

200

University

TORONTO, ON



FOR LEASE
ENTIRE BUILDING UP TO **145,993 SF**



GWL REALTY
ADVISORS

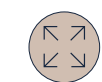


Built in 1958 and meticulously maintained, 200 University Avenue combines classic architecture with modern technical capabilities, offering an exceptional platform for organizations seeking presence, flexibility, and value in Toronto's core.

Premier Office Opportunity in Toronto's Financial District

200 University Avenue presents a rare opportunity to secure a significant block of contiguous space in the heart of Toronto's financial core. This 14-storey commercial landmark offers over 145,000 square feet of available space with the flexibility to accommodate large scale requirements.

Highlights



Large Block Opportunity

Up to 145,993 SF of contiguous space available across 14 floors



Prominent Signage Opportunity

High-visibility branding potential on one of Toronto's most distinguished addresses



Efficient Floorplates

Typical floors of 11,500 SF, providing flexible, efficient layouts



Prime Location

Positioned at the epicenter of Toronto's business district with immediate access to transit, amenities, and the city's most prestigious institutions

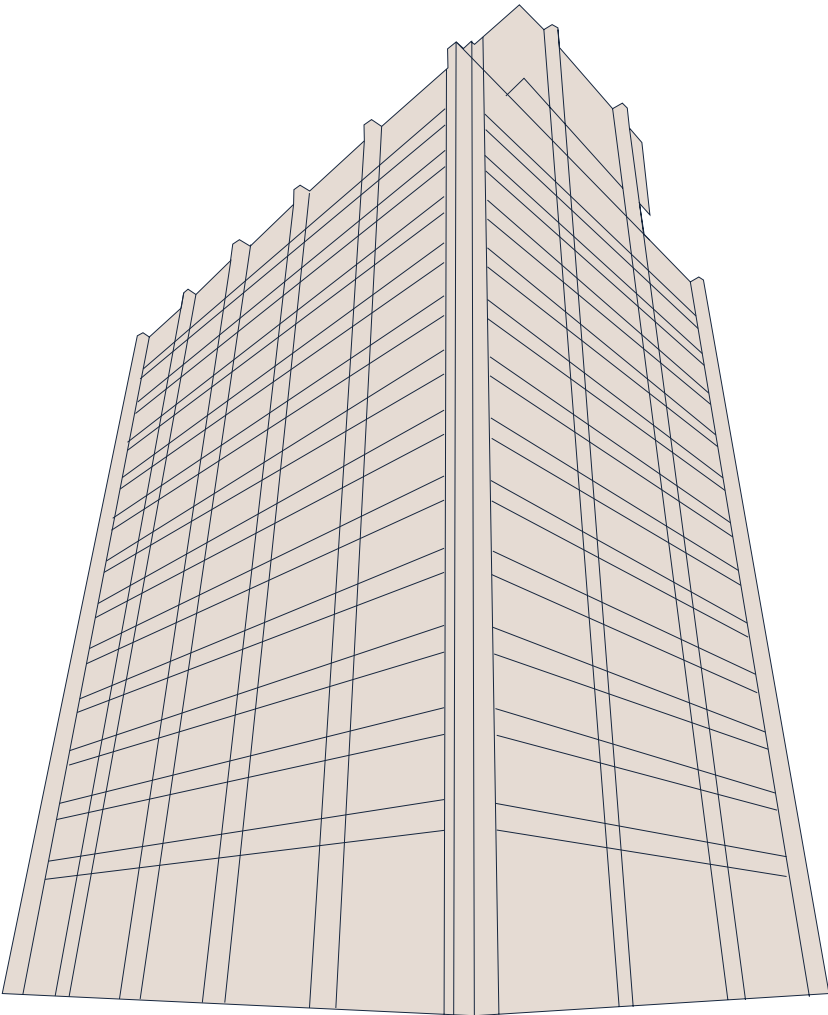


Exclusive Lobby and Retail Control

Subject to the Tenant's total occupancy of the Building, the Tenant has exclusive control of the lobby and retail areas, including dedicated access on both University Avenue and Simcoe Street for a fully branded arrival experience.

The Space

Total Availability:
145,993 SF



FLOOR	SIZE SF
14 th	7,314
13 th	11,178
12 th	11,674
11 th	11,419
10 th	11,674
9 th	11,674
8 th	11,532
7 th	11,674
6 th	11,416
5 th	11,526
4 th	11,674
3 rd	11,512
2 nd	11,729
Total	145,993

- ✓

Operating Costs:
\$19.95 PSF
- ✓

Hydro:
\$1.50 PSF
- ✓

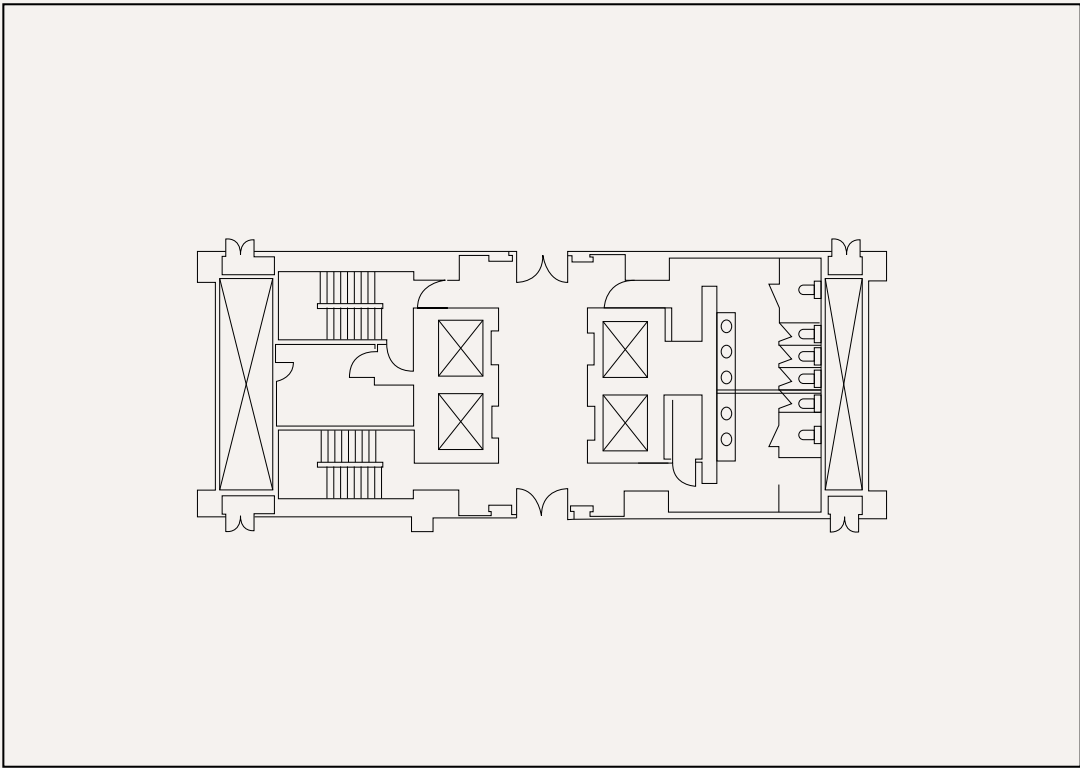
Realty Tax:
\$7.79 PSF
- ✓

Additional Rent:
\$29.24 PSF



- 6,374 SF OF RETAIL OPPORTUNITY
- ON-SITE BICYCLE STORAGE
- 145 UNDERGROUND PARKING STALLS
- 12' CEILING HEIGHTS

Typical Floor Plan



Building Overview

**Secure
Underground
Parking:** 145 stalls

**Shipping &
Receiving:**
Dedicated facilities

**Barrier-Free
Access:** Throughout
building and to all
washrooms

HVAC Hours:
8:00 AM - 6:00 PM
Monday to Friday

Washrooms:
2 per floor

Elevators
5 high-rise, 1 parking

- Fire Safety &
Security**
- Fire Detection System: Fully installed
 - Sprinkler System: Complete coverage
 - Manned Security: 24/7 presence
 - Security Systems: Comprehensive building-wide coverage

- Technical
Capabilities**
- HVAC Distribution: Perimeter induction/ Interior VAV system
 - Satellite Dish Capability: Available
 - Fibre Optic Infrastructure: Available
 - Emergency Generator: On-site backup power
 - Power: 2 Watts/ SF tenant power; 2 Watts/SF lighting; 3 Watts/SF other

- Building
Specifications**
- Year Built: 1958
 - Total Rentable Area: 145,993 SF
 - Number of Stories: 14
 - Typical Floor Plate: 11,500 SF

Public Transit:
Access to St. Andrew subway station

PATH System:
Just 1 block away

**Gardiner
Expressway:** Minutes from highway access

**TTC Streetcar/Bus
Lines:** Multiple routes nearby

200 University Avenue brings a prestigious office opportunity to Toronto's financial district, while embracing everything this dynamic neighbourhood has to offer.

World-class restaurants, hotels, cafes, fitness studios, and retail destinations surround the building, providing unmatched work-life experience.

Centrally located with immediate access to public transit, the PATH system, and highway connections, 200 University Avenue offers the connectivity and convenience that today's workforce demands in Canada's most vibrant business district.





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