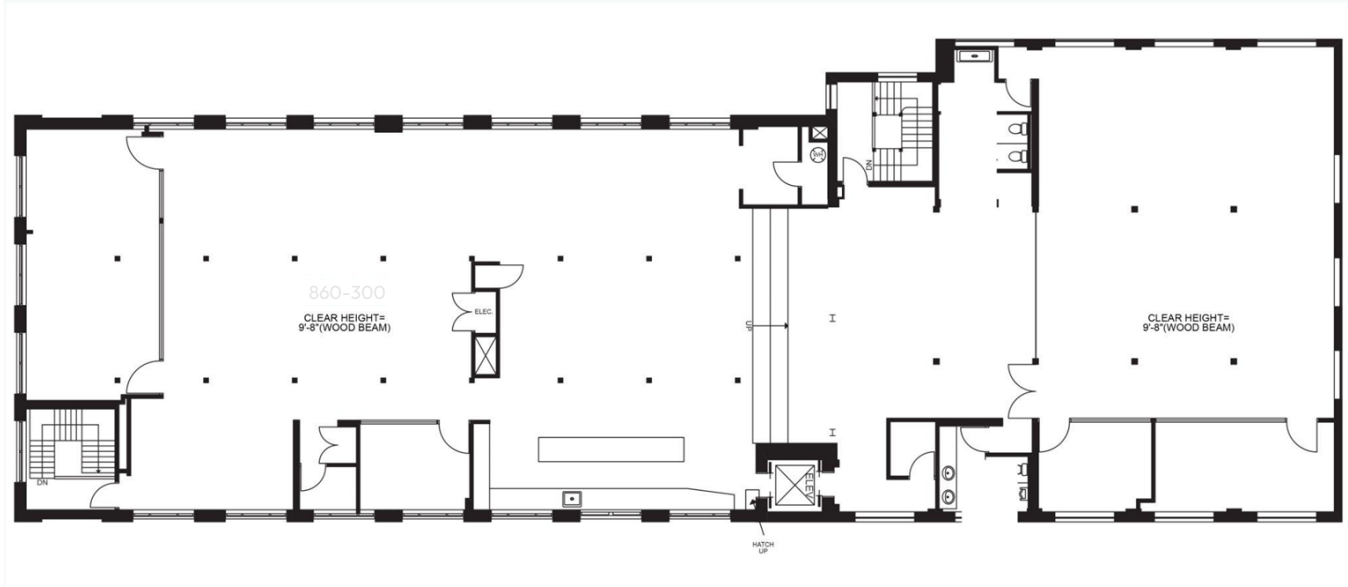
GROUND FLOOR
7,740 SF

FLOOR PLANS



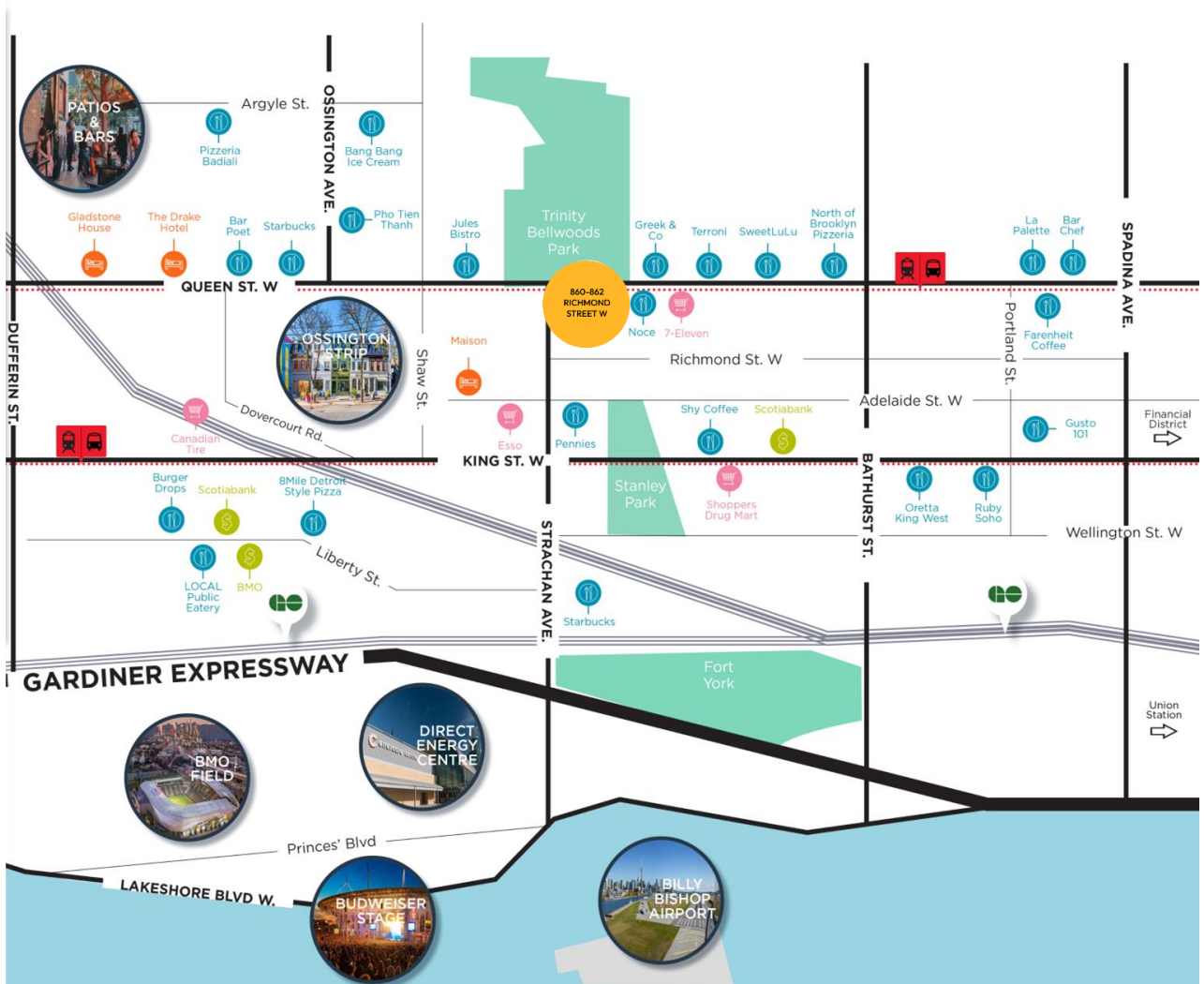
SECOND FLOOR
7,952 SF

FLOOR PLANS



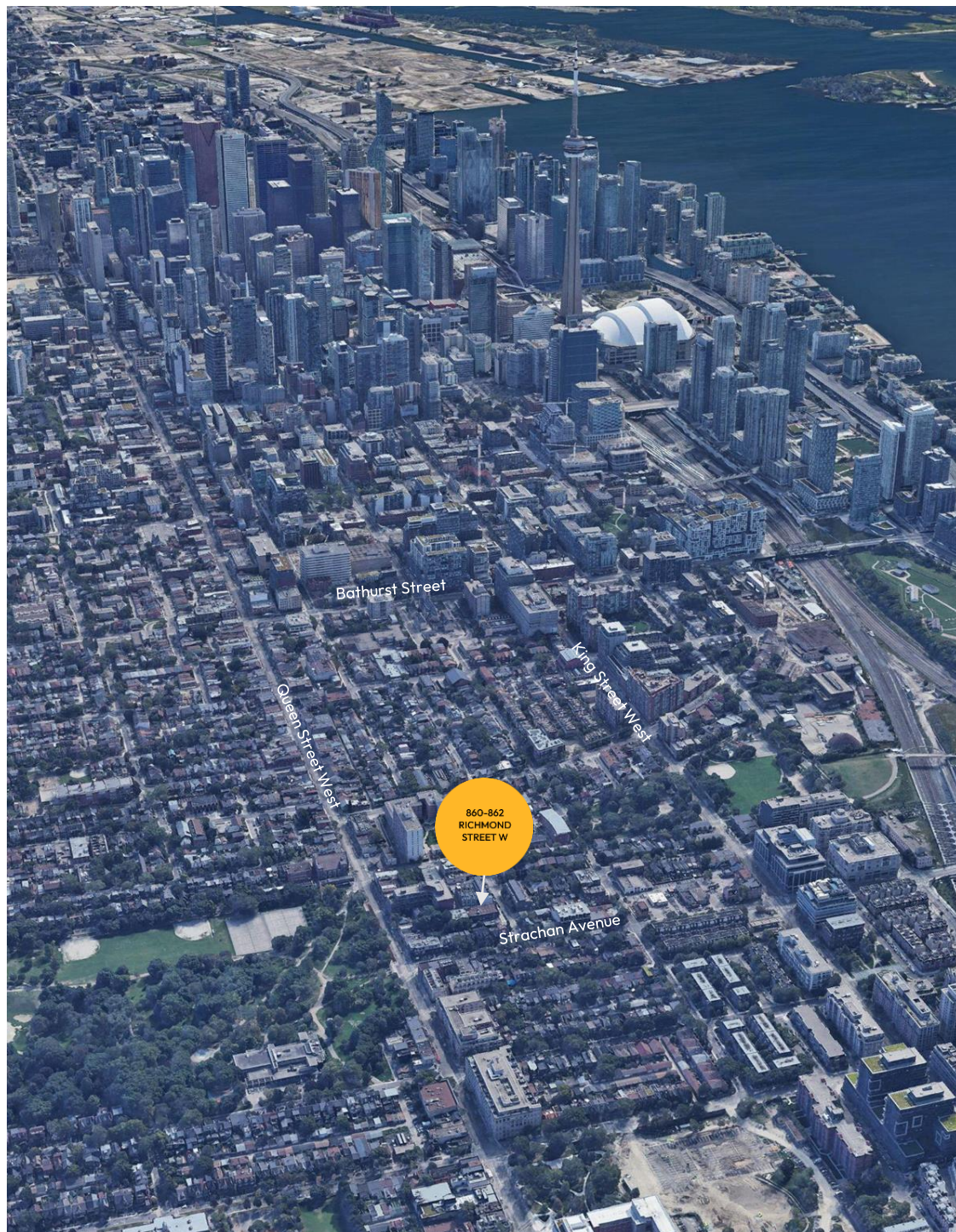
THIRD FLOOR
7,958 SF

THE LOCATION



- Food & Beverage
- Hotel
- Retail
- Bank & Finance
- Transit

THE LOCATION



BUILDING CONSTRUCTION & SYSTEMS OVERVIEW

YEAR BUILT	Original 1909, Addition 1920
SUBSTRUCTURE	Cast-in-place concrete with slab on grade and brick foundation walls
SUPERSTRUCTURE	Brick masonry with heavy timber wood support structure
ROOF SYSTEM	Modified bitumen membrane roof system. Reinforced welded steel joists between beams
EXTERIOR WALL SYSTEMS	Primarily of multi-wythe brick masonry on all elevations. Precast concrete masonry panels were noted on the ground floor
DOORS	Insulated glass and single glazed swing doors complete with side-lites and transom units within prefinished aluminium frames, painted metal doors, some of which possess Georgian Wired Glass (GWG) inserts
WINDOWS	Fixed and operable (awning and casement) insulated glazing units with prefinished aluminium or wood frames
INTERIOR FINISHES	Floors: Hardwood Floors with localized areas of carpet and ceramic tile Walls: Unpainted brick and localized areas of gypsum board drywall Ceiling: Open, exposed structural elements
HVAC	Heating: perimeter hydronic radiators supplied with hot water from a natural gas-fired boiler Cooling: Four, natural gas-fired heating and electrically powered rooftop cooling packaged HVAC units (125,000 – 240,000 BTU heating and 5 to 12.5 tons cooling capacity). Additional cooling provided by electrically powered rooftop cooling / condensing units.
PLUMBING	Drainage: Cast iron and ABS
FIRE PROTECTION	Wet fire sprinkler system with additional chemical dry fire extinguishers located throughout. Multi-zone, single-stage fire alarm system
ELECTRICAL	3 phase 4 wire supply, 200 amps main bus capacity and 347/600 volts
ELEVATOR	1 x hydraulic passenger elevator installed in 2009



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URBAN COMMERCIAL REAL ESTATE EXPERTS

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