

# 165

**UNIVERSITY  
AVENUE**

**14,527 sq. ft.**

Available for Lease

—  
**Beautifully  
Maintained  
Art Deco  
Building**

**CBRE**





## 165 UNIVERSITY AVENUE

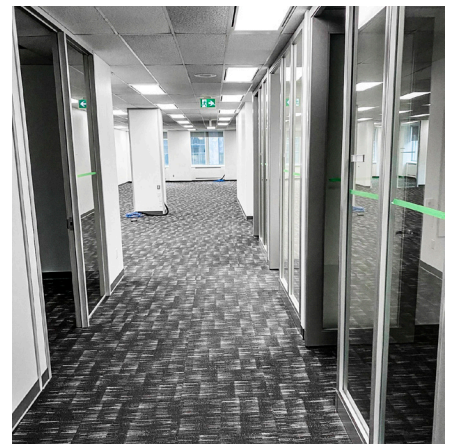
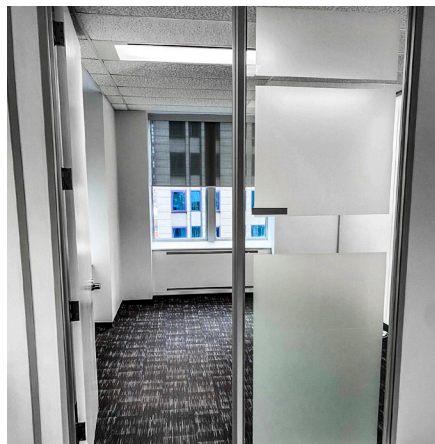
- Across the street from PATH
- 1 min walk to St. Andrew TTC Station
- Beautifully maintained Art Deco Building
- On site security
- Café Landwer located in the Lobby
- Strong Head Landlord Covenant
- Open to flexible term lengths and deal terms

# Features



**165 UNIVERSITY AVENUE**

**FOR LEASE**

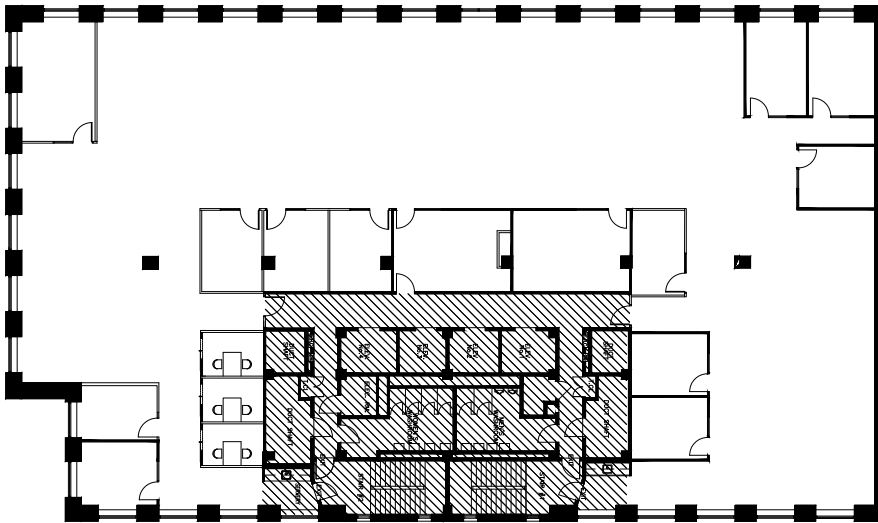


# Floor Plan

**\$34.00 per sq. ft. per annum**  
Net Rent

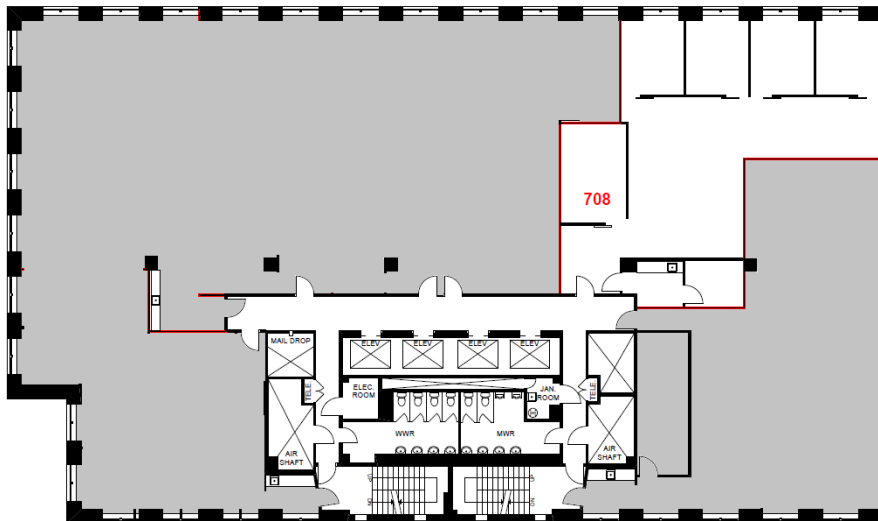
**\$25.00 per sq. ft. per annum**  
Additional Rent (2023 estimate)

**\$59.00 per sq. ft. per annum**  
Gross Rent



– 8th Floor  
**12,202 sq. ft.**

- Built out full floor available for lease
- 17 offices/meeting rooms, with 5 of them on glass. 2 kitchenettes



– Suite 708  
**2,325 sq. ft.**

- Additional built out unit
- Reception, boardroom, 4 offices on glass, and kitchenette.



# 165

## University Avenue

**Galen Masterson\***

Vice President

+1 416 847 3231

galen.masterson@cbre.com

\*Sales Representative

CBRE Limited • Real Estate Brokerage • 145 King Street West, Suite 1100 • Toronto, ON M5H 1J8

+1 416 362 2244 • [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE, CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

# CBRE