

Retail Opportunity for Lease
Toronto, ON



525 University Avenue

avisonyoung.ca
222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5
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The Neighbourhood

525 University Avenue is located in an established retail corridor in the heart of the Discovery District. This area benefits from ample hospital, residential and office traffic.

Existing Tenants

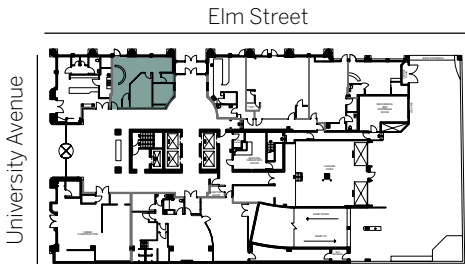
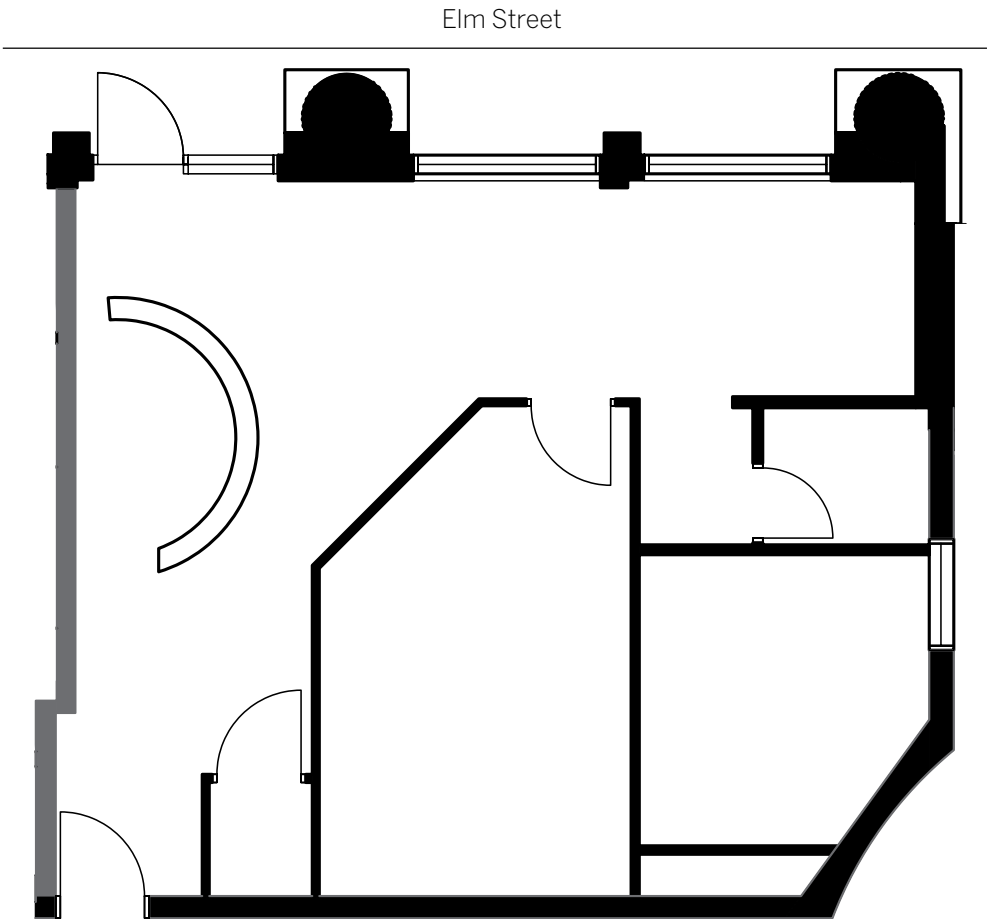


Suite R2-1

893 sf

Availability	Net Rent	TMI
Immediately	\$45.00 psf	\$25.27

- Highlights
- Inline unit with frontage on Elm Street
 - Interior and exterior entrances
 - Unit will be delivered in shell condition
 - Base of a 192,771 sf office tower

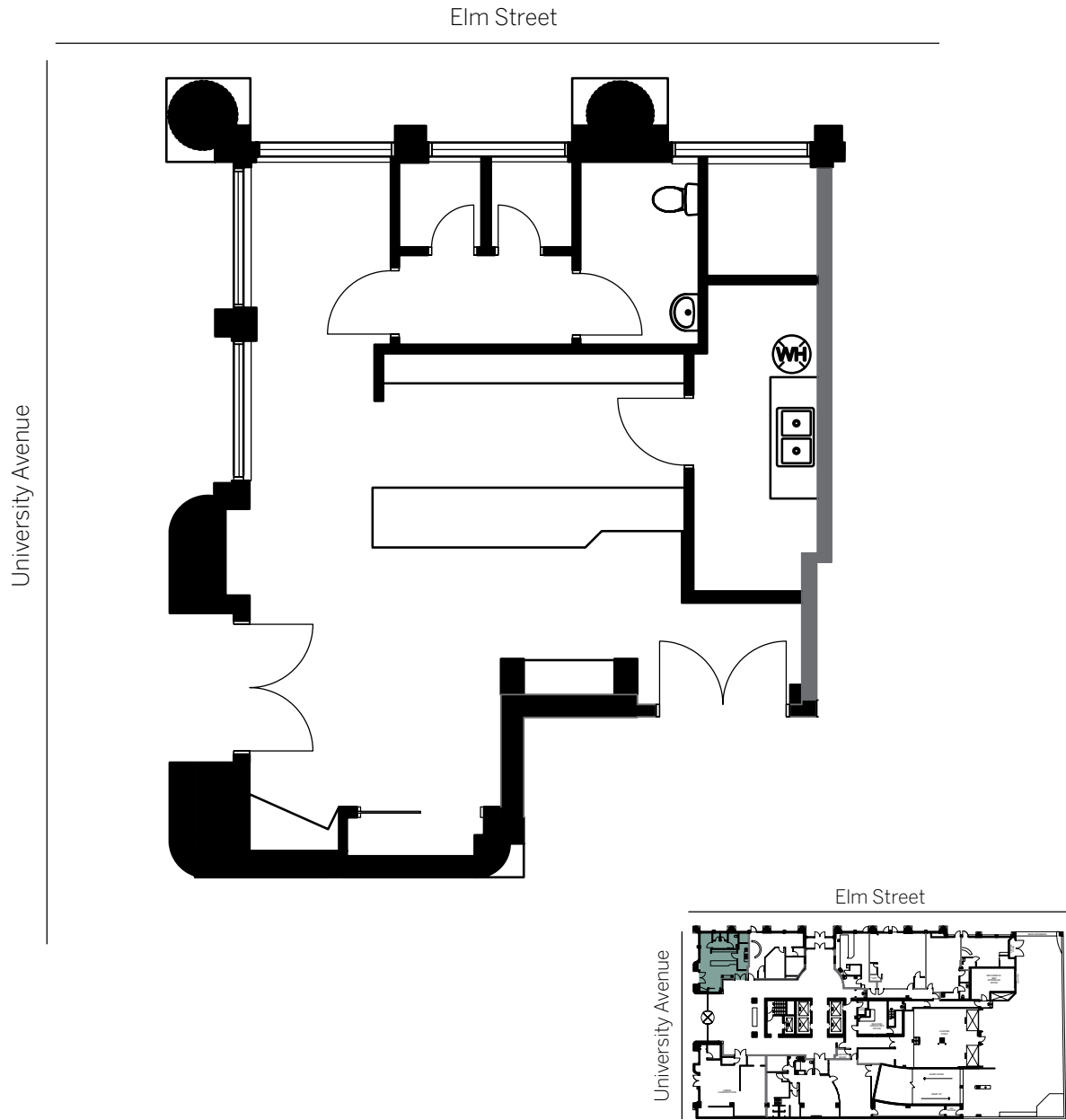


Suite R2-2

1,148 sf

Availability	Net Rent	TMI
Immediately	\$55.00 psf	\$25.27

- Highlights
- Corner unit with exposure on Elm and University
 - Interior and exterior entrances
 - Turn key quick service retail space
 - Base of a 192,771 sf office tower

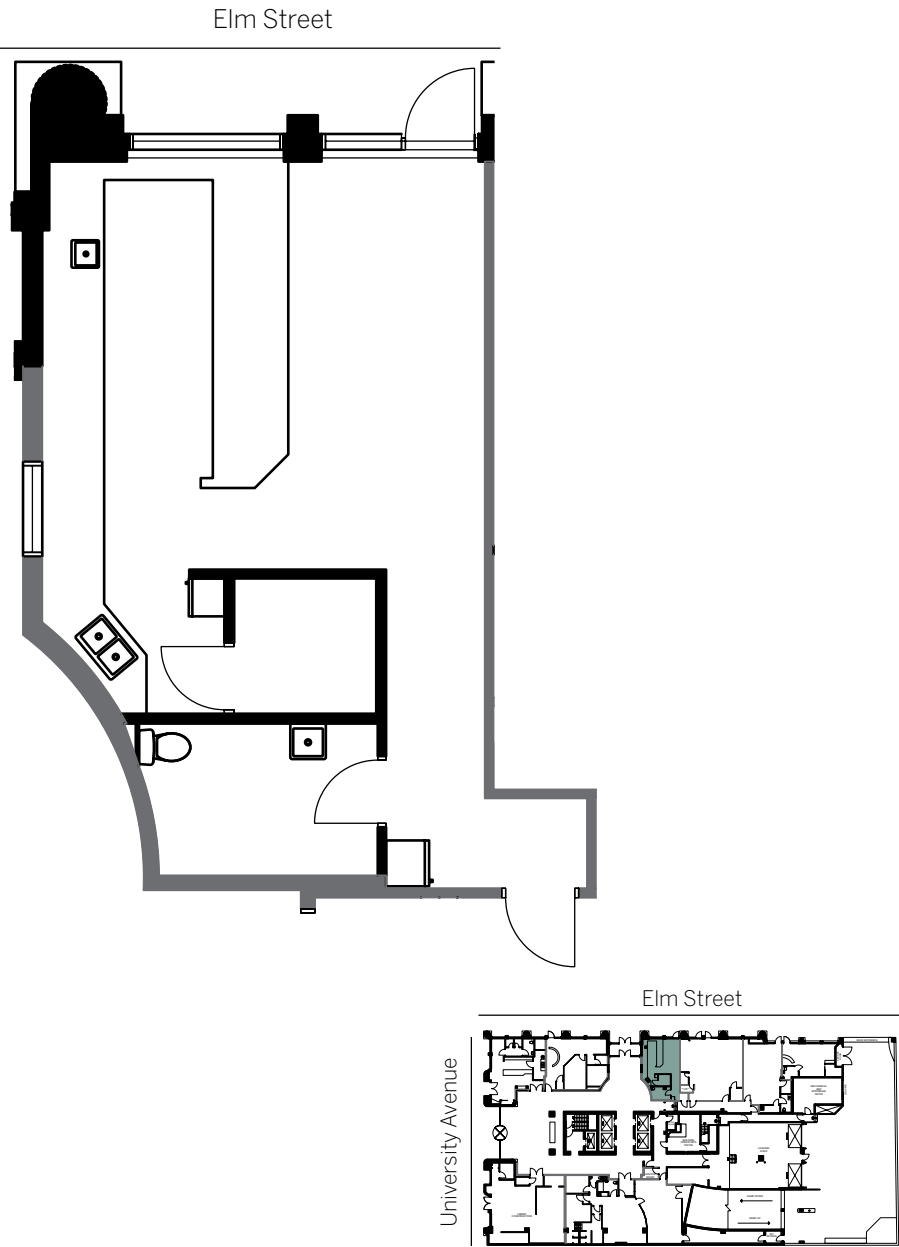


Suite R3

706 sf

Availability	Net Rent	TMI
60 days notice	\$55.00 psf	\$25.27

- Highlights
- Inline unit with frontage on Elm Street
 - Interior and exterior entrances
 - Turn key quick service retail space
 - Base of a 192,771 sf office tower

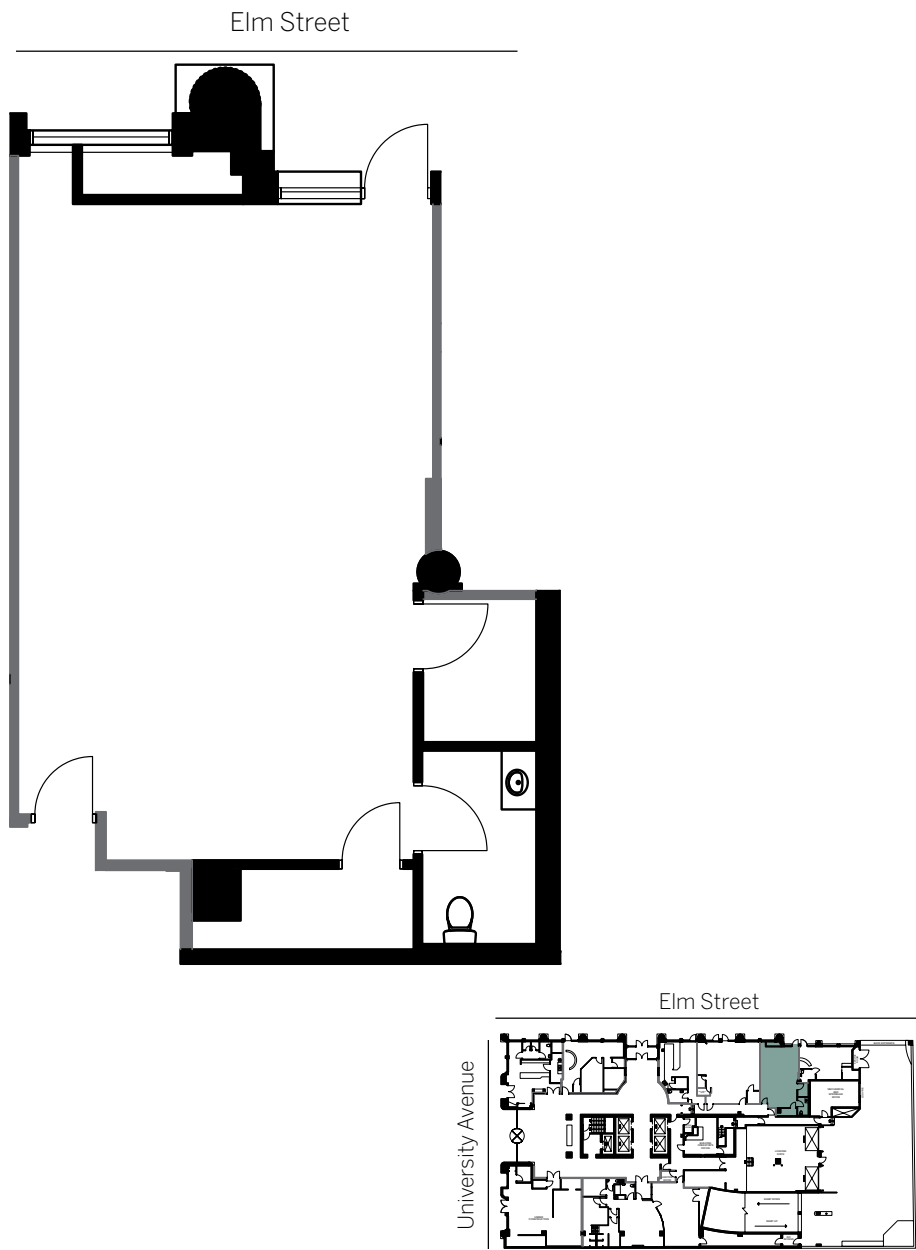


Suite R6

934 sf

Availability	Net Rent	TMI
Immediately	\$45.00 psf	\$25.27

- Highlights
- Inline unit with frontage on Elm Street
 - Interior and exterior entrances
 - Unit will be delivered in shell condition
 - Base of a 192,771 sf office tower



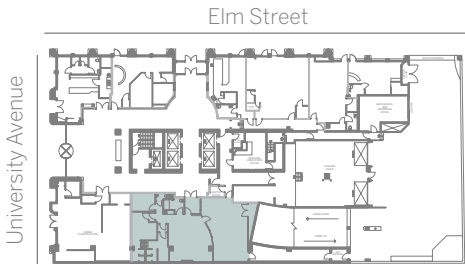
Suite R1-2

2,531 sf

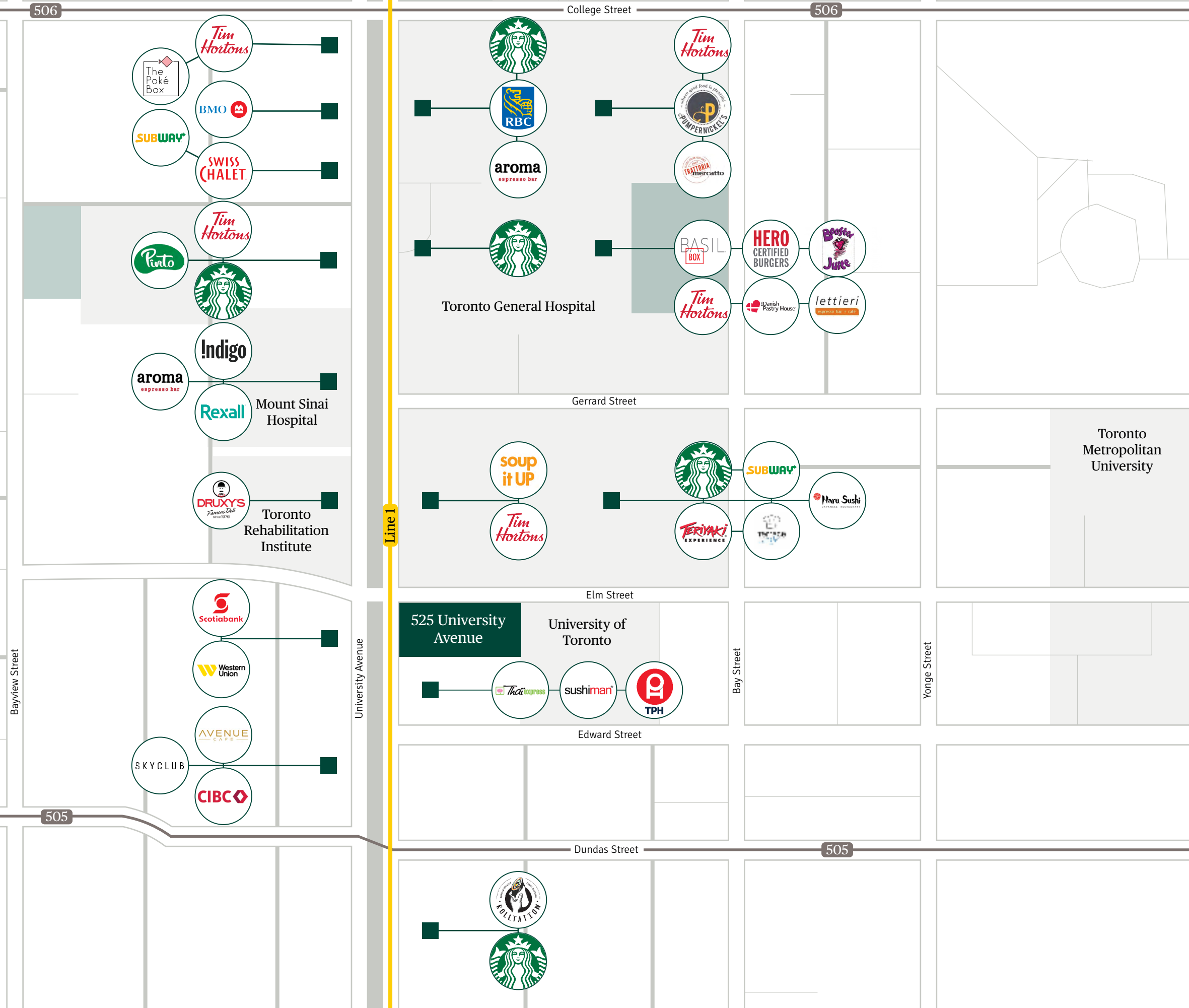
Availability	Net Rent	TMI
July 1, 2024	\$25.00 psf	\$25.27

- Highlights
- Interior unit with lobby access
 - Unit will be delivered in shell condition
 - Base of a 192,771 sf office tower
 - Suitable for medical or serviced based uses

Interior Lobby



Suite R1-2 - Lobby Entrance





525 University Avenue

For more information

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