

425 UNIVERSITY AVENUE

COST-EFFECTIVE OFFICE SPACE FOR LEASE

AT ST. PATRICK SUBWAY STATION

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AT ST. PATRICK SUBWAY STATION



DETAILS

AVAILABILITIES AND RENTAL RATES

Suite 201 - 1,601 SF - \$20.00 PSF Net (Available Immediately)

Suite 202 - 1,331 SF - \$20.00 PSF Net (Available Immediately)

Contiguous to 2,932 SF

Suite 300 - 4,403 SF - \$20.00 PSF Net (Available Immediately)

Suite 400 - 4,392 SF - \$20.00 PSF Net (Available Immediately)

Suite 800 - 2,856 SF - \$22.00 PSF Net (Available May 1st, 2024)

Suite 801 - 2,553 SF - \$22.00 PSF Net (Available Immediately)

Contiguous to 5,409 SF (full floor)

Can be combined with entire 9th Floor (10,818 SF)

Suite 900 - 5,409 SF - \$25.00 PSF Net (Available Immediately)

Additional Rent - \$20.13 PSF (2024)

HIGHLIGHTS

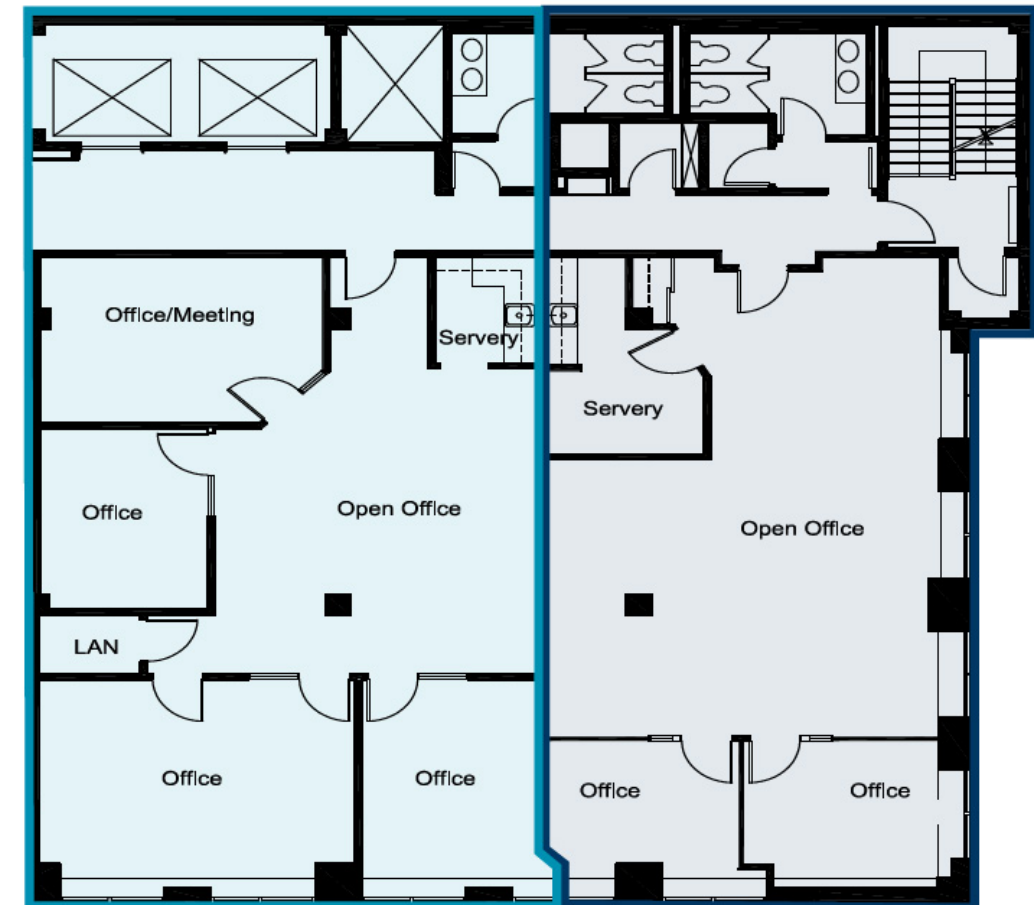
- **Suite 201** - Improved with 3 offices and a meeting room, kitchenette and open area
- **Suite 202** - Improved with 2 offices, kitchen/storage room and open area
 - Landlord willing to combine suites 201/202 and customize for a 2,932 SF user
- **Suite 300** - Built-out law firm space with 10 perimeter offices overlooking University Avenue, two kitchenettes and open area
- **Suite 400** - Open concept with 2 offices, a boardroom and kitchen overlooking University Avenue, furnished with 35 workstations
- **Suite 800** - Improved with a boardroom, one office, three internal meeting rooms and an open area for up to 23 people. Good natural light facing University Avenue
 - Contiguous w/ Suite 801 for a full floor of 5,409 sf; can further be combined with the entire 9th floor for up to 10,818 sf over two full floors
- **Suite 801** - Improved with a boardroom, meeting room, 4 offices on glass, small kitchenette and an open area for 6-10 people
 - Contiguous w/ Suite 800 for a full floor of 5,409 sf; can further be combined with the entire 9th floor for up to 10,818 sf over two full floors
- **Suite 900** - Built-out with 4 offices, 3 meeting rooms, 1 boardroom, kitchen/server, reception and internal bathrooms. Some furniture can be made available
- New elevators and common area upgrades
- Steps from St. Patrick Subway Station, Queen's Park, the Courts and Bay Street

FLOOR PLANS

SUITE 201 - 1,601 SF

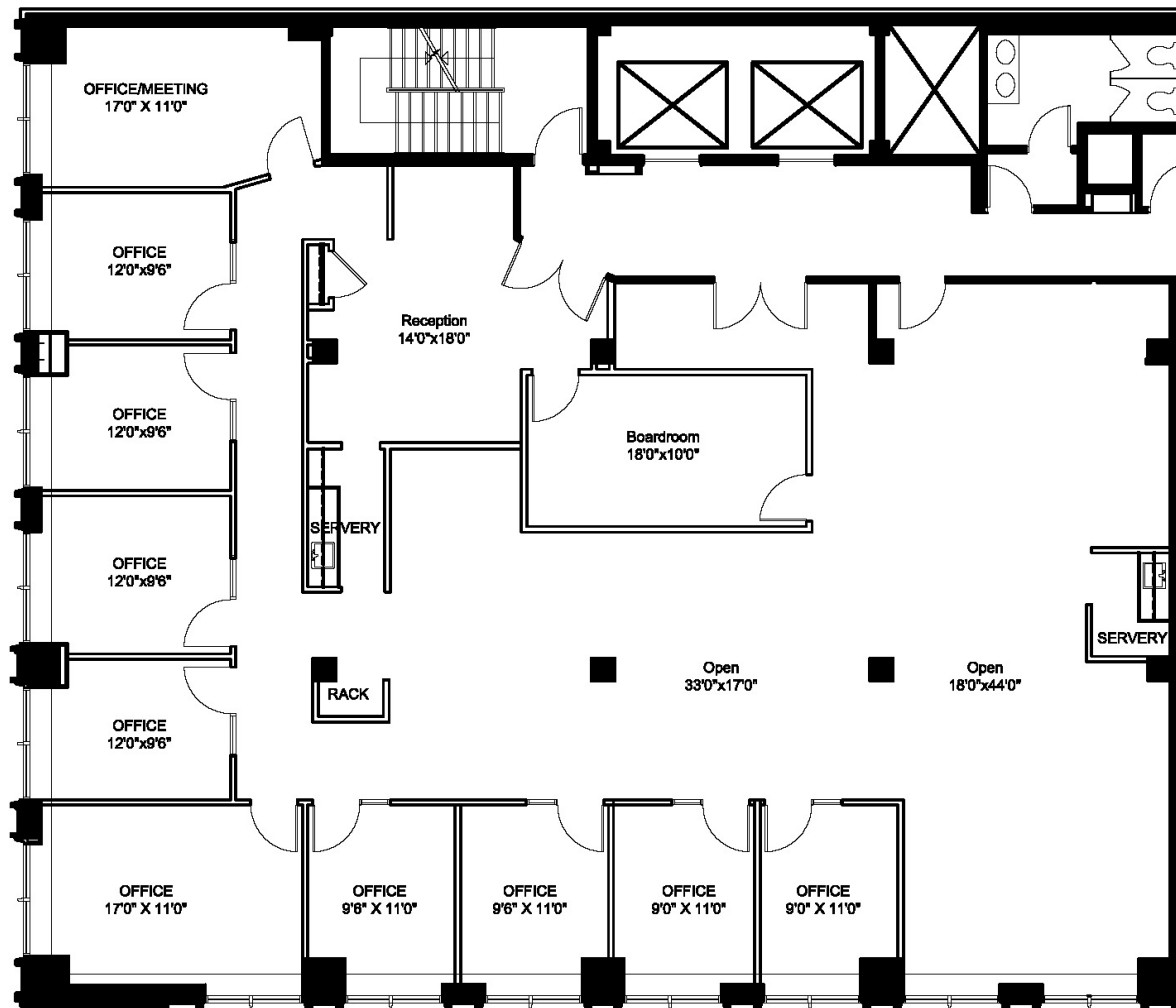
SUITE 202 - 1,331 SF

Contiguous to 2,932 SF



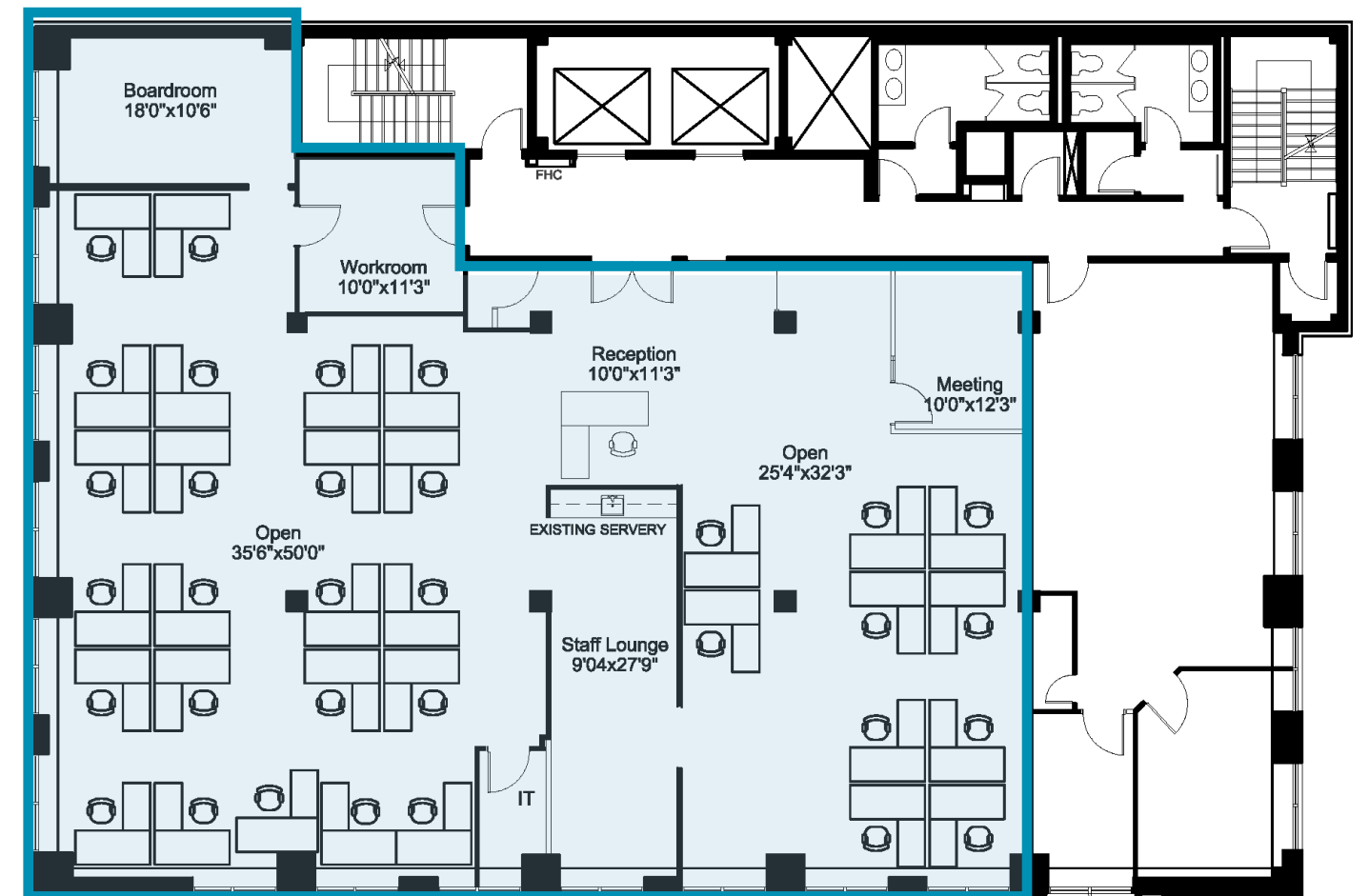
FLOOR PLANS

SUITE 300 - 4,403 SF



FLOOR PLANS

SUITE 400 - 4,392 SF



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SUITE 300 - 4,403 SF

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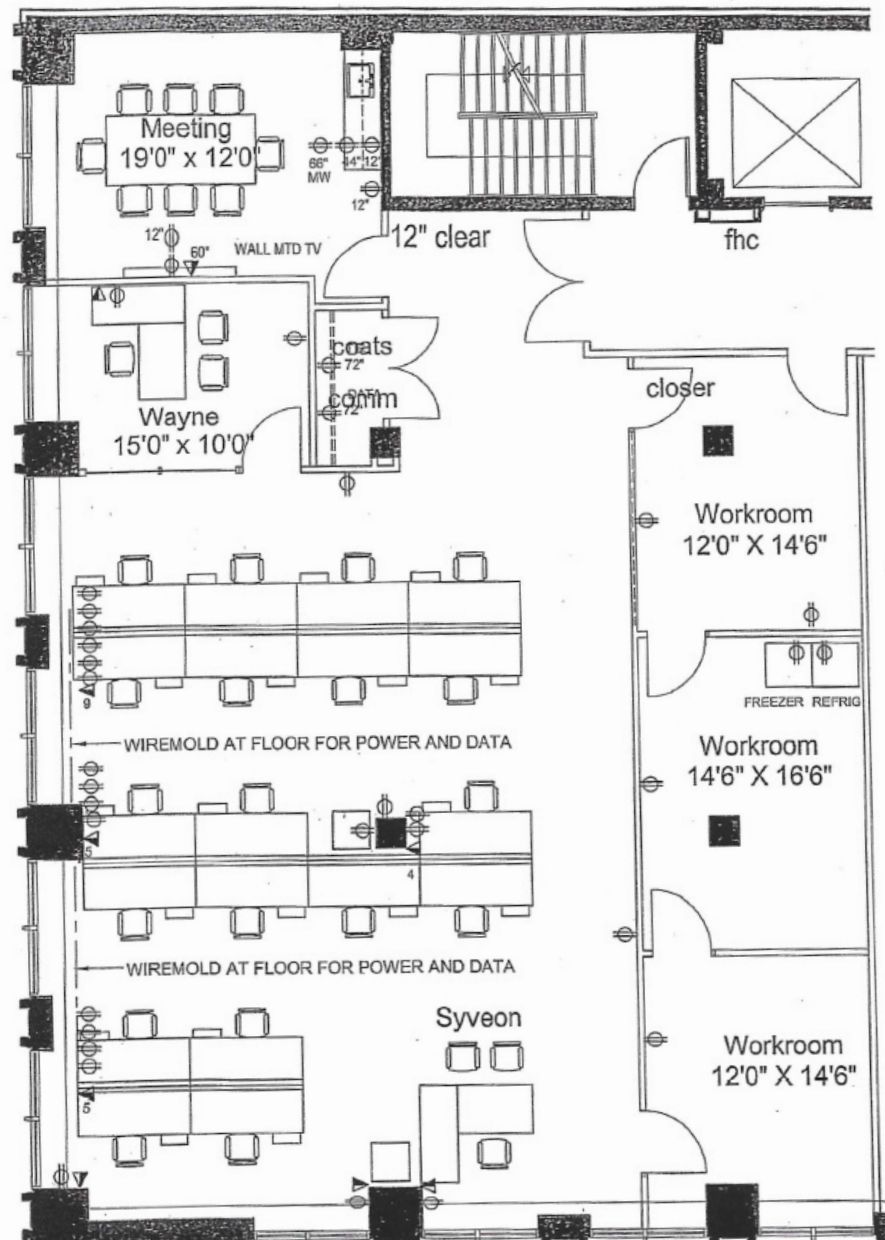
SUITE 400 - 4,392 SF

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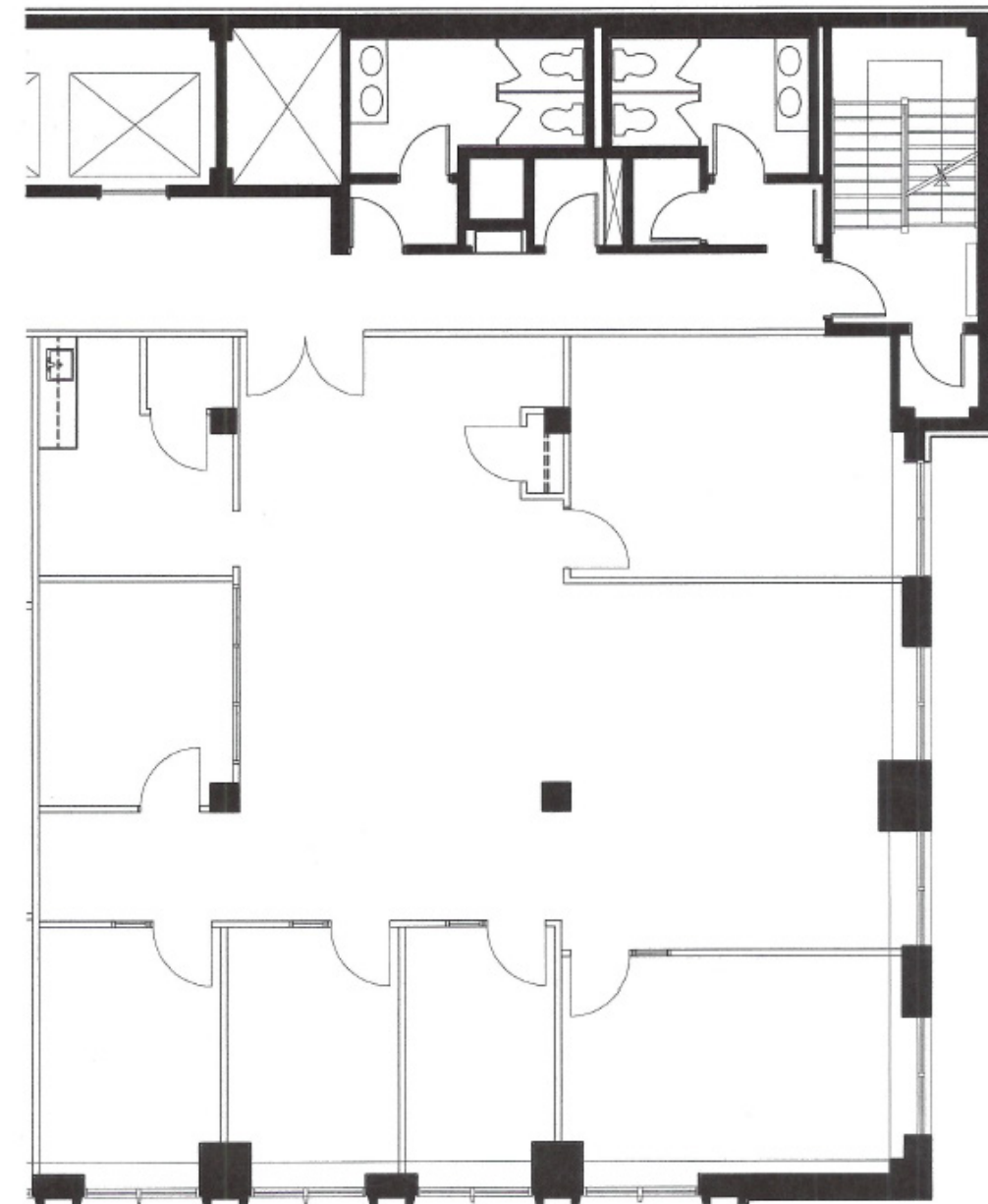
FLOOR PLANS

SUITE 800 - 2,856 SF



FLOOR PLANS

SUITE 801 - 2,553 SF



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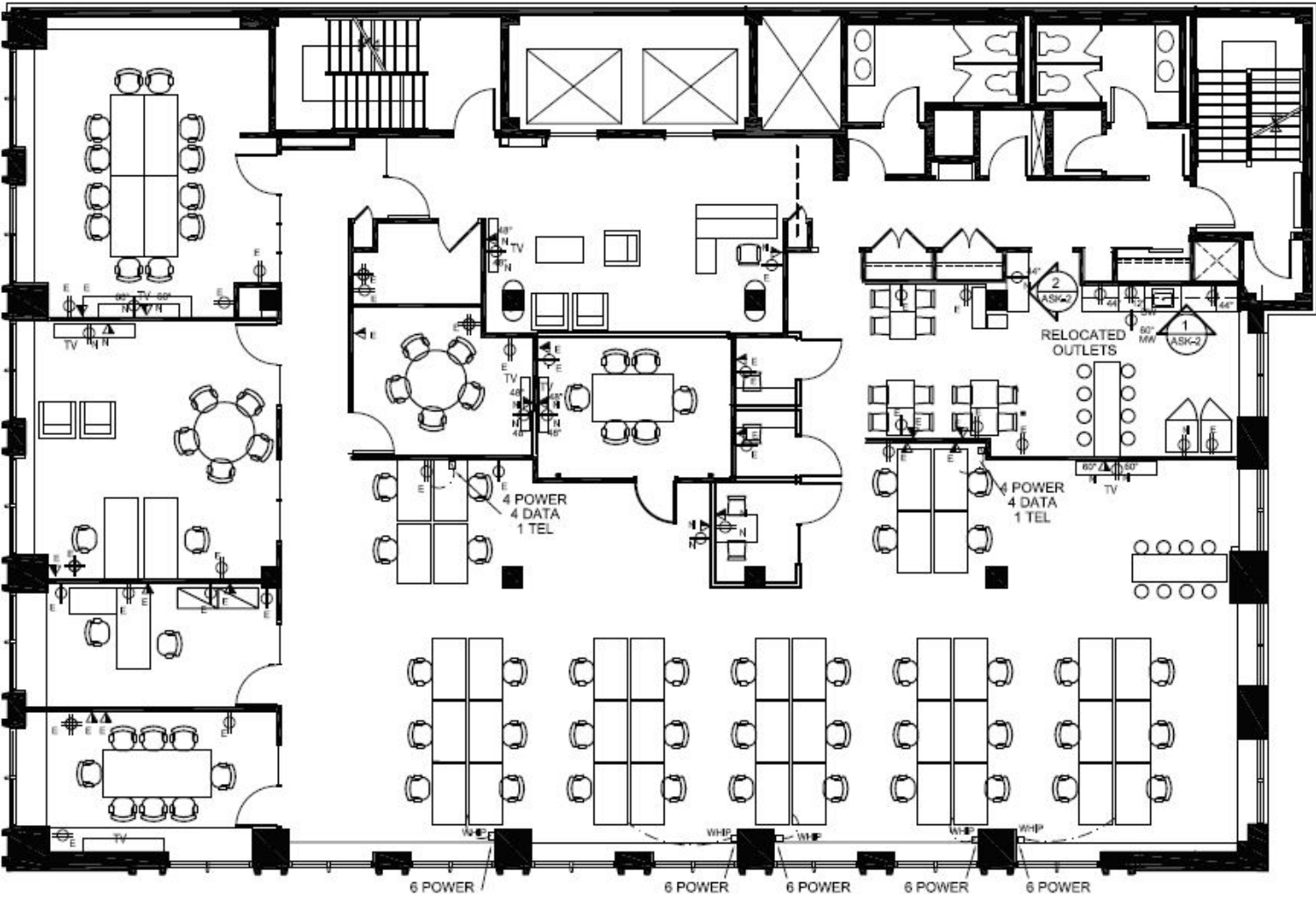


SUITE 801 - 2,553 SF



FLOOR PLANS

SUITE 900 - 5,409 SF - Full Floor



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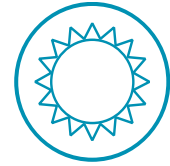
SUITE 900 - 5,409 SF

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MARKET DEMOGRAPHICS - 3 KM RADIUS



POPULATION
304,235.6



DAYTIME POPULATION
801,553.8



MEDIAN AGE
36



TOTAL HOUSEHOLDS
168,740



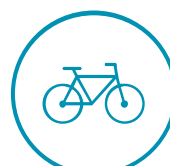
AVG. HOUSEHOLD INCOME
103,396



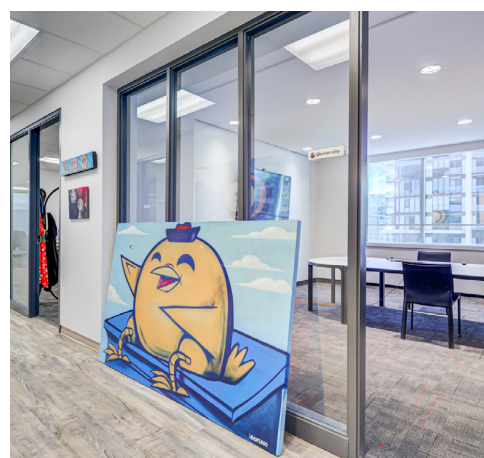
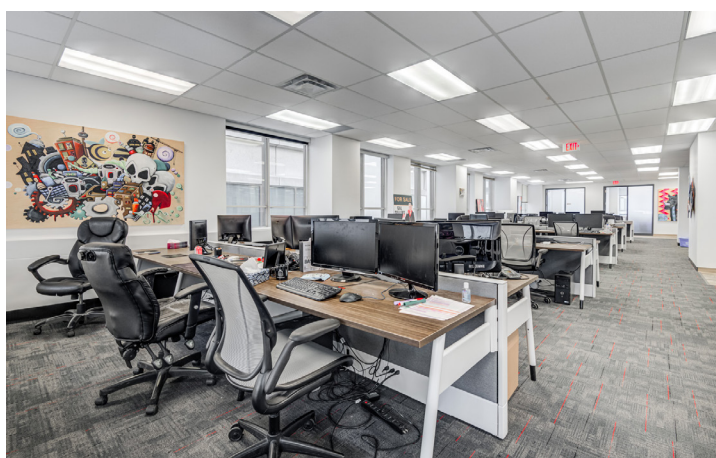
WALK SCORE
99



TRANSIT SCORE
100



BIKE SCORE
95



AMENITIES MAP



Banking

1. CIBC
2. BMO
3. RBC
4. TD Bank
5. Scotiabank

Coffee Shops

6. Tim Horton's
7. Tim Horton's
8. Avenue Café & Bistro
9. Starbucks
10. Starbucks

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