

For Sublease

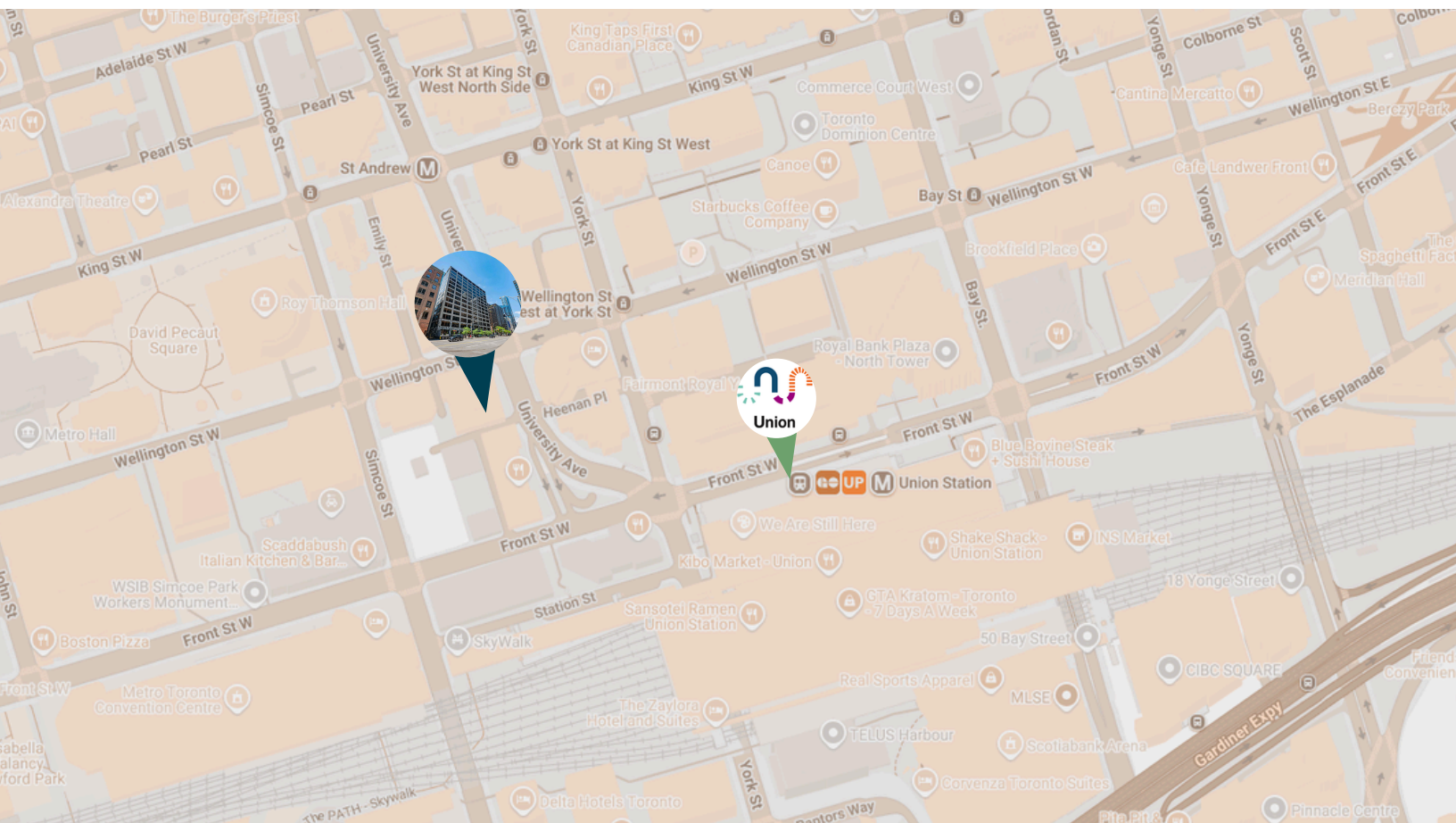
40 University Avenue, Suite 720
Toronto



40 University Avenue Suite 720

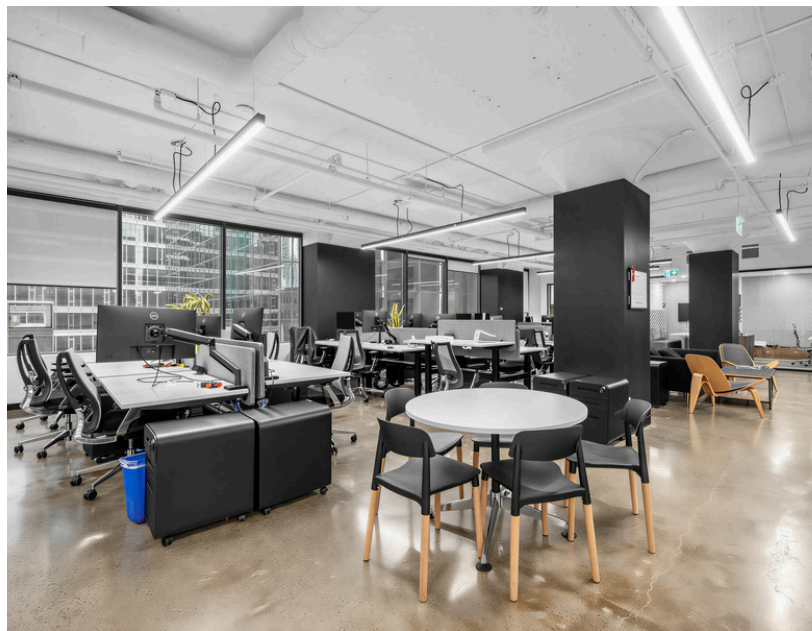
Property Highlights

- Strategically located in the heart of Toronto's Financial Core
- Newly renovated common areas and lobby provide upscale and modern feel
- On-site amenities include a cafe, restaurant, and fitness facility
- Unmatched access to rapid transit with Union Station, TTC, GO Transit, and UP Express
- Steps from the PATH network and countless amenities



For Sublease

6,285 RSF Available



Suite Highlights

- Turnkey plug-and-play suite with furniture available
- Newly built-out space with modern improvements
- Short-term opportunity (ability to extend on direct basis)
- Current layout includes:
 - Open workspace with 42 desks
 - 5 meeting rooms/private offices
 - 1 boardroom
 - Reception area with soft seating
 - Large kitchen with lounge and high top seating

Suite	720
Size	6,285 RSF
Net Rent (PSF)	Contact Listing Team
Additional Rent (PSF)	\$26.40
Sublease Expiry	May 14, 2027 Ability to extend direct



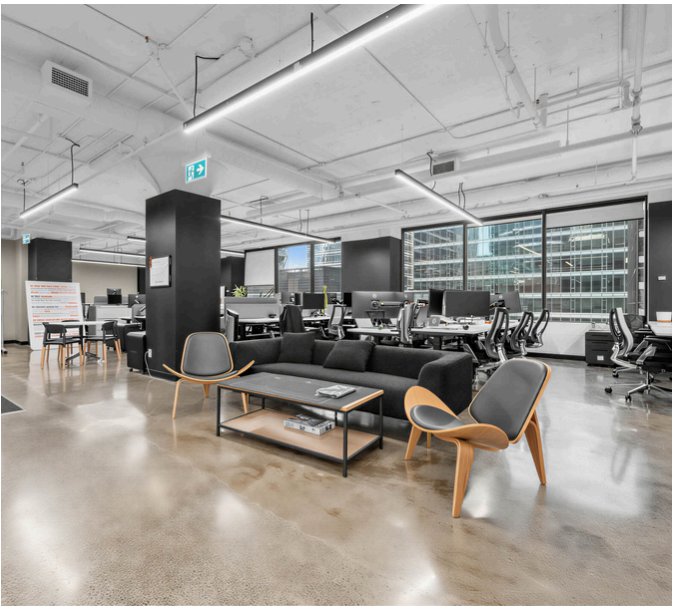
GOLD
BOMA

100
Walk Score

100
Transit Score

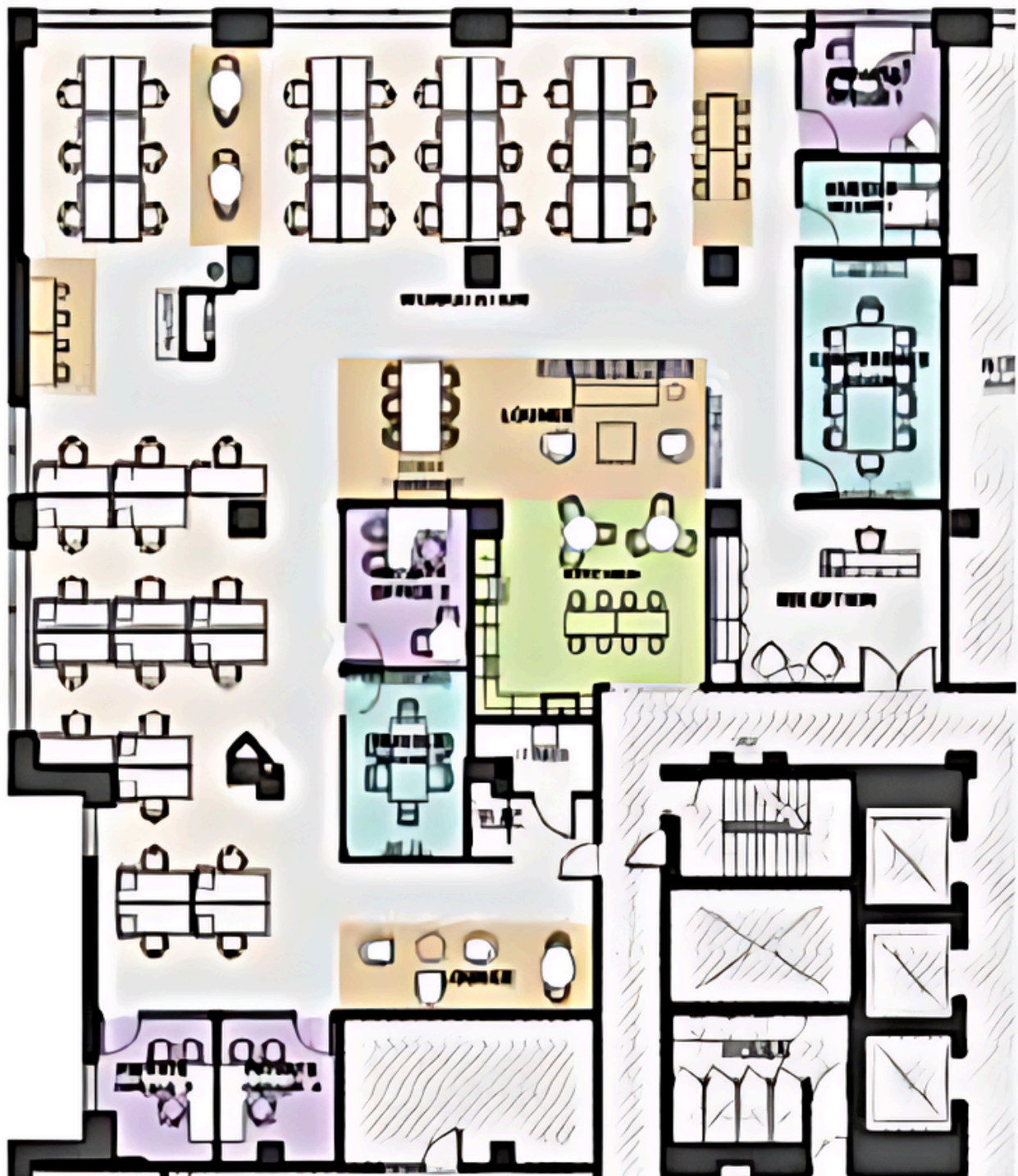
100
Bike Score





Floor Plan

Suite 720





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Ali Torabipour*

Senior Vice President

Ali.Torabipour@jll.com

+1 (416) 238 4743

Henry Stafferton*

Associate Vice President

Henry.Stafferton@jll.com

+1 (416) 459 0522