

40

UNIVERSITY
AVENUE

Office Space For Lease

Toronto, ON

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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 Silver 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

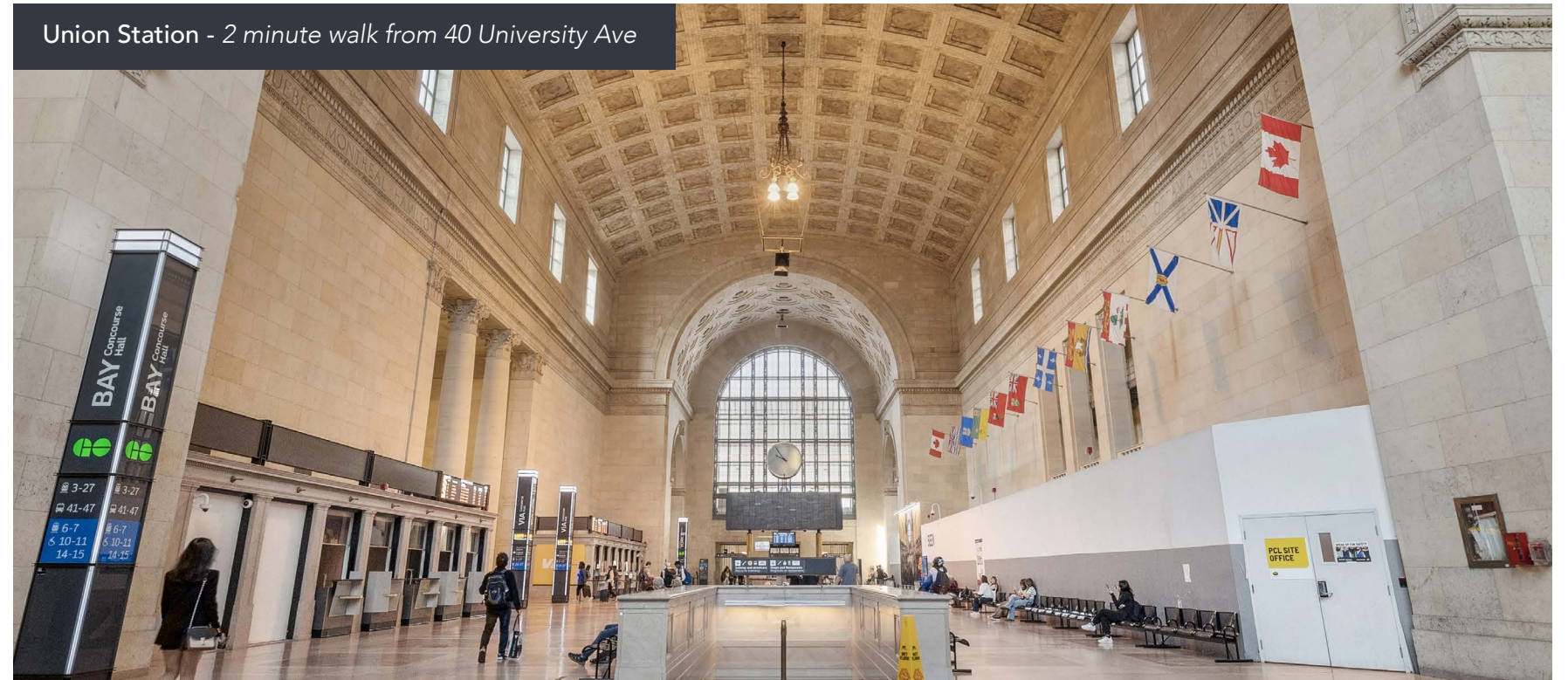
Total Space: +/- 242,409 SF	Net Rent: Contact Listing Agent	Leasing District: Financial Core
Typical Floor: +/- 20,400 SF	Additional Rent (Estimated 2025): \$27.29 PSF	Sustainability: BOMA BEST Silver
Number of Floors: 13		

Vibrant Neighborhood

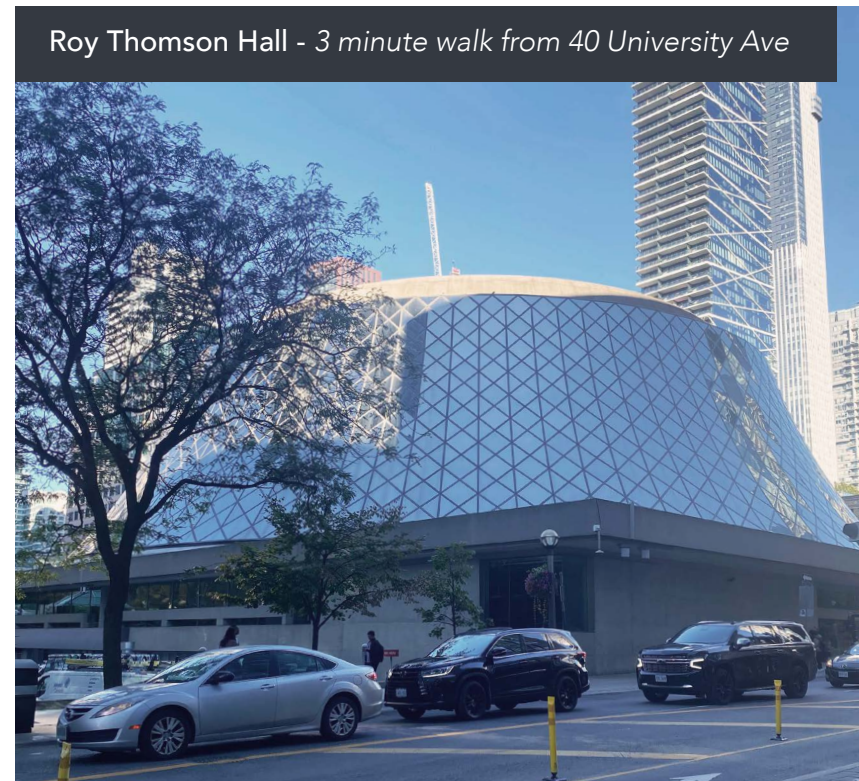
Scotiabank Arena - 5 minute walk from 40 University Ave



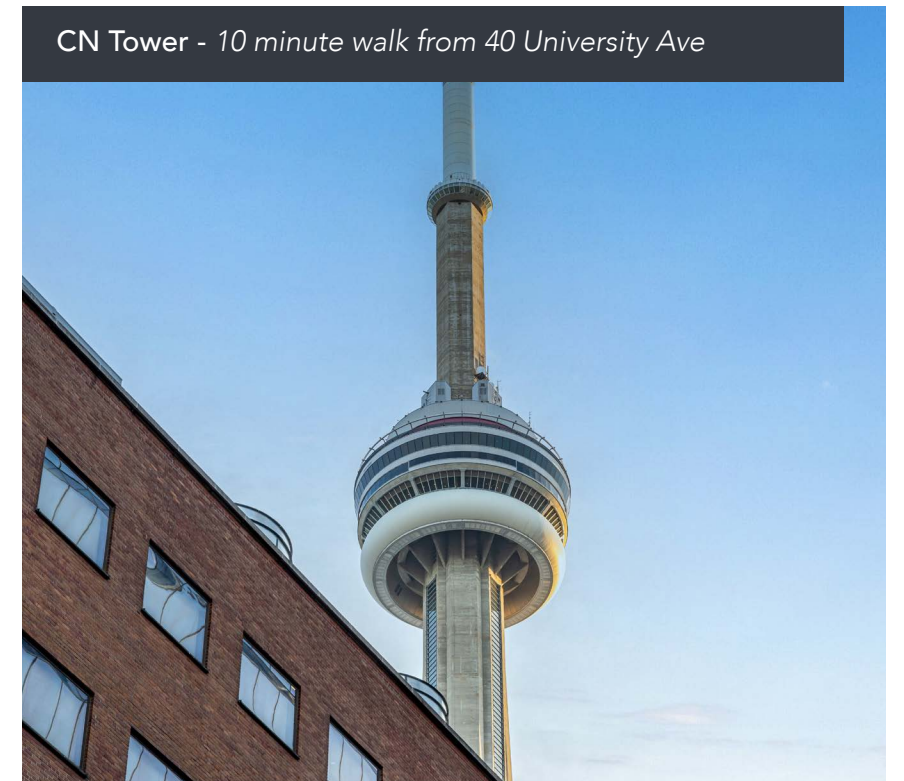
Union Station - 2 minute walk from 40 University Ave



Roy Thomson Hall - 3 minute walk from 40 University Ave



CN Tower - 10 minute walk from 40 University Ave



40 University Avenue

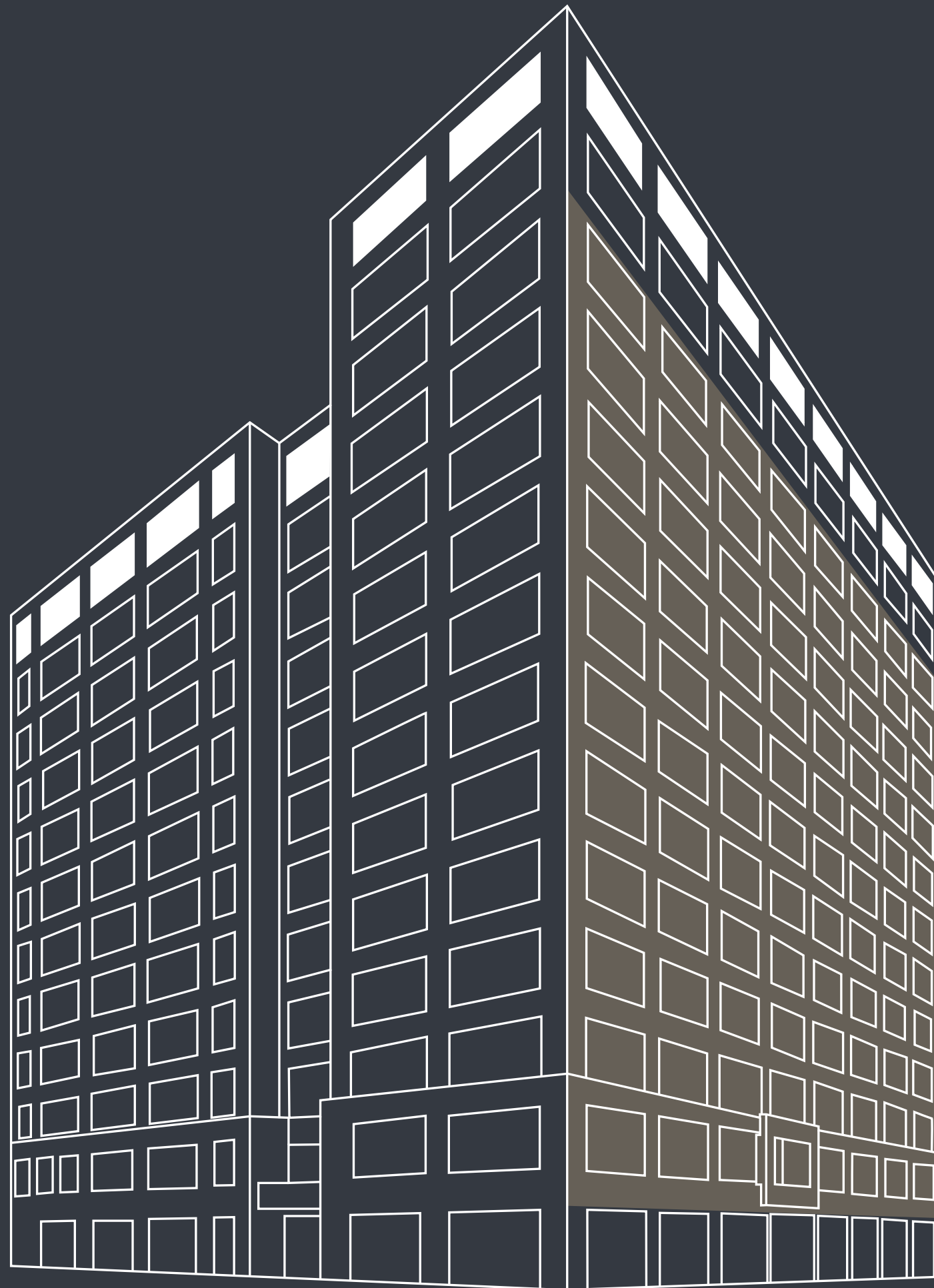
Exterior Photos



40 University Avenue

Building Lobby





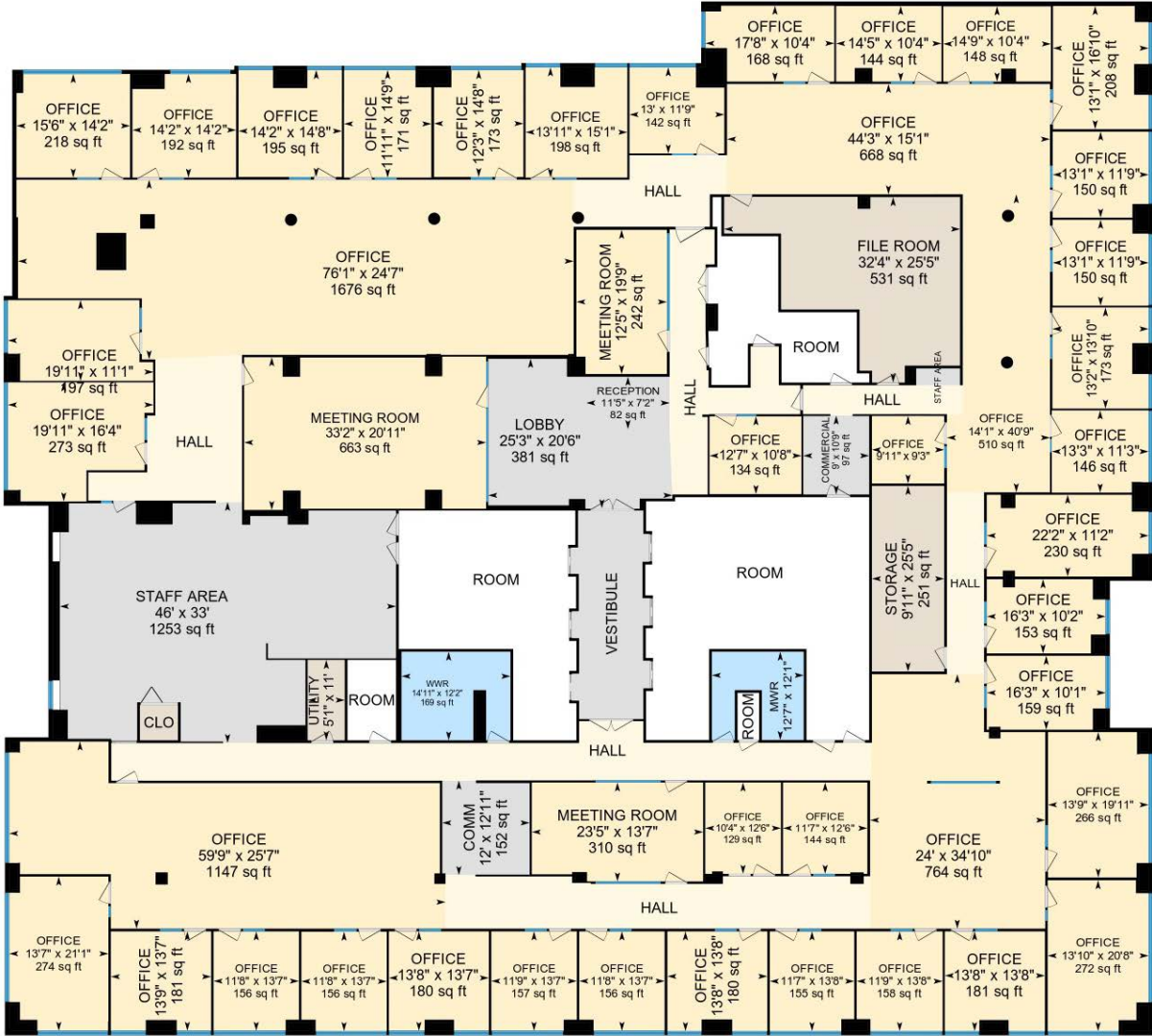
Available Options

13				Contiguous block of 33,049 SF interconnecting staircase
12	VACANT - 20,422 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 - 5,264 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 - 6,827 SF <i>Suite 510</i>	VACANT - 3,969 SF <i>Suite 551</i>	VACANT - 3,558 SF <i>Suite 507</i>	
4	VACANT - 9,875 SF <i>Suite 410</i>			
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)

20,422 SF



*Not to scale



Suite 1110 - Floor 11

12,627 SF



Demising wall

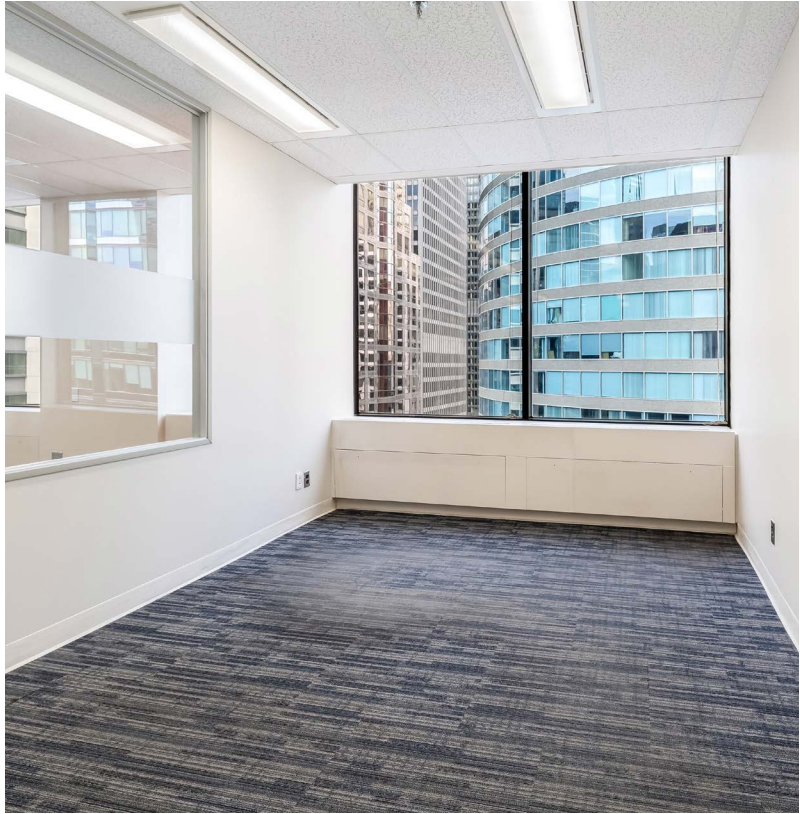


Suite 1010 - Floor 10

3,401 SF

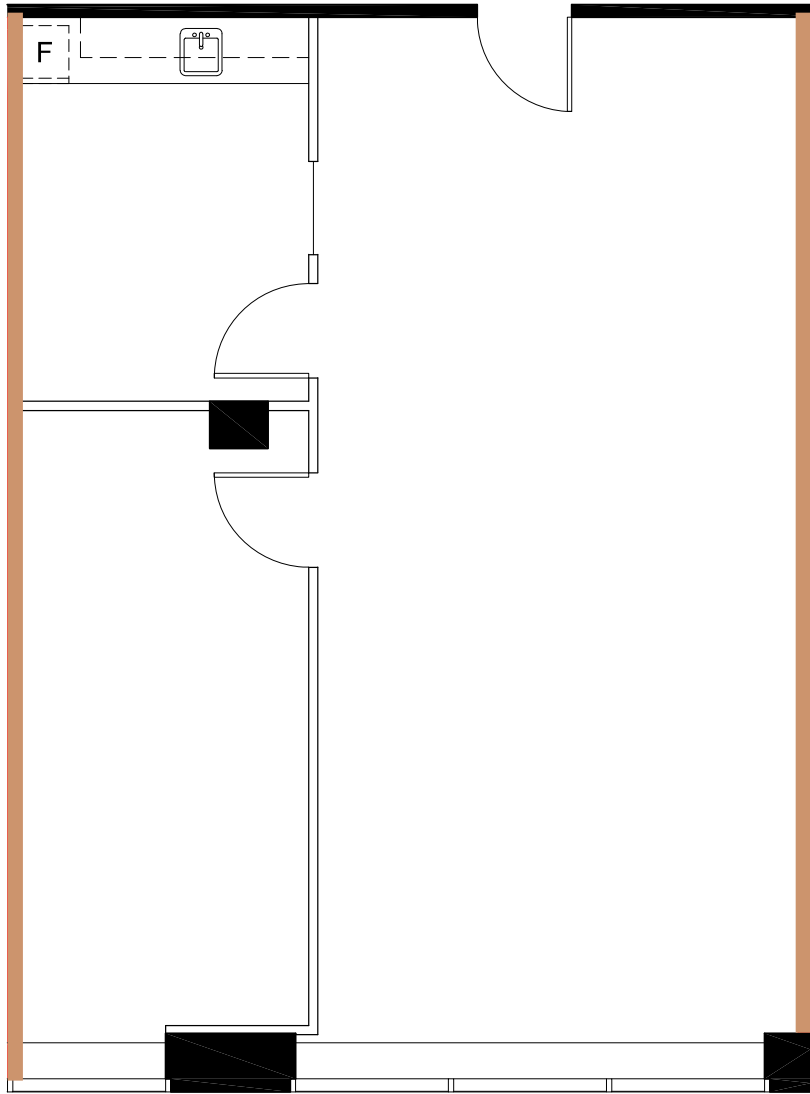


*Not to scale



Suite 1007 - Floor 10

998 SF

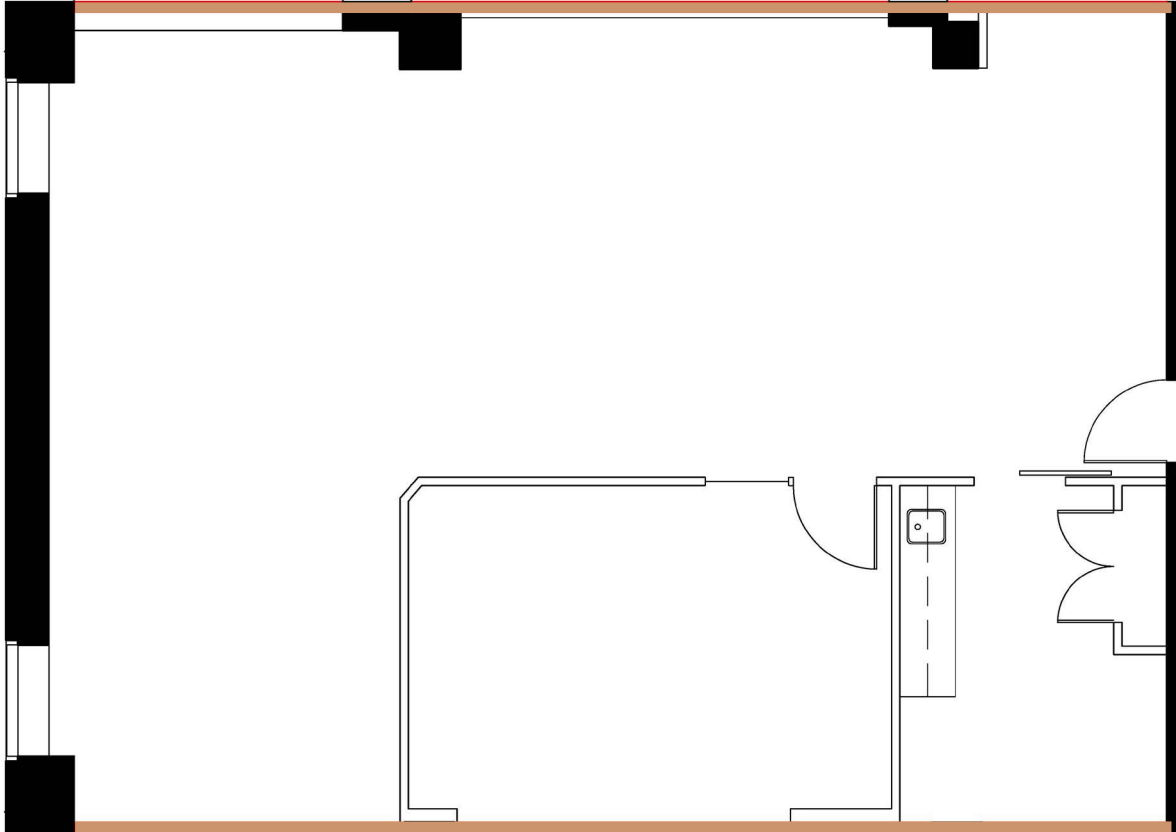


Demising wall

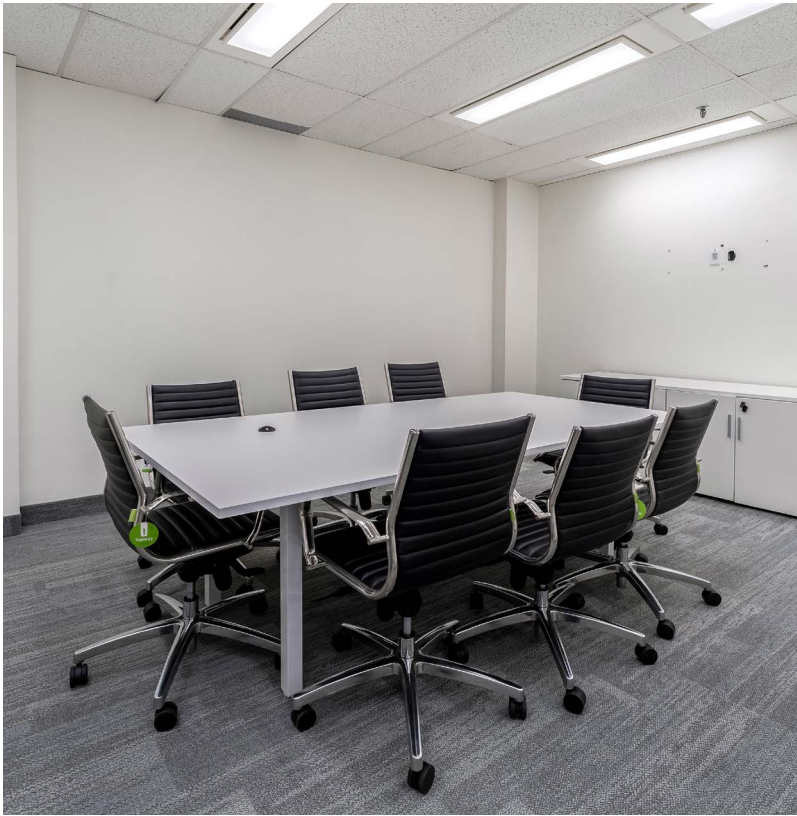


Suite 1002 - Floor 10

1,408 SF

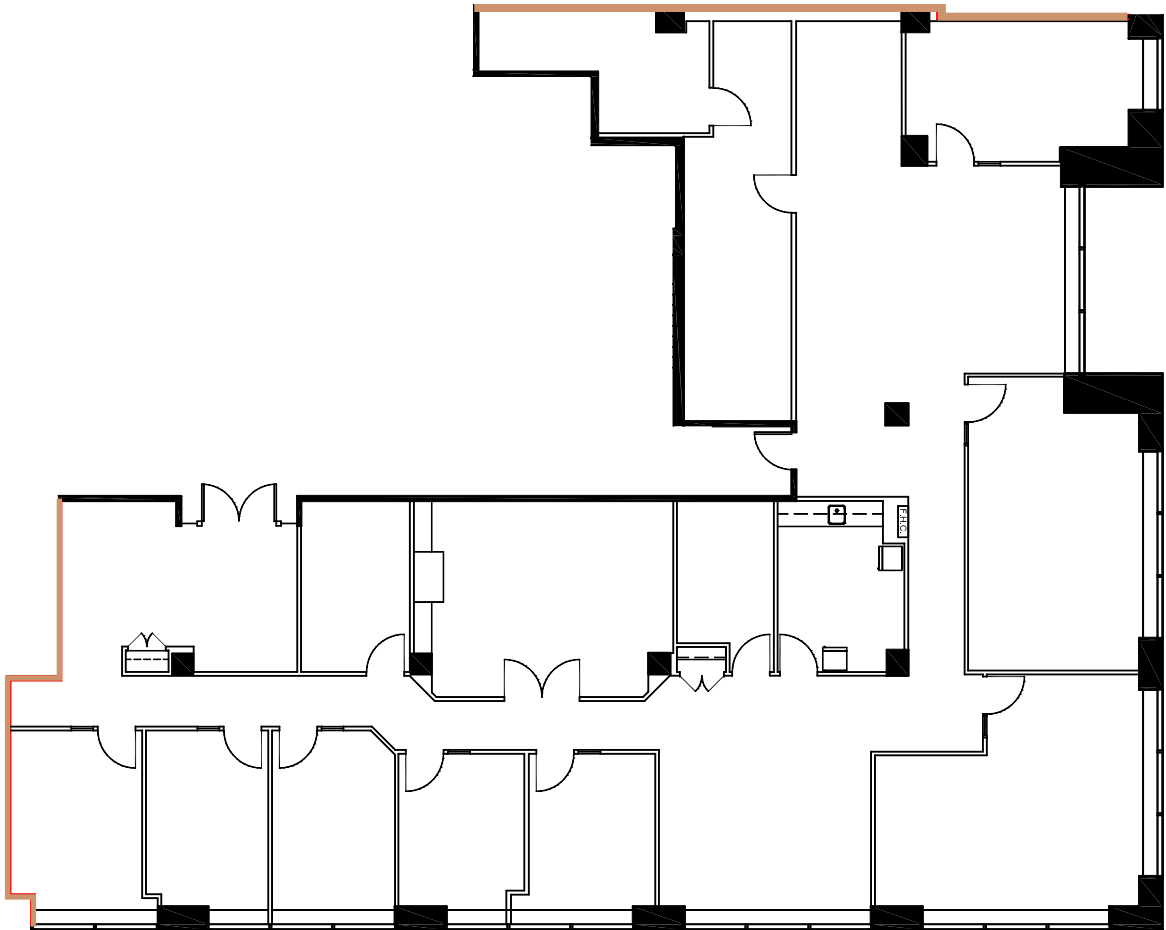


Demising wall



Suite 900 - Floor 9

5,264 SF

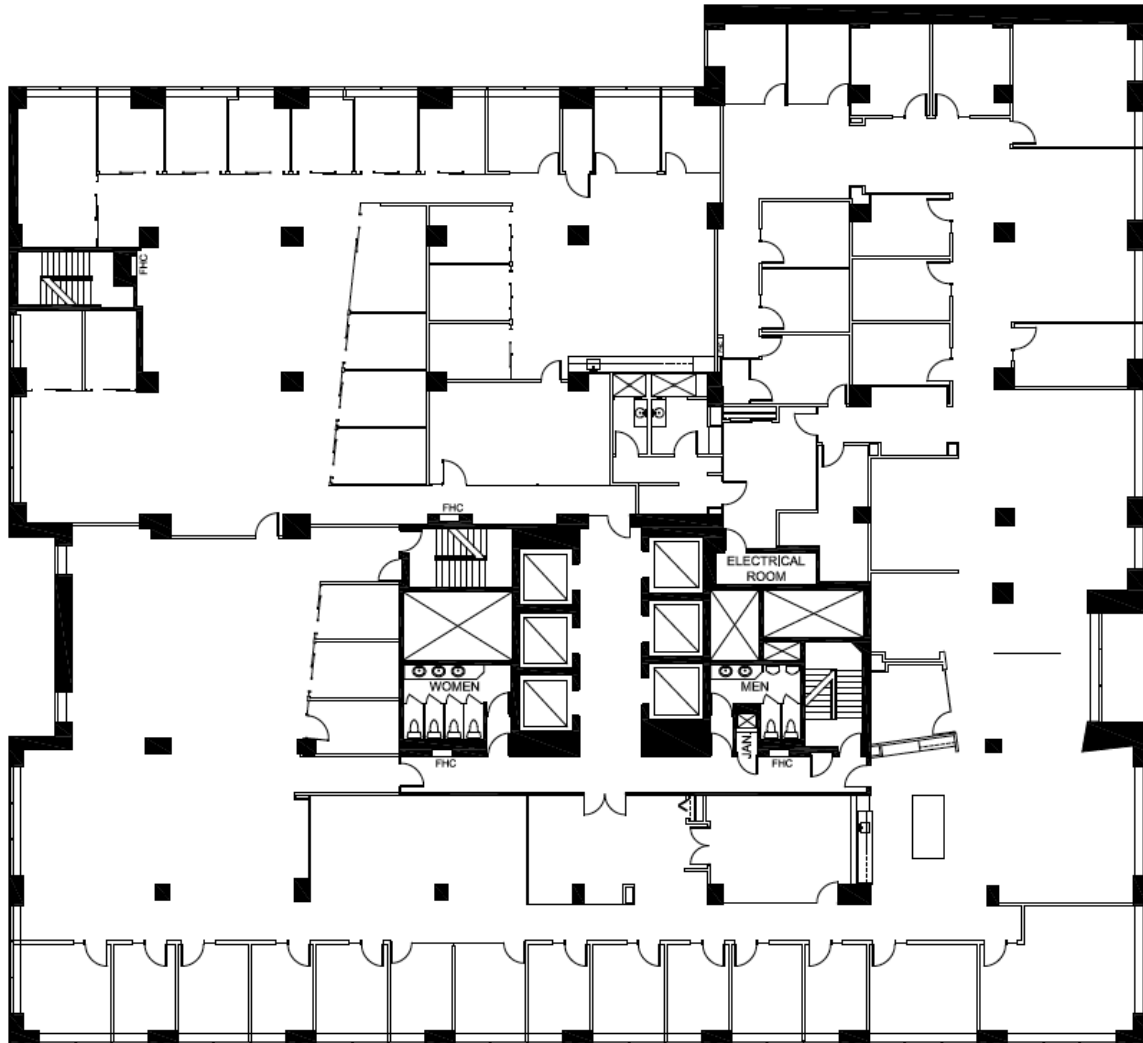


— Demising wall



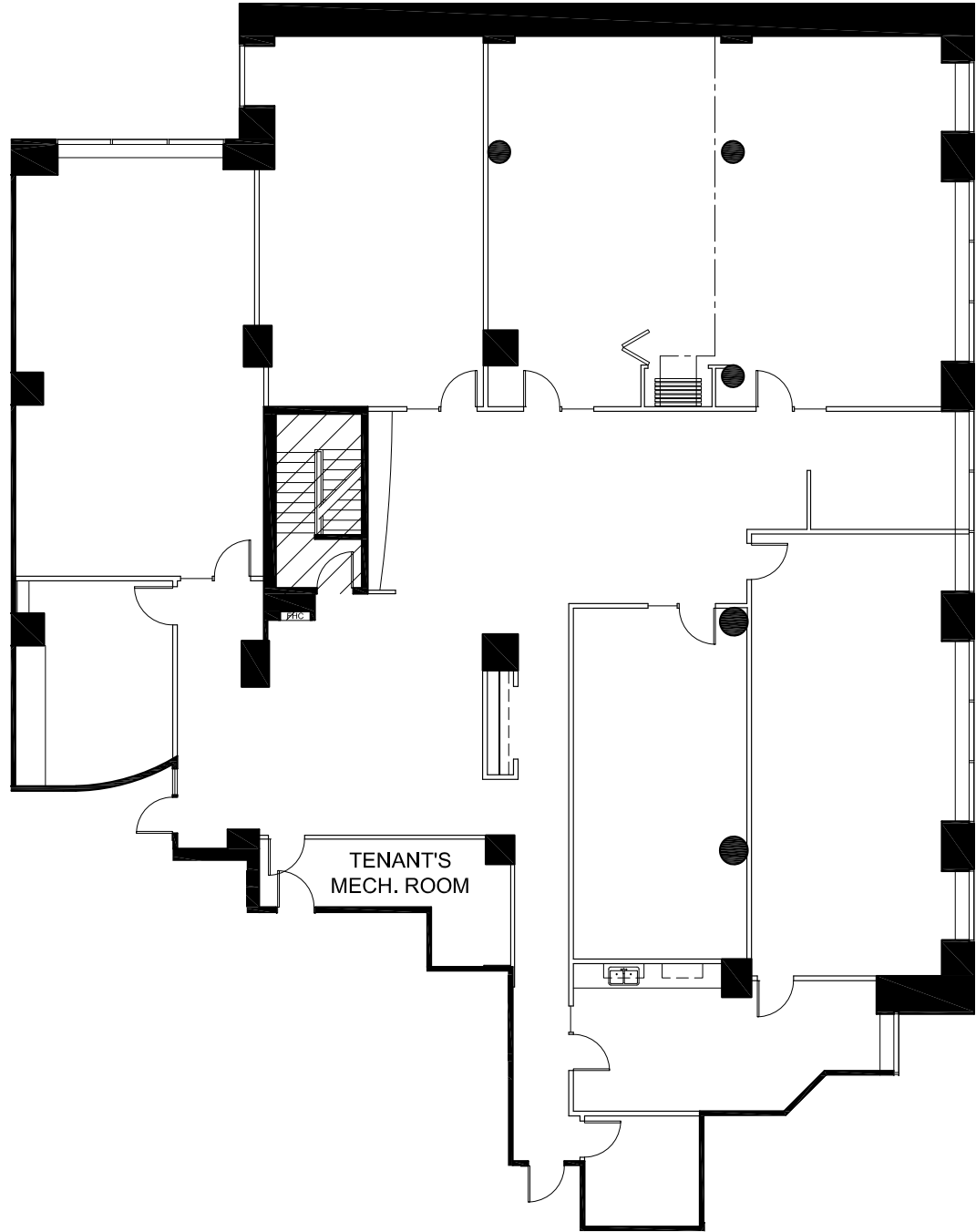
Floor 8

20,410 SF



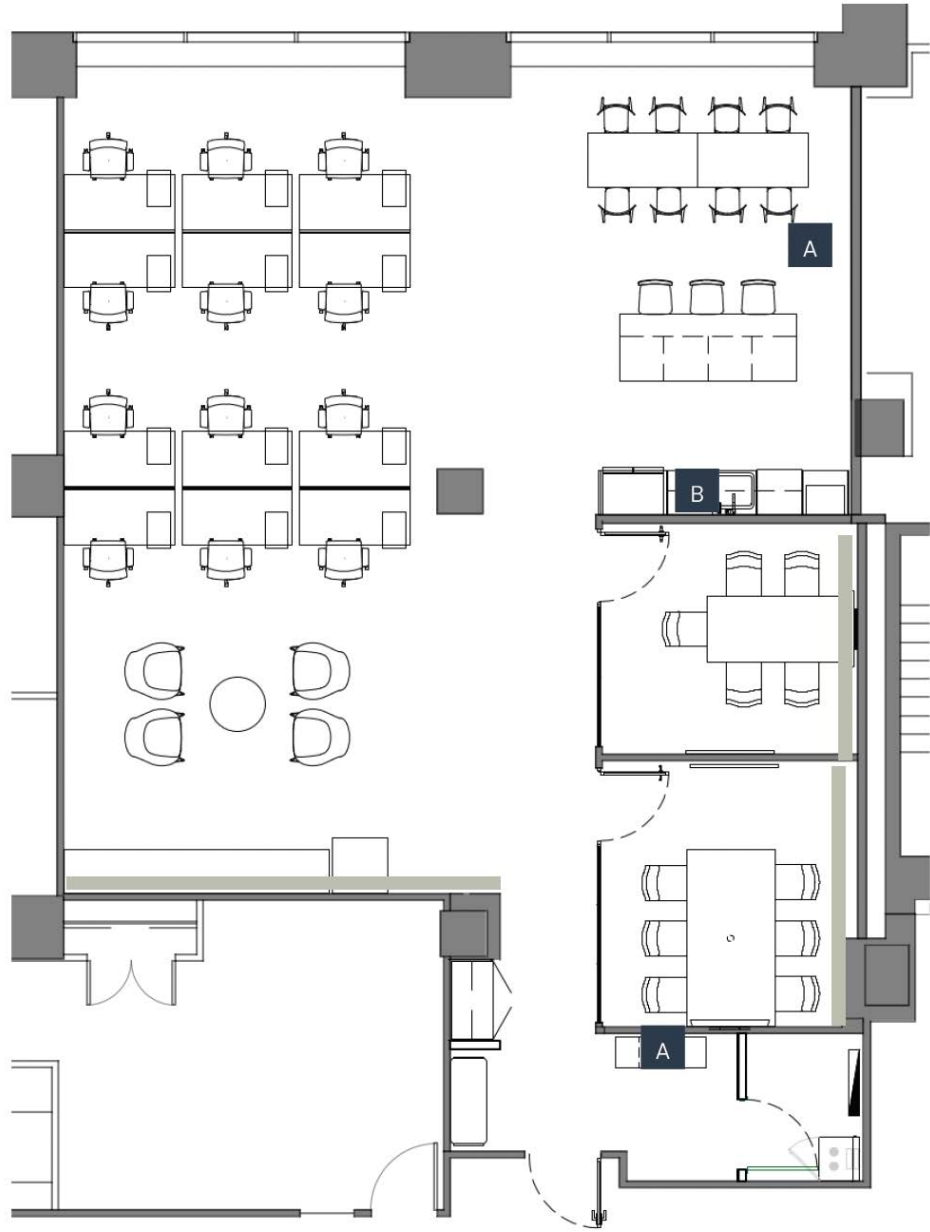
Suite 707 - Floor 7

6,885 SF



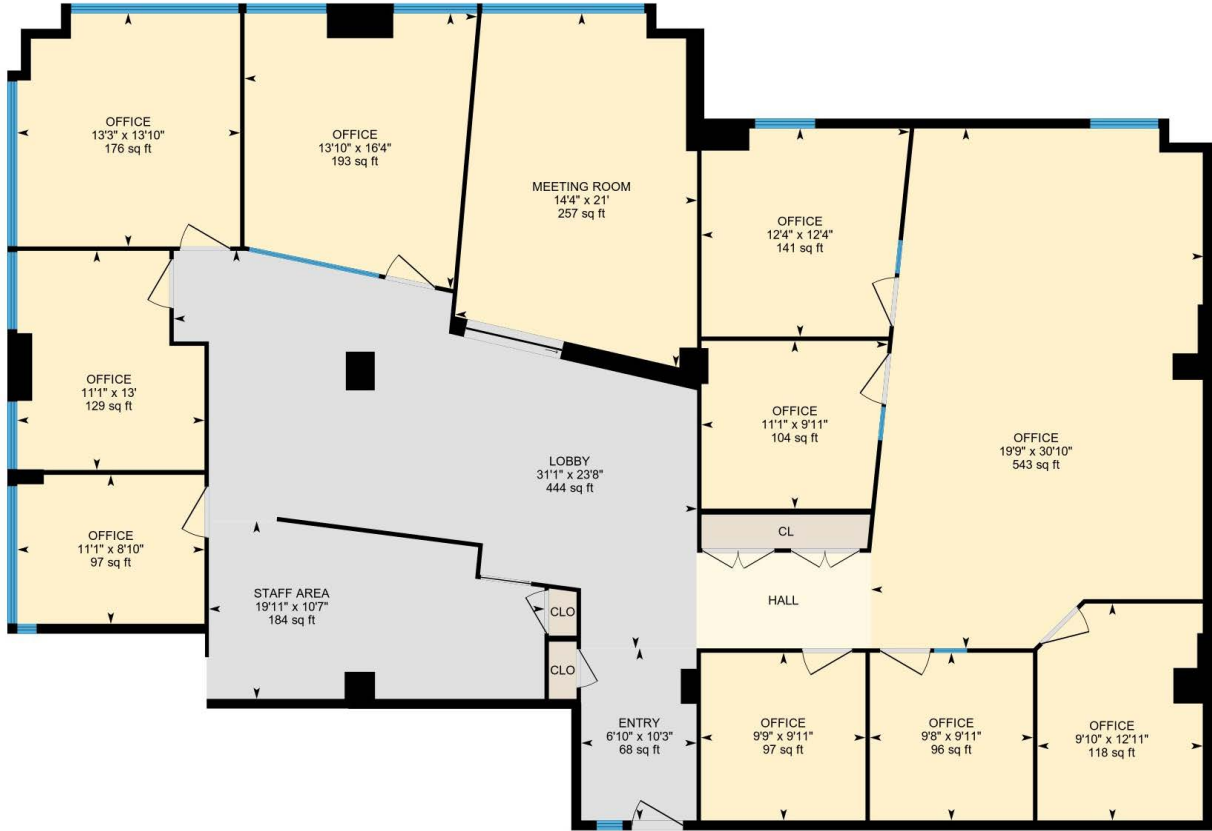
Suite 600 - Floor 6

2,033 SF (Future Model Suite)

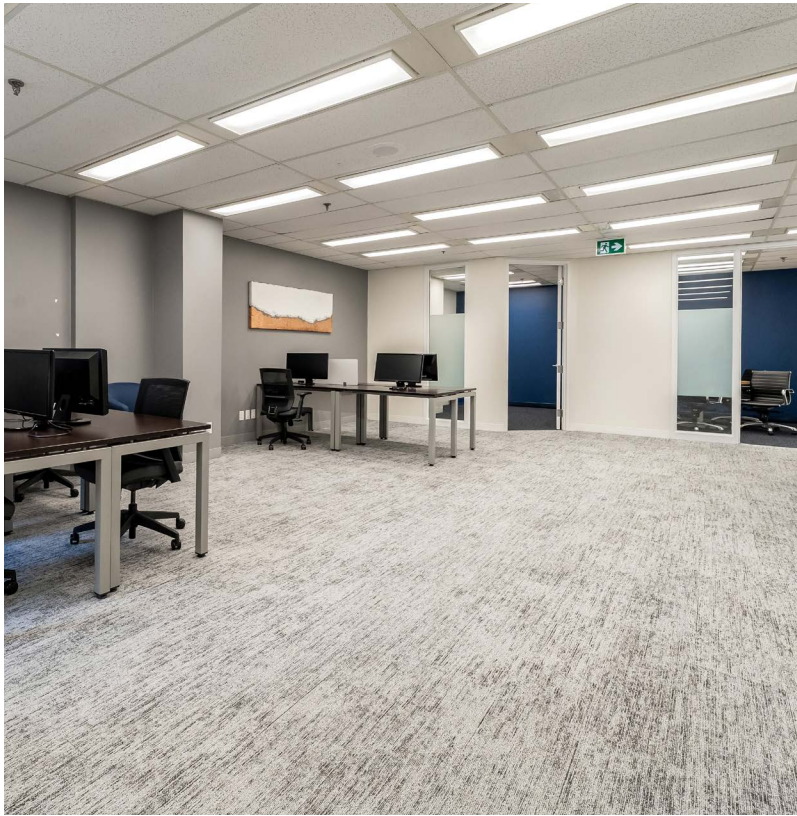


Suite 601 - Floor 6

3,577 SF

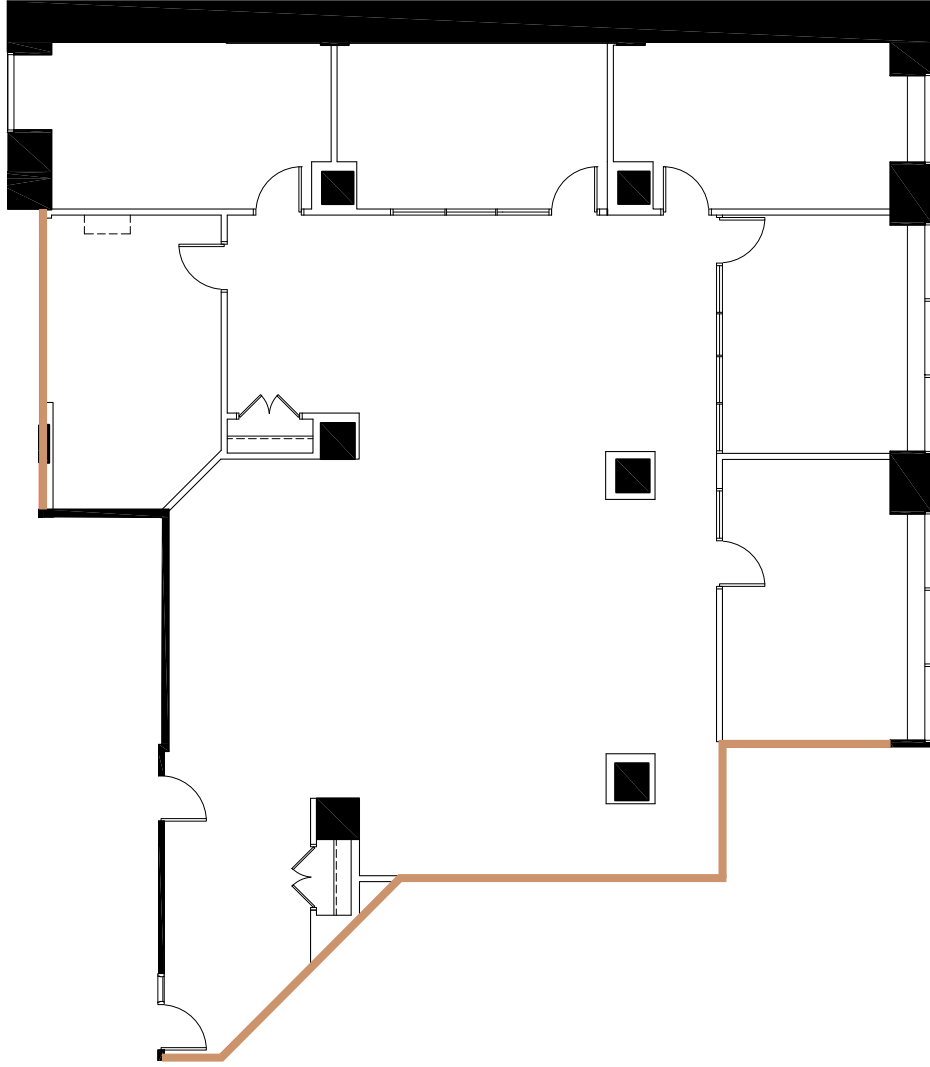


*Not to scale



Suite 507 - Floor 5

3,558 SF

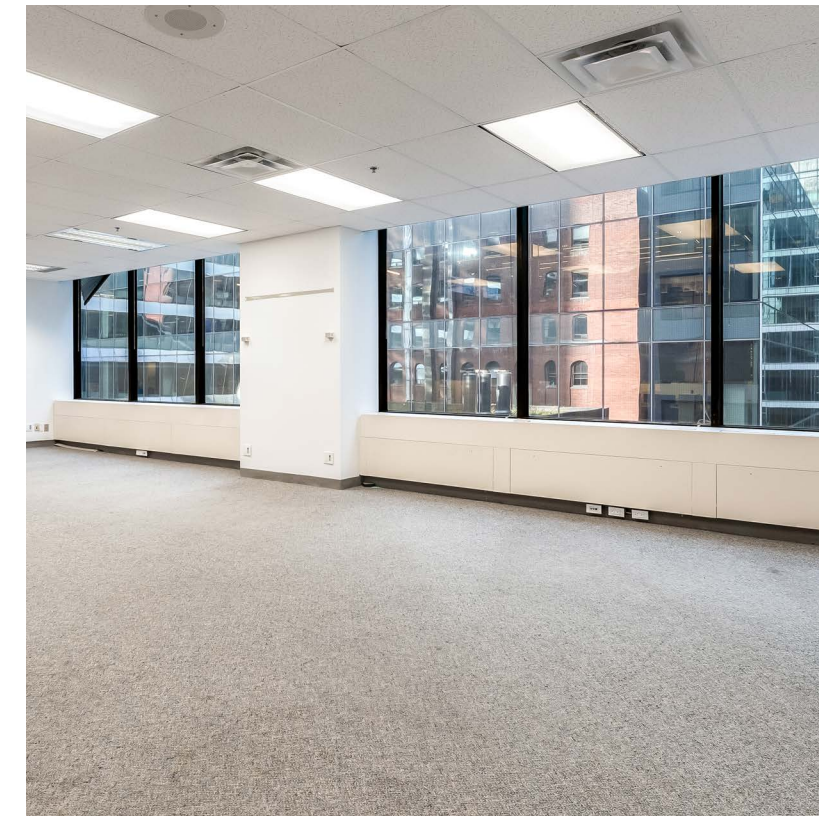
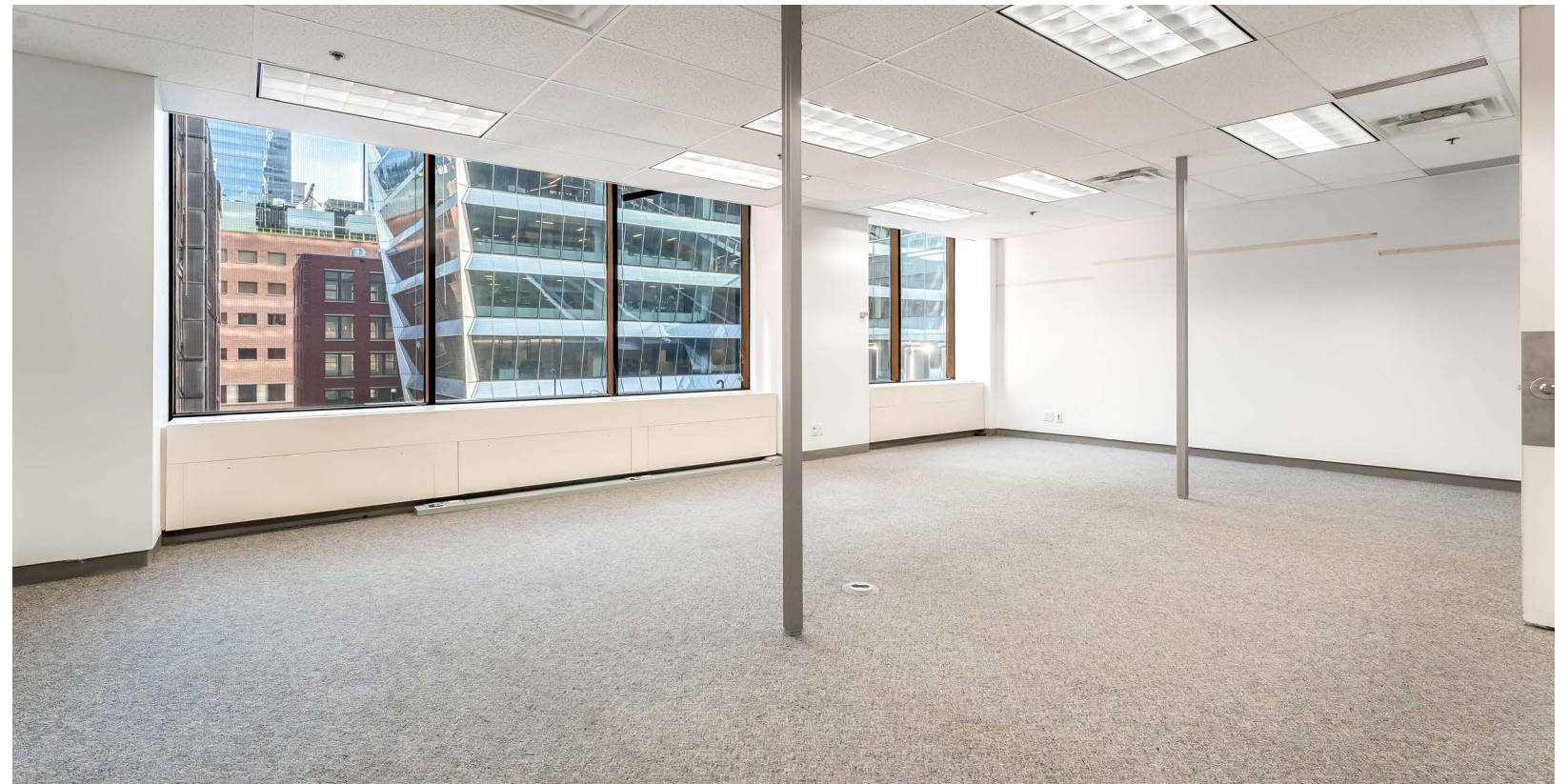
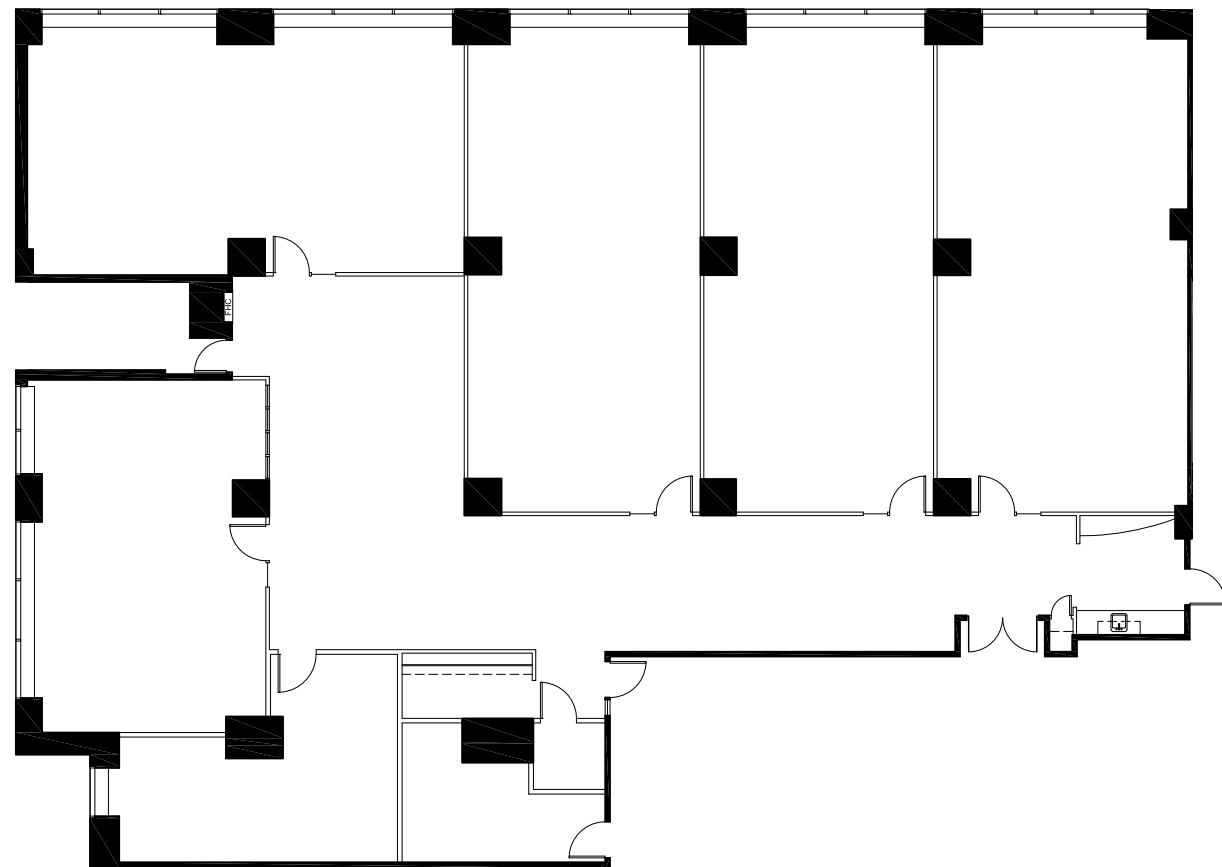


Demising wall



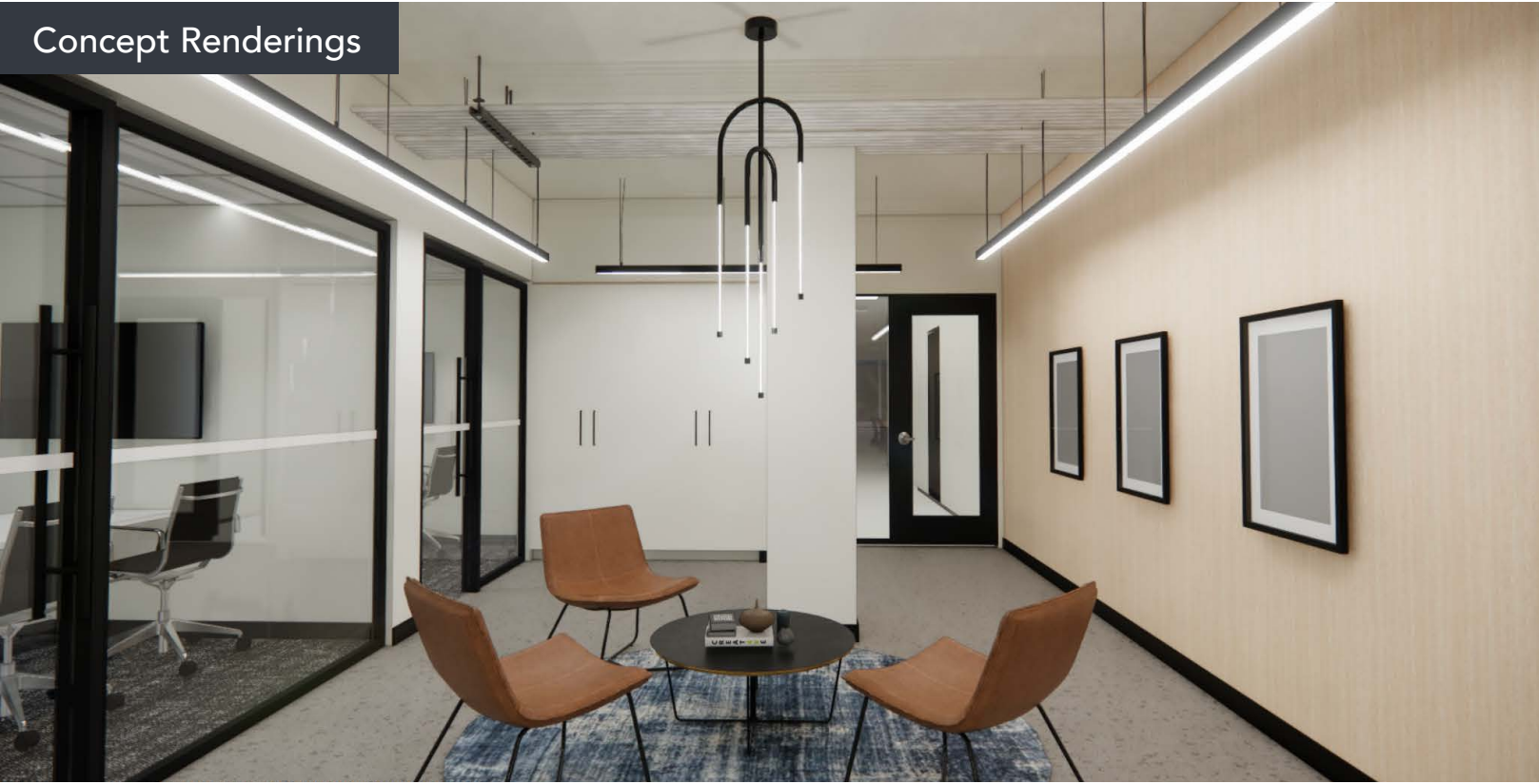
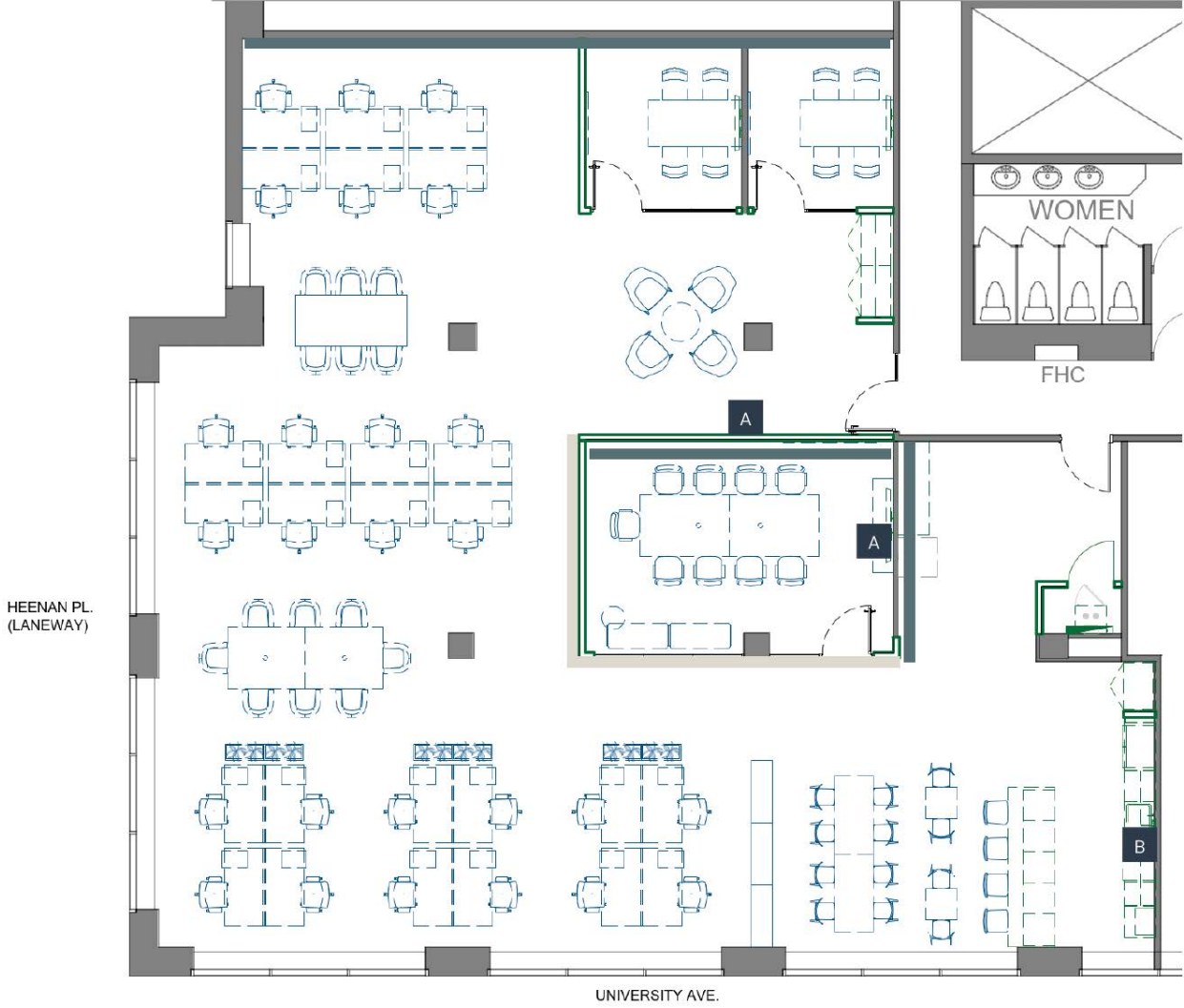
Suite 510 - Floor 5

6,827 SF



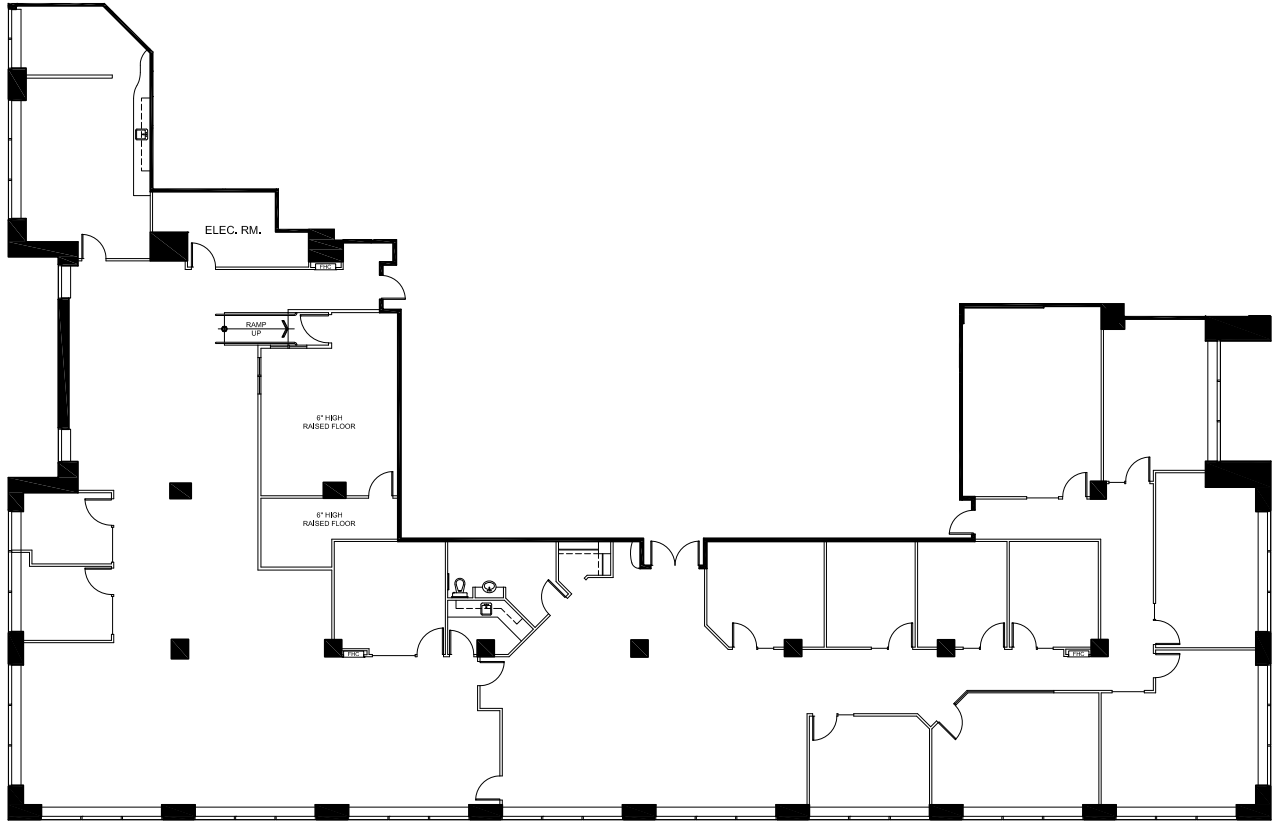
Suite 551 - Floor 5

3,969 SF (Future Model Suite)



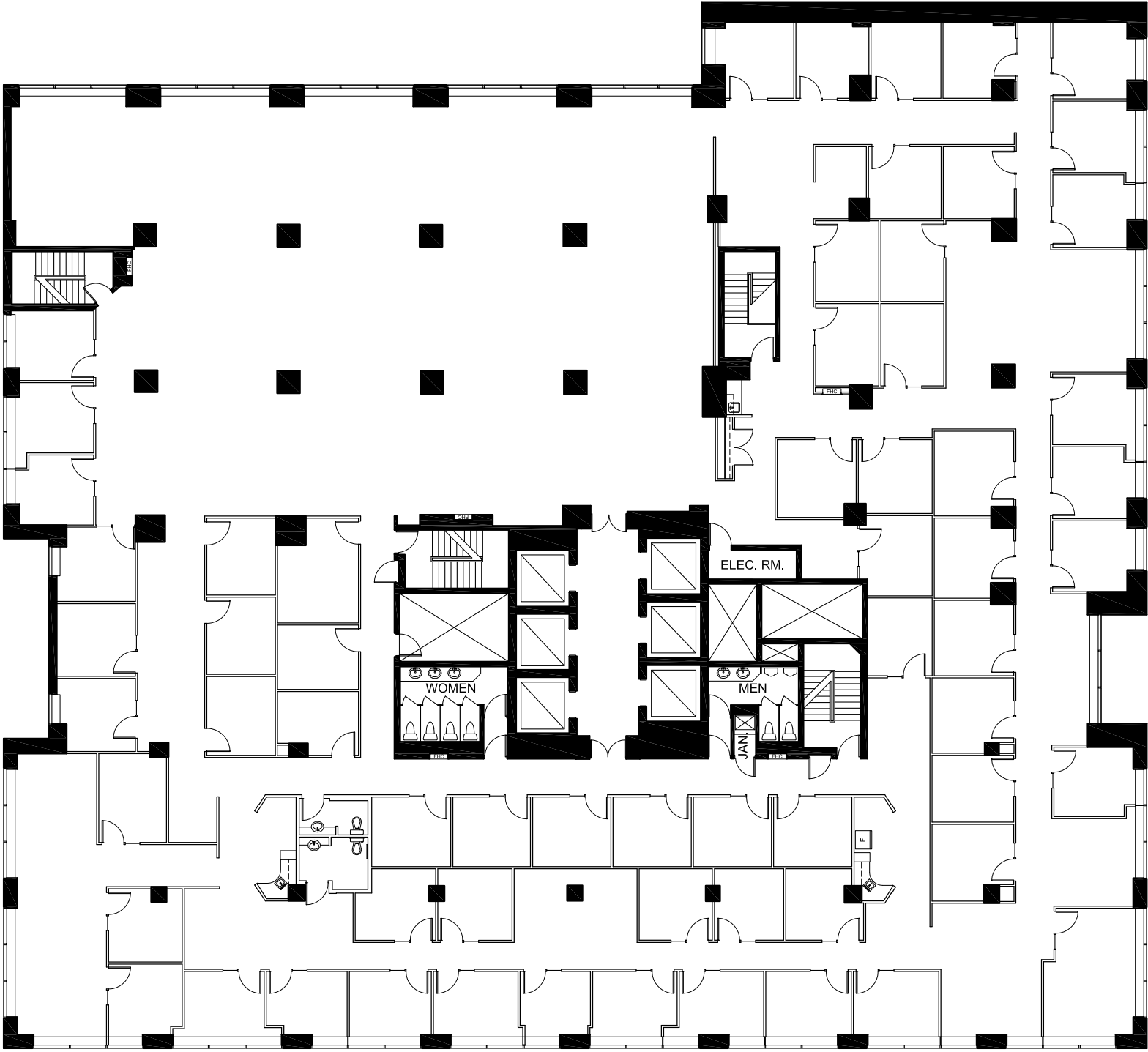
Suite 410 - Floor 4

9,875 SF



Suite 300 - Floor 3

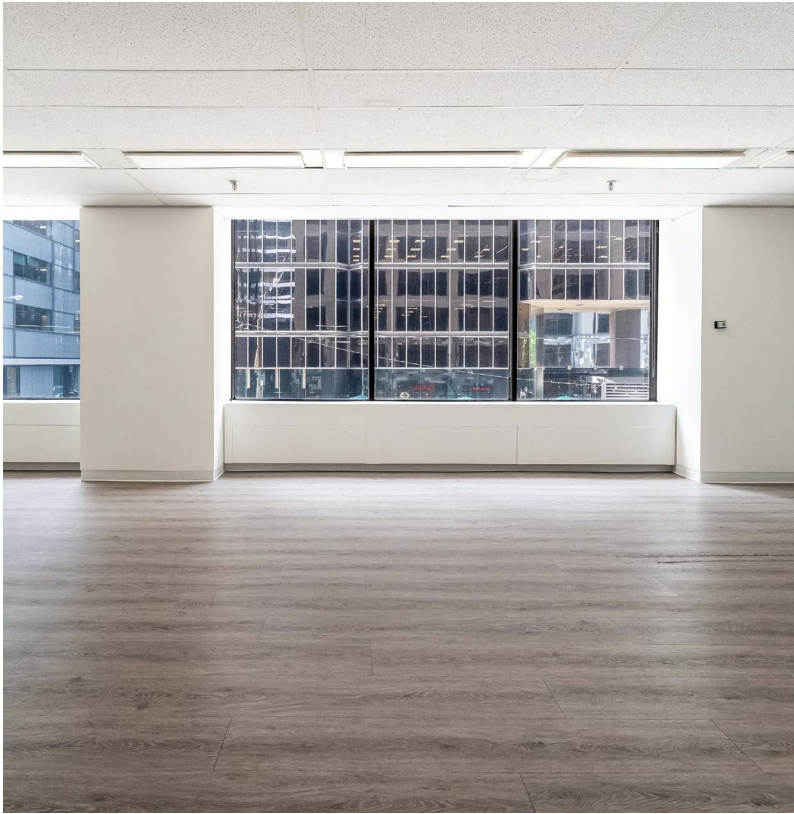
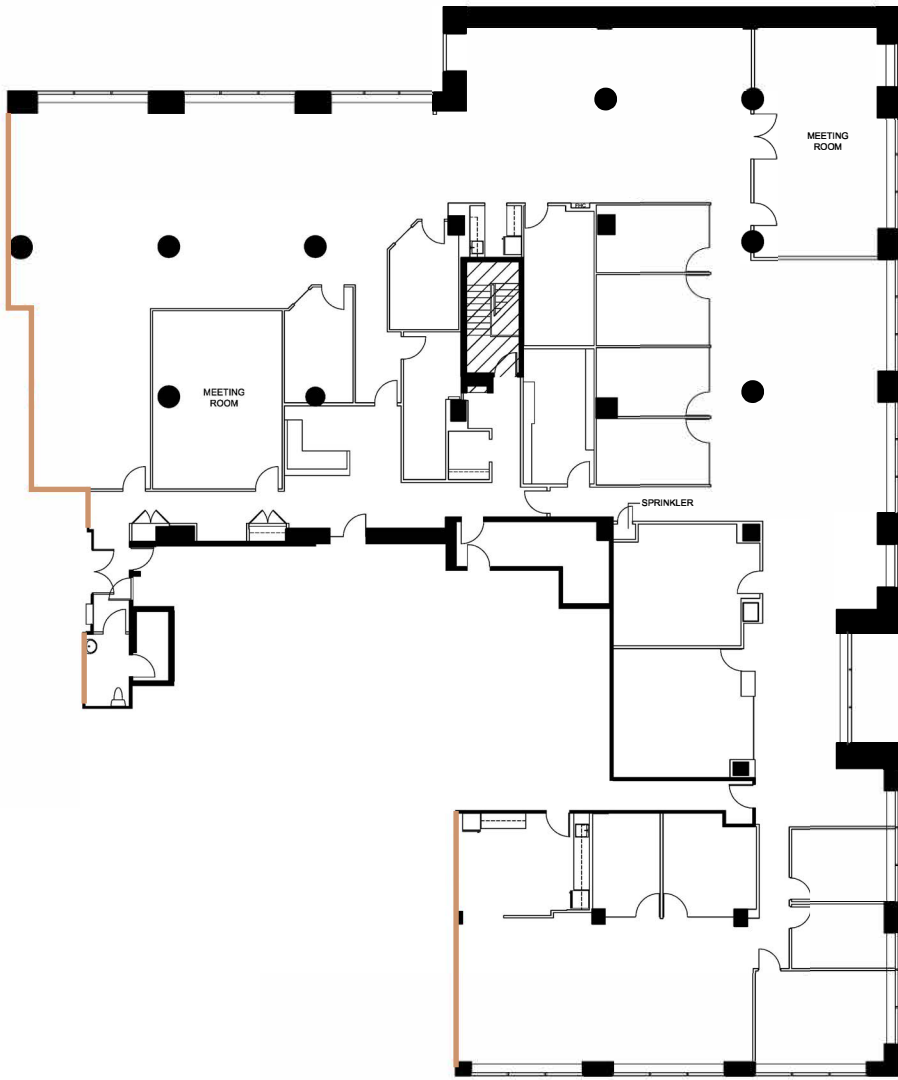
20,252 SF



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

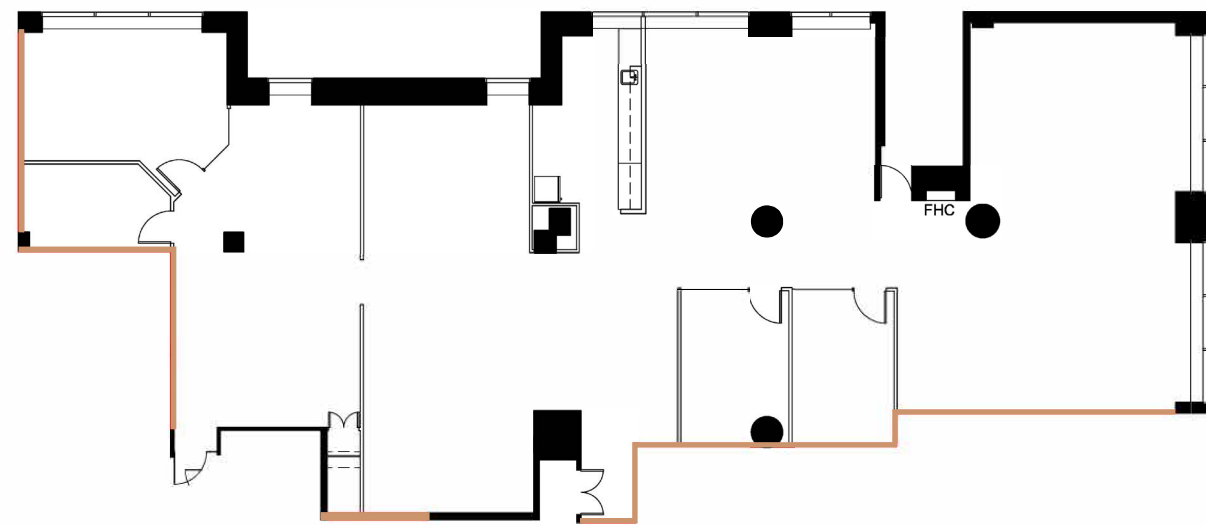
Suite 200 - Floor 2

12,439 SF



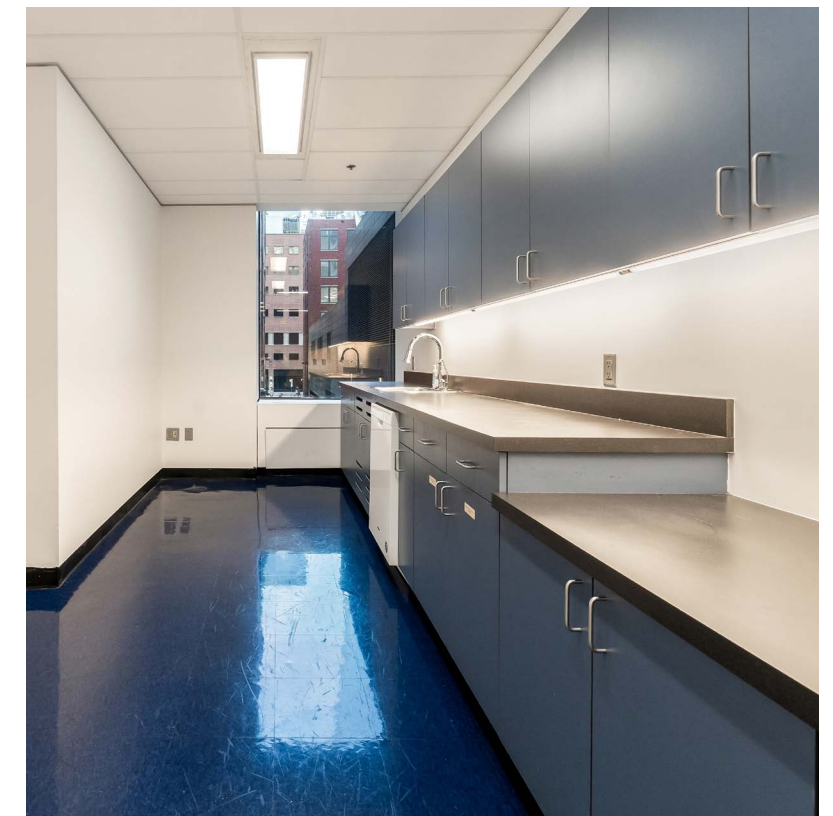
Suite 201 - Floor 2

4,365 SF



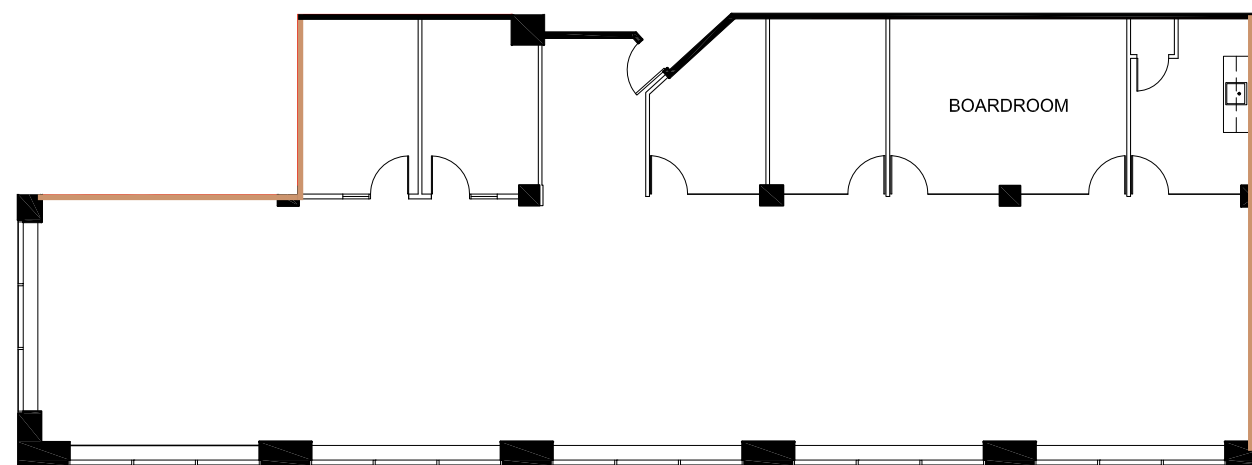
— Demising wall

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



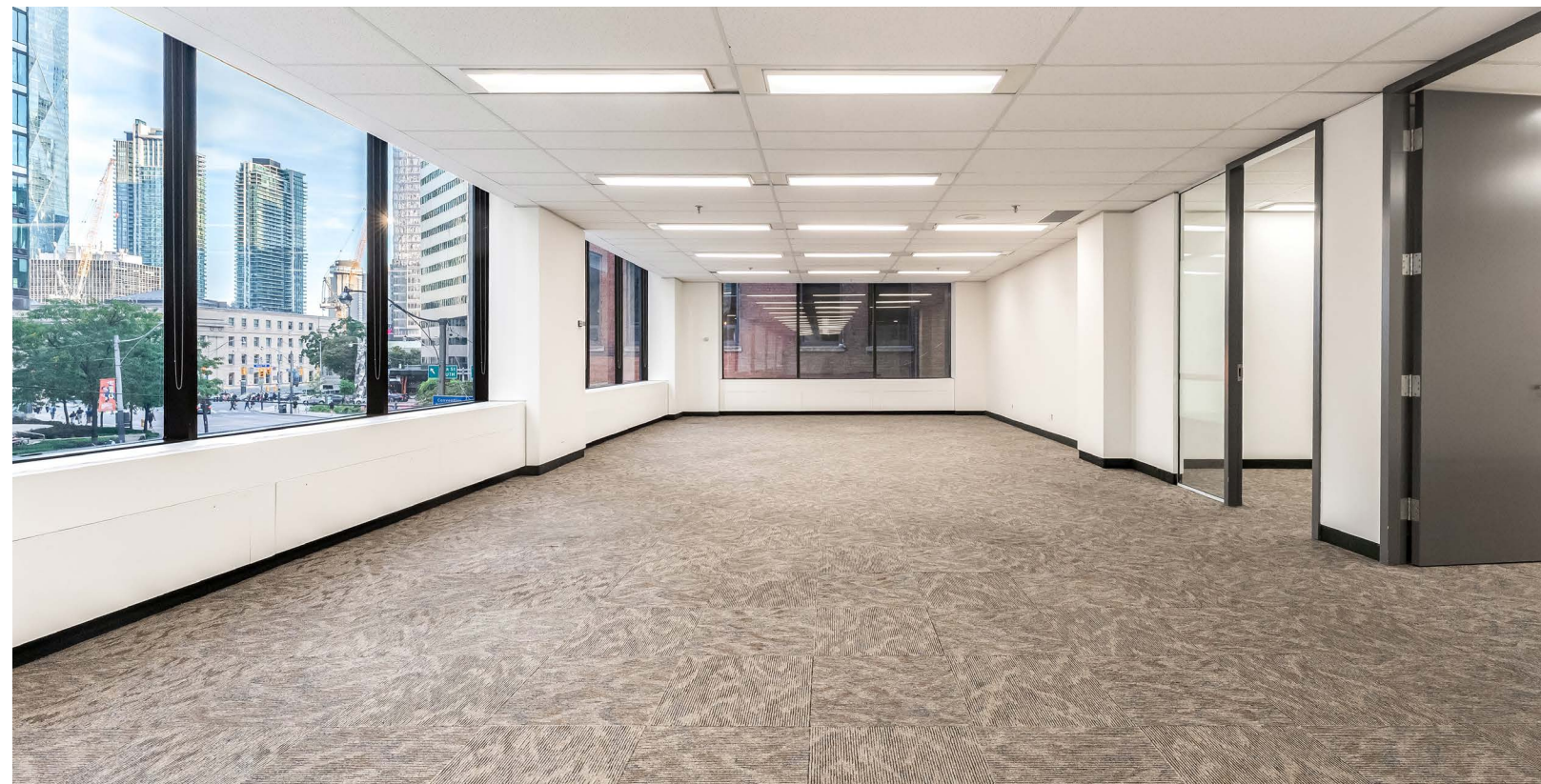
Suite 250 - Floor 2

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

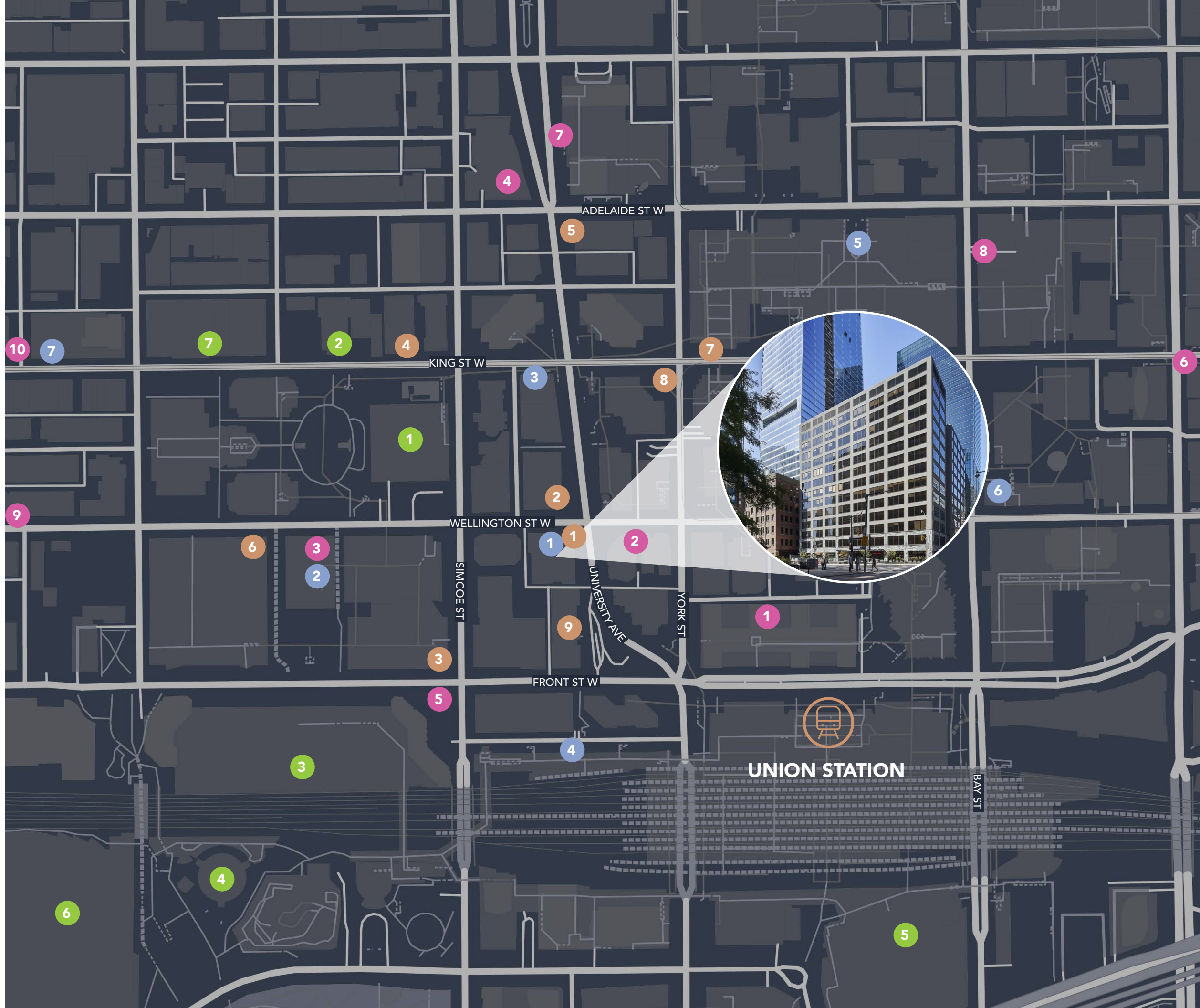
- 1. Beertown
- 2. Moxies
- 3. Scaddabush Italian Kitchen & Bar
- 4. Blu Ristorante
- 5. Cafe Landwer
- 6. Sunset Grill
- 7. Black + Blue
- 8. Modus Ristorante
- 9. Jack Astor's Bar & Grill

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

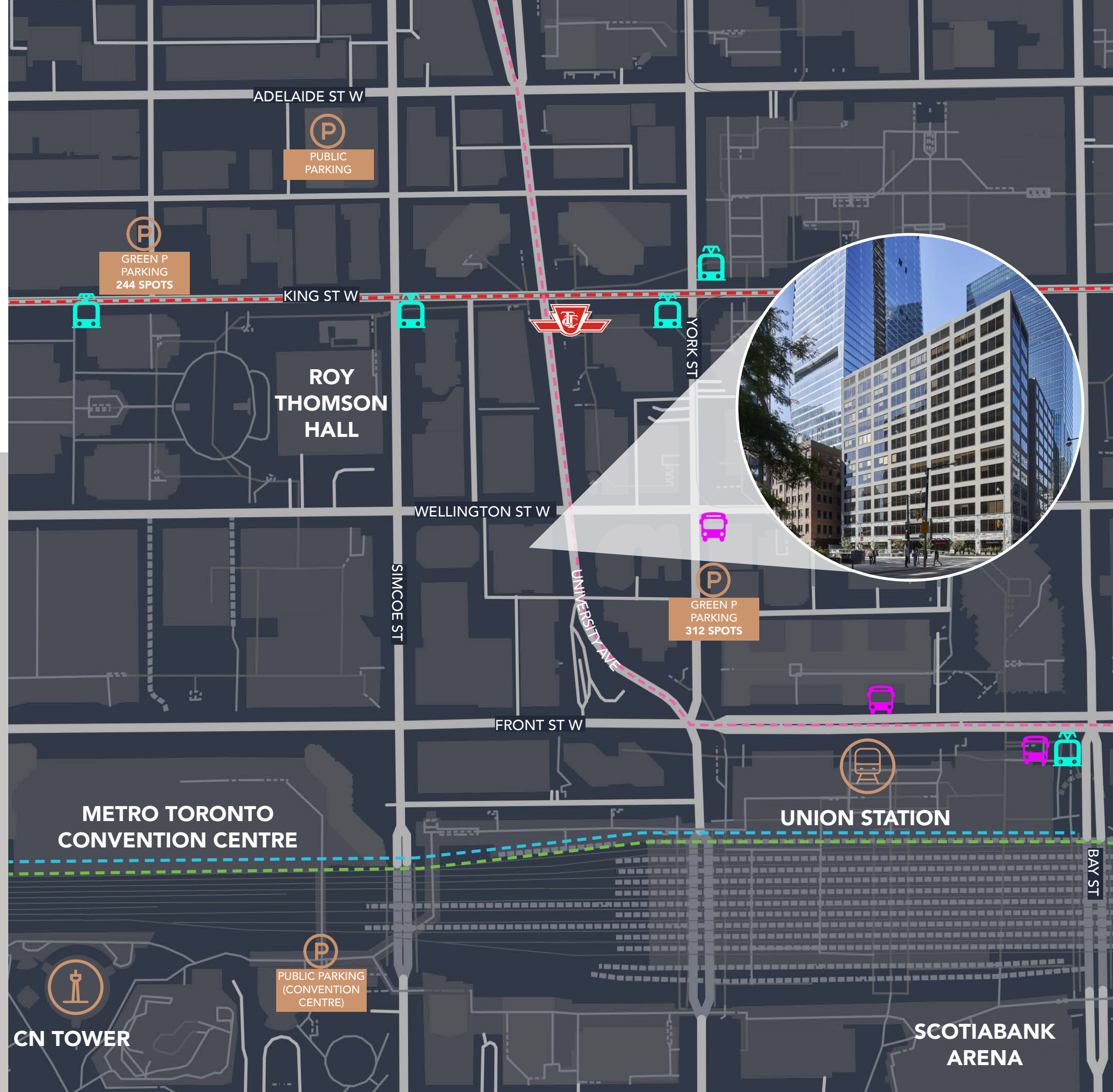
 GO Train

 Streetcar Stops

 Bus Stops

 Subway Station

 Parking Garage





40

UNIVERSITY AVENUE

100



Walk Score

100



Transit Score

90



Bike Score



40

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