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For Sublease

70 University Ave

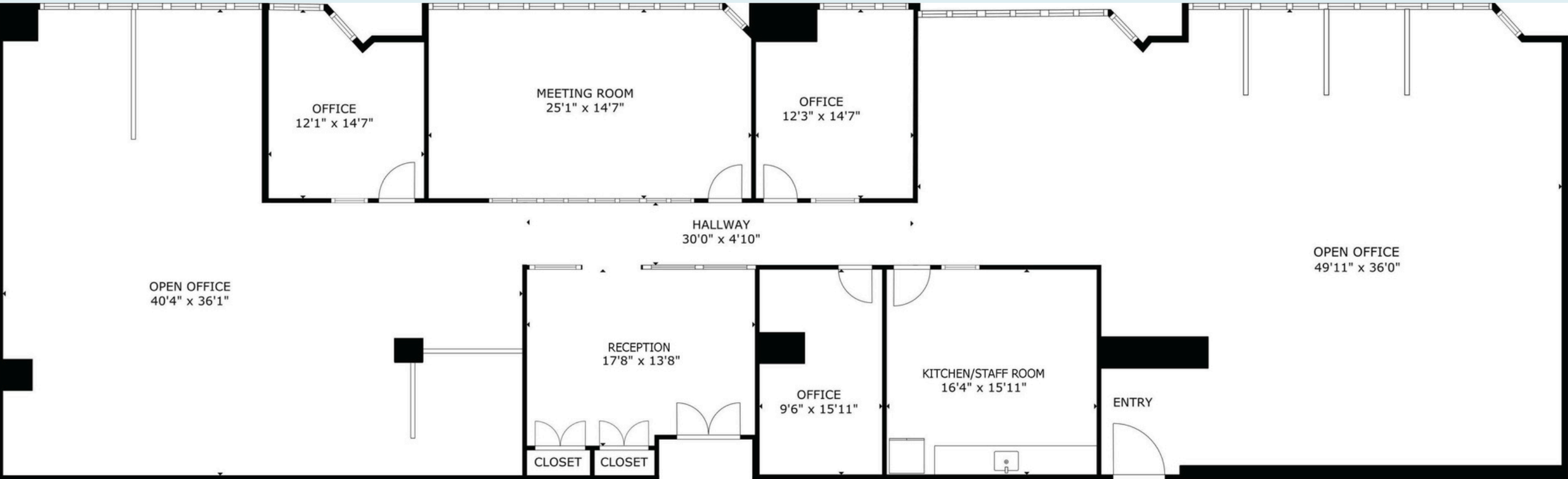
Suite 720 | 4,994 SF

Sublease Summary

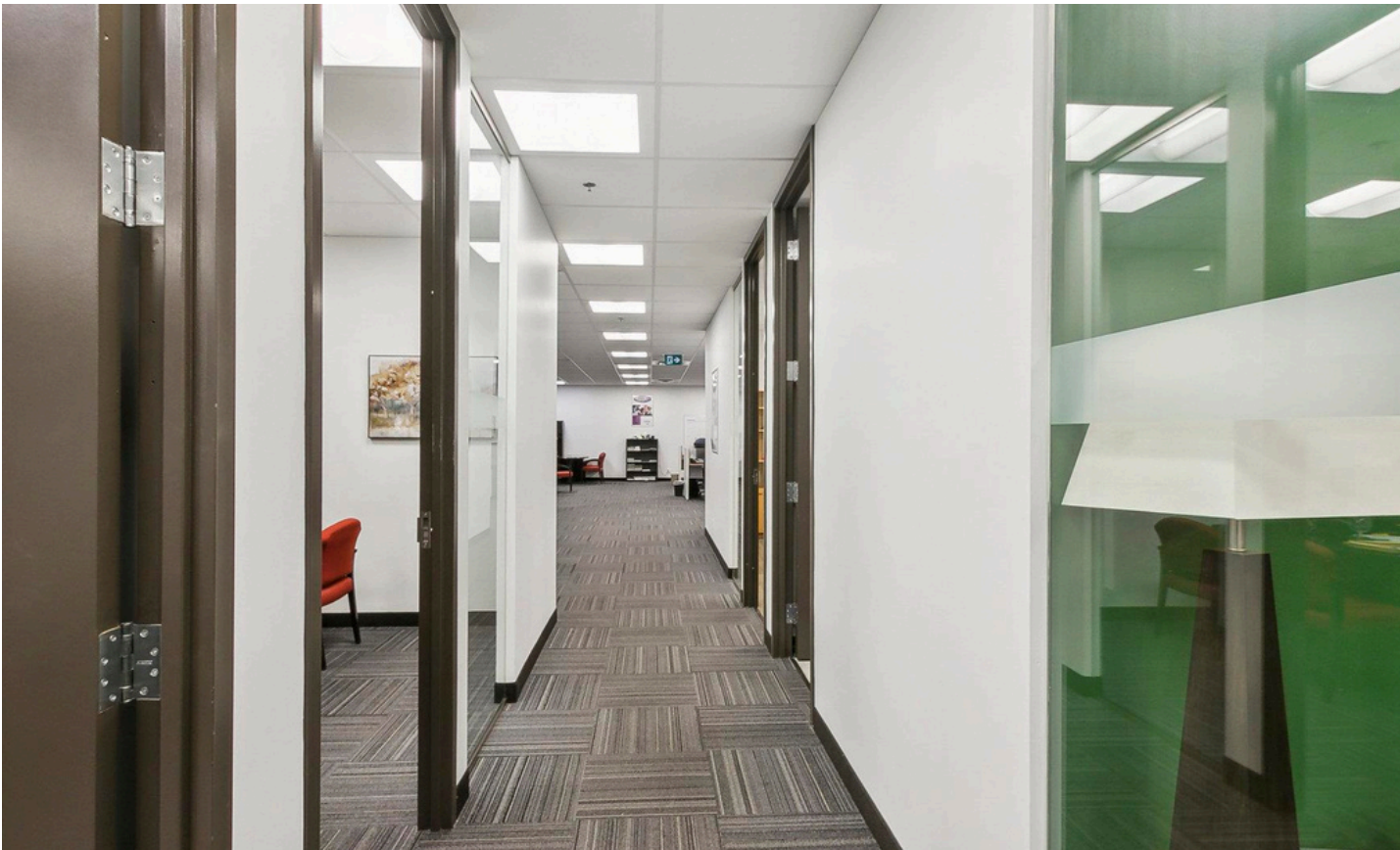
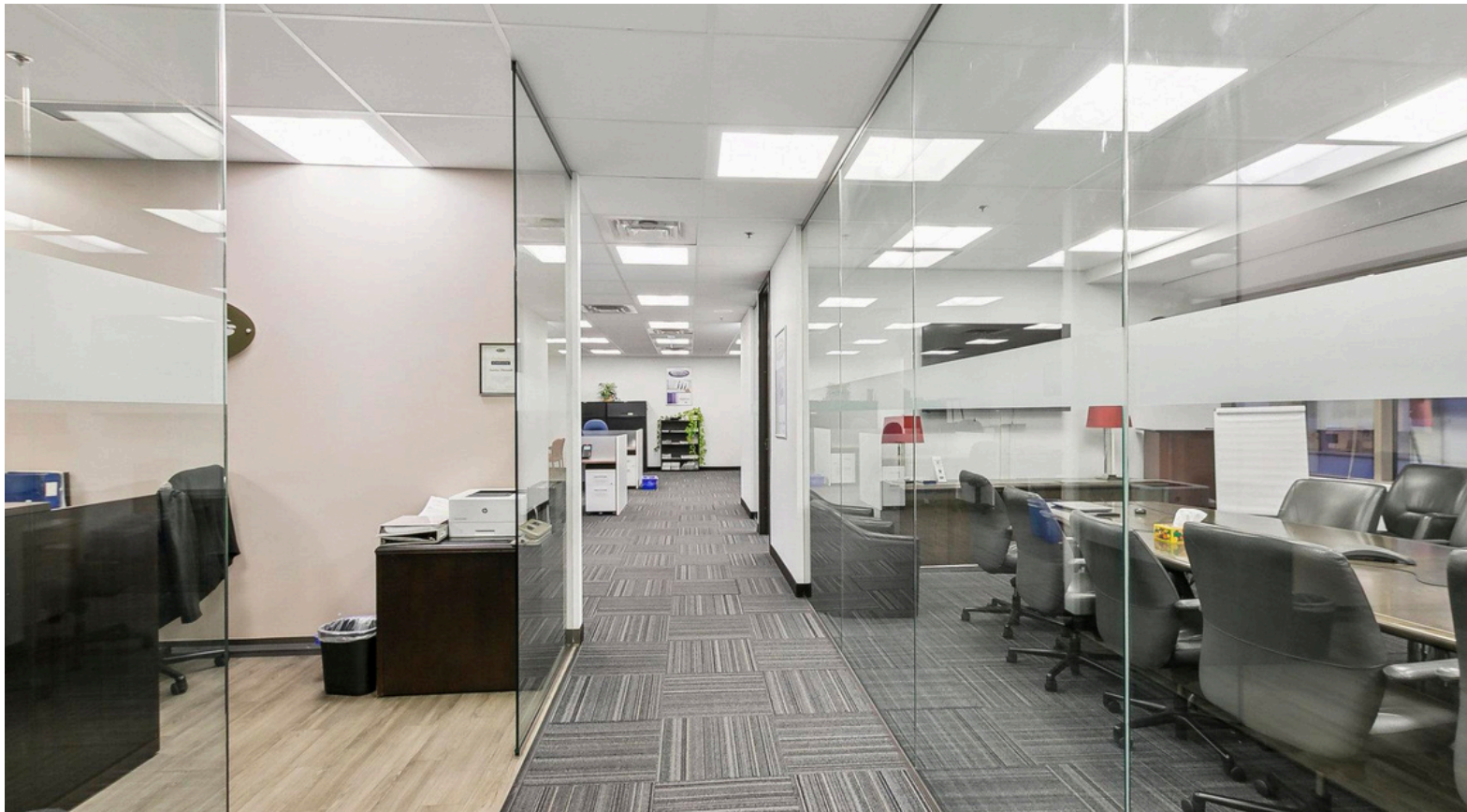
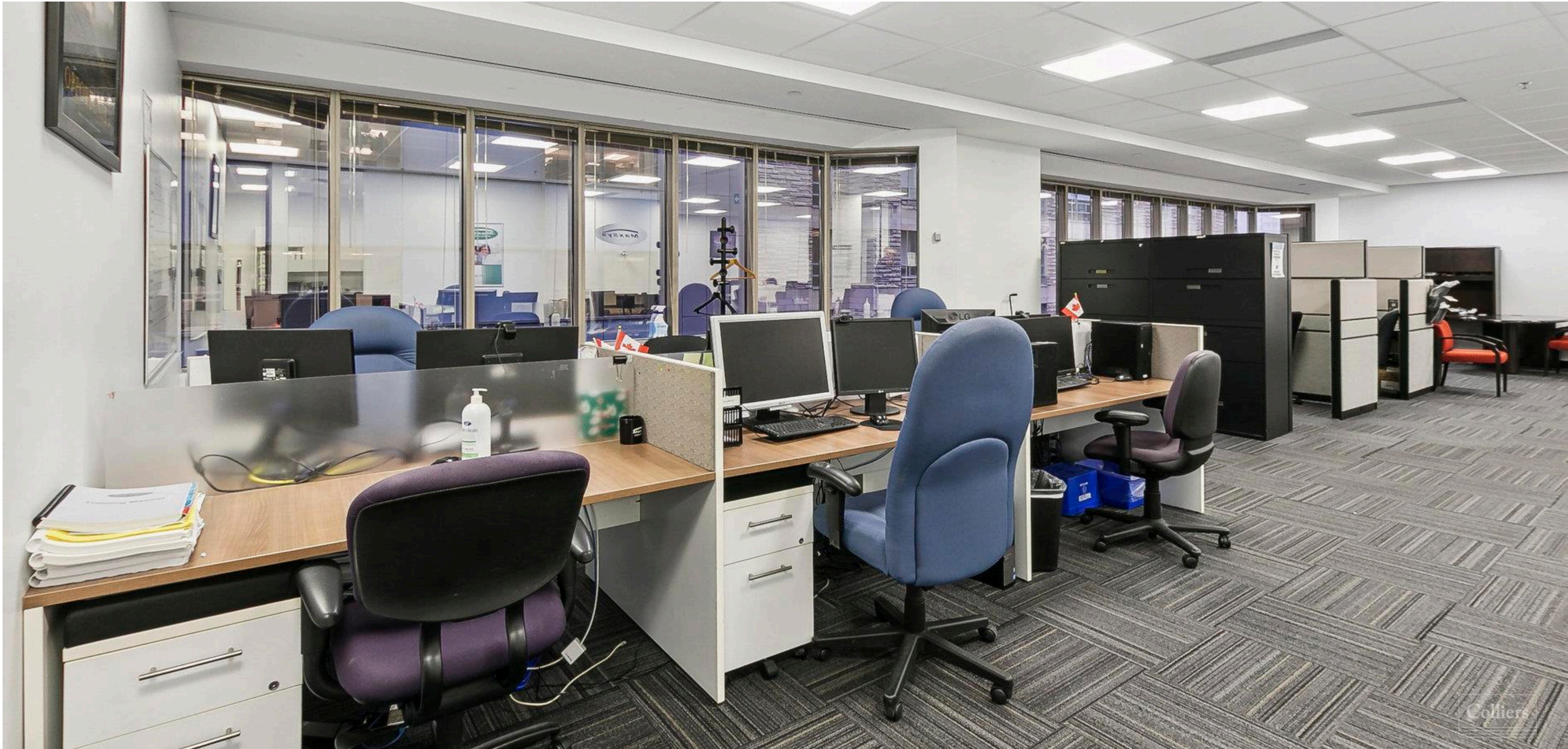
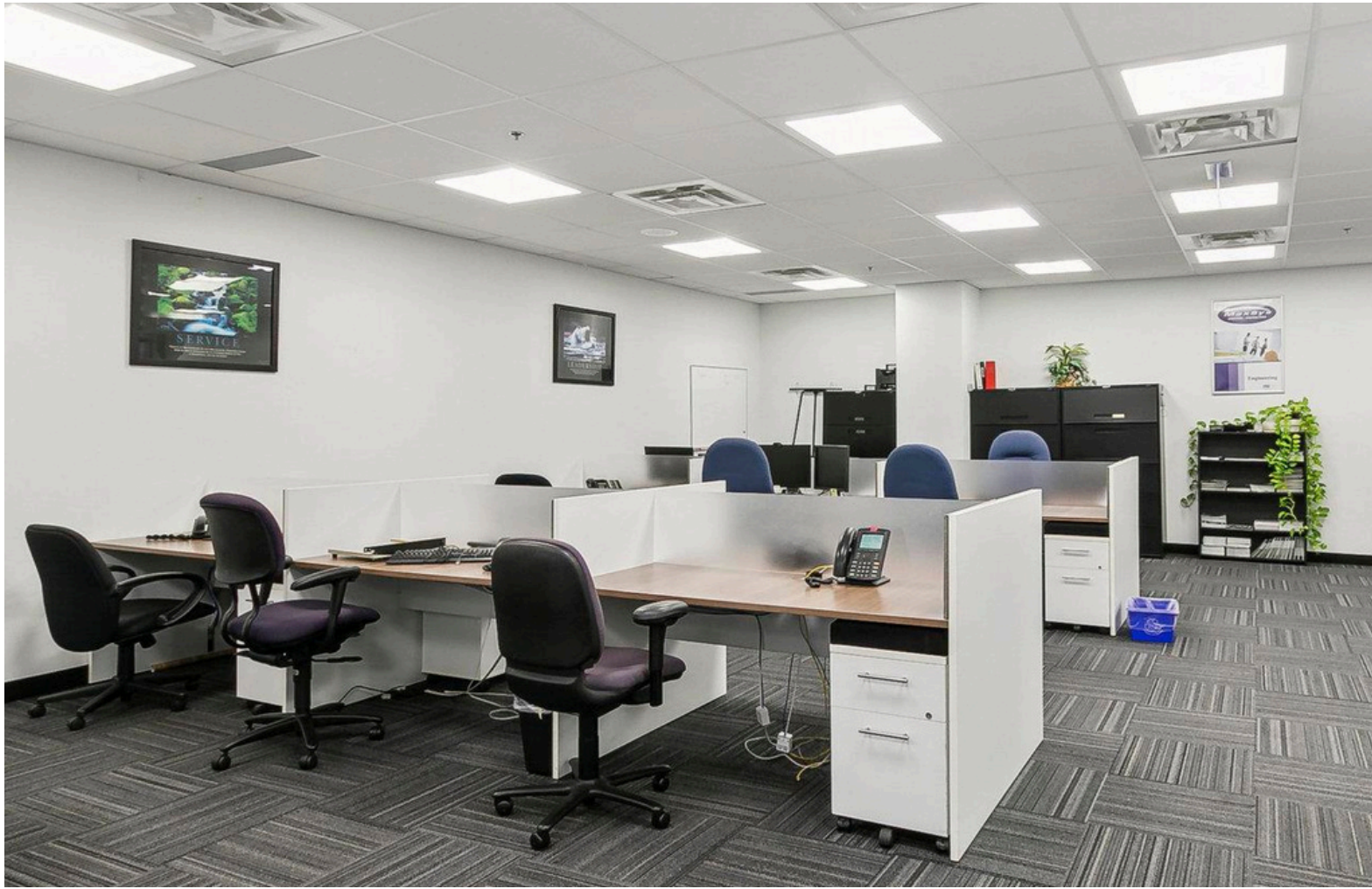
Suite	720
Size	4,994 SF
Available	Immediate
Term Until	December 31, 2026
Asking Net Rent	Contact Listing Agent
Additional Rent	\$26.95 PSF (2024 est.)
Unit Highlight	<ul style="list-style-type: none">• Move-in ready office space• Furniture available• 40 workstations, 2 Private offices, 1 Meeting room, Lunch and Lounge area, and Reception• Double door elevator exposure

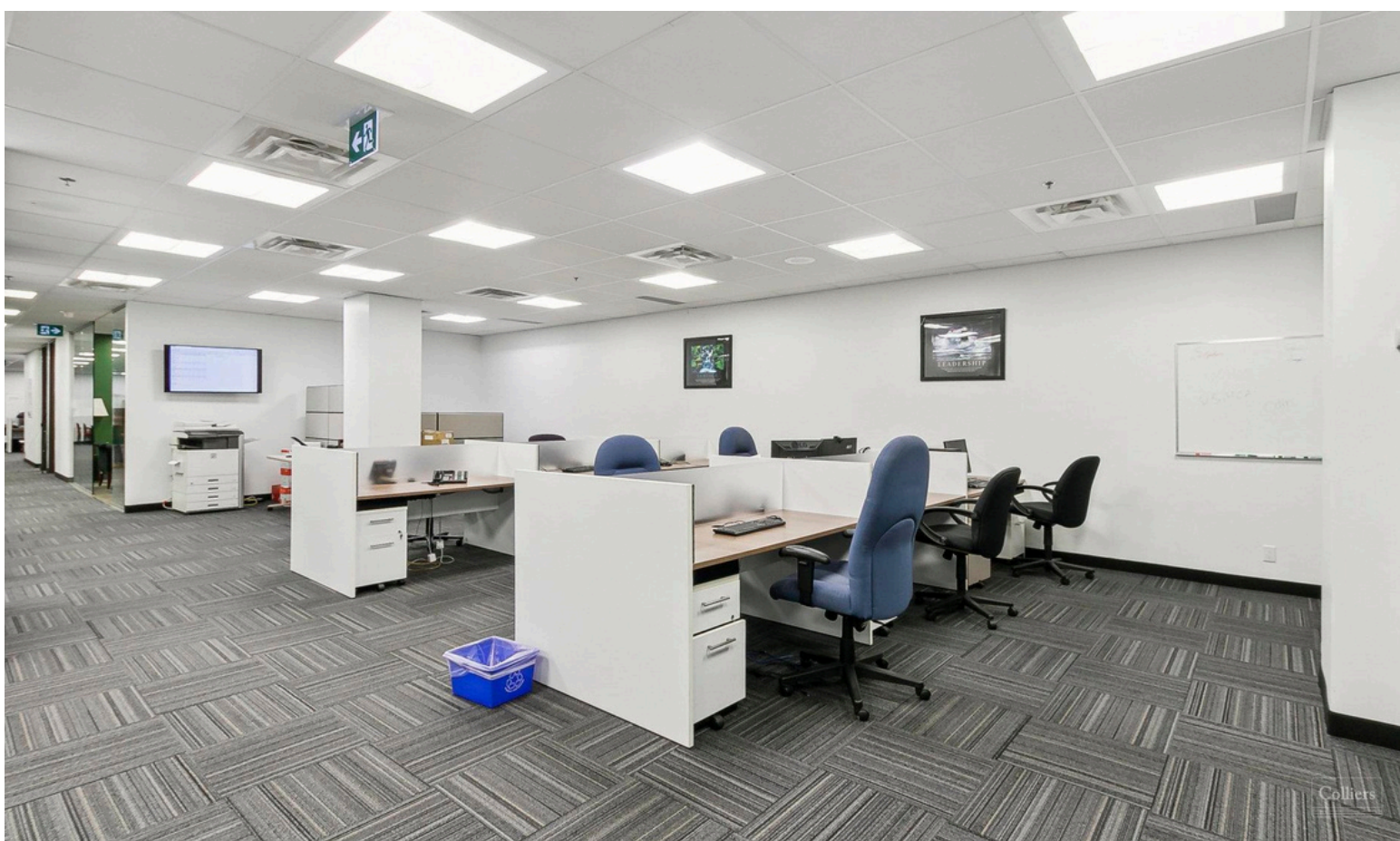
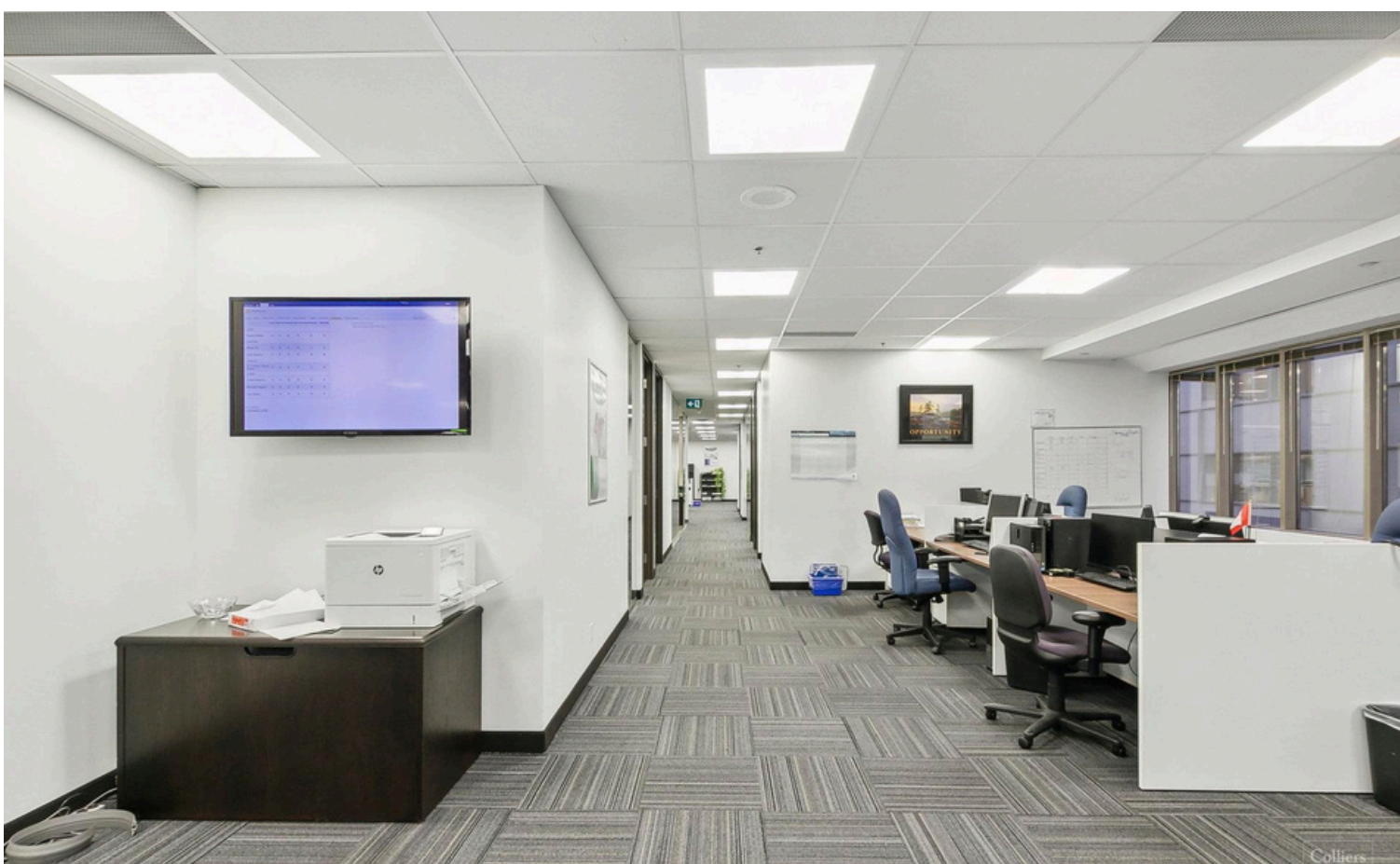
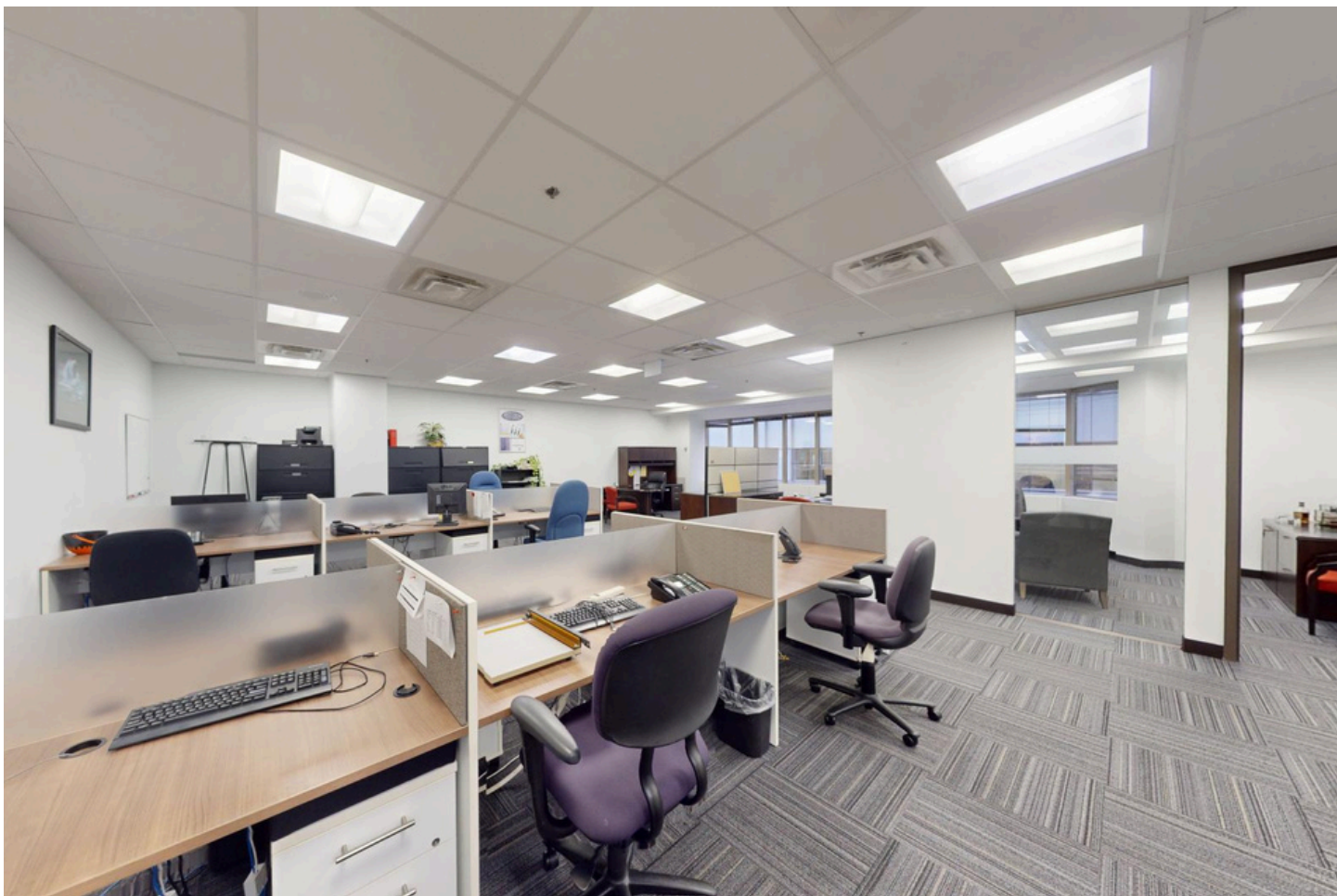
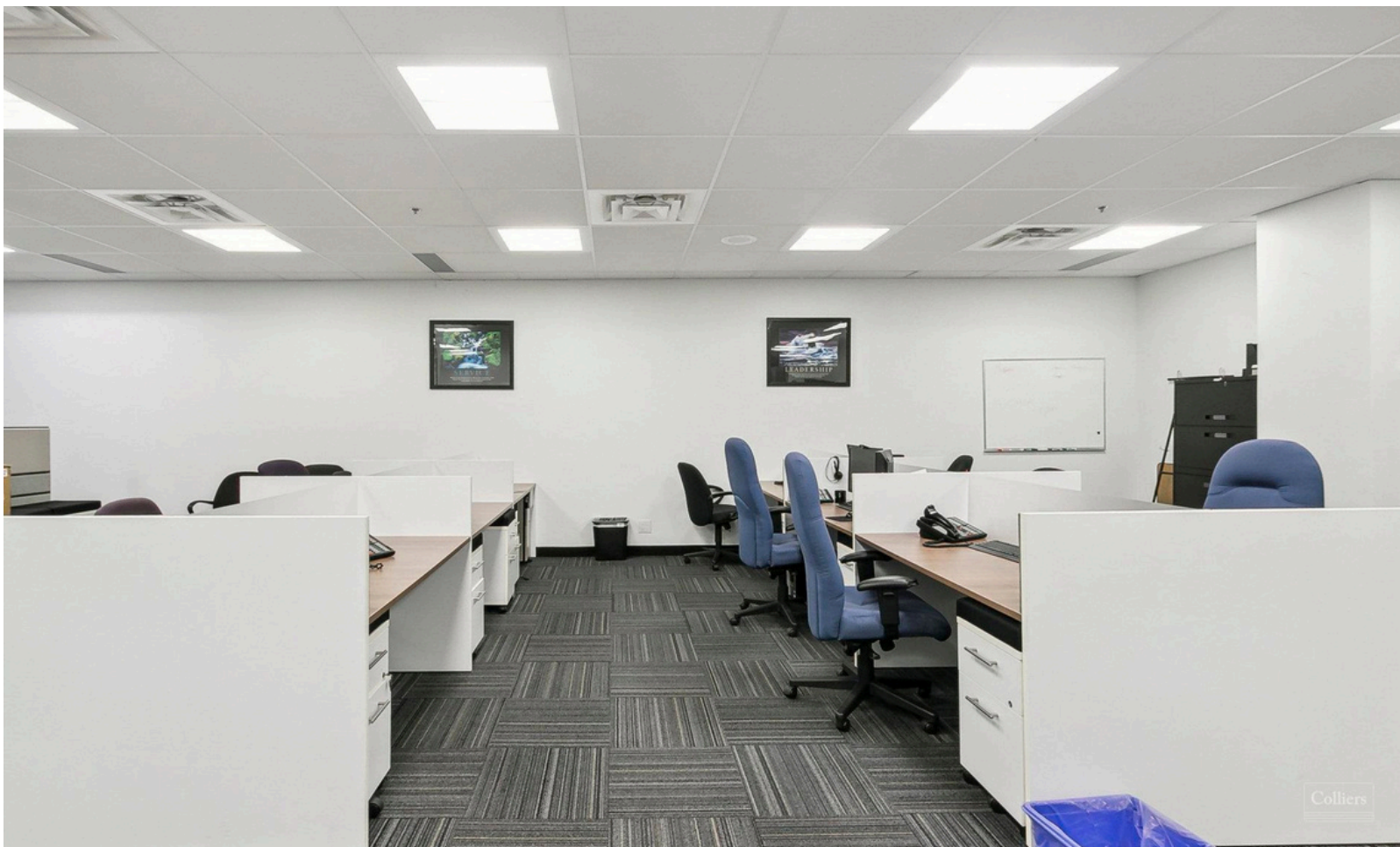
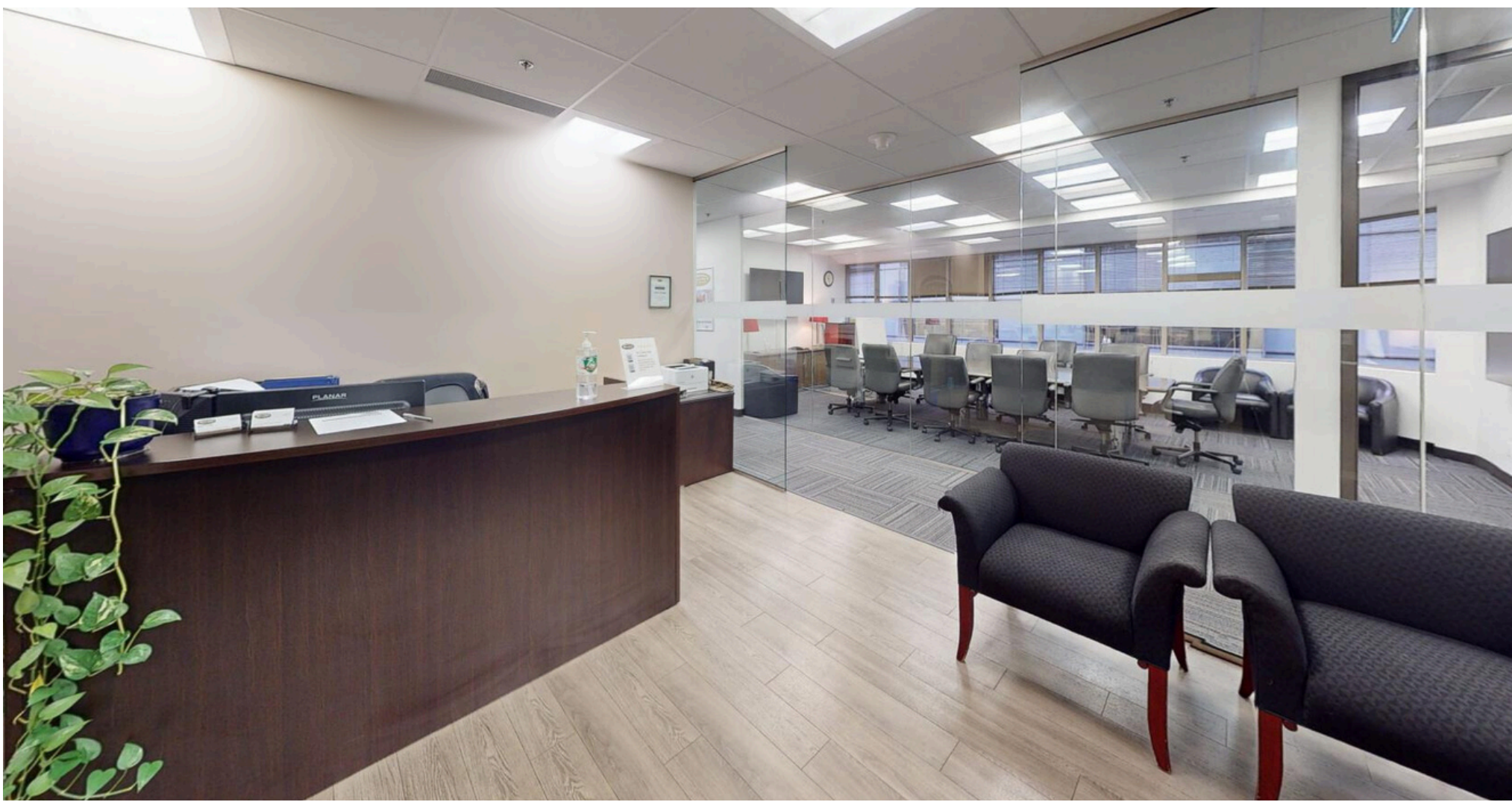


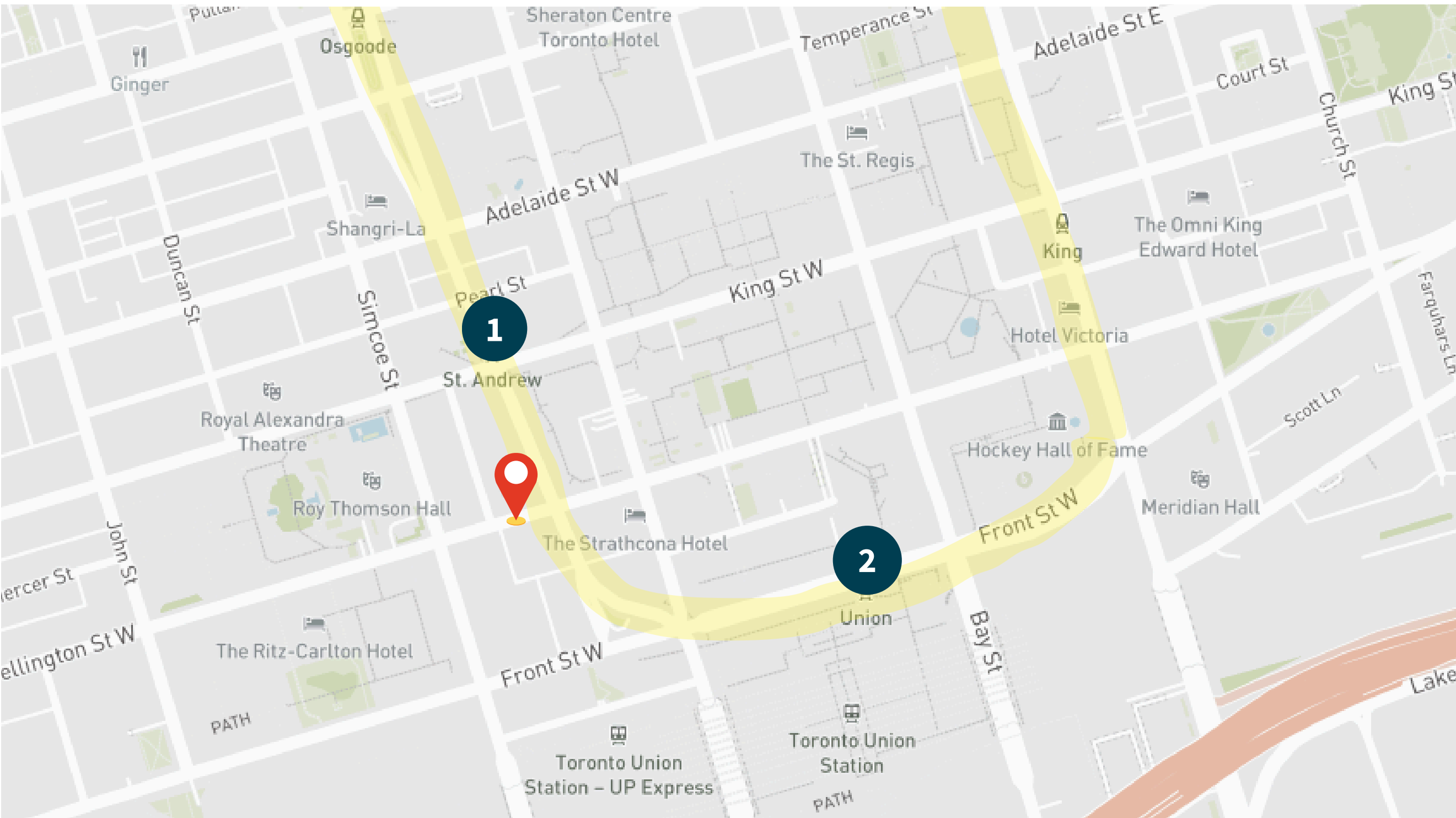
Floorplan



Suite 720 | 4,994 SF







70 University Avenue, Toronto



TTC Yonge - University Line



1 St. Andrews TTC Subway Station

2 Union Station

Nearby Amenities

Restaurants

- Moxies Toronto Downtown • Kelly's Landing
- Loose Moore • Starbucks • Tim Hortons

Groceries

- Shoppers Drugmart
- The Market by Longo's
- INS Market • Sobeys

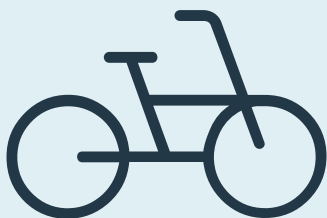
Amenities

- Fairmont Royal York Hotel
- The Ritz-Carlton
- Union Station

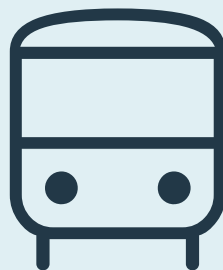
Property Highlight



1:1,200
Parking Ratio



On-site bike
parking



King Streetcar, St Andrew
Subway Station and Union
Subway Station



WELL Health-
Safety Rated



Steps to PATH

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***Sales Representative **Broker**