



**AVISON
YOUNG**

Office Space For Lease
439 University Avenue
Toronto, Ontario

439 University Avenue

Walking Distance to Public Transit, Amenities
and the New Toronto Court House

**Get more
information**

Eamonn Murphy
Principal, Senior Vice President
+ 416 673 4069
eamonn.murphy@avisonyoung.com

Michael Stevens
Associate Vice President
+1 647 696 4545
michael.stevens@avisonyoung.com

avisonyoung.ca

Office Space For Lease

439 University Avenue,
Toronto Ontario



Details

SPACE	SIZE	AVAILABLE
Suite 201	5,620 sf	Leased
Suite 400*	12,591 sf (Divisible)	Immediate
Suite 500*	11,514 sf (Non-divisible)	Immediate
Suite 849	660 sf	Immediate
Suite 850	1,934 sf	Leased
Suite 900*	8,318 sf (Divisible to 5,226 sf or 3,092 sf)	Immediate
Suite 1400	1,610 sf	Immediate
Suite 1420	3,715 sf	Immediate
Suite 1540	1,291 sf	Leased
Suite 1701	2,895 sf	Immediate
Suite 1920	2,919 sf	Immediate
Suite 2100	2,108 sf	Immediate
Suite 2210	2,924 sf	Immediate
Suite 2300* (no plans available)	8,394 sf	Immediate

Net Rent
Contact Listing Agent

Additional Rent
\$22.00 estimate 2026 (taxes, building operating costs, in-suite janitorial and hydro)

Parking
1/3,000 sf rentable area leased
\$400.00/stall per month + HST underground

Highlights

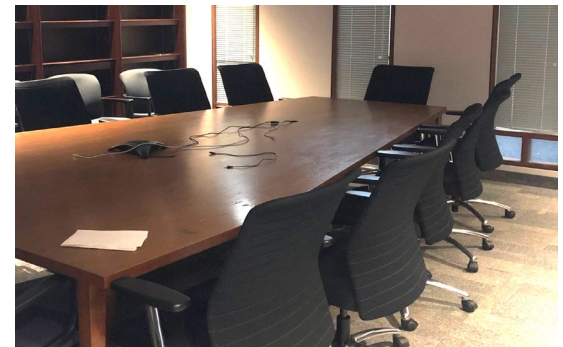
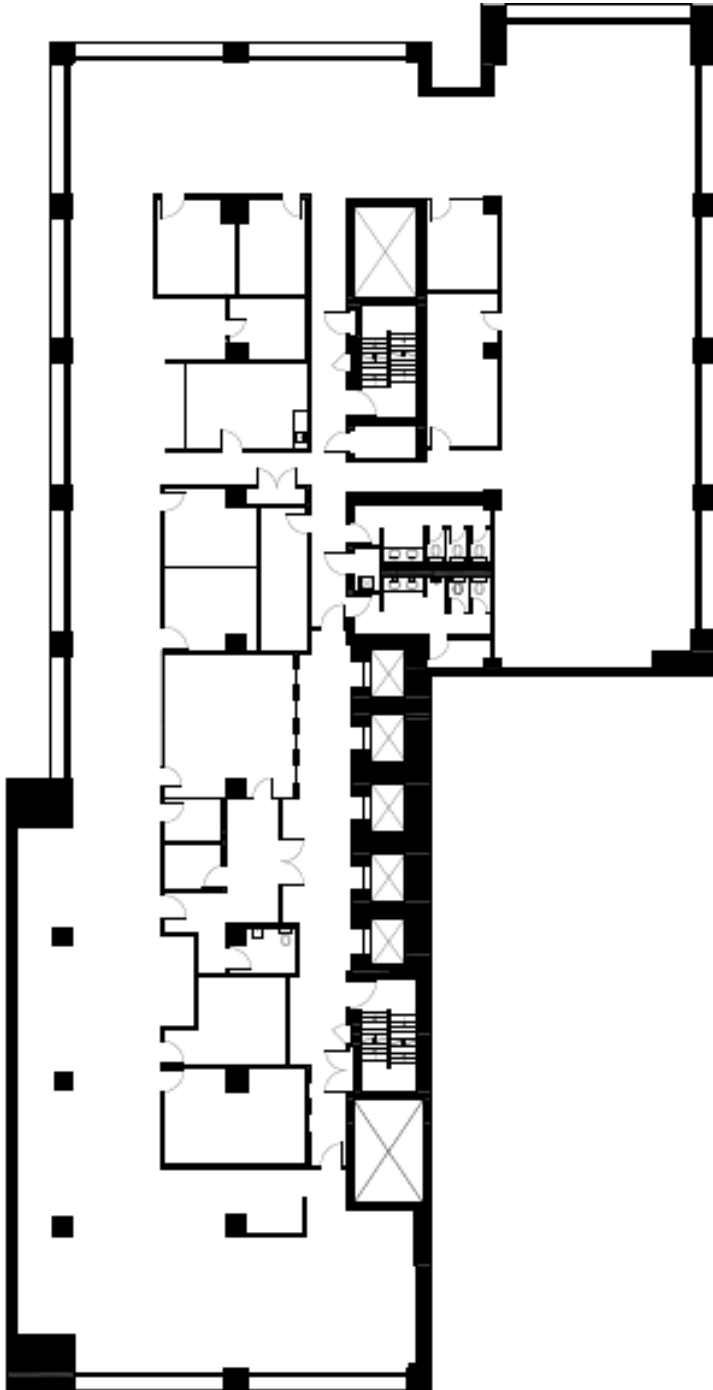
- Various size suites available
- High ceilings – 9'
- Efficient floor plate – side core design
- Nice views to the north and west
- 24-hour security on site
- Handicap accessible
- Retail/amenities – Starbucks and New Element Training
- On-site building management
- Landlord has updated most common area lobbies with new 2x2 T-Bar ceiling grid and LED lighting
- Landlord has commenced full lobby renovation including floors, ceilings and new entrance and exit doors
- Elevator cab renovation completed including new mechanicals, ceiling, flooring and cab walls
- New chillers installed November 2024

* Full floor opportunities

Suite 400: 12,591 sf (Divisible)

Available: Immediate

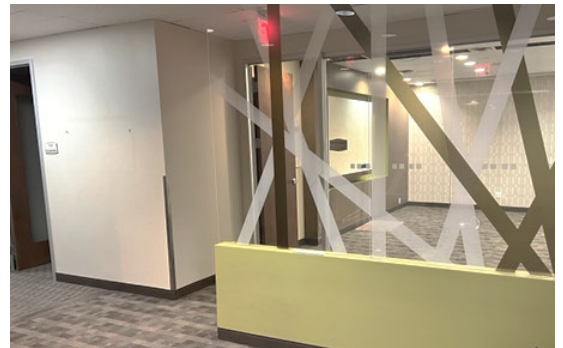
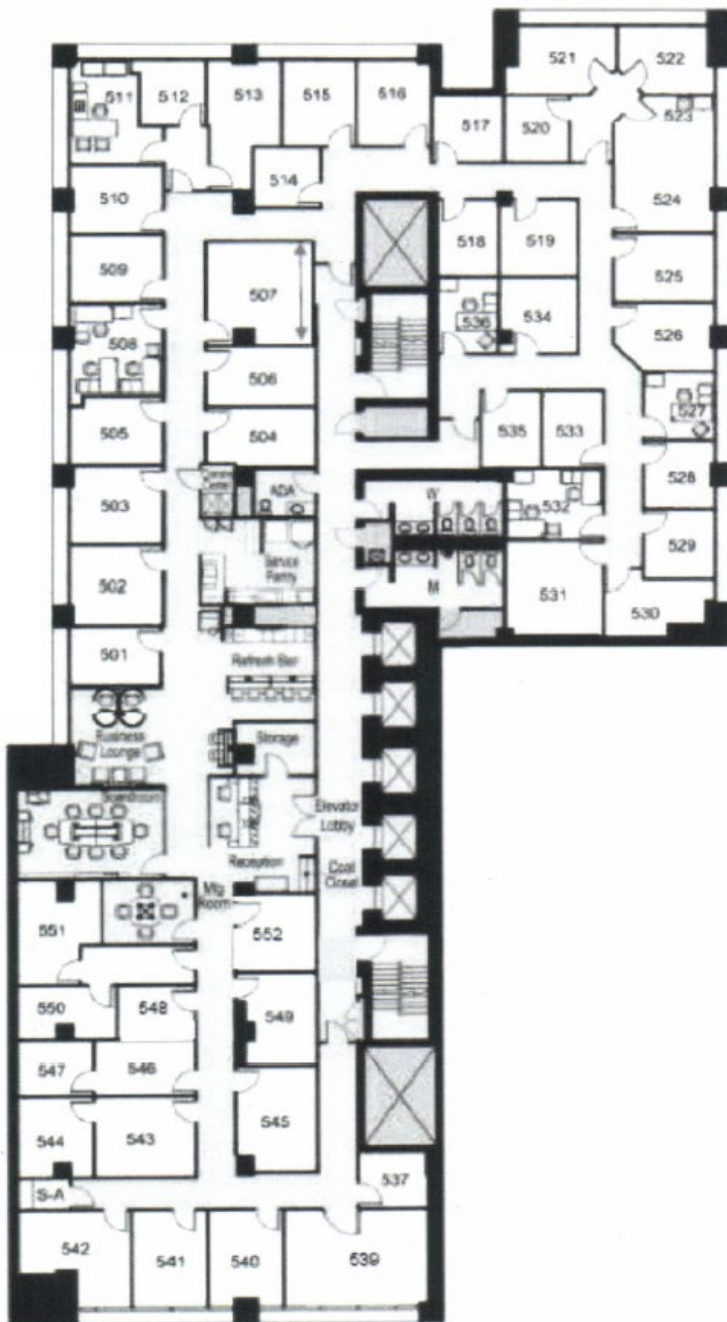
Full floor built out per below plan



Suite 500: 11,514 sf

Available: November 1, 2023

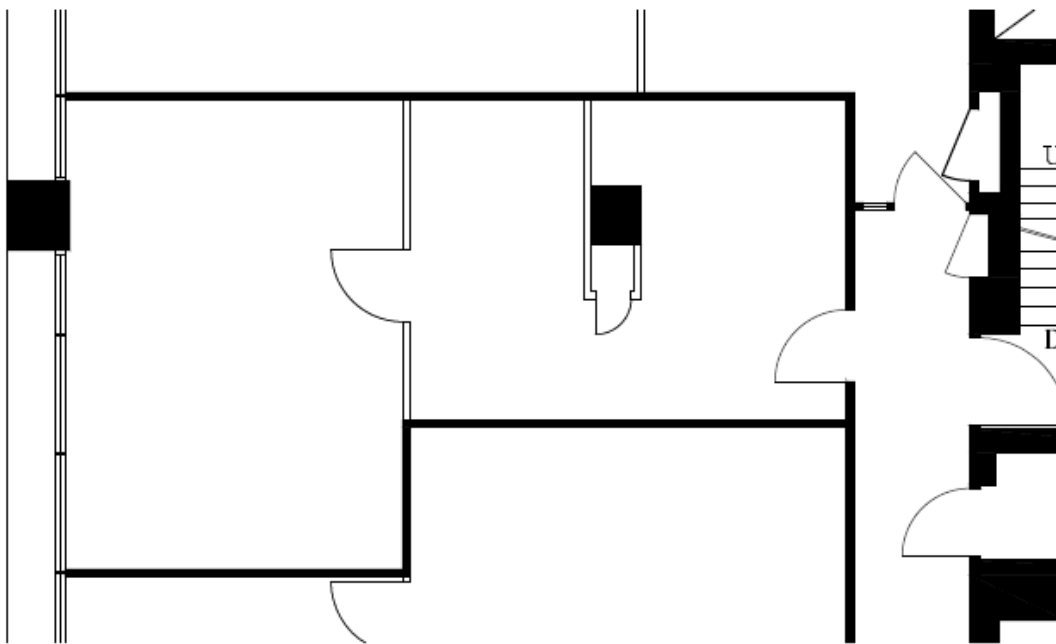
Former co-working space. Suite is built out with ample private offices, meeting rooms, etc.



Suite 849: 660 sf

Available: Immediate

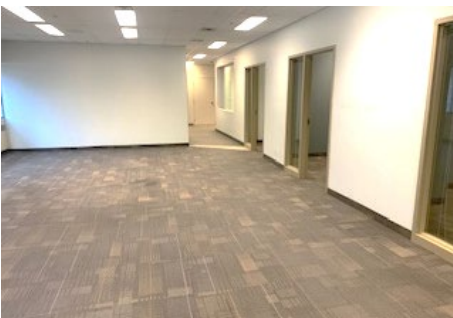
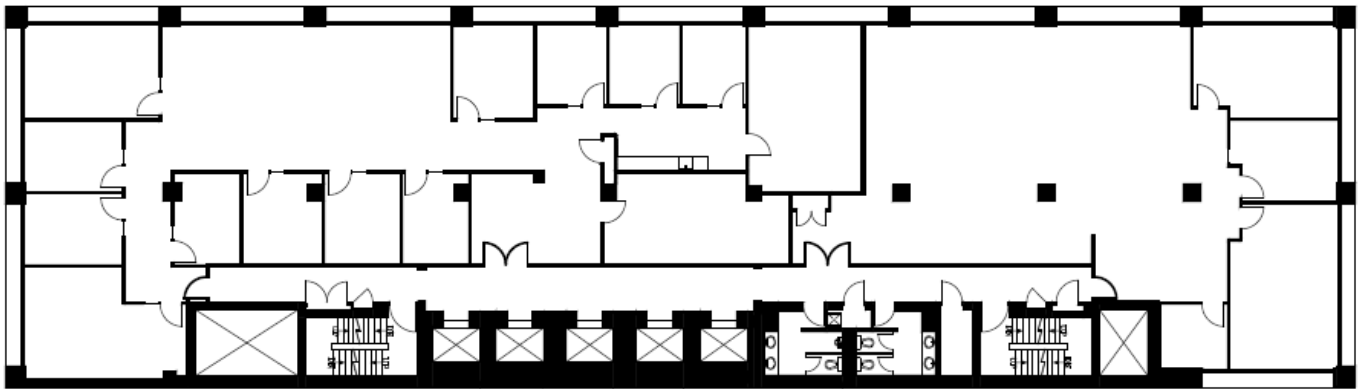
Suite is built out with open space and 1 private office



Suite 900: 8,318 sf (Divisible to 5,226 sf or 3,092 sf)

Available: Immediate

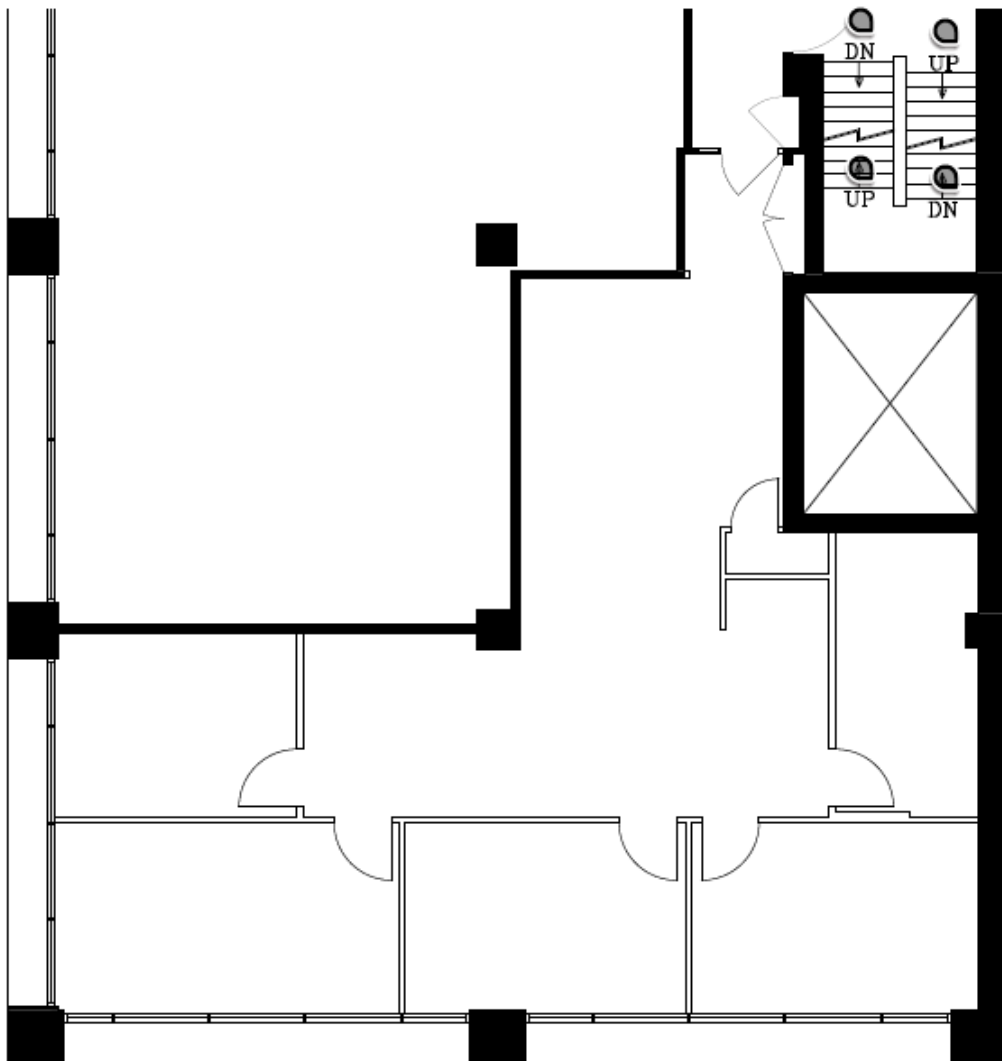
Suite is currently divided into two separate units. Both built out with private offices, meeting rooms, open space, etc.



Suite 1400: 1,610 sf

Available: Immediate

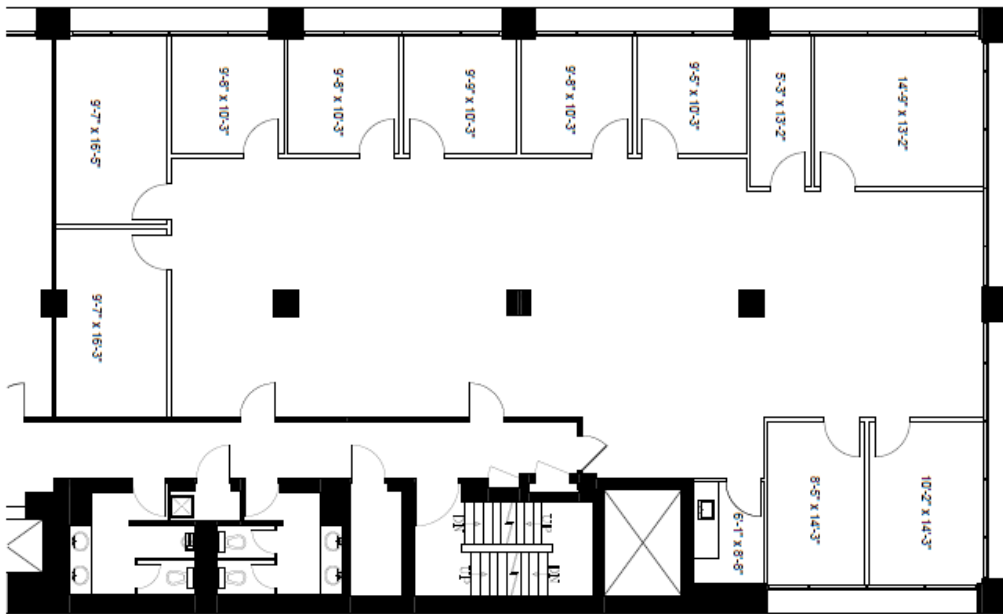
Suite is built out per below plan.



Suite 1420: 3,715 sf

Available: Immediate

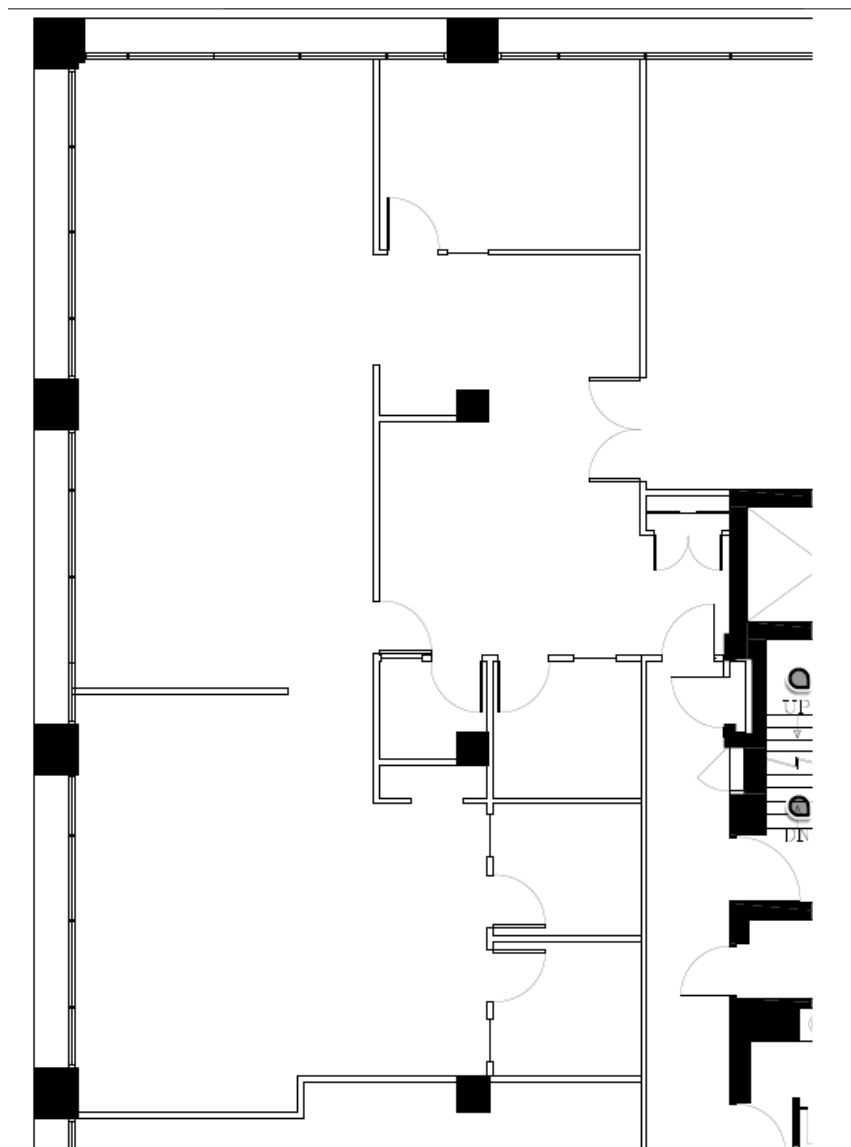
Suite is built out per below plan. Will require paint and carpet



Suite 1701: 2,895 sf

Available: Immediate

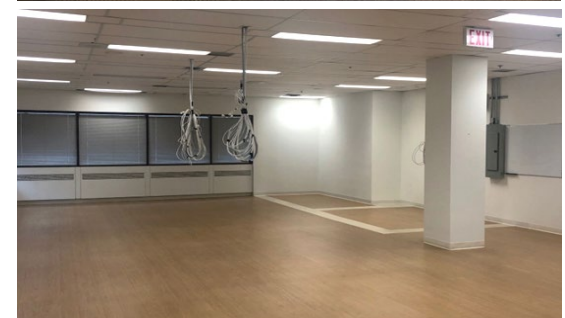
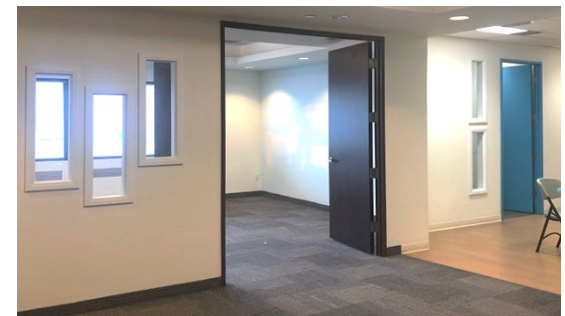
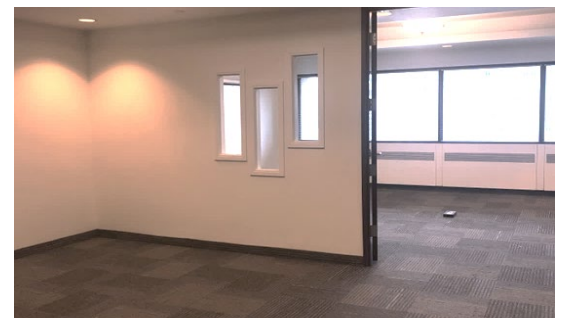
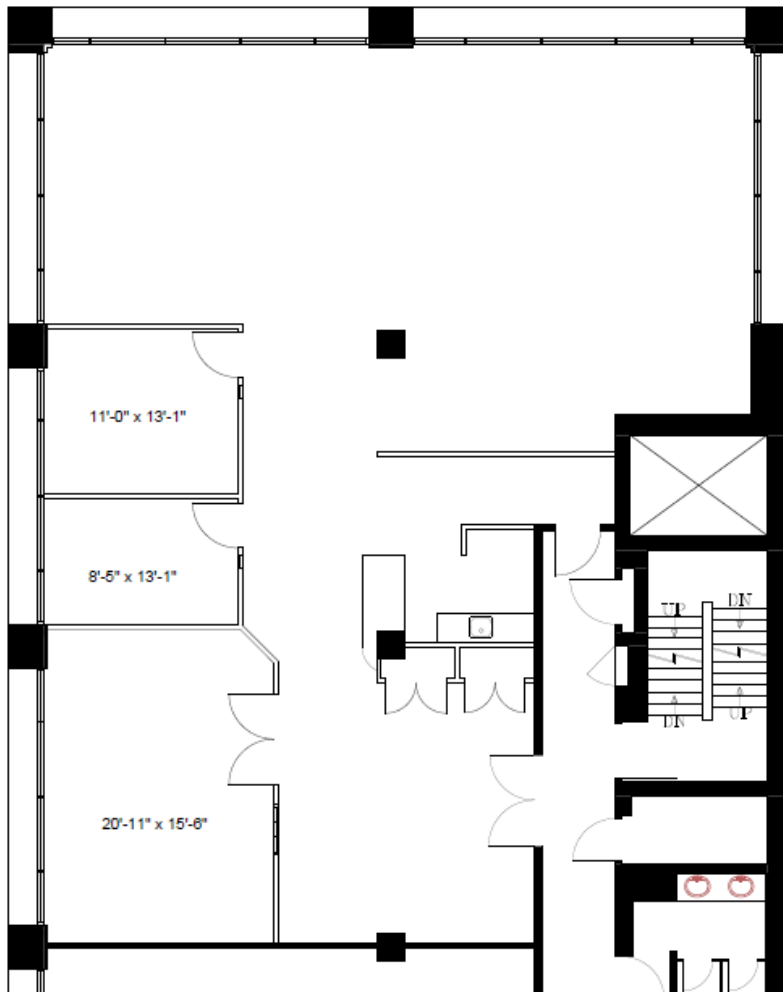
Suite is built out per below plan.



Suite 1920: 2,919 sf

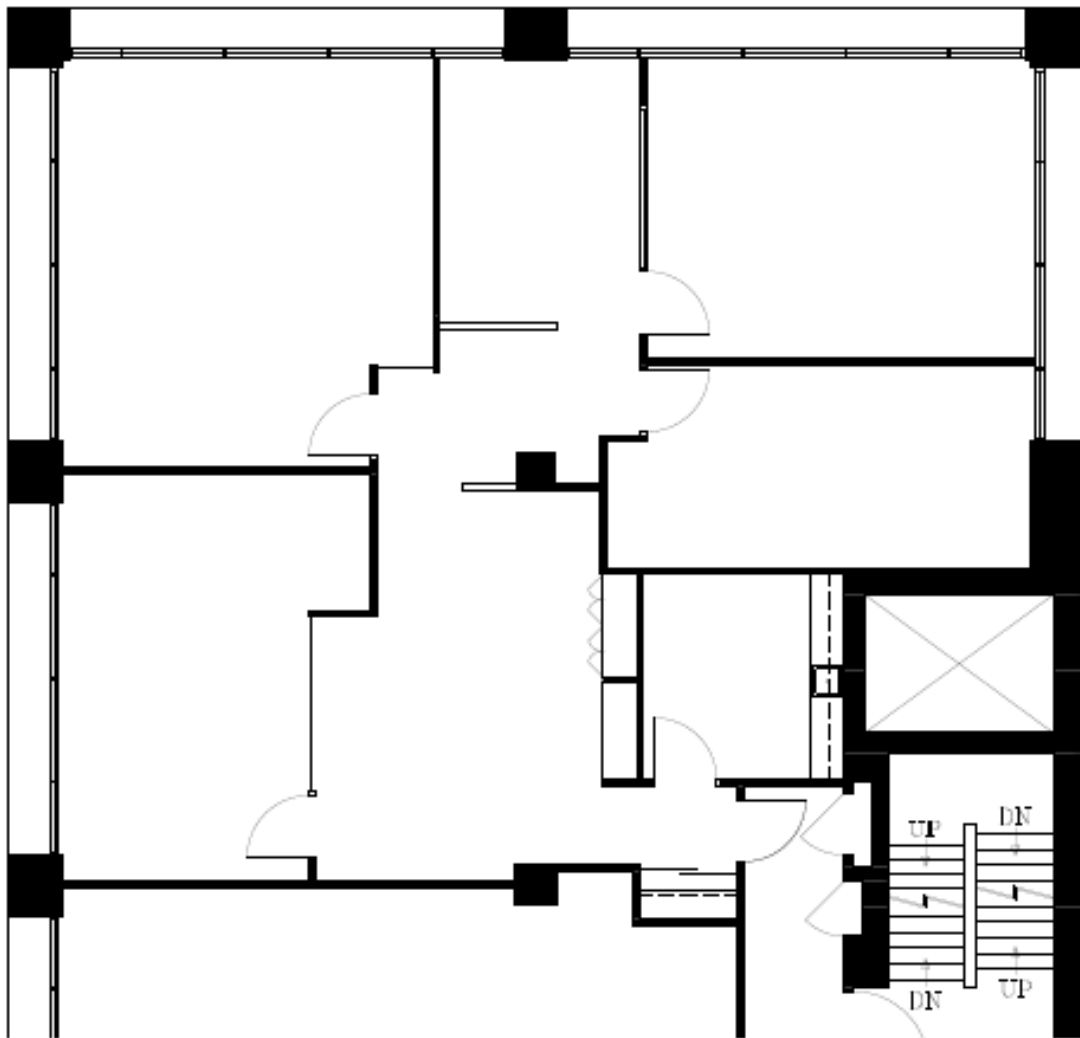
Available: Immediate

Suite is built out with reception, boardroom, 2 private offices, kitchen and open space. Lots of natural light and expansive views



Suite 2100: 2,108 sf

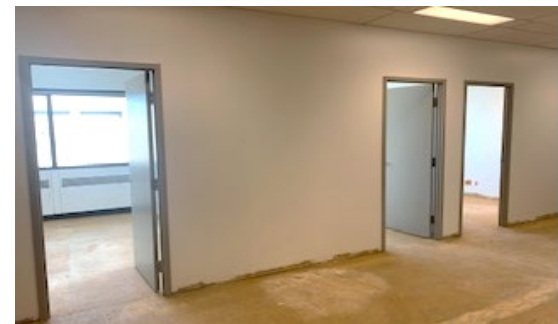
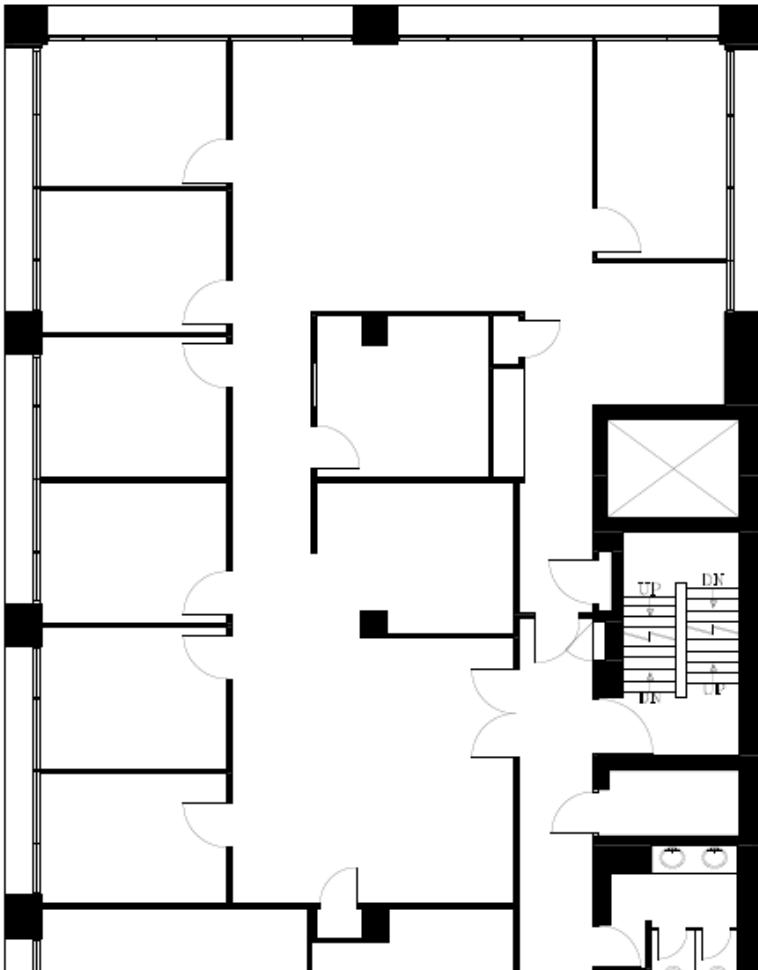
Available: Immediate

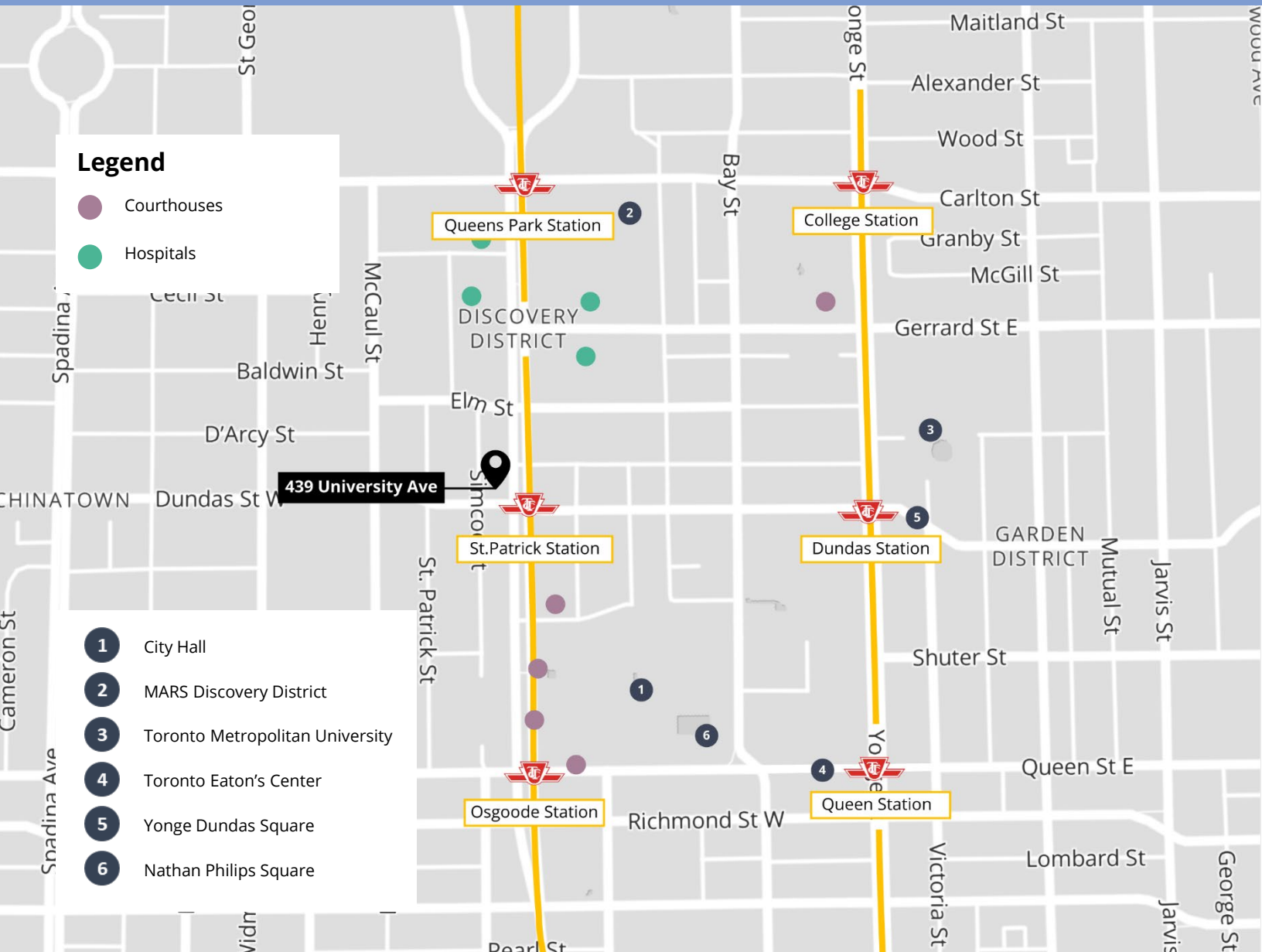


Suite 2210: 2,924 sf

Available: Immediate

Suite is built out with reception, private offices, kitchen and open space





Location

- 50 yards to TTC Subway connection (St. Patrick station)
- Walking distance to new Toronto Courthouse, Princess Margaret Hospital, Toronto General Hospital, Hospital for Sick Children, Mount Sinai Hospital, Osgoode Hall, Old City Hall, Nathan Phillips Square, MARS discovery district and University of Toronto

Get more information

Eamonn Murphy
Principal, Senior Vice President
+ 416 673 4069
eamonn.murphy@avisonyoung.com

Michael Stevens
Associate Vice President
+1 647 696 4545
michael.stevens@avisonyoung.com

avisonyoung.ca