

OFFICE SPACE FOR LEASE

480 UNIVERSITY AVENUE

AMEXON



BUILDING

480 University Avenue is a AAA office tower located in the heart of downtown Toronto. Tenants enjoy luxurious amenities like our SkyClub and Avenue Cafe. The property is also conveniently connected to the St. Patrick TTC Station as well as offering on site valet parking and ample bicycle parking.

Office Area:	300,000 SqFt
Typical Floor Plate:	17,000 SqFt
Floors:	17
Parking:	6 Levels of Underground Car and Bicycle Parking
Net Rent:	Contact to request
Additional Rent:	Contact to request



PROPERTY HIGHLIGHTS + FEATURES

Fully Renovated AAA Commercial Tower

Connected to the St. Patrick TTC subway station

Ample on-site valet parking and bicycle parking available

Large floor plates and custom build-out options available

24/7 on-site security

50,000 + SqFt SkyClub gym and spa facilities

Terrace and event space

Steps to downtown Toronto

On-site cafe

Amexon is proud to be one of Toronto's largest suburban office building developers. We are highly trained leasing specialists who analyze specific tenant requirements to facilitate each office move from the initial contact to the actual physical move.

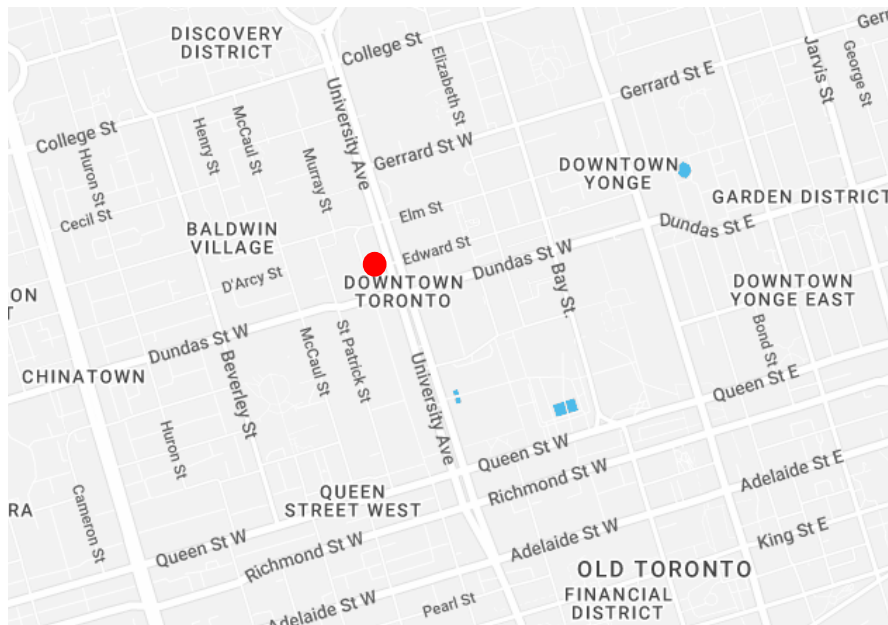
Our interior design staff provide prospective tenants the opportunity to document ideas and continuously refine and alter space plans to produce an office environment that will last the test of time.

Constant supervision of the design and step by step construction process ensures a final product that enhances the tenant's professional image and establishes a warm and inviting working atmosphere. Our constant monitoring of the construction process and our many years of construction experience ensures turnkey cost effectiveness.



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LOCATION

Located in the heart of downtown Toronto, on the corner of University Avenue and Dundas Street West.

CONTACT

For additional information and showing requests:
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