

# 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

**SUITE 201**  
1,601 SF

**SUITE 202**  
1,331 SF

**SUITE 300**  
4,403 SF

**SUITE 400**  
4,392 SF

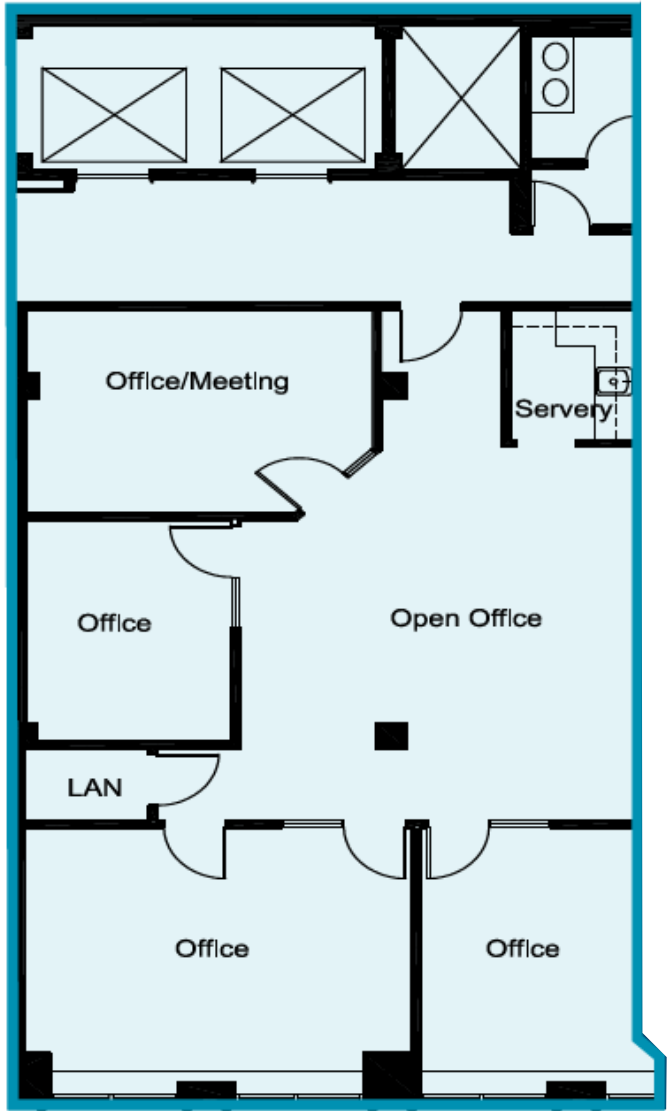
**SUITE 603**  
2,407 SF

**SUITE 800**  
2,856 SF

**SUITE 900**  
5,409 SF



# SUITE 201 | 1,601 SF



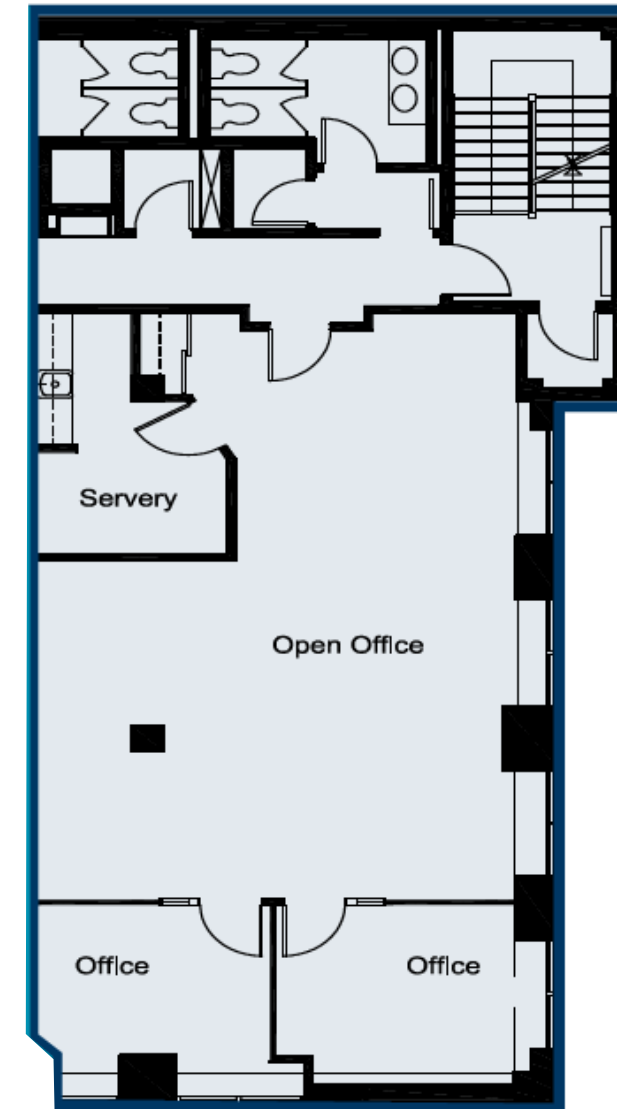
Asking Rate	\$15.00 PSF
Additional Rent	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Built out with 3 offices, meeting room, kitchenette, and open area <i>*Can be made contiguous with suite 202 for a total of 2,932 SF</i>







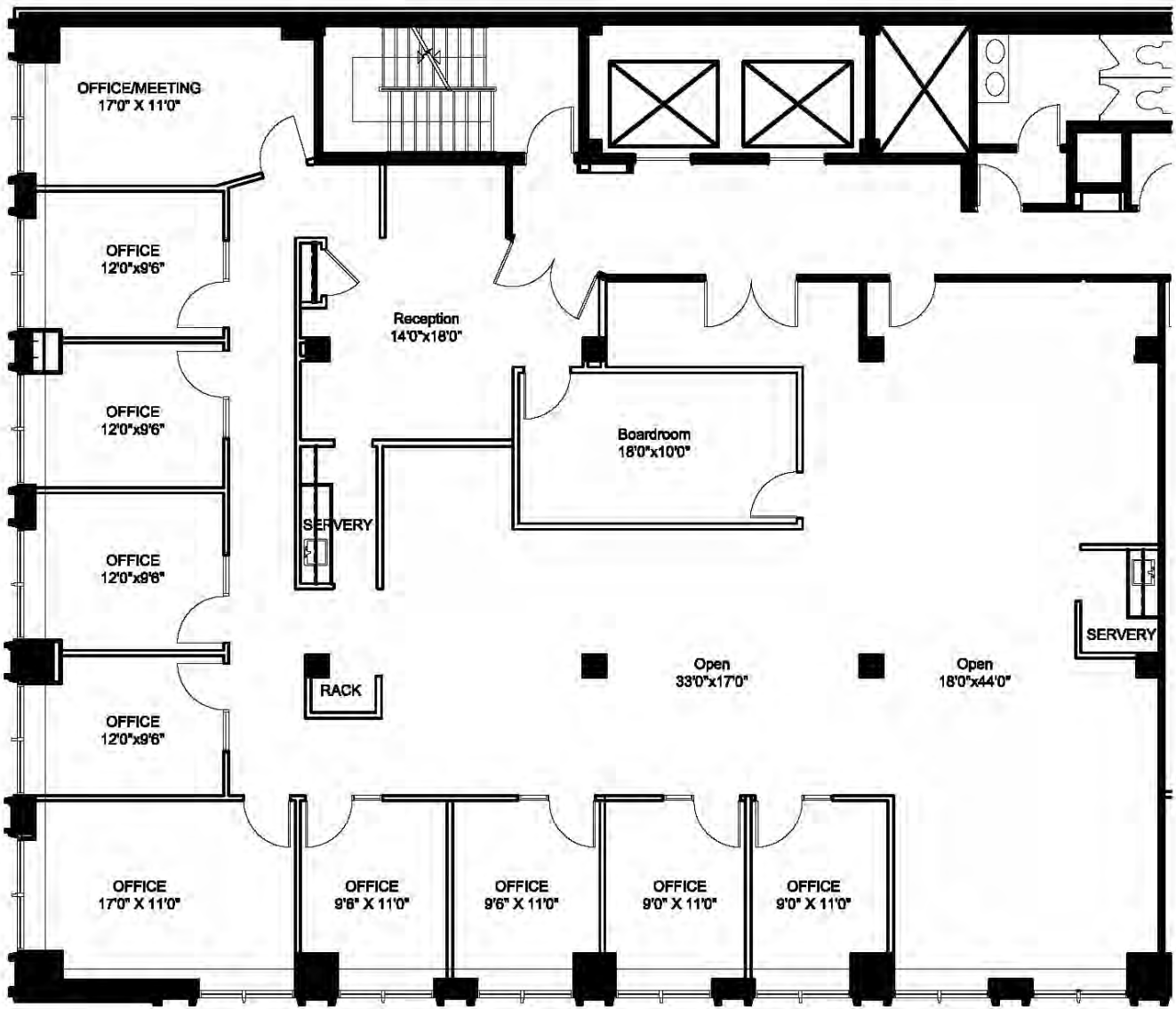
## SUITE 202 | 1,331 SF



<b>Asking Rate</b>	\$15.00 PSF
<b>Additional Rent</b>	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
<b>Term</b>	Flexible (1-10 years)
<b>Availability</b>	Immediately
<b>Suite Description</b>	Built out with 2 offices, kitchenette, storage room, and open area <i>*Can be made contiguous with suite 201 for a total of 2,932 SF</i>



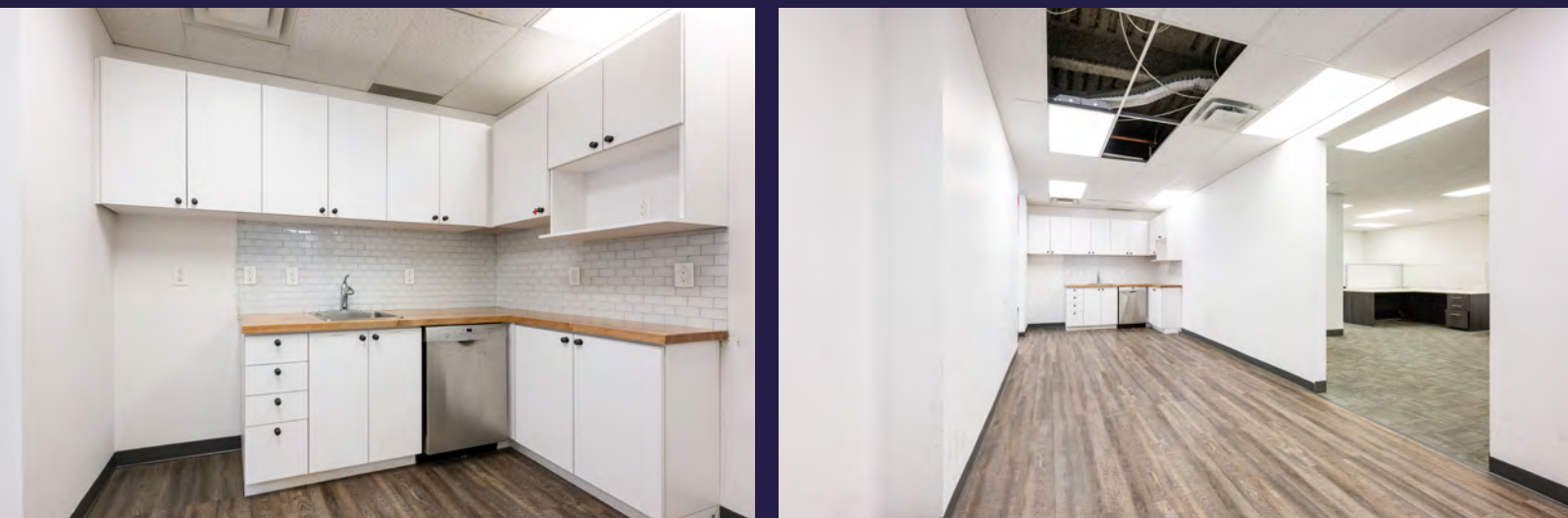
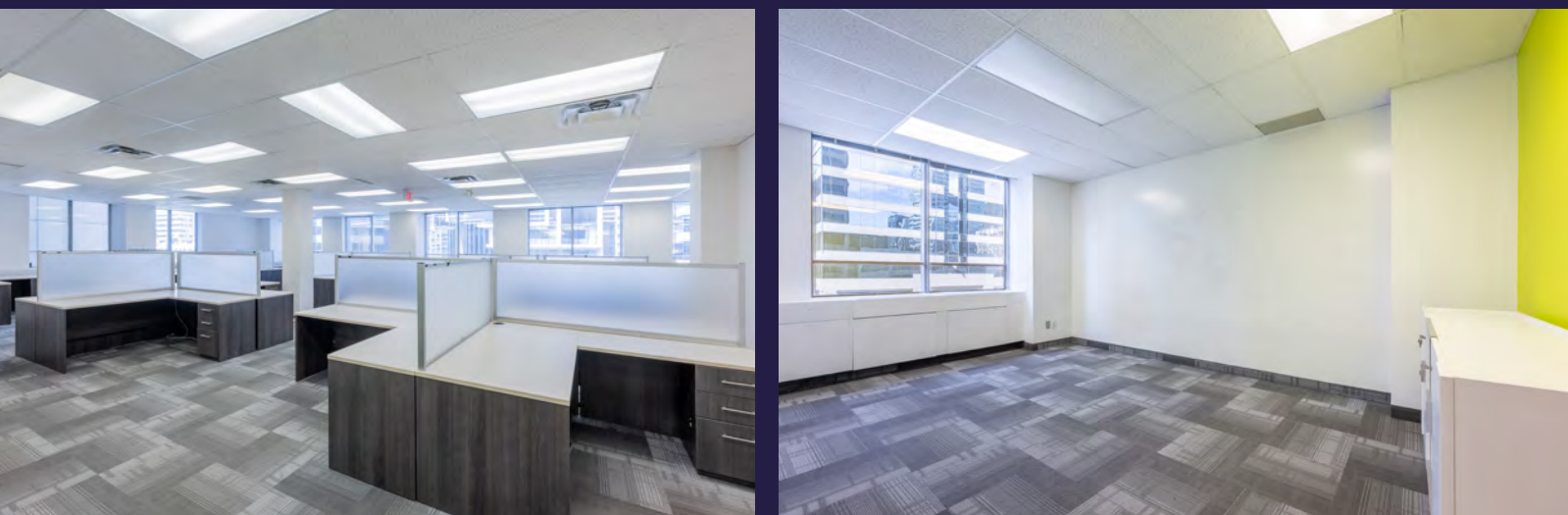
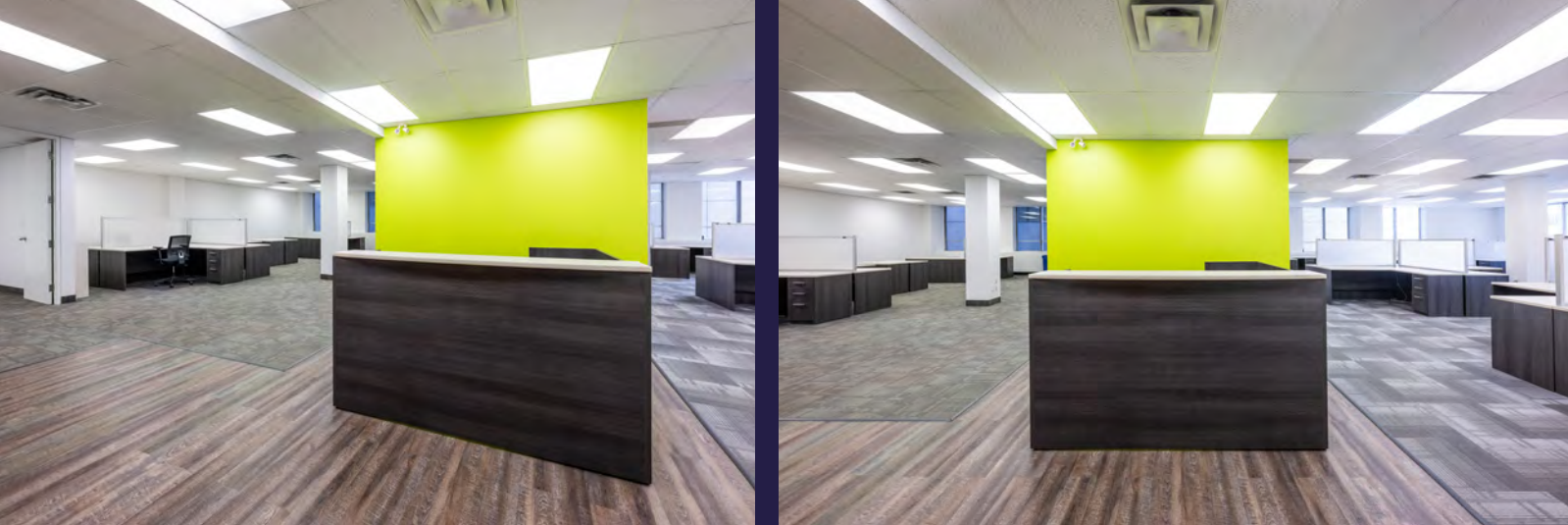
# SUITE 300 | 4,403 SF



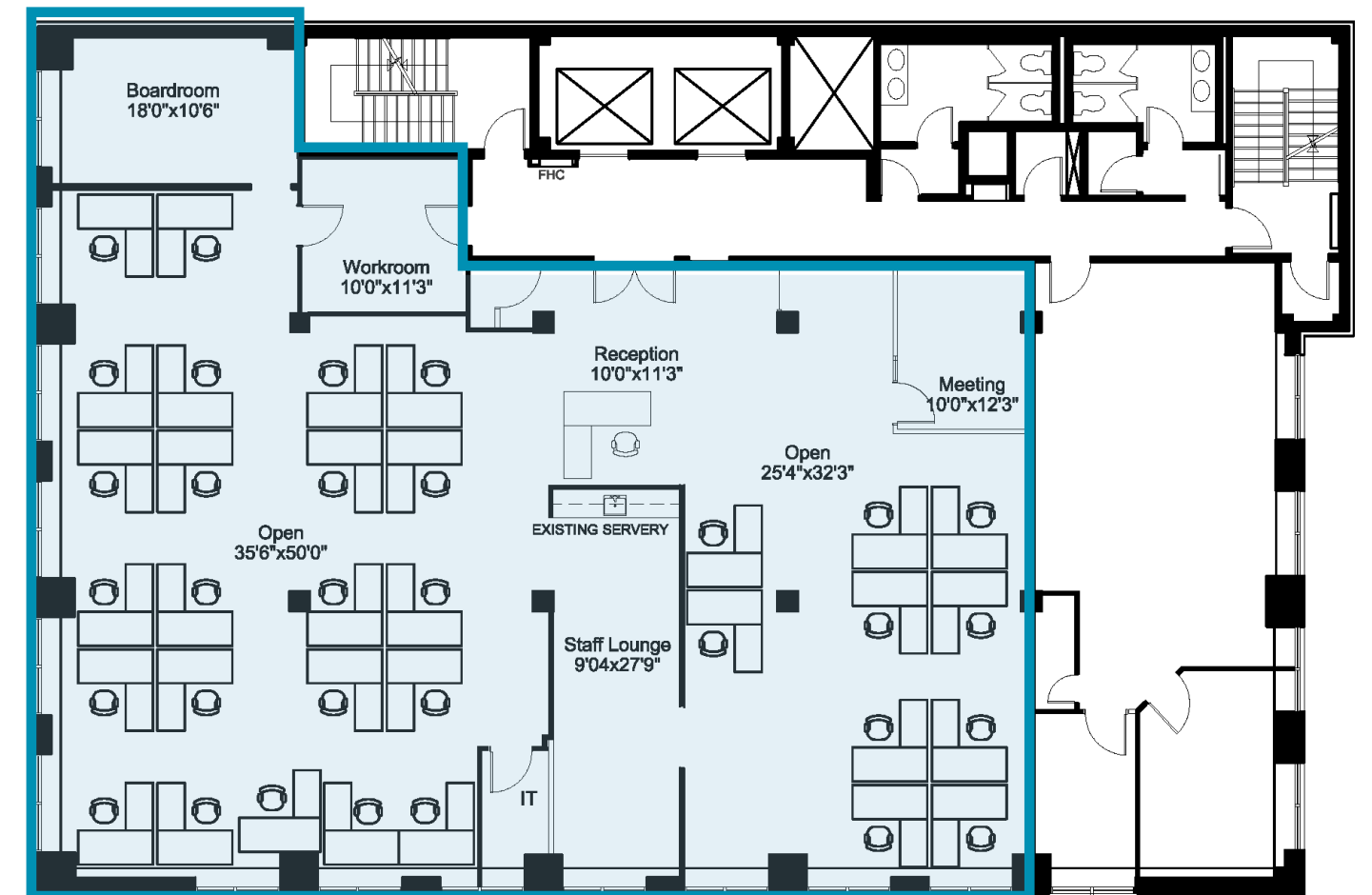
Asking Rate	\$22.50 PSF
Additional Rent	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Built out former law firm spaces with 10 perimeter offices, boardroom, two serveries, open area, and University Avenue views







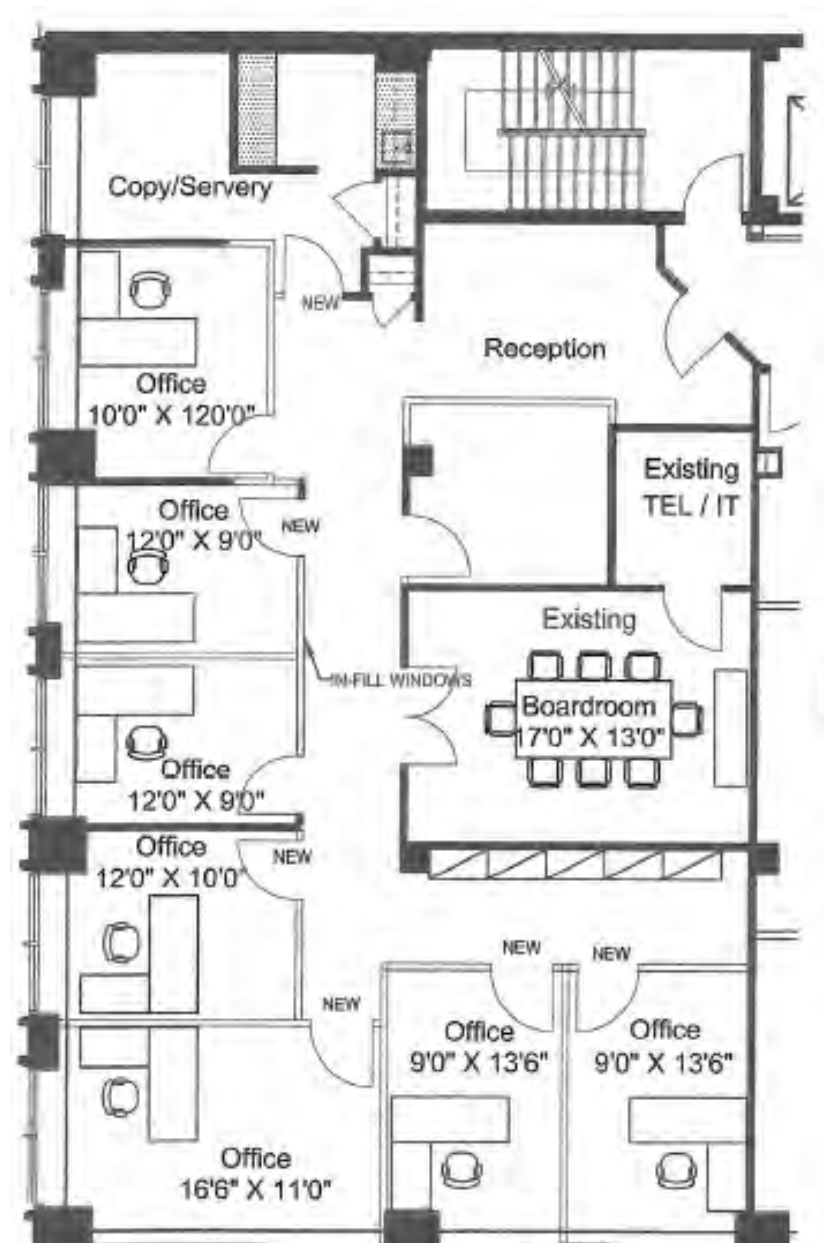
# SUITE 400 | 4,392 SF



<b>Asking Rate</b>	\$22.50 PSF
<b>Additional Rent</b>	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
<b>Term</b>	Flexible (1-10 years)
<b>Availability</b>	Immediately
<b>Suite Description</b>	Open concept corner unit built out with 2 offices, boardroom, kitchenette, reception, open area for 35+ workstations, and University Avenue views



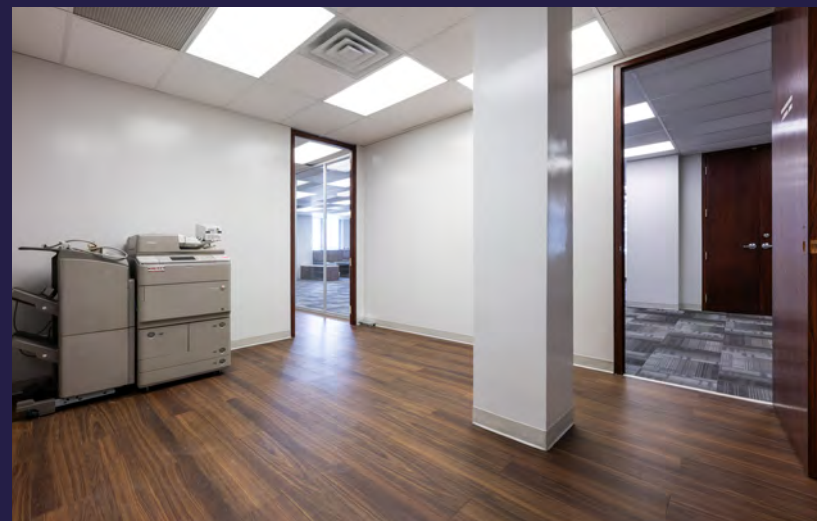
# SUITE 603 | 2,407 SF



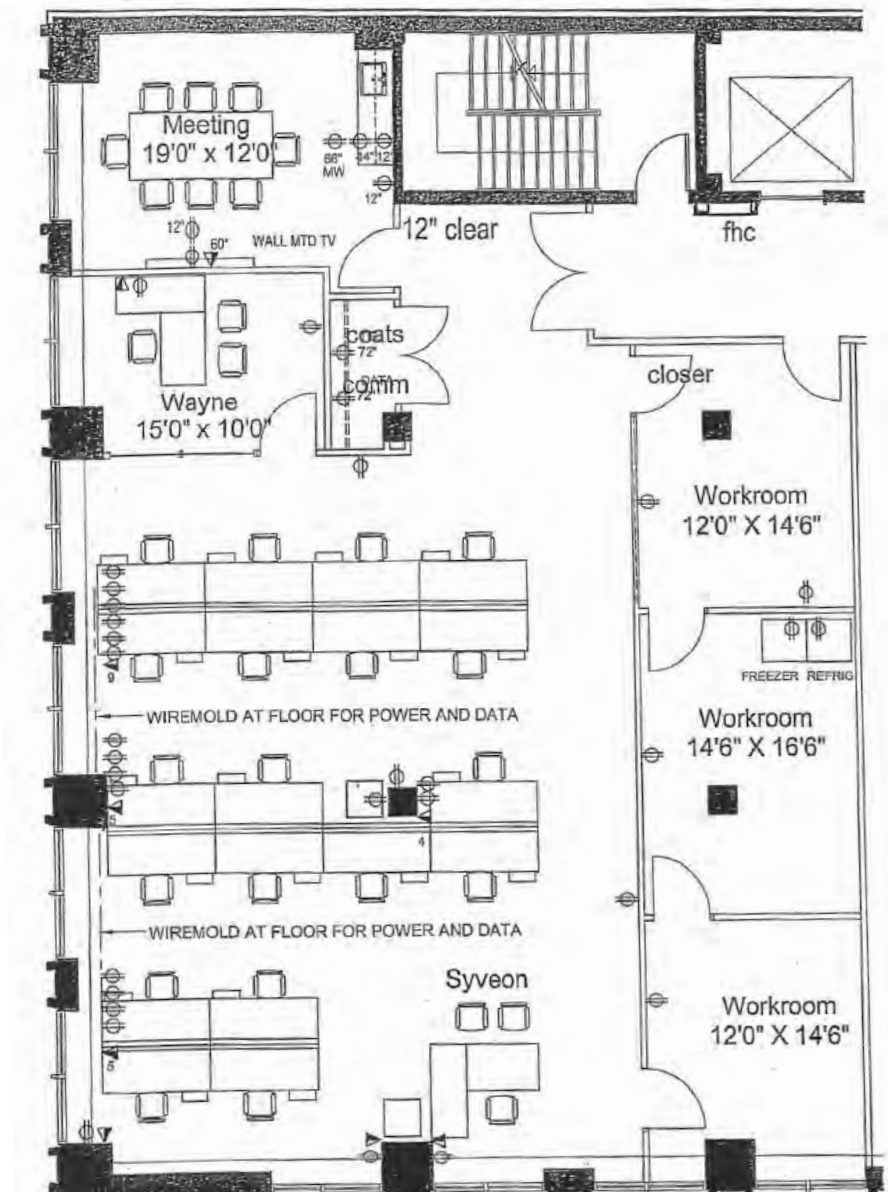
Asking Rate	\$22.50 PSF
Additional Rent	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Corner unit built out former law firm space with 7 offices on windows, boardroom, reception, and kitchenette







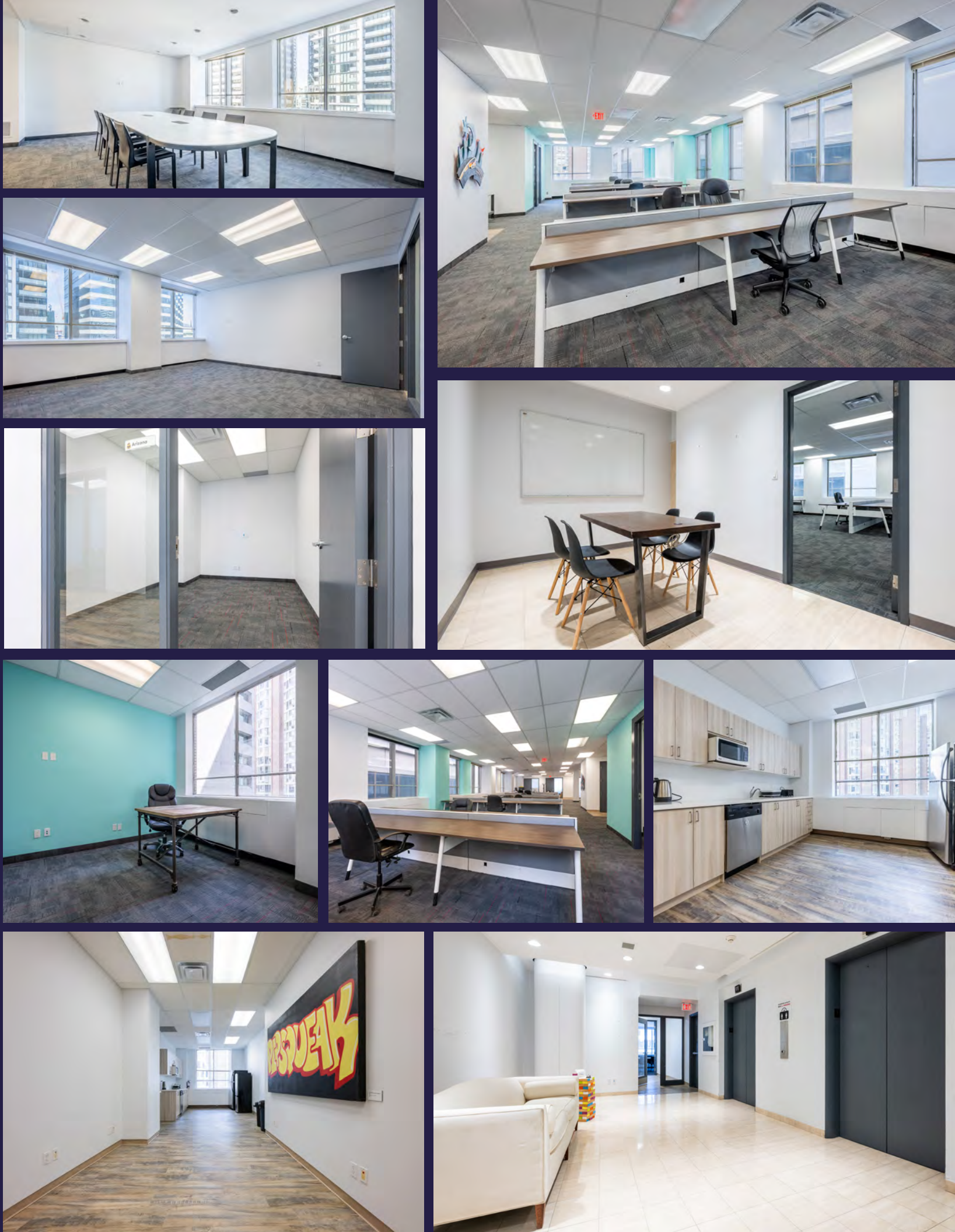
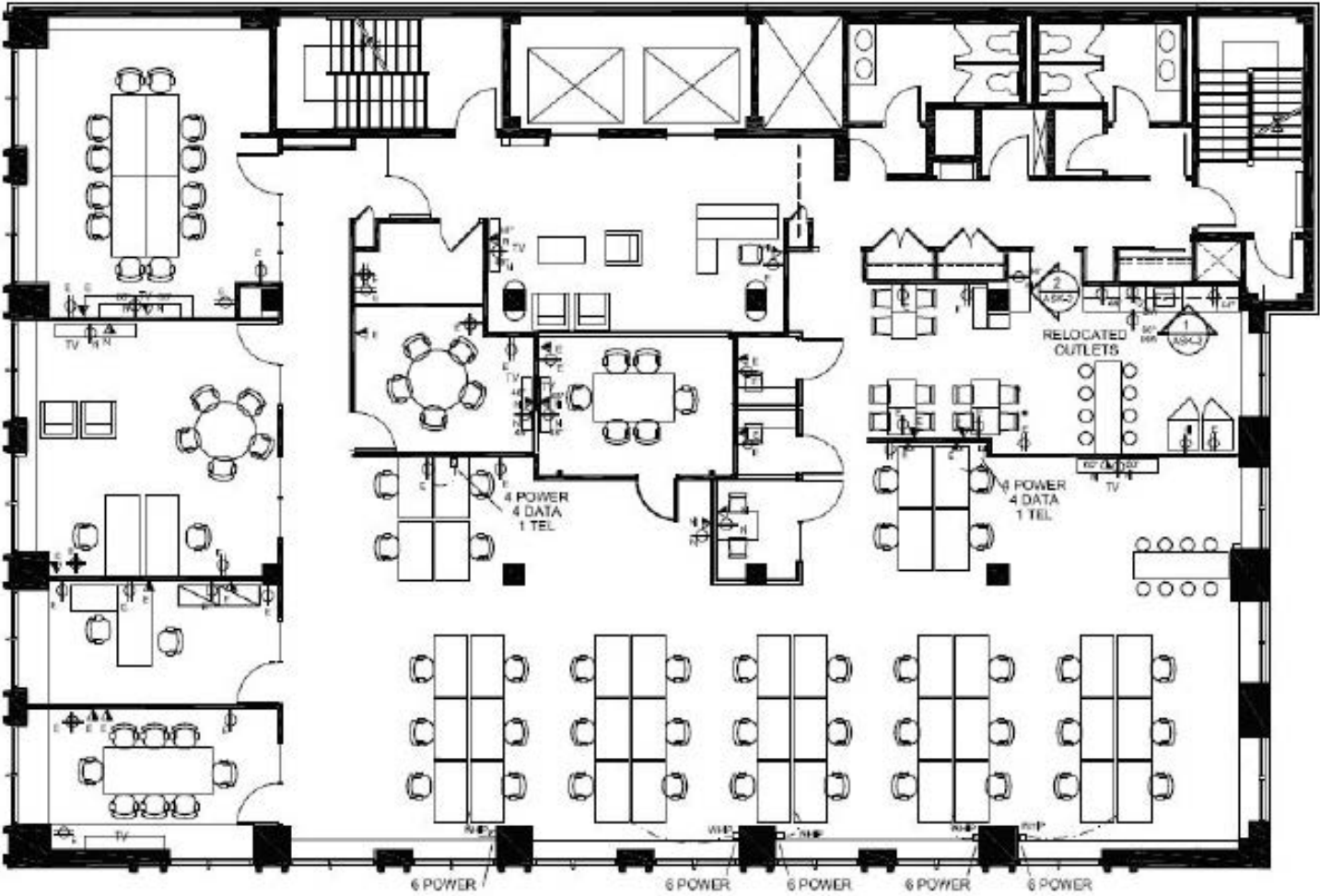
## SUITE 800 | 2,856 SF



Asking Rate	\$22.50 PSF
Additional Rent	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
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



<b>Asking Rate</b>	\$22.50 PSF
<b>Additional Rent</b>	\$22.00 (2025 Est.) Includes in-suite janitorial and hydro
<b>Term</b>	Flexible (1-10 years)
<b>Availability</b>	Immediately
<b>Suite Description</b>	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

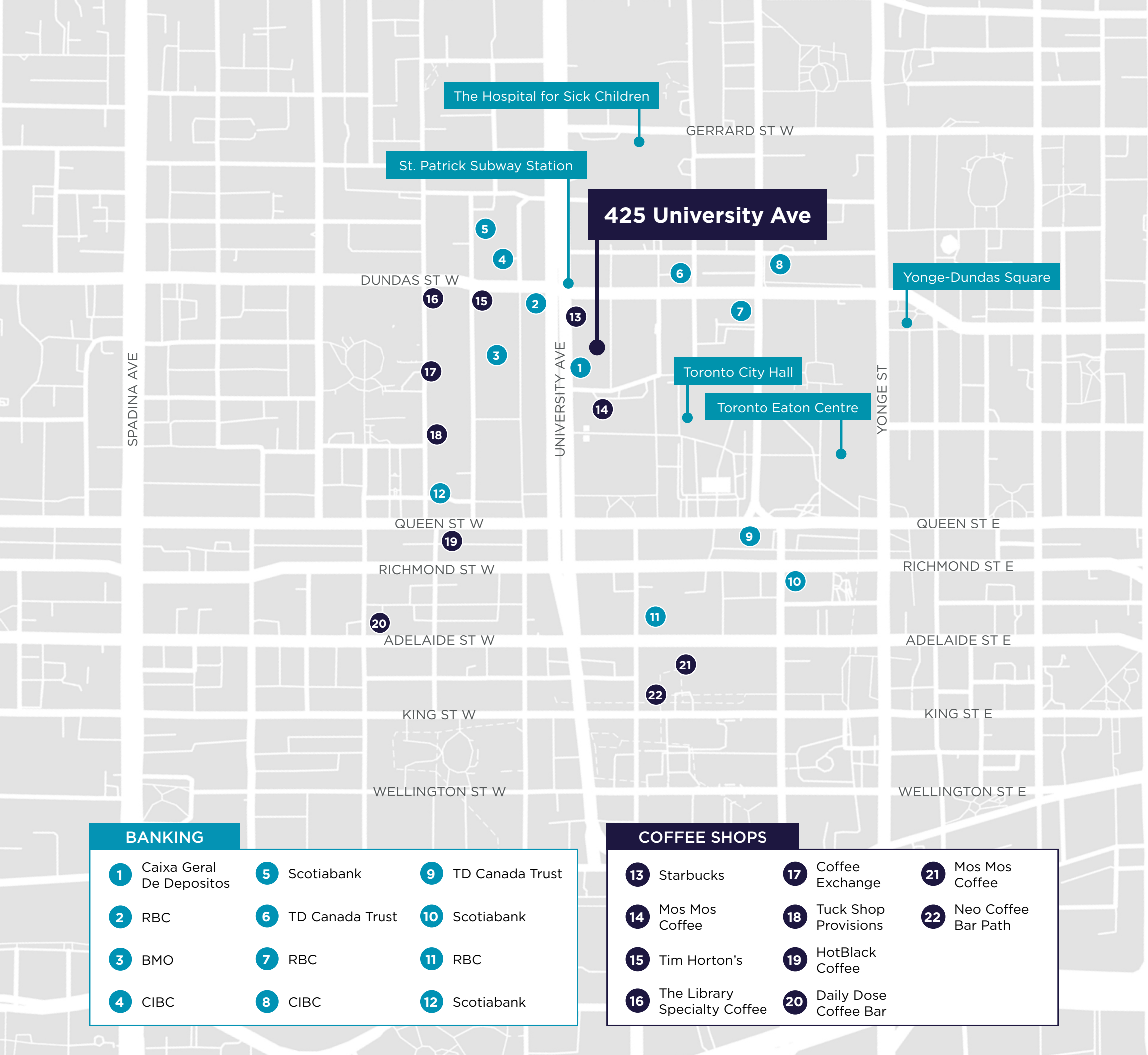
95



TRANSIT SCORE

100

-  → PATH5 mins
-  → St. Lawrence Market20 mins
-  → Union Station15 mins
-  → Don Valley Parkway8 mins
-  → Gardiner Expressway8 mins





# 425 UNIVERSITY AVENUE

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