

# 1 UNIVERSITY AVENUE

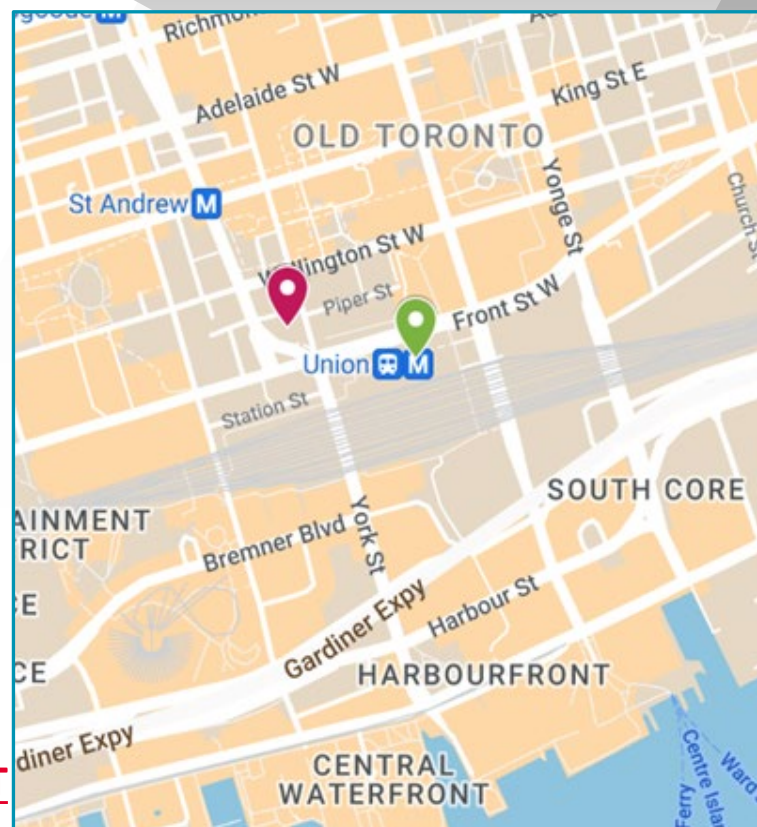
TORONTO M5J 2P1  
14,982 SF Suite 200

## PROPERTY HIGHLIGHTS

- Long-Term Financial Core Sublet
- 365 Degree views
- Fully built out
- Large number of private offices
- Immediate proximity to Union Station
- Flexible Sub-Lease Term (3 or 5 years)

## FOR SUBLEASE

### VIRTUAL RENDERING OF POTENTIAL FIT-OUT



For more information, you may contact:

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\*Broker

# OFFICE SPACE SUB-LEASE

1 UNIVERSITY AVENUE  
TORONTO M5J 2P1, 14,982 SF Suite 200



## Details Suite 200

<b>Additional Rent:</b>	\$29.16
<b>Asking Rate:</b>	Negotiable
<b>Rentable Space:</b>	14,982 SF
<b>Occupancy:</b>	Call Broker for details
<b>Sub-Lease Term Until:</b>	April 30, 2031
<b>Parking:</b>	1/ 3,500 SF

### Building Parking:

- Tenants will be entitled to use Six reserved parking spaces at the current monthly charges
- 75 Below ground stalls at \$400 per month plus tax if available
- Also adjacent to Municipal Parking lot



## Highlights

- Full floor opportunity
- Four meeting rooms
- Co-working/ WeWork space in the Building
- HVAC hours 7:00 AM to 6:00 PM
- After hours HVAC \$50/hr
- 360 view with great sightlines to the south-east over Union Station
- Fiber Optic Capability: YES
- Emergency Generator: YES
- BOMA BEST: GOLD
- Fire Detection System: YES
- Sprinkler System: YES
- Manned Security: YES
- Security Systems: Proximity Card Access, 24 hr. monitoring CCTV/VC
- Barrier Free Access to Building: YES
- Shuttle to Billy Bishop Airport at the Royal York Hotel
- Adjacent to Green P Parking with 312 spaces

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## Amenities & Retail

- Mos Mos Coffee shop at Suite 100
- Parking
- Car wash/care
- Fitness center
- Bike facilities
- Conference facilities
- Co-working/flex space
- Bars/ Restaurants



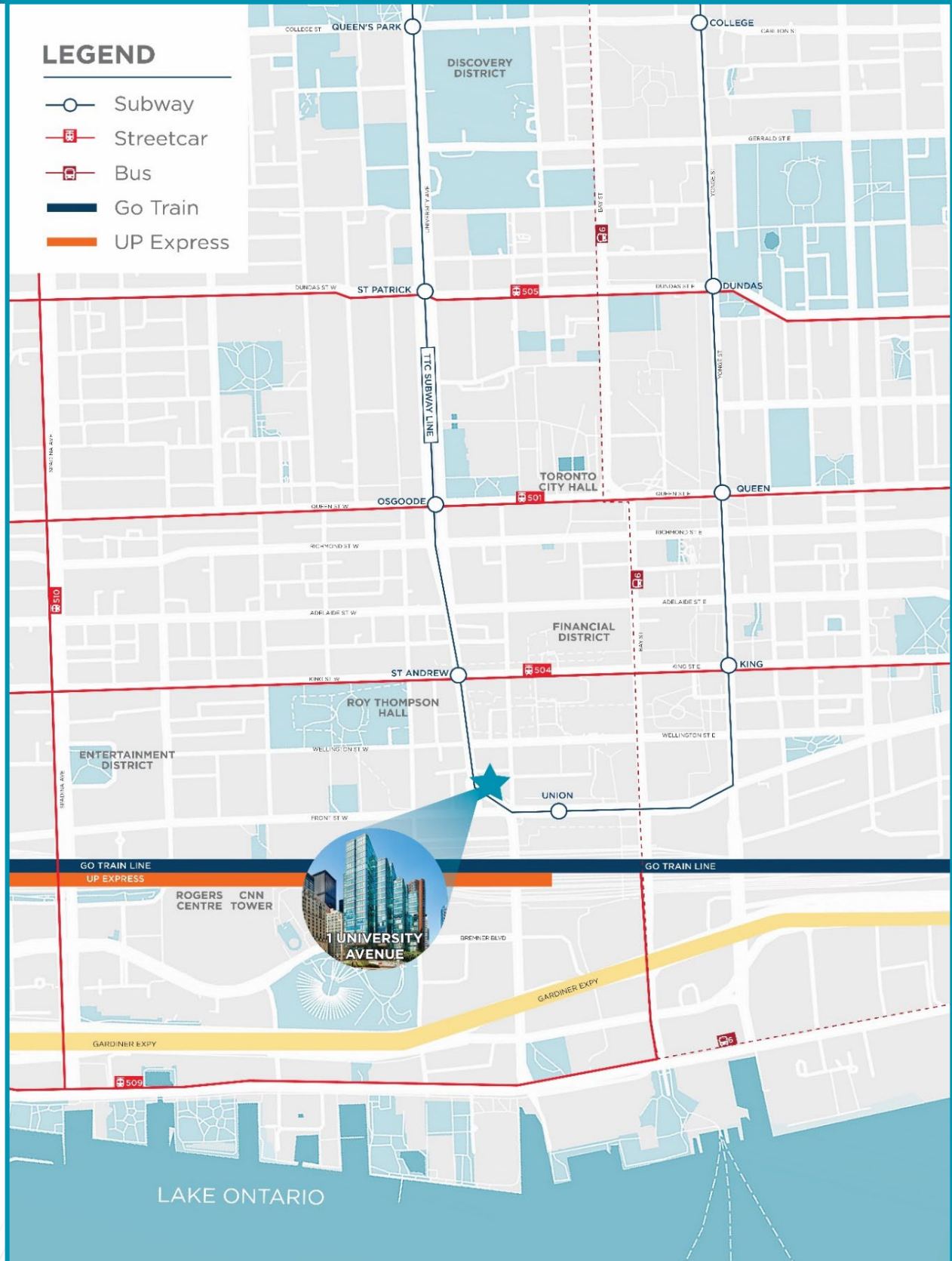
## Neighborhood Summary



Situated at the epicenter of activity, the city center encompasses some of Toronto's most vibrant districts. Engage in productive negotiations or enjoy a commanding business lunch in the bustling Financial District downtown. The Yonge Street corridor provides access to premier shopping opportunities, along with the cultural happenings at Yonge-Dundas Square. Experience a surge of creativity coupled with panoramic waterfront vistas in the South Core area. Command attention and allure top talent from across the Greater Toronto Area at One University. The lobby, recently revamped and complete with coffee shop, as well as upgraded elevator cabs, sets an impeccable initial tone, ushering you into a variety of suite configurations, spanning from expansive floors to versatile flex workspaces. A brief stroll to the PATH and Toronto's effervescent financial and entertainment hubs. Marvel at awe-inspiring waterfront panoramas of Lake Ontario, which are sure to inspire your team.

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Cushman & Wakefield ULC, Brokerage  
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

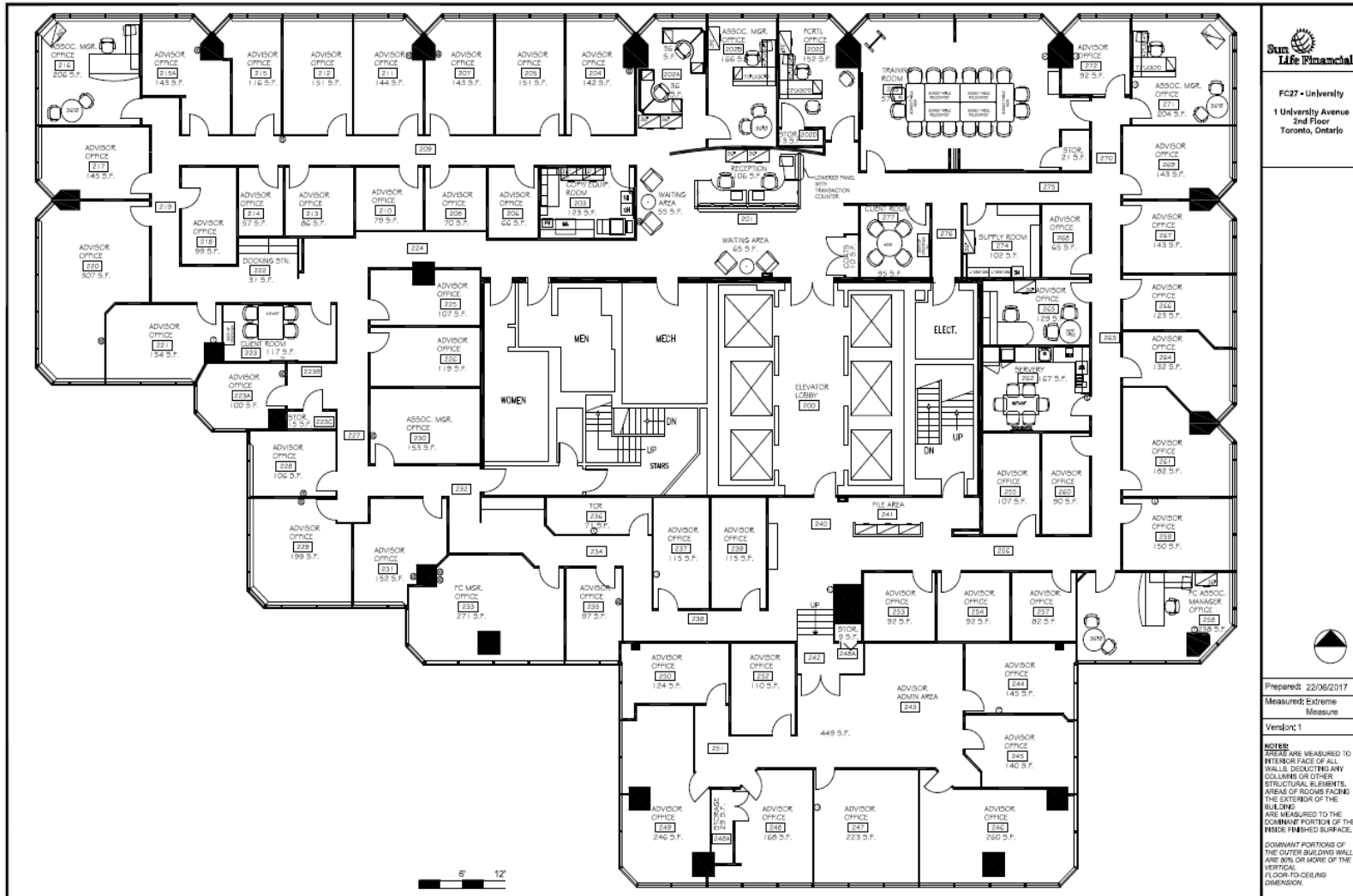
- **TTC - Union Station** – 3-minute walk
- **GO - Union Station** – 3-minute walk
- **Gardiner Expressway** – 2-minute drive
- **Billy Bishop Toronto City Airport** – 5-minute drive
- **Toronto Pearson International Airport** – 17-minute drive

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## Floor Plan – Suite 200



Sum  
Life Financial  
FC27 - University  
1 University Avenue  
2nd Floor  
Toronto, Ontario

Prepared: 22/06/2017  
Measured: Extreme Measure  
Version: 1  
**NOTE:** AREAS ARE MEASURED TO INTERIOR FACE OF ALL WALLS, DEDUCTING ANY COLLARS OR OTHER STRUCTURAL ELEMENTS. AREAS OF ROOMS FACING THE EXTERIOR OF THE BUILDING ARE MEASURED TO THE DOMINANT PORTION OF THE FINISH FINISHED SURFACE. DOMINANT PORTIONS OF THE OUTER BUILDING WALLS ARE 50% OR MORE OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.

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## Suite 200



OPEN COLLABORATION, OFFICE AND WORKSTATIONS



QR CODE TO ACCESS  
THE 360 DEGREE  
RENDERING



KEY PLAN

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TORONTO M5J 2P1, 14,982 SF Suite 200



## Suite 200



OPEN COLLABORATION, HUDDLE AND WORKSTATIONS



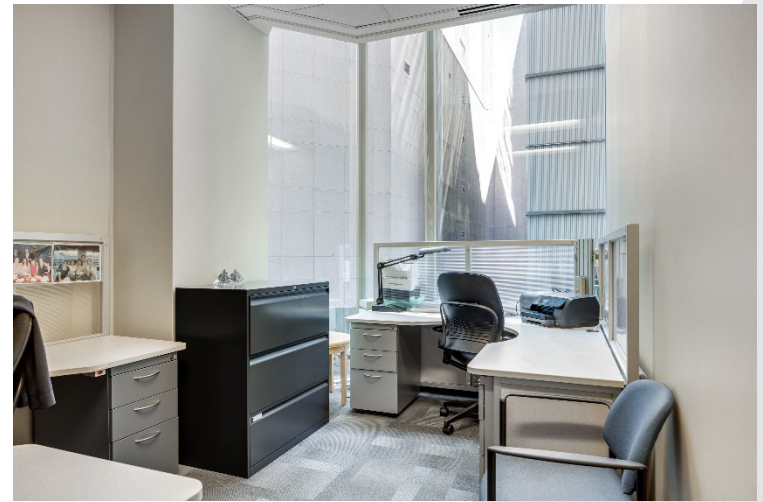
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KEY PLAN

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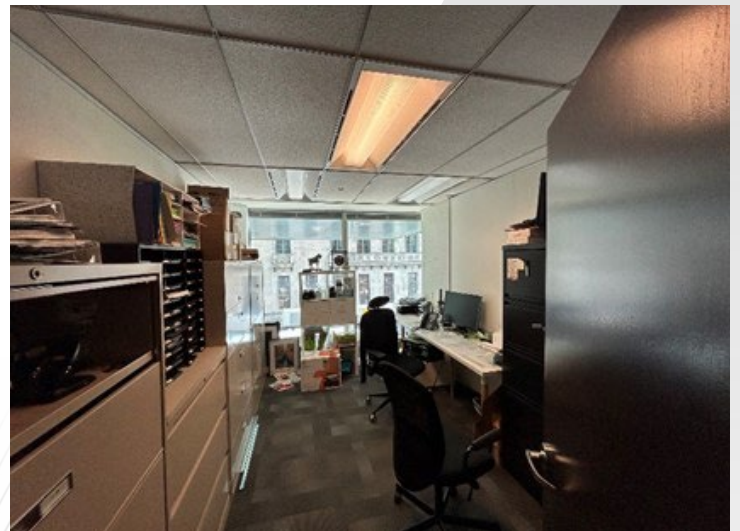
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