



700 University Avenue

Where Efficiency Meets Innovation



About 700 University

700 University is situated in the heart of Toronto's Discovery District, surrounded by Canada's leading medical and research institutions including Princess Margaret Hospital, Toronto General Hospital, Toronto Rehabilitation Institute, and the MaRS Discovery District. With direct access to the TTC Queen's Park subway station on the Yonge-University-Spadina line and close proximity to multiple transit options, the building offers exceptional connectivity. Tenants and visitors benefit from a range of onsite amenities including dining, retail, and services on the concourse level, along with the many urban conveniences in the surrounding area.

The Lower Concourse offers over 25,000 square feet of contiguous and divisible space, ideal for a variety of uses and configurations. This highly versatile area features slab-on-grade construction with excellent floor loading capacity, above-average ceiling heights, convenient shipping access, and exposure to high foot traffic. Positioned steps from hospitals, universities, and tech hubs, it presents a rare opportunity to establish a future-forward presence in one of Canada's most dynamic innovation corridors. In addition to the Lower Concourse, **Suite 500** is also available within the property, providing further flexible space options to accommodate a range of tenant needs.

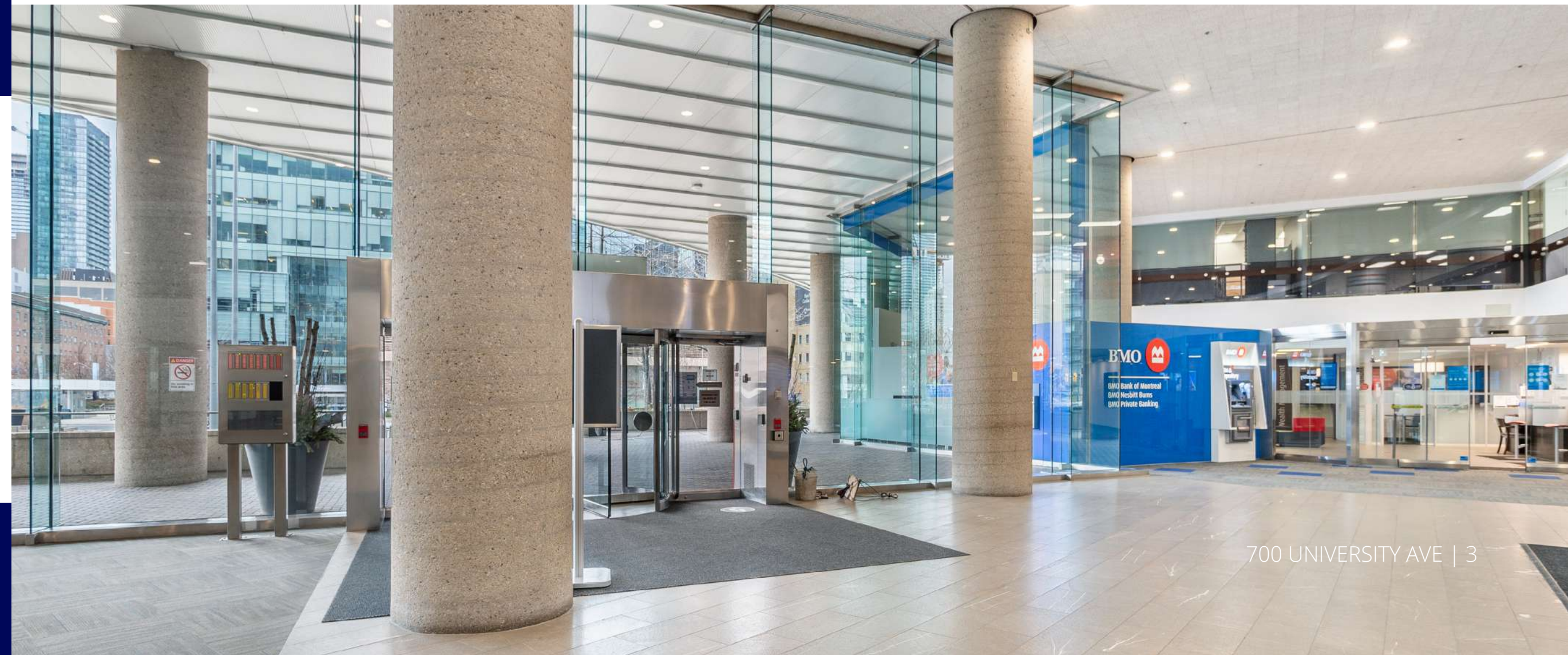
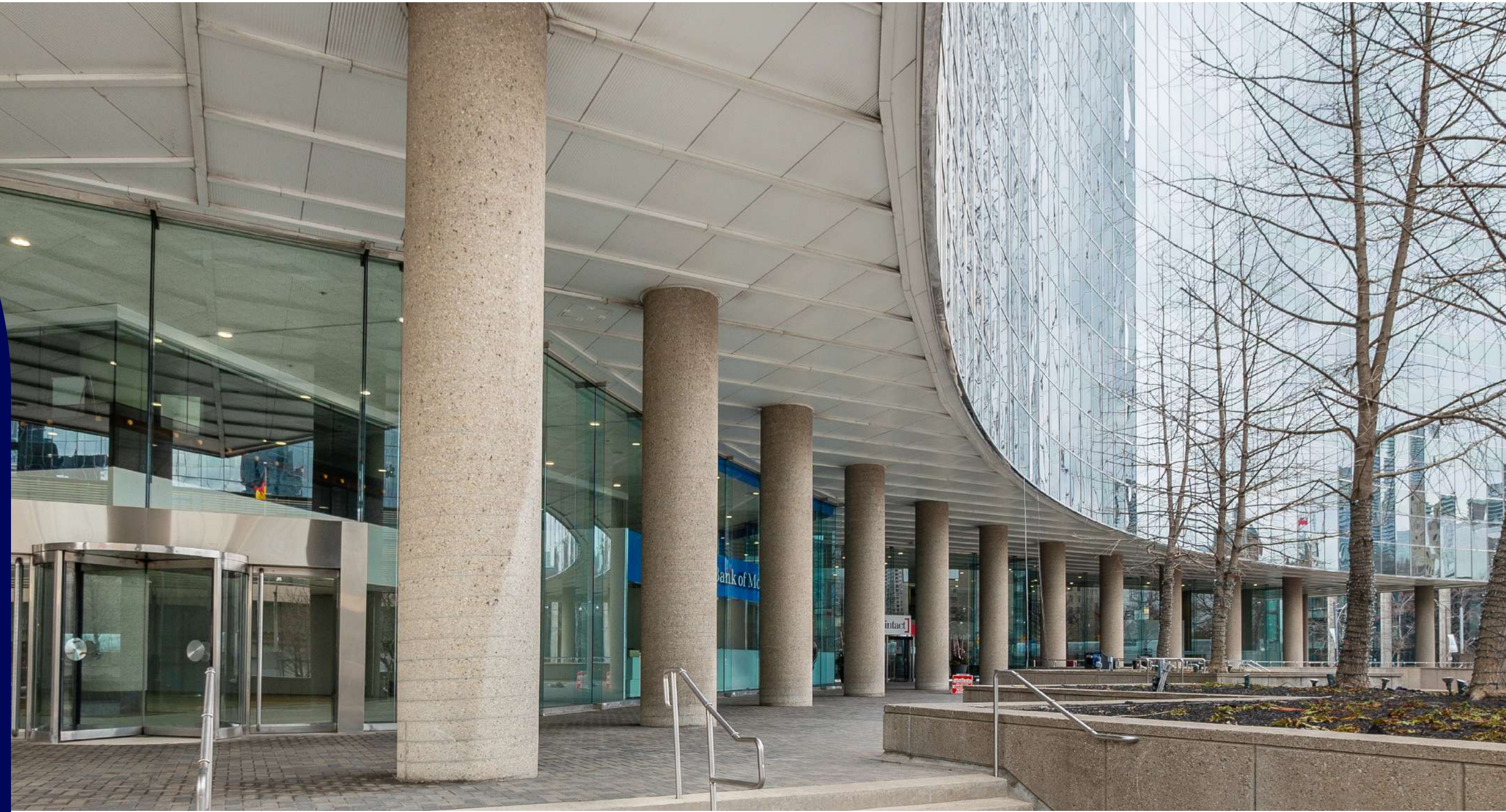
Features

700 UNIVERSITY - PROPERTY FEATURES

- Direct Transit Access
- Onsite Bike Racks
- Daycare
- Natural Light
- 2019 LED Retrofit
- 24-Hour Onsite Security
- Food Service Concourse
- Waste Management Diversion Program
- Rare Efficient Large Floor Plate
- High Density is Possible

LOWER CONCOURSE - SUITABLE USES

- Specialty Office
- Health Sciences
- Destination Retail
- Fitness
- Artificial Intelligence
- Robotics



CERTIFICATIONS



92

27% energy reduction from
January 2018 - January 2021





The Property

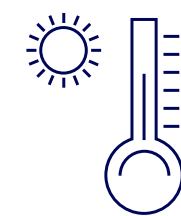
Building Specifications

GENERAL INFORMATION

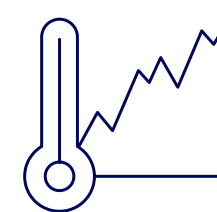
700 University Avenue – constructed in 1976 – is a 20-storey, class ‘A’ office building totaling 1,226,000 SF comprised of 1,174,500 SF of office. It provides large centre-core floor plates of approximately 56,000 SF, with continuous perimeter glass that provides ample natural light. Typical slab to slab heights within the tower are 10’10” with flares at all column capitals.

MECHANICAL INFORMATION

Heating



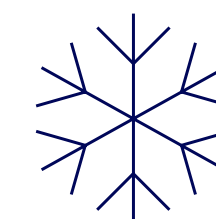
Primary heating source provided by heat reclaim chillers. Secondary heating provided by 2 water tube gas fired ‘Aerco’ condensing units.



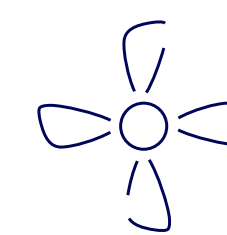
System Design Conditions

Winter: 72-74F 25-40% RH.
Summer: 73-74F. 35-50% RH.

Air Conditioning



Cooling is provided by two 1,100-ton York chillers with heat rejected via a rooftop Marley cooling tower; air is distributed through compartment unit fans with steam humidification and triple-filtered fresh air using MERV-8 and MERV-13 filters.

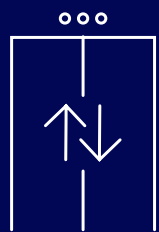


Standard HVAC Hours

8:00am to 6:00pm, Monday – Friday.
After-hours HVAC available upon request at current rates.

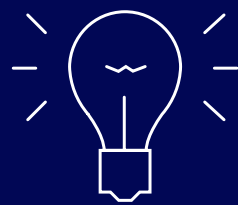
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Elevators

The tower has 16 passenger elevators—8 serving the high-rise and 8 the low-rise—with one convertible to freight service in each bank.



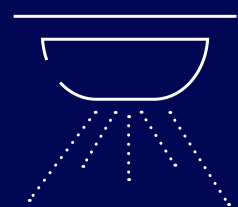
Electrical

Building supports 3 W/ft² plug load density, with power distributed via two 13.8kV feeders, 21 electrical rooms, and three bus duct risers per floor, supplying tenant needs through dry-type transformers at 120/208/416 volts.



Security

The building offers 24/7 security and uses an Avigilon CCTV system to monitor key areas.



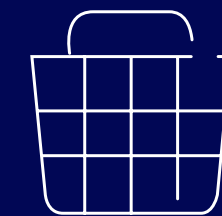
Life Safety System

The building is fully protected by a wet sprinkler and standpipe system, with dry systems installed in select areas.



Backup Power

Emergency power is supplied by two 450 kW gas-fired generators for life safety systems, with battery packs providing backup lighting in select base building areas.



Retail Component

Key tenant amenities include 51,514 SF of retail space and pedestrian access to nearby hospitals, University of Toronto and government buildings. National tenants include the Bank of Montreal, Subway, Swiss Chalet and Tim Horton's.



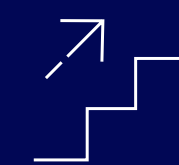
Shipping & Receiving

Standard hours are Monday–Friday, 7:30 am to 3:30 pm, with after-hours access available upon request; the loading dock on Orde Street accommodates single-axle trailers up to 4.1 m high and 12.19 m long.



Telecommunications

WiredScore Gold Certified (2018), with onsite fiber optic wiring and high-speed internet from Bell, Zayo, Cogeco, Hydro One, plus coax service from Rogers.



Additional West Stairwell

The addition of a stairwell on the west elevation of the building is underway to increase the exiting capacity to 519 persons per floor.



Tunnel

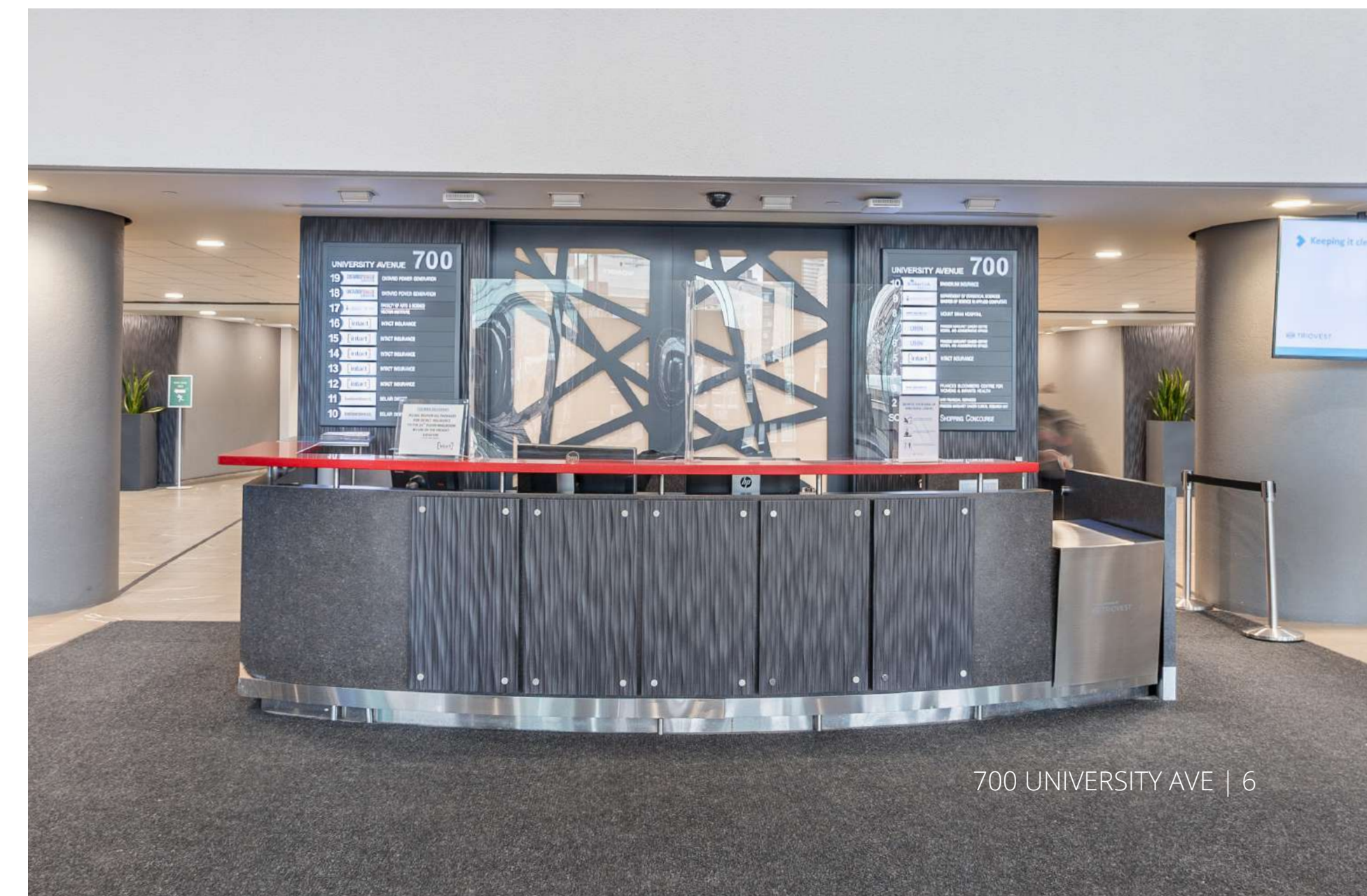
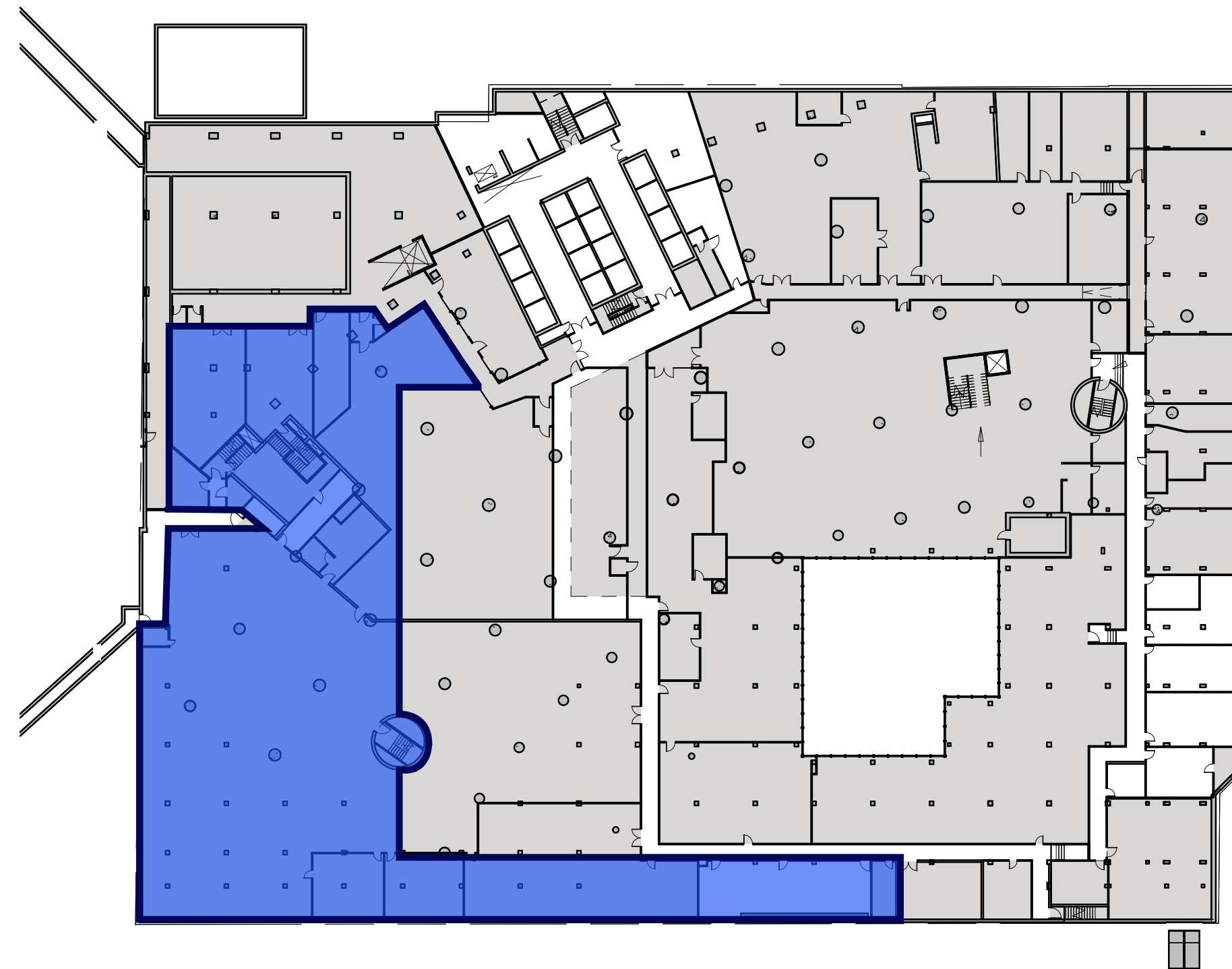
An underground walkway connects 700 University to Princess Margaret Hospital, beginning at the south wall of the lower concourse and running southeast beneath Orde Street.

Availability

Lower Concourse

**APPROXIMATELY 22,000 SF
CONTIGUOUS & DIVISIBLE**

- Special Use Opportunity
- Slab on Grade & Great Floor Loading Capacity
- Above Average Ceiling Heights
- Shipping Access
- Available Immediately
- Net Rent: Negotiable, Contact Listing Agent
- Additional Rent: \$22.66 PSF (2026)
- Size Configurations: Contact Listing Agent

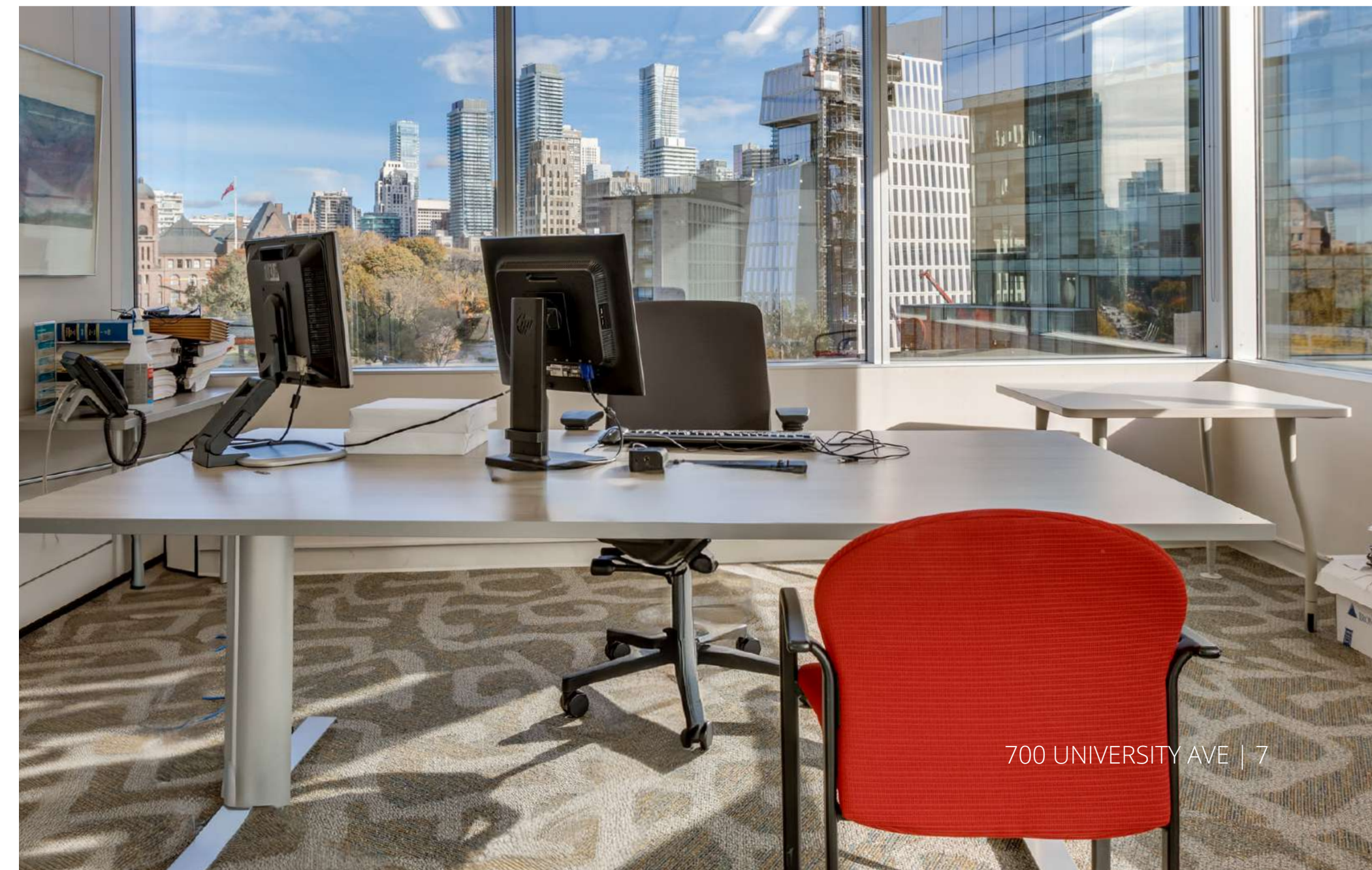
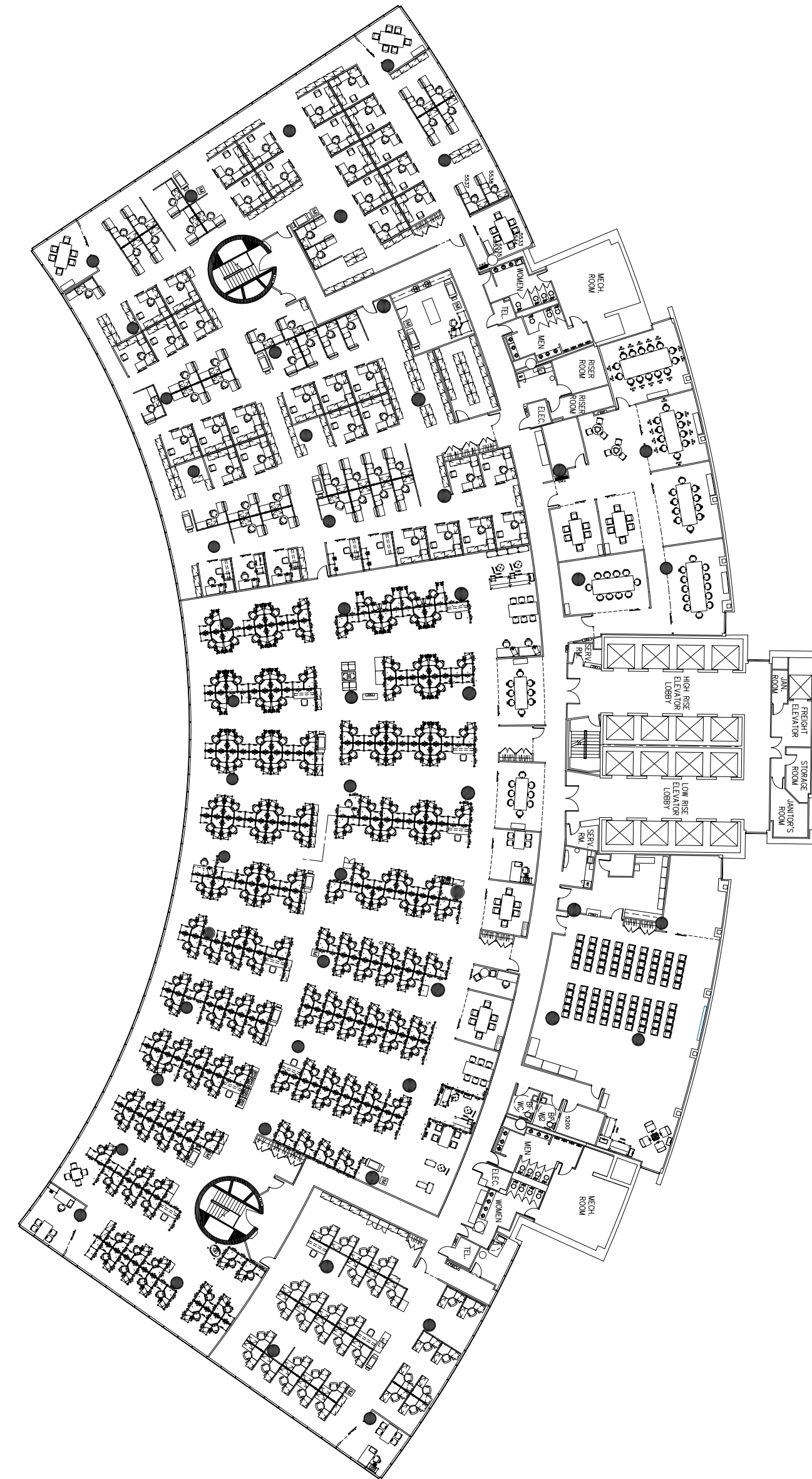


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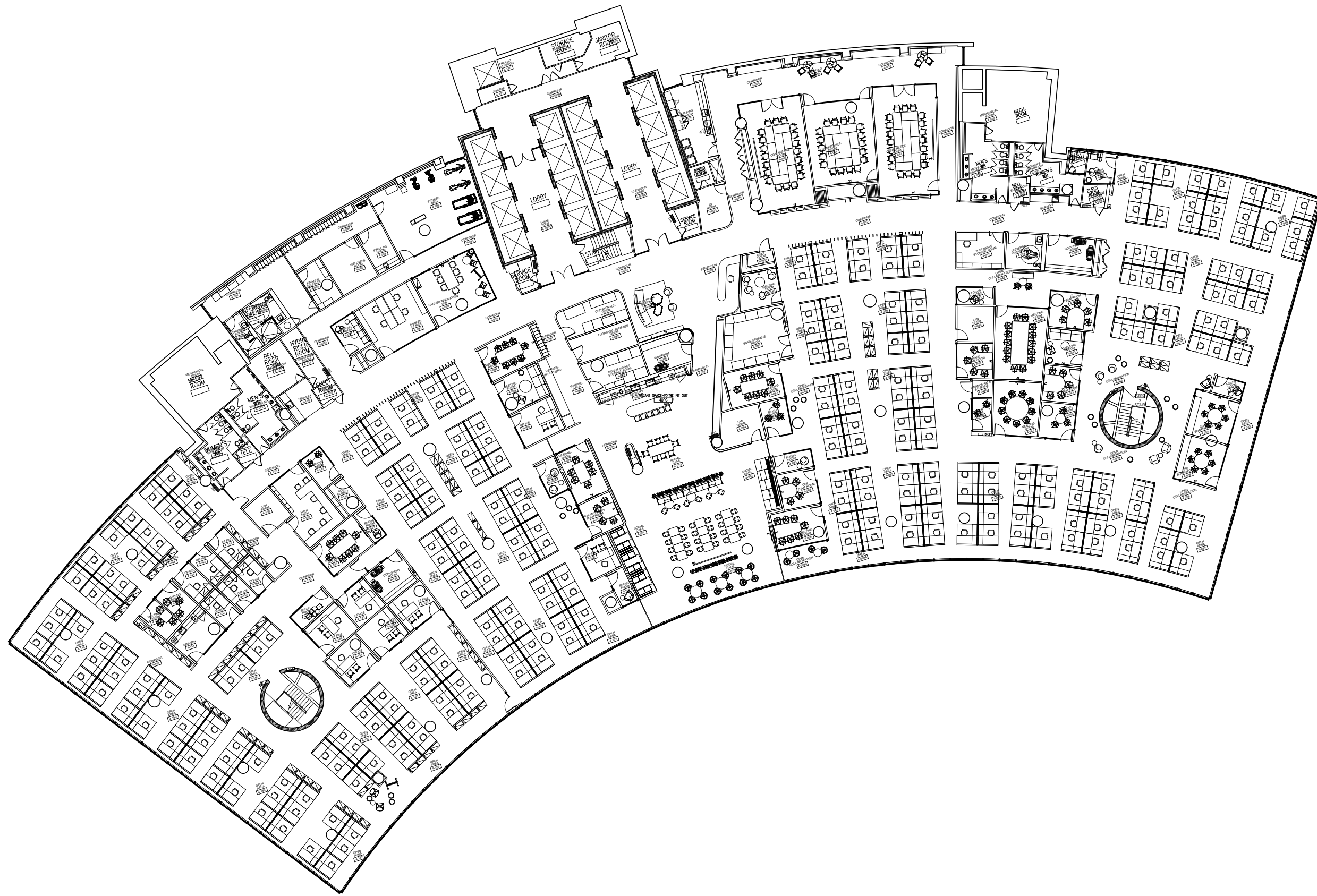
Suite 500

56,000 SF

- Fully Built Out & Furnished
- Plug & Play Space
- Full-Floor Opportunity on Efficient Floor Plate
- Queen's Park Views
- New Elevator Lobby
- Net Rent: Negotiable, Contact Listing Agent
- Additional Rent: \$22.66 PSF (2026)




Sample Built Out Floor










Location

Amenities & Public Transportation











LANDMARKS

-  University of Toronto
-  MaRS Centre
-  Toronto City Hall
-  Toronto Eaton Centre
-  Art Gallery of Ontario
-  Royal Ontario Museum

HOSPITALS

-  Princess Margaret
-  Mount Sinai
-  Sick Kids
-  Toronto General
-  Toronto Rehabilitation
-  Women's College
-  St. Michael's Hospital





RESTAURANTS

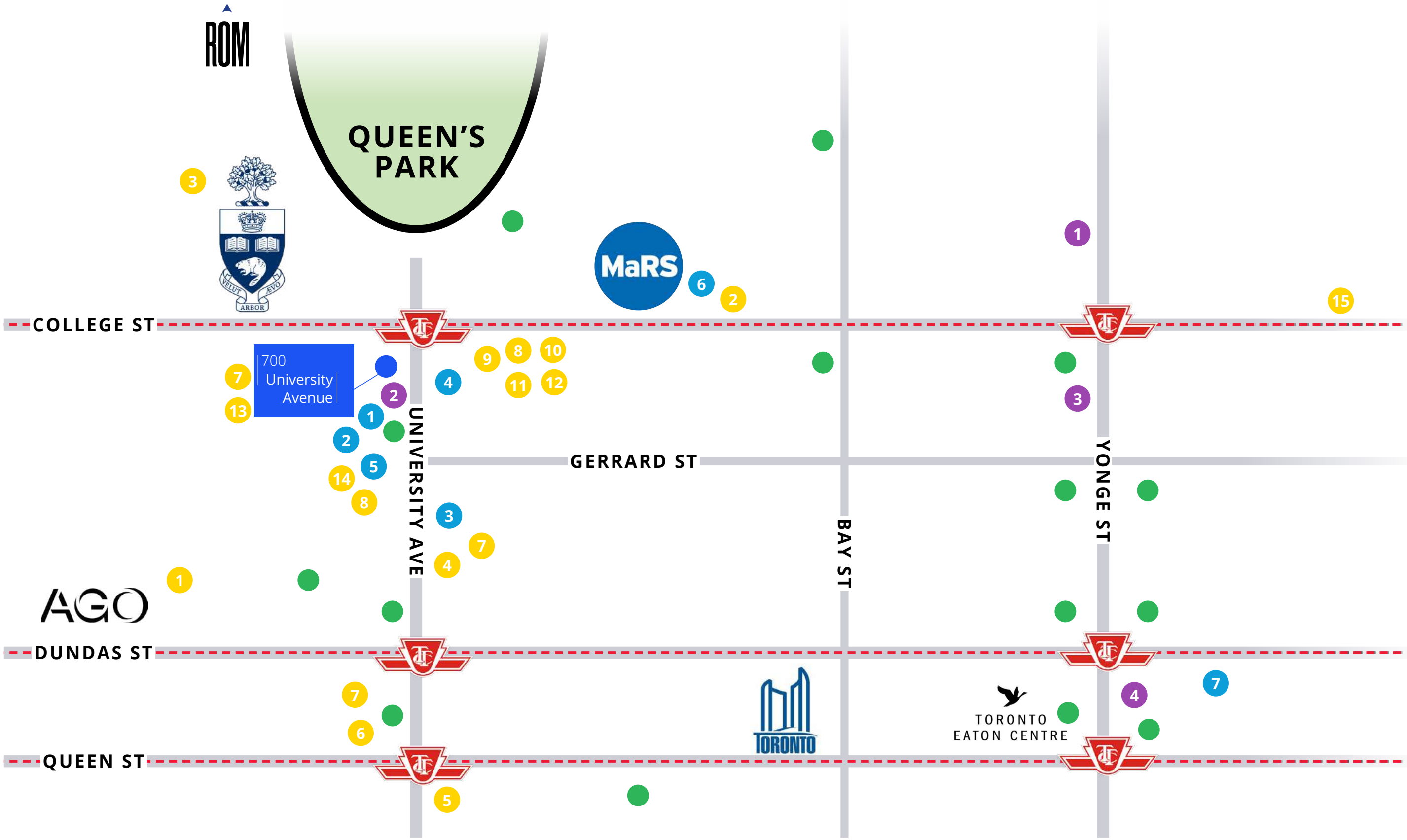
-  AGO Bistro
-  Mercatto
-  Gallery Grill
-  Pasta Pronto
-  Café Landwer
-  Duke of Cornwall
-  Tim Hortons
-  Starbucks
-  Aroma Espresso Bar
-  Pumpernickel's

TRANSPORTATION

-  Bike Share
-  TTC Station
-  TTC Streetcar routes

FITNESS

-  Central YMCA
-  Higher Ground Health Club
-  Planet Fitness
-  Sweat and Tonic



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