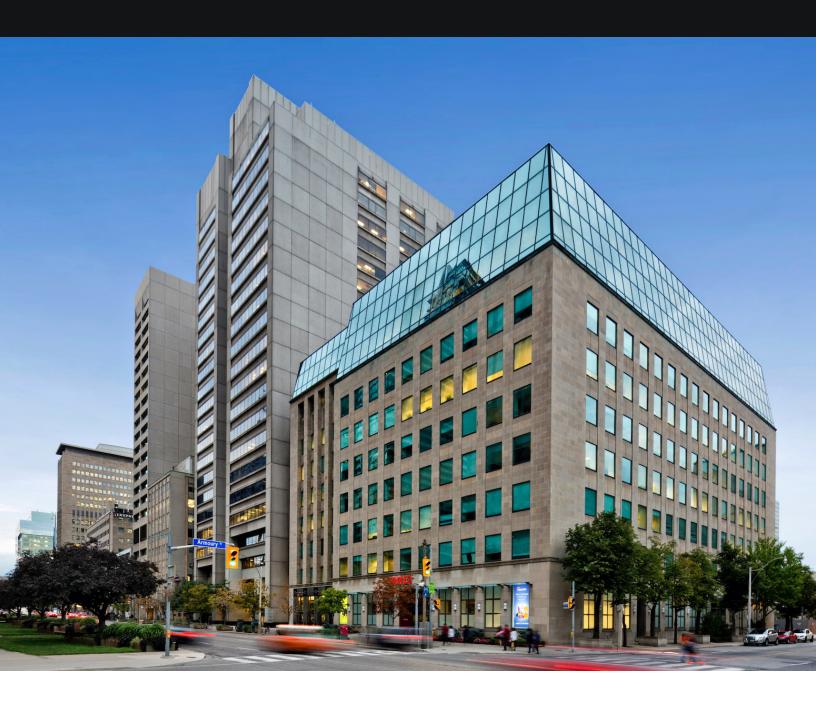
375/393 UNIVERSITY AVE



Contact

Sean Cline*

Associate Vice President +1 647-920-2113 Sean.Cline@jll.com



375 University Ave

Suite	Area (SF)	Rent (PSF)	Additional Rent Estimate (PSF)*	Available	Comments	Floor Plan
301	13,059	\$35.00	\$21.73	Immediate	Built out with perimeter offices, meeting rooms and to an open plan. Potential to be in base building condition.	
601	3,094	\$35.00	\$21.73	Immediate	In base building condition with plumbing rough-ins available. Potential to be in turnkey condition.	

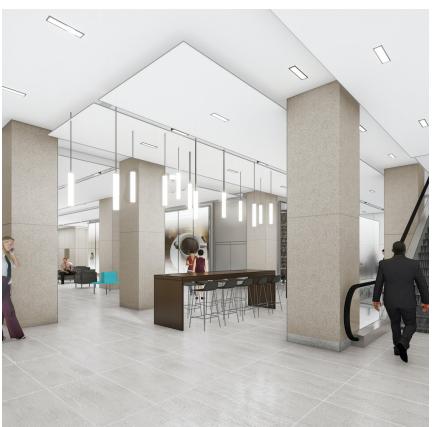
393 University Ave

Suite	Area (SF)	Rent (PSF)	Additional Rent Estimate (PSF)*	Available	Comments	Floor Plan
500	7,000	\$35.00	\$21.73	Immediate	In base building condition with new LEDs and ceiling tiles.	
Floors 7, 8, 9 & 10	97,687	\$35.00	\$21.73	Immediate	 Large contiguous opportunity in base building condition with new HVAC, LED lighting, blinds and AODA washrooms. Potential for additional contiguous 50,000 sf. 	
1601	10,961	\$35.00	\$21.73	February 1, 2023	North and east facing views with open area, perimeter offices, boardroom, and full service kitchen.	
1607	2,524	\$35.00	\$21.73	Immediate	Built out corner unit with five offices, boardroom, fully furnished kitchen, storage area and reception area.	
1810	1,721	\$35.00	\$21.73	Immediate	Built out corner unit with offices, meeting rooms, and open area.	

^{*}In suite utilities not included









	375 University Ave	393 University Ave
Total Number of Floors	9	22
Building Size	205,164 SF	521,600 SF
Average Floor Plate	23,000 SF	24,000 SF

Great Features

- Close proximity to the Eaton Centre and other retail offerings providing premium access to entertainment and amenities
- Exclusive tenant fitness centre and changing rooms
- Bicycle parking
- Short walk from Union Station, the Greyhound bus terminal, and the Gardener Expressway for both pedestrian and vehicle access
- Fully equipped conference centre with AV capabilities and seating for up to 50 guests

Food

1.	Marcello's Market and Deli	11. Denny's
2	Charlessalsa	10 That E

2. Starbucks 12. Thai Express

3. Druxy's 13. Duke of Cornwall Pub

4. Tim Hortons 14. Avenue Cafe + Bistro

5. Timothy's 15. Cafe Plenty

6. Hong Shing7. Lai Wah Heen16. Pizzaiolo17. Gallery Sushi

8. Hemispheres 18. Tundra

9. Gyugyuya 19. A&W

10. Tsujiri Dundas 20. Sunset Grill

Retail

1. Staples

6. LCBO

2. Rexall

7. Hudson's Bay

3. Canadian Tire

8. First Canadian Place

4. Mark's

9. Atrium Mall

5. Eaton Centre

10. MUJI

Services

Other

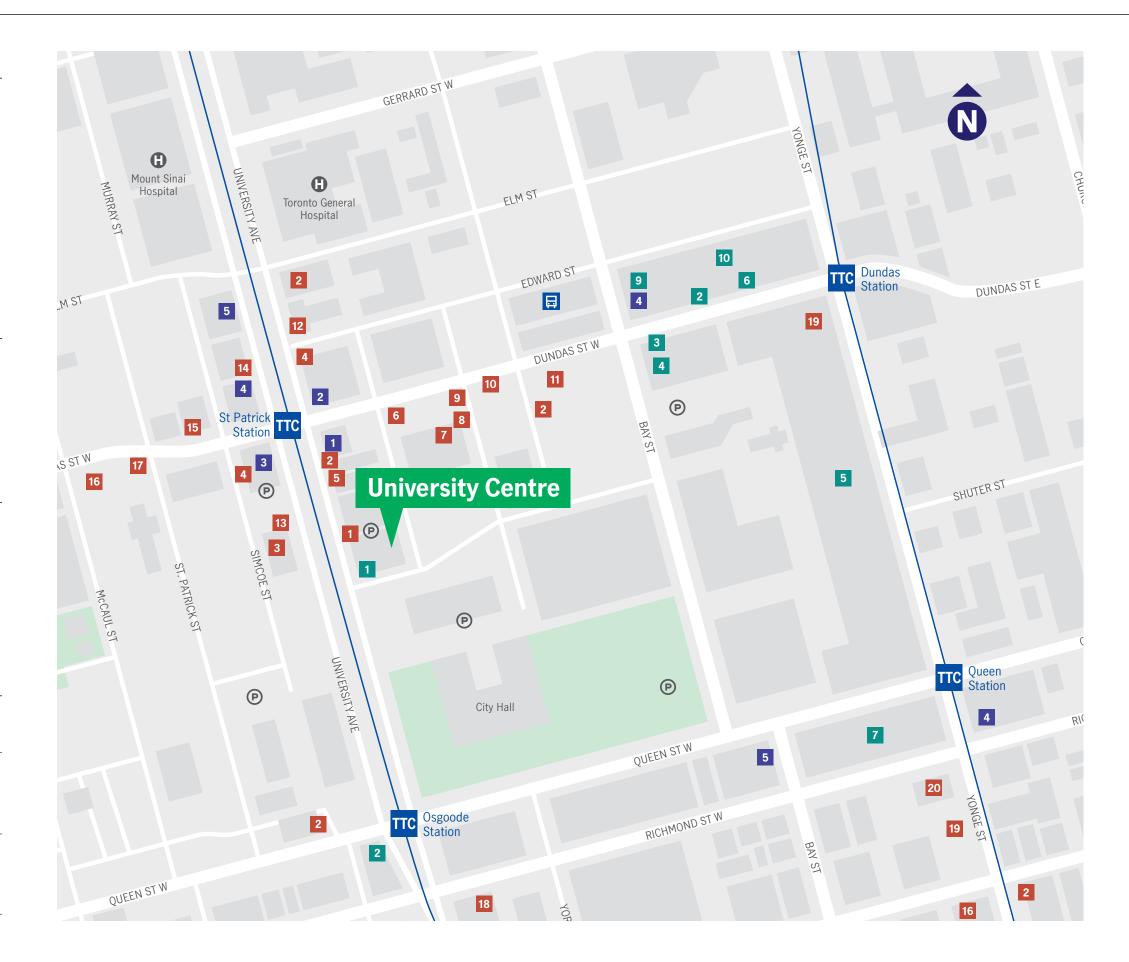
- 1. RBC
- 2. TD Bank
- 3. BMO
- 4. CIBC
- 5. Scotiabank

_

- TTC Station
- ☐ Greyhound Bus Terminal
- Parking
- Hospital

Driving Times

Union Station	6 mins
Billy Bishop Toronto City Airport	15 mins
Toronto Pearson International Airport	25 mins



375/393 UNIVERSITY AVE

Contact

Sean Cline*

Associate Vice President +1 647-920-2113 Sean.Cline@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative