

40 University Avenue

Toronto, Ontario



3,500 SF - 12,379 SF

OFFICE SPACE FOR LEASE



Building Highlights

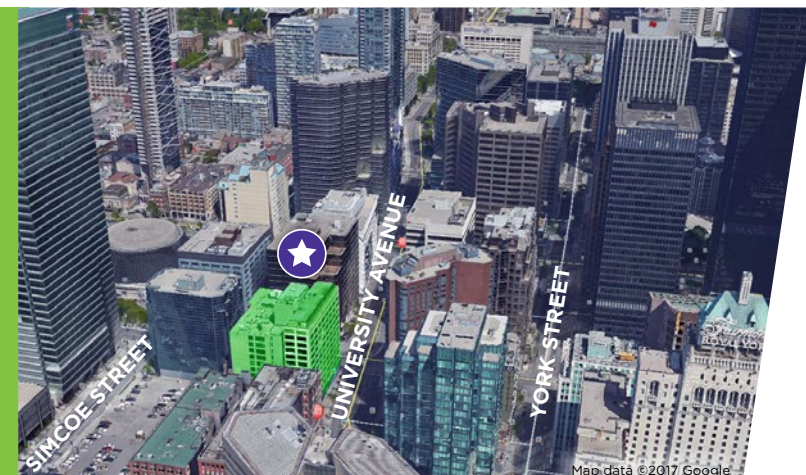
- First class office building at a high-traffic area with excellent visibility
- Large efficient floor plate that works well for both large and small tenants
- Quick steps from the Financial Core, trendiest shopping areas, high-end hotels, the Entertainment District and PATH system
- Close to Union Station for TTC subway, GO transit and UP Express stations
- Underground bicycle racks available
- On-site property management and operations team
- BOMA Best Certification
- Service Connect and Eservus service portal available to all tenants

Availabilities

Suite	Area (SF)	Availability
200	4,342	Immediate
201	12,379	Immediate
420	5,974	Immediate
905	3,500	January 2019

Building Information

Total Space	238,245 sf
Total Office Space	223,169 sf
Total Retail Space	15,067 sf



serviceconnect

eservus

la prep

INTERNATIONAL
News

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Trioest Realty Advisors Inc.
BROKERAGE

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1

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Building Specifications

BUILDING DESCRIPTION

Located on the south-west corner of University Avenue and Wellington Street West in Toronto, consisting of 238,344 square feet over 14 floors. The University side of the property was constructed in 1970. The two rear buildings, which were once warehouses constructed in the 1920's. Both were gutted to the shell and attached to the new building. The exterior walls are clad in precast with an exposed aggregate finish. This makes this property pretty unique.

ELECTRICAL

Incoming electrical power from Toronto Hydro is rated at 416 volt/3phase, 4 wire. Building lighting is single lamp T8/28 watt - 240 volt with electronic ballast. Electrical output capacity is 1.5 watts psf and can be increased if necessary to 2.5 watts psf if necessary.

There is one 115 Kilowatt emergency life safety generator which operates on natural gas and runs the life safety systems in the building and powers one elevator. It also keeps all stairwell lights on and various lighting on each floor. Also operates the garage door.

The Siemens APOGEE Building Automation System controls the HVAC and lighting.

BACKUP POWER

One (1) 115 kilowatt Waukesha Generator and is fueled by Natural Gas. Backs up one elevator fire alarm, exit lights and life safety systems, stairwell lighting, minimal in tenanted and common areas.

SHIPPING/RECEIVING

Shipping Receiving is through the south laneway through our double loading dock doors via a hydraulic lift and we have no loading docks for parking trucks. Parking for the delivery trucks is via the south lane way only.

MECHANICAL

The building is a Constance air volume building with four (4) supply fans, two (2) for interior and two (2) for the perimeter induction units and two return fans. These four (4) fans total 193,750 CFM. Controlled thermostats are for the perimeter induction units only.

There is one Tenant Base Building Glycol Tower that feeds some of the tenants I.T rooms, this tower is maintained by Triovest.

Cooling Towers are BAC both replaced in 2015. The hot water low pressure heating boilers were replaced in 2006 with four new CAMUS Boilers and they are rated at 85% energy efficient at 3,000,000 BTU's each. Domestic hot water is two tankless Takaki's.

HVAC hours of operation: Monday to Friday only.
7:00am - 7:00pm. No HVAC on holidays.

LIFE SAFETY SYSTEM

Life Safety Systems included in the building is 100 % sprinklered.

TELECOMMUNICATION

Telecommunication providers are Allstream/ZAYO, Bell, Beanfield, COGECO, Rogers and TELUS.

SECURITY

The current Security access control and Video Surveillance systems are manufactured by KEYSKAN and DIVAR and Serviced by Siemens Canada. Fully updated in 2015.

BICYCLE RACKS

Bicycle racks are located in the underground parking garage.

ELEVATORS

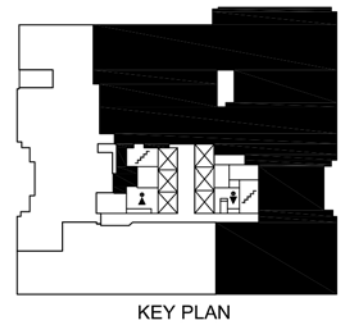
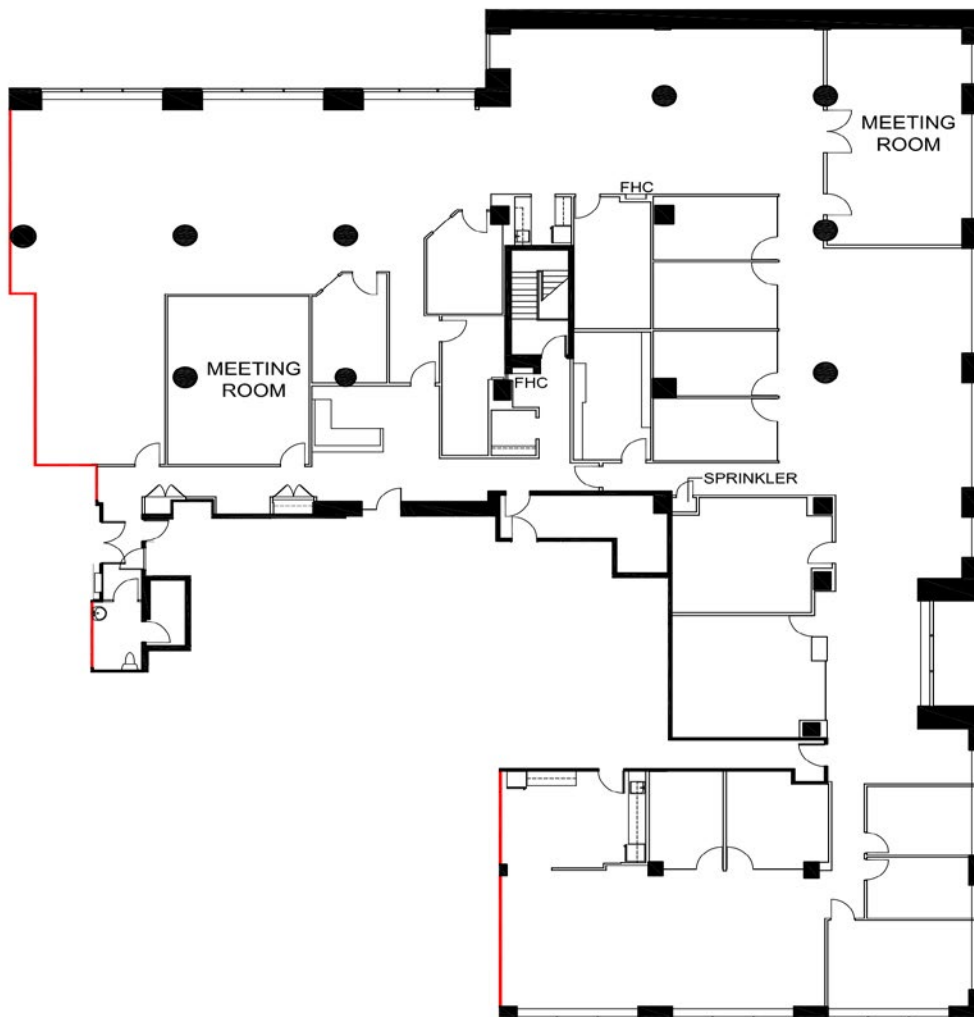
There are five (5) passenger elevators and one freight elevator, manufactured by Otis, which travel at a speed of 500 feet per minute. A full modification was completed in 2010.

SUITE 200

12,379 SF

Suite Highlights

- Eleven (11) offices
- Three (3) boardrooms
- Two (2) kitchens



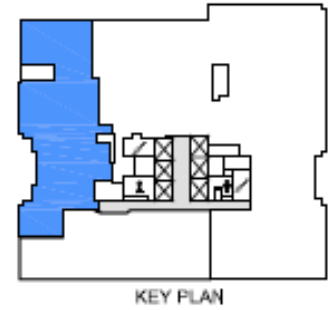
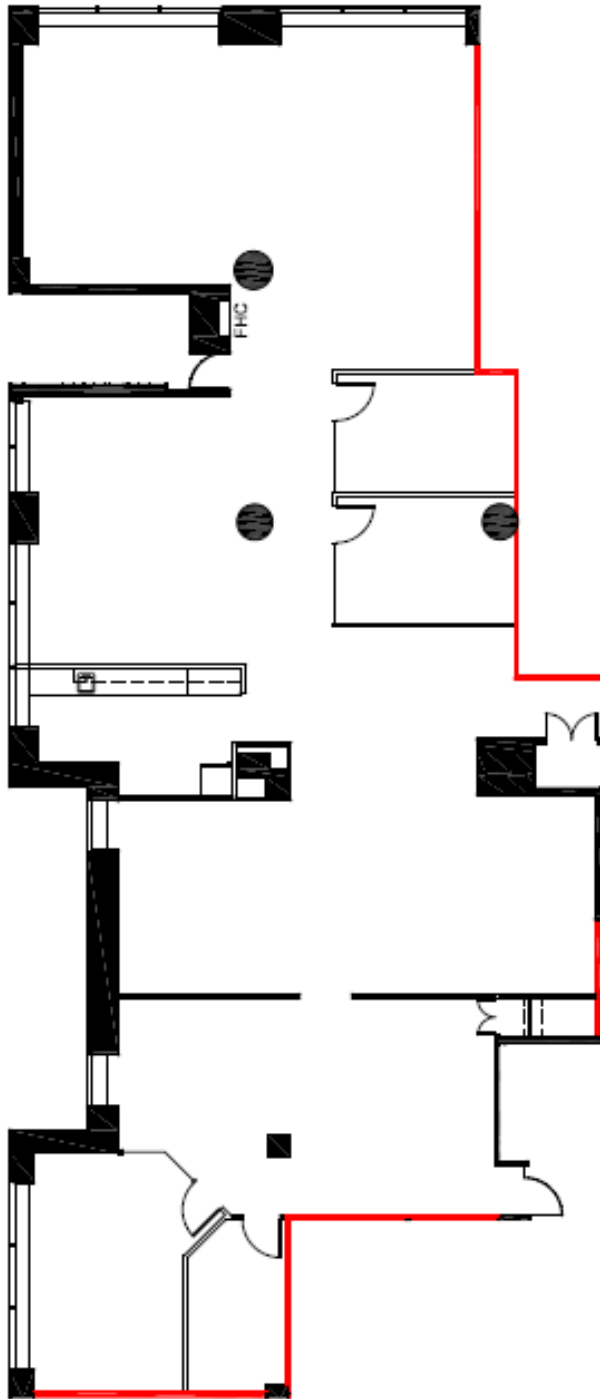
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SUITE 201

4,342 SF



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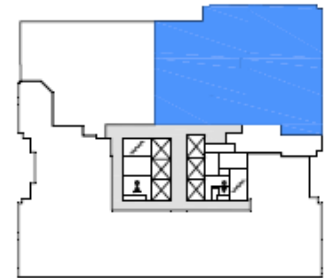
triovest.com

SUITE 420

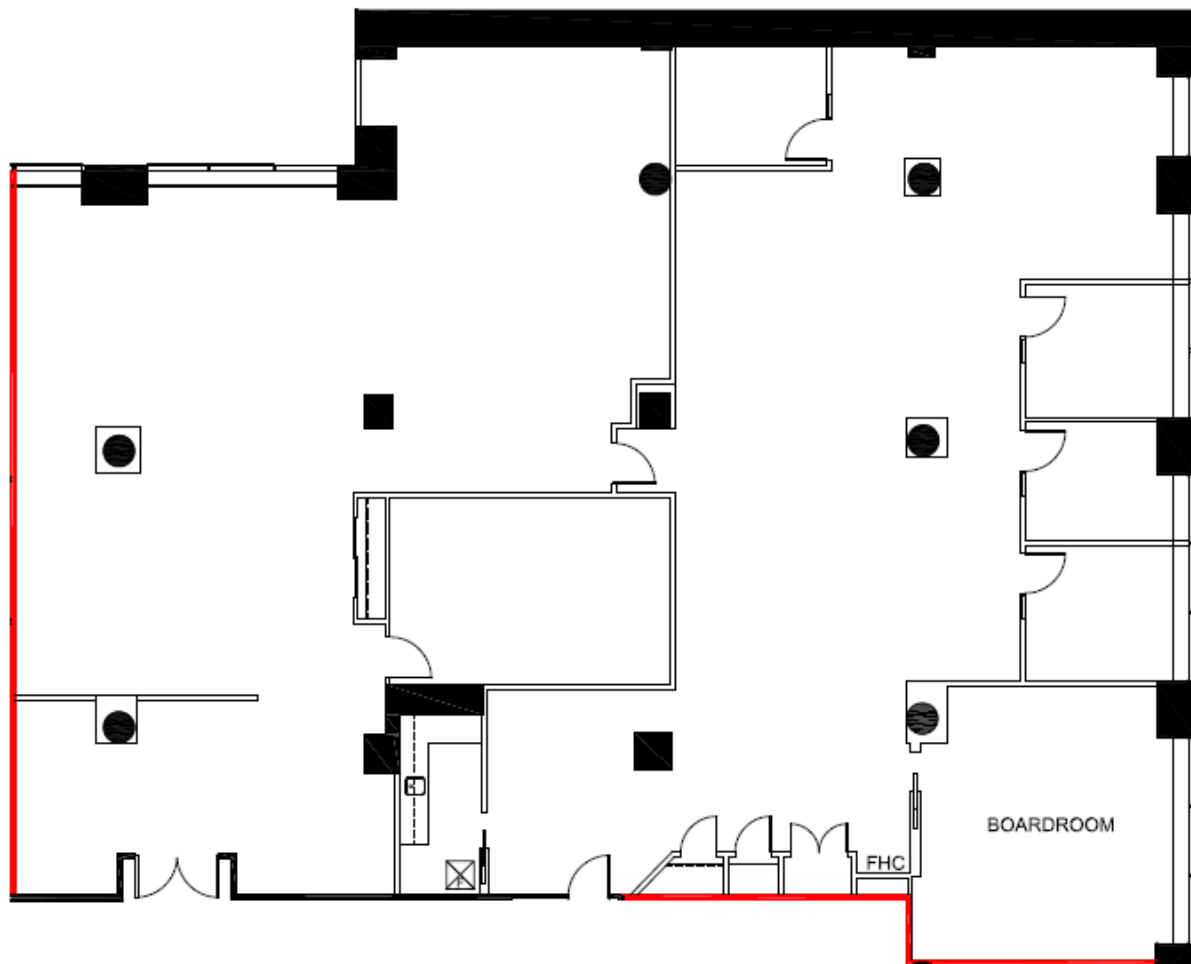
5,974 SF

Suite Highlights

- Four (4) offices and four (4) meeting rooms
- Kitchenette
- Open area



KEY PLAN



40 University Avenue

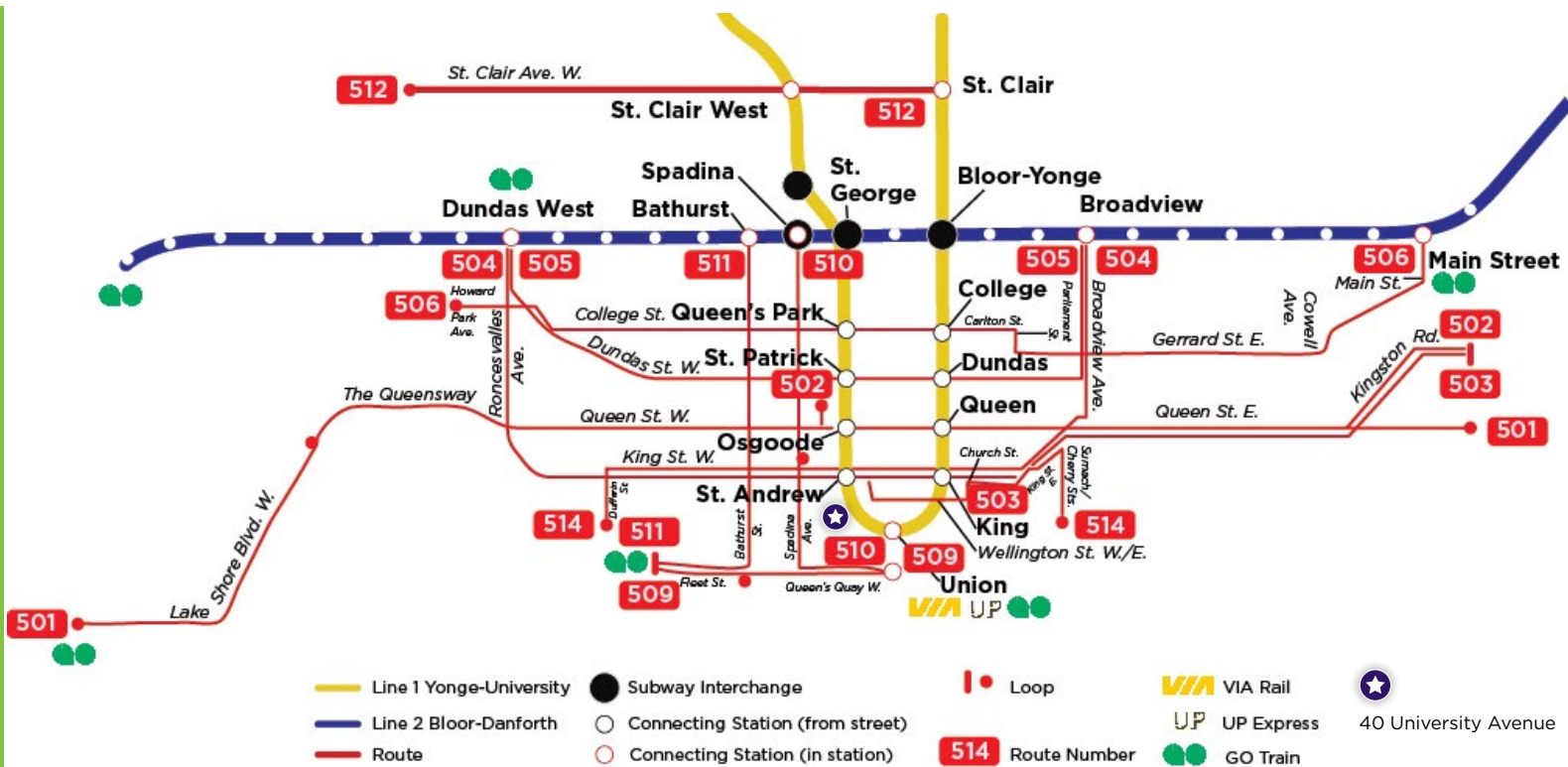
Toronto, Ontario



Public Transportation



Regularly scheduled public transportation is available through underground subway access from **St. Andrew Station** and **Union Station** on the **Yonge-University Line**. **40 University Avenue** is steps away from **Union Station** providing connectivity to **Go Transit**, **UP Express**, and **Via Rail**.



Subway
| runs every 2 - 5 minutes

Streetcar
| runs every 10 minutes

Don Valley Parkway
| 9 minute drive

Gardiner Expressway
| 8 minute drive

Highway 401
| 30 minute drive

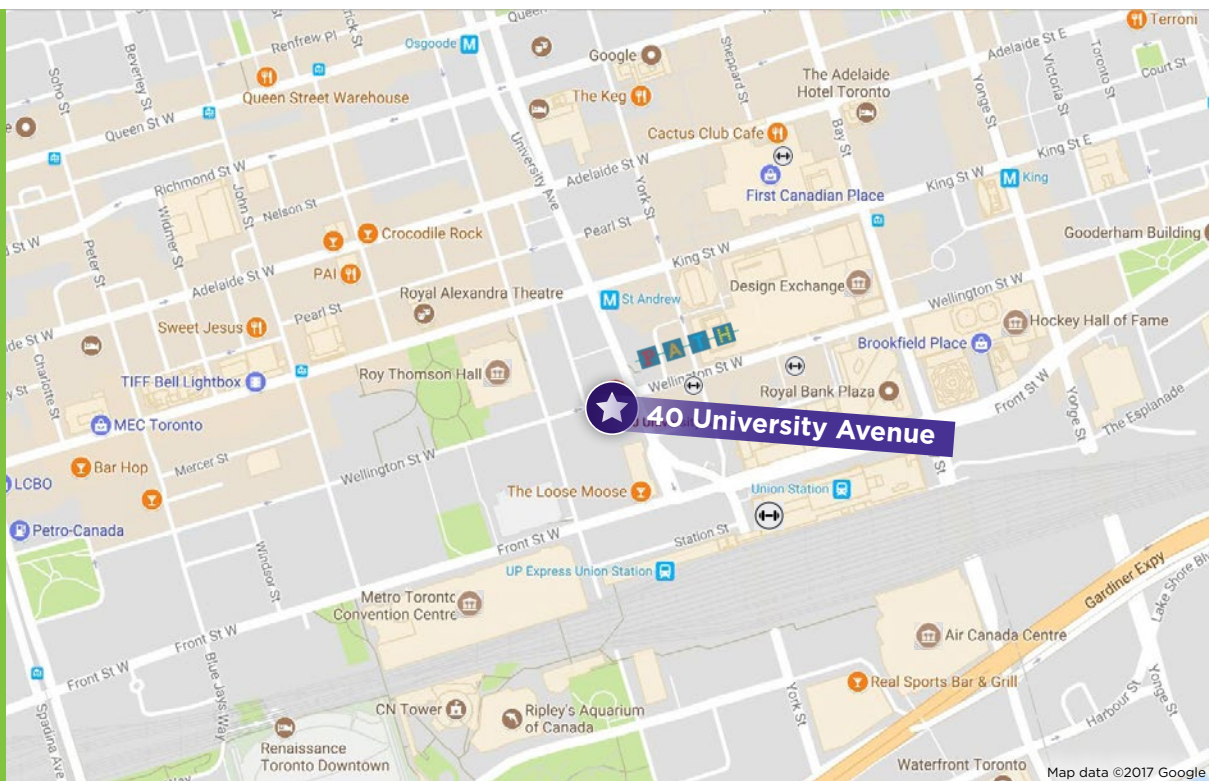
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Local Amenities



- Onsite amenities include La Prep, International News and Metro Eye Care.
- **40 University Avenue** is located on the Financial District with numerous amenities nearby (Fairmont York Hotel, Ritz Carlton, First Canadian Place, Metro Toronto Convention Centre, CN Tower, Ripley's Aquarium of Canada, Air Canada Centre, Roy Thomson Hall, TIFF Bell Lightbox and much more).



LOCAL AMENITIES

- DINING & CAFE**
 - La Prep | On site
 - Moxie's | 1 minute
 - Starbucks | 1 minute
 - Jack Astor's | 2 minutes
 - Tim Hortons | 3 minutes
 - First Canadian Place | 4 minutes
- SHOPPING**
 - First Canadian Place | 3 minutes
 - Eaton Centre | 6 minutes
- HOTELS**
 - Fairmont Royal York | 1 minute
 - The Strathcona Hotel | 1 minute
 - The Ritz-Carlton | 4 minutes
- FITNESS CENTRE**
 - GoodLife | 1 minute
 - Toronto Athletic Club | 4 minutes

- HALLS/CENTRES**
 - Roy Thomson Hall | 1 minute
 - Design Exchange | 2 minutes

- Air Canada Centre | 4 minutes
- Hockey Hall of Fame | 4 minutes

- Metro Convention Centre | 4 minutes



OUR APPROACH

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs approximately 500 employees to manage 380 properties out of regional offices in Toronto, Montreal, Mississauga, Winnipeg, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.



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triovest.com

9

CORPORATE OFFICES
CANADA-WIDE

500+

EMPLOYEES

\$9+

BILLION
PORTFOLIO UNDER
MANAGEMENT

37+

MILLION
SQUARE FEET

380

PROPERTIES
ACROSS
CANADA

\$4

BILLION
UNDER
DEVELOPMENT

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