



**CUSHMAN &  
WAKEFIELD**

# 425 UNIVERSITY AVENUE

**COST-EFFECTIVE OFFICE  
SPACE FOR LEASE**  
AT ST. PATRICK SUBWAY STATION



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DETAILS

AVAILABILITIES AND RENTAL RATES

Suite 201 - 1,601 SF (Available Immediately)

Suite 202 - 1,331 SF (Available Immediately)

**Contiguous to 2,932 SF**

Suite 300 - 4,403 SF (Available Immediately)

Suite 400 - 4,392 SF (Available Immediately)

Suite 603 - 2,407 SF (Available Immediately)

Suite 800 - 2,856 SF (Available Immediately)

Suite 900 - 5,409 SF (Available Immediately)

**Net Rent - \$22.50 PSF**

**Additional Rent - \$20.13 PSF (2024)**

HIGHLIGHTS

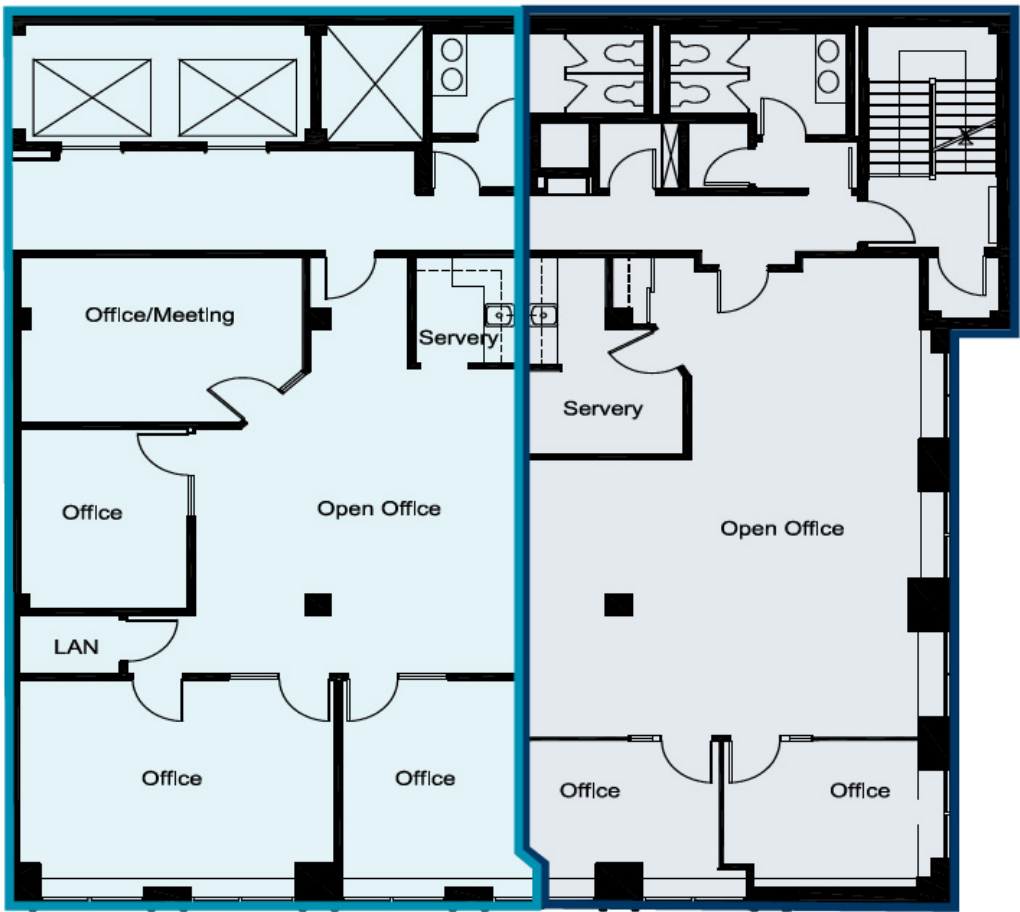
- **Suite 201** - Improved with 3 offices and a meeting room, kitchenette and open area
- **Suite 202** - Improved with 2 offices, kitchen/storage room and open area
  - Landlord willing to combine suites 201/202 and customize for a 2,932 SF user
- **Suite 300** - Built-out law firm space with 10 perimeter offices overlooking University Avenue, two kitchenettes and open area
- **Suite 400** - Open concept with 2 offices, a boardroom and kitchen overlooking University Avenue, furnished with 35 workstations
- **Suite 603** - Efficient law firm space with 7 offices on windows, boardroom, reception area and kitchen/lunchroom.
- **Suite 800** - Improved with a boardroom, one office, three internal meeting rooms and an open area for up to 23 people. Good natural light facing University Avenue
- **Suite 900** - Bright and modern full floor with 4 offices, 3 meeting rooms, 1 boardroom, kitchen/server, reception and internal bathrooms. Some furniture can be made available
- New elevators and common area upgrades
- Steps from St. Patrick Subway Station, Queen's Park, the Courts and Bay Street

FLOOR PLANS

SUITE 201 - 1,601 SF

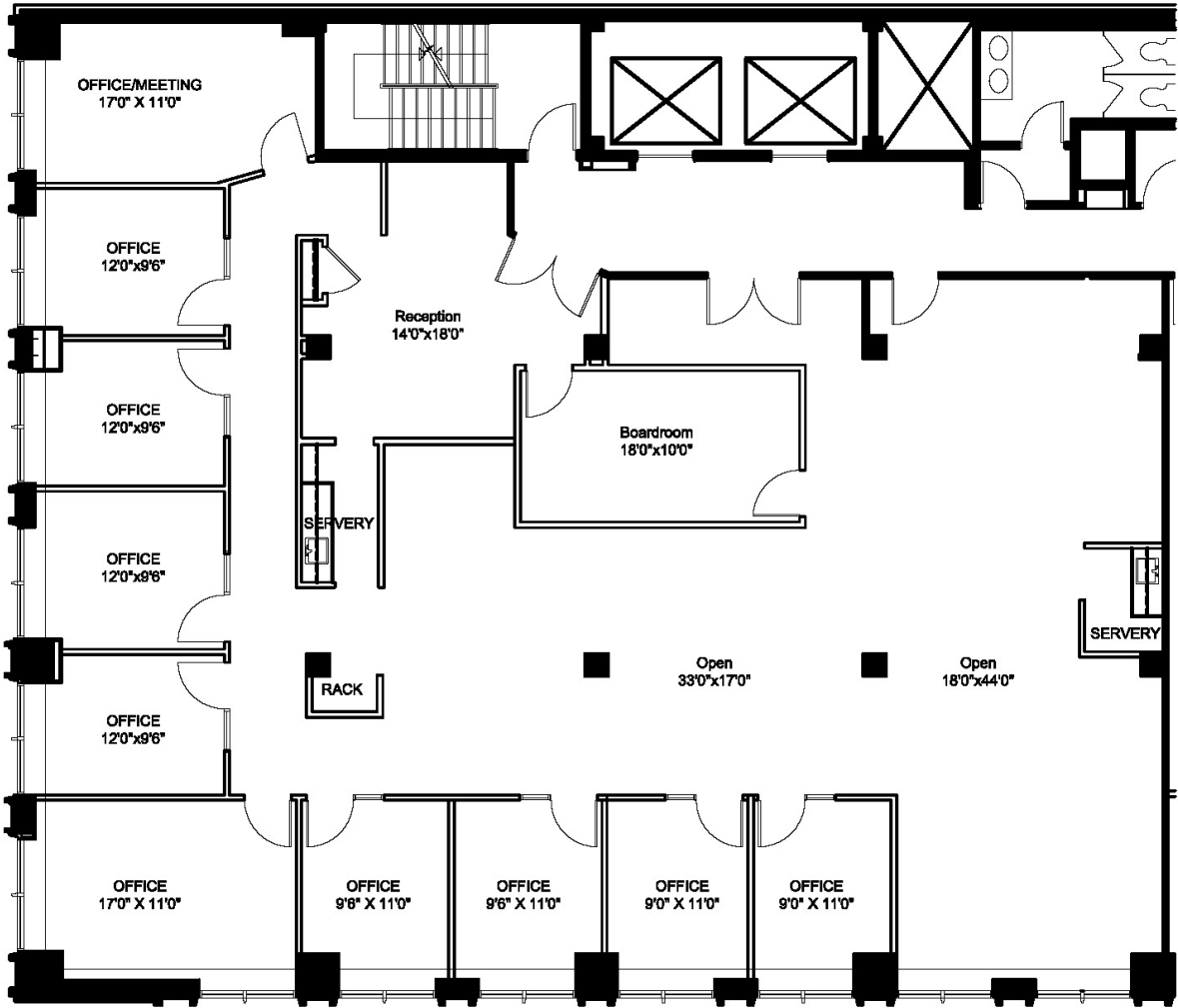
SUITE 202 - 1,331 SF

Contiguous to 2,932 SF



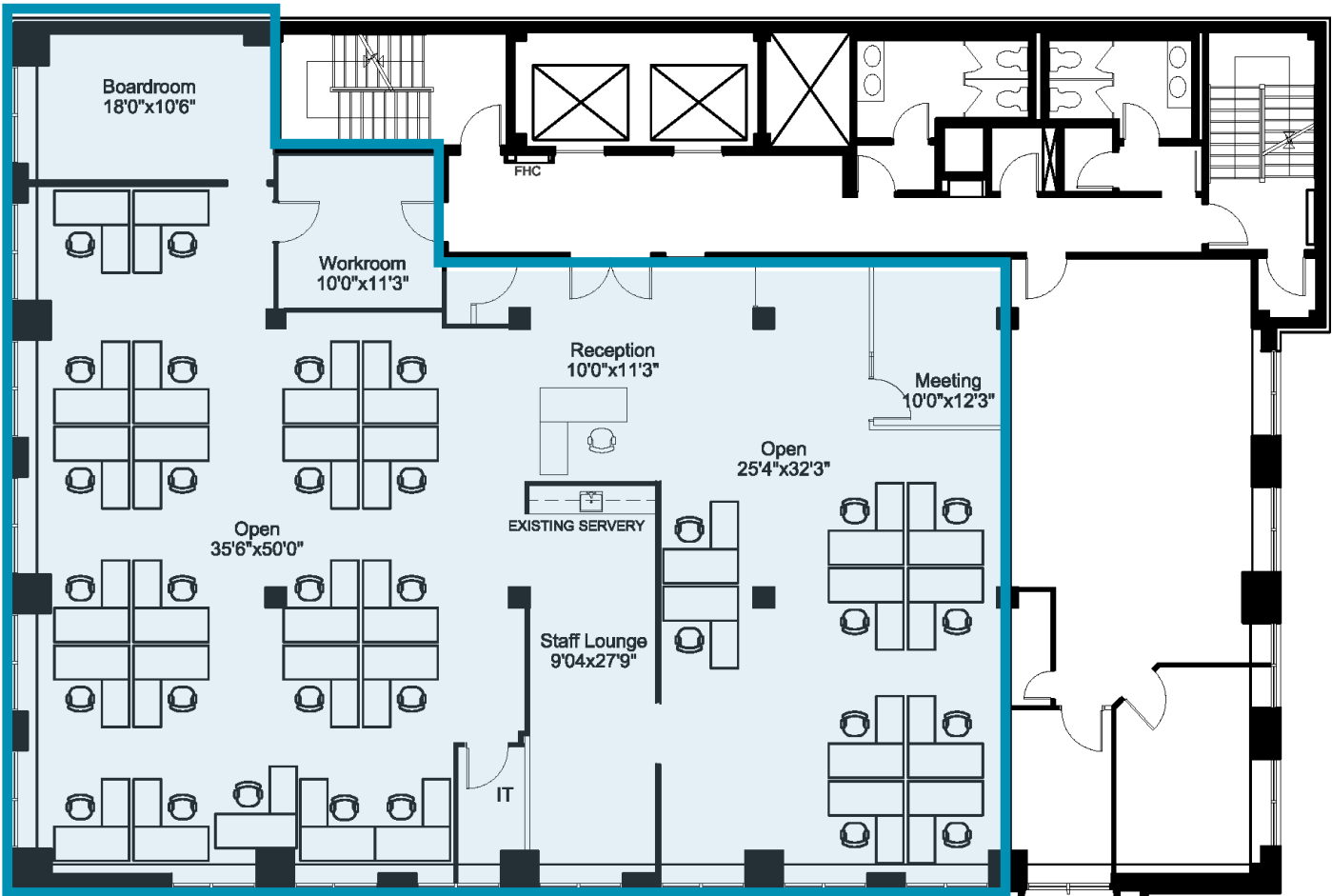
FLOOR PLANS

SUITE 300 - 4,403 SF



FLOOR PLANS

SUITE 400 - 4,392 SF





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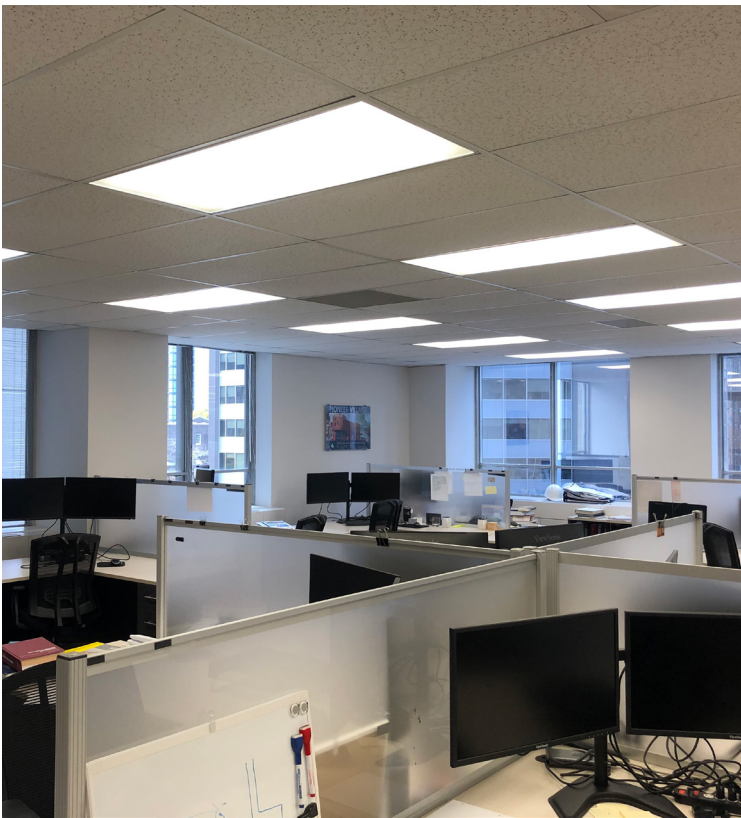
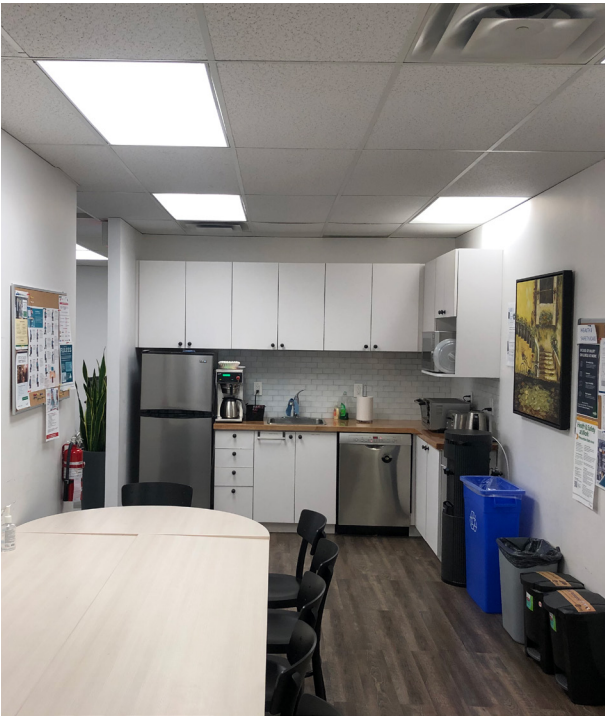


SUITE 300 - 4,403 SF

[CLICK HERE](#)  
FOR VIRTUAL TOUR

SUITE 400 - 4,392 SF

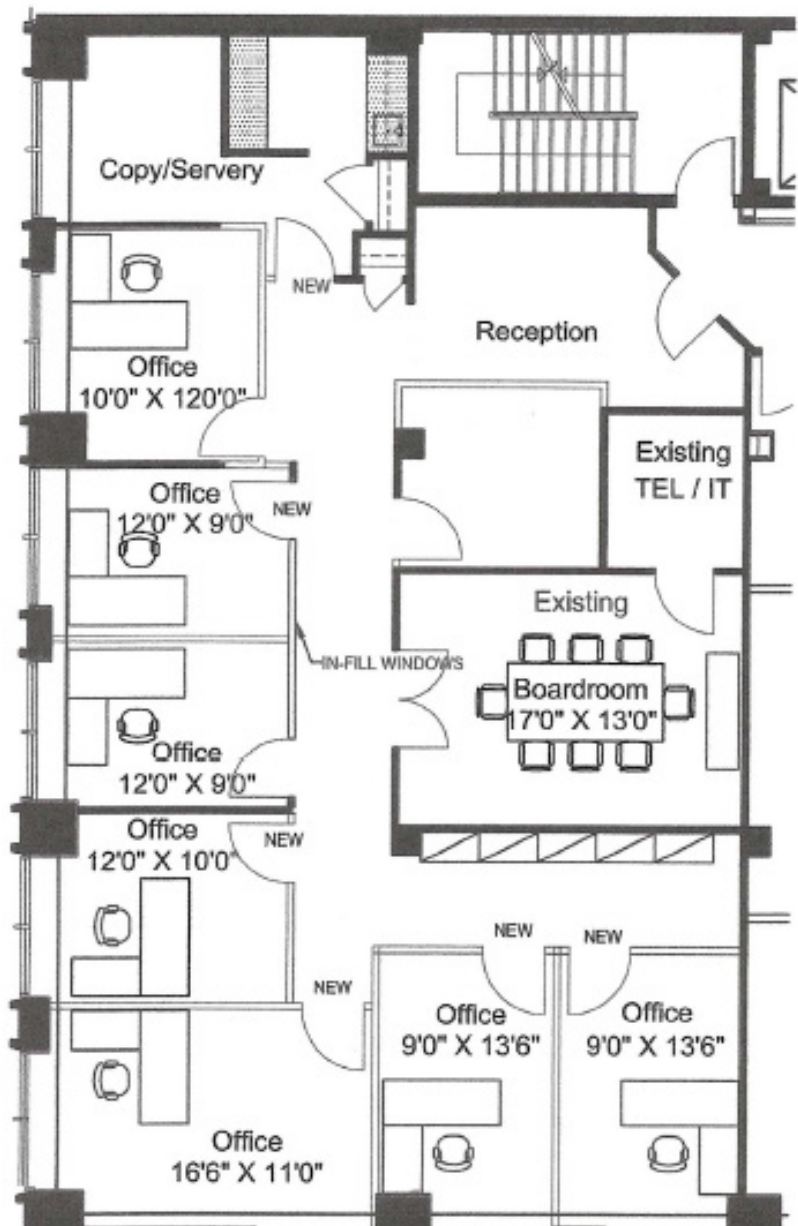
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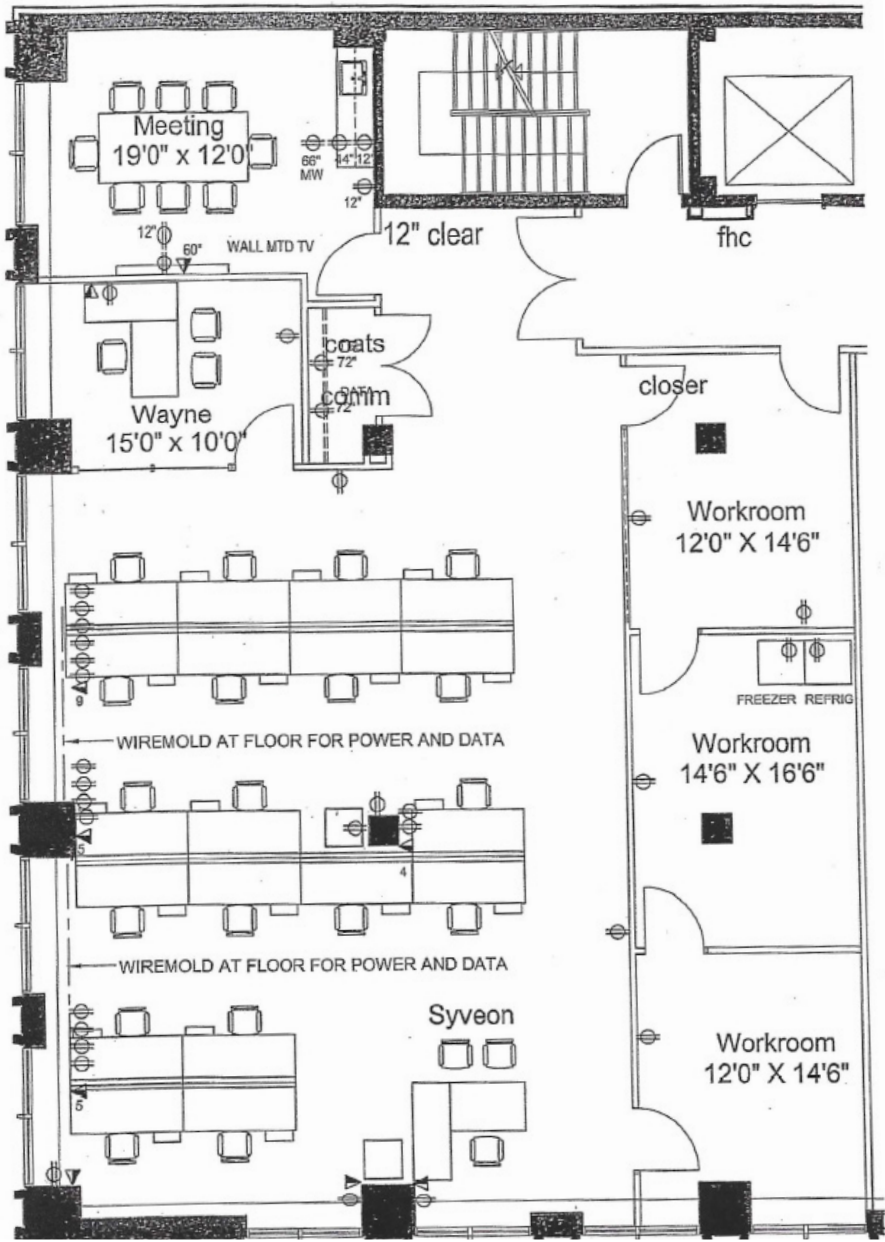
FLOOR PLANS

SUITE 603 - 2,407 SF



FLOOR PLANS

SUITE 800 - 2,856 SF





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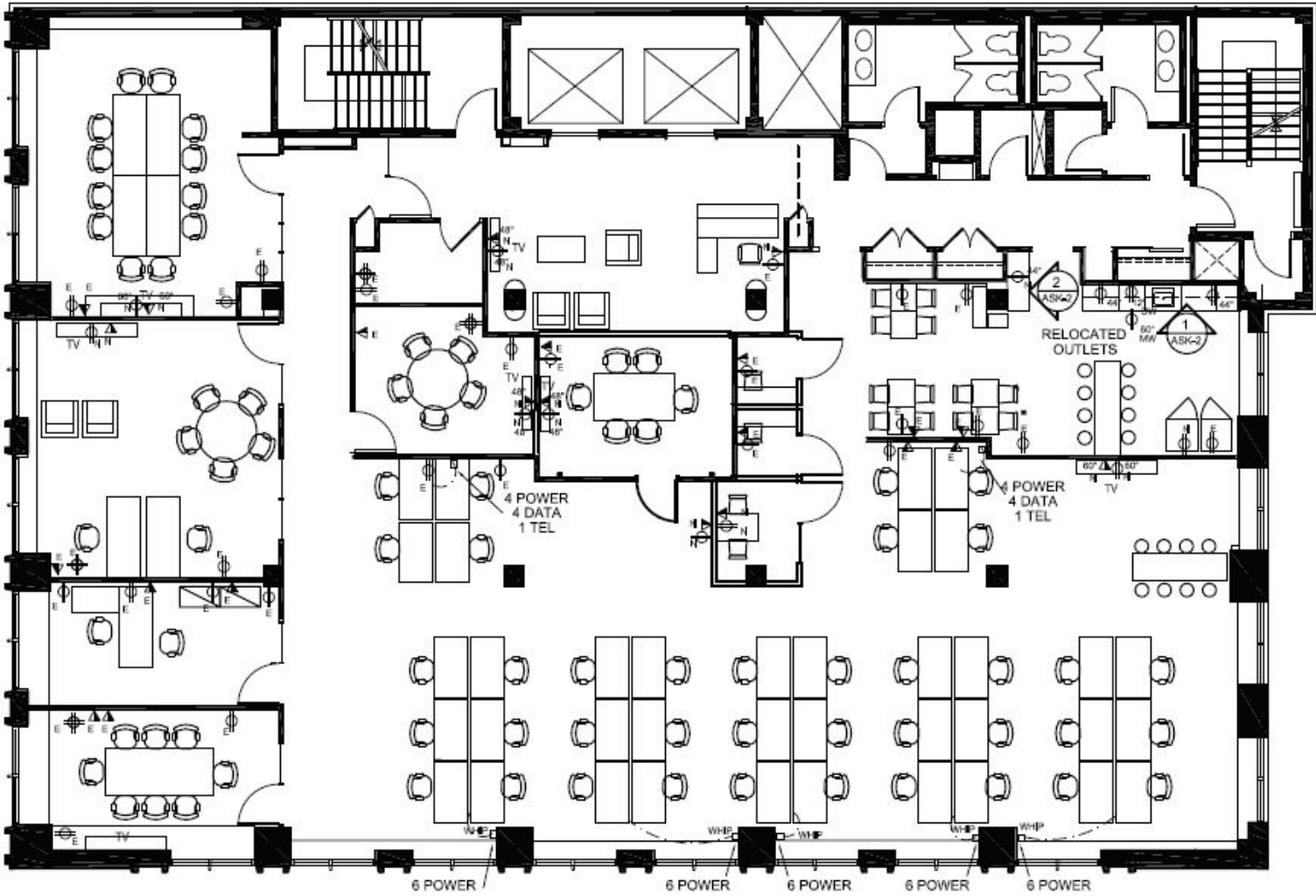


SUITE 900 - 5,409 SF

[CLICK HERE](#)  
FOR VIRTUAL TOUR

FLOOR PLANS

SUITE 900 - 5,409 SF - Full Floor





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## AMENITIES MAP



## FRONT LOBBY



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