

70 University Avenue

Office Space
Available for Lease

TORONTO, ON

For more information
please contact:

CBRE:

Matthew Olejnik*
Senior Vice President
416 460 4224
matt.olejnik@cbre.com

AVISION YOUNG:

Craig Tresham*
Principal
416 673 4007
craig.tresham@avisonyoung.com

Hannah Belter*
Associate, Sales Representative
647 252 4091
hannah.belter@avisonyoung.com

**Sales Representative*



**AVISON
YOUNG**

About the property

PROPERTY DETAILS

Net Rent:
Contact Listing Agents

Additional Rent (2026 est.):
\$27.51 psf
(Includes in-suite janitorial and hydro)

Highlights

- New Tenant Amenity Lounge coming soon!
- Parking ratio: 1:1,200 sf leased
- On-site bike parking
- Steps to PATH, King Streetcar, St Andrew Subway Station and Union Station
- End of trip facilities

AVAILABILITIES

Suite	Area (sf)	Availability
800	21,349	March 1, 2027
720	4,994	January 1, 2027
710	6,712	Immediately
700	9,635	March 1, 2027*
400	10,793	October 1, 2027
320	4,833	October 1, 2027

7th Floor:
Contiguous

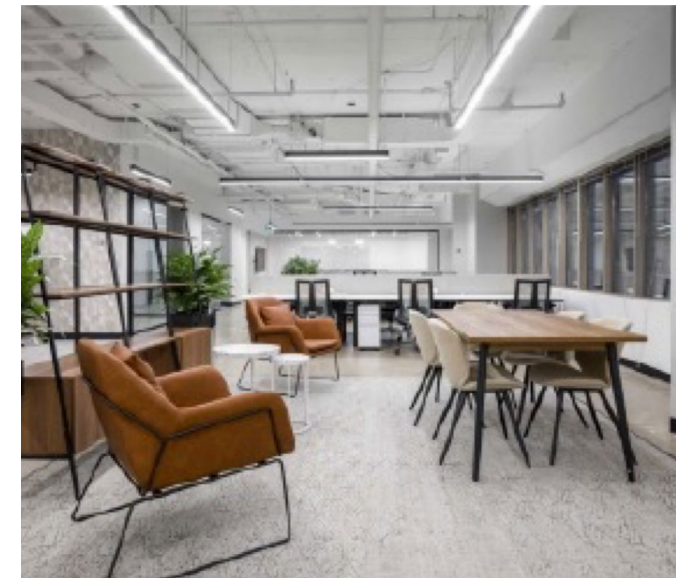
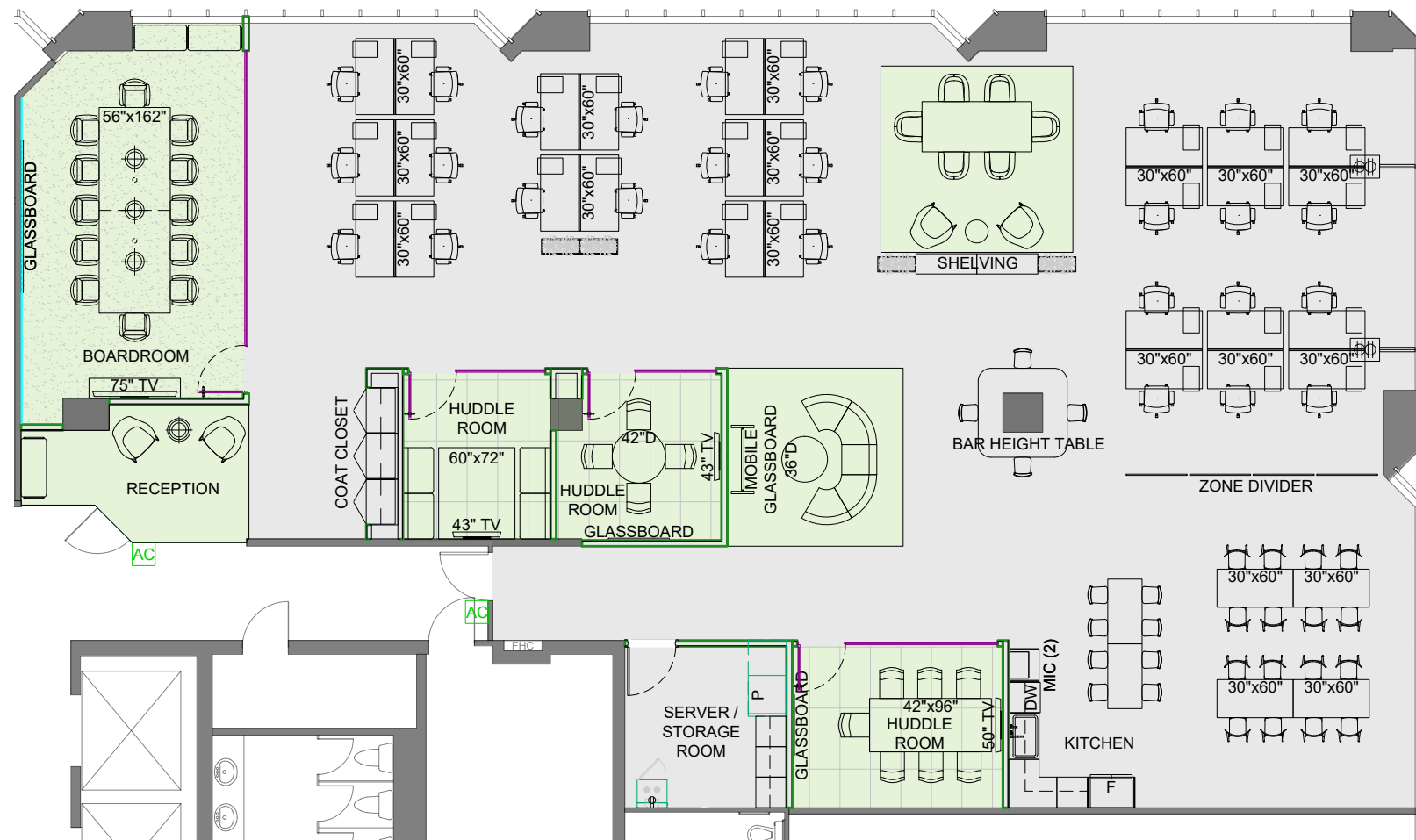
Units 710 and 700 can be made available sooner
*Currently marketed for sublease



Suite 320: 4,833 sf

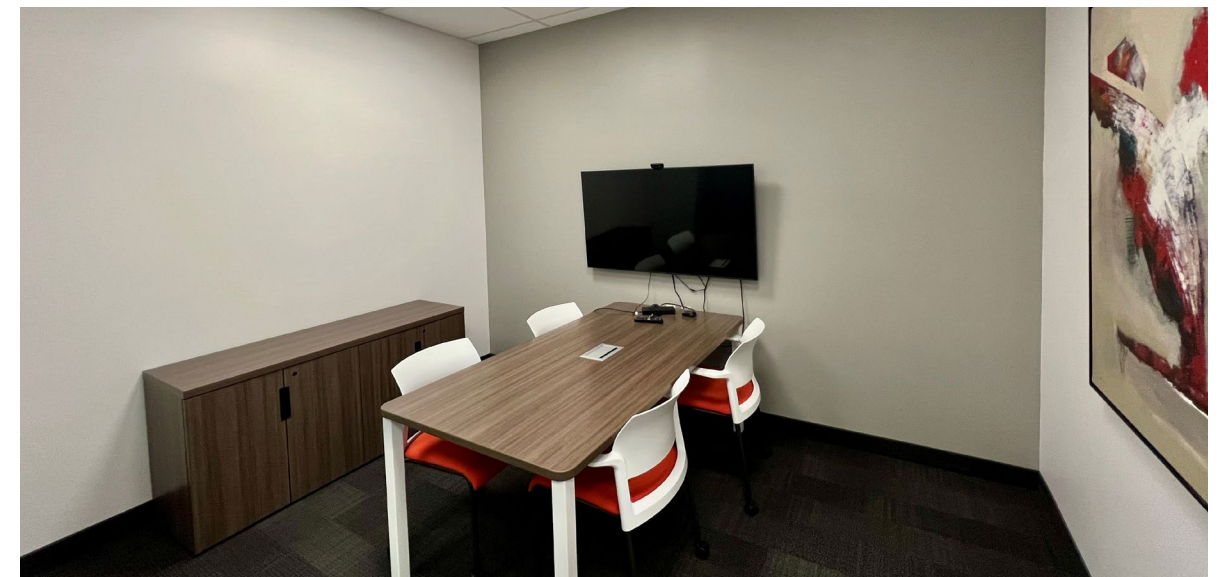
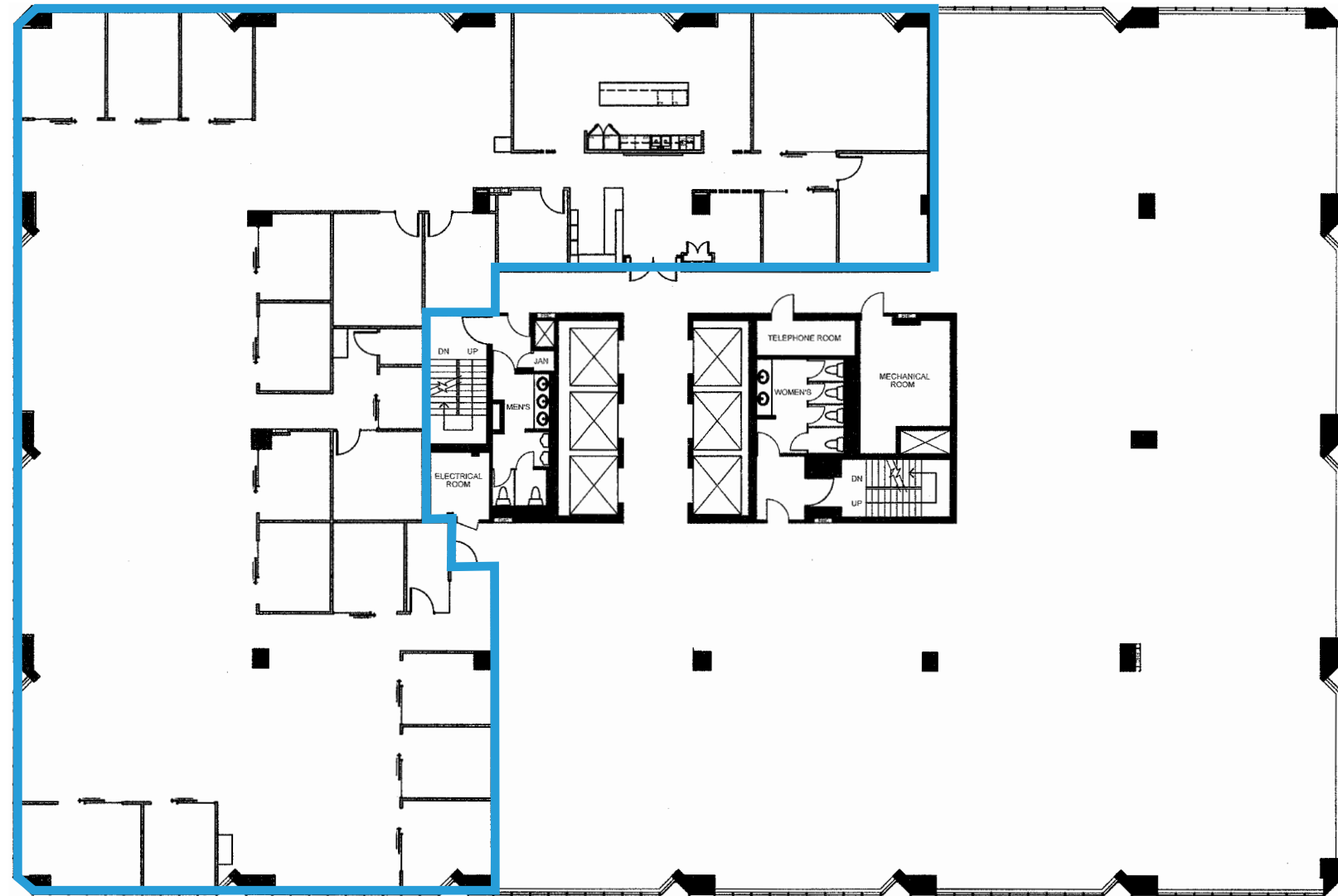
FLOOR PLAN

- Model suite fully furnished
- 3 Huddle rooms
- 28 Workstations
- Boardroom
- Reception
- Kitchen and lounge area



Suite 400: 10,793 sf

FLOOR PLAN



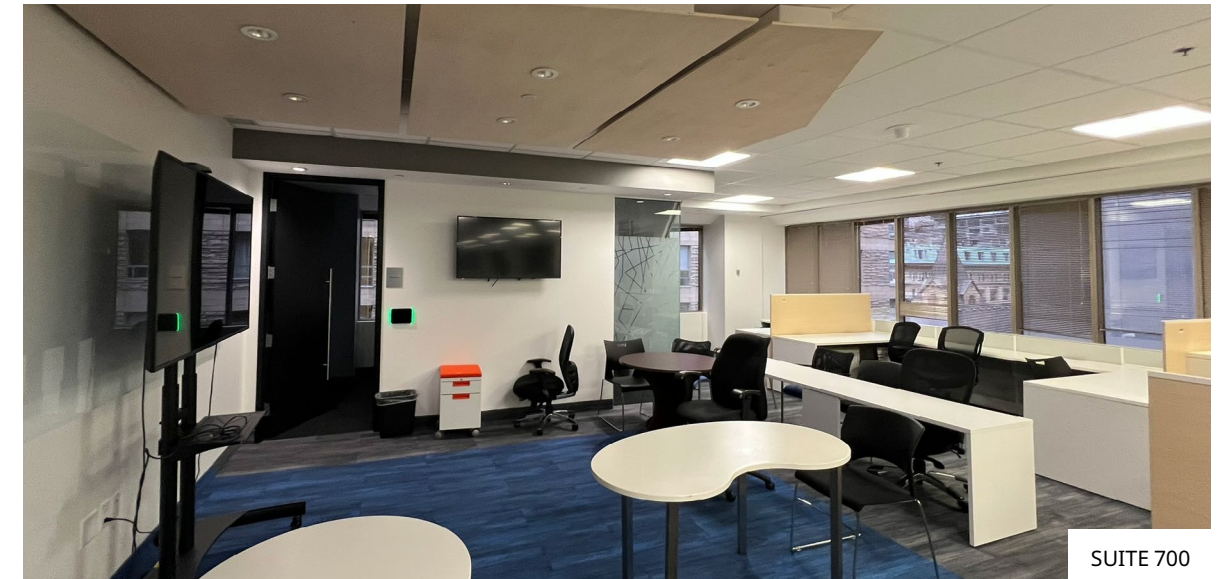
Full 7th Floor: 21,341 sf

FLOOR PLAN

Suite 710
6,712 sf

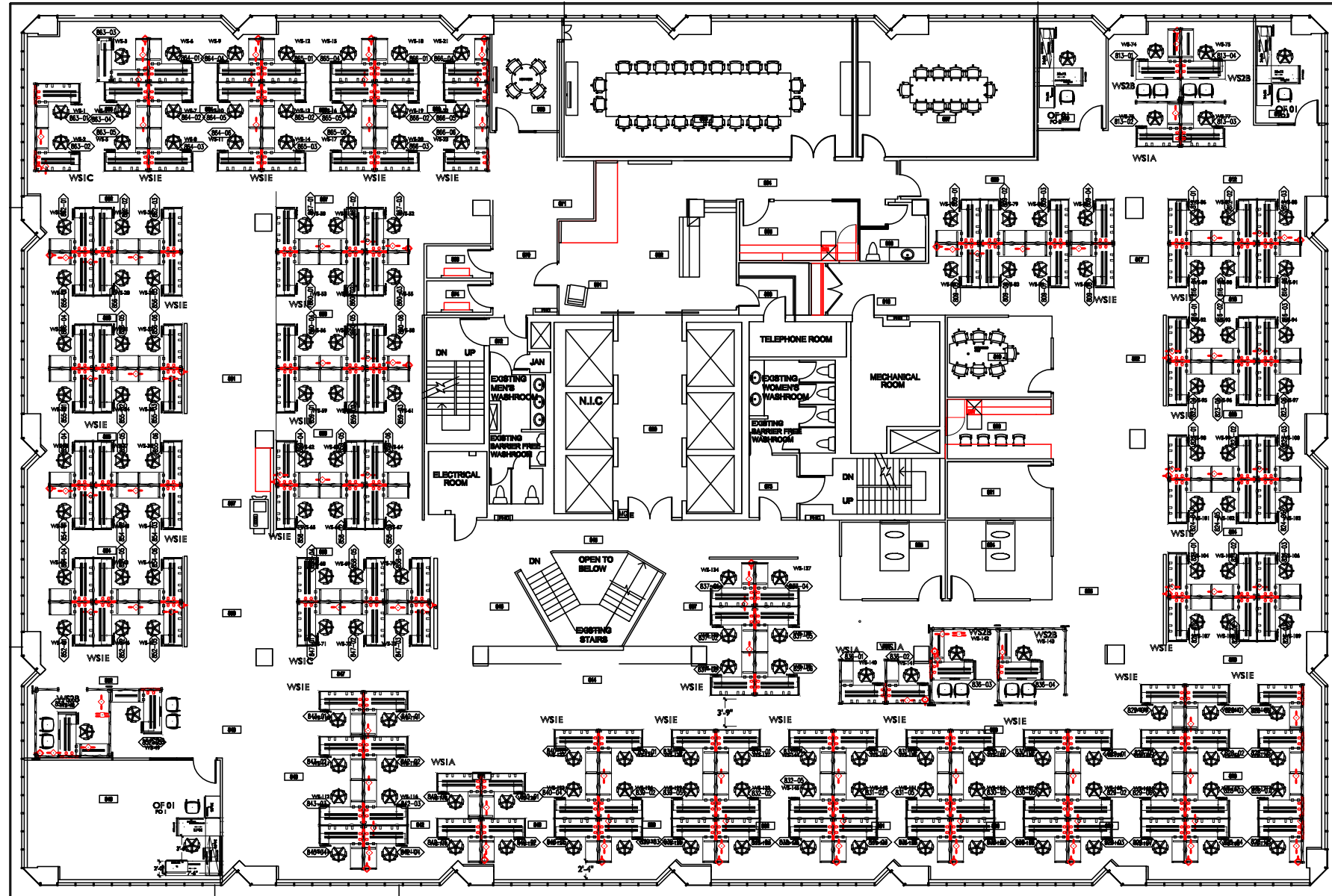
Suite 720
4,994 sf

Suite 700
9,635 sf



Suite 800: 21,349 sf

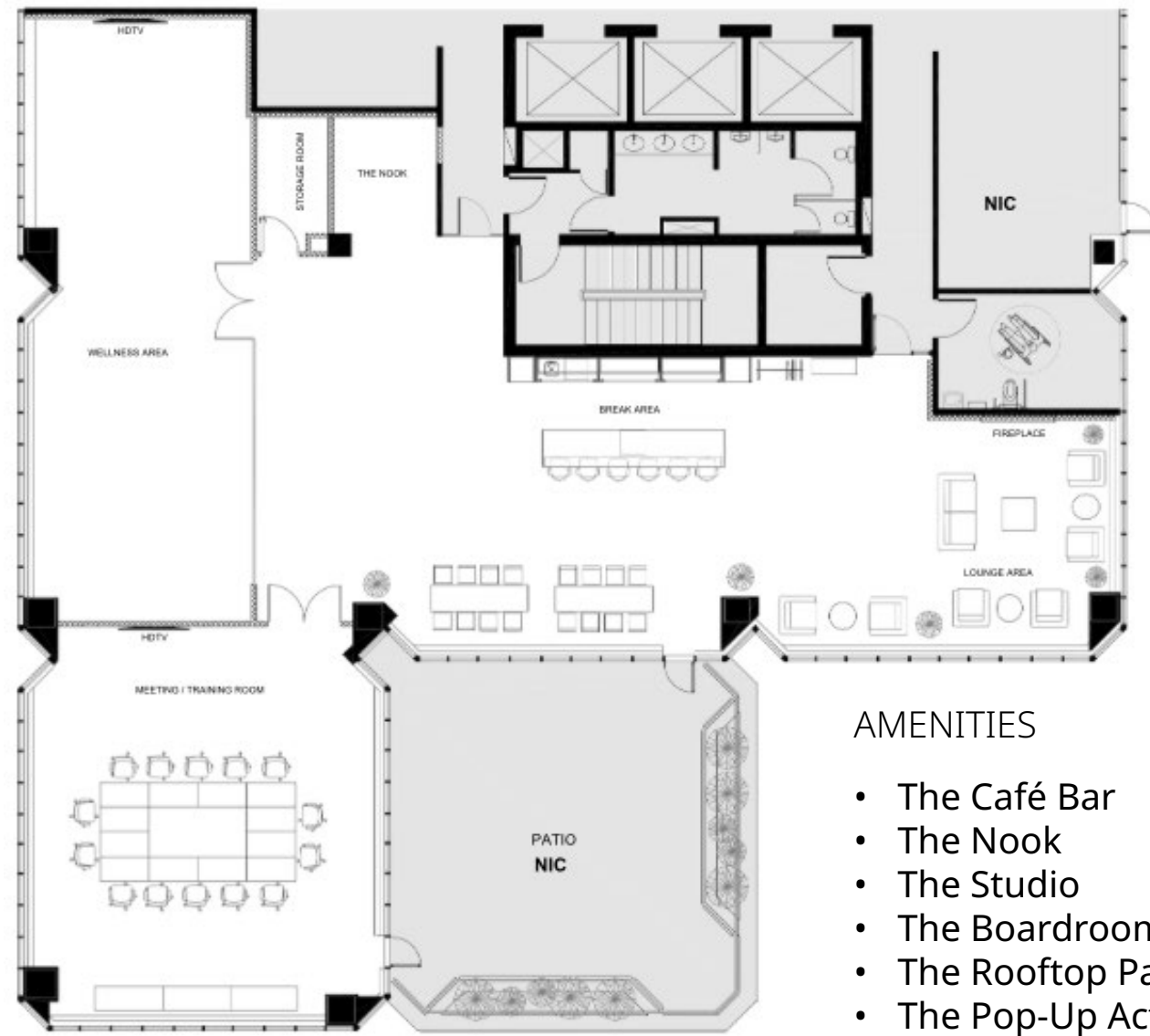
FLOOR PLAN



The Atelier Lounge

WHERE PERFORMANCE AND CONNECTION MEET

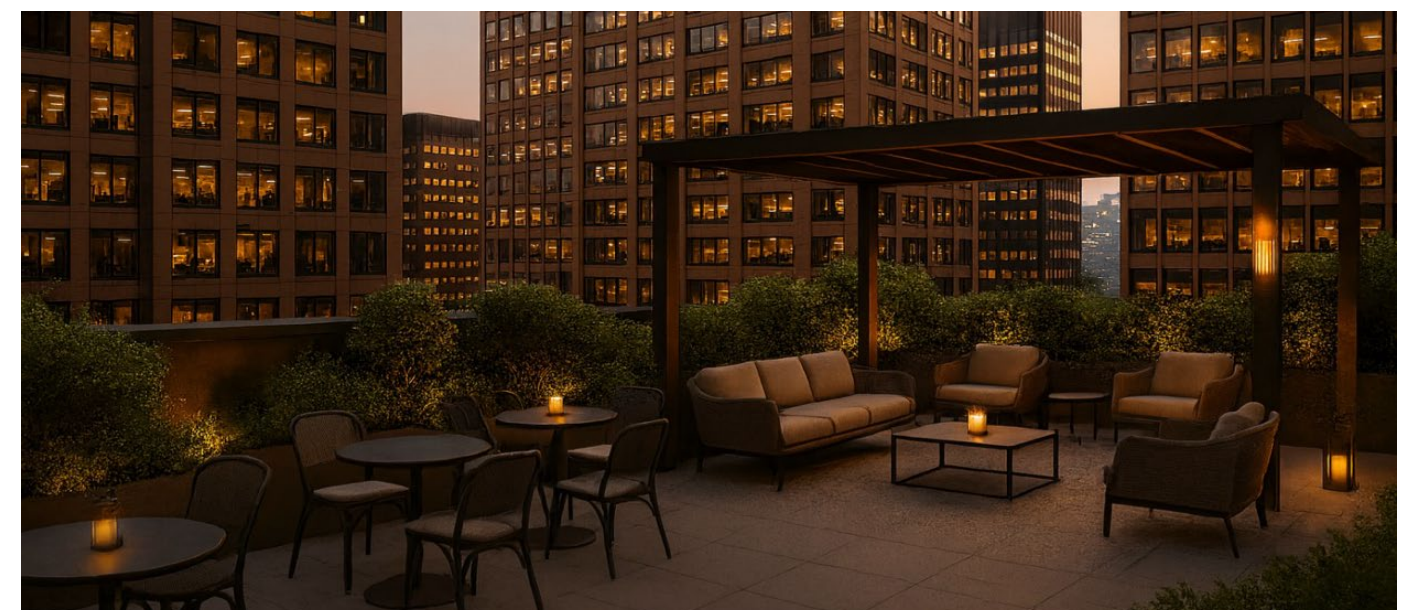
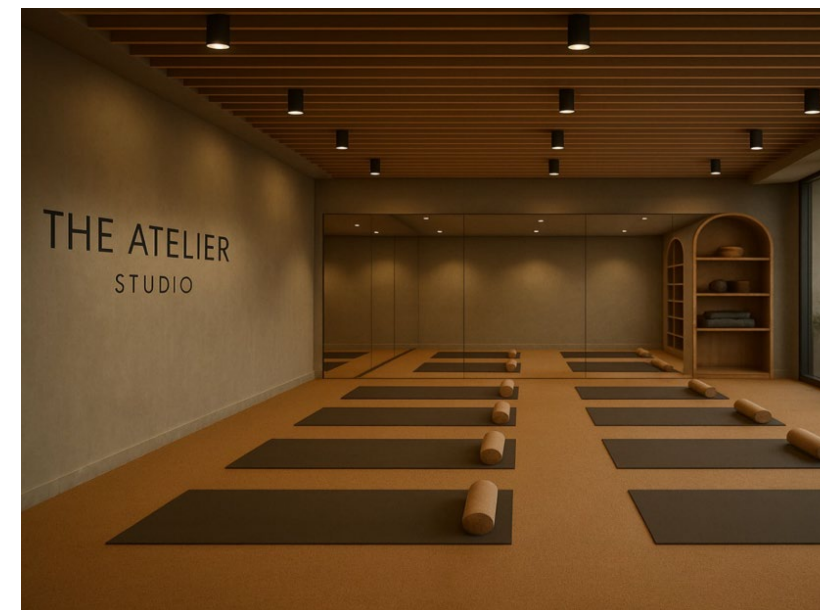
Coming to the 14th floor approximately 4,500 sf, from flexible work areas to intimate lounge settings, every detail is crafted for performance and play.



AMENITIES

- The Café Bar
- The Nook
- The Studio
- The Boardroom
- The Rooftop Patio
- The Pop-Up Activations

NEW AMENITY SPACE COMING SPRING 2026!



All renderings are conceptual and for illustration only.

Amenities and transit near the property






RESTAURANTS/CAFES/BARS

1. Cafe Landwer
2. King Taps
3. Cactus Club Cafe
4. JOEY
5. Blu Ristorante
6. PAI
7. Kellys Landing
8. Scaddabush
9. John & Sons Oyster House
10. RUDY

SHOPS/GROCERIES

1. Rabba Fine Foods
2. Rexall
3. Winners
4. The Market by Longo's
5. King Fresh FoodMarket
6. Marshalls

TRANSIT

-  TTC Subway Line
-  TTC Streetcar
-  GO Train
-  UP Express
-  TTC Subway Stations

WALK TIMES

1 min

Walk to St Andrew Subway Station

3 min

Walk to Union Station

WALKSCORE

100

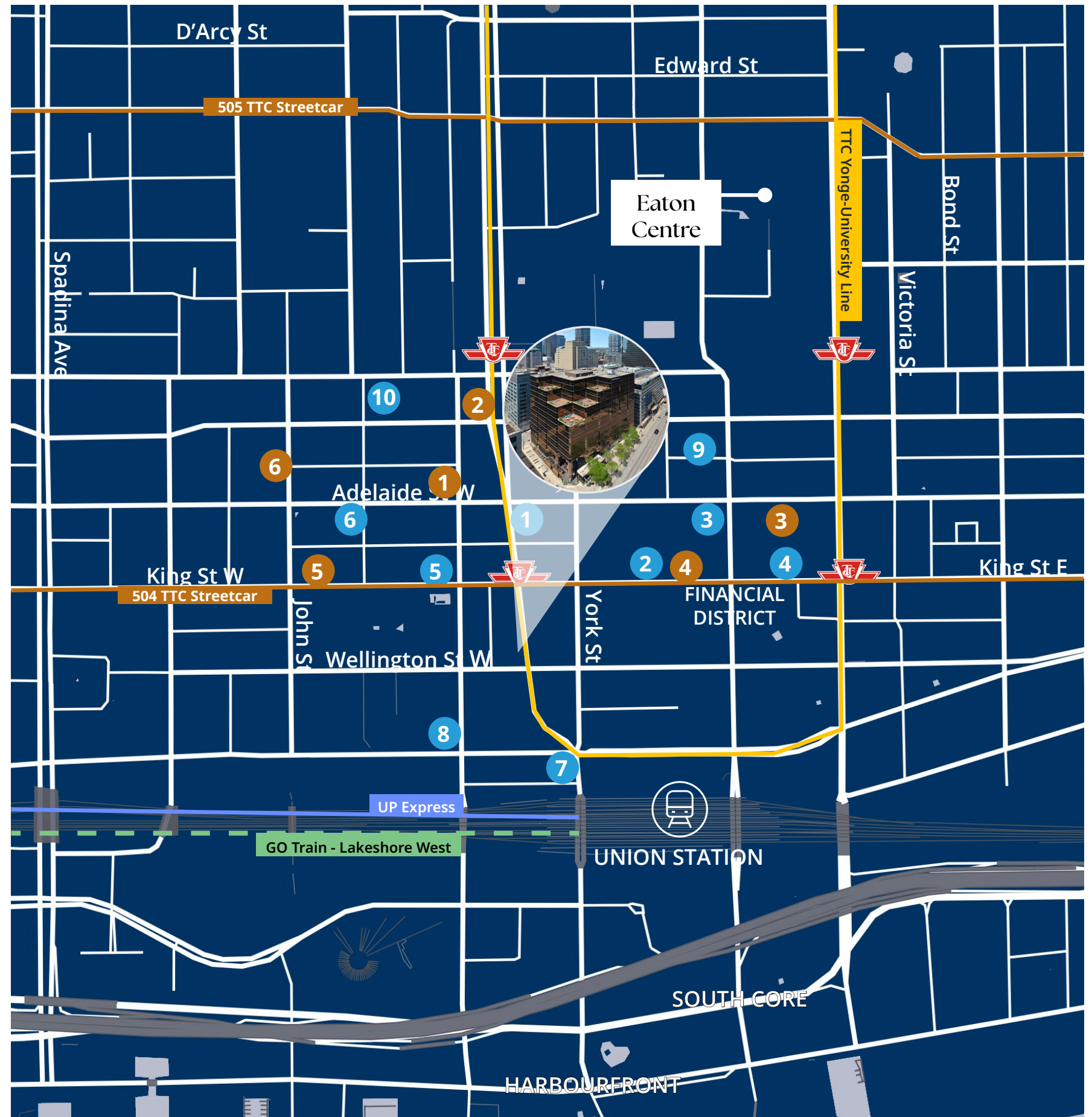
Walk Score

100

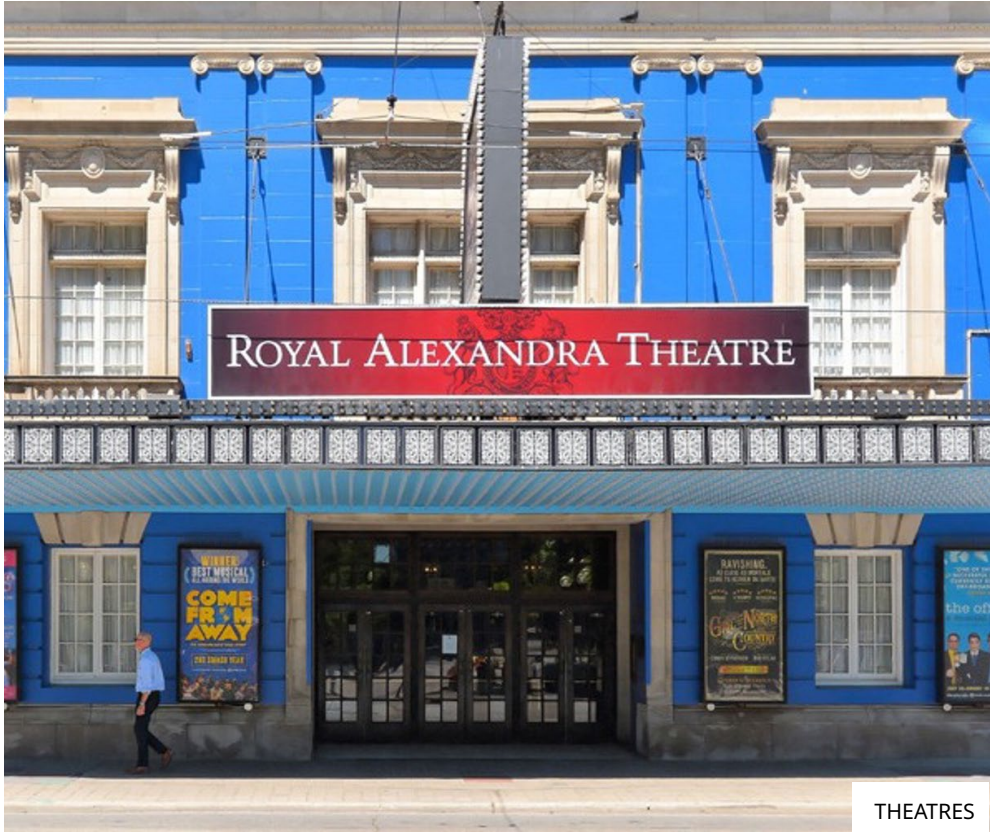
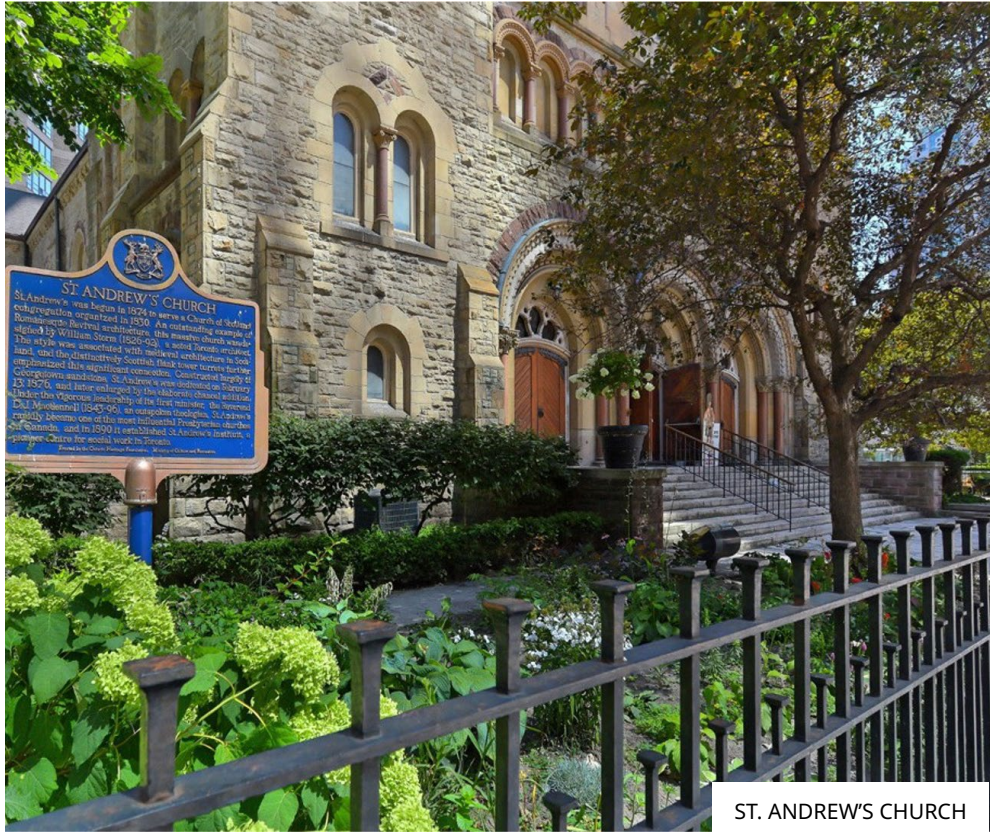
Transit Score

90

Bike Score



Surrounding Amenities



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