



Office Space For Lease

Toronto, ON

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Property Overview

Located in the heart of Toronto’s Financial Core, 40 University Avenue is a 13-storey office tower proudly holding BOMA BEST Gold certification. With efficient, flexible floor plates, it’s built to support today’s dynamic businesses.

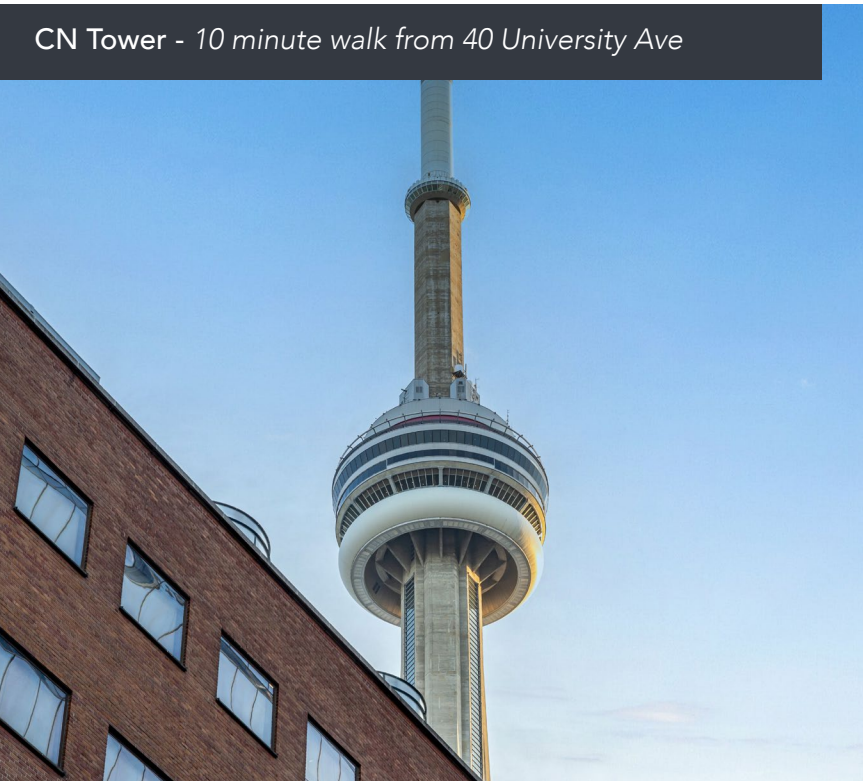
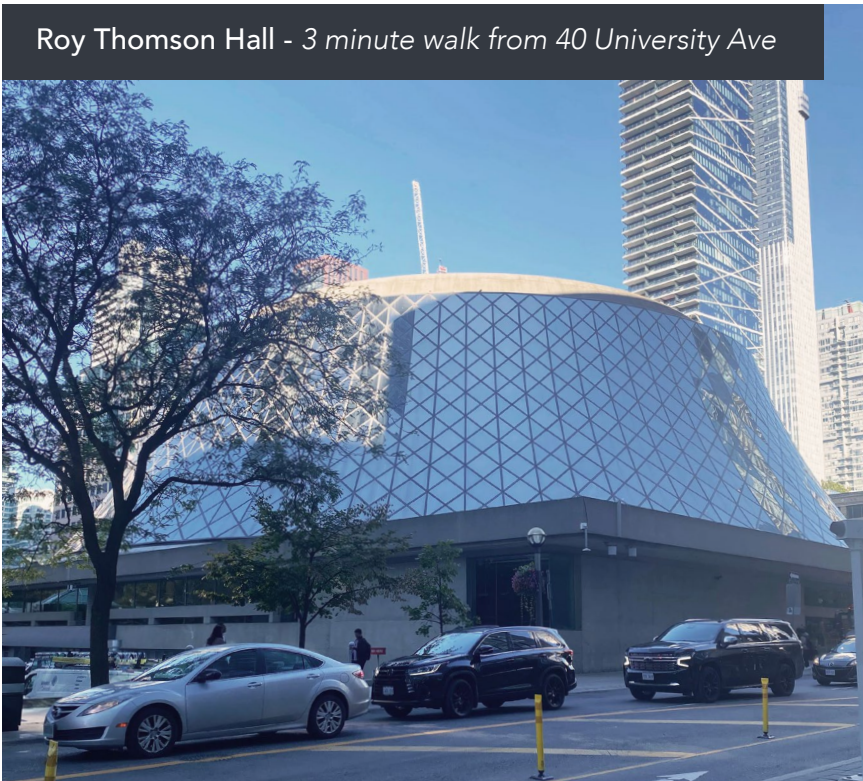
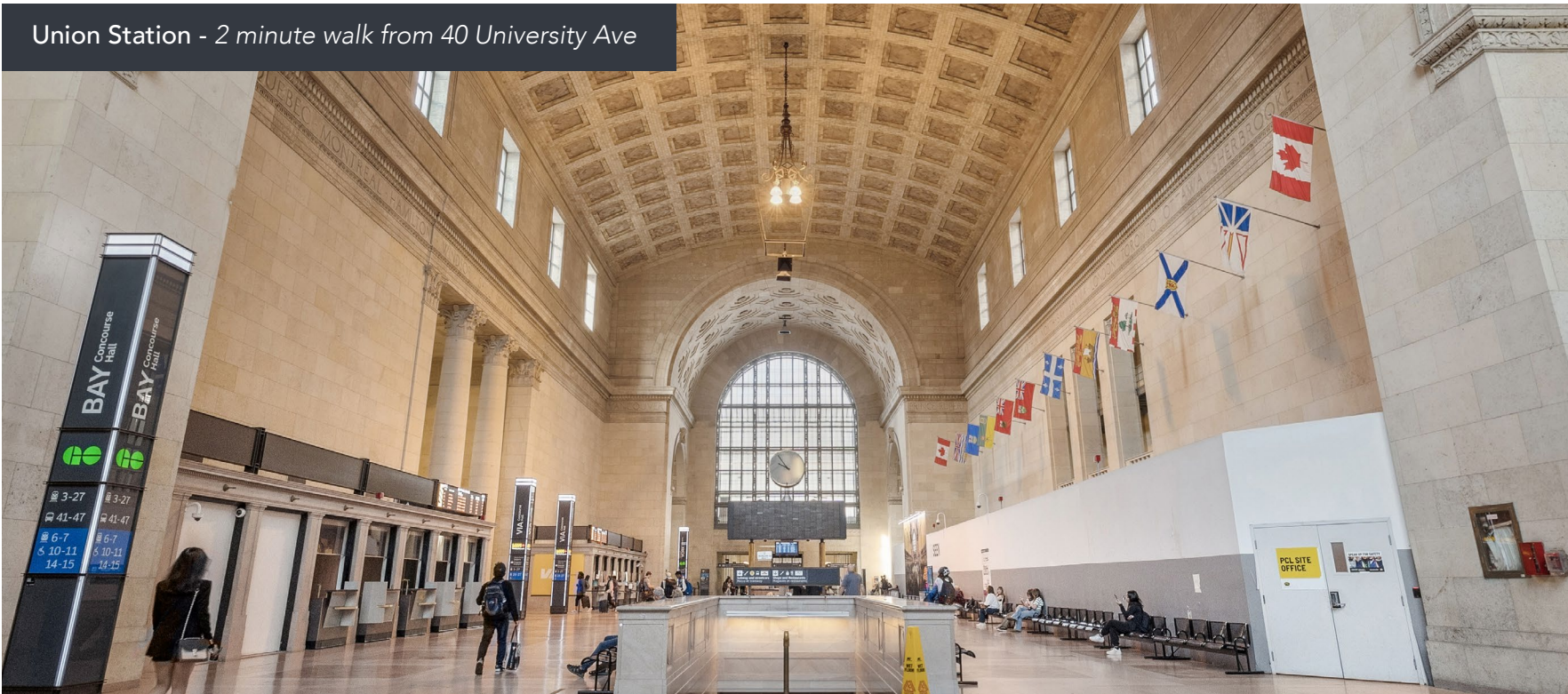
On-site amenities including Tim Hortons, Beertown, and Orange Theory Fitness enhance everyday convenience. Just steps from Union Station, TTC, GO Transit, and UP Express, the building offers unmatched commuter access. And with the PATH network right across the street, tenants enjoy quick, weather-protected access to downtown’s top retail and dining.

Surrounded by upscale hotels, entertainment, and located on one of the city’s most iconic boulevards, 40 University Avenue combines business prestige with cultural energy. Backed by strong infrastructure, secure access, and professional management - this is downtown office leasing at its best.

Building Details

Total Space: +/- 242,409 SF	Net Rent: Contact Listing Agent	Leasing District: Financial Core
Typical Floor: +/- 20,400 SF	Additional Rent (Estimated 2026): \$26.40 PSF	Sustainability: BOMA BEST Gold
Number of Floors: 13	Building HVAC Hours: 6:00 AM – 6:00 PM Monday to Friday	

Vibrant Neighborhood



40 University Avenue

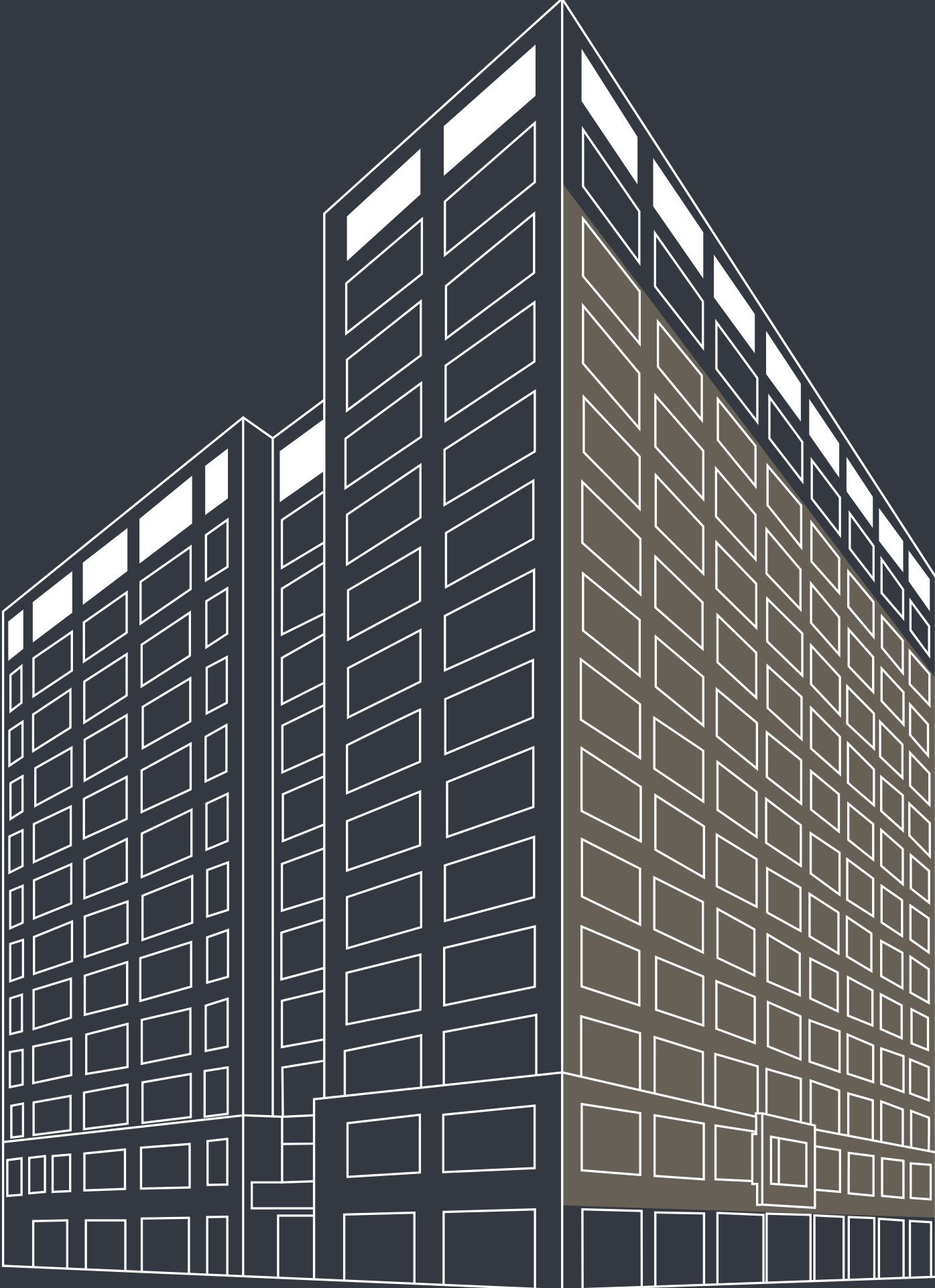
Exterior Photos



40 University Avenue

Building Lobby







Click to view the
property video

Available Options

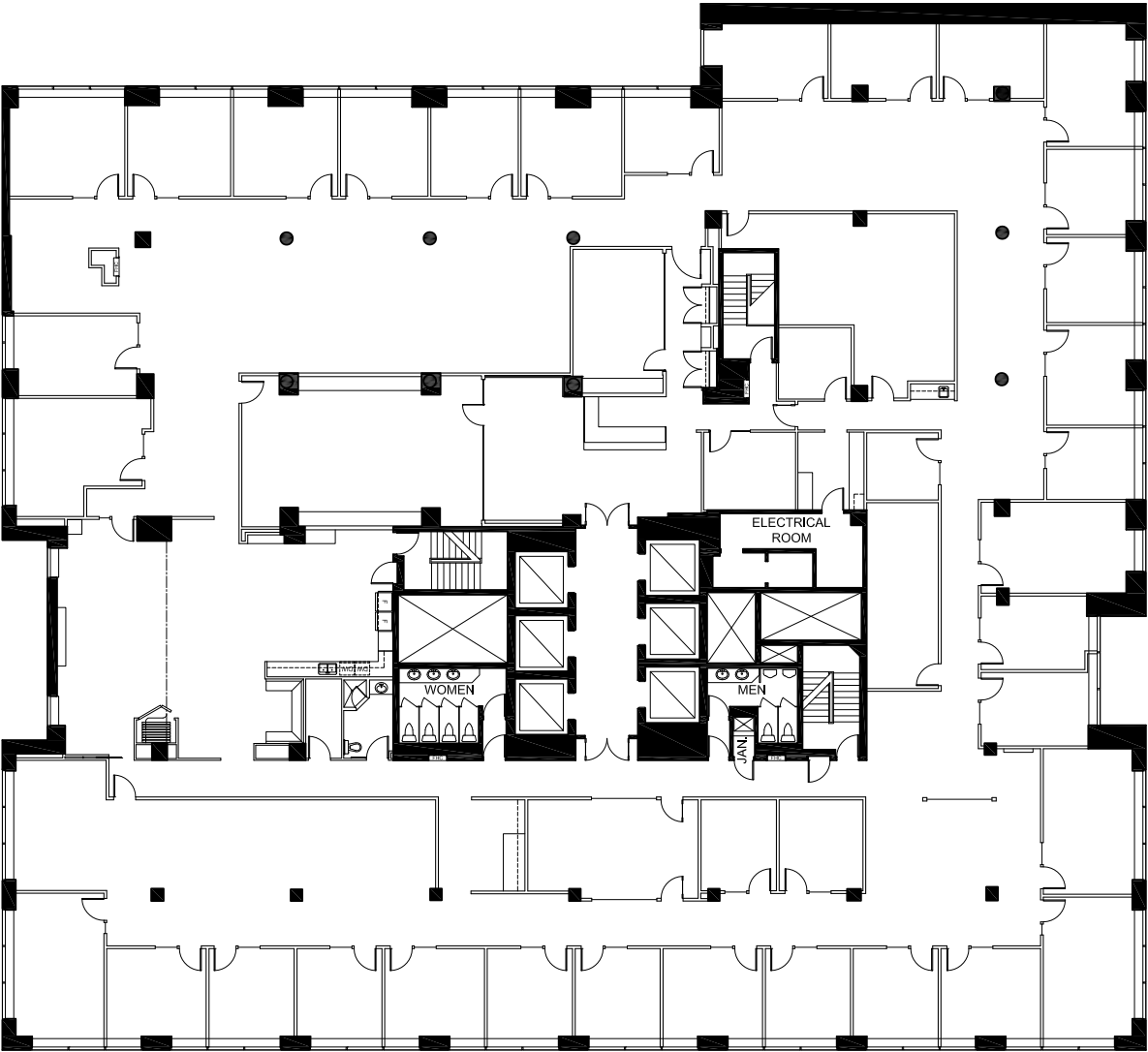
13					
12 VACANT - 20,430 SF Suite 1200					
11					
10			VACANT - 3,401 SF Suite 1010	VACANT - 1,408 SF Suite 1002	VACANT 998 SF Suite 1007
9 VACANT - 5,139 SF Suite 900					
8 VACANT - 20,410 SF Floor 8					
7 VACANT - 6,885 SF Suite 707					
6 VACANT 2,033 SF Suite 600	VACANT - 3,577 SF Suite 601				
5 VACANT - 10,544 SF Suite 510		LEASED Suite 551	VACANT - 2,709 SF Suite 502		
4		VACANT - 9,875 SF Suite 410			
3 VACANT - 20,252 SF Suite 300					
2 VACANT - 12,439 SF Suite 200		VACANT - 4,365 SF Suite 201	VACANT - 3,510 SF Suite 250		
GR					

Contiguous block of
50,441 SF
interconnecting staircase
between floors 2-4

● Available: October 1, 2026

Suite 1200 - Floor 12 (Full Floor)

20,430 SF

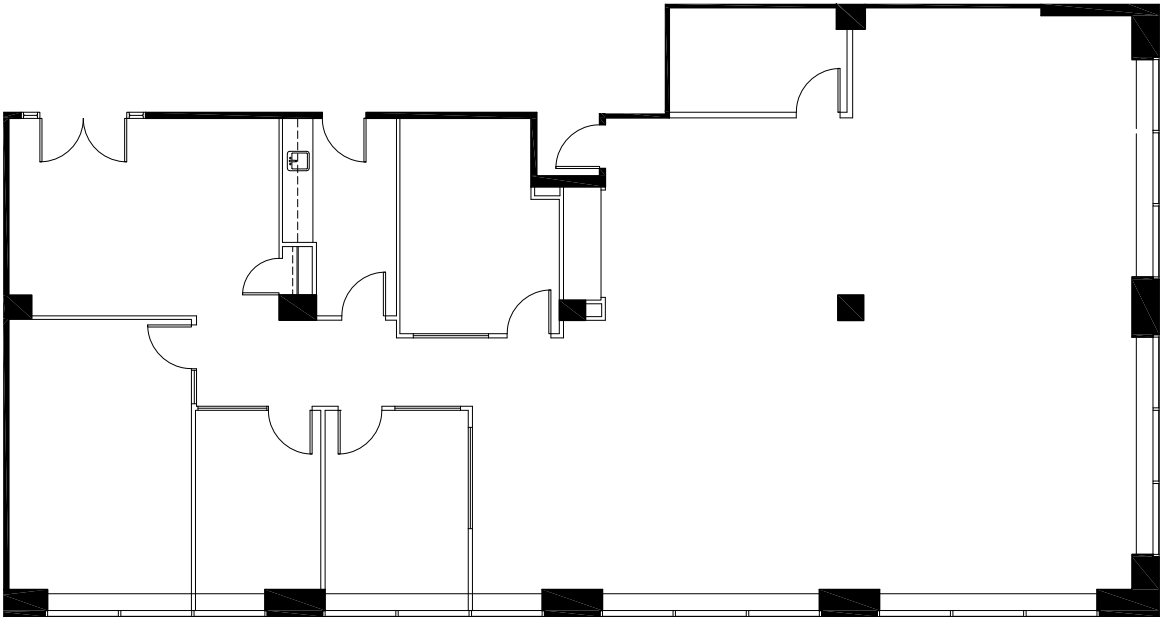


*Not to scale



Suite 1010 - Floor 10

3,401 SF

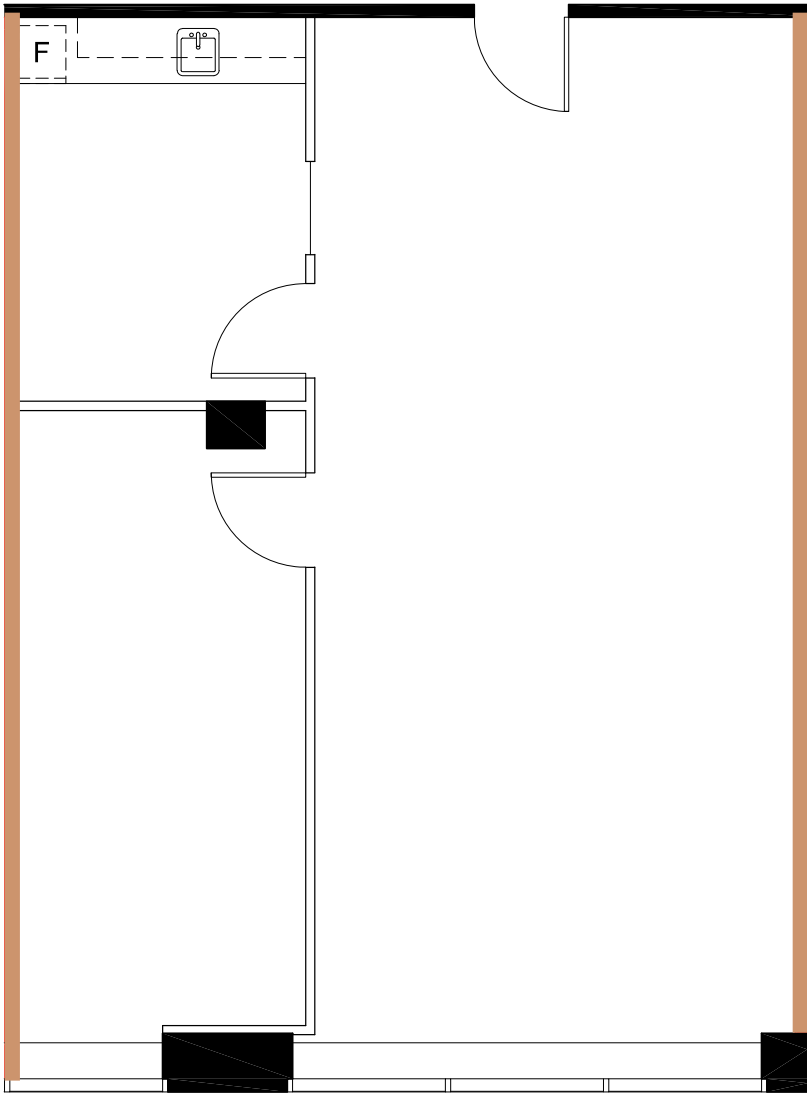


*Not to scale



Suite 1007 - Floor 10

998 SF

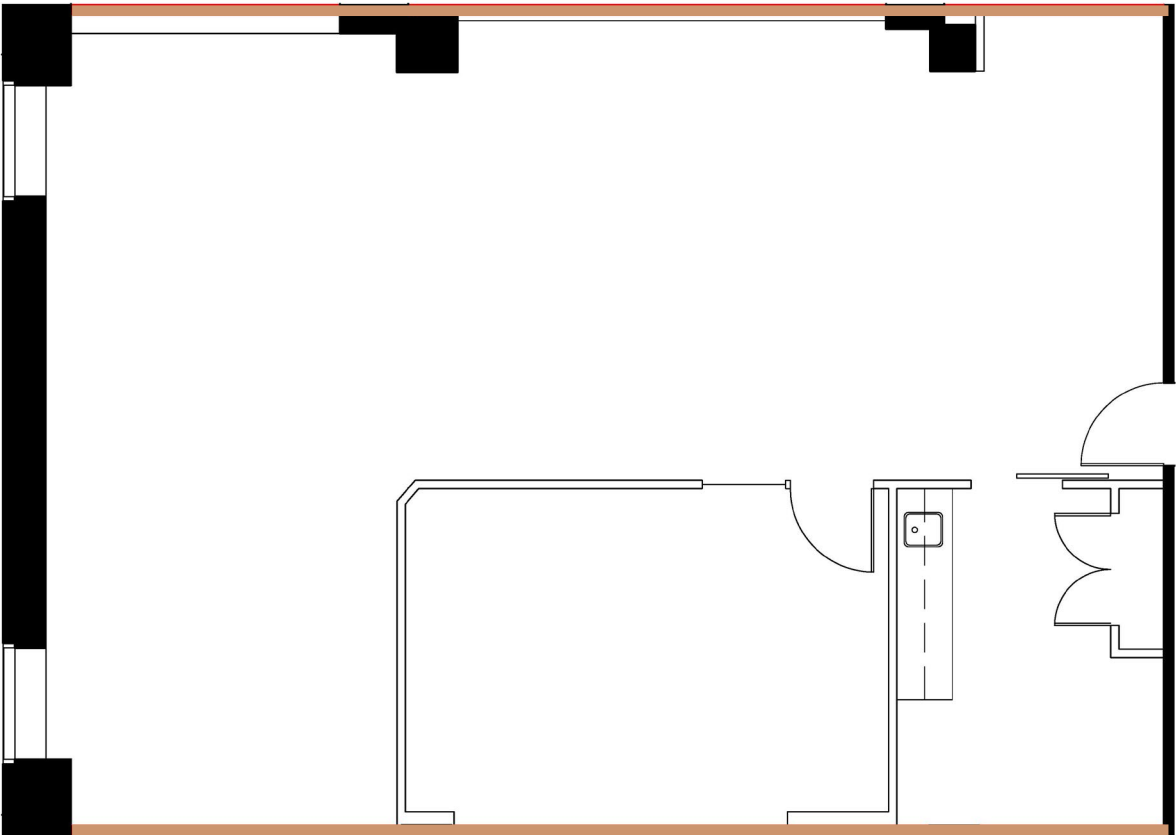


Demising wall



Suite 1002 - Floor 10

1,408 SF

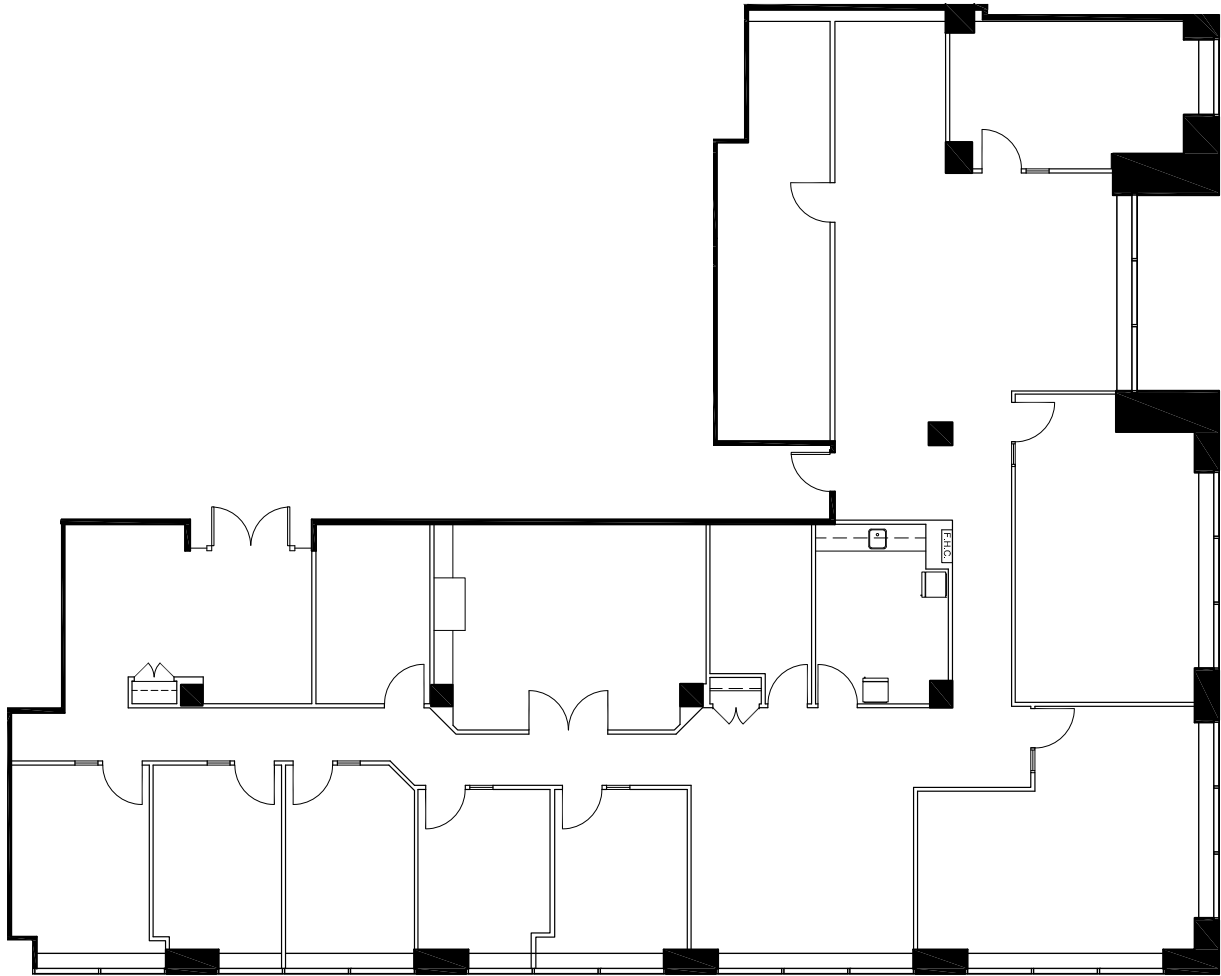


Demising wall



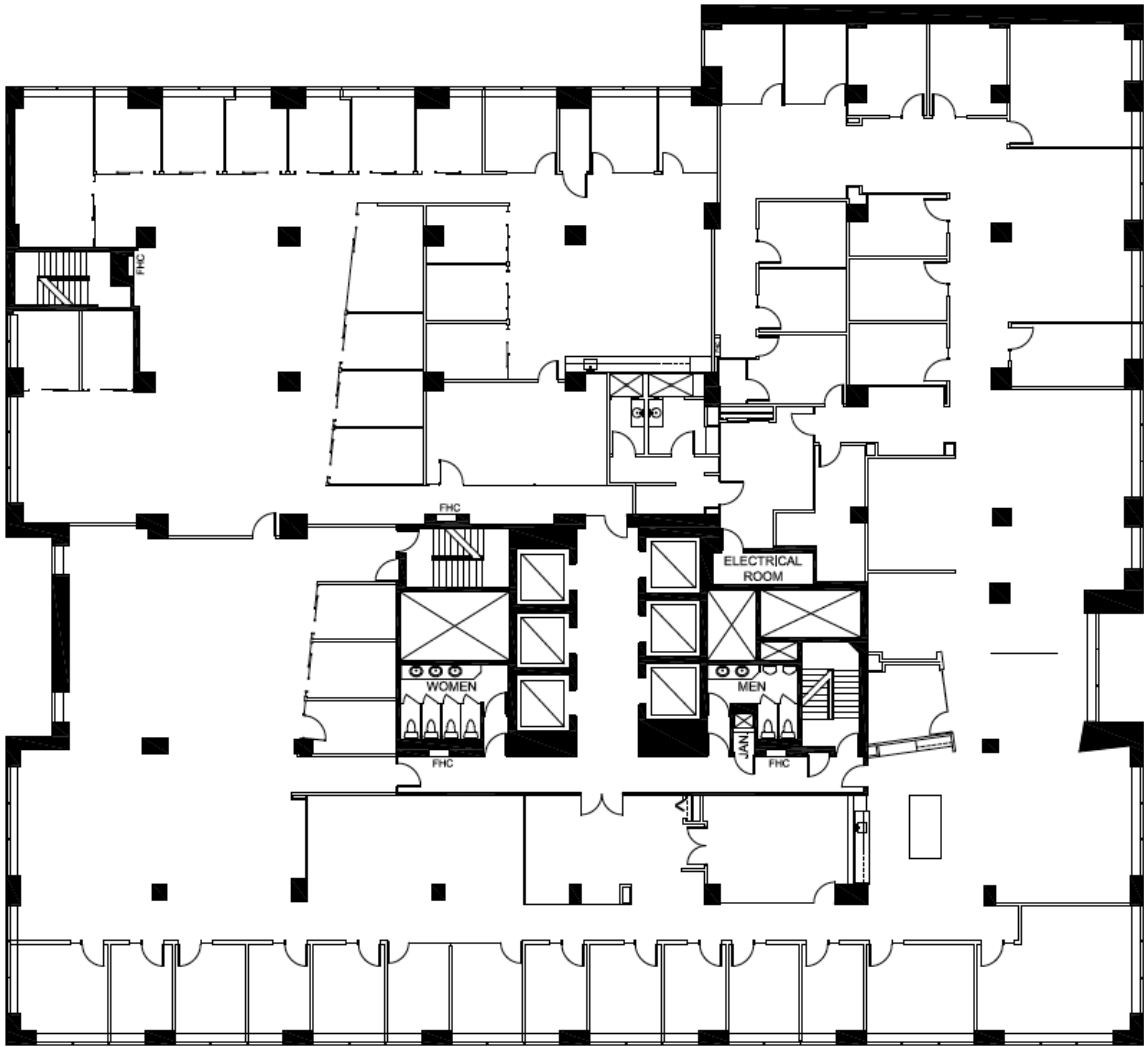
Suite 900 - Floor 9

5,139 SF



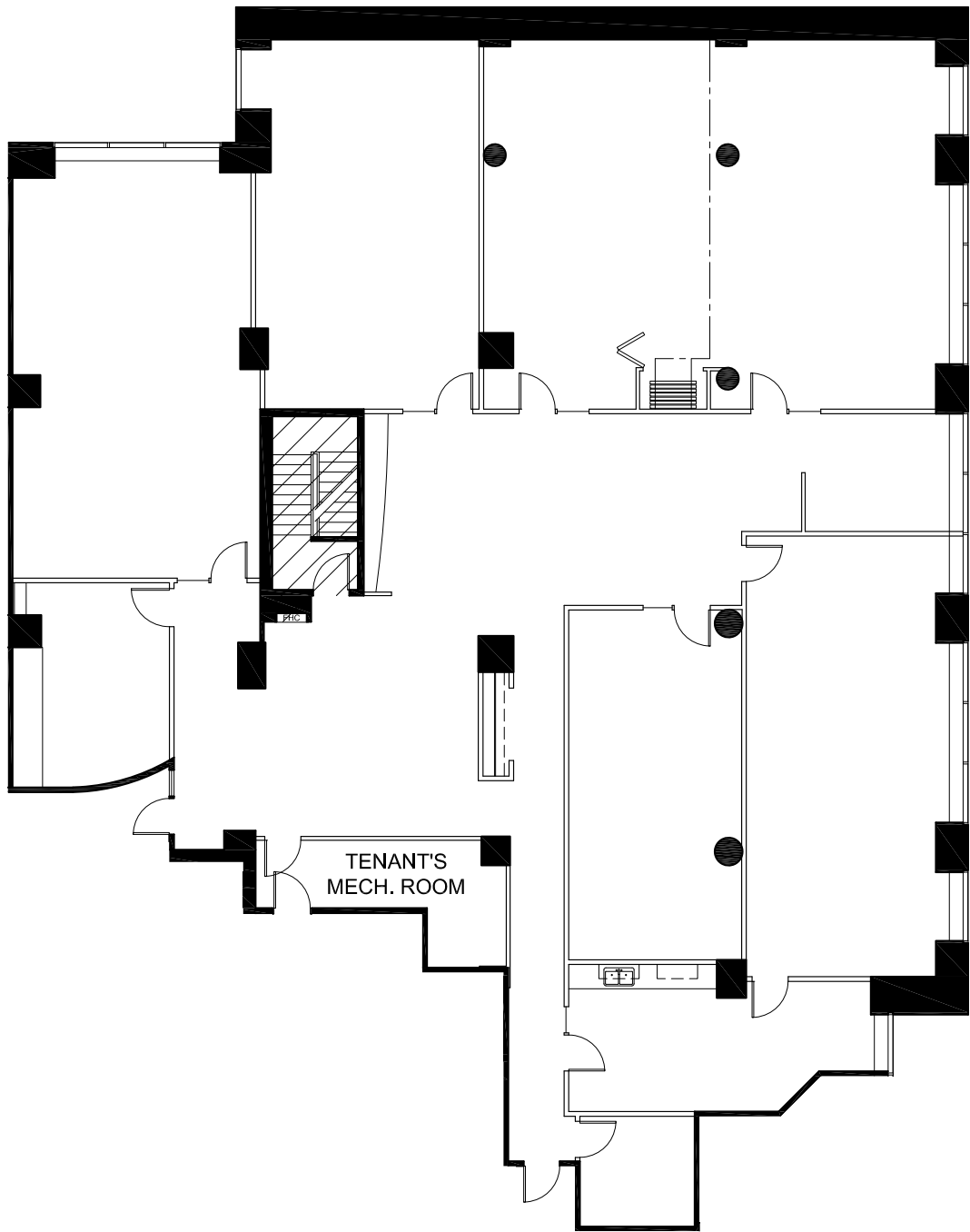
Floor 8

20,410 SF



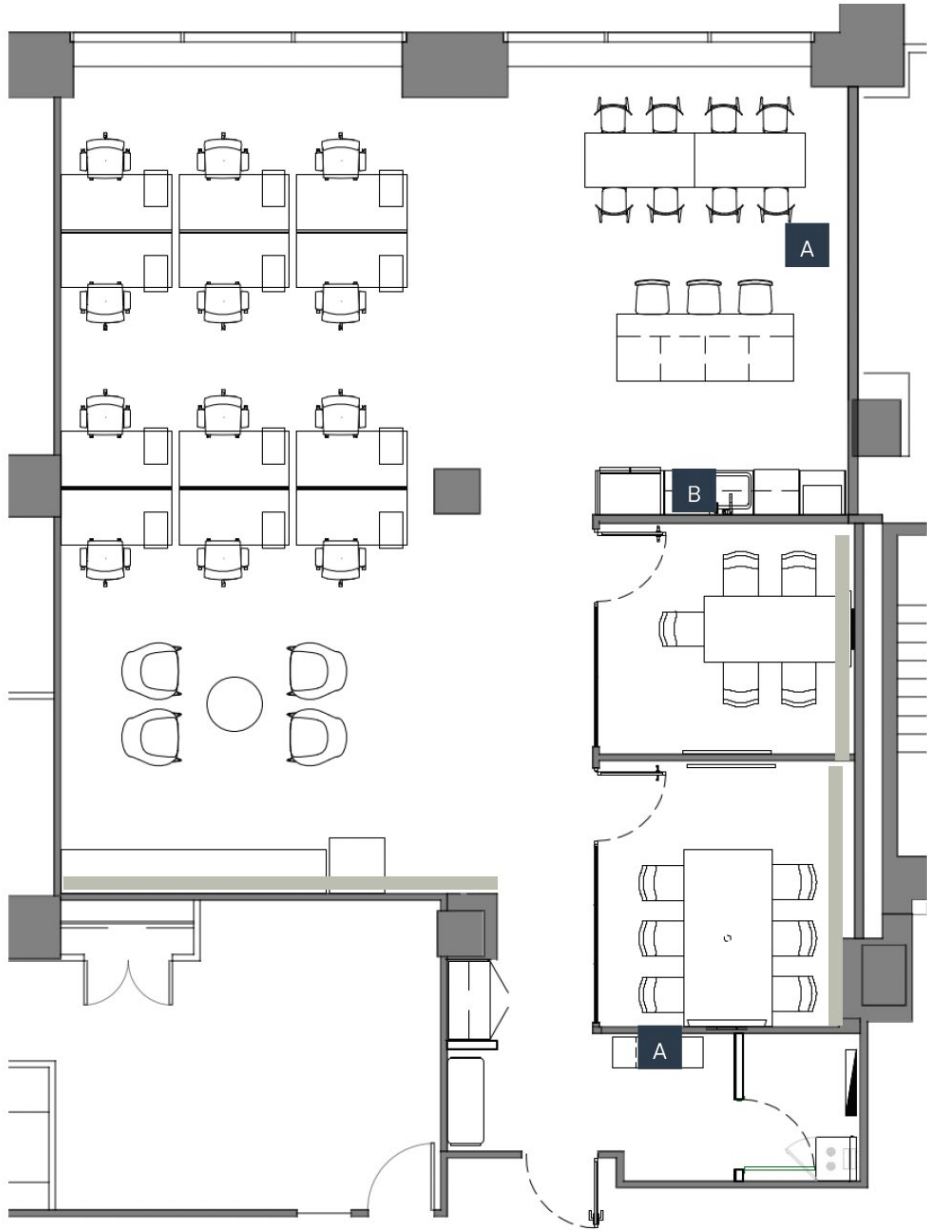
Suite 707 - Floor 7

6,885 SF



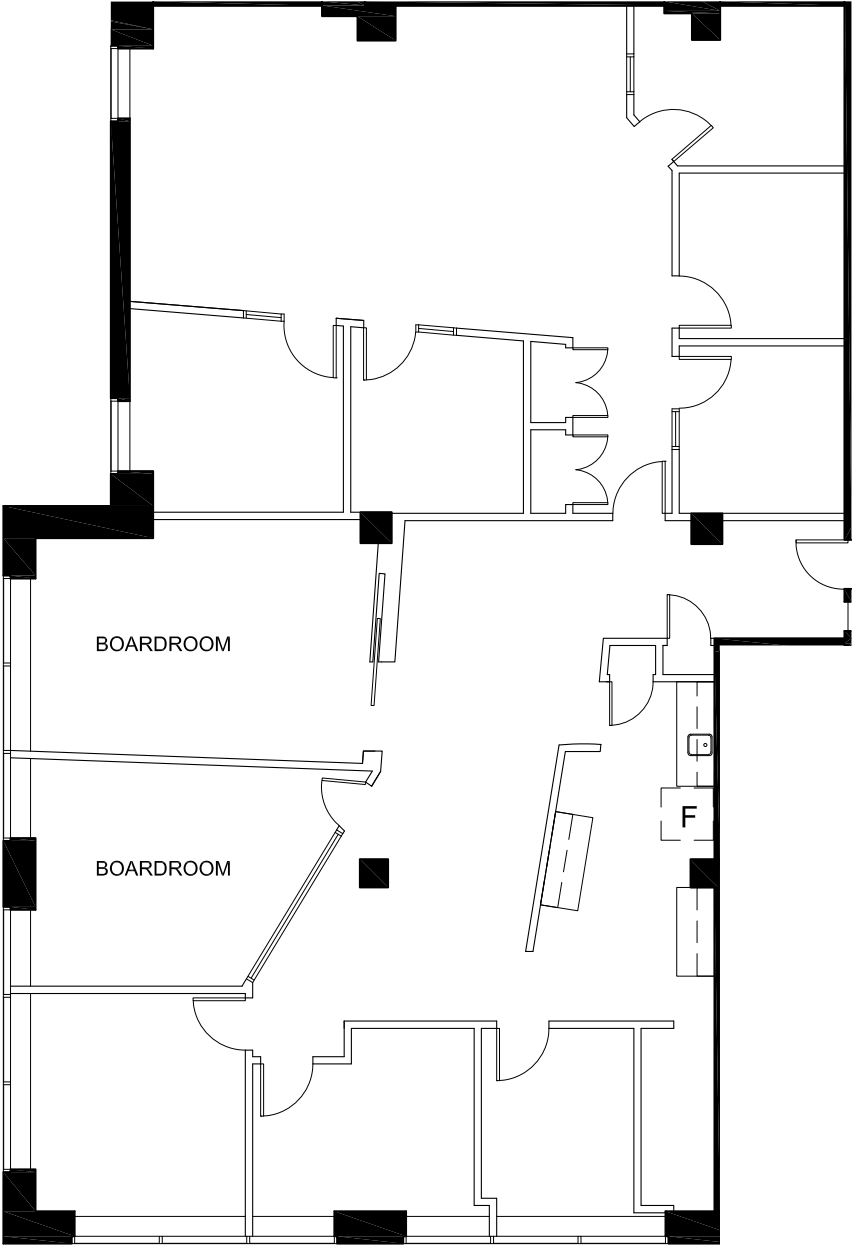
Suite 600 - Floor 6

2,033 SF



Suite 601 - Floor 6

3,577 SF



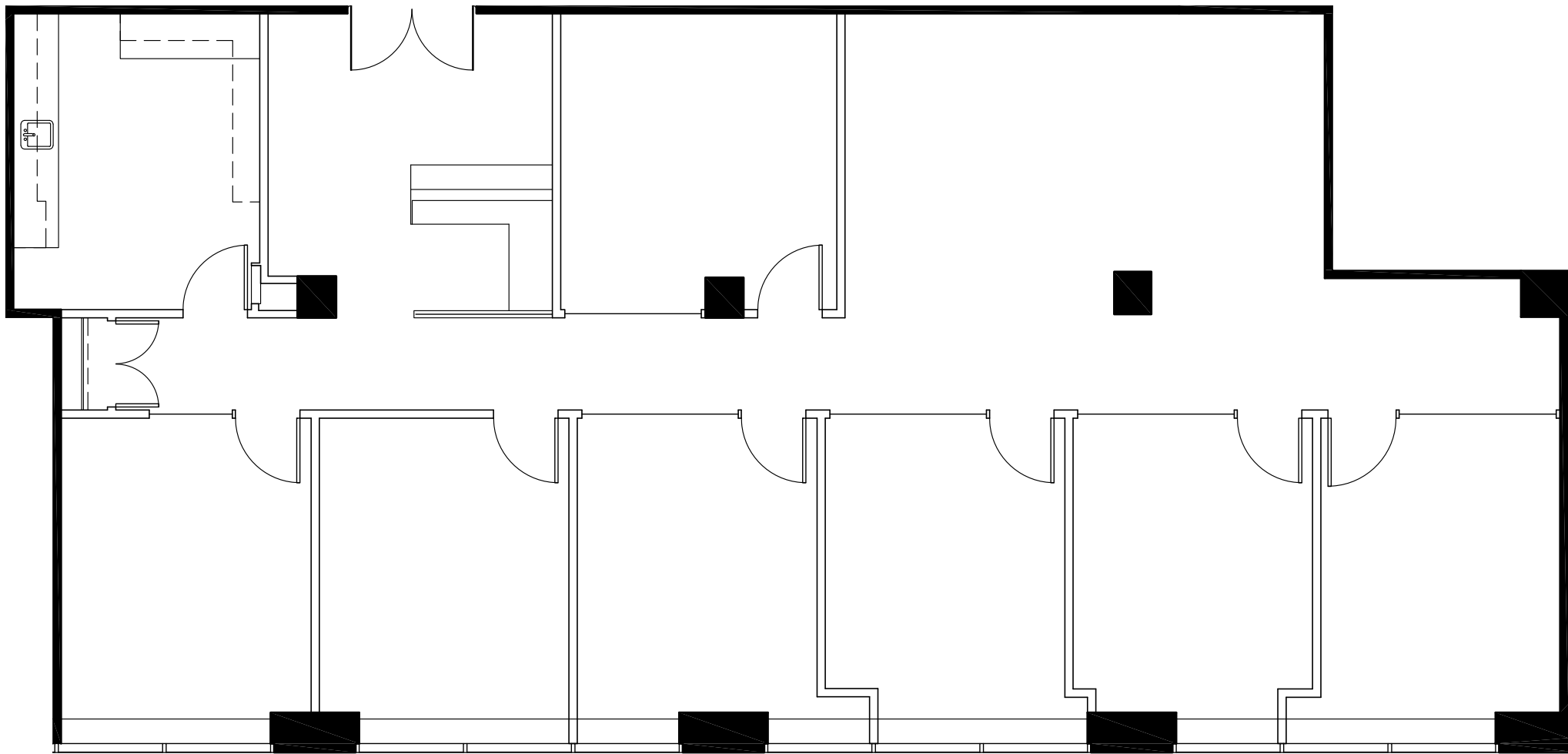
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Suite 502 - Floor 5

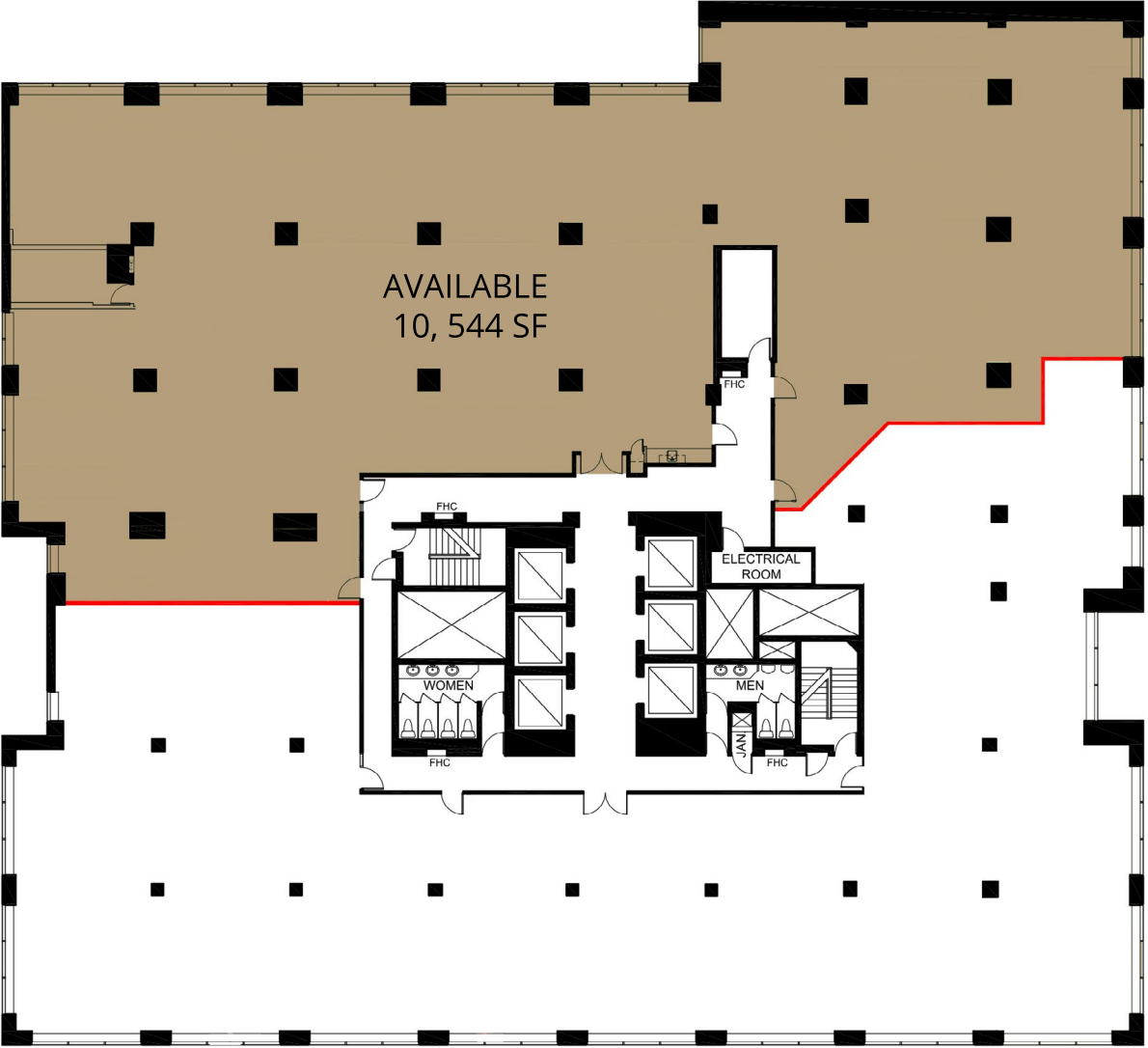
2,709 SF

Available: October 1, 2026



Suite 510 - Floor 5

10,544 SF

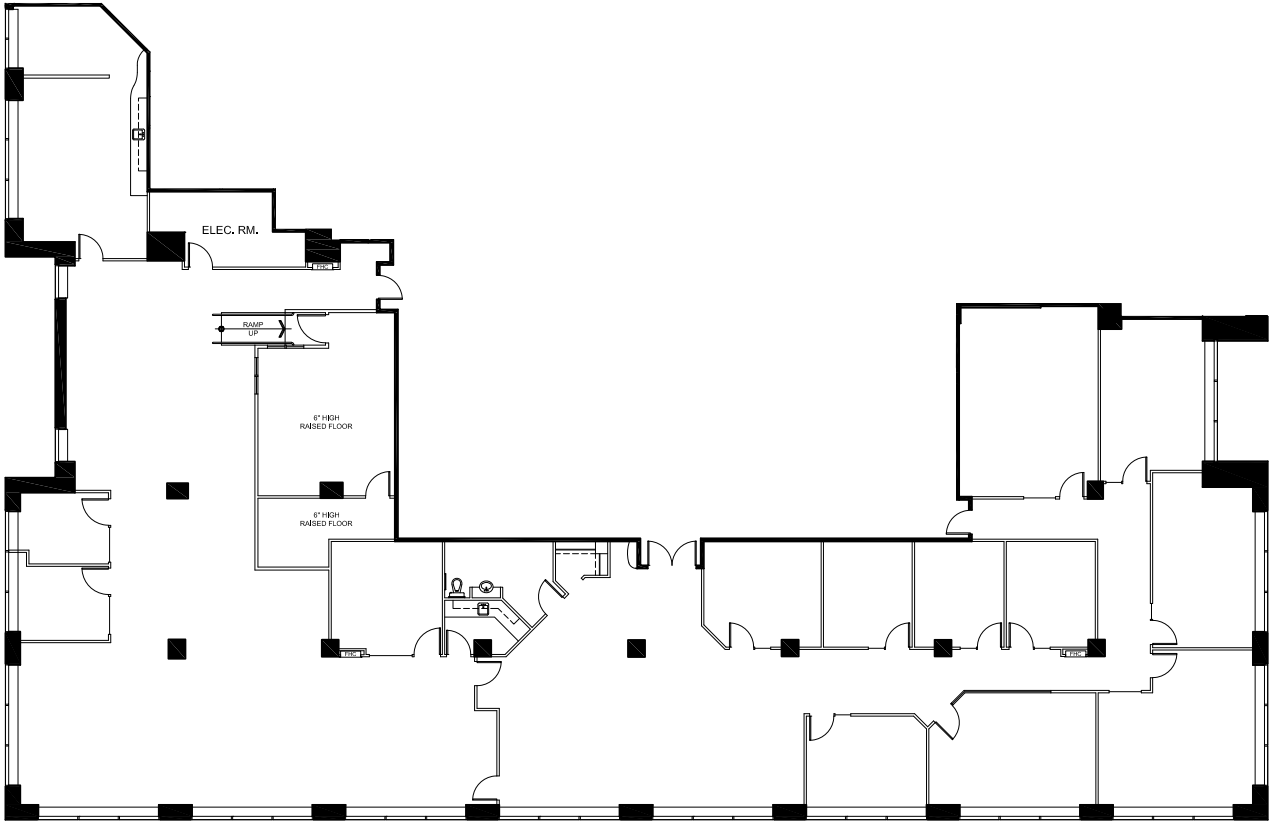


■ AVAILABLE
RENTABLE AREA NOTED (SF)
AS PER ANSI/BOMA Z65.1 1996
— DEMISING WALL



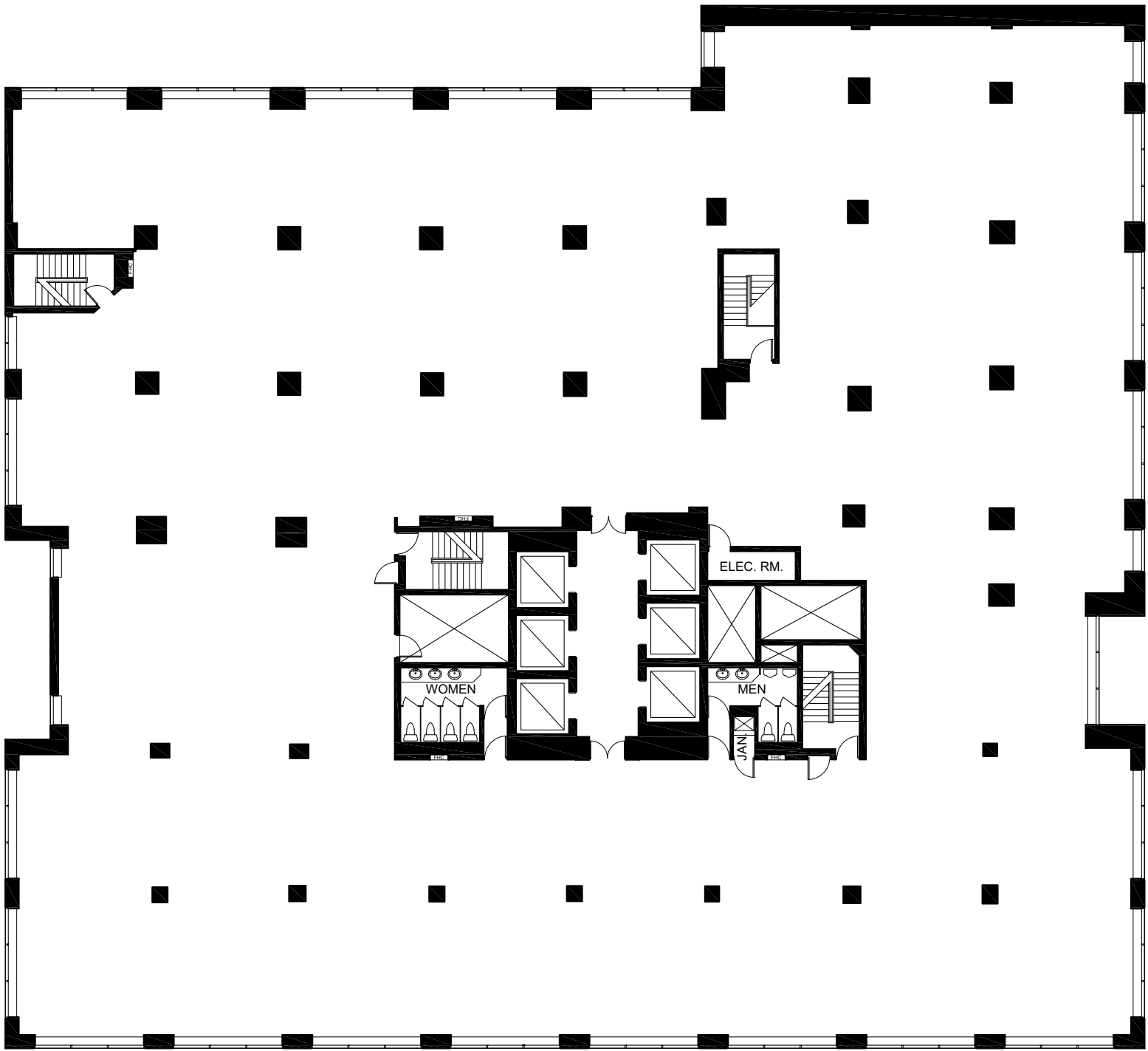
Suite 410 - Floor 4

9,875 SF



Suite 300 - Floor 3

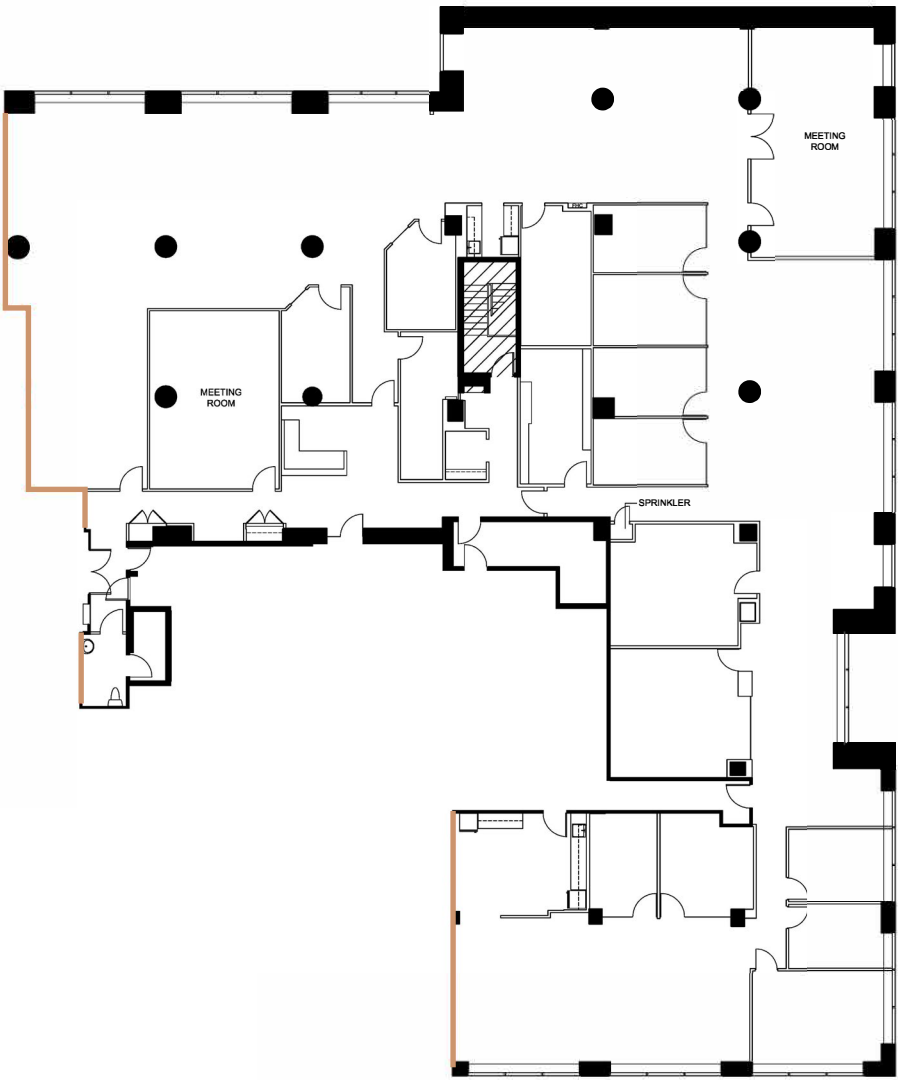
20,252 SF



*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF

Suite 200 - Floor 2

12,439 SF



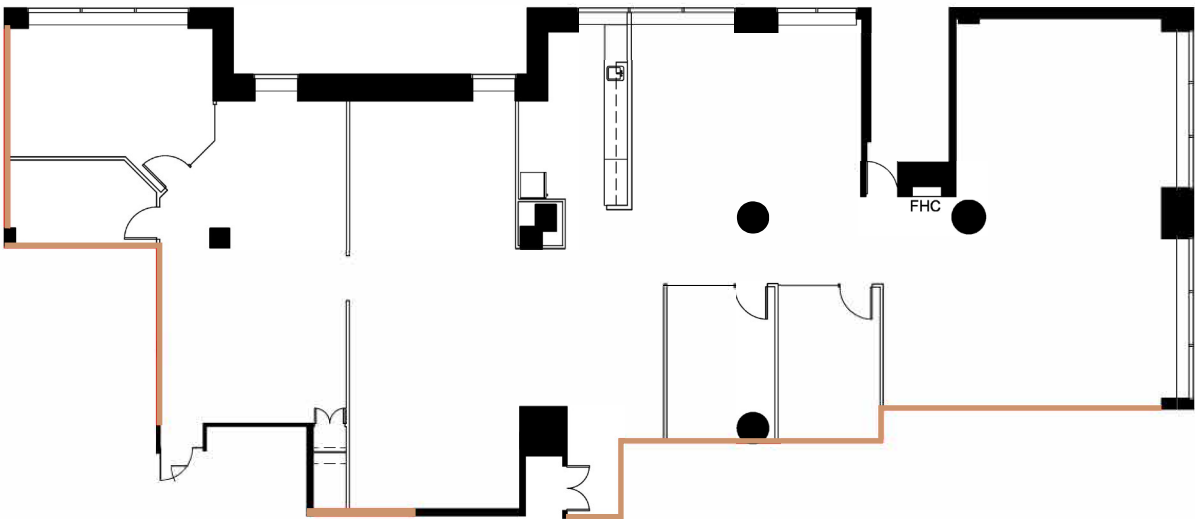
Demising wall



*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF

Suite 201 - Floor 2

4,365 SF

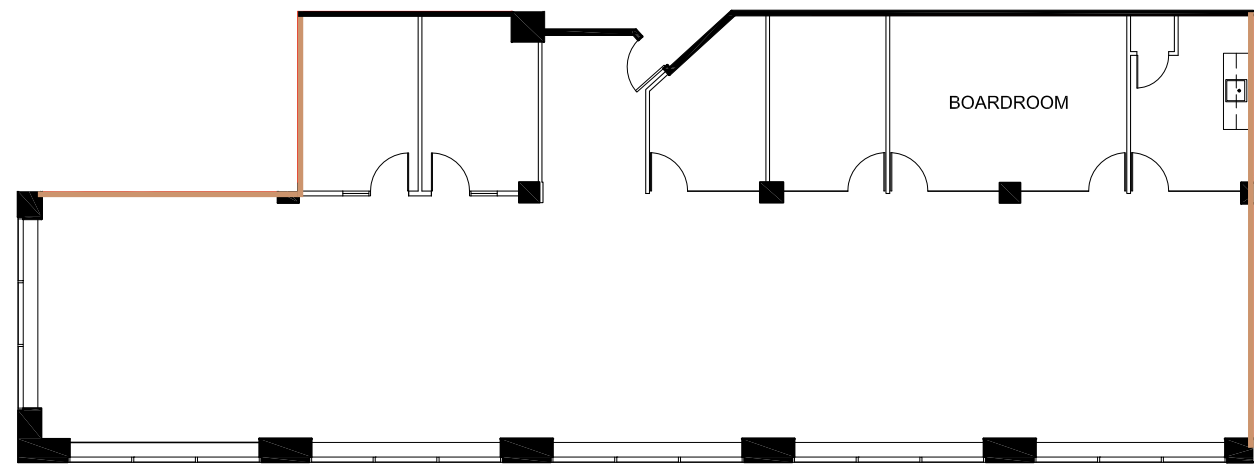


Demising wall



Suite 250 - Floor 2

3,510 SF



Demising wall

*Full-floor opportunity: Suites 200, 201, and 250 combined for a total of 20,314 SF



Nearby Amenities

HOTELS

- 1. Fairmont Royal York
- 2. The Union Hotel
- 3. The Ritz-Carlton Hotel
- 4. Shangri-La
- 5. Intercontinental
- 6. King Edward Hotel
- 7. Hilton Toronto
- 8. The St. Regis Toronto
- 9. SoHo Hotel
- 10. Sutton Place

RESTAURANTS & BARS

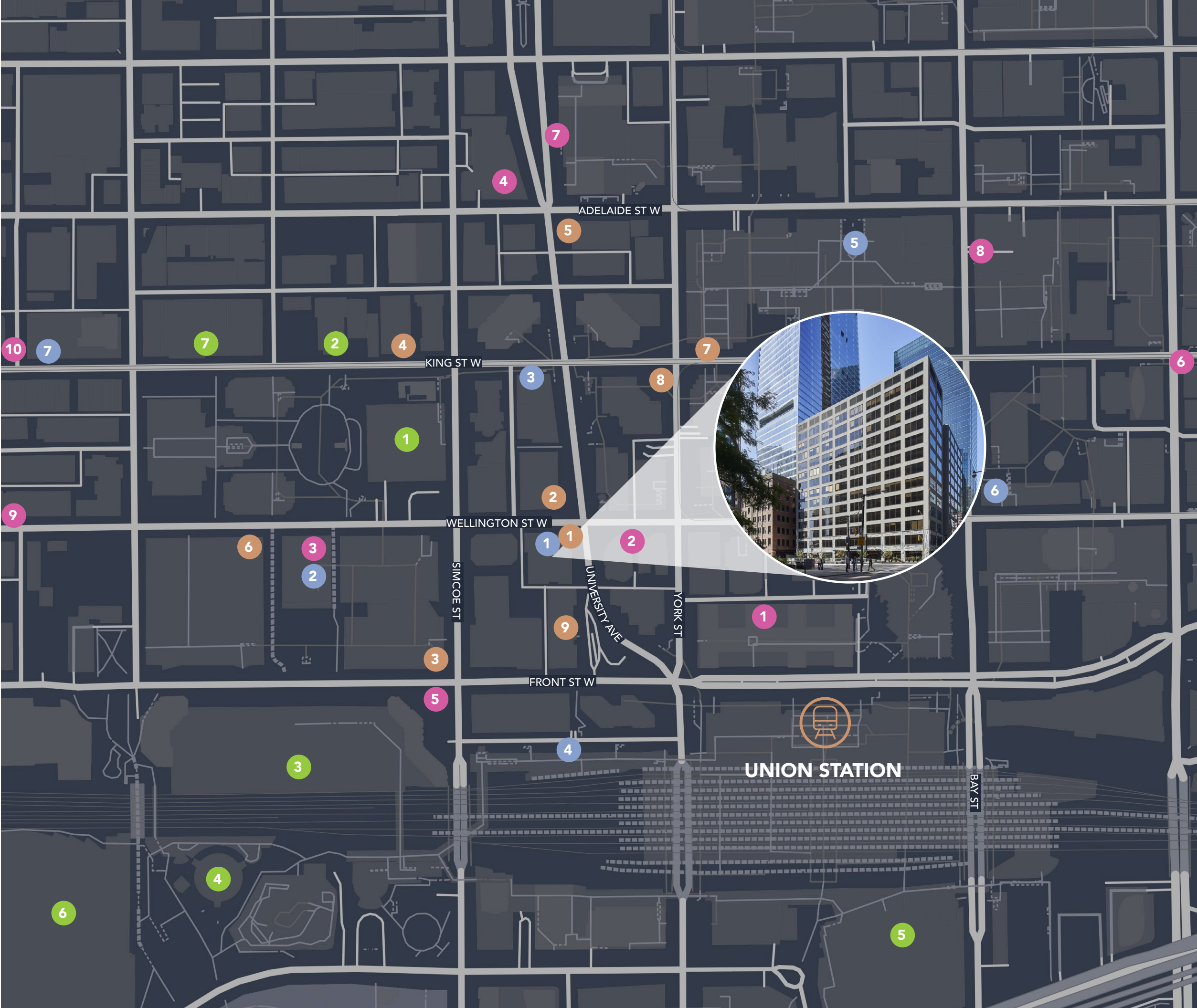
- 1. Beertown
- 2. Moxies
- 3. Scaddabush Italian Kitchen & Bar
- 4. Blu Ristorante
- 5. Cafe Landwer
- 6. Sunset Grill
- 7. Black + Blue
- 8. Modus Ristorante
- 9. Jack Astor's Bar & Grill

ENTERTAINMENT

- 1. Roy Thomson Hall
- 2. Royal Alexandra Theatre
- 3. Metro Convention Centre
- 4. CN Tower
- 5. Scotiabank Arena
- 6. Rogers Centre
- 7. Princess of Wales Theatre

GYMS

- 1. Orange-theory Fitness
- 2. Innovative Fitness
- 3. F45 Training
- 4. GoodLife Fitness
- 5. Adelaide Club
- 6. Equinox
- 7. Anytime Fitness



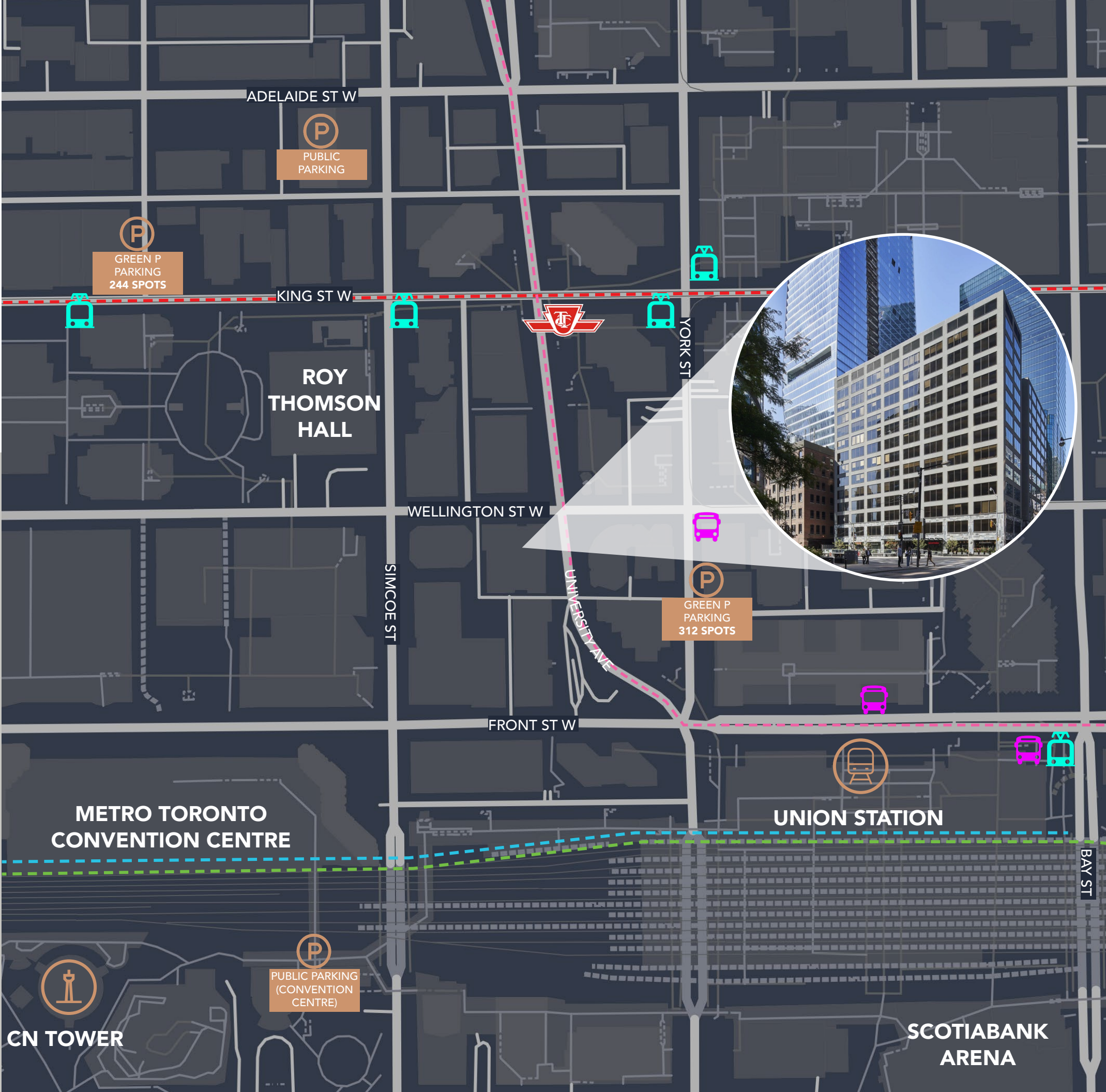
Accessible Location

PROXIMITY TO:

- Union Station - **2 minute walk**
- Nearest PATH Connection - **30 second walk**
- Nearest Parking Lot - **2 minute walk / 1 minute drive**
- Nearest Subway Station (St Andrew) - **2 minute walk**

TRANSIT

- TTC Subway Line
- TTC Streetcar
- UP Express
- GO Train
- Streetcar Stops
- Bus Stops
- Subway Station
- Parking Garage





FORTY
UNIVERSITY

96 
Walk Score

100 
Transit Score

90 
Bike Score





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