

AVAILABLE FOR LEASE

OFFICE SPACES

GWL REALTY
ADVISORS

TORONTO, ON
155
UNIVERSITY

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155 UNIVERSITY

A rare chance to lease in this BOMA BEST® Gold office building, centrally located in the heart of the financial district with plenty of restaurants and amenities at your doorstep.

Direct underground parking and access to the TTC subway system.



BUILDING HIGHLIGHTS

155 UNIVERSITY



Located at the corner of University Avenue and Adelaide Street West, this stunning 21-storey office building features large windows that provide abundant natural light, flexible floorplates, and a beautifully renovated lobby. With easy access to transit and the Gardiner Expressway, as well as a host of desirable amenities within walking distance, 155 University Ave. is the perfect place to attract and retain top talent, foster innovation, and accelerate your business objectives.



24/7 SECURITY ACCESS AND ONSITE PROPERTY MANAGEMENT



WALKING DISTANCE TO RESTAURANTS & SHOPS
99 Walk score



DIRECT UNDERGROUND PARKING

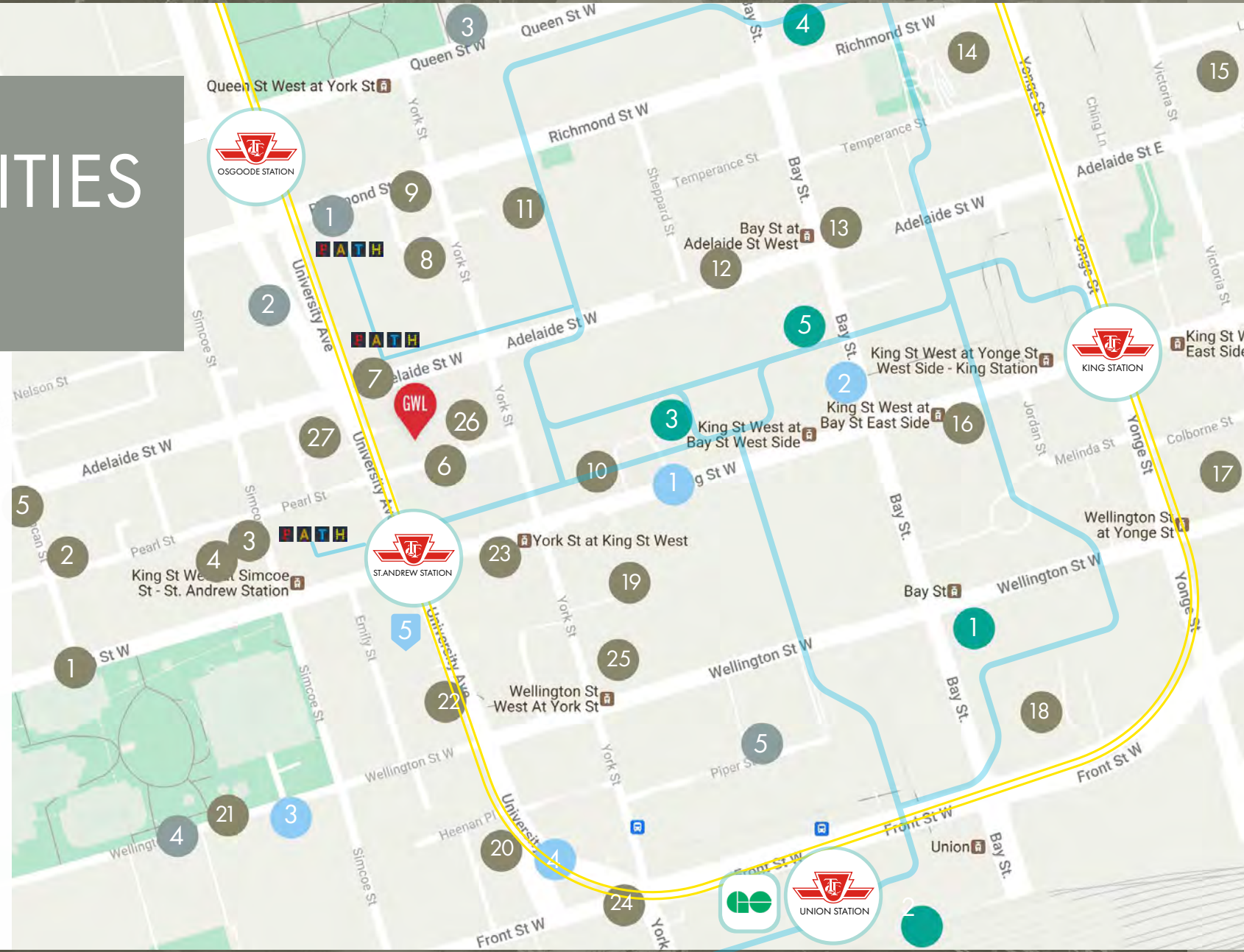


NEARBY ACCESS TO PUBLIC TRANSIT
100 Transit score



NEARBY ACCESS TO PATH SYSTEM
3 min to the nearest PATH access.

AMENITIES CARTE



RESTAURANTS

1. Minami Toronto
2. Byblos Downtown
3. Elephant & Castle
4. Lobster Burger Bar
5. PAI
6. Earls Kitchen + Bar
7. Cafe Landwer
8. Alobar Downtown
9. Rosalinda Restaurant
10. Black + Blue
11. The Keg Steakhouse + Bar
12. Cactus Club
13. Louix Louix
14. The Chase
15. Pumpnickel's
16. China Wok
17. Cantina Mercato
18. Chotto Matte Toronto
19. Umi Sushi Express
20. Jack Astor's Bar & Grill
21. The Shore Club
22. Moxie's
23. Modus Ristorante
24. Kellys Landing
25. Thai Island
26. Pizzeria Libretto
27. Tim Hortons

RETAIL

1. Shoppers Drug Market
2. Sephora
3. Rexall
4. Hudson's Bay
5. The Printing House

HOTELS

1. Hilton Toronto
2. Shangri-La Toronto
3. Sheraton Centre Toronto Hotel
4. The Ritz-Carlton
5. Fairmont Royal York

SERVICES

1. Canada Post
2. BMO Financial
3. RBC
4. Green P Parking
5. CIBC

TRANSIT

TTC Subway Route

PATH Route

A VIBRANT
BUSINESS HUB IN THE
HEART OF TORONTO





EXTERIOR VIEW

AVAILABLE SUITES



SUITE	SQ. FT.	OCCUPANCY
• 1220	3,670 sq. ft	June 1st, 2026
• 1000	10,389 sq. ft	August 1st, 2026
• 700	6,871 sq. ft	Available Immediately
• 600	10,380 sq. ft	September 1st, 2026
• 400	10,368 sq. ft	August 1st, 2026
• 301	1,143 sq. ft	Available Immediately
• 300	4,291 sq. ft	Available Immediately
• 200	5,482 sq. ft	May 1st, 2026

MODEL SUITE!

MODEL SUITE!

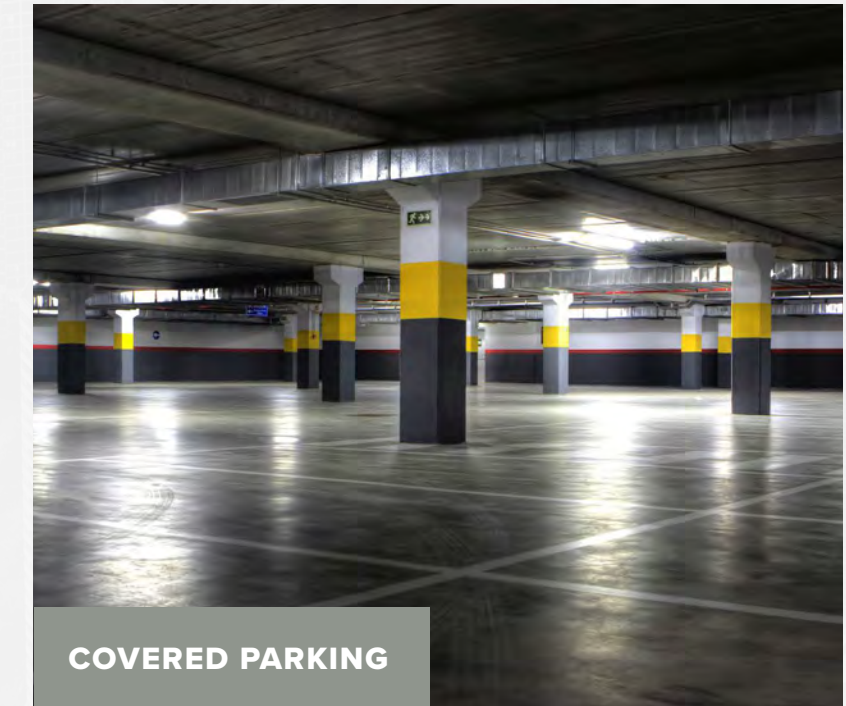
MODEL SUITE!



MAIN LOBBY



ELEVATOR LOBBY

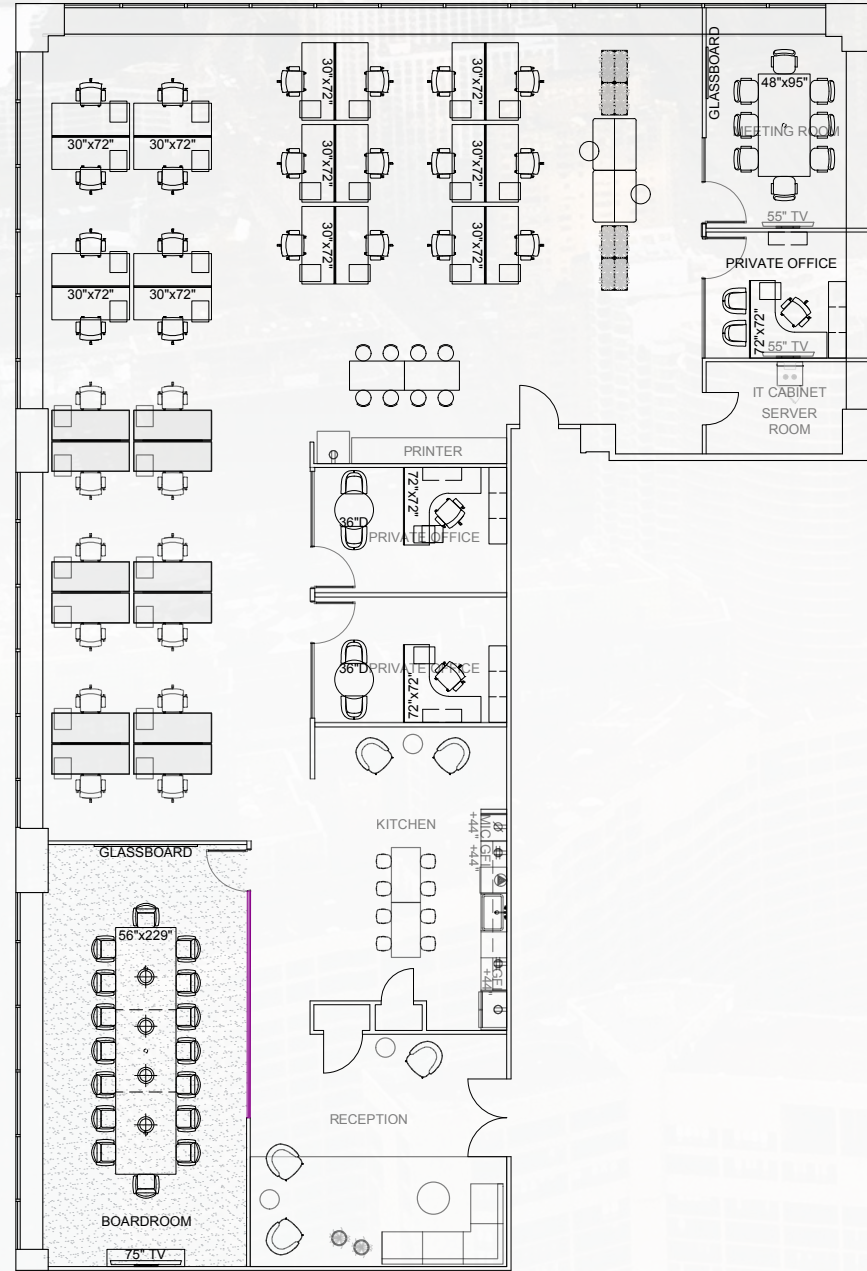


COVERED PARKING

SUITE 200 | 5,482 SQ. FT.

AVAILABLE MAY 1ST, 2026

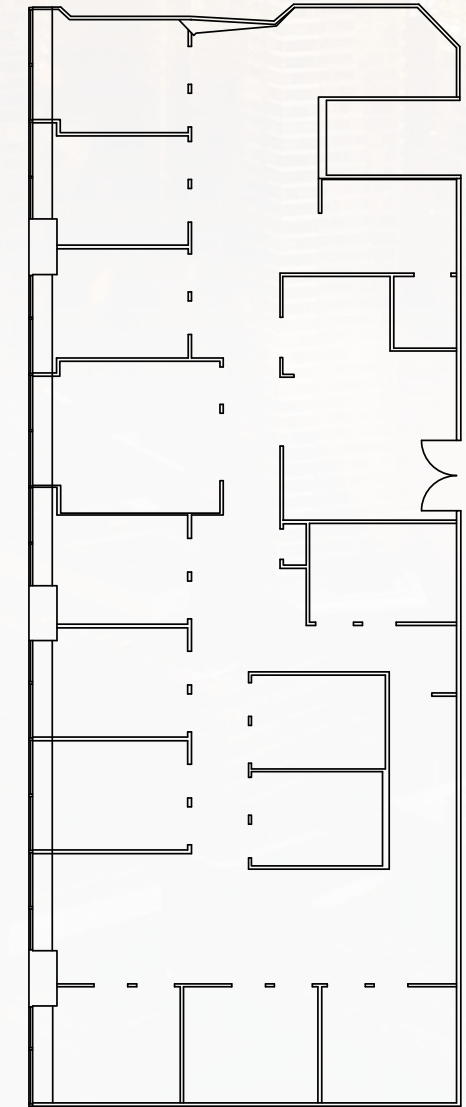
- Boardroom: 16-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 4 enclosed rooms for private work or meetings
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 32 desks or workstations
- Fully furnished



SUITE 300 | 4,291 SF

AVAILABLE IMMEDIATELY

- Heavily built out with reception, 14 offices/meeting rooms, IT/server room and kitchen.



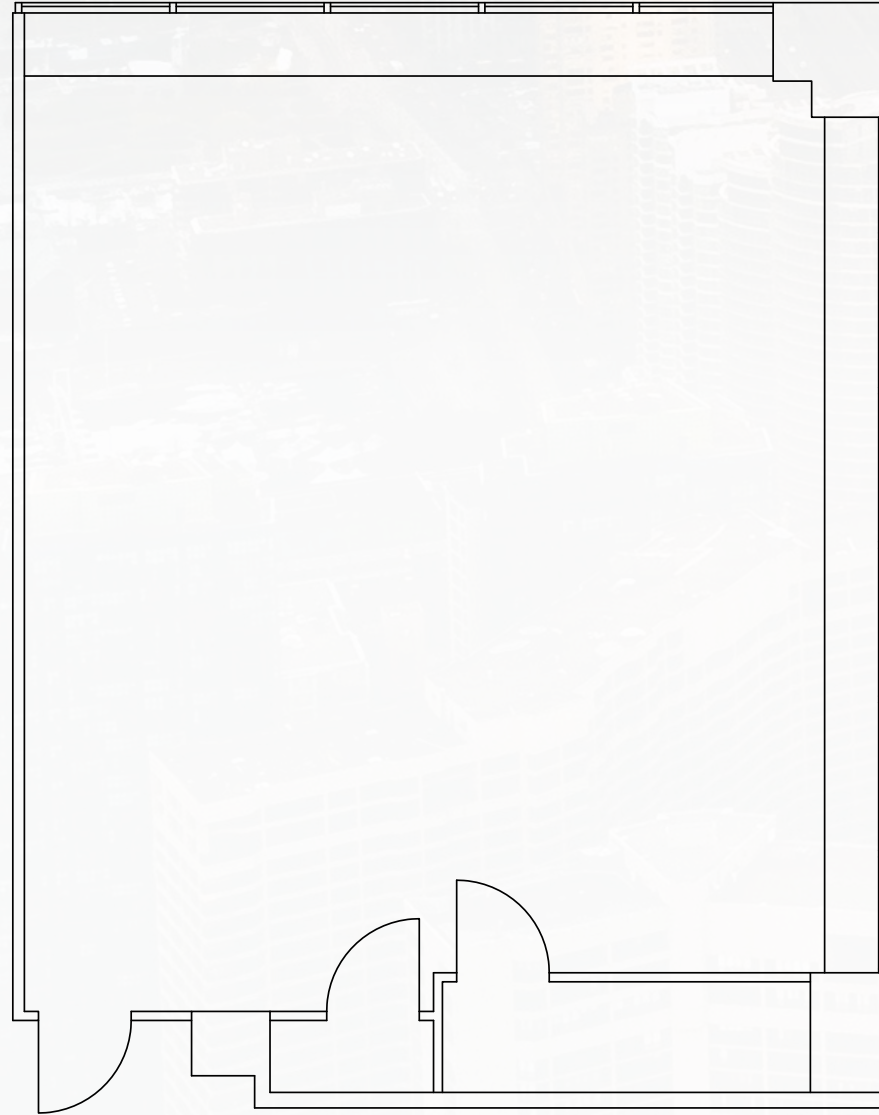
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SUITE 301 | 1,143 SF

AVAILABLE IMMEDIATELY

- Open plan corner unit with excellent natural light.



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SUITE 400 | 10,368 SQ. FT.

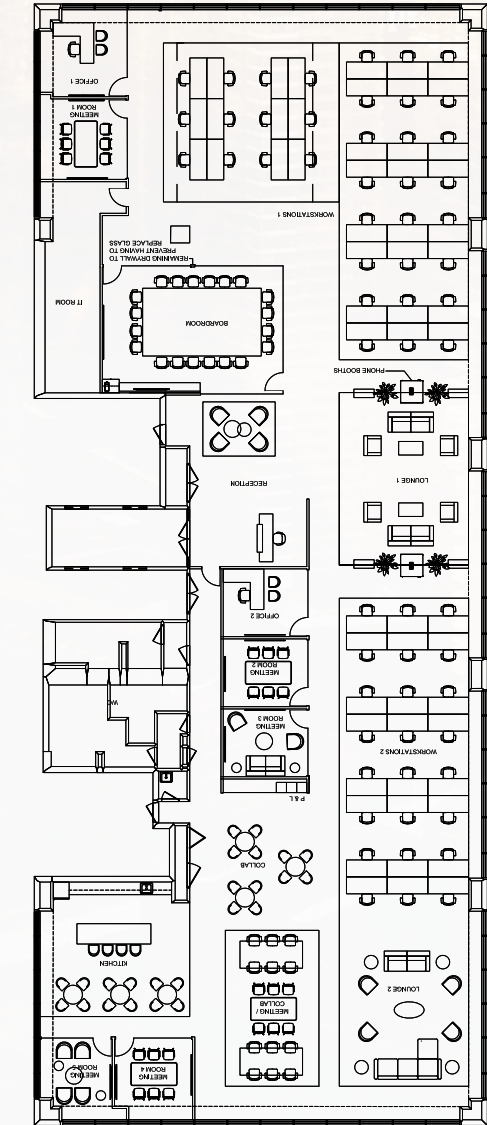
AVAILABLE AUGUST 1ST, 2026



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- Model Suite
- Boardroom: 20-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 7 enclosed rooms for private work or meetings
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 60 desks or workstations
- Fully furnished



155 UNIVERSITY

SUITE 600 | 10,368 SQ. FT.

AVAILABLE SEPTEMBER 1ST, 2026



- Spacious boardroom ideal for leadership meetings and client presentations.
- A welcoming, contemporary reception space designed to create a strong first impression for guests and visitors.
- Nine fully enclosed rooms offering quiet, professional environments for focused work or confidential discussions.
- A well-appointed kitchen providing convenient amenities to support daily staff needs.
- A versatile, collaborative open area accommodating workstations, optimized for team productivity.

SUITE 700 | 6,871 SF

AVAILABLE IMMEDIATELY



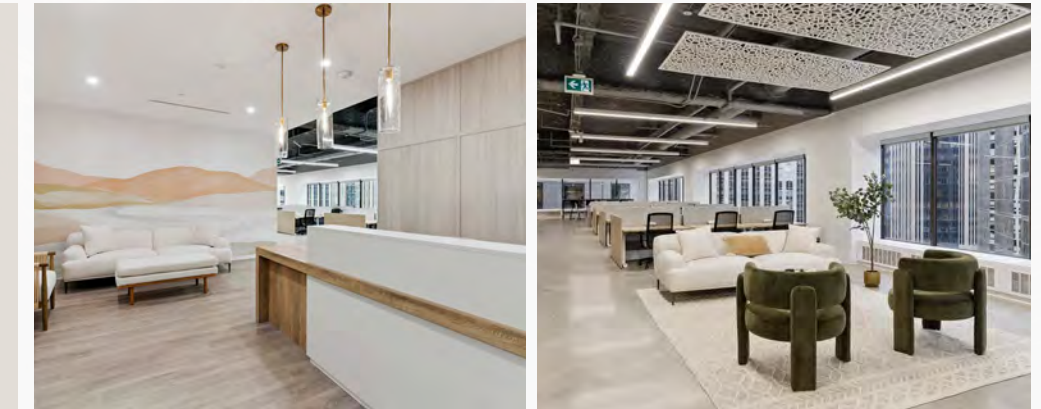
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SEE VIRTUAL TOUR

- Model Suite
- Build out includes reception, 2 offices, 4 meeting rooms, kitchen, boardroom, 60 sit/stand desks and open area for collaboration
- Fully furnished



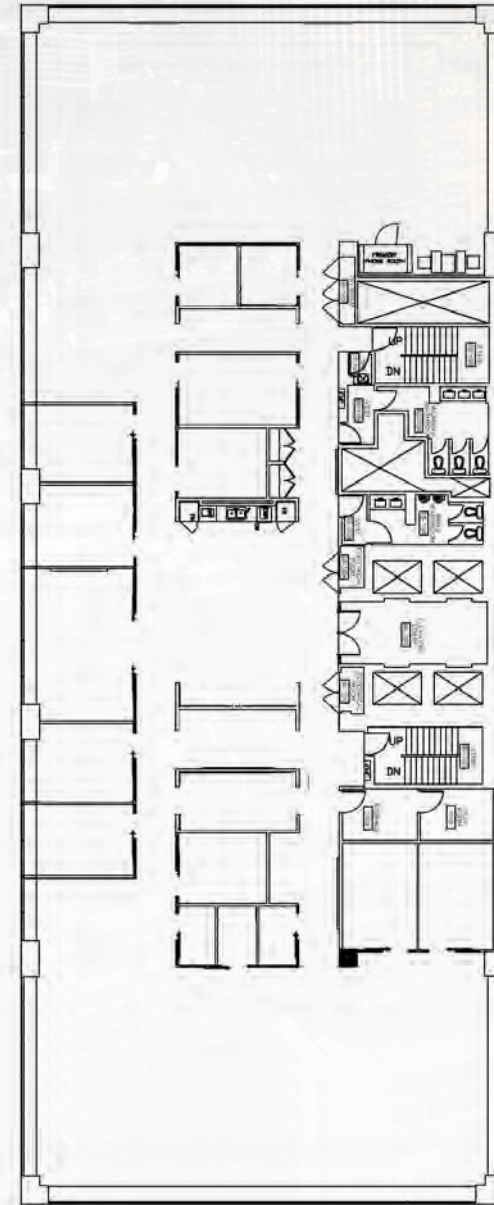
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SUITE 1000 | 10,389 SF

AVAILABLE AUGUST 1ST, 2026

- This layout features 9 offices or meeting rooms, a boardroom, a kitchen, and an open workspace intended for both individual workstations and team collaboration



BUILDING OVERVIEW

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TOTAL RENTABLE AREA:
187,918 sq. ft.



NUMBER OF STORIES:
21



YEAR BUILT
1968

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 11,000 sq. ft.
- Typ. Low-Rise Floor Plate: 11,000 sq. ft.
- PSF Realty Tax: \$7.93
- PSF Utilities: \$1.38
- PSF Operating Costs: \$20.27
- PSF Additional Rent Total: \$29.58 (2026 est.)

ELEVATORS

- High rise: 5
- Parking: 1

PARKING

- Surface # stalls: 37 reserved spaces (tenant use only)
- Surface ratio: based on lease/market rates.
- Above ground ratio: 1 space per 5,000 sq. ft.
- Monthly parking cost: \$375/mnth + HST

FIRE SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security systems: 1

POWER

- Typical power watts/sq. ft.:
 - Tenant: 2 watts /sq. ft.
 - Lighting: T8 Fluorescent
 - Other: 3 watts/sq. ft.

HVAC

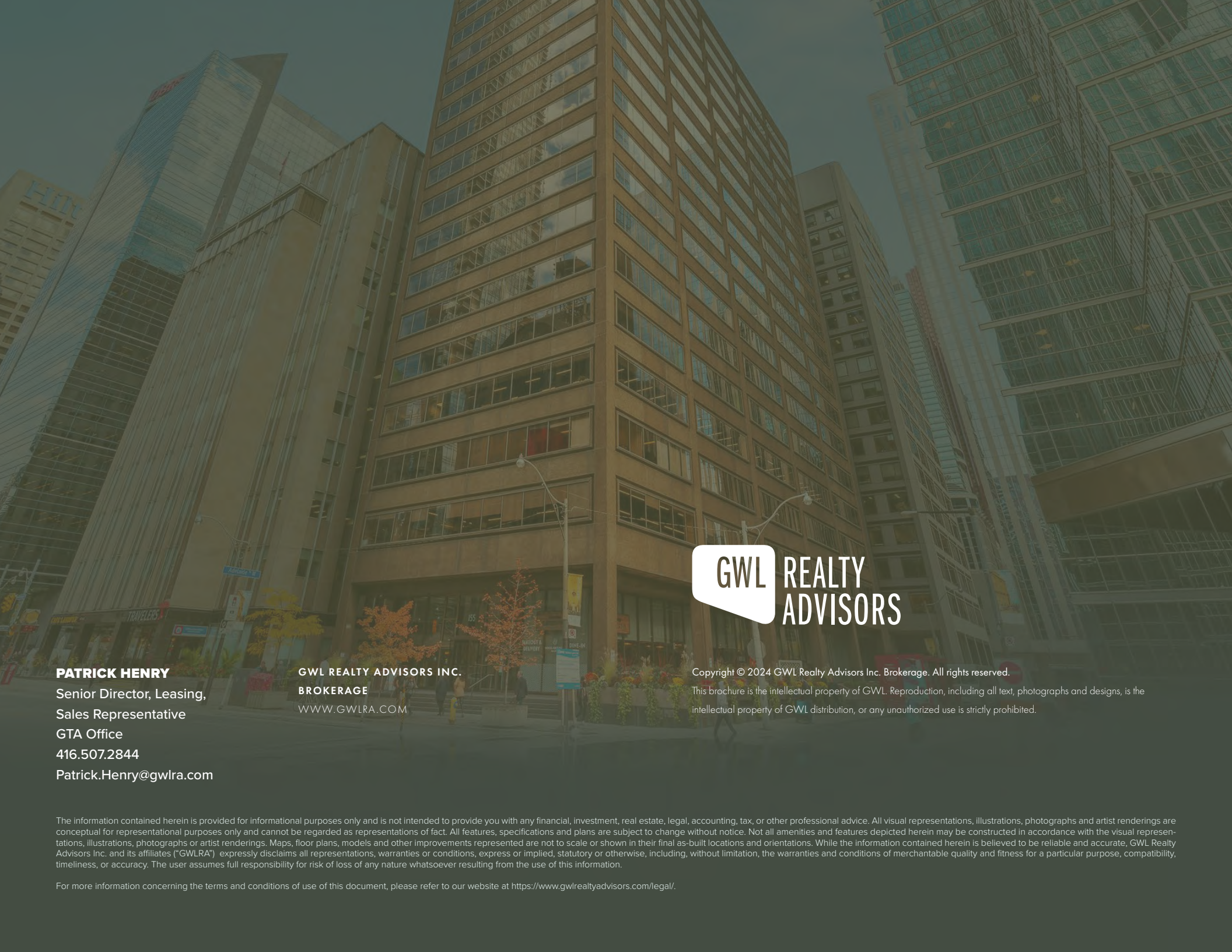
- HVAC dist system: Constant Air Volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$40/hr

BUILDING SPECIFICATION

- Ceiling Height: 8'6" +/- 104 inches
12'0" +/- 141 inches
- Wall Type: Primed, painted
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA BEST Gold
- BOMA – Certificate of excellence
- TOBY award



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