



FORTY
UNIVERSITY

Office Space For Lease

Toronto, ON

Contact us for more information:

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*Sales Representative



**AVISON
YOUNG**



Property Overview

Located in the heart of Toronto’s Financial Core, 40 University Avenue is a 13-storey office tower proudly holding BOMA BEST Gold certification. With efficient, flexible floor plates, it’s built to support today’s dynamic businesses.

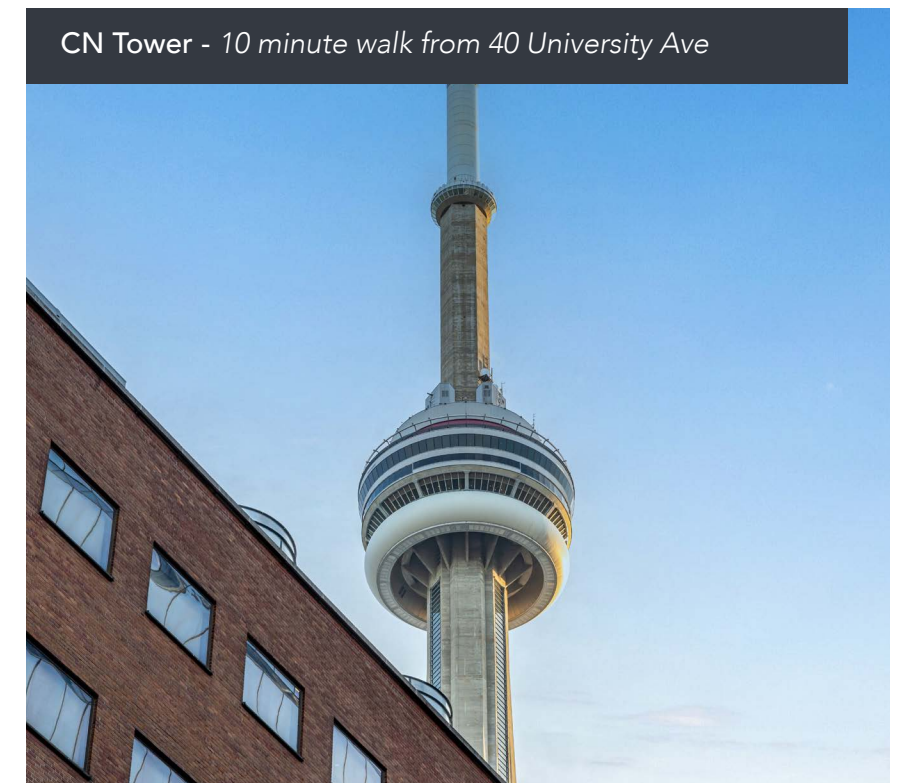
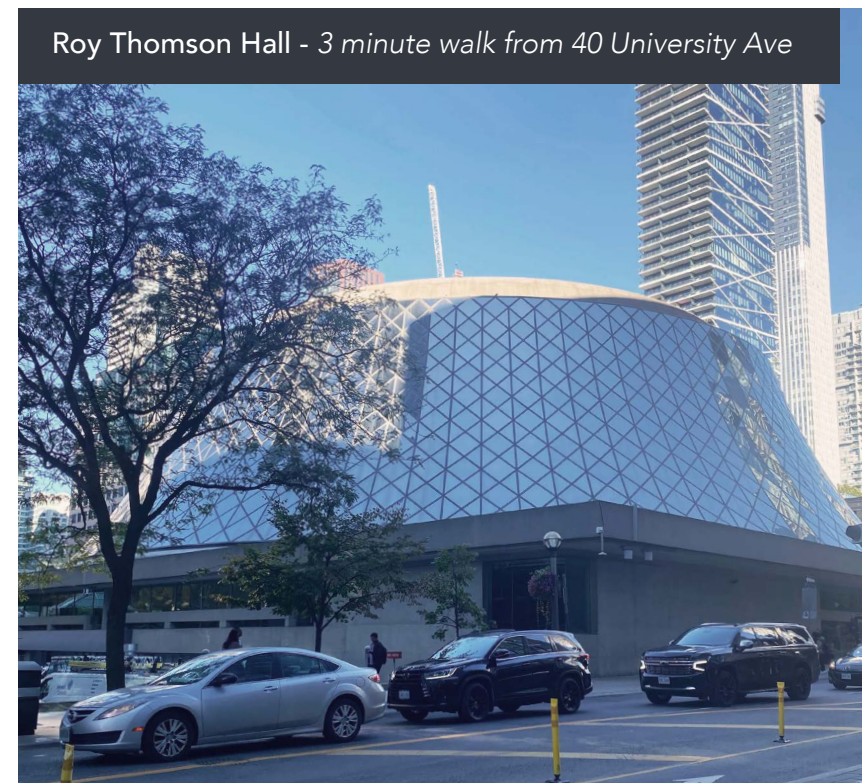
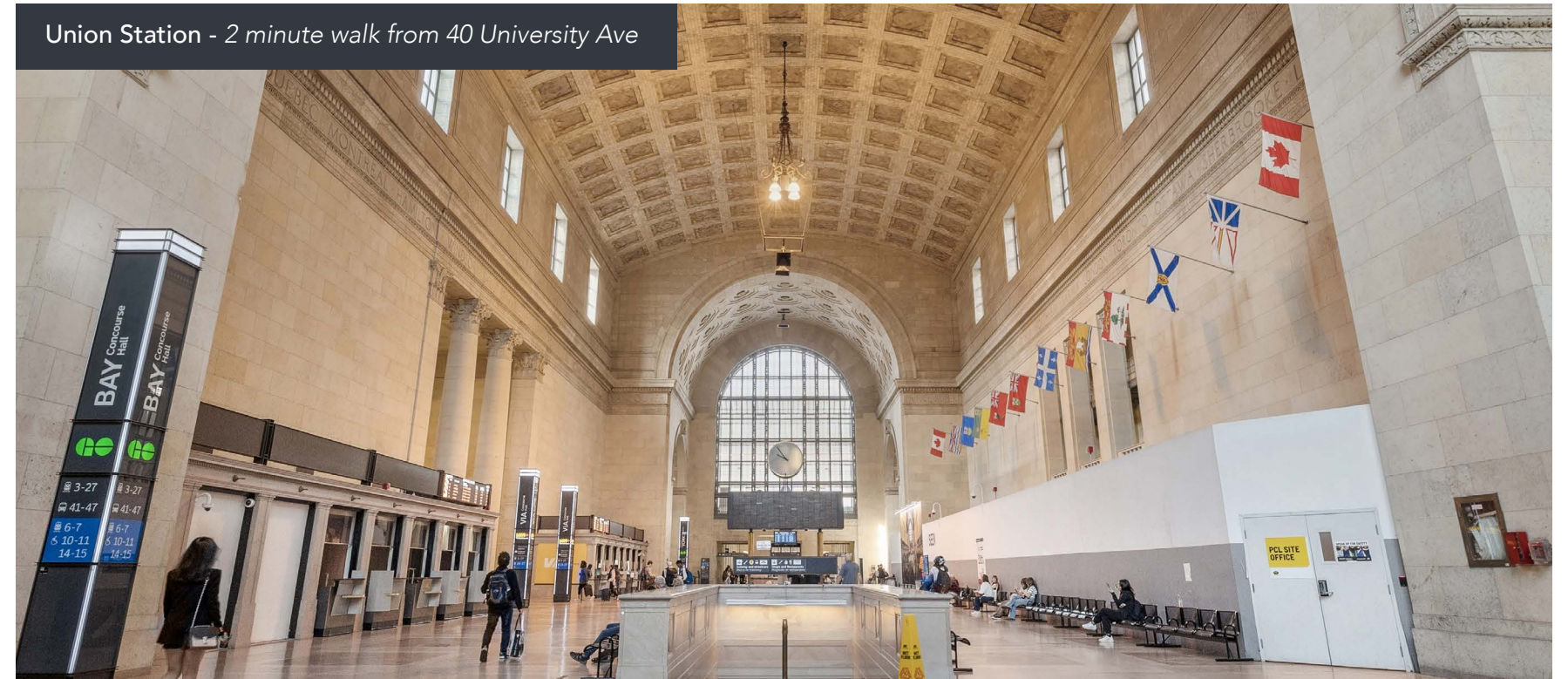
On-site amenities including Tim Hortons, Beertown, and Orange Theory Fitness enhance everyday convenience. Just steps from Union Station, TTC, GO Transit, and UP Express, the building offers unmatched commuter access. And with the PATH network right across the street, tenants enjoy quick, weather-protected access to downtown’s top retail and dining.

Surrounded by upscale hotels, entertainment, and located on one of the city’s most iconic boulevards, 40 University Avenue combines business prestige with cultural energy. Backed by strong infrastructure, secure access, and professional management - this is downtown office leasing at its best.

Building Details

Total Space: +/- 242,409 SF	Net Rent: Contact Listing Agent	Leasing District: Financial Core
Typical Floor: +/- 20,400 SF	Additional Rent (Estimated 2026): \$26.40 PSF	Sustainability: BOMA BEST Gold
Number of Floors: 13	Building HVAC Hours: 6:00 AM – 6:00 PM Monday to Friday	

Vibrant Neighborhood



40 University Avenue

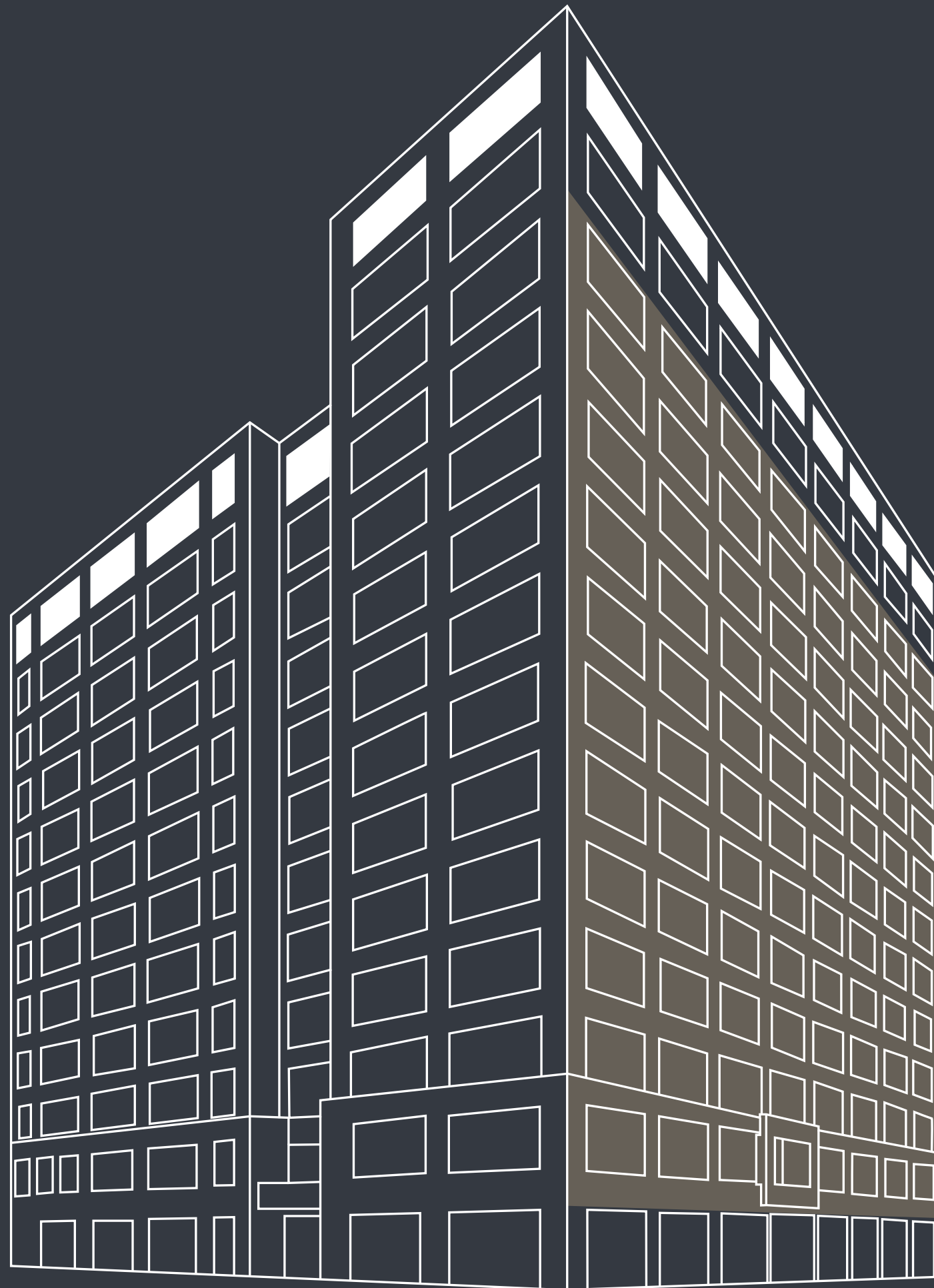
Exterior Photos




40 University Avenue

Building Lobby






 Click to view the property video

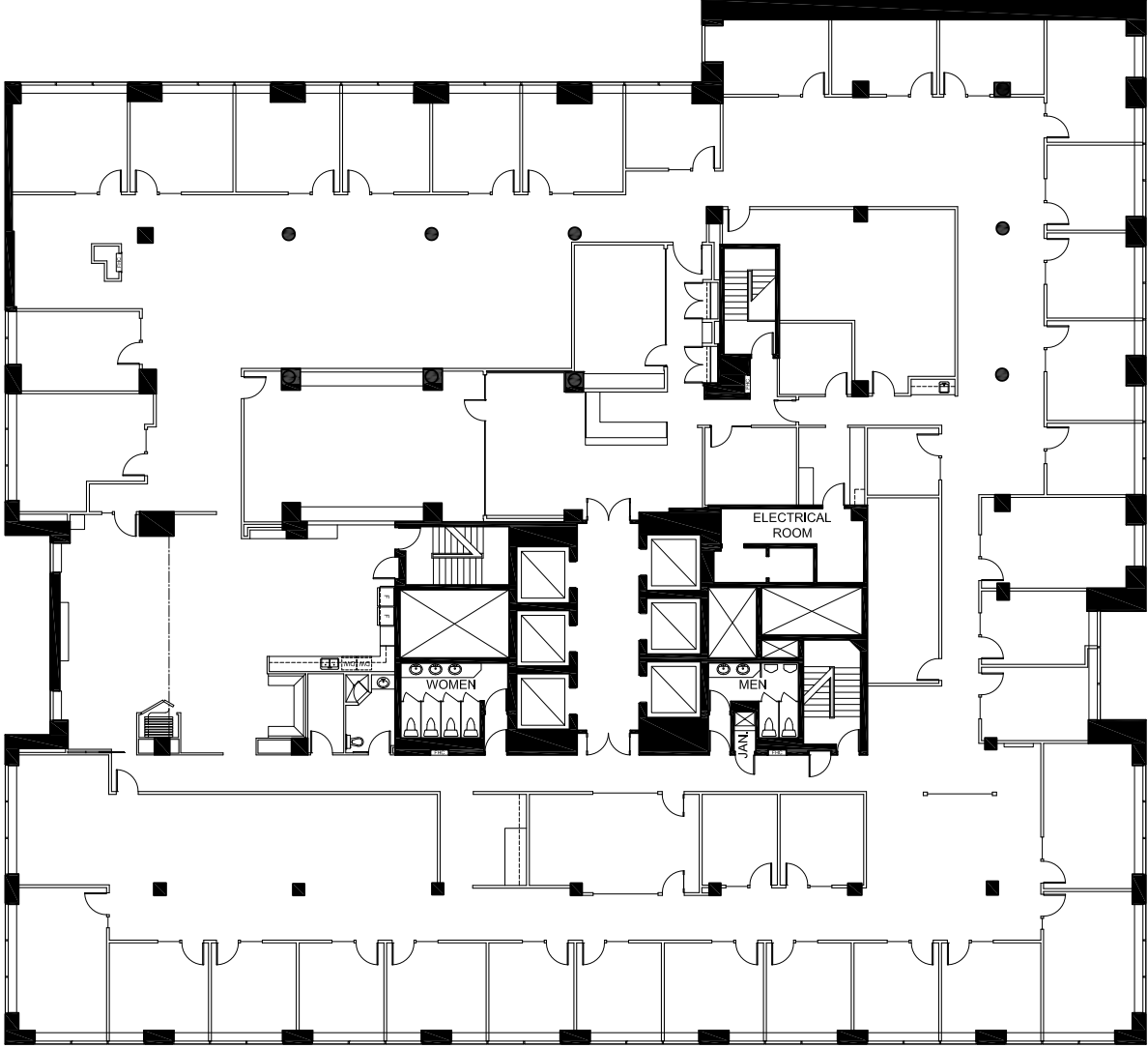
Available Options

13				Contiguous block of 33,057 SF interconnecting staircase		
12	VACANT - 20,430 SF <i>Suite 1200</i>					
11	VACANT - 12,627 SF <i>Suite 1110</i>					
10	VACANT - 3,401 SF <i>Suite 1010</i>		VACANT - 1,408 SF <i>Suite 1002</i>		VACANT 998 SF <i>Suite 1007</i>	
9	VACANT - 5,139 SF <i>Suite 900</i>					
8	VACANT - 20,410 SF <i>Floor 8</i>					
7	VACANT - 6,885 SF <i>Suite 707</i>					
6	VACANT 2,033 SF <i>Suite 600</i>	VACANT - 3,577 SF <i>Suite 601</i>				
5	VACANT - 10,544 SF <i>Suite 510</i>		VACANT - 3,969 SF <i>Suite 551</i>			
4	VACANT - 9,875 SF <i>Suite 410</i>				Contiguous block of 50,441 SF interconnecting staircase between floors 2-4	
3	VACANT - 20,252 SF <i>Suite 300</i>					
2	VACANT - 12,439 SF <i>Suite 200</i>		VACANT - 4,365 SF <i>Suite 201</i>			VACANT - 3,510 SF <i>Suite 250</i>
GR						

● Future Model Suite

Suite 1200 - Floor 12 (Full Floor)

20,430 SF



*Not to scale

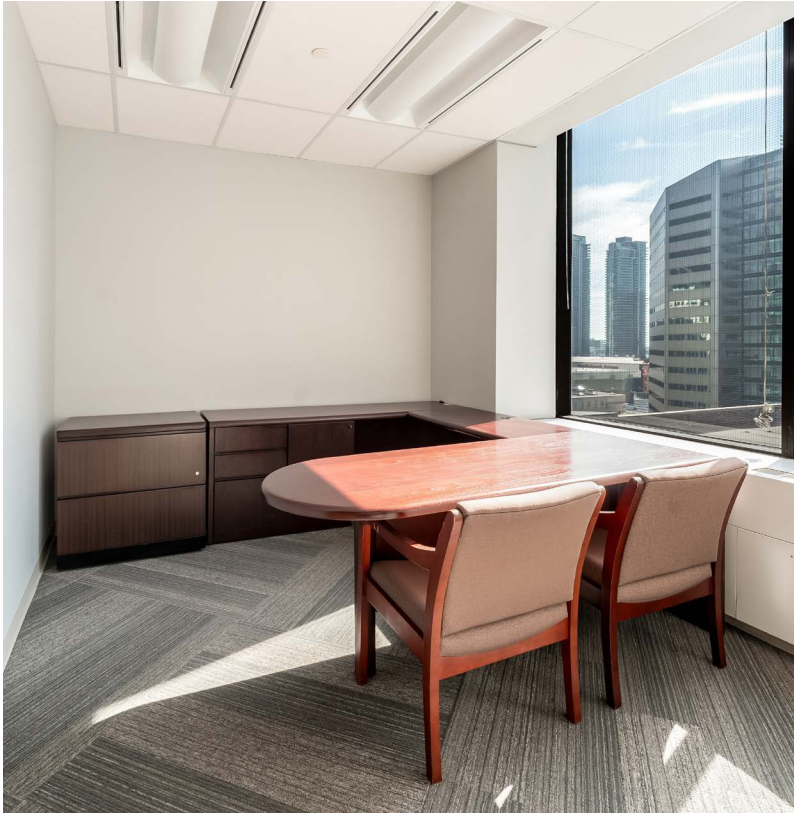


Suite 1110 - Floor 11

12,627 SF

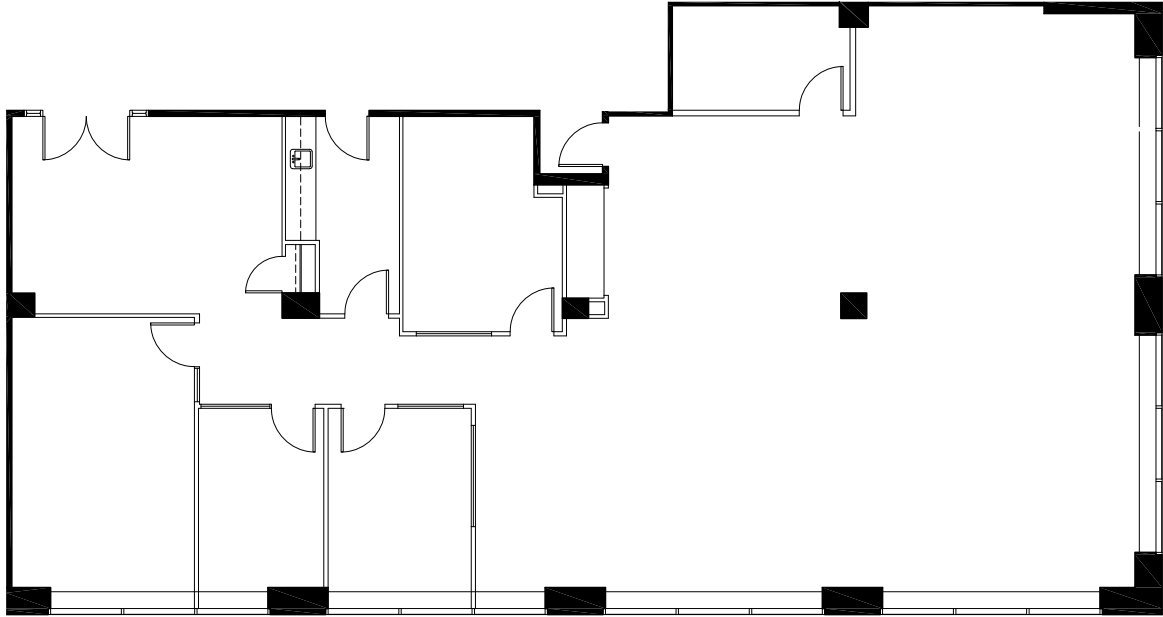


Demising wall

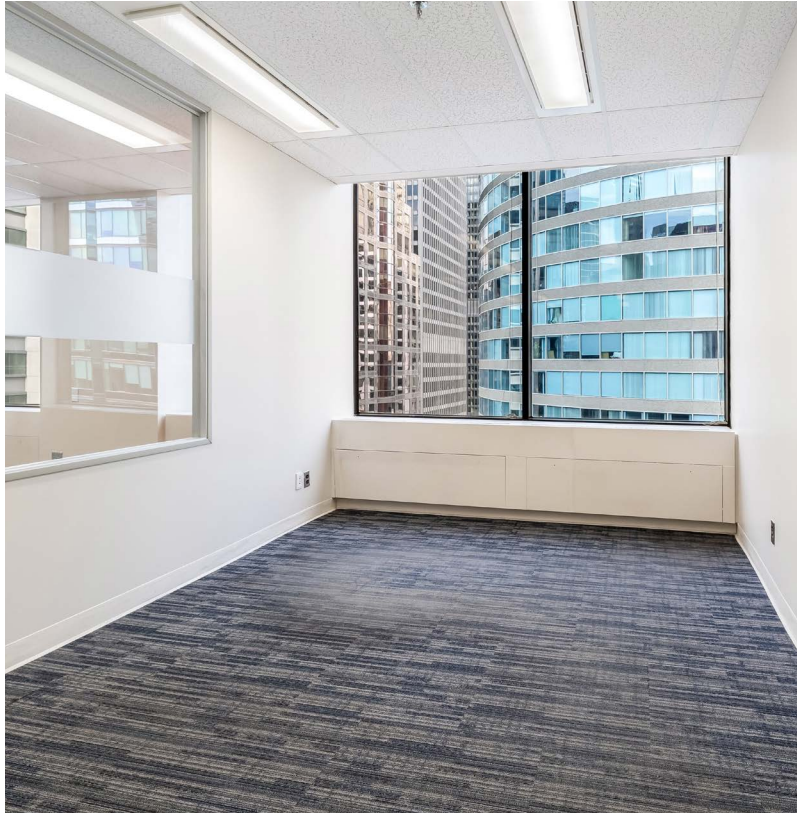


Suite 1010 - Floor 10

3,401 SF

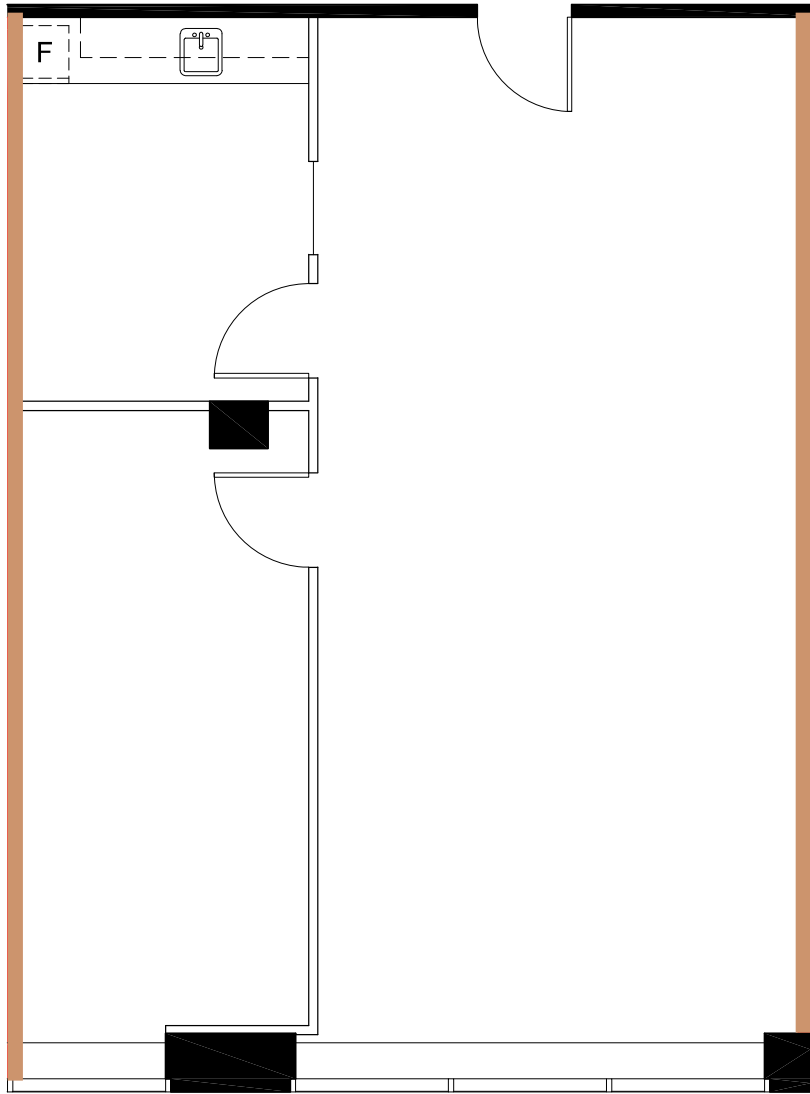


*Not to scale



Suite 1007 - Floor 10

998 SF

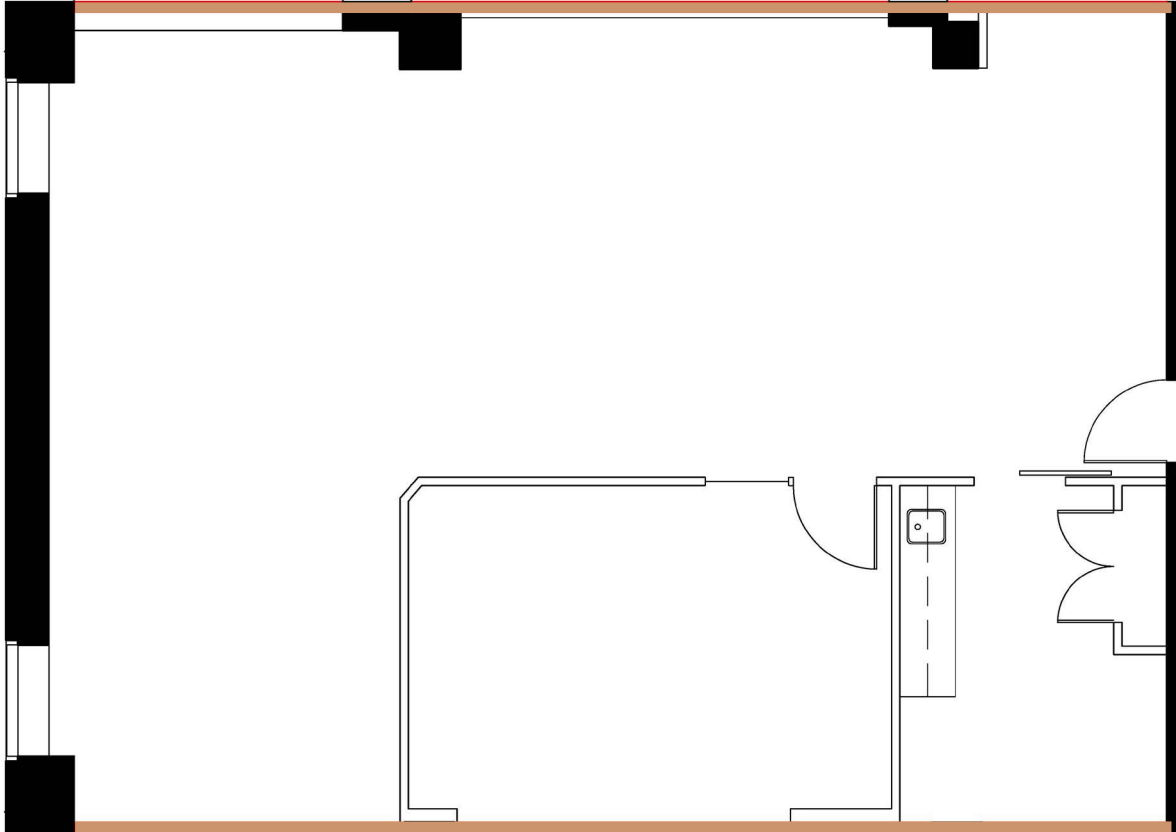


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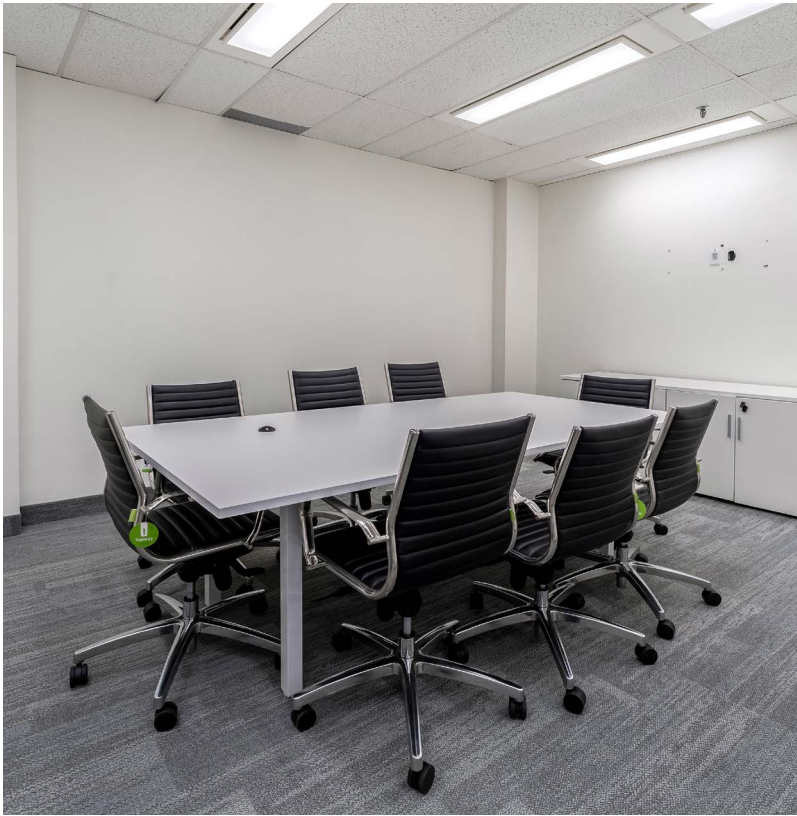


Suite 1002 - Floor 10

1,408 SF

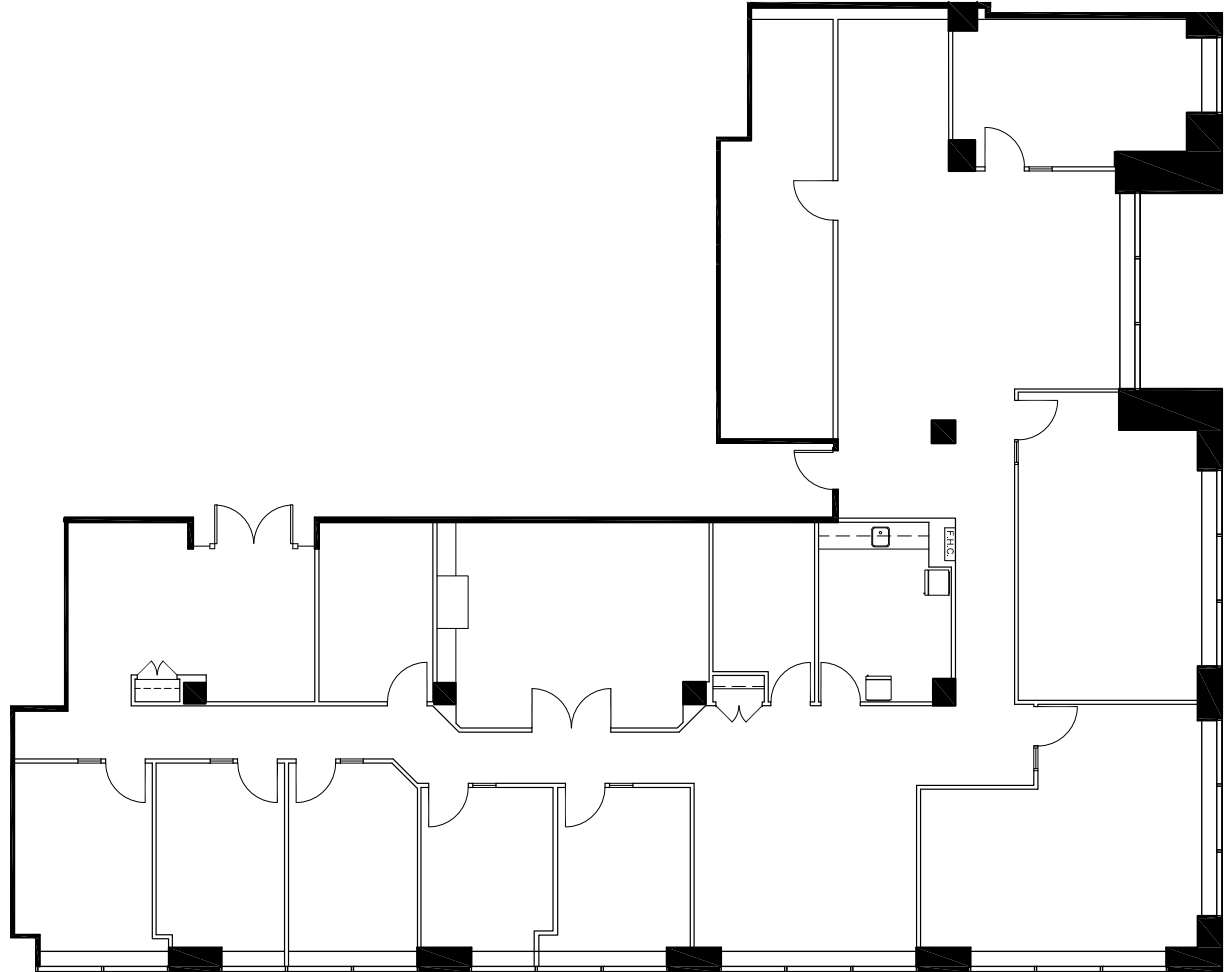


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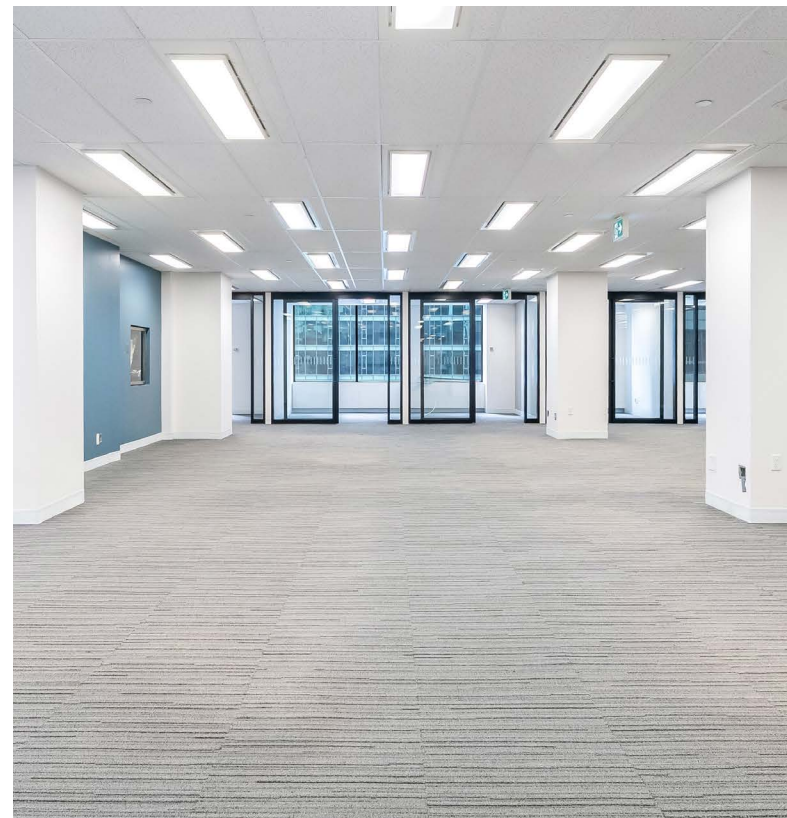
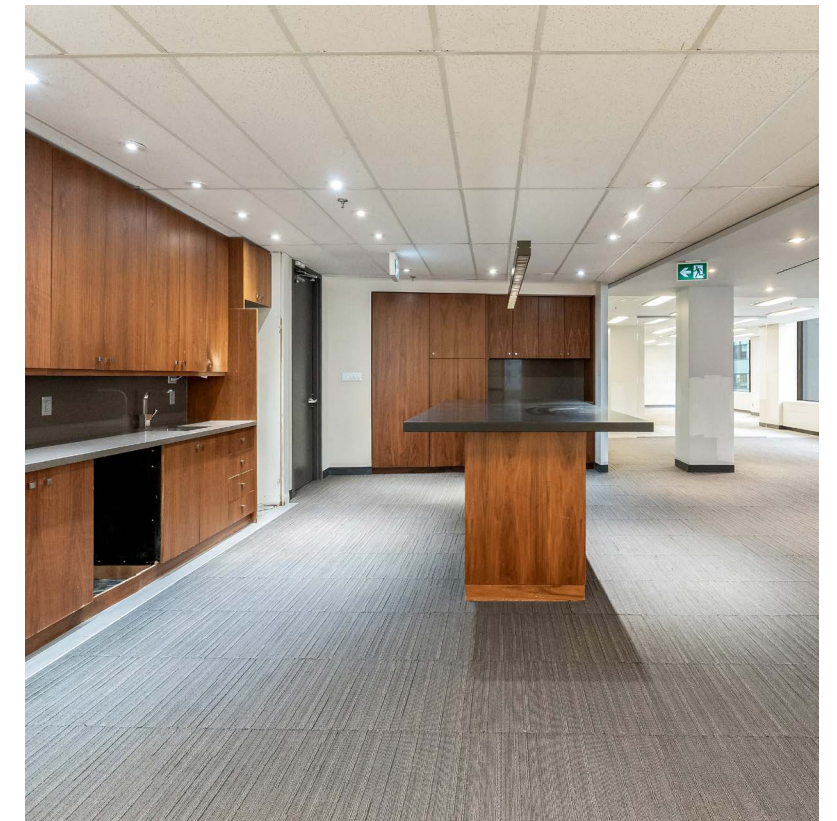
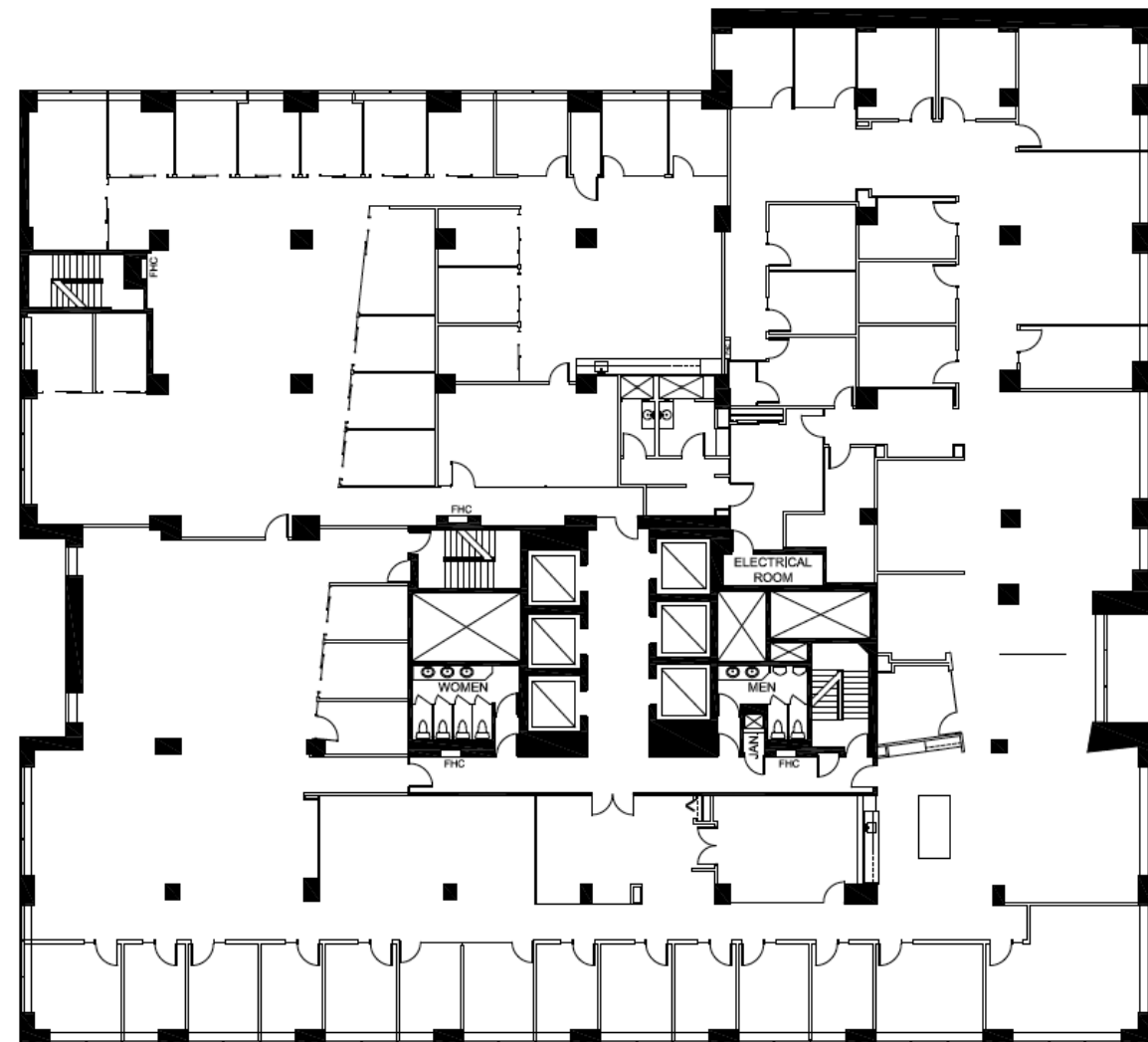
Suite 900 - Floor 9

5,139 SF



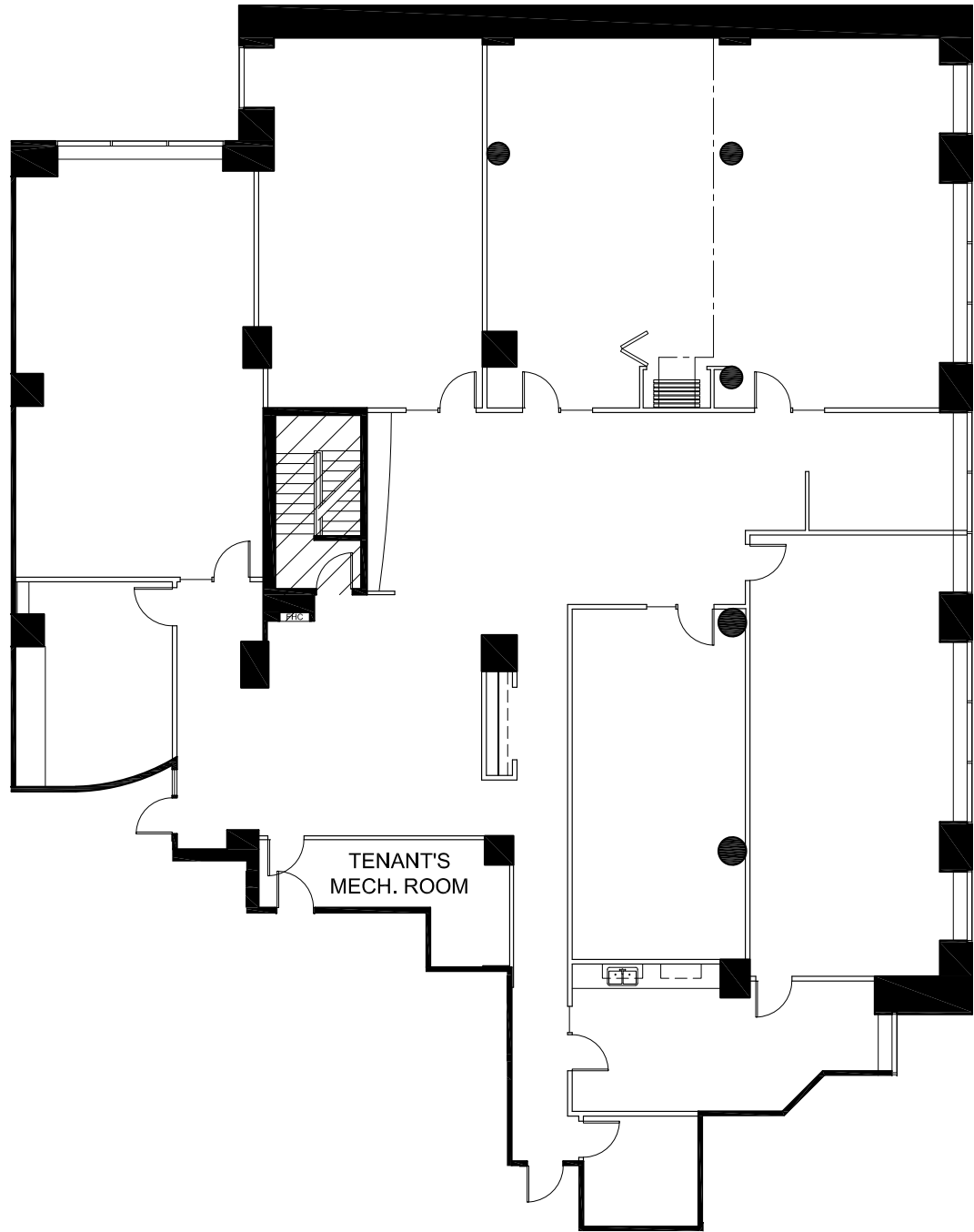
Floor 8

20,410 SF



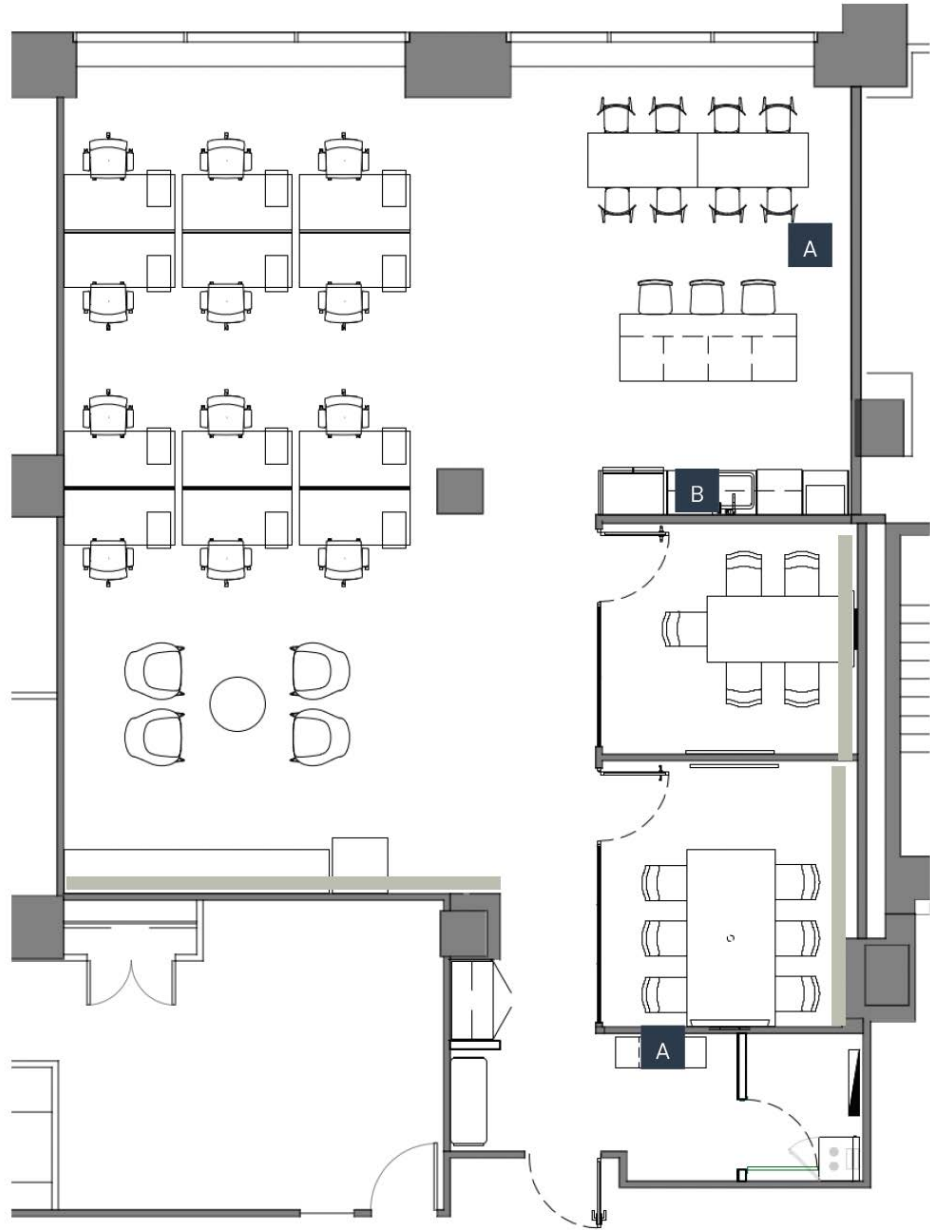
Suite 707 - Floor 7

6,885 SF



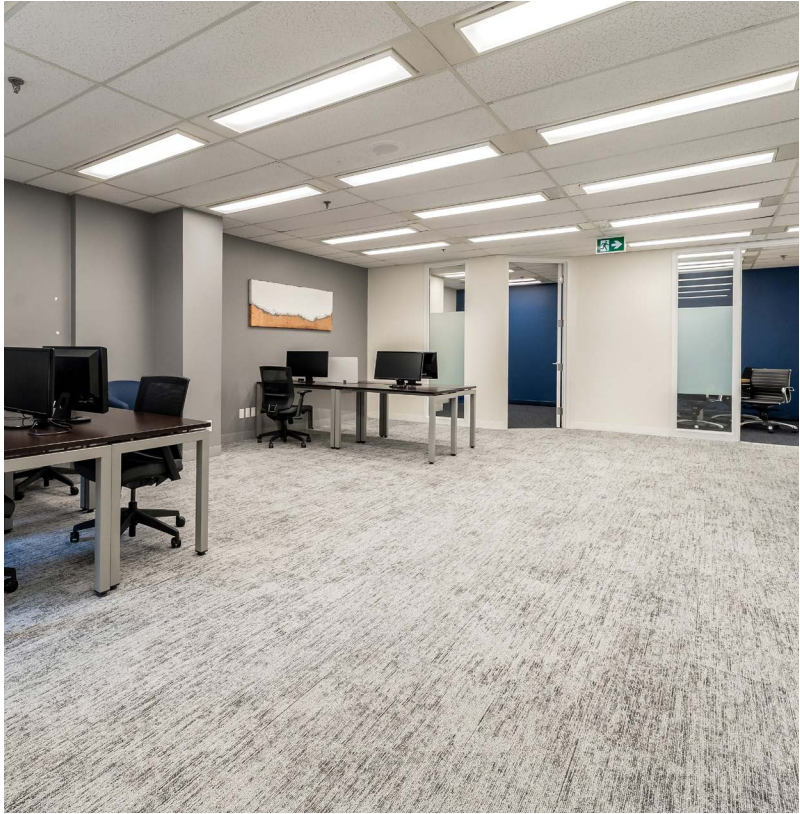
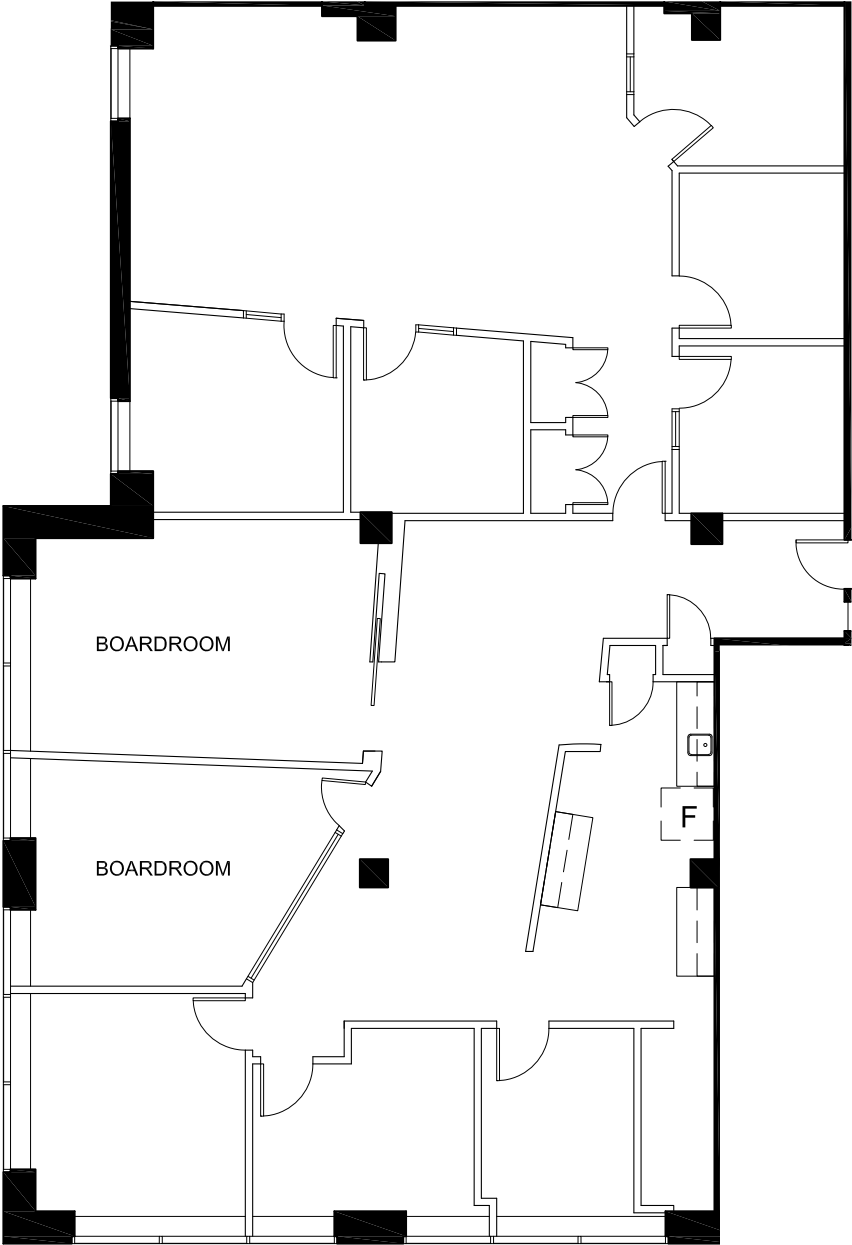
Suite 600 - Floor 6

2,033 SF (Future Model Suite)



Suite 601 - Floor 6

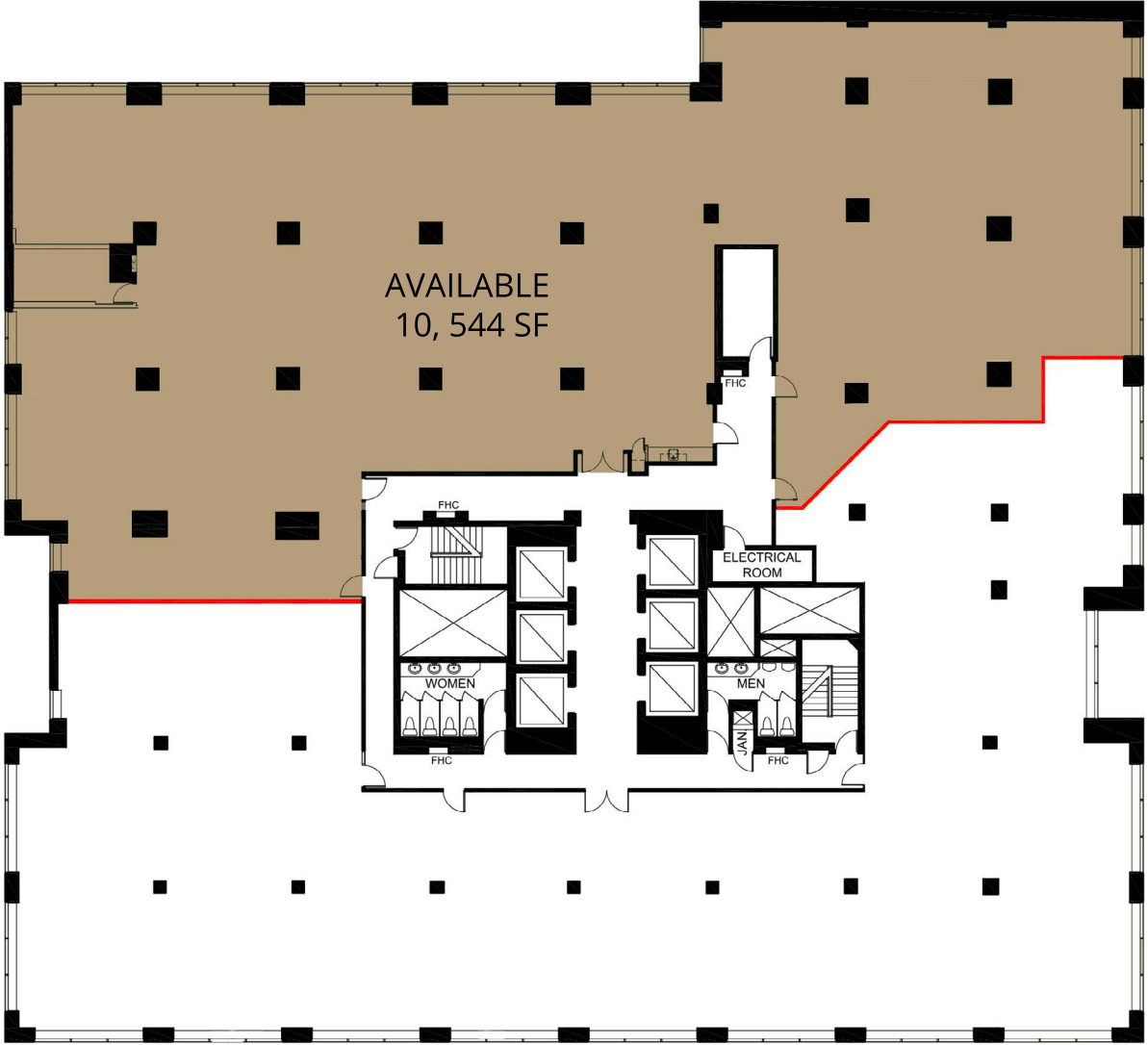
3,577 SF



*Not to scale

Suite 510 - Floor 5

10,544 SF

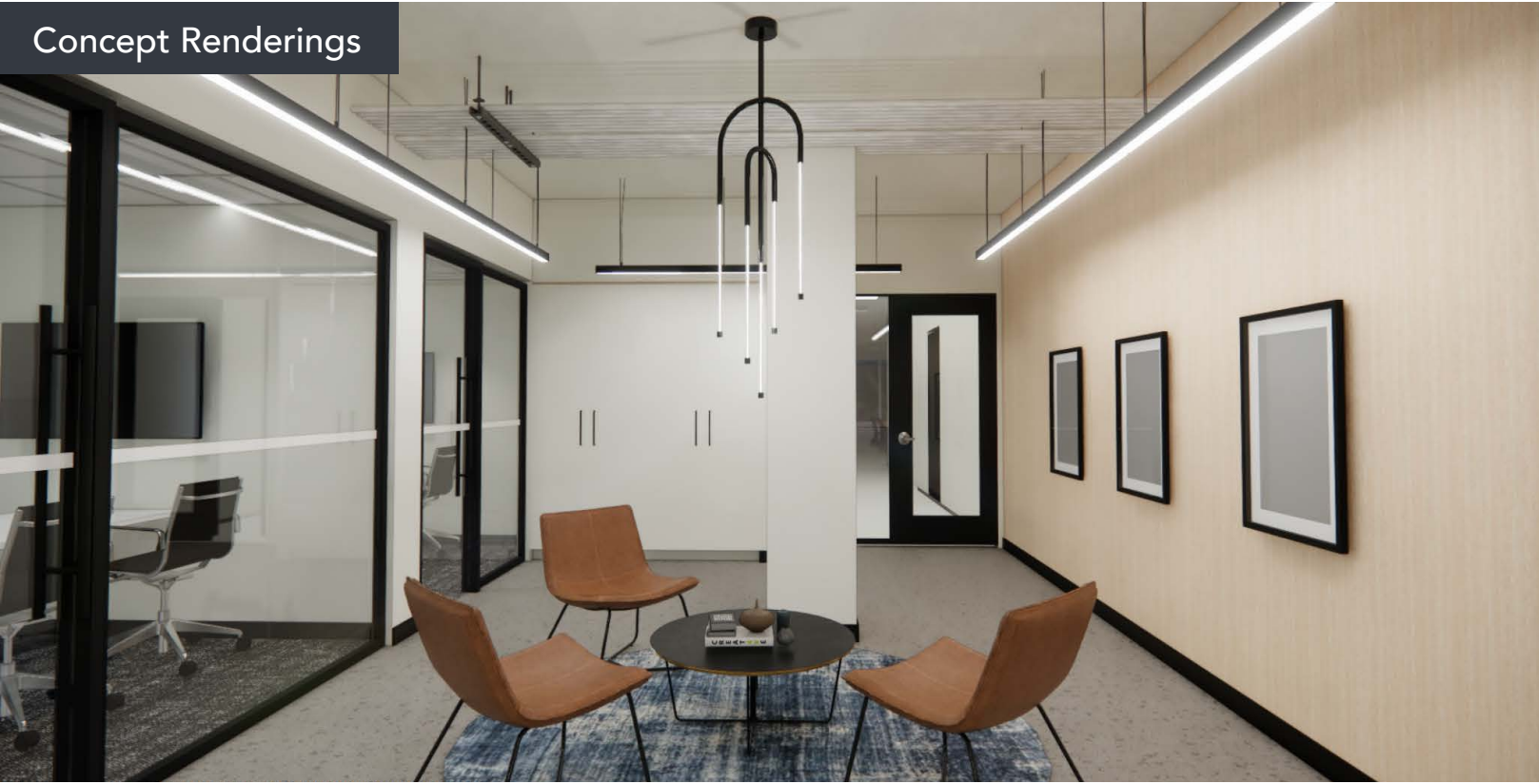
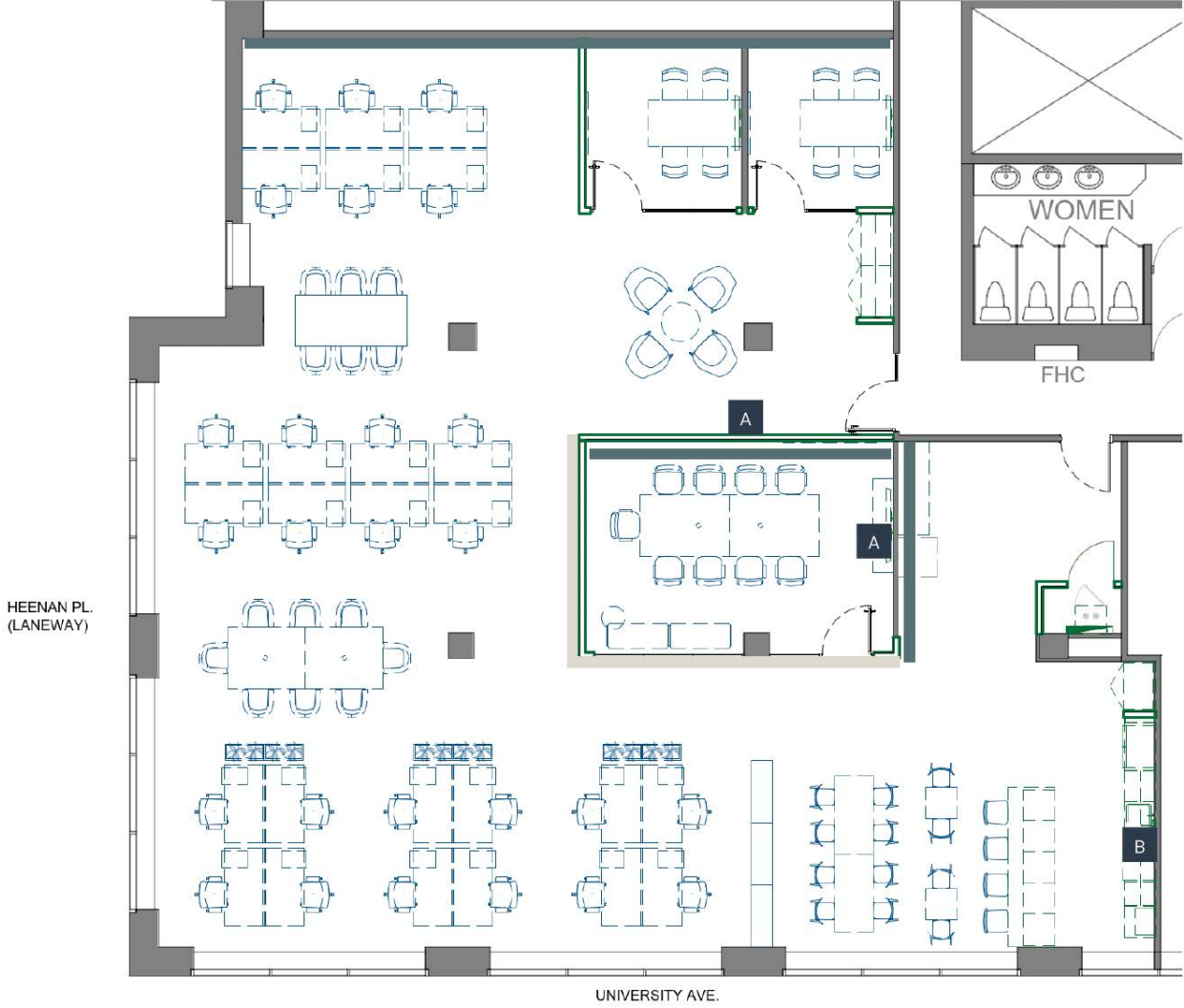


■ AVAILABLE
RENTABLE AREA NOTED (SF)
AS PER ANSI/BOMA Z65.1 1996
— DEMISING WALL



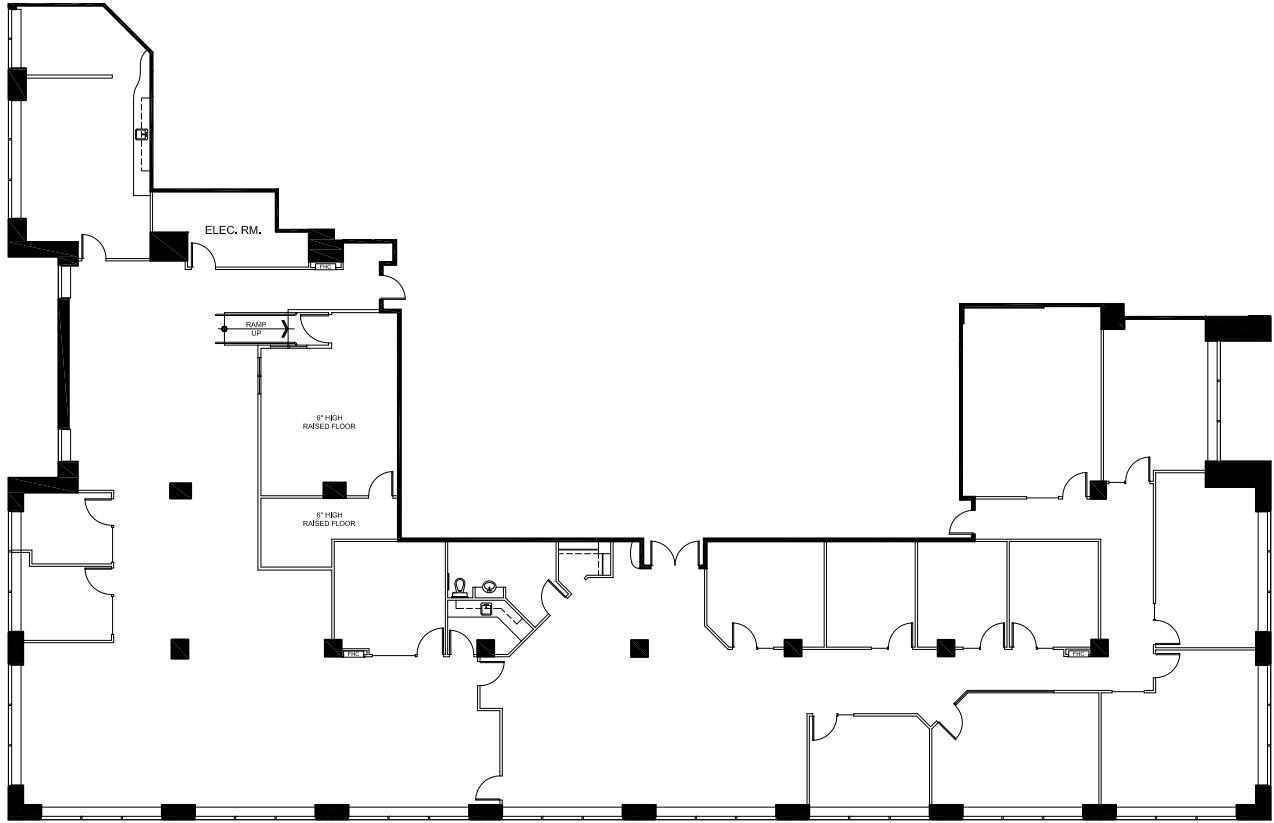
Suite 551 - Floor 5

3,969 SF (Future Model Suite)



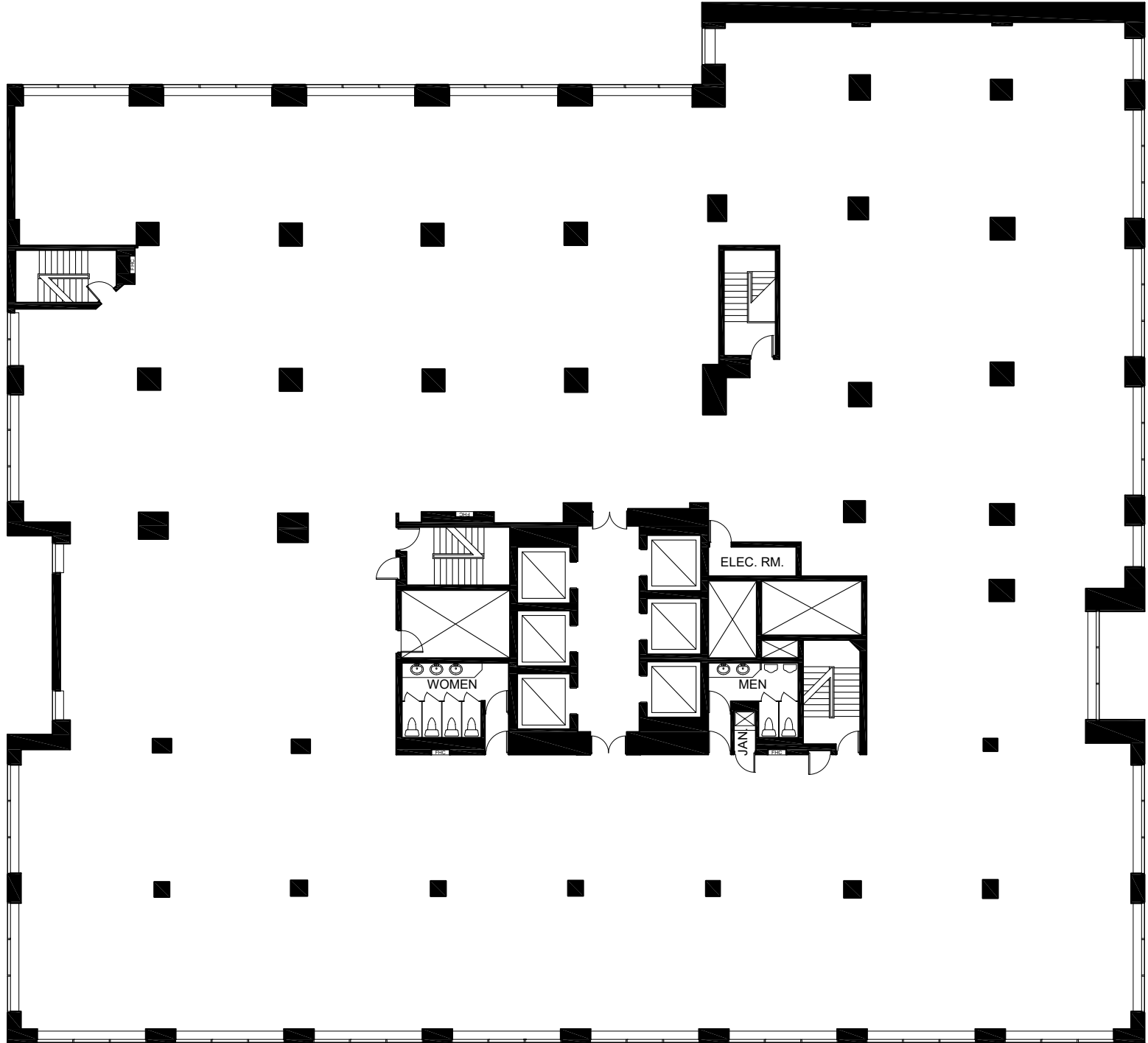
Suite 410 - Floor 4

9,875 SF



Suite 300 - Floor 3

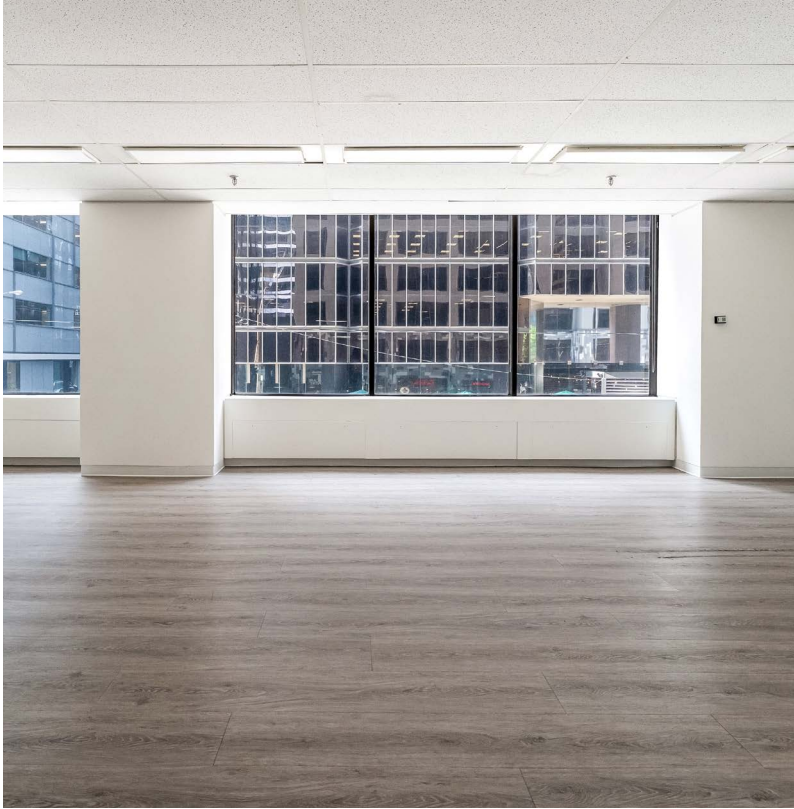
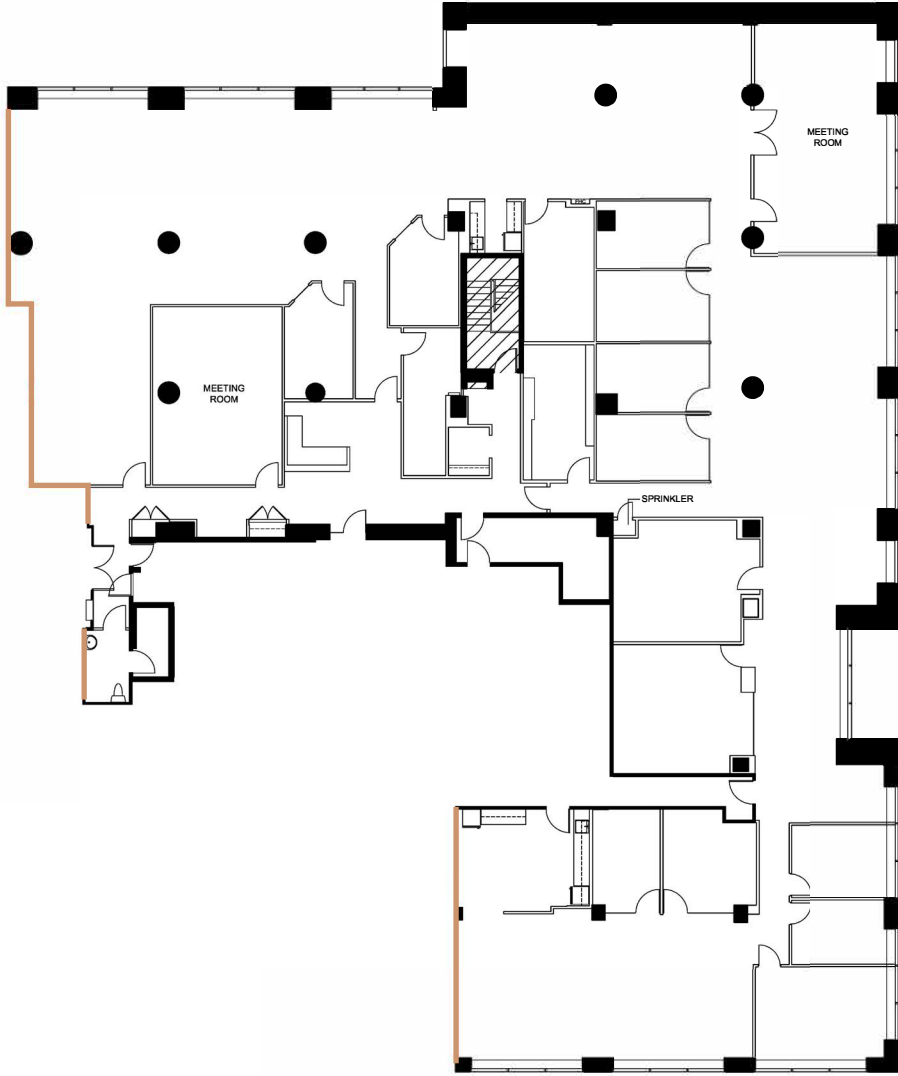
20,252 SF



*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF

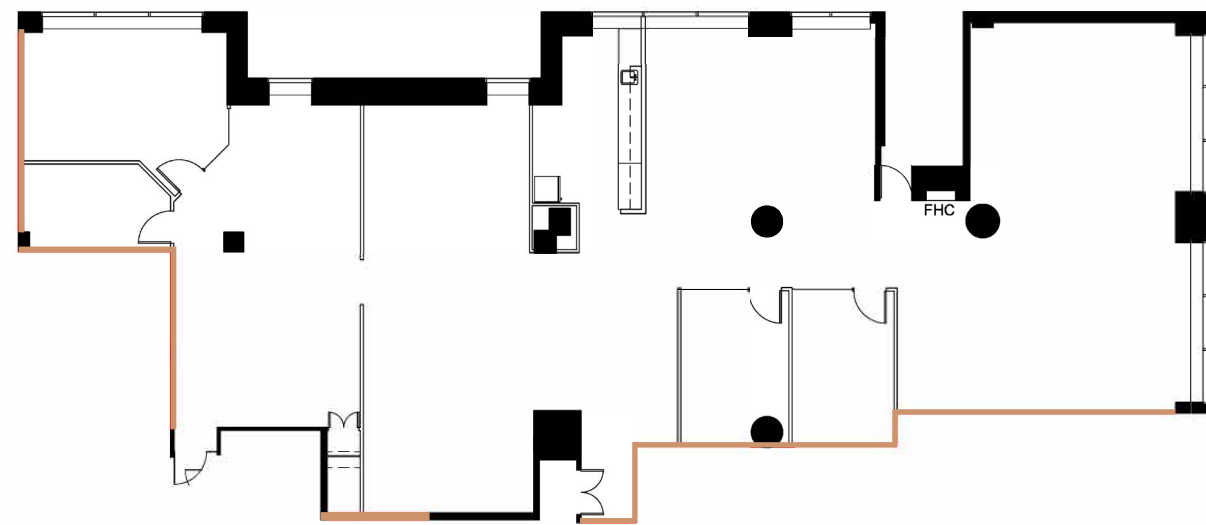
Suite 200 - Floor 2

12,439 SF



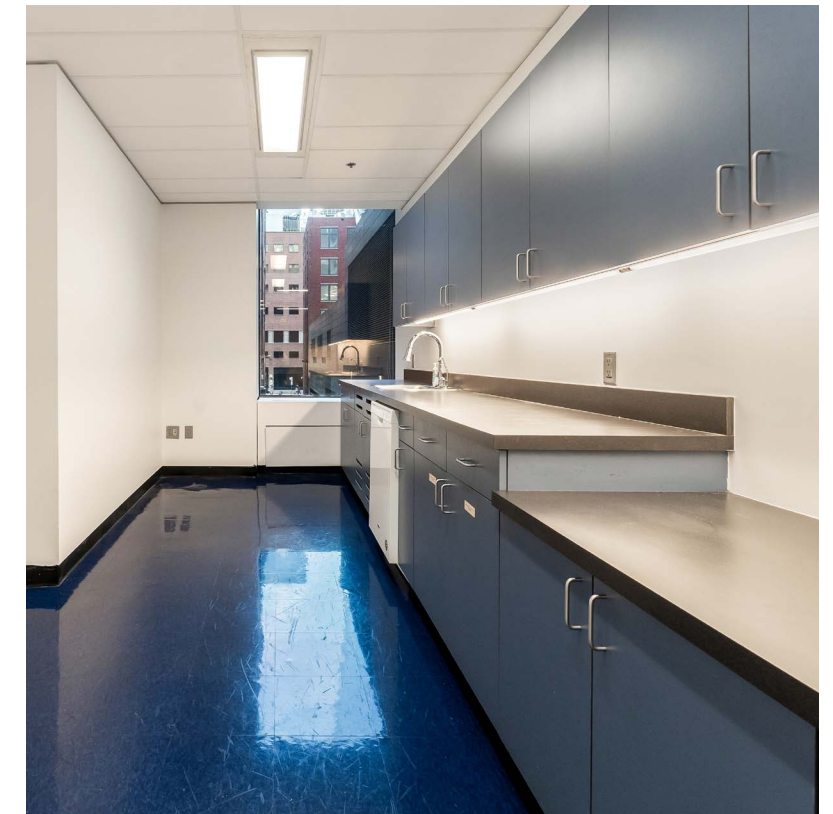
Suite 201 - Floor 2

4,365 SF



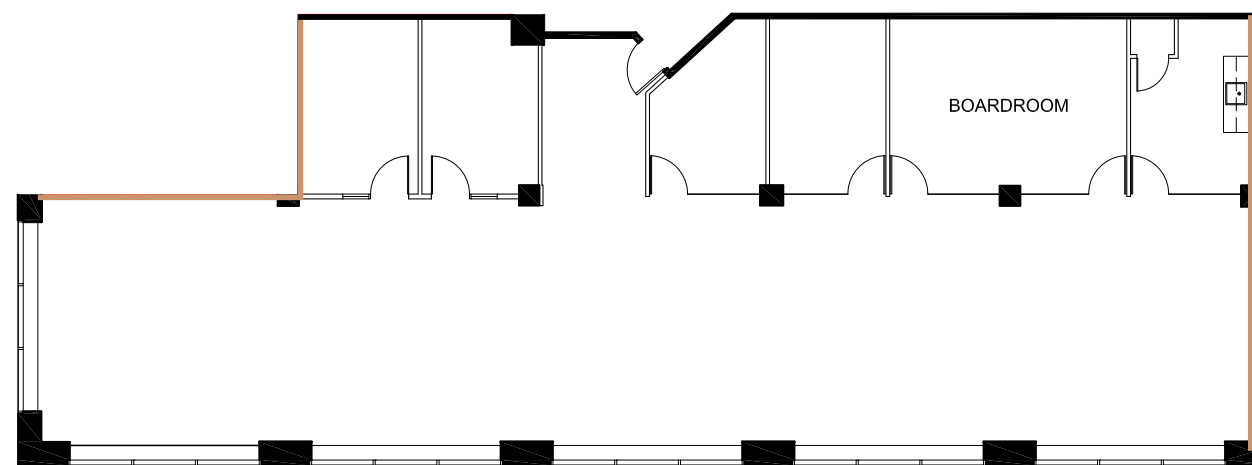
— Demising wall

*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF



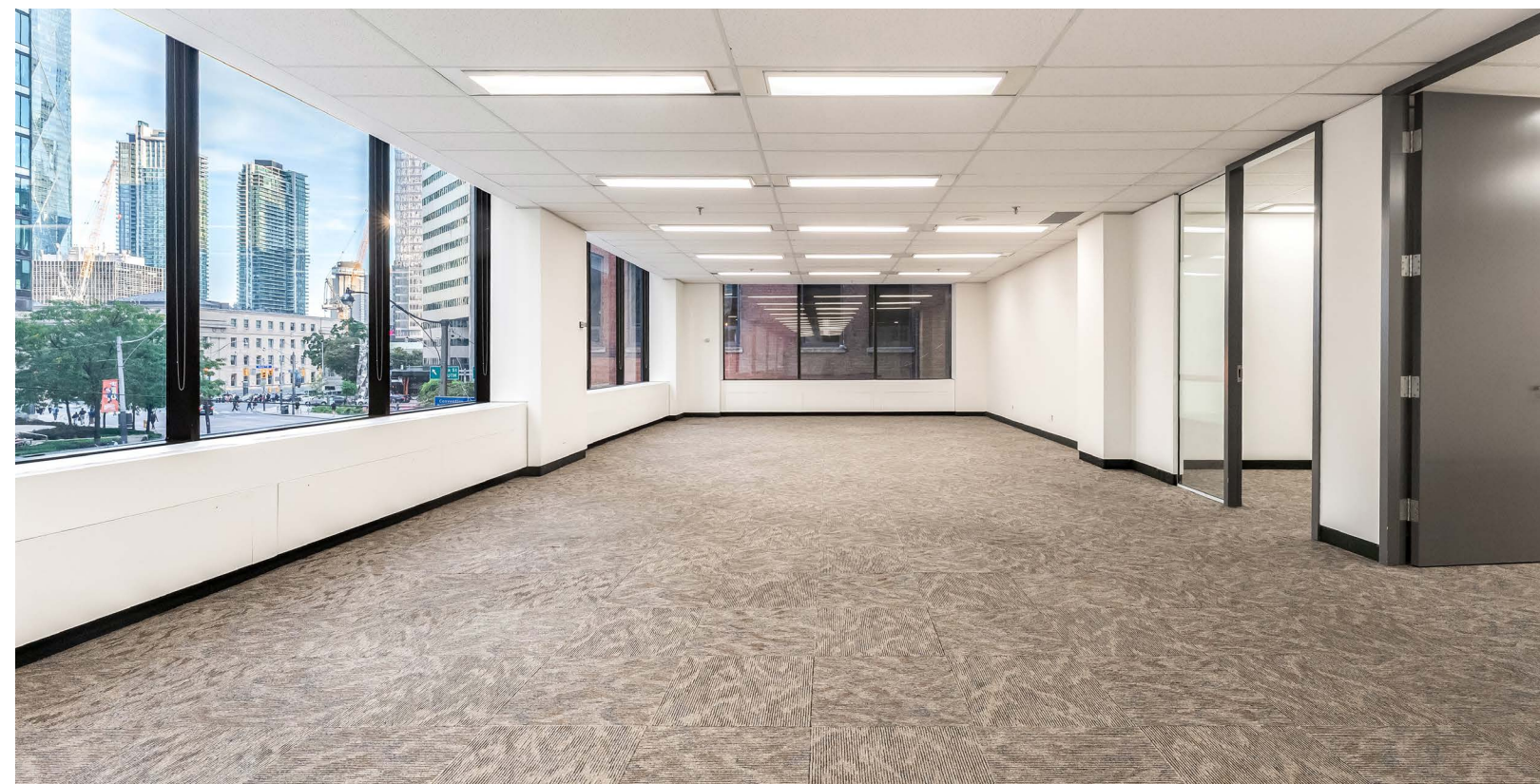
Suite 250 - Floor 2

3,510 SF



Demising wall

*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF



Nearby Amenities

HOTELS

- 1. Fairmont Royal York
- 2. The Union Hotel
- 3. The Ritz-Carlton Hotel
- 4. Shangri-La
- 5. Intercontinental
- 6. King Edward Hotel
- 7. Hilton Toronto
- 8. The St. Regis Toronto
- 9. SoHo Hotel
- 10. Sutton Place

RESTAURANTS & BARS

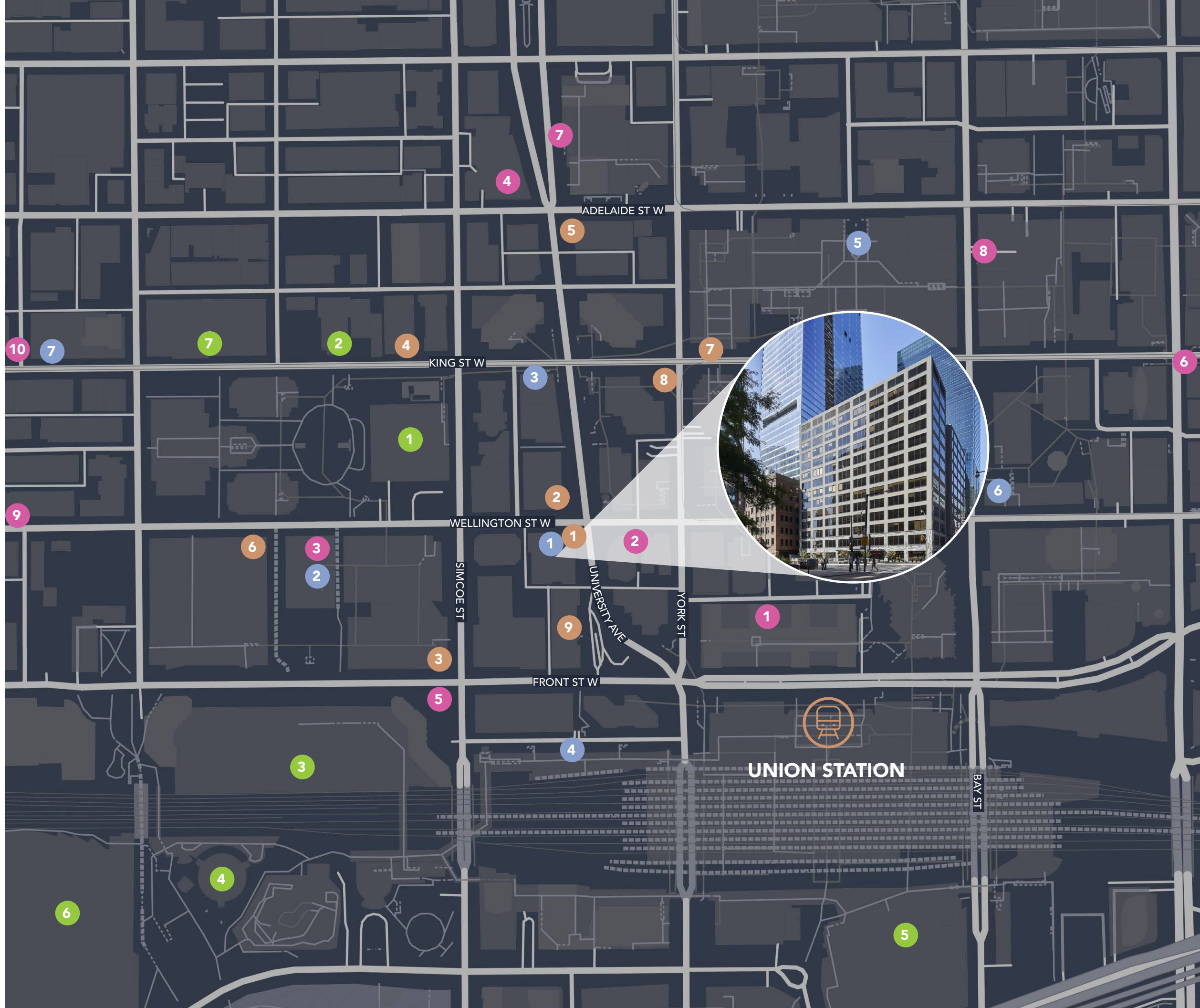
- 1. Beertown
- 2. Moxies
- 3. Scaddabush Italian Kitchen & Bar
- 4. Blu Ristorante
- 5. Cafe Landwer
- 6. Sunset Grill
- 7. Black + Blue
- 8. Modus Ristorante
- 9. Jack Astor's Bar & Grill

ENTERTAINMENT

- 1. Roy Thomson Hall
- 2. Royal Alexandra Theatre
- 3. Metro Convention Centre
- 4. CN Tower
- 5. Scotiabank Arena
- 6. Rogers Centre
- 7. Princess of Wales Theatre

GYMS

- 1. Orange-theory Fitness
- 2. Innovative Fitness
- 3. F45 Training
- 4. GoodLife Fitness
- 5. Adelaide Club
- 6. Equinox
- 7. Anytime Fitness



Accessible Location

PROXIMITY TO:

Union Station - **2 minute walk**

Nearest PATH Connection - **30 second walk**

Nearest Parking Lot - **2 minute walk / 1 minute drive**

Nearest Subway Station (St Andrew) - **2 minute walk**

TRANSIT


 TTC Subway Line


 TTC Streetcar

 UP Express

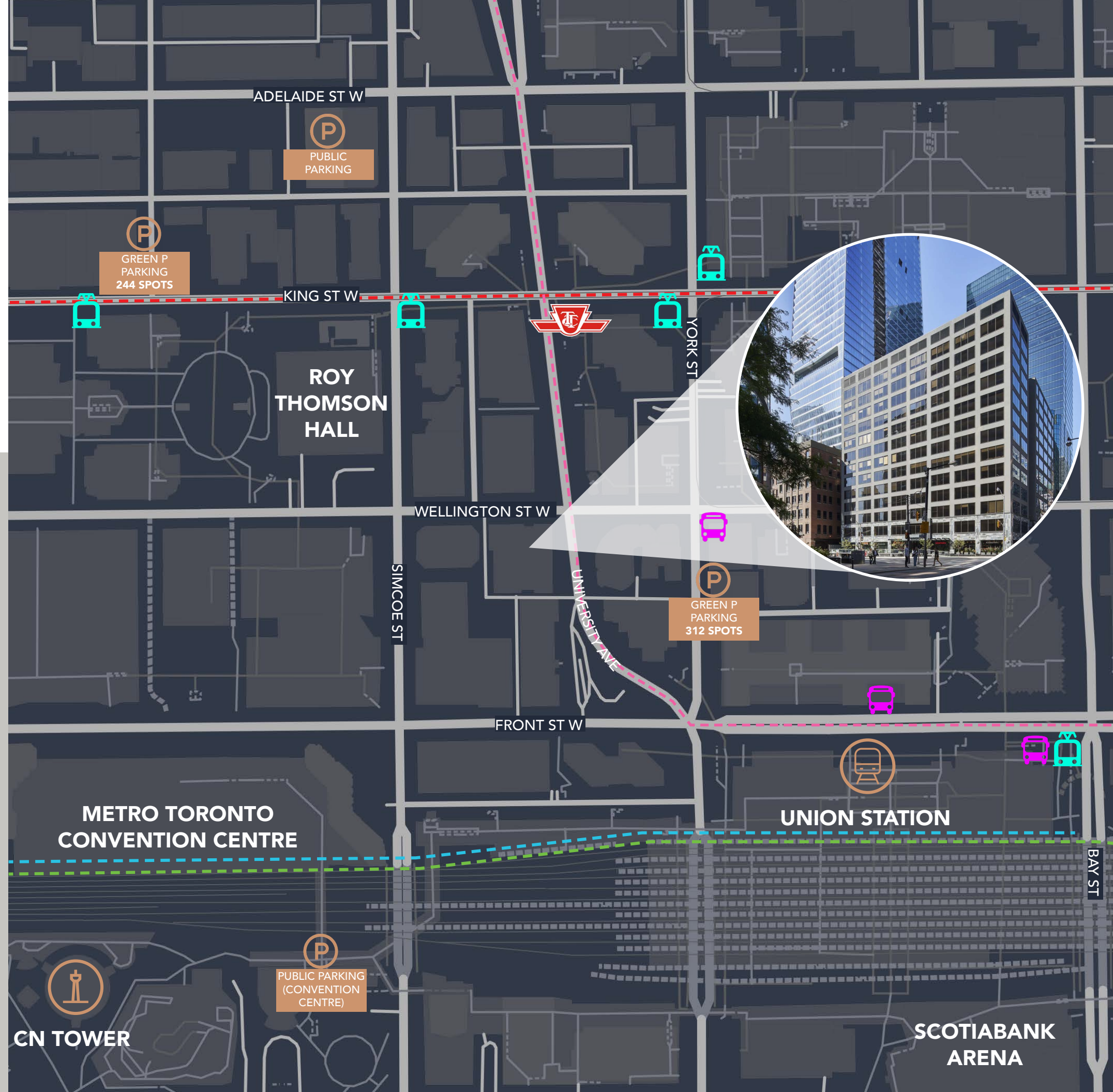
 GO Train

 Streetcar Stops

 Bus Stops

 Subway Station

 Parking Garage






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96 
Walk Score

100 
Transit Score

90 
Bike Score





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