

A BOUTIQUE PRESENCE IN TORONTO'S FINANCIAL CORE

OFFICE SPACE FOR LEASE | 2,070 RSF



154 UNIVERSITY AVENUE

NEW AVAILABILITY COMING

FULL FLOORS & BOUTIQUE SUITES | \$2 PSF COMMISSION



A STRATEGIC ADDRESS IN TORONTO'S FINANCIAL CORE

154 University Avenue is a boutique, Class A office tower offering a refined workplace experience in one of Toronto's most sought-after business districts. Prominently positioned at the northwest corner of University Avenue and Pearl Street, the property delivers immediate access to the city's financial, legal, and corporate ecosystem.

Designed for efficiency and flexibility, the building features highly functional ~7,500 SF floor plates—ideal for full-floor users as well as growing teams seeking a boutique environment with scale. With direct proximity to TTC subway lines and PATH connectivity at King and University, tenants benefit from seamless access across downtown and beyond.

**Upcoming availability across multiple floors presents a rare opportunity to secure presence along University Avenue—ranging from boutique suites to full-floor opportunities.*



FLEXIBLE OPPORTUNITIES, IMMEDIATE IMPACT

A range of leasing opportunities is available to accommodate diverse tenant needs—from efficient suites to full-floor opportunities.



Boutique 10-storey
Class A asset



Efficient, column-
friendly floor plates



Raised flooring system
for flexible cabling and
infrastructure



Prominent University
Avenue presence

MOVE-IN READY

BUILT FOR PERFORMANCE

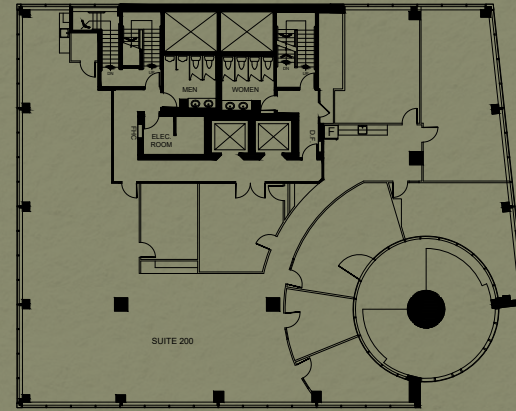


Designed to support both focused work and collaboration, these suites deliver immediate occupancy with minimal downtime.

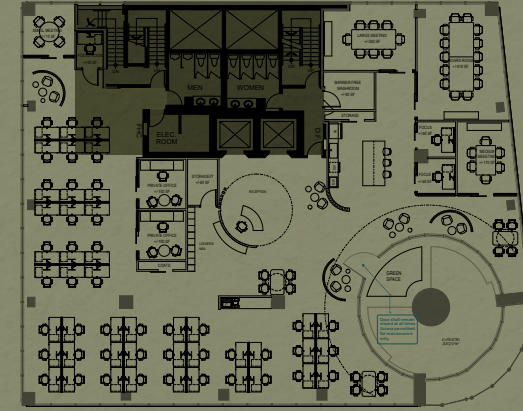
Bright corner suite with expansive University Avenue views, featuring:

- Welcoming reception area
- Private office + boardroom
- Kitchenette
- Open workspace for 8-12 workstations

EXISTING FLOOR PLANS

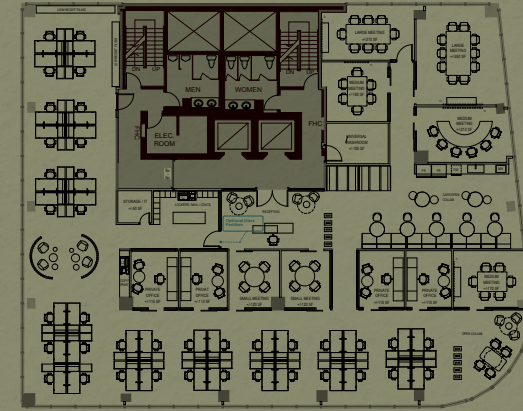
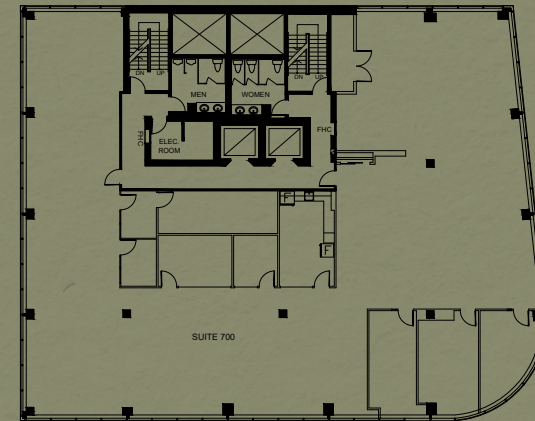


POTENTIAL BUILD-OUT CONCEPTS



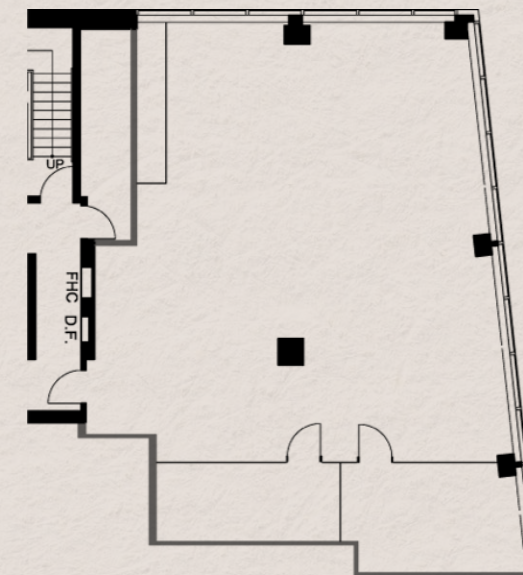
SUITE 200
6,749 SF

OCCUPANCY
JANUARY 2027



SUITE 700
7,803 SF

OCCUPANCY
JANUARY 2027



SUITE 603
2,070 SF

OCCUPANCY
IMMEDIATE

ADDITIONAL RENT
\$29.72 PSF (EST.)
**Includes utilities*




CONNECTED TO EVERYTHING THAT MATTERS

Located in the heart of Toronto's Financial District, 154 University Avenue offers immediate access to the city's most dynamic mix of dining, hospitality, entertainment, and business amenities. Steps from King Street and within walking distance to Union Station, the property provides unmatched connectivity across the GTA.

SURROUNDED BY PREMIER DESTINATIONS

- Roy Thomson Hall
- Metro Toronto Convention Centre
- PATH network
- Top-tier restaurants, hotels, and fitness offerings

128	25	16
RESTAURANTS	HOTELS	FITNESS

-  Subway Station
-  Yonge-University Subway Line
-  Light Rail

9-MIN
walk to Union Station

13-MIN
walk to Rogers Centre





154 UNIVERSITY AVENUE

MICHAEL SCACE*

Vice Chair

+1 416 359 2456

michael.scace@cushwake.com

ALAN RAWN*

Senior Vice President

+1 416 359 2440

alan.rawn@cushwake.com

LAUREN LUCHINI*

Vice President

+1 416 455 5824

lauren.luchini@cushwake.com

BRENDAN SHEA*

Senior Associate

+1 647 456 4465

brendan.shea@cushwake.com

©2026 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Sales Representative **Broker