



**AVISON
YOUNG**

170 University Avenue

Financial Core Office Space

Building Details

- Proactive landlord; committed to providing tenants with excellent service, quality and value
- Steps from the subway, PATH connection, restaurants, entertainment and shopping
- One block from St. Andrew Subway Station and across from Shangri-La hotel and condo
- BOMA BESt Silver (Building Environmental Standards) Certification



**Walker's
Paradise**



**Rider's
Paradise**



**Very
Bikeable**

Brianna Minardi*
Associate
brianna.minardi@avisonyoung.com
416 276 3837

*Sales Representative

Adam Walman*
Principal, Vice President
adam.walman@avisonyoung.com
647 989 2332

avisonyoung.ca
222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5
© 2026 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Overview

Net Rent: Contact Listing Agent

Additional Rent: \$30.87 psf (2026)

*Contiguous
for 12,000+ sf

- Suite 1200* – 3,931 sf
- Suite 1100* – 8,376 sf

- Suite 903 – 1,325 sf
- Suite 902 – 1,746 sf
- Suite 901 – 2,708 sf

Suite 703 – 1,719 sf

Suite 600 – 2,077 sf

Model Suite - Suite 400 – 4,803 sf

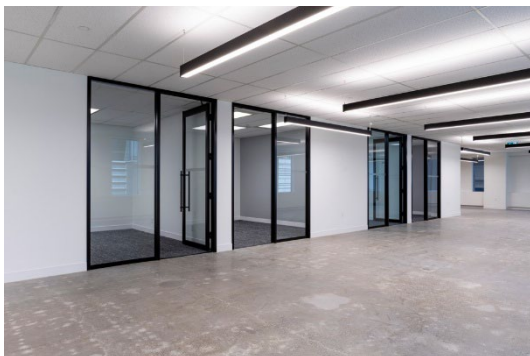
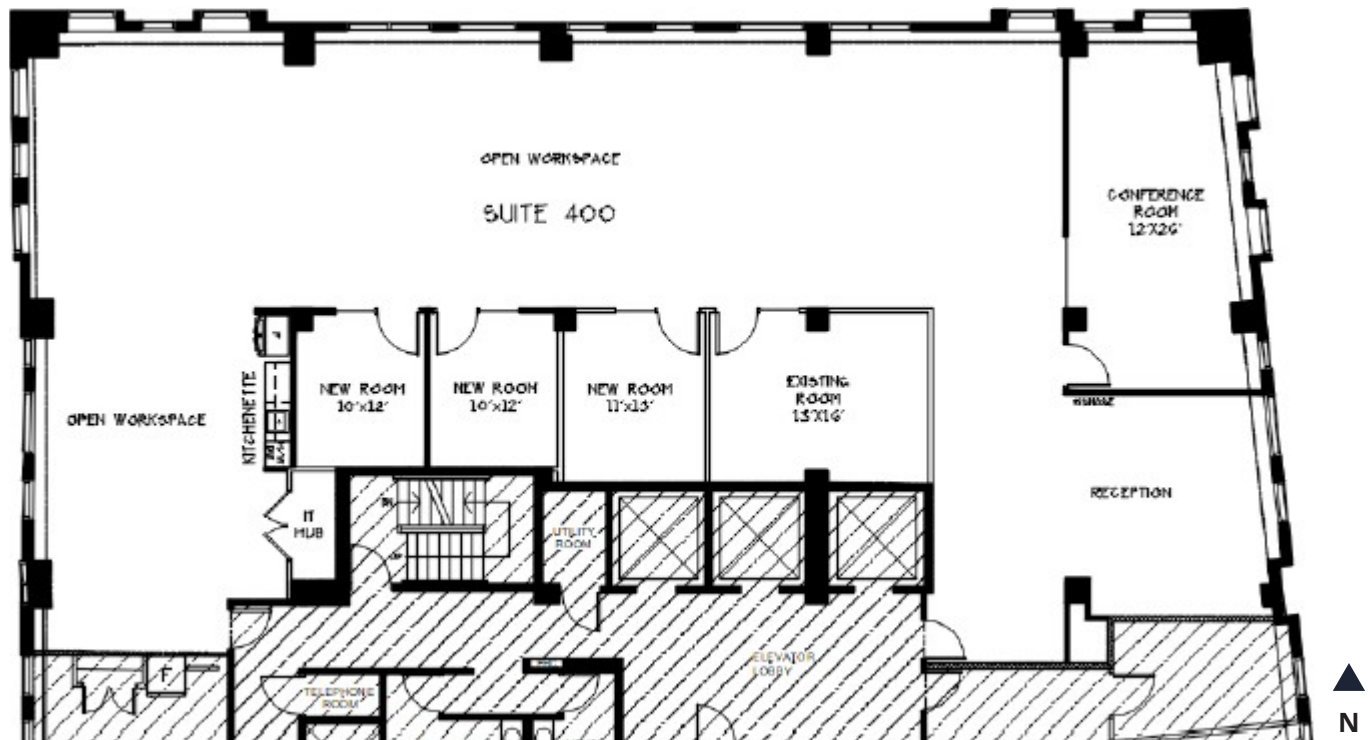


Floorplan

Suite 400

- 4,803 sf
- Built out with reception area, conference room, 4 private offices, open workspace and kitchenette

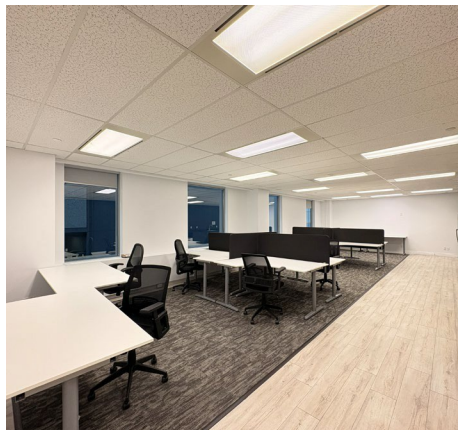
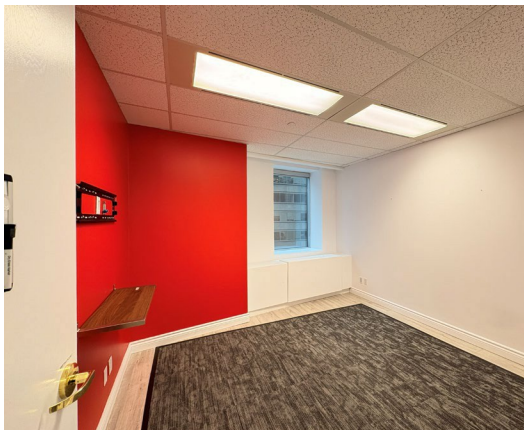
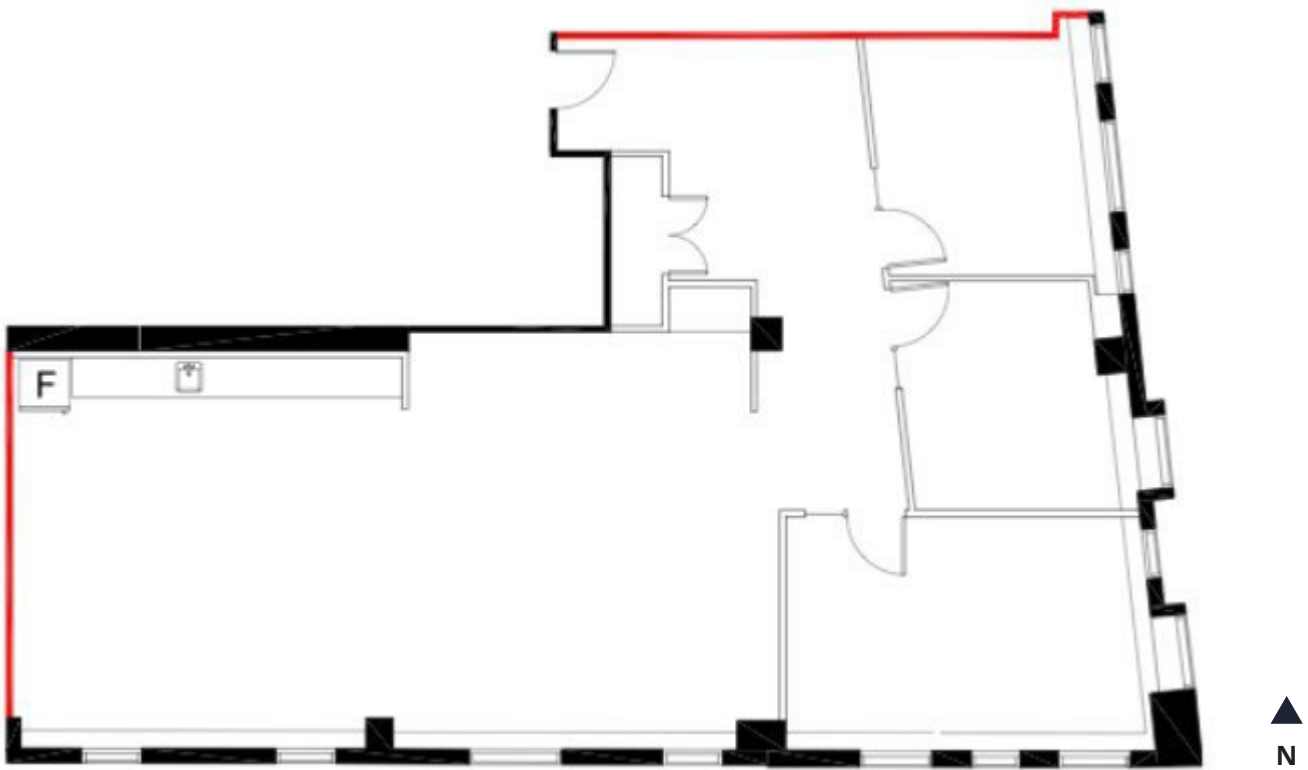
**Model
Suite
Program**



Floorplan

Suite 600

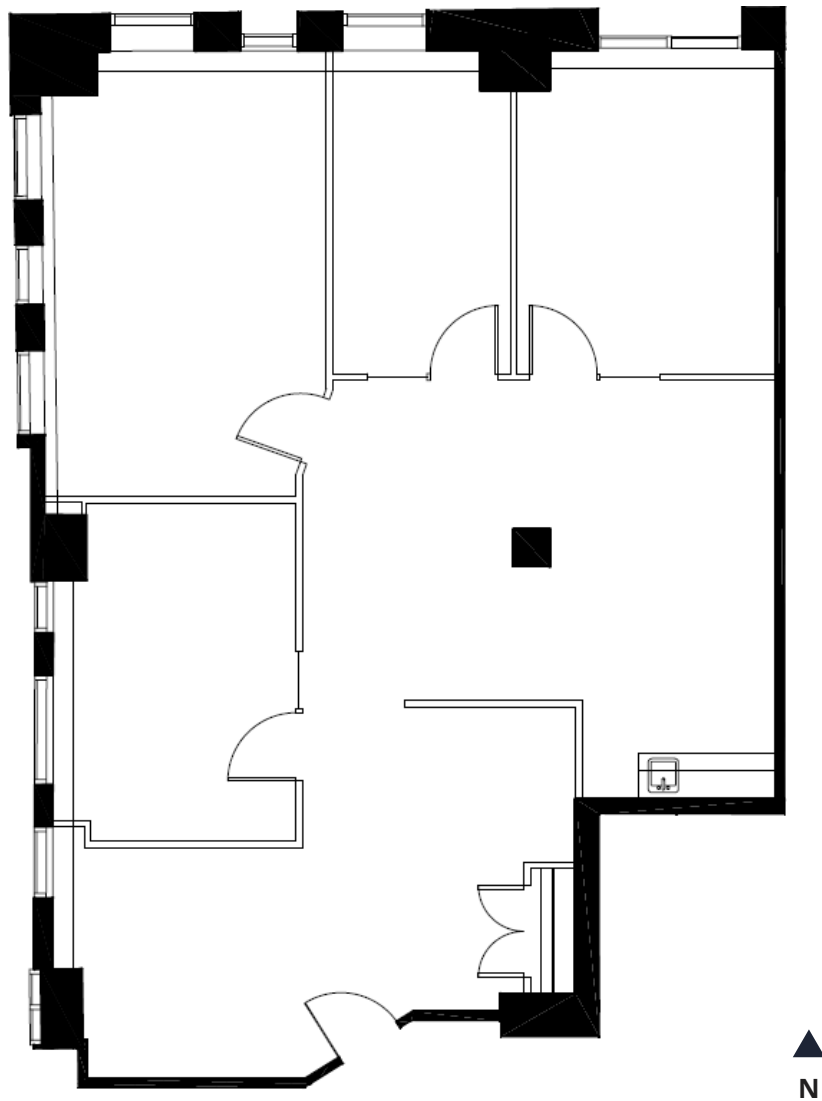
- 2,077 sf
- Built-out, partially furnished
- Elevator exposure



Floorplan

Suite 703

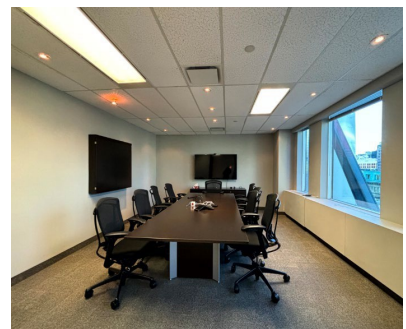
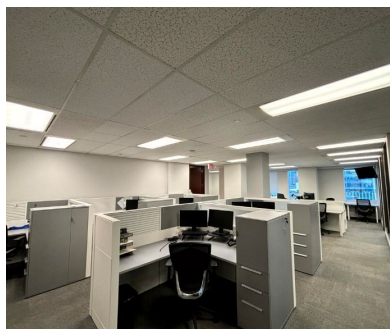
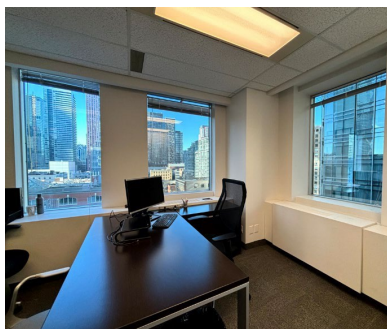
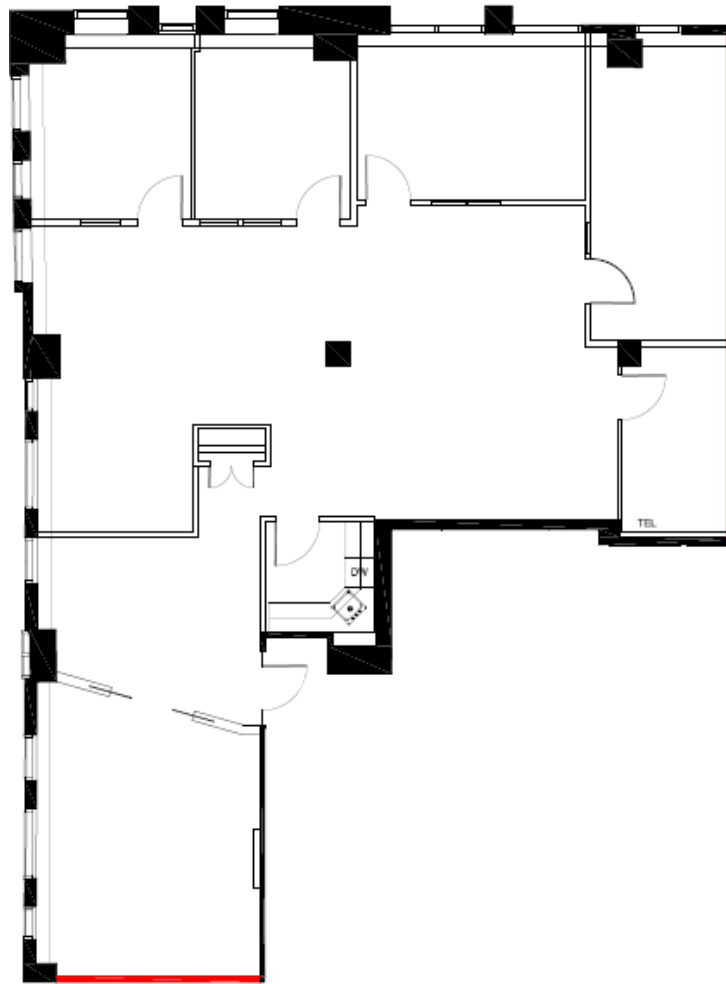
- 1,719 sf
- Available September 1st, 2026
- Built-out, corner unit



Floorplan

Suite 901

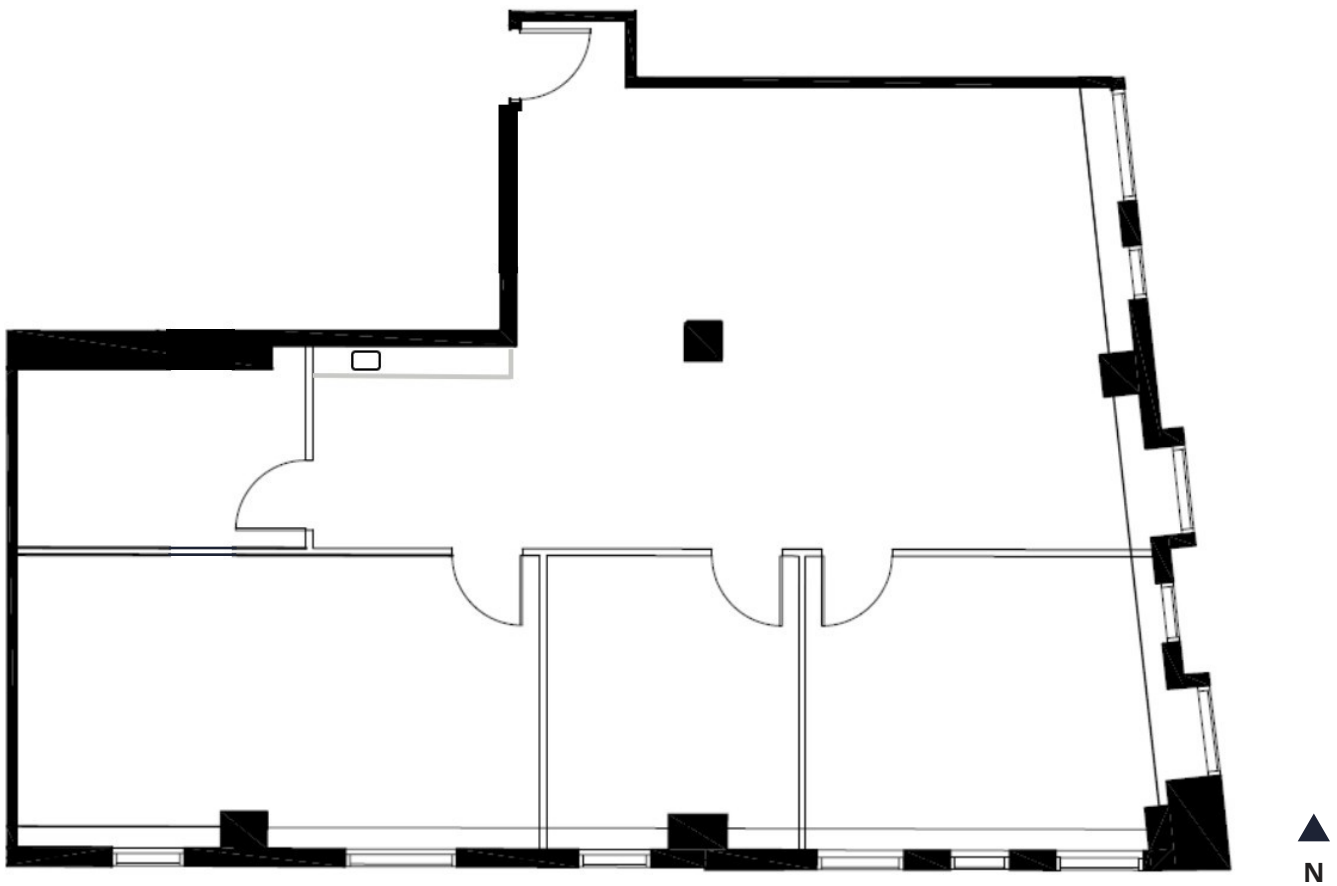
- 2,708 sf
- Built-out, corner unit



Floorplan

Suite 902

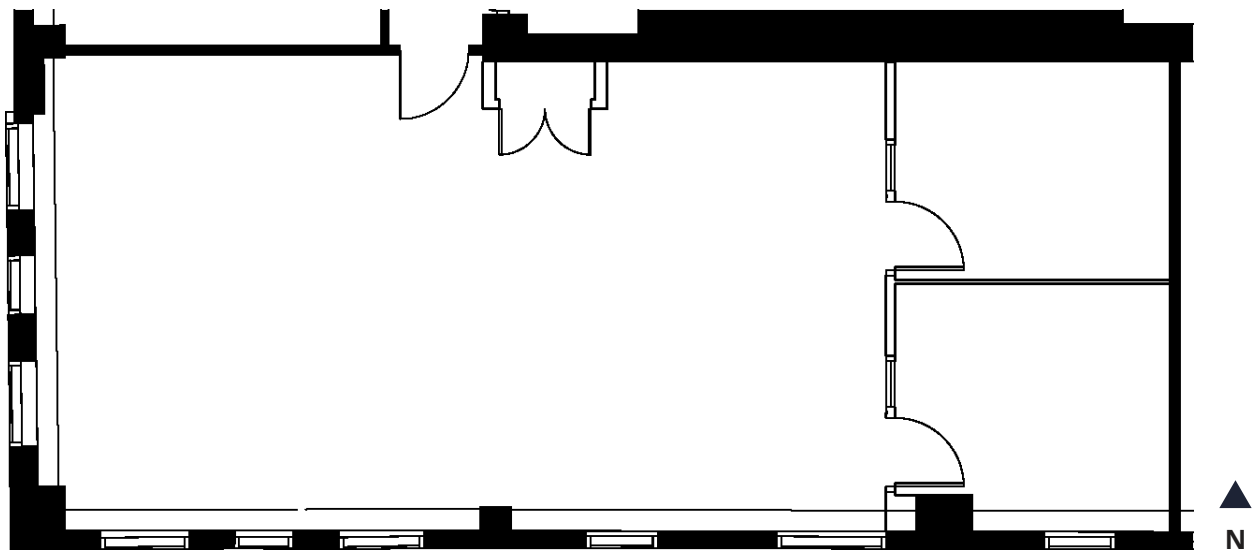
- 1,746 sf
- Elevator exposure, corner unit



Floorplan

Suite 903

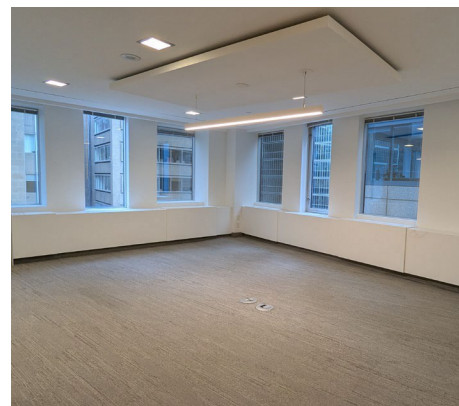
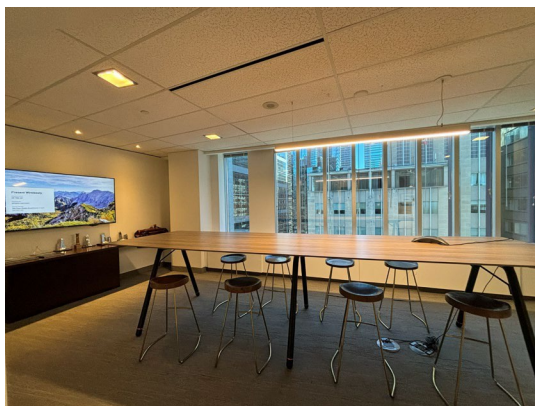
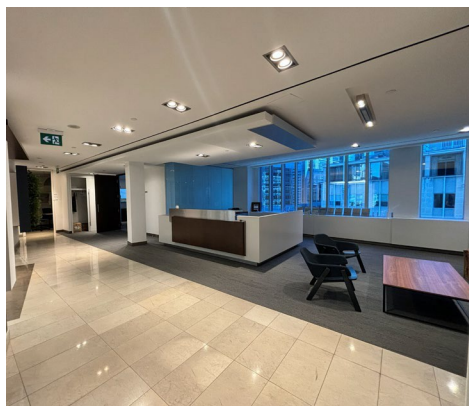
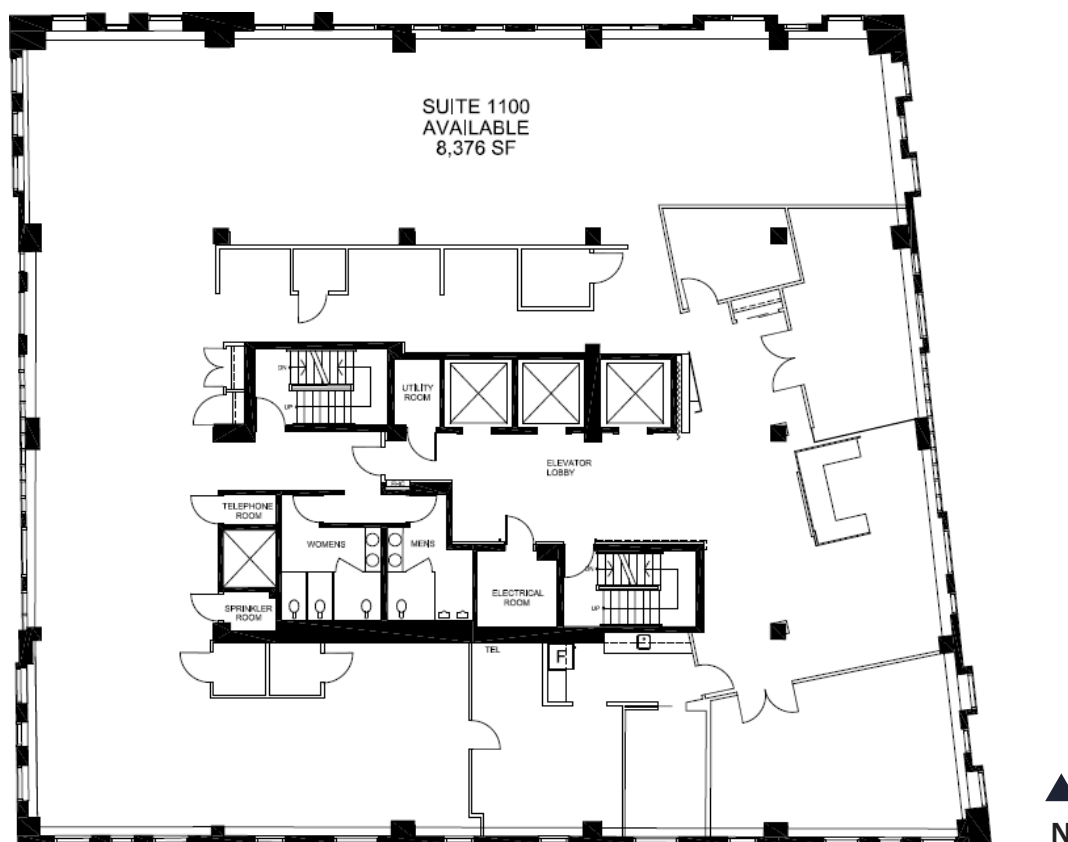
- 1,325 sf
- Built-out, corner unit
- Available on 120 days notice



Floorplan

Suite 1100

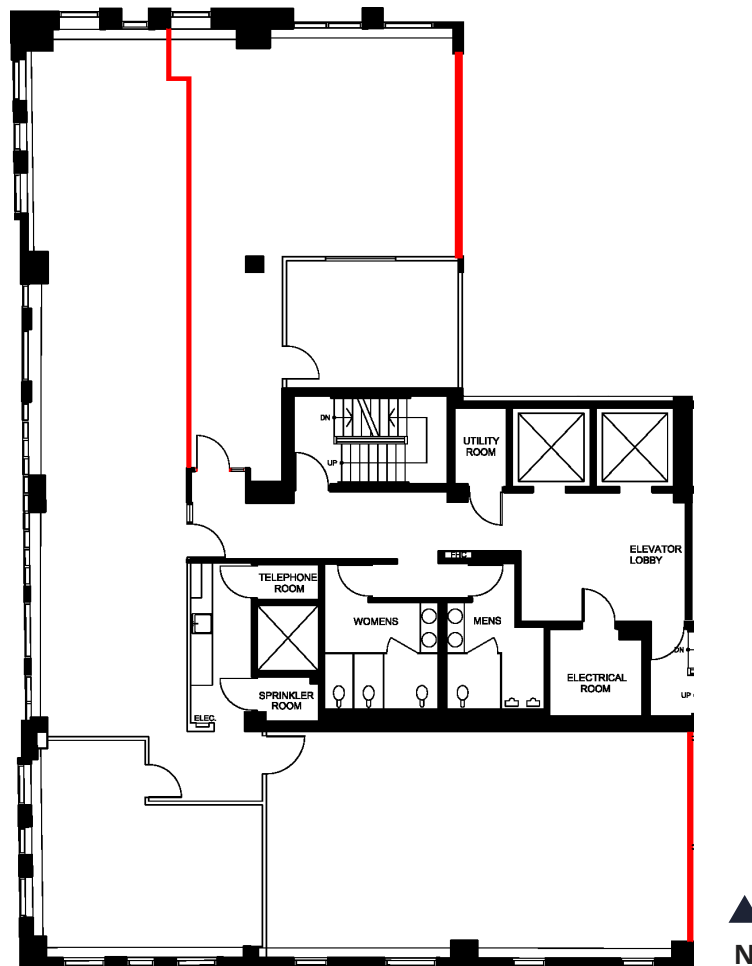
- 8,376 sf
- Full floor opportunity
- Contiguous to suite 1200 for 12,000 sf



Floorplan

Suite 1200

- 3,931 sf
- Contiguous to 11th floor for a total of 12,000 sf





Office space for lease

170 University Avenue

Brianna Minardi*

Associate

brianna.minardi@avisonyoung.com

416 276 3837

*Sales Representative

Adam Walman*

Principal, Vice President

adam.walman@avisonyoung.com

647 989 2332

avisonyoung.ca

222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5

© 2026 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**