



The Pearl

116 SIMCOE STREET

*Boutique Heritage
Office Suites*

FOR LEASE





116 Simcoe

STREET

Refined, character-filled office space in a boutique downtown building with heritage appeal, high ceilings, and excellent natural light. Located at Simcoe & Richmond in Toronto's Entertainment District.

OVERVIEW

Beautifully restored heritage suites

Situated just south of Richmond Street West, 116 Simcoe Street presents a unique opportunity to lease office space in a character-rich building within Toronto's dynamic Entertainment District. This boutique property blends historic charm with functional workspace design, offering bright suites, high ceilings, and an intimate professional setting ideal for creative and client-facing businesses. Surrounded by a vibrant mix of cultural venues, production studios, and established firms, the building appeals to tenants seeking an inspiring environment in a highly walkable and energetic part of the city.

- Boutique office building with heritage character
- High ceilings and unique architectural details
- Character-rich interiors for professional firms
- Prime Simcoe & Richmond location
- Units from 1,541 SF to 3,936 SF available
- Bright suites with strong natural light

AVAILABLE SUITES

Suite 100 1,541 SF **Suite 200** 3,936 SF



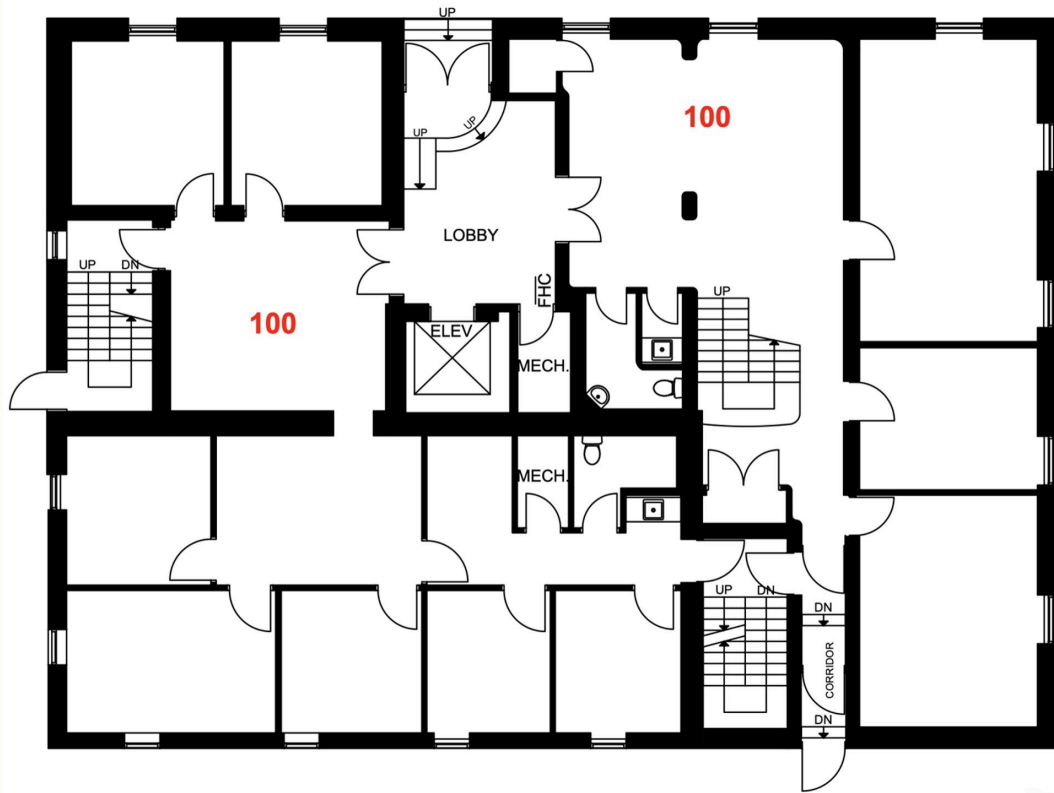
FLOOR PLAN

116 Simcoe

STREET

Suite 100

1,541 SF



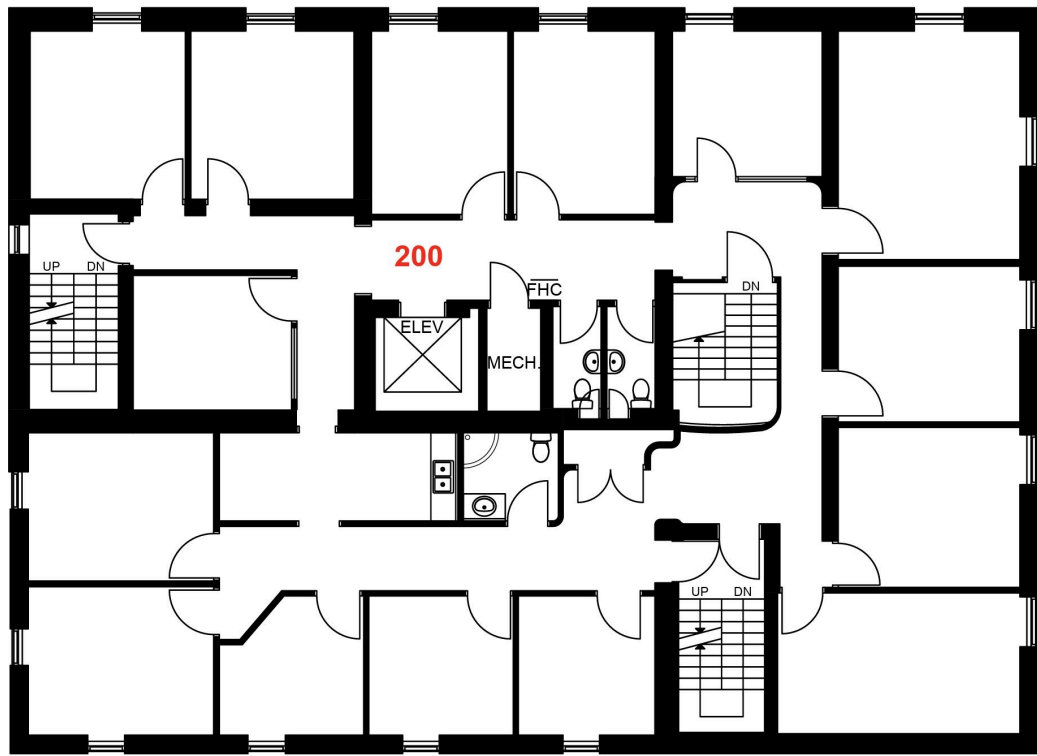
FLOOR PLAN

116 Simcoe

STREET

Suite 200

3,936 SF





116 Simcoe

STREET

LEASING ENQUIRIES

leasing@mcgrath-properties.com

mcgrath-properties.com

Preserving heritage. Building value.