

**\$40.00 Gross PSF!**



**New Reduced Pricing: Plug and Play Sublet**

# 170 University Avenue

Suite 900 | 2,588 SF

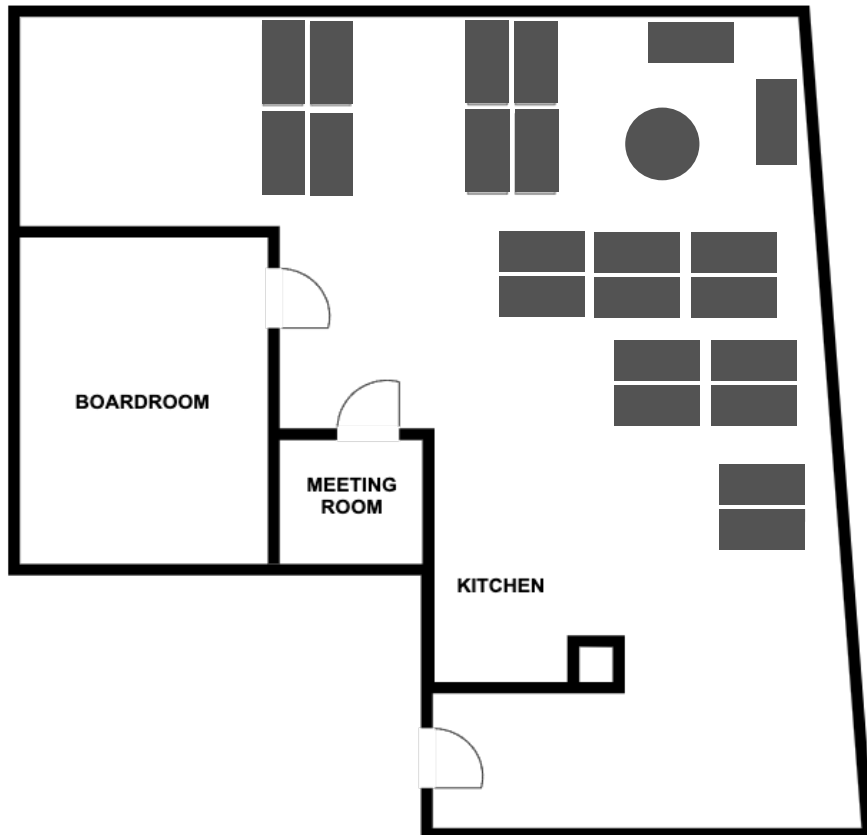
Available	90 Days
Term	December 31 <sup>st</sup> , 2027
Furniture	Available
Additional Rent	\$30.87 PSF (2026 Est)
Co-op Fee	\$2.00 PSF PA

# Suite 900

2,588 SF  
\$40.00 Gross PSF

## Build Out:

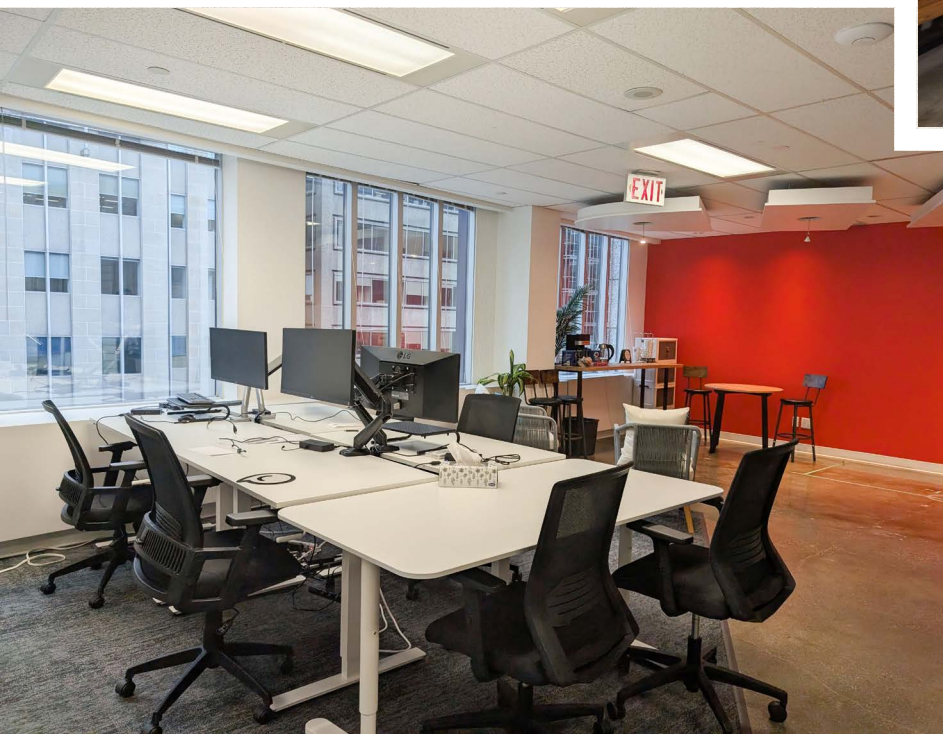
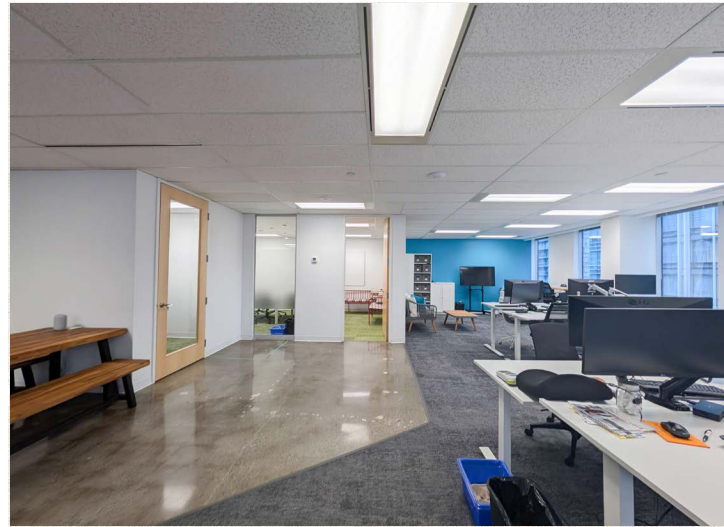
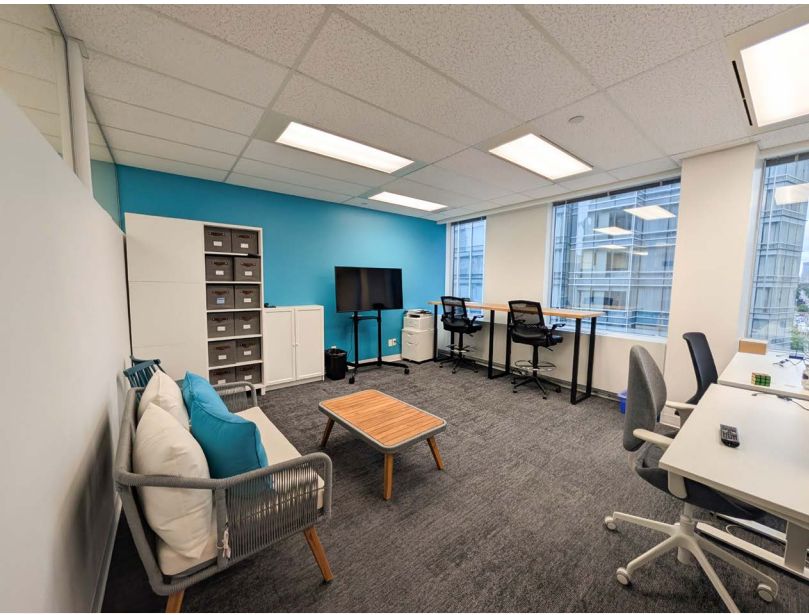
- 1 Meeting Room/Office
- 1 Reception Area with seating
- 1 Boardroom for 10 people
- 20 Workstations
- 1 Kitchen with seating



## SUITE VIEW

STEPS FROM ST. ANDREW  
STATION AND UNION  
STATION





SUBLET STEPS FROM ST. ANDREW  
STATION AND UNION STATION

# 170 University Avenue

Suite 900 - 2,588 SF

Inquiries, or to book a tour, please contact:

CONOR BETHELL\*  
Senior Sales Associate  
647 943 4174  
conor.bethell@cbre.com

JENNIFER RYDER\*  
Vice President  
416 670 6758  
jennifer.ryder@cbre.com

**CBRE**

CBRE LIMITED,  
REAL ESTATE BROKERAGE |  
145 KING STREET WEST, SUITE 1100  
TORONTO, ON M5H 1J8 |  
416 362 2244 | WWW.CBRE.CA

\*SALES REPRESENTATIVE

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.