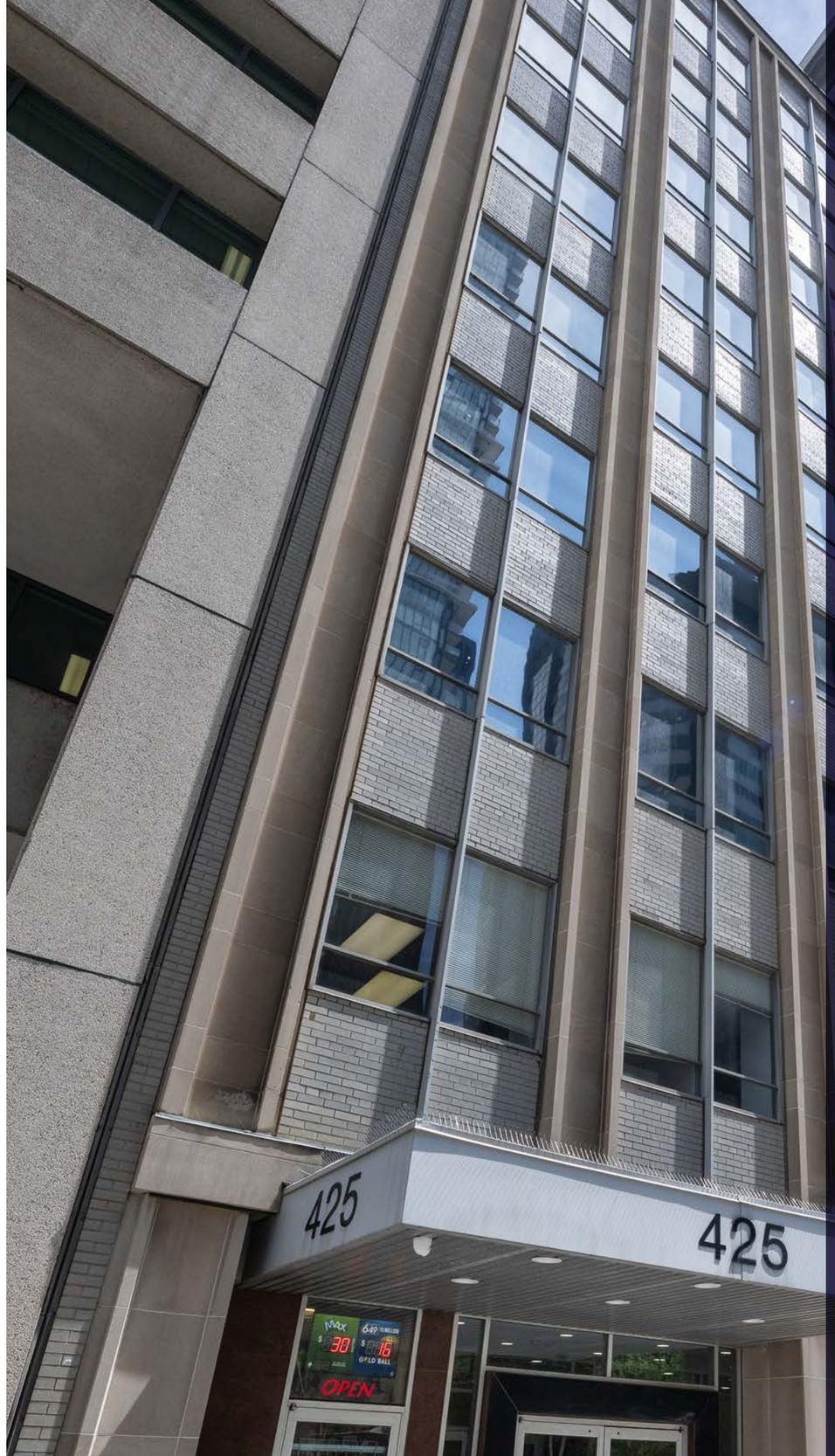
425 UNIVERSITY AVENUE

CUSHMAN & WAKEFIELD



425 UNIVERSITY AVENUE

425 University Avenue is a prominent mid-rise office building located in Downtown Toronto, at the intersection of University Avenue and Dundas Street West. This 10-storey office property offers a strong professional presence along one of the city's most prestigious and accessible boulevards, known for its wide tree-lined median, major institutions, and proximity to government, legal, healthcare, and financial sectors. Featuring an updated lobby, general building upgrades throughout, and located right next door to St. Patrick subway station, 425 University Avenue is a strong value play for any group looking for an office space along University Avenue.



AVAILABLE SUITES

LEASED ~~**SUITE 201**~~
~~1,601 SF~~

LEASED ~~**SUITE 300**~~
~~3,425 SF~~

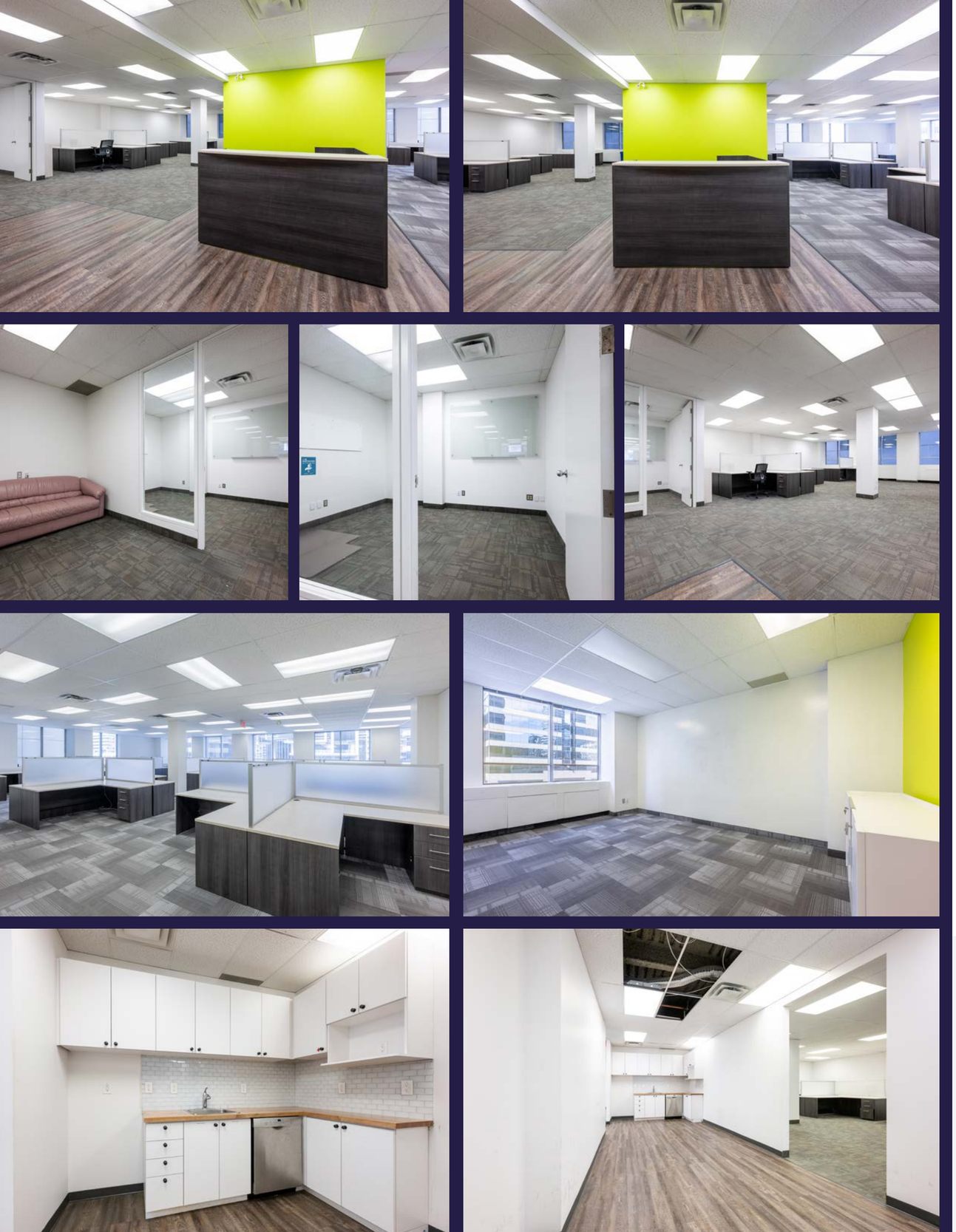
LEASED ~~**SUITE 301**~~
~~978 SF~~

SUITE 400
4,392 SF

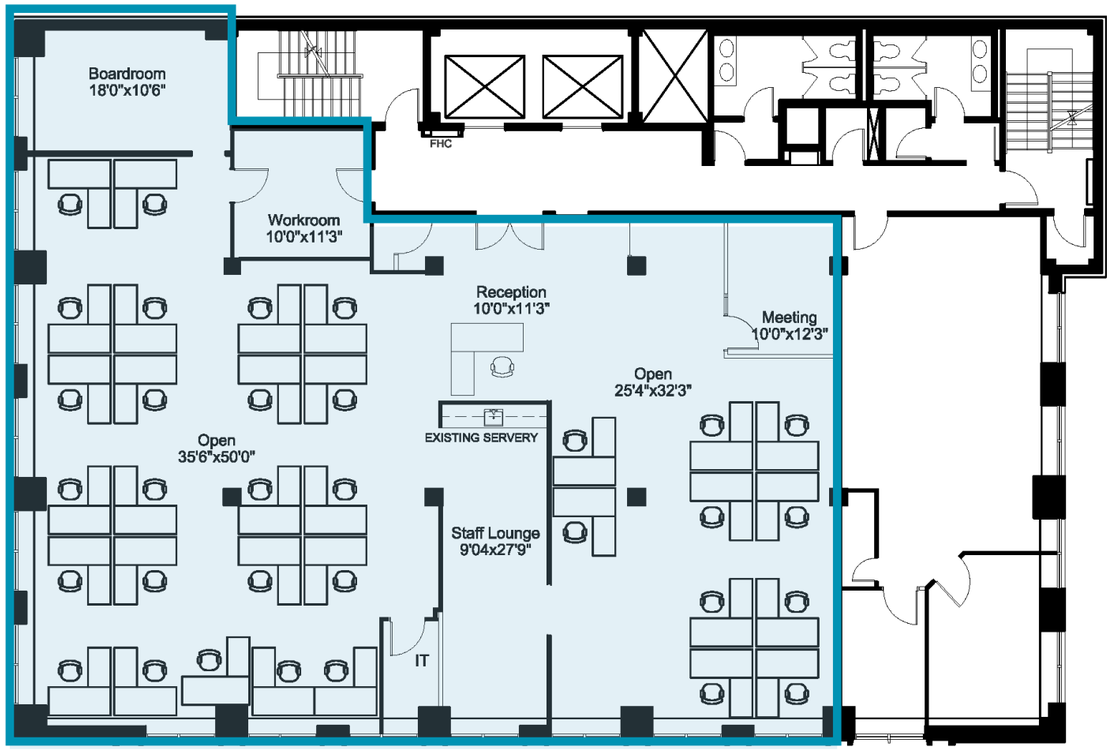
SUITE 603
2,407 SF

SUITE 800
2,856 SF

SUITE 900
5,409 SF

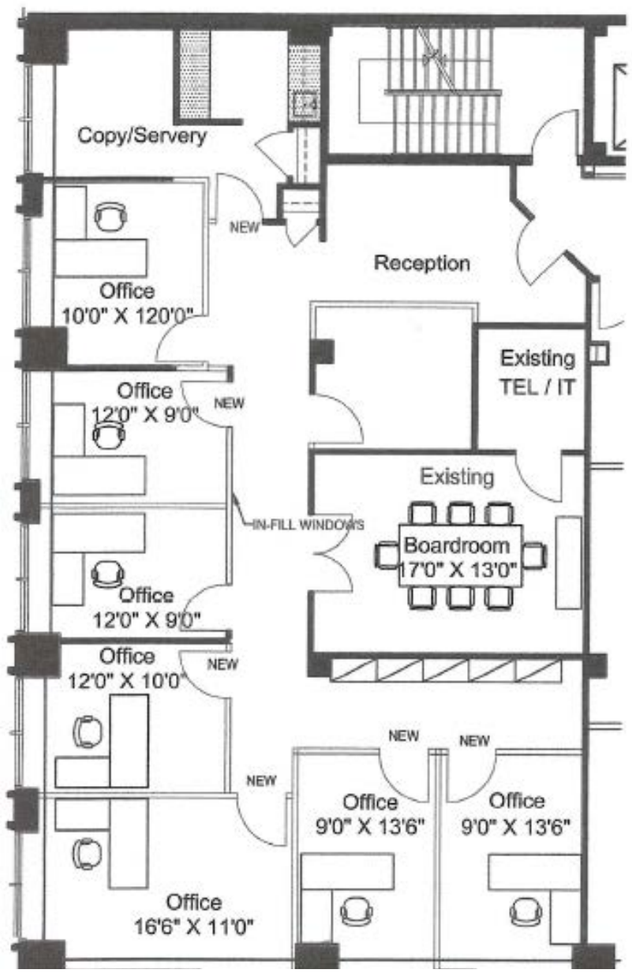


SUITE 400 | 4,392 SF



Asking Rate	$22.50 PSF
Additional Rent	$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Open concept corner unit built out with 2 offices, boardroom, kitchenette, reception, open area for 35+ workstations, and University Avenue views

SUITE 603 | 2,407 SF



Asking Rate	$22.50 PSF
Additional Rent	$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Corner unit built out former law firm space with 7 offices on windows, boardroom, reception, and kitchenette

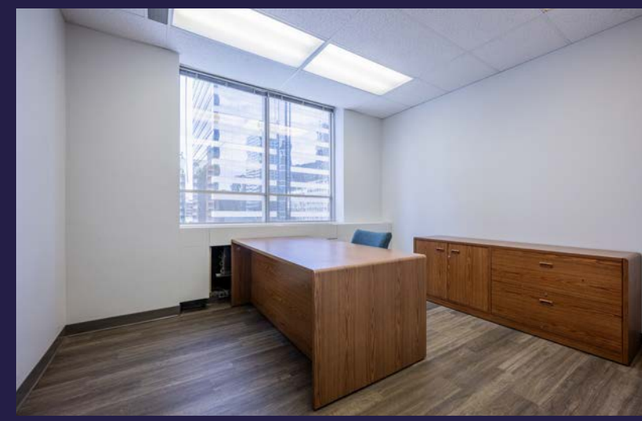














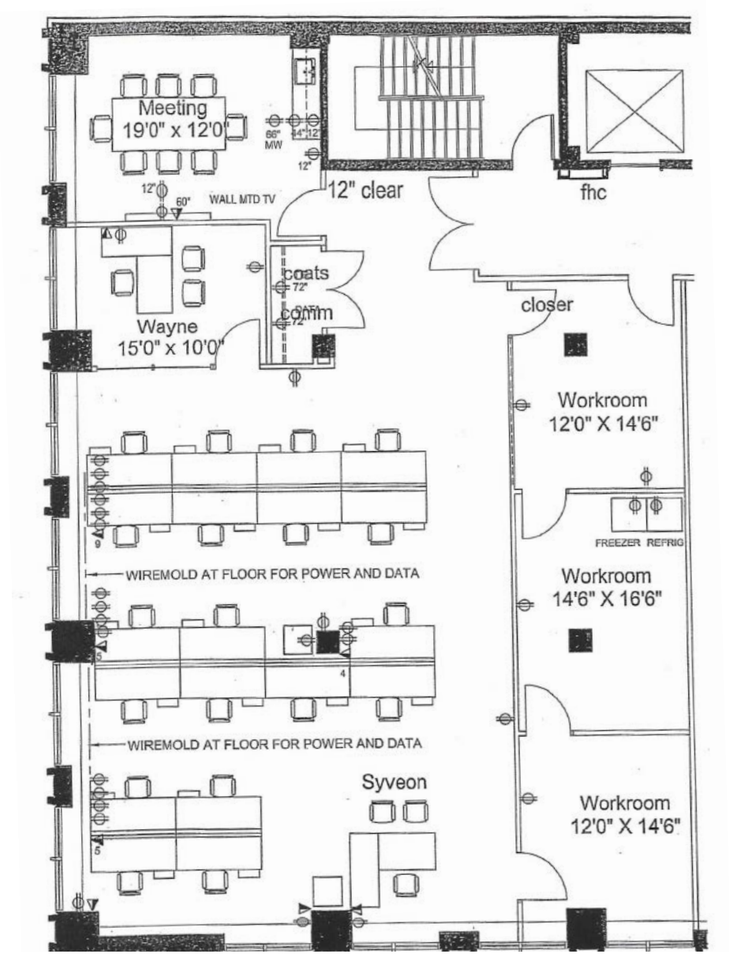






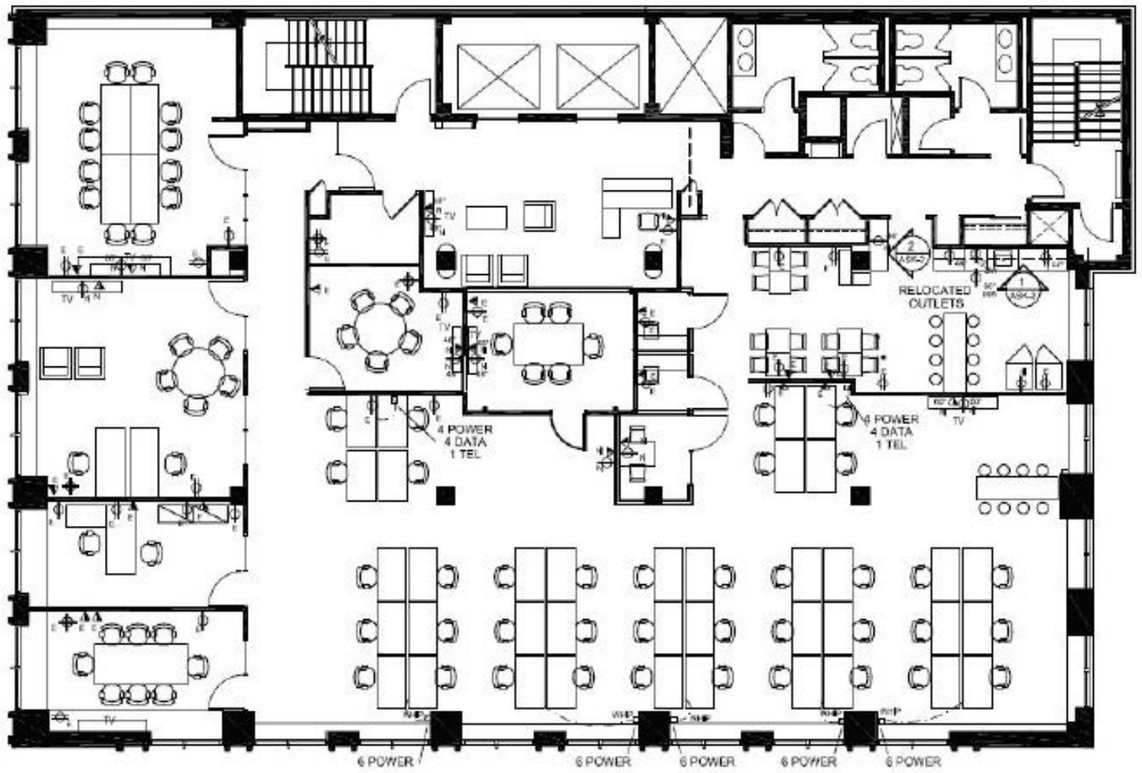



SUITE 800 | 2,856 SF



Asking Rate	$22.50 PSF
Additional Rent	$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Bright corner unit built out with 4 offices, boardroom, kitchenette, open area for 24 workstations, and University Avenue views

SUITE 900 | 5,409 SF



Asking Rate	$22.50 PSF
Additional Rent	$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Bright full floor built out with 4 offices, 3 meeting rooms, boardroom, kitchenette, server room, and in-suite washrooms







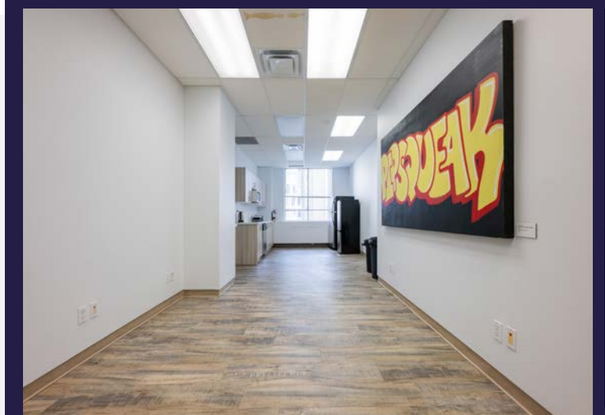












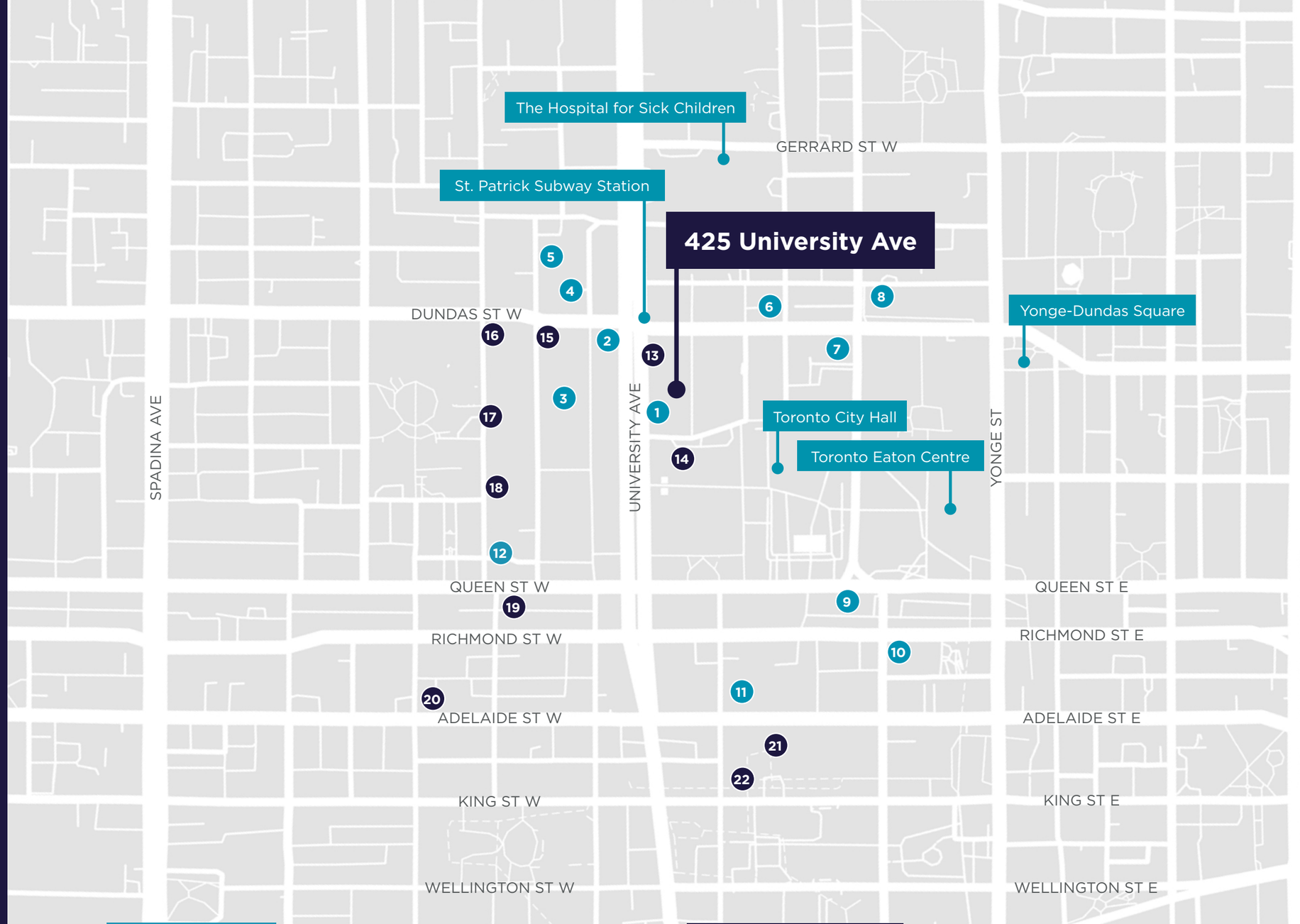


EFFORTLESSLY CONNECTED FOR CONVENIENCE

425 University Avenue is a commuter's dream, with unbeatable access to transit, walking, and cycling routes. Located steps from St. Patrick subway station and major TTC streetcar and bus lines, getting around the city is fast and efficient. Legal professionals working at 425 University Avenue enjoy the convenience of being located right next to the courthouses which are just south of Mos Mos Coffee.

WALK SCORE	100
BIKE SCORE	95
TRANSIT SCORE	100

→ PATH	5 mins
→ St. Lawrence Market	20 mins
→ Union Station	15 mins
→ Don Valley Parkway	8 mins
→ Gardiner Expressway	8 mins



BANKING

1. Caixa Geral De Depositos
2. RBC
3. BMO
4. CIBC
5. Scotiabank
6. TD Canada Trust
7. RBC
8. CIBC
9. TD Canada Trust
10. Scotiabank
11. RBC
12. Scotiabank

COFFEE SHOPS

13. Starbucks
14. Mos Mos Coffee
15. Tim Horton's
16. The Library Specialty Coffee
17. Coffee Exchange
18. Tuck Shop Provisions
19. HotBlack Coffee
20. Daily Dose Coffee Bar
21. Mos Mos Coffee
22. Neo Coffee Bar Path

425 UNIVERSITY AVENUE

BRENDAN SHEA*

Senior Associate
+1 905 501 6426
brendan.shea@cushwake.com

CUSHMAN & WAKEFIELD

*Sales Representative

Cushman & Wakefield ULC, Brokerage
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1

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