

TORONTO, ON

seventy
UNIVERSITY AVENUE

WHERE WORK FINDS BALANCE



SEVENTY UNIVERSITY AVENUE

Where work finds balance

At 70 University Avenue, excellence evolves through intentional design. This distinguished Financial District address has been reimagined as a destination where businesses discover their natural rhythm; blending architectural heritage with restorative spaces that inspire both performance and wellbeing.



Welcome to your company's elevated experience. Here, strategy sessions flow seamlessly into wellness breaks, outdoor terraces invite mindful pauses, and your team finds its most centered expression at the intersection of Toronto's financial core and holistic renewal. With versatile spaces ranging from 4,833 sf to full-floor opportunities of 21,349 sf, including an exceptional 40,000+ sf contiguous block; 70 University offers the flexibility to grow while maintaining the balance that drives sustainable success.

LOCATION EXCELLENCE



Steps to Union Station and St. Andrew Subway



Steps access to PATH network



SCORES



100 Walk



100 Transit



90 Bike



Surrounded by premium dining, retail, and urban amenities

PROPERTY HIGHLIGHTS

Everything you need to know

PROPERTY DETAILS

NET RENT
Contact Listing Agents

ADDITIONAL RENT (2026 EST)
\$27.51 psf
(Includes in-suite janitorial and hydro)

HIGHLIGHTS

 New Tenant Amenity Lounge	 Parking ratio: 1:1,200 sf leased
 On-site bike parking and end of trip facilities	 Steps to the PATH and transit
 Model Suites	 Building signage potential

AVAILABILITIES

SUITE	AREA (SF)	AVAILABILITY
800	21,349	March 1, 2027
720	4,994	January 1, 2027
710	6,712	Immediately
700	9,635	March 1, 2027
400	10,793	October 1, 2027
320	4,833	October 1, 2027

Units 710 and 700 can be made available sooner
Suites in the 7th Floor can be available sooner

BUILDING CREDENTIALS



+ Certified under LEED Canada for Existing Buildings: Operations and Maintenance (EBOM).



+ Achieved for prioritizing operational health, cleaning protocols, and facility safety

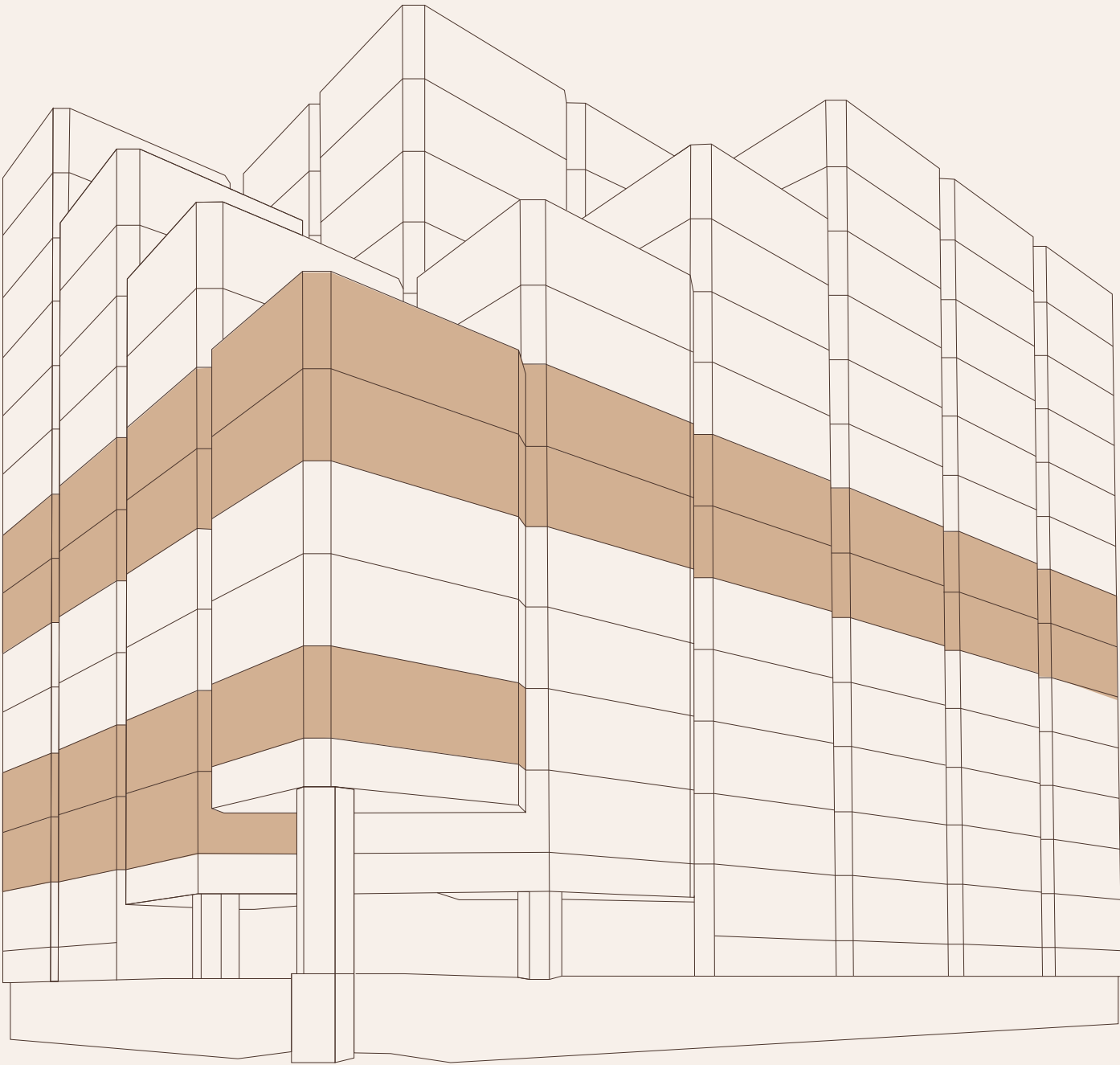
Contiguous: 42,690 SF

FLOOR 8

FLOOR 7

SUITE 400

SUITE 320



15
14
12
11
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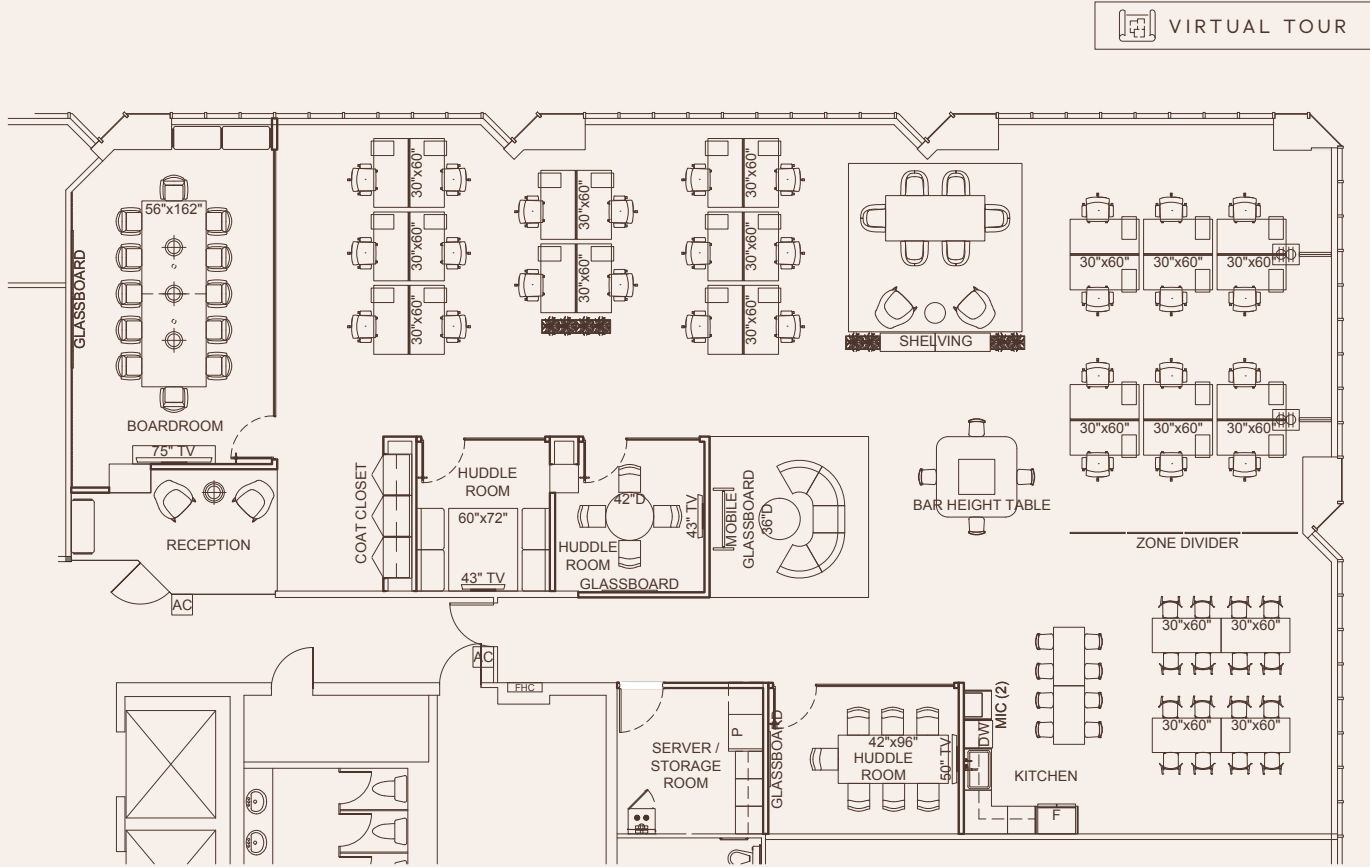
Ground Floor

FLOOR PLAN

Suite 320

4,833 SF

- + Model suite fully furnished
- + 3 Huddle rooms
- + 28 Workstations
- + Boardroom
- + Reception
- + Kitchen and lounge area

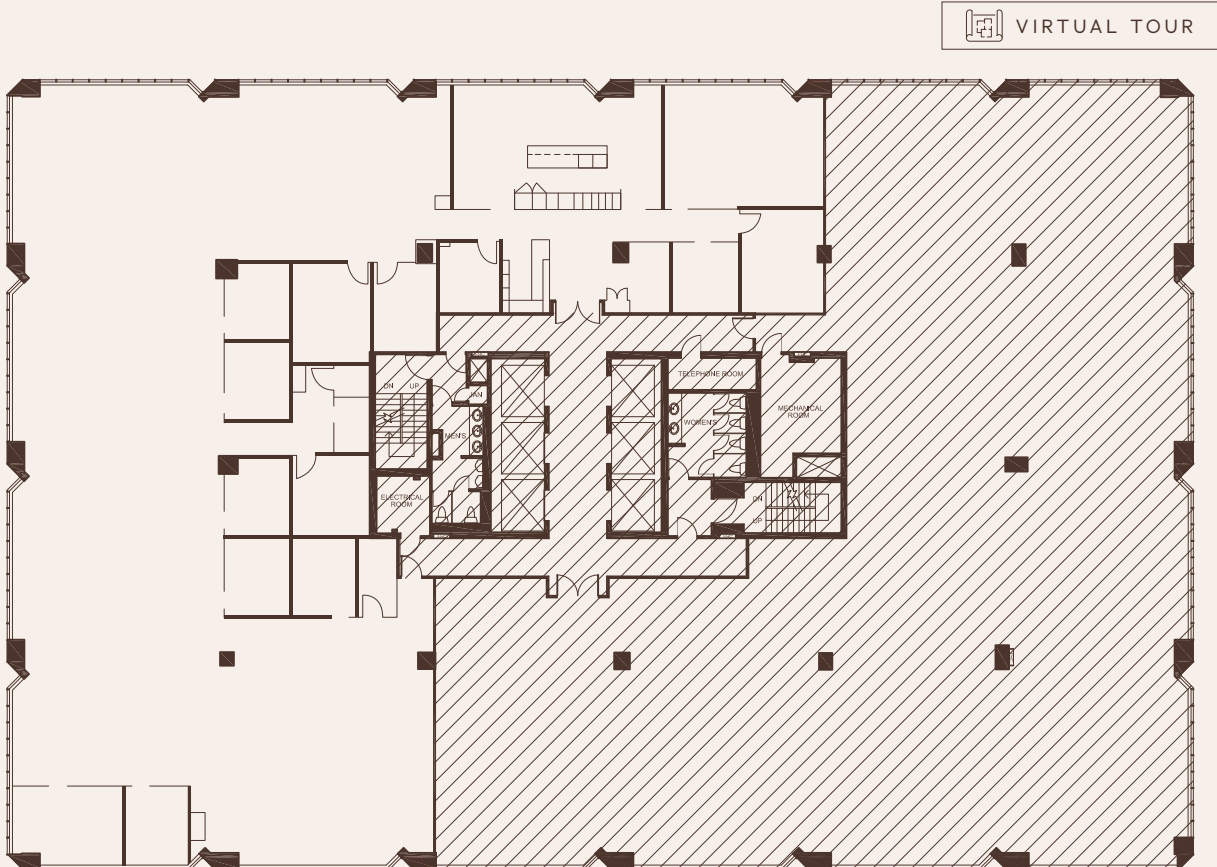


FLOOR PLAN

Suite 400

10,793 SF

- + Built out unit
- + Kitchen/lounge
- + Reception
- + Meeting rooms and offices
- + Open area for workstations

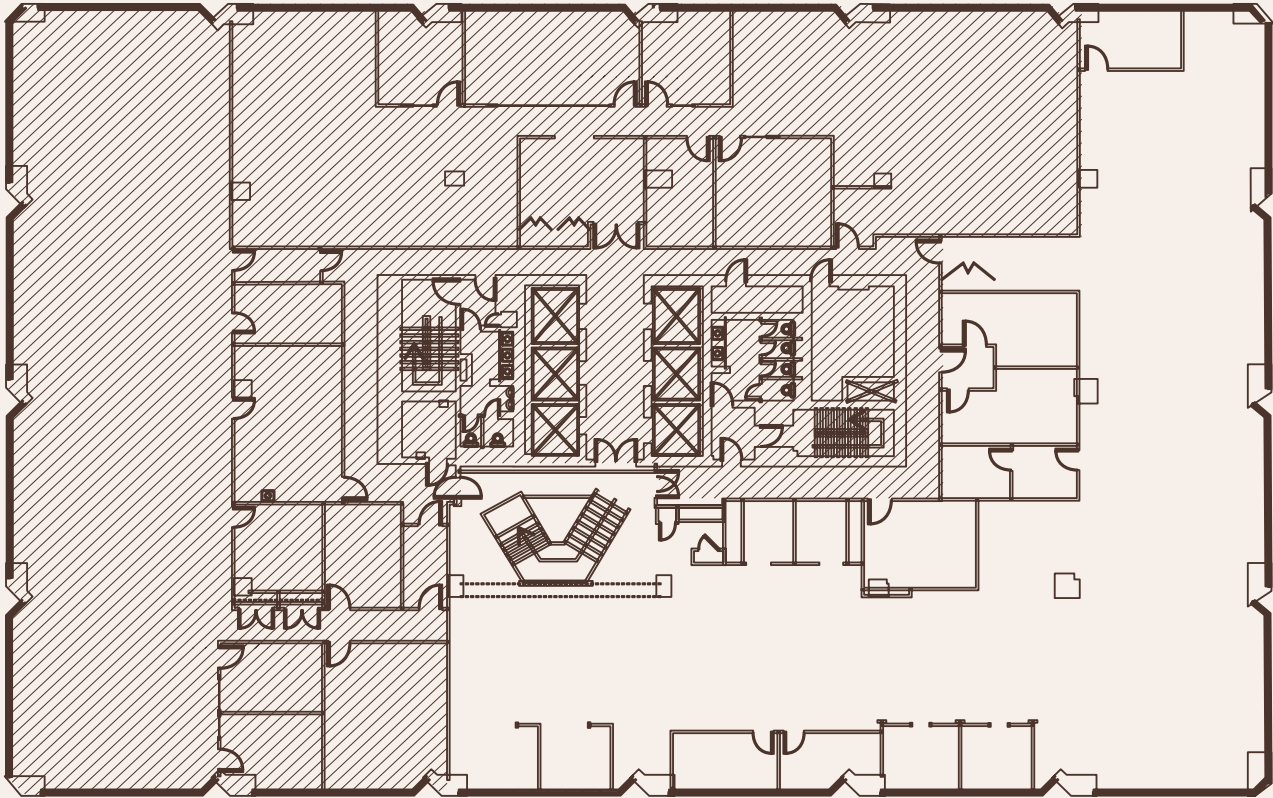


FLOOR PLAN

Suite 700

9,635 SF | 7th Floor Contiguous

- + Built out
- + Multiple office/meeting rooms
- + Open area
- + Contiguous full 7th & 8th floors: 42,690 SF



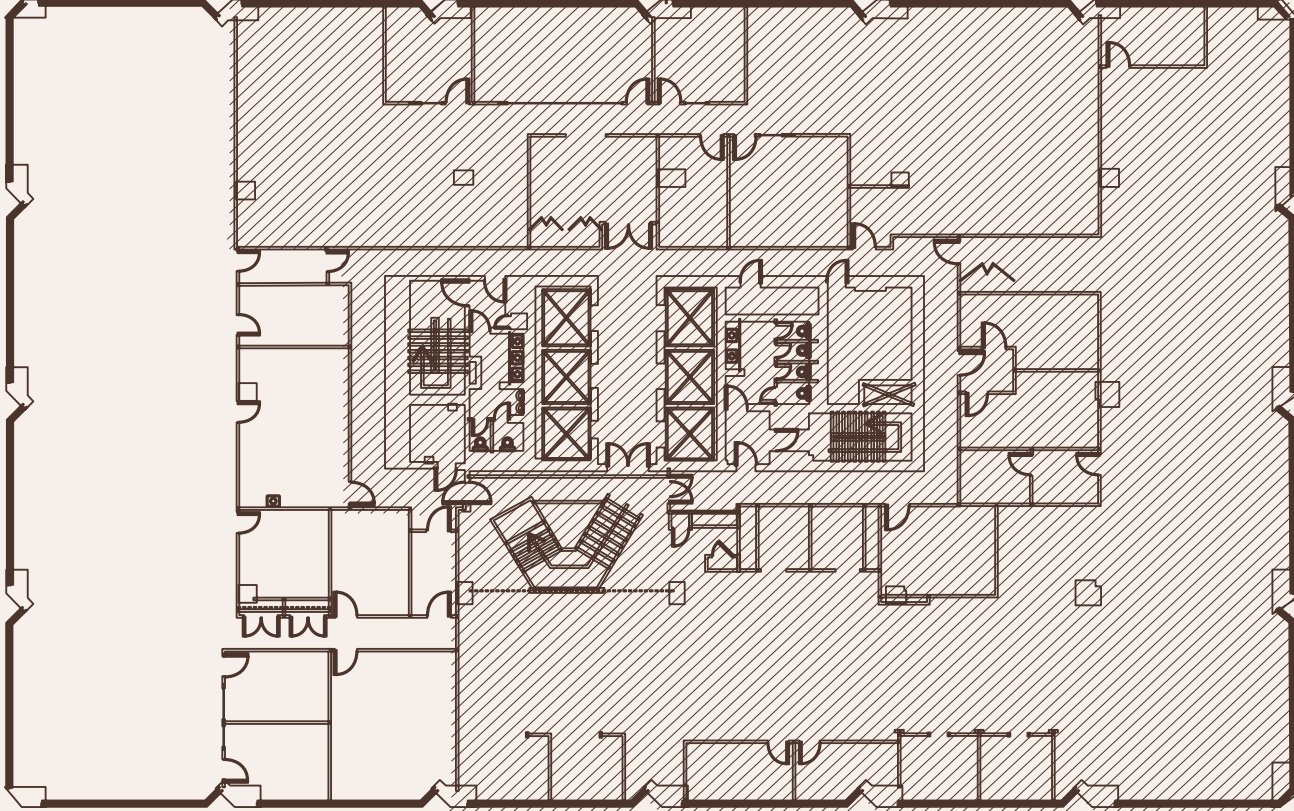
VIRTUAL TOUR

FLOOR PLAN

Suite 710

6,712 SF | 7th Floor Contiguous

- + Built out
- + Multiple office/meeting rooms
- + Open area
- + Kitchen
- + Contiguous full 7th & 8th floors: 42,690 SF



VIRTUAL TOUR

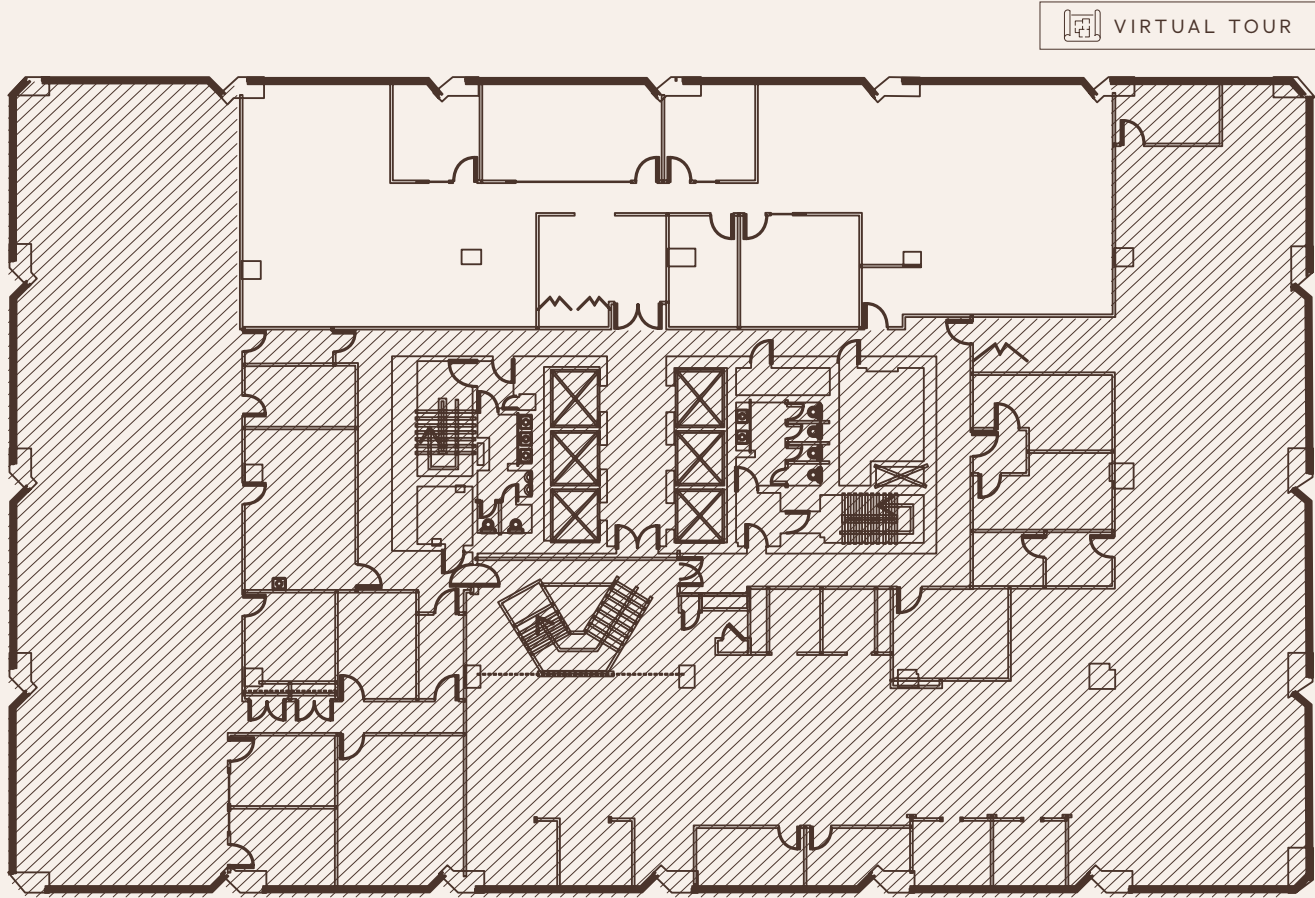


FLOOR PLAN

Suite 720

4,994 SF | 7th Floor Contiguous

- + Built out
- + Multiple office/meeting rooms
- + Open area
- + Kitchen
- + Contiguous full 7th & 8th floors: 42,690 SF

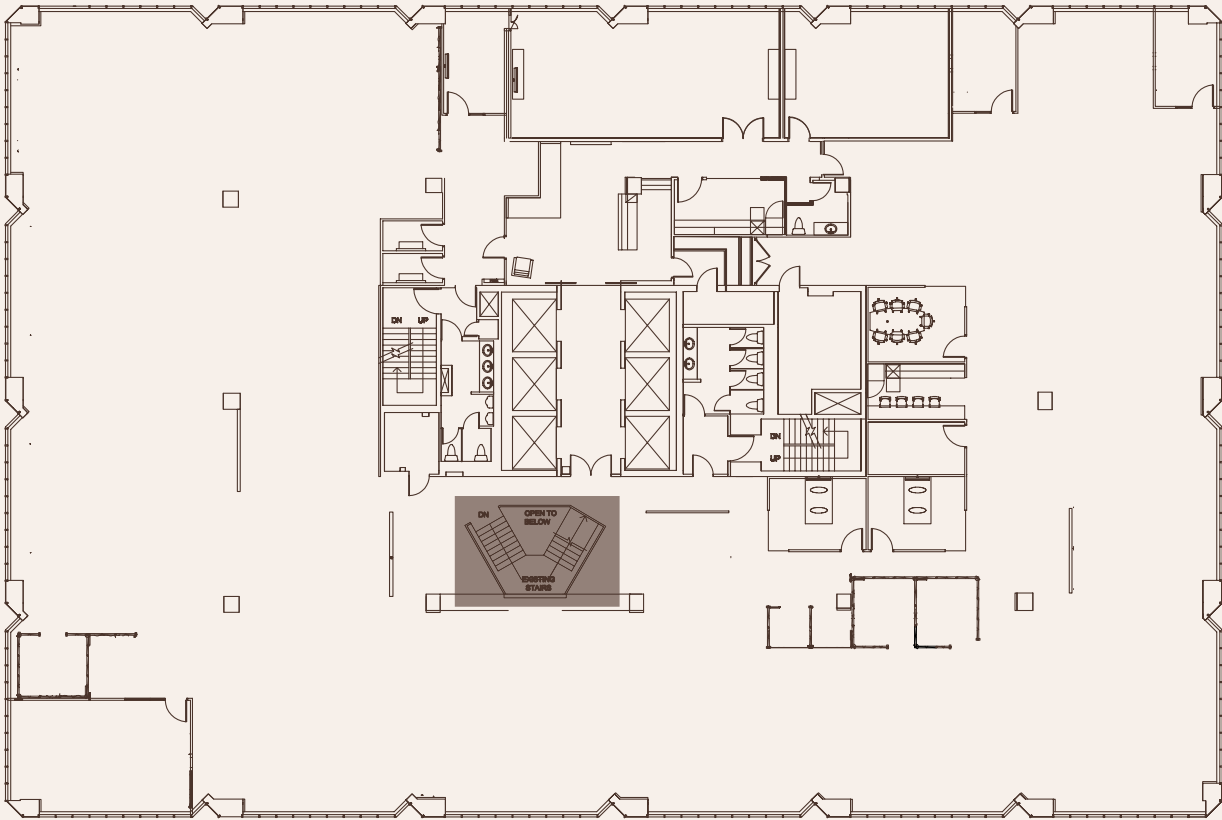


FLOOR PLAN

Suite 800

21,349 SF

- + Model Suite condition
- + Reception
- + Kitchen
- + Open area for workstations
- + Multiple boardrooms
- + Meeting rooms/offices
- + Contiguous full 7th & 8th floors: 42,690 SF



The Atelier Lounge

Where performance and connection meet

On the 14th floor, The Atelier Lounge spans approximately 4,500 sf of thoughtfully designed amenity space that redefines the workplace experience. Every detail is crafted to foster connection, creativity, and wellbeing.



 The Café Bar

Start your day with complimentary coffee or wind down with colleagues over drinks. Our café bar serves as the heart of the Atelier experience, featuring cozy seating nooks perfect for informal gatherings, celebrations, or quiet moments of recharge.



 The Meeting Room Space

Host presentations, all-hands meetings, or community events in our flexible gathering space accommodating up to 50 guests. Equipped with state-of-the-art AV technology and adaptable seating configurations.



 The Rooftop Patio

Connect with fresh air and city energy on our lush rooftop terrace. Filled with greenery and thoughtfully designed seating areas, this outdoor oasis provides the perfect backdrop for walking meetings, lunch breaks, or after-work networking.



 The Yoga & Pilates Studio

Find your center in our dedicated wellness studio, accommodating up to 20 people. Whether hosting team yoga sessions, meditation breaks, or personal fitness routines, this serene space supports the physical and mental balance essential to peak performance.

AMENITIES & TRANSIT

Connected to
the best of the area

- HEALTH/WELLNESS

 - 1. Cornerstone Physiotherapy
 - 2. Adelaide Club
 - 3. Village Juicery
 - 4. Integra Health Centre
 - 5. Metro Eye Care
 - 6. Orangetheory Fitness
 - 7. Anytime Fitness
 - 8. Fit Factory
- COFFEE/CAFES

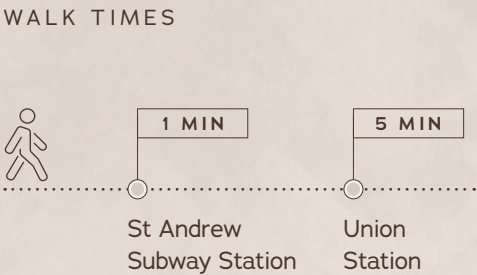
 - 27. Pilot Coffee Roasters
 - 28. Second Cup Cafe
 - 29. Aroma Espresso Bar
 - 30. Brandor Coffee
 - 31. Mofer Coffee
 - 32. Bready Cafe
 - 33. NEO Coffee Bar
 - 34. Vereda Central Coffee Roasters
- ENTERTAINMENT

 - 9. The Rec Room
 - 10. Ripley's Aquarium
 - 11. Hockey Hall of Fame
 - 12. Meridian Hall
 - 13. Four Seasons Centre for the Performing Arts
 - 14. Princess of Wales Theatre
 - 15. Royal Alexandra Theatre
- SHOPS/MARKETS

 - 35. CF Toronto Eaton Centre
 - 36. The Well
 - 37. Winners
 - 38. The Market by Longo's
 - 39. Rexall
 - 40. Shoppers Drug Mart
 - 41. INS Market
- RESTAURANTS

 - 16. Moxies
 - 17. Beertown
 - 18. King Taps
 - 19. Canoe
 - 20. Cactus Club Cafe
 - 21. Kelleys Landing
 - 22. PAI
 - 23. Chotto Matte
 - 24. Nobu
 - 25. Hello Nori
 - 26. Earls Kitchen + Bar
- TRANSIT

 - TTC Subway Line
 - TTC Streetcar
 - GO Train
 - UP Express
 - TTC Subway Stations



SUPPORTING ACTIVE
COMMUTERS

 BIKE PARKING
Secure on-site bicycle storage facilities encourage sustainable, healthy commuting options.

 SHOWERS & CHANGE ROOMS
Premium end-of-trip facilities featuring individual showers and spacious change rooms, allowing team members to bike, run, or work out before arriving fresh for the workday.

 PARKING
Convenient parking ratio of 1:1,200 sf leased, ensuring accessibility for those who drive.

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