

# University Centre

375/393 UNIVERSITY AVE



## Contact

**Sean Cline\***

Associate Vice President



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**Manulife**

375 University Ave

Suite	Area (SF)	Rent (PSF)	Additional Rent Estimate (PSF)*	Available	Comments	Floor Plan
301	13,059	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>Built out with perimeter offices, meeting rooms and to an open plan. Potential to be in base building condition.</li></ul>	
601	3,094	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>In base building condition with plumbing rough-ins available. Potential to be in turnkey condition.</li></ul>	

393 University Ave

Suite	Area (SF)	Rent (PSF)	Additional Rent Estimate (PSF)*	Available	Comments	Floor Plan
500	7,000	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>In base building condition with new LEDs and ceiling tiles.</li></ul>	
Floors 7, 8, 9 & 10	97,687	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>Large contiguous opportunity in base building condition with new HVAC, LED lighting, blinds and AODA washrooms. Potential for additional contiguous 50,000 sf.</li></ul>	
1601	10,961	\$35.00	\$21.73	February 1, 2023	<ul style="list-style-type: none"><li>North and east facing views with open area, perimeter offices, boardroom, and full service kitchen.</li></ul>	
1607	2,524	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>Built out corner unit with five offices, boardroom, fully furnished kitchen, storage area and reception area.</li></ul>	
1810	1,721	\$35.00	\$21.73	Immediate	<ul style="list-style-type: none"><li>Built out corner unit with offices, meeting rooms, and open area.</li></ul>	

\*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
2.

Starbucks
3.

Druxy's
4.

Tim Hortons
5.

Timothy's
6.

Hong Shing
7.

Lai Wah Heen
8.

Hemispheres
9.

Gyugyuya
10.

Tsujiri Dundas
11.

Denny's
12.

Thai Express
13.

Duke of Cornwall Pub
14.

Avenue Cafe + Bistro
15.

Cafe Plenty
16.

Pizzaiolo
17.

Gallery Sushi
18.

Tundra
19.

A&W
20.

Sunset Grill

Retail

1.

Staples
2.

Rexall
3.

Canadian Tire
4.

Mark's
5.

Eaton Centre
6.

LCBO
7.

Hudson's Bay
8.

First Canadian Place
9.

Atrium Mall
10.

MUJI

Services

1.

RBC
2.

TD Bank
3.

BMO
4.

CIBC
5.

Scotiabank

Other

- TTC

TTC Station
- Bus

Greyhound Bus Terminal
- P

Parking
- H

Hospital

Driving Times

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



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