

525 University Avenue  
Toronto, Ontario



**LEASING CONTACT**  
Emma Turner  
D 416 304 9180 T 416 977 9002  
[eturner@alliedreit.com](mailto:eturner@alliedreit.com)

With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human-scale design, proactive property management, and an unsurpassed occupant experience.

**ALLIED**

# 525 University Avenue

Office | 16,195  
sf

## PROPERTY HIGHLIGHTS

Situated in Toronto's Little Italy neighborhood, this building is a fourteen-storey office building located on the south side of Elm St, east of University Avenue.

## AMENITIES

- Passenger Elevator
- Security System

## TELECOM PROVIDERS

- Bell
- Rogers

## TRANSIT

- 3 Minute Walk to St. Patrick Subway Station
- 1 Minute Walk to Bus
- 3 Minute Walk to Streetcar
- 20 Minute Walk to Union Station

## SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
R4	1,160	Retail	Immediate	N/A
R6	917	Retail	Immediate	N/A

Net Rent

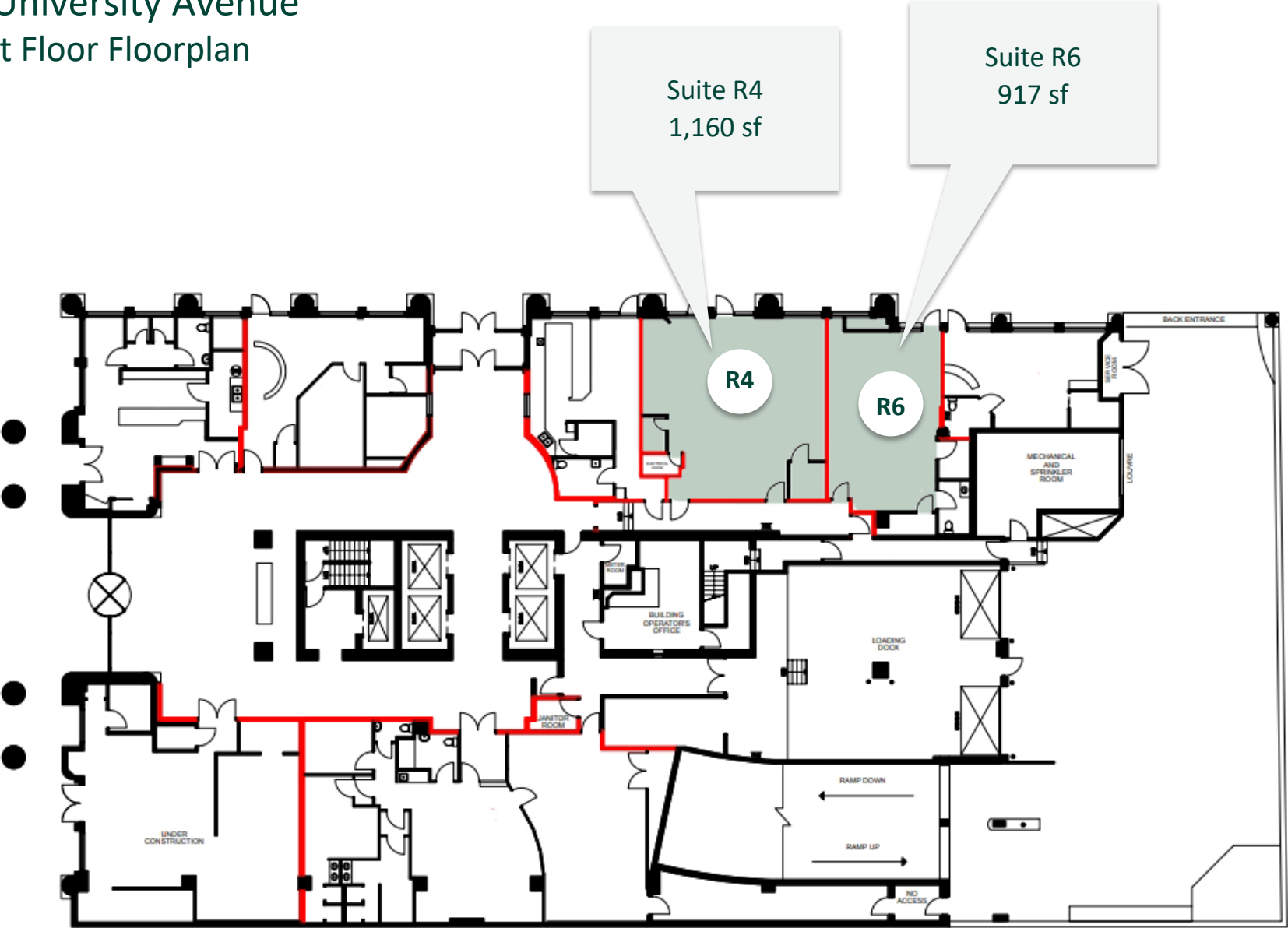
Call Leasing Contact

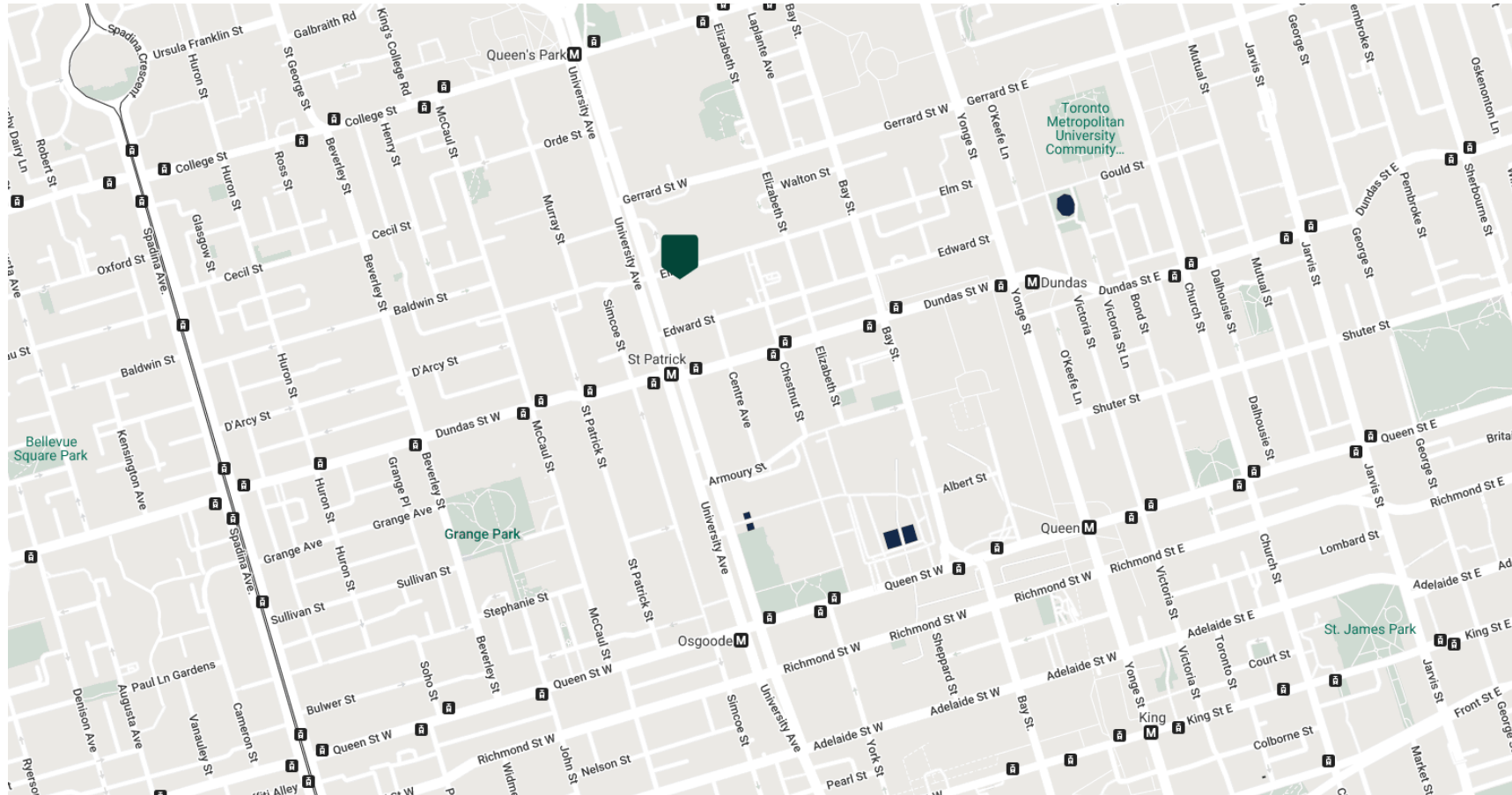
**Additional Rent**

\$26.72

Includes Utilities & In-Suite  
Janitorial

525 University Avenue  
First Floor Floorplan





## LOCATION

Walk Score® | 97 Walker's Paradise  
 Transit Score® | 96 Rider's Paradise  
 Bike Score® | 69 Bikeable  
 Less than one minute walk to streetcars

## RESTAURANTS

Faim De Loup Restaurant  
 DaiLo  
 Lebanese Garden  
 Fresh Restaurants

## HEALTH & WELLNESS

GoodLife Fitness  
 Pure Barre  
 Studio Fitness  
 Hone Fitness

## SERVICES

BMO Bank of Montreal  
 FreshCo  
 Kensington Market  
 LCBO

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134 Peter St, Suite 1700 Toronto, On M5v  
2H2 T 416 977 9002 F 416 306 8704  
[alliedreit.com](http://alliedreit.com)