

A BOUTIQUE PRESENCE IN TORONTO'S FINANCIAL CORE
OFFICE SPACE FOR LEASE



154 UNIVERSITY AVENUE

NEW AVAILABILITY COMING

FULL FLOORS & BOUTIQUE SUITES | \$2 PSF COMMISSION



A STRATEGIC ADDRESS
IN TORONTO'S
FINANCIAL CORE

154 University Avenue is a boutique, Class A office tower offering a refined workplace experience in one of Toronto's most sought-after business districts. Prominently positioned at the northwest corner of University Avenue and Pearl Street, the property delivers immediate access to the city's financial, legal, and corporate ecosystem.

Designed for efficiency and flexibility, the building features highly functional ~7,500 SF floor plates—ideal for full-floor users as well as growing teams seeking a boutique environment with scale. With direct proximity to TTC subway lines and PATH connectivity at King and University, tenants benefit from seamless access across downtown and beyond.

**Upcoming availability across multiple floors presents a rare opportunity to secure presence along University Avenue—ranging from boutique suites to full-floor opportunities.*



FLEXIBLE OPPORTUNITIES,
IMMEDIATE IMPACT

A range of leasing opportunities is available to accommodate diverse tenant needs—from efficient suites to full-floor opportunities.



Boutique 10-storey
Class A asset



Efficient, column-
friendly floor plates



Raised flooring system
for flexible cabling and
infrastructure



Prominent University
Avenue presence

MOVE-IN READY

BUILT FOR PERFORMANCE

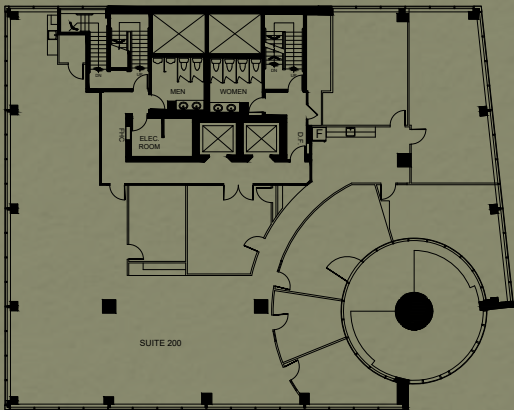


Designed to support both focused work and collaboration, these suites deliver immediate occupancy with minimal downtime.

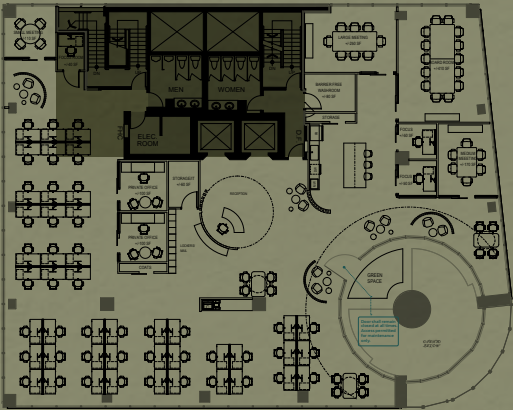
Bright corner suite with expansive University Avenue views, featuring:

- Welcoming reception area
- Private office + boardroom
- Kitchenette
- Open workspace for 8-12 workstations

EXISTING FLOOR PLANS

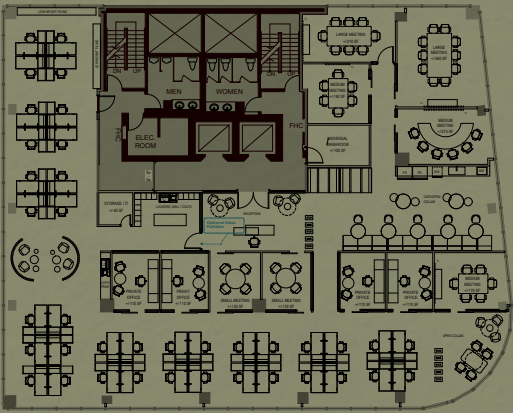
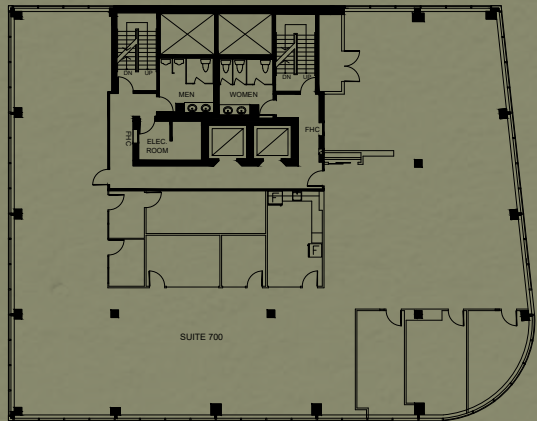


POTENTIAL BUILD-OUT CONCEPTS



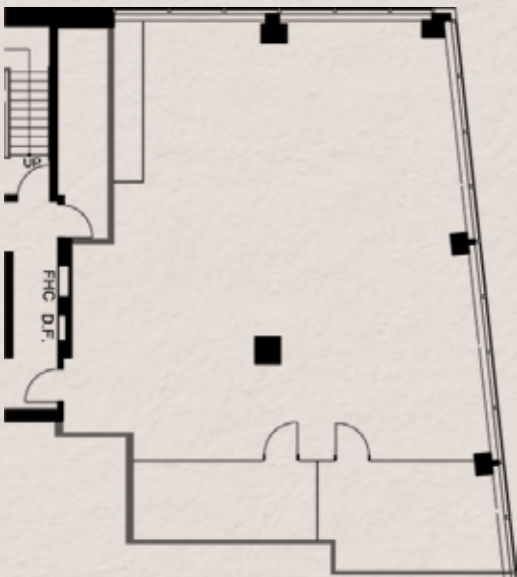
SUITE 200
6,749 SF

OCCUPANCY
SPRING 2027



SUITE 700
7,803 SF

OCCUPANCY
SPRING 2027



SUITE 603
2,070 SF

OCCUPANCY
IMMEDIATE

ADDITIONAL RENT
\$29.72 PSF (EST.)
**Includes utilities*

CONNECTED TO
EVERYTHING
THAT
MATTERS

Located in the heart of Toronto’s Financial District, 154 University Avenue offers immediate access to the city’s most dynamic mix of dining, hospitality, entertainment, and business amenities. Steps from King Street and within walking distance to Union Station, the property provides unmatched connectivity across the GTA.

SURROUNDED BY PREMIER DESTINATIONS

- Roy Thomson Hall
- Metro Toronto Convention Centre
- PATH network
- Top-tier restaurants, hotels, and fitness offerings

128

RESTAURANTS

25

HOTELS

16

FITNESS

 Subway Station

 Yonge-University Subway Line

 Light Rail

9-MIN
walk to Union Station

13-MIN
walk to Rogers Centre





154 UNIVERSITY AVENUE

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