

**AVISON
YOUNG**

375/393

University Avenue
Toronto | ON

Suite 400

**BONUS
COMMISSION**

\$3.00 psf
PER ANNUM

35,000 SF | OFFICE SPACE FOR SUBLEASE

Contact listing agents for more information:

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375/393

University Avenue

Suite 400

Prime downtown office building located at University & Dundas, offering excellent transit access, walkability, and corporate visibility.



Sublease Space

35,000 sf



Net Rent

To be negotiated



Additional Rent

\$25.20 psf



Sublease Term

December 2028



Occupancy

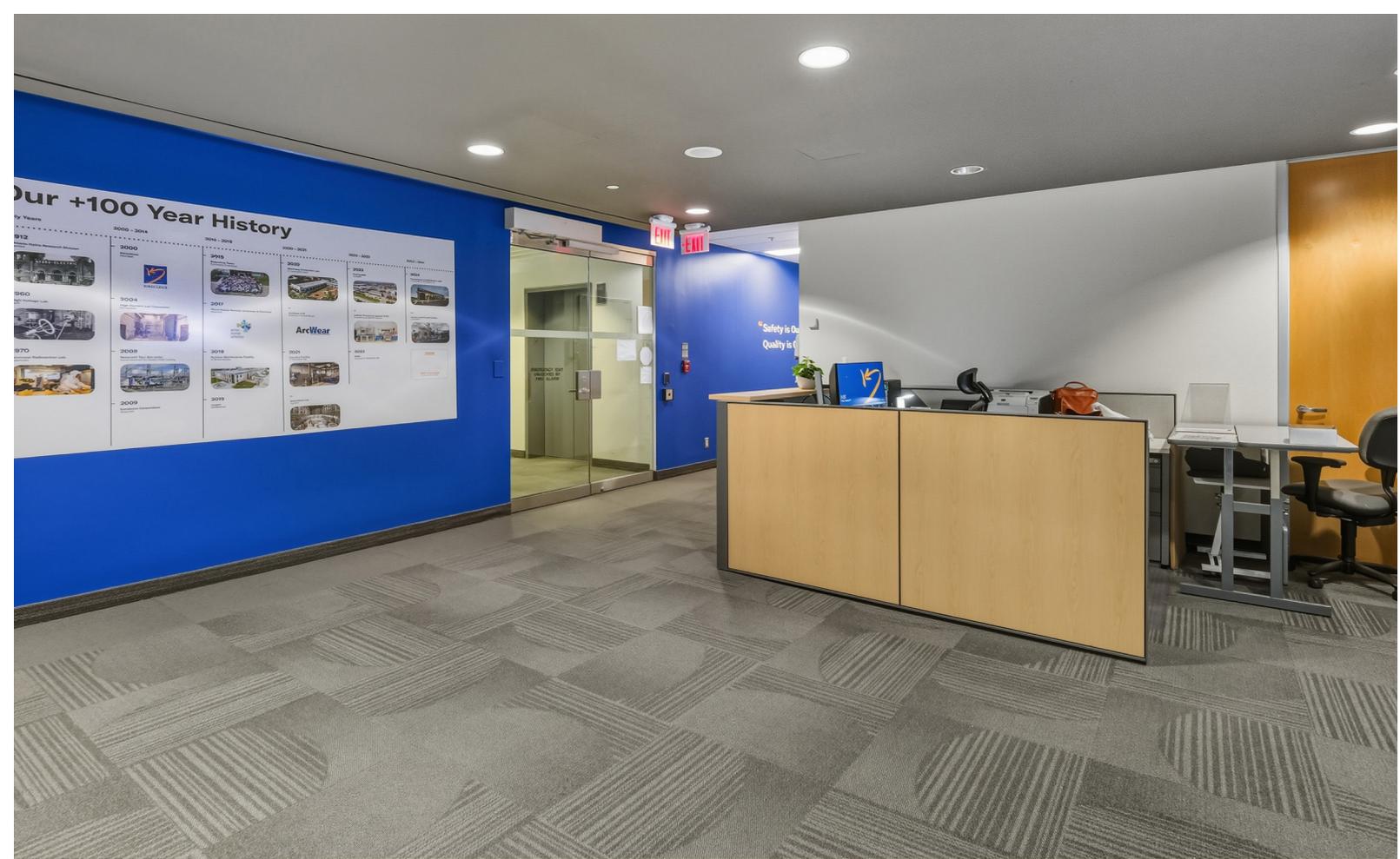
Immediate

All measurements are approximate and to be verified.



Highlights

- Bright, open, single floor opportunity built out as primarily open space with approximately 140 workstations, 3 interior offices, 3 interior meeting rooms, boardroom and lunchroom on glass
- Sublandlord requires use and access of the ~2,742 sf area outlined in green (see floor plan). Can be demised if required.
- Building amenities include an exclusive tenant fitness centre with change rooms, a fully equipped conference centre with AV capabilities, and a selection of restaurants, cafés, and service providers in and adjacent to the building
- Transit access minutes to TTC St. Patrick subway station, Bay Street bus and Dundas streetcar



Well-connected downtown office space

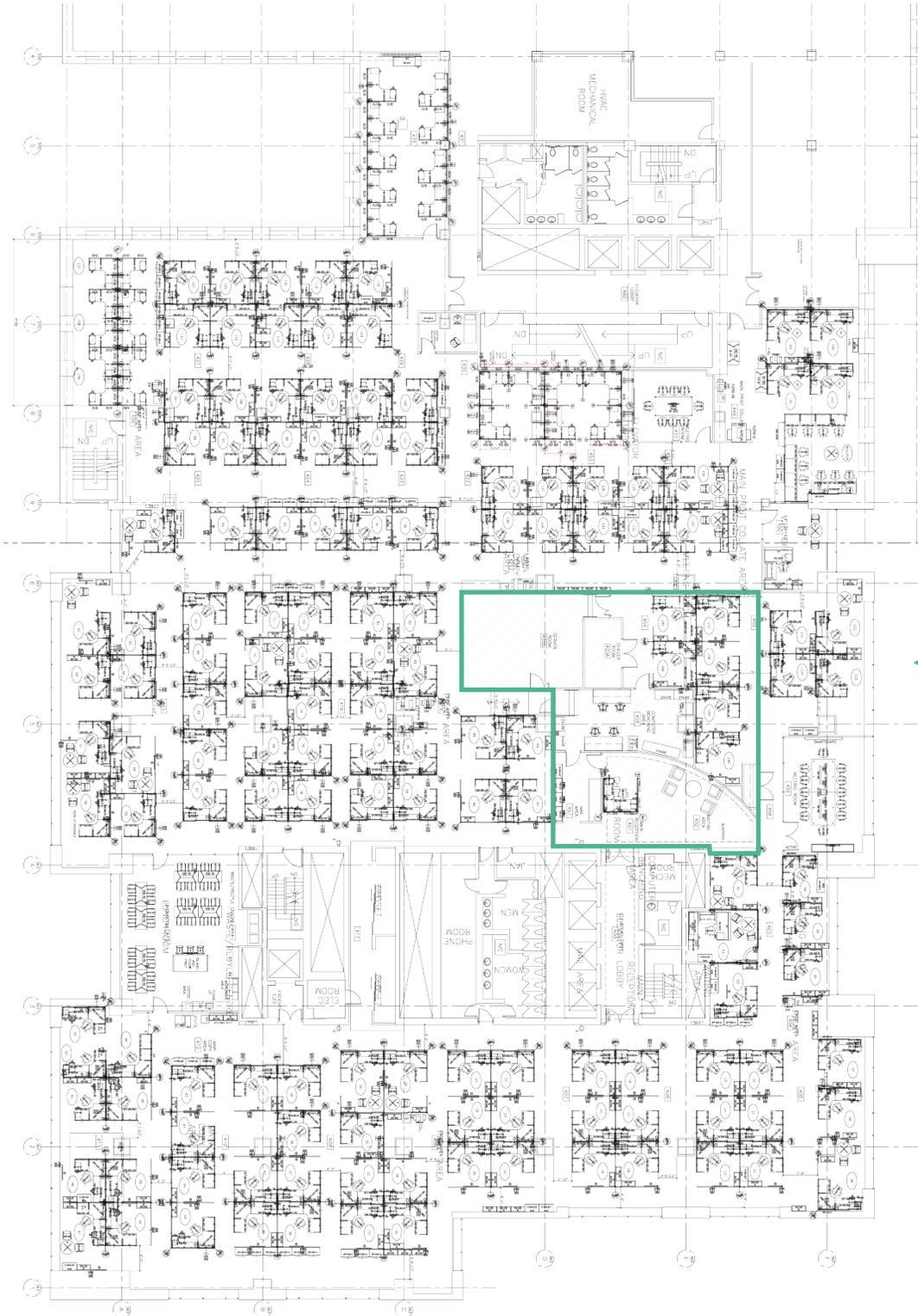


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Floor Plan



Sublandlord requires use and access of the ~2,742 sf area outlined in green. Can be demised if required.



All measurements are approximate and to be verified.



- TTC Subway Line
- Dundas Streetcar
- Bay St Bus

WALK SCORE*
99/100
 VERY WALKABLE

TRANSIT SCORE*
100/100
 EXCELLENT TRANSIT

*walkscore.com

Interior Photos





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