

700 UNIVERSITY AVENUE

New Half-Floor Sublease Opportunity
Available November 1, 2025



ENTER

THE PROPERTY | OVERVIEW

ABOUT 700 UNIVERSITY

700 University is located in the heart of Toronto's Discovery District, home to Canada's largest and most advanced medical facilities and research institutions including: Princess Margaret Hospital, Toronto General Hospital, Toronto Rehabilitation Institute, MaRS, and numerous other medical and related service providers. The building is a short walk to multiple public transit options, and has a direct connection to the TTC Queen's Park subway station that connects to the Yonge-University-Spadina line. Tenants and visitors also benefit from the onsite dining, service, and retail amenities on the concourse level, as well as the many urban conveniences in the vicinity.

CERTIFICATIONS



92

27% energy reduction
from January 2018 –
January 2021

PROPERTY FEATURES



2019 LED
Retrofit



Waste Management
Diversion Program



Direct Transit
Access



Natural
Light



24-Hour
Onsite Security



Onsite
Bike Racks



Daycare



Fitness

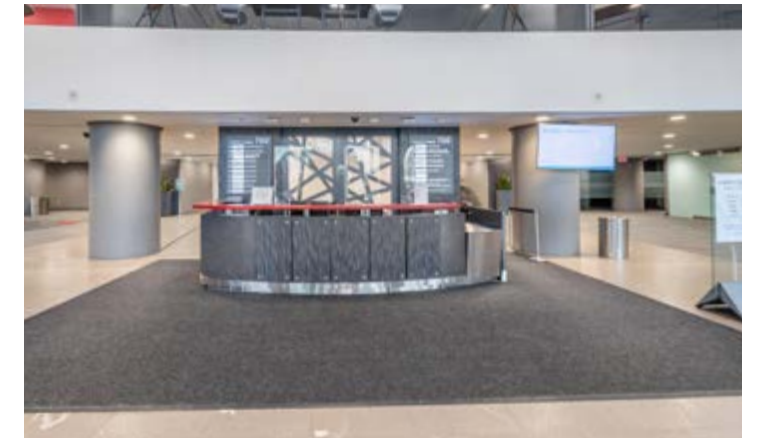


Food Service
Concourse

THE PROPERTY | BUILDING SPECS

GENERAL INFORMATION

700 University Avenue - constructed in 1976 - is a 20-storey, class 'A' office building totaling 1,226,000 SF comprised of 1,174,500 SF of office. It provides large centre-core floor plates of approximately 56,000 SF, with continuous perimeter glass that provides ample natural light. Typical slab to slab heights within the tower are 10'10" with flares at all column capitals.



ELEVATORS

There are 16 dedicated passenger elevators in the tower: 8 servicing the high-rise bank and 8 servicing the low-rise bank. Each bank has 1 elevator that converts to freight service.

MECHANICAL

HEATING

Primary heating source provided by heat reclaim chillers. Secondary heating provided by 2 water tube gas fired 'Aerco' condensing units.

AIR CONDITIONING

Cooling provided by 2 'York' 1,100-tonne centrifugal chillers and heat is rejected by a 2-cell wood 'Marley' open style, cooling tower located on the roof. Air is distributed through 2 compartment unit fans with cooling coils located on the north and south of each floor 2 fresh air make up fans send air to all compartment unit fans with steam humidification. Fresh air is filtered 3 times with Merv-8 and Merv-13 rating filters.

SYSTEM DESIGN CONDITIONS

Winter: 72-74F 25-40% RH.
Summer: 73-74F. 35-50% RH.

STANDARD HVAC HOURS

8:00am to 6:00pm, Monday - Friday. After-hours HVAC available upon request at current rates.

THE PROPERTY | BUILDING SPECS



ELECTRICAL

Building accommodates 3 watts PSF plug load density. Two (2) 13.8kV feeders to HV vault rooms on the concourse level and 21 electrical rooms. Distribution is completed by 3 bus duct risers penetrating 3 separate electrical rooms on each floor (north, centre, and south). Dry-type transformers furnish 120/208/416-volt power for tenant needs.

BACKUP POWER

Emergency power is provided by 2 x 450 kW gas-fired generator sets, exclusively servicing life safety equipment. Battery packs throughout provide backup power to lighting in select base building locations.

SHIPPING & RECEIVING

Standard hours include Monday – Friday from 7:30am to 3:30pm. After-hours access is available upon request. Loading dock is accessible from Orde Street, just south of the building. Single-axel trailers at 4.1m high by 12.19m in length or smaller can be accommodated.

SECURITY

The building provides 24-hour manned security, 7 days per week. A closed-circuit camera/television system (Avigilon) records activity at several key points throughout the building.

RETAIL COMPONENT

Key tenant amenities include 51,514 SF of retail space and pedestrian access to nearby hospitals, University of Toronto and government buildings. National tenants include the Bank of Montreal, Subway, Swiss Chalet and Tim Horton's.

TUNNEL

An underground walkway between 700 University and Princess Margaret Hospital originates on the south wall of the lower concourse level and runs southeast outside of the building (under Orde St).

LIFE SAFETY SYSTEM

The entire building is protected by a wet sprinkler system and a standpipe system. Dry system is provided in selected areas.

TELECOMMUNICATIONS

- o WiredScore Certified Gold in 2018
- o Fiber optic wiring available onsite
- o High-speed internet providers include Bell Canada, Zayo, Cogeco, and Hydro One
- o Coax service providers include Rogers

ADDITIONAL WEST STAIRWELL

The addition of a stairwell on the west elevation of the building is underway to increase the exiting capacity to 519 persons per floor.

AVAILABILITY | SUITE 200 | 28,000 SF

For Sublease

Available November 1, 2025

Net Rent Negotiable, Contact Listing Agent

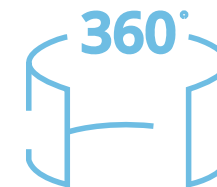
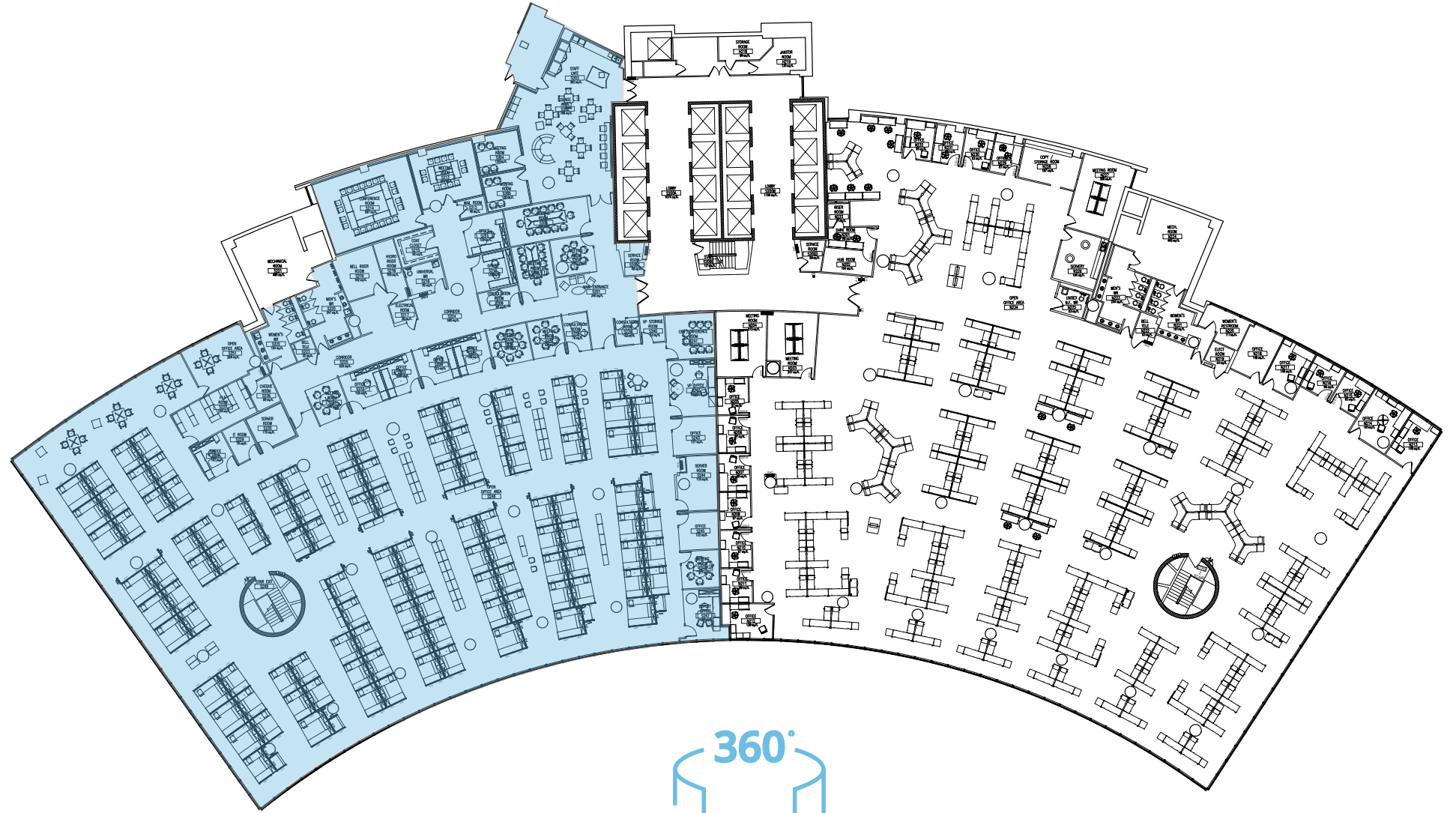
\$22.72 PSF Additional Rent

Half-floor opportunity on efficient floor plate

Fully built-out and furnished

Queen's Park views

New elevator lobby



Click here to view
the Virtual Tour





AMENITIES | LOCAL AREA & TRANSPORTATION

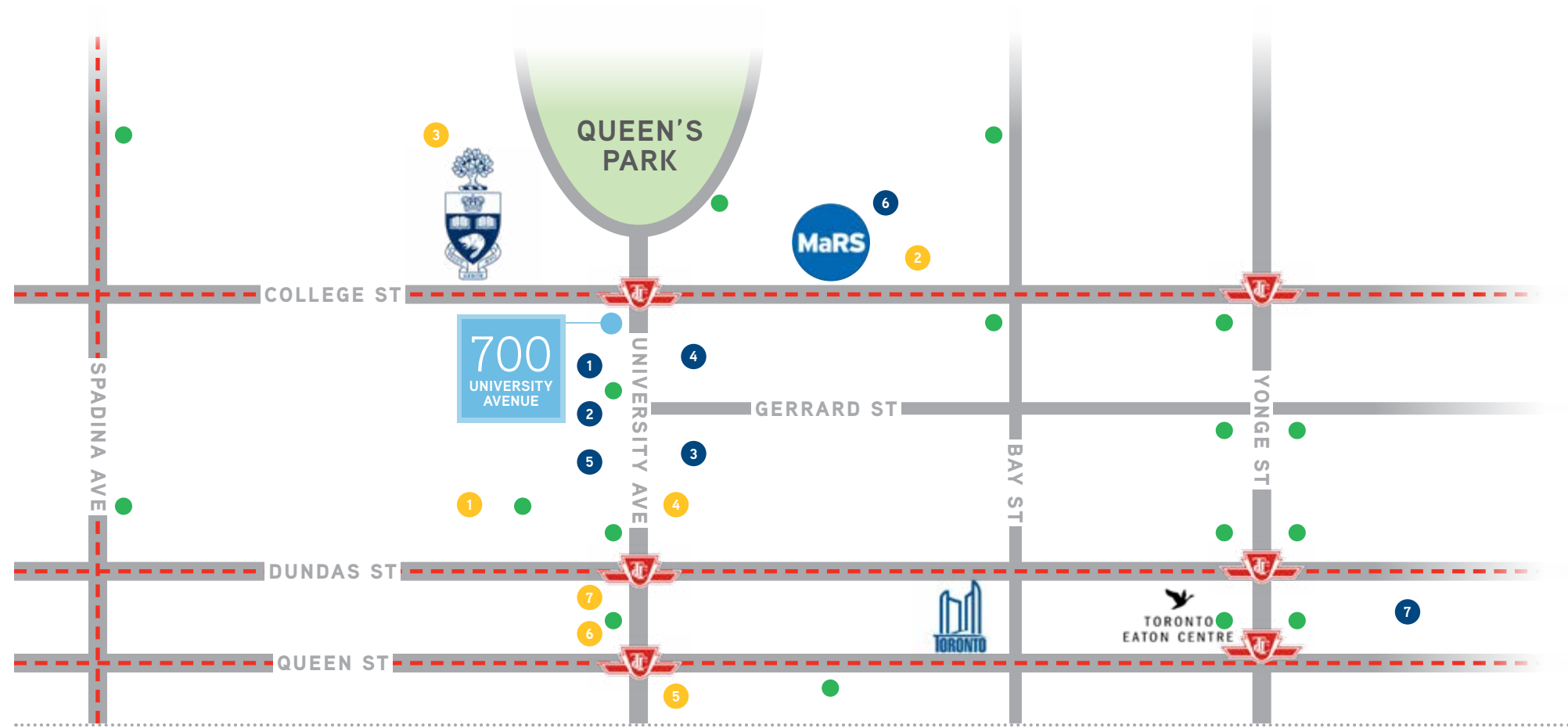
LOCAL AMENITIES & PUBLIC TRANSPORTATION

LANDMARKS

- University of Toronto
- MaRS Centre
- Toronto City Hall
- Toronto Eaton Centre

TRANSPORTATION

- Bike Share
- TTC Station
- TTC Streetcar routes



HOSPITALS

- 1 Princess Margaret
- 2 Mount Sinai
- 3 Sick Kids
- 4 Toronto General
- 5 Toronto Rehabilitation
- 6 Women's College
- 7 St. Michael's Hospital

RESTAURANTS

- 1 AGO Bistro
- 2 Mercato
- 3 Gallery Grill
- 4 Pasta Pronta
- 5 Café Landwer
- 6 Planta Queen
- 7 Duke of Cornwall

MICHAEL KING

Executive Vice President

Sales Representative

Direct: +1 416 643 3481

Michael.King@colliers.com

Colliers

181 Bay Street, Suite #1400

Toronto, ON M5J 2V1



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