

425 UNIVERSITY AVENUE

 CUSHMAN & WAKEFIELD



425 UNIVERSITY AVENUE

425 University Avenue is a prominent mid-rise office building located in Downtown Toronto, at the intersection of University Avenue and Dundas Street West. This 10-storey office property offers a strong professional presence along one of the city's most prestigious and accessible boulevards, known for its wide tree-lined median, major institutions, and proximity to government, legal, healthcare, and financial sectors. Featuring an updated lobby, general building upgrades throughout, and located right next door to St. Patrick subway station, 425 University Avenue is a strong value play for any group looking for an office space along University Avenue.

AVAILABLE SUITES

SUITE 201
1,601 SF

LEASED ~~**SUITE 300**~~
~~3,425 SF~~

SUITE 301
978 SF

SUITE 400
4,392 SF

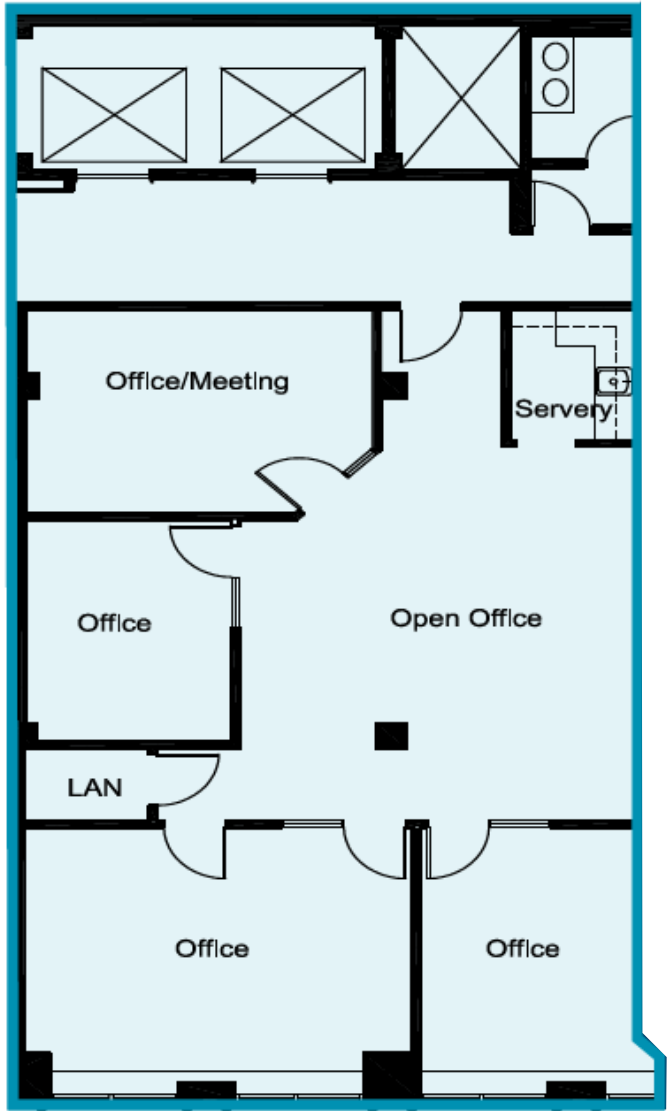
SUITE 603
2,407 SF

SUITE 800
2,856 SF

SUITE 900
5,409 SF



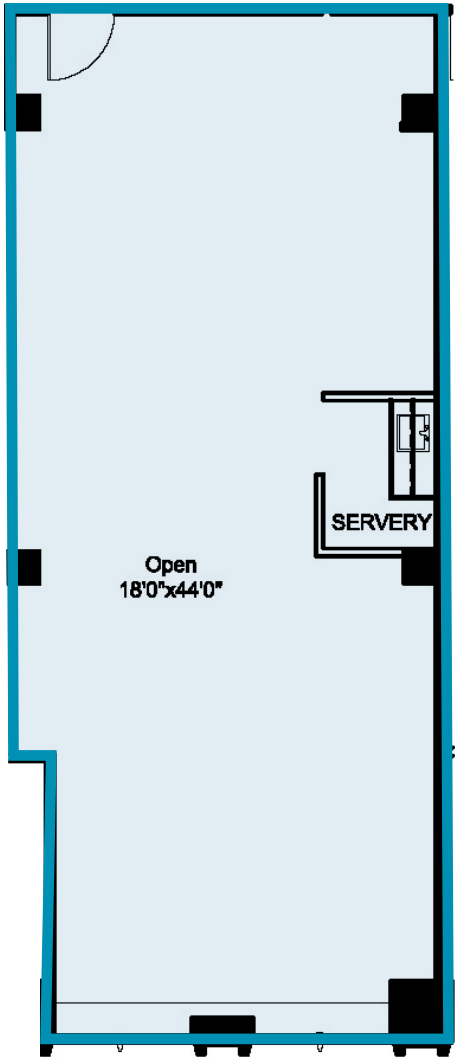
SUITE 201 | 1,601 SF



Asking Rate	\$15.00 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Built out with 3 offices, meeting room, kitchenette, and open area



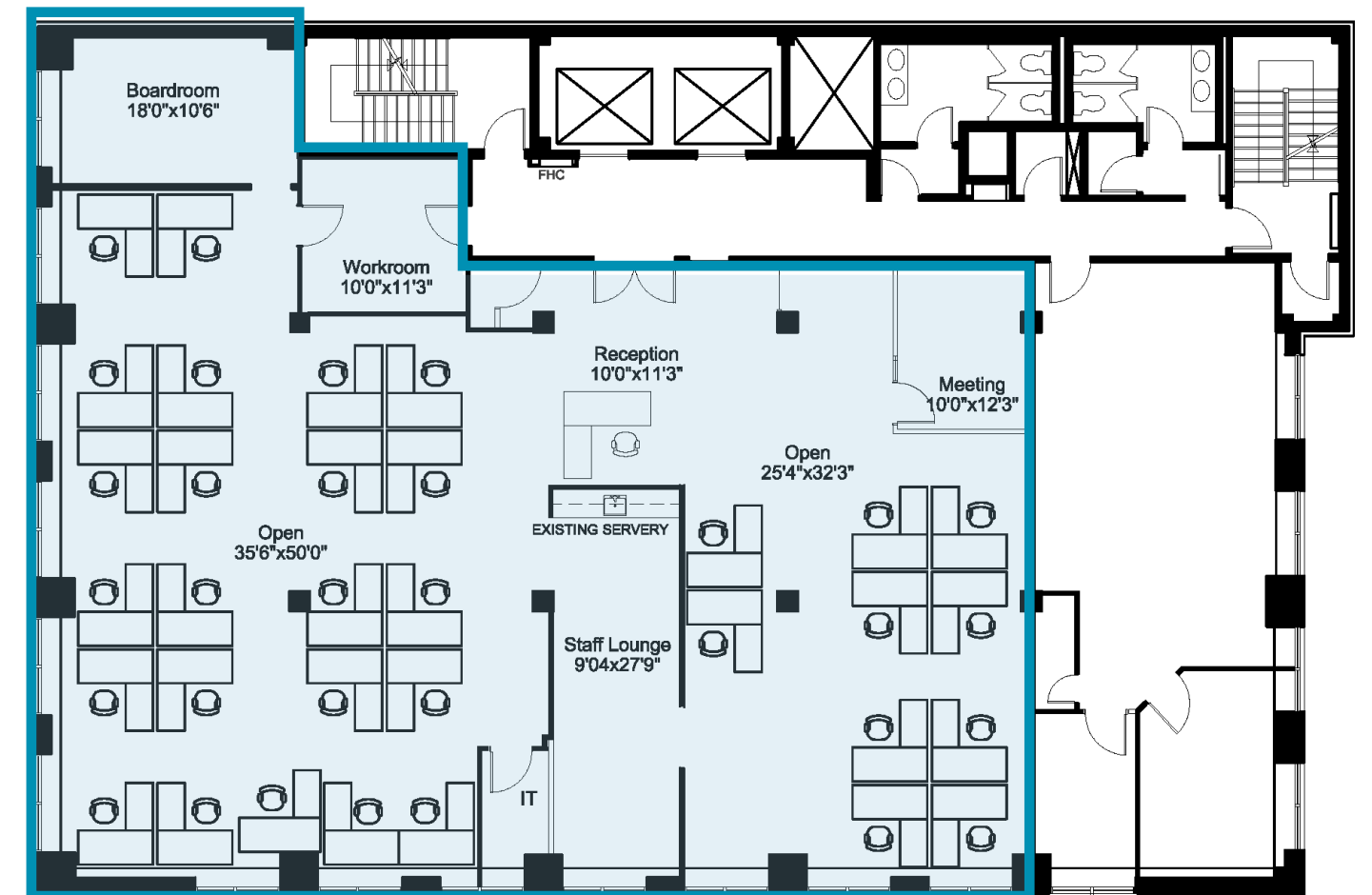
SUITE 301 | 978 SF



Asking Rate	\$22.50 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Open area space built out with a servery

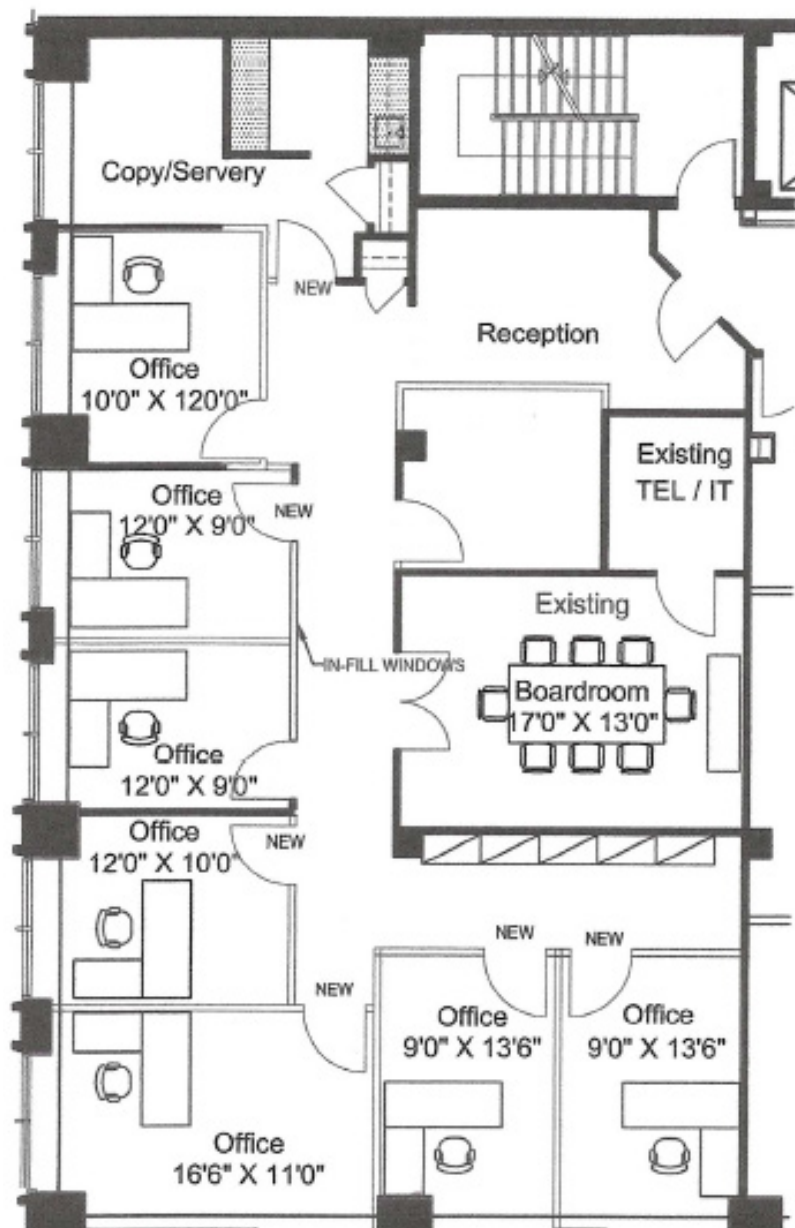


SUITE 400 | 4,392 SF



Asking Rate	\$22.50 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Open concept corner unit built out with 2 offices, boardroom, kitchenette, reception, open area for 35+ workstations, and University Avenue views

SUITE 603 | 2,407 SF

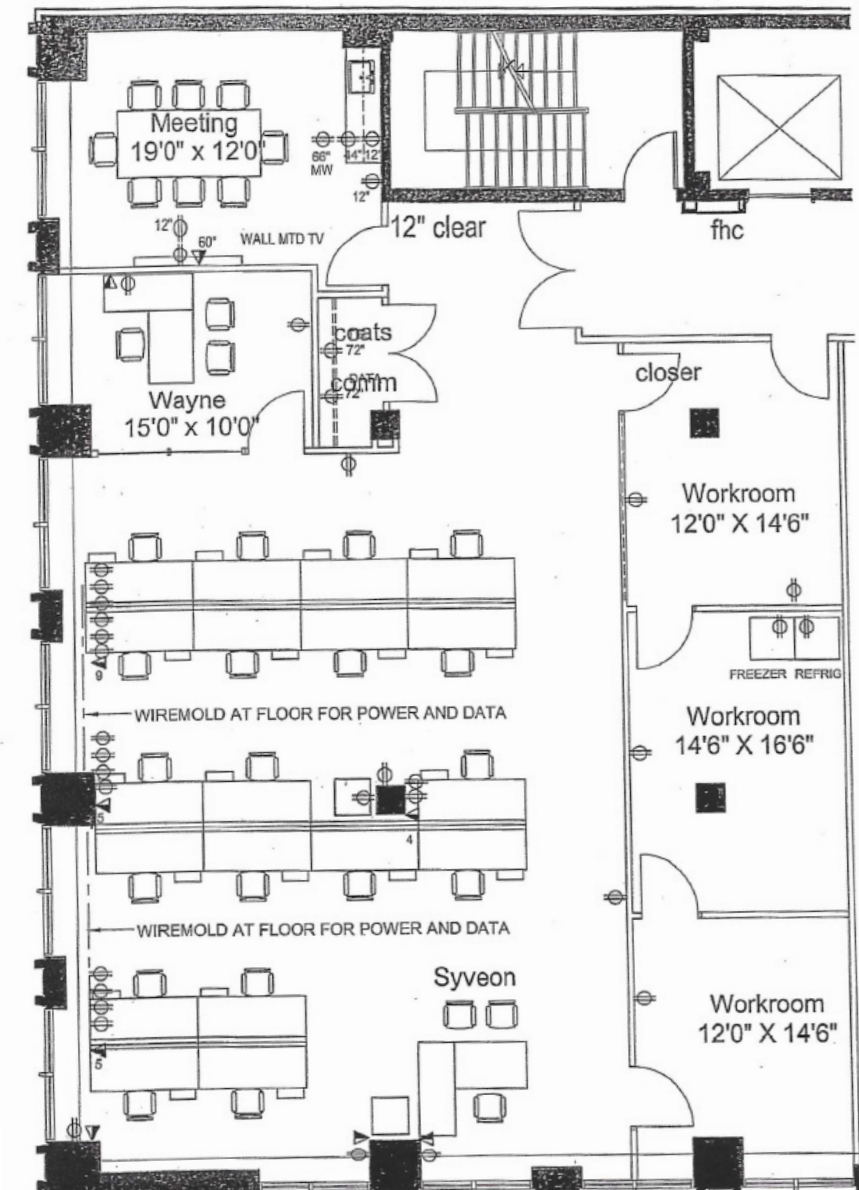


Asking Rate	\$22.50 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Corner unit built out former law firm space with 7 offices on windows, boardroom, reception, and kitchenette



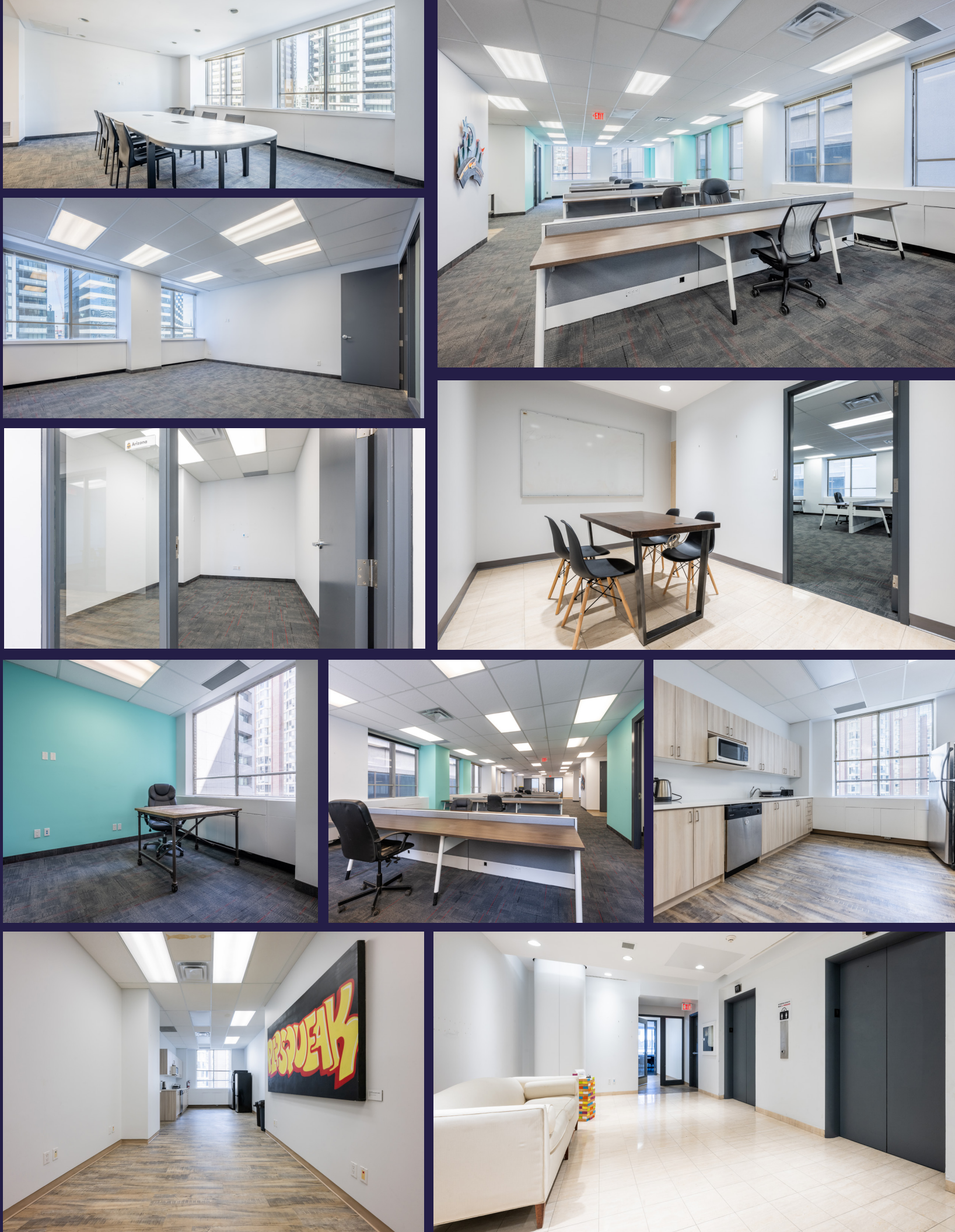
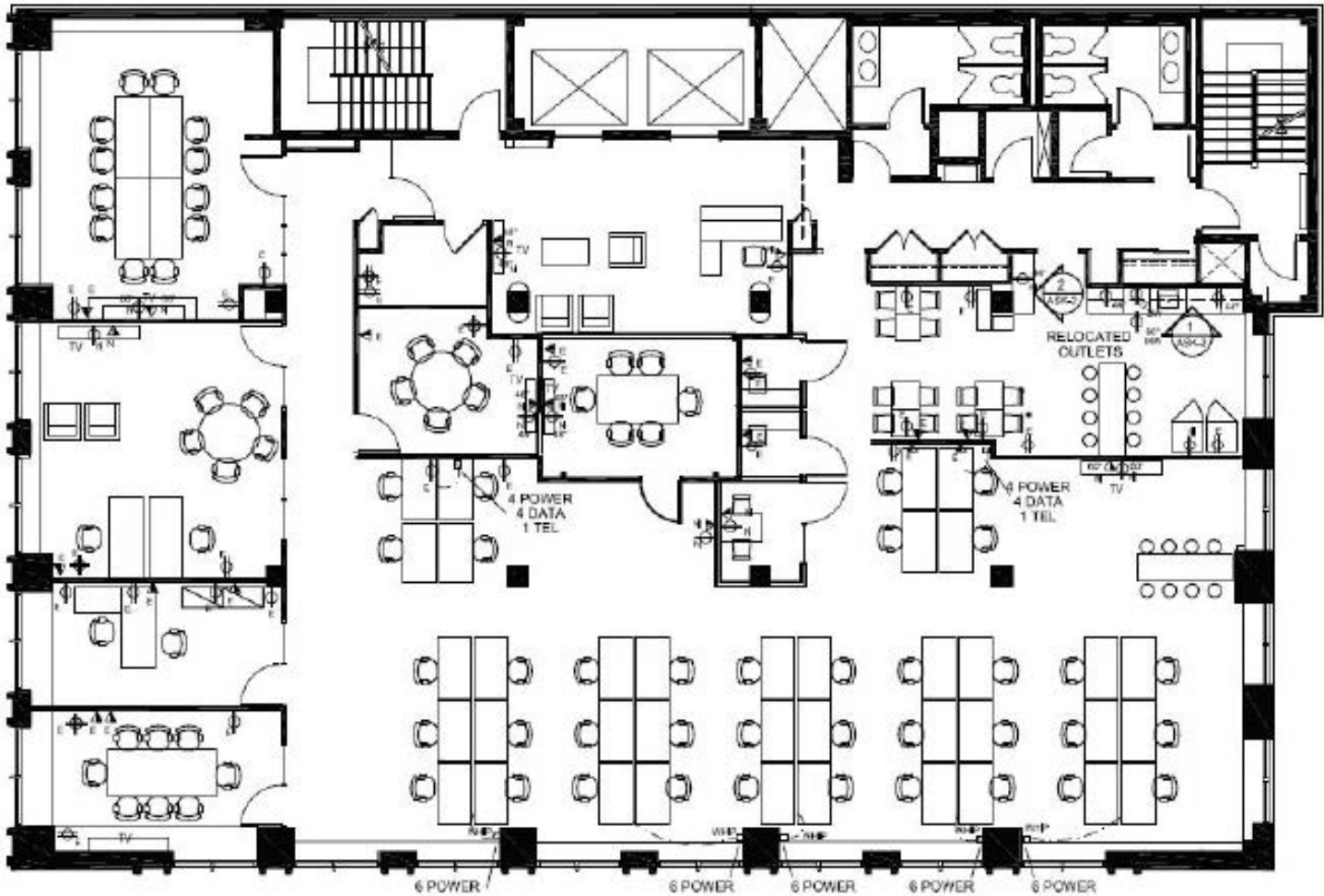


SUITE 800 | 2,856 SF



Asking Rate	\$22.50 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Bright corner unit built out with 4 offices, boardroom, kitchenette, open area for 24 workstations, and University Avenue views

SUITE 900 | 5,409 SF



Asking Rate	\$22.50 PSF
Additional Rent	\$20.13 (2026 Est.) (includes utilities and in-suite janitorial)
Term	Flexible (1-10 years)
Availability	Immediately
Suite Description	Bright full floor built out with 4 offices, 3 meeting rooms, boardroom, kitchenette, server room, and in-suite washrooms

EFFORTLESSLY CONNECTED FOR CONVENIENCE

425 University Avenue is a commuter’s dream, with unbeatable access to transit, walking, and cycling routes. Located steps from St. Patrick subway station and major TTC streetcar and bus lines, getting around the city is fast and efficient. Legal professionals working at 425 University Avenue enjoy the convenience of being located right next to the courthouses which are just south of Mos Mos Coffee.

 WALK SCORE

100

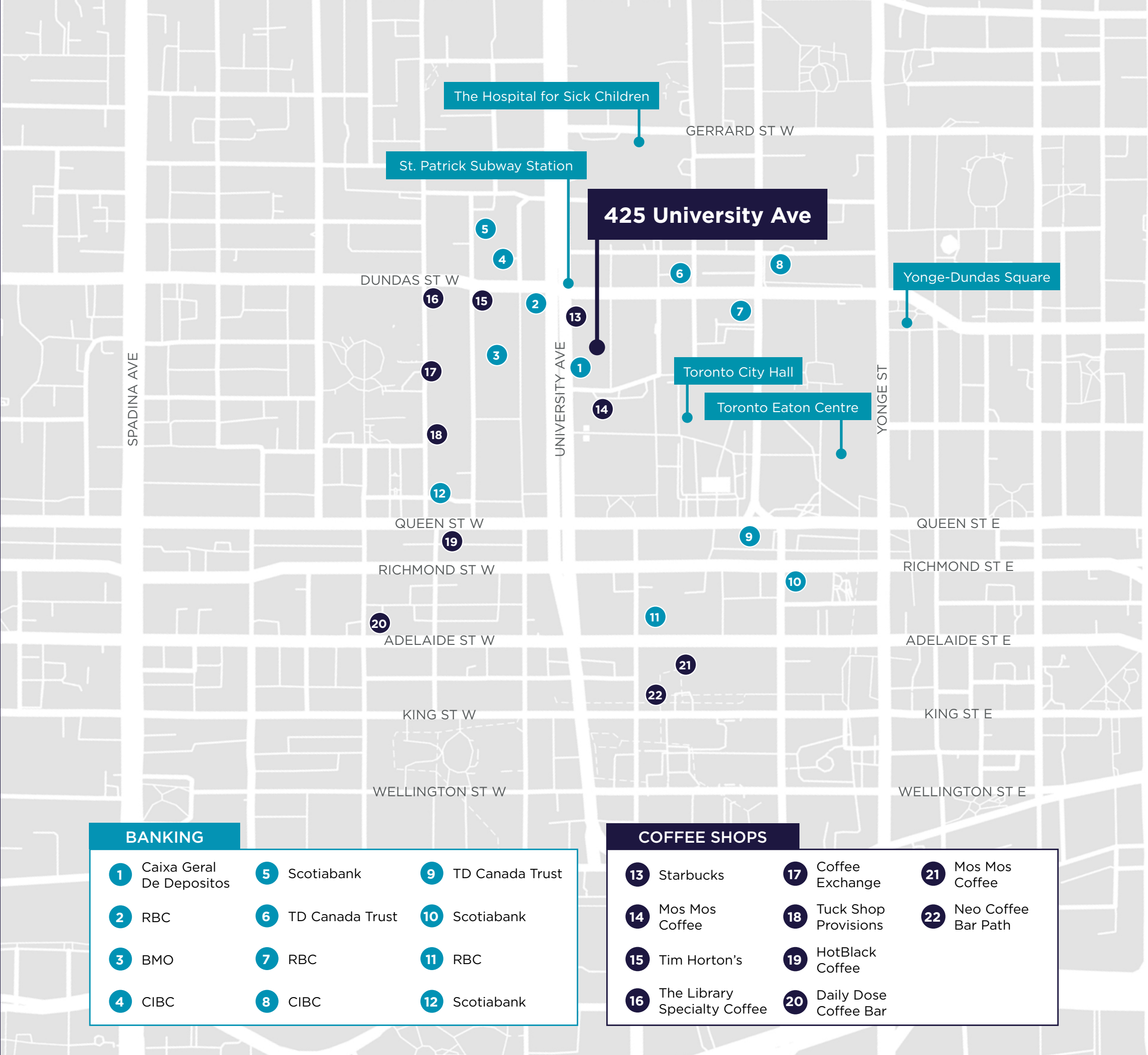
 BIKE SCORE

95

 TRANSIT SCORE

100

-  → PATH
- 5 mins
-  → St. Lawrence Market
- 20 mins
-  → Union Station
- 15 mins
-  → Don Valley Parkway
- 8 mins
-  → Gardiner Expressway
- 8 mins



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