

155 University Avenue



BUILDING OVERVIEW

Steps from St. Andrew subway station and close to Osgoode subway station (which will also be the future station of the Ontario Line). Excellent location – University & King Street. Food services available on ground floor.

Year Built: 1968
Total Gross Area of Property:
Approx. 187,915 sq. ft.

Anchor Tenant 1: Sussex Strategy Group Inc.
Anchor Tenant 2: J-BAC Management Ltd.



PROPERTY DESCRIPTION

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



PARKING

Below ground # stalls:	37 reserved spaces (tenant use only)
Monthly parking cost:	\$375/month + HST
Parking description:	P1 and P2 for tenants only



AMENITIES

Concierge:	YES (security 24/7, eff. Mar 1, 2025)
Bicycle Storage:	YES (outdoor & with repair equipment)



ACCESS

Public transit:	YES
Direct subway access:	No PATH access next door
Barrier free access to building:	YES
To washroom:	YES



TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	2 watts/sq. ft.
Lighting:	T8 Fluorescent
Other:	3 watts/sq. ft.
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 (Bell, Cogeco, Rogers, Telus and Zayo)
Shipping receiving/ Loading dock:	YES
Emergency generator:	YES
HVAC dist system:	Constant air volume
HVAC hours:	8:00am-6:00pm Mon to Fri
After hours HVAC \$/hr:	\$40 (+ 15% Admin Fee & HST)



ELEVATORS

High rise:	4
Mid rise:	0
Low rise:	0
Freight:	0
(cab D has removable ceiling)	
Parking:	1



SAFETY

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



AWARDS & DESIGNATIONS

BOMA BEST Gold
BOMA - Certificate of Excellence: Office Building 100,000 to 249,999 sq. ft.
TOBY Award: Office Building 100,000 to 249,999 sq. ft.