

— 375 —
UNIVERSITY AVENUE

8,007 SF Office Space

Premium Office Sublease steps from Financial District— Elevate Your Workspace!

Colliers



Executive *Summary*

OVERVIEW

For Sublease

Premium Class A office space available for sublease, ideally located just steps from the PATH, the Financial Core, and multiple subway lines. The suite spans 8,007 square feet and comes fully furnished and move-in ready, with a high-quality custom buildout recently completed by a premium designer. The layout features an impressive reception area, a large boardroom, seven private offices, two meeting rooms, two kitchens, a dedicated photocopy room, and a central open workstation area that supports collaborative work. The current sublease term runs through December 31, 2029, with flexibility to extend beyond that date. Complementing the office itself, the building has recently undergone exceptional lobby renovations, offering a polished and modern arrival experience.



Property *Highlights*

New to Market — Suite 300

- Fully built-out furnished space
- Buildout includes a large boardroom, reception, 2 kitchens, 7 offices, 2 meeting rooms, a photocopy room & 14 workstations in the middle
- Work was recently completed by a premium high-quality designer
- Sublease expires December 31, 2029 with ability to extend the lease beyond

Suite	Size	Availability
300	8,007 SF	Immediate

Net Rent: Contact Listing Agents
Additional Rent: \$21.82 PSF (2026)

[Virtual Tour](#)



Abundant
natural light



Steps form St Patrick
Subway Station



Furniture is
included



Newly renovated
lobby

The Space

Property *Profile*



Virtual Tour

Premium Office Space, Perfect Location

Sublease opportunity in Downtown Toronto

Elevate Your Workspace!

Property *Profile*

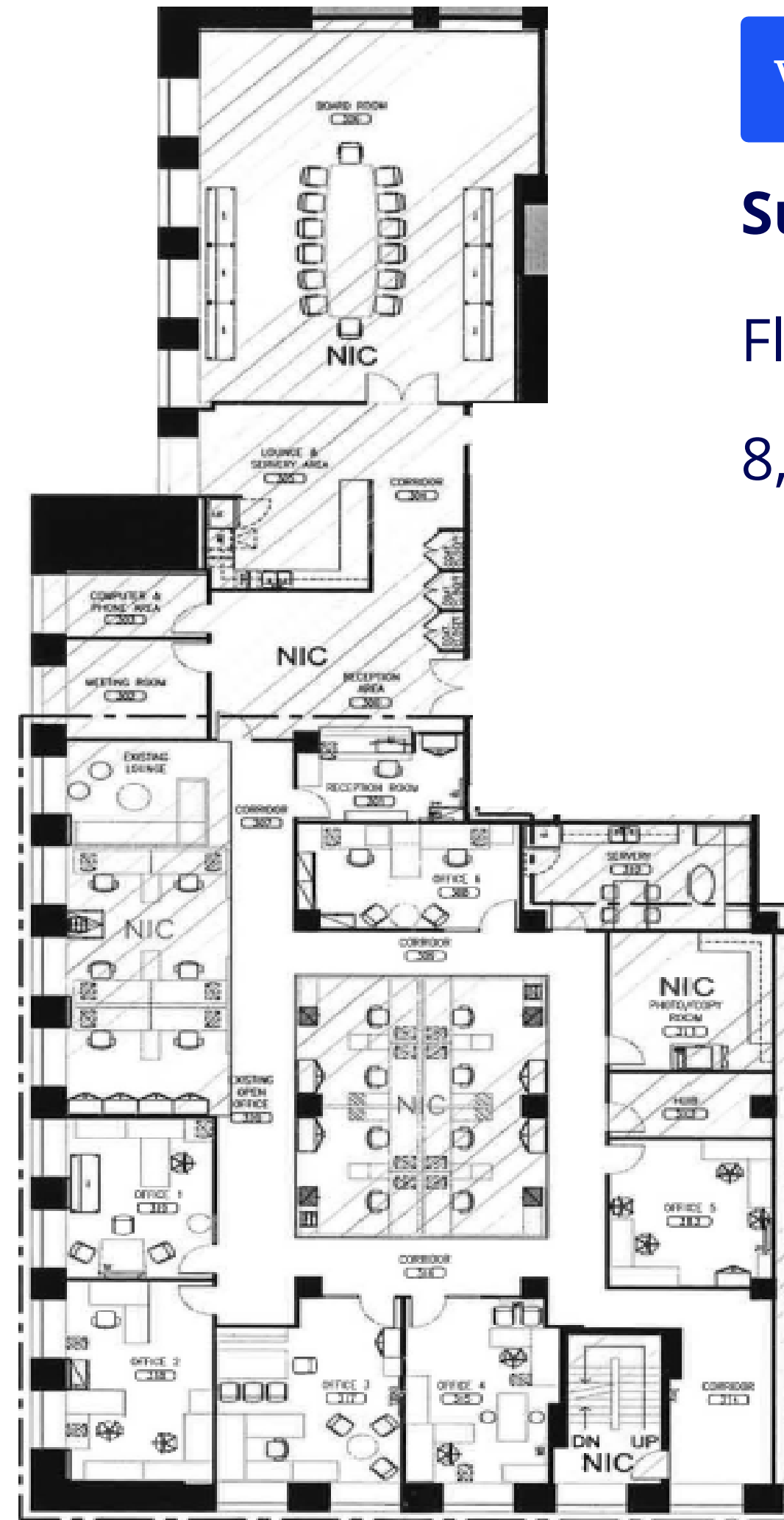


Virtual Tour

Bright Interiors, Purposeful Layouts

Available as-is

Floor *Plan*



Virtual Tour

Suite 300

Floor 3

8,007 SF



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