

# 425 UNIVERSITY AVENUE

## COST-EFFECTIVE OFFICE SPACE FOR LEASE

AT ST. PATRICK SUBWAY STATION

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cushmanwakefield.com



**OFFICE SPACE FOR LEASE**  
**425 UNIVERSITY AVENUE**  
**AT ST. PATRICK SUBWAY STATION**



**HIGHLIGHTS**

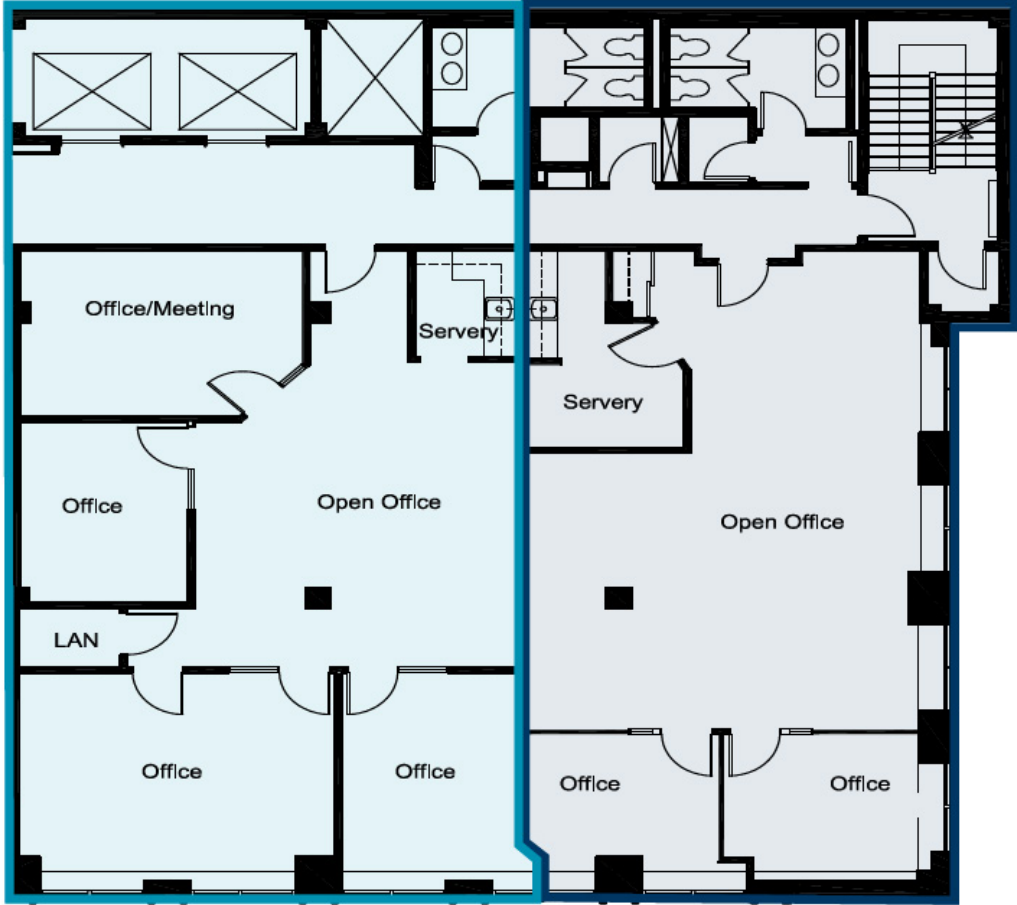
- **Suite 201** - Improved with 3 offices and a meeting room, kitchenette and open area
- **Suite 202** - Improved with 2 offices, kitchen/storage room and open area
  - Landlord willing to combine suites 201/202 and customize for a 2,932 SF user
- **Suite 300** - Built-out law firm space with 10 perimeter offices overlooking University Avenue, two kitchenettes and open area
- **Suite 400** - Open concept with 2 offices, a boardroom and kitchen overlooking University Avenue, furnished with 35 workstations
- **Suite 403** - Open area with two offices (contiguous to Suite 400; full floor can be made available)
- New elevators and common area upgrades
- Steps from St. Patrick Subway Station, Queen’s Park, the Courts and Bay Street

**DETAILS**

AVAILABLE SPACE	NET RENT	Contact Listing Agents
Suite 201 - 1,601 SF (Available Immediately)	<b>ADDITIONAL RENT</b>	\$19.83 PSF (est. 2023)
Suite 202 - 1,331 SF (Available Immediately)		
<b>Contiguous to 2,932 SF</b>		
Suite 300 - 4,403 SF (Available Immediately)		
Suite 400 - 4,392 SF (Available Immediately)		
Suite 403 - 1,017 SF (can be made available)		
<b>Contiguous to 5,409 SF (full floor)</b>		

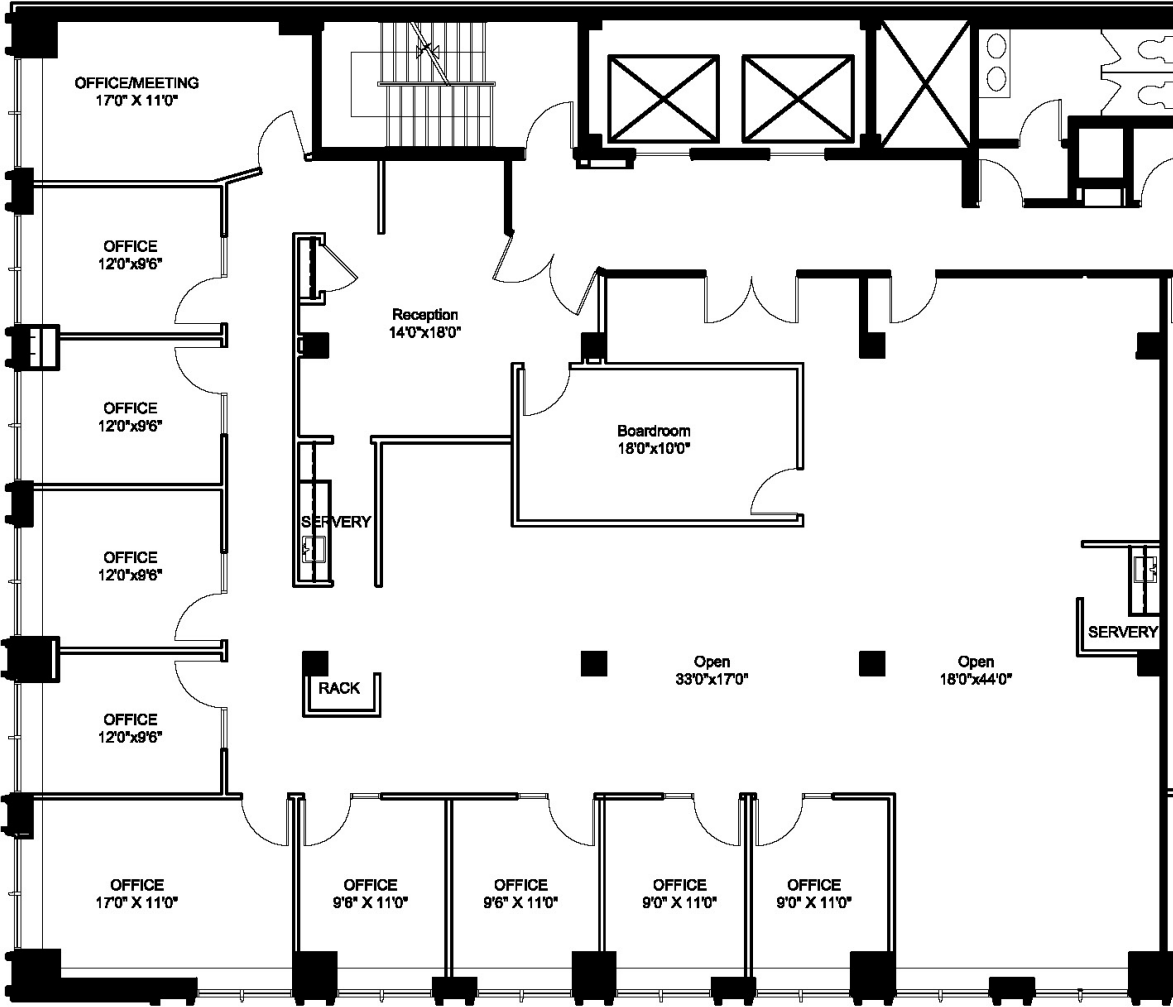
**FLOOR PLANS**

**SUITE 201 - 1,601 SF**      **SUITE 202 - 1,331 SF**  
**Contiguous to 2,932 SF**



**FLOOR PLANS**

**SUITE 300 - 4,403 SF**

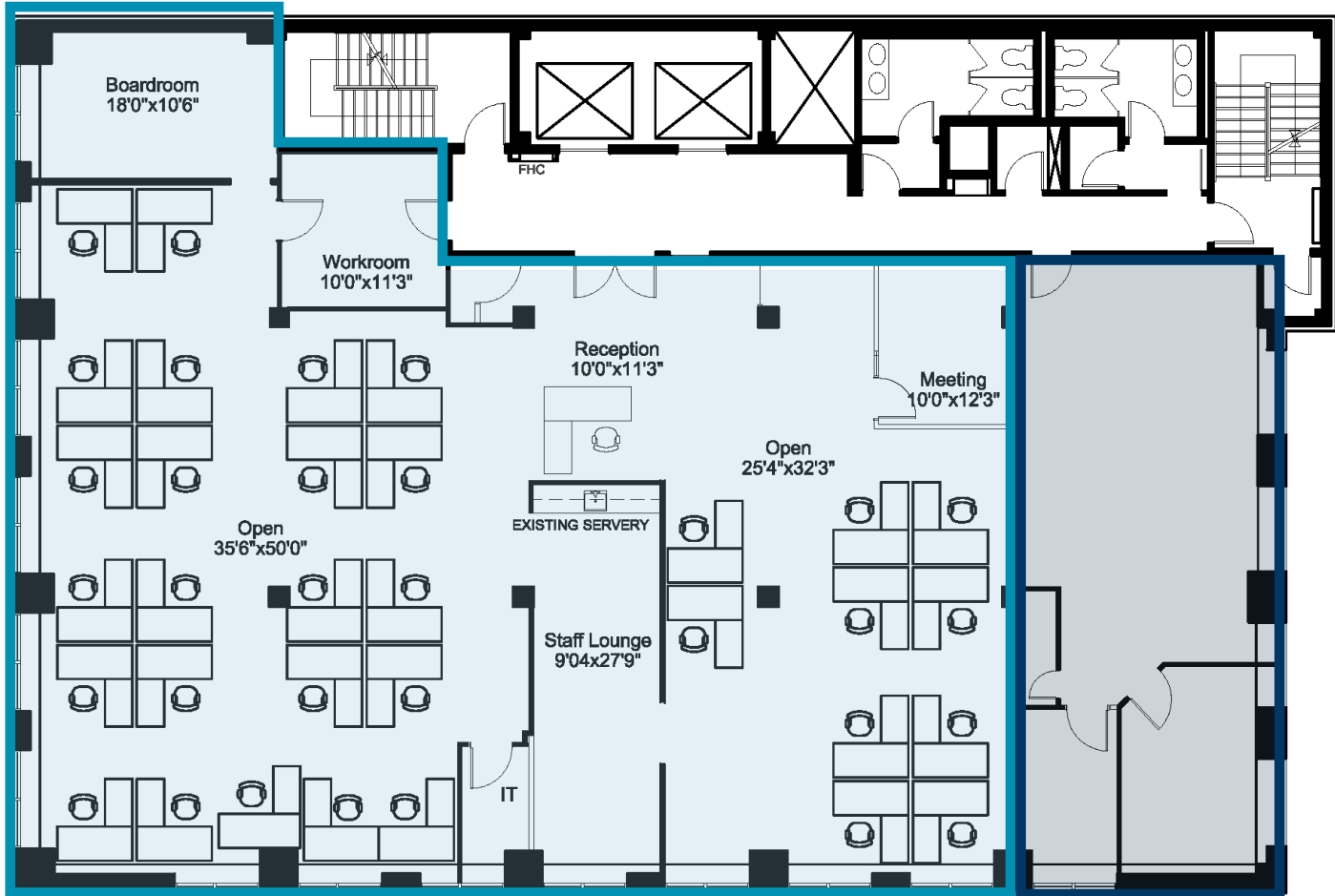


**FLOOR PLANS**

**SUITE 400 - 4,392 SF**

**SUITE 403 - 1,017 SF**

(Suite 403 can be made available; Full Floor contiguous to 5,409 SF)



**CLICK HERE**  
 FOR VIRTUAL TOUR



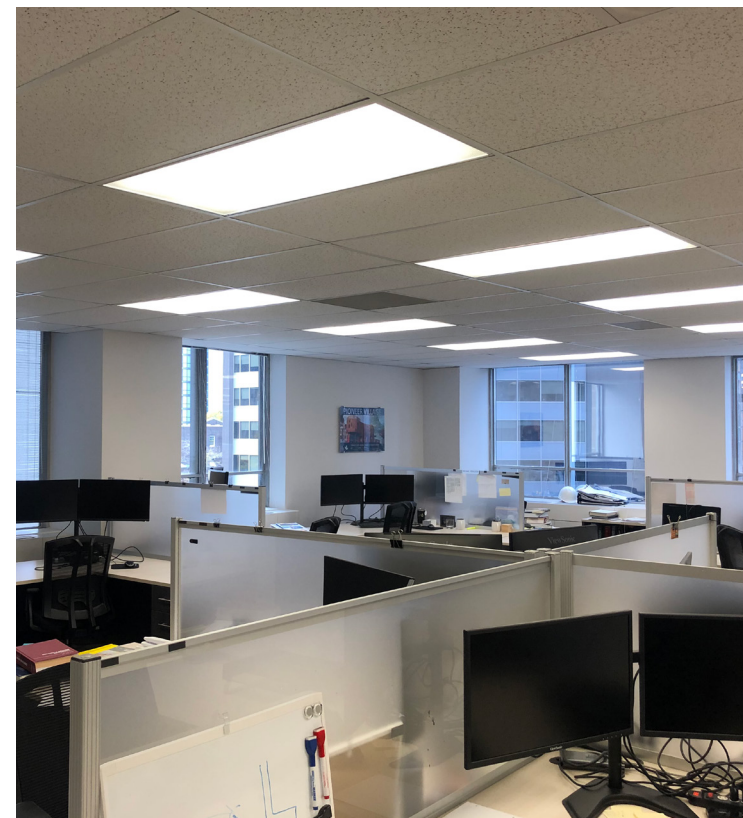
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SUITE 300 - 4,403 SF

[CLICK HERE FOR VIRTUAL TOUR](#)

SUITE 400 - 4,392 SF

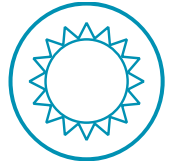




## MARKET DEMOGRAPHICS - 3 KM RADIUS



**POPULATION**  
304,235.6



**DAYTIME POPULATION**  
801,553.8



**MEDIAN AGE**  
36



**TOTAL HOUSEHOLDS**  
168,740



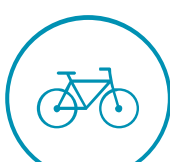
**AVG. HOUSEHOLD INCOME**  
103,396



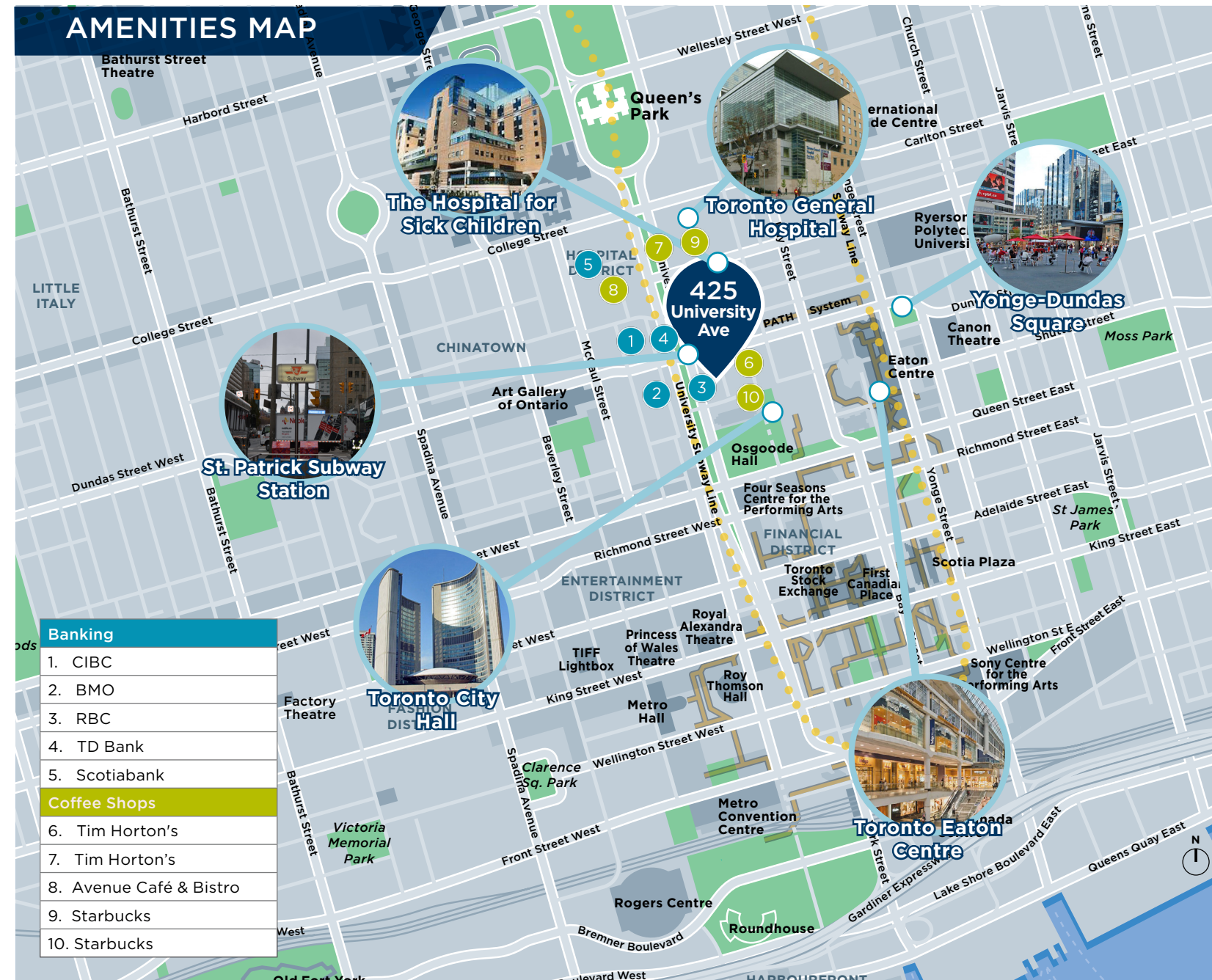
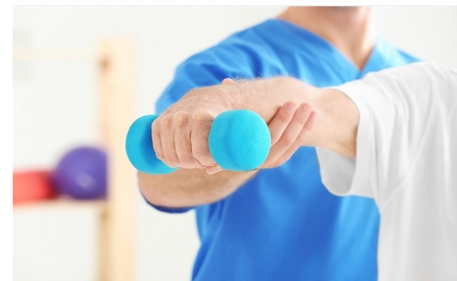
**WALK SCORE**  
99



**TRANSIT SCORE**  
100



**BIKE SCORE**  
95



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