

# AVAILABLE FOR LEASE

OFFICE SPACES

**GWL** REALTY  
ADVISORS™

TORONTO, ON  
**155**  
UNIVERSITY

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# 155 UNIVERSITY

A rare chance to lease in this BOMA BEST® Gold office building, centrally located in the heart of the financial district with plenty of restaurants and amenities at your doorstep.

Direct underground parking and access to the TTC subway system.



## BUILDING HIGHLIGHTS

155  
UNIVERSITY



Located at the corner of University Avenue and Adelaide Street West, this stunning 21-storey office building features large windows that provide abundant natural light, flexible floorplates, and a beautifully renovated lobby. With easy access to transit and the Gardiner Expressway, as well as a host of desirable amenities within walking distance, 155 University Ave. is the perfect place to attract and retain top talent, foster innovation, and accelerate your business objectives.



24/7 SECURITY ACCESS  
AND ONSITE PROPERTY  
MANAGEMENT



WALKING DISTANCE TO  
RESTAURANTS & SHOPS  
99 Walk score



DIRECT UNDERGROUND  
PARKING

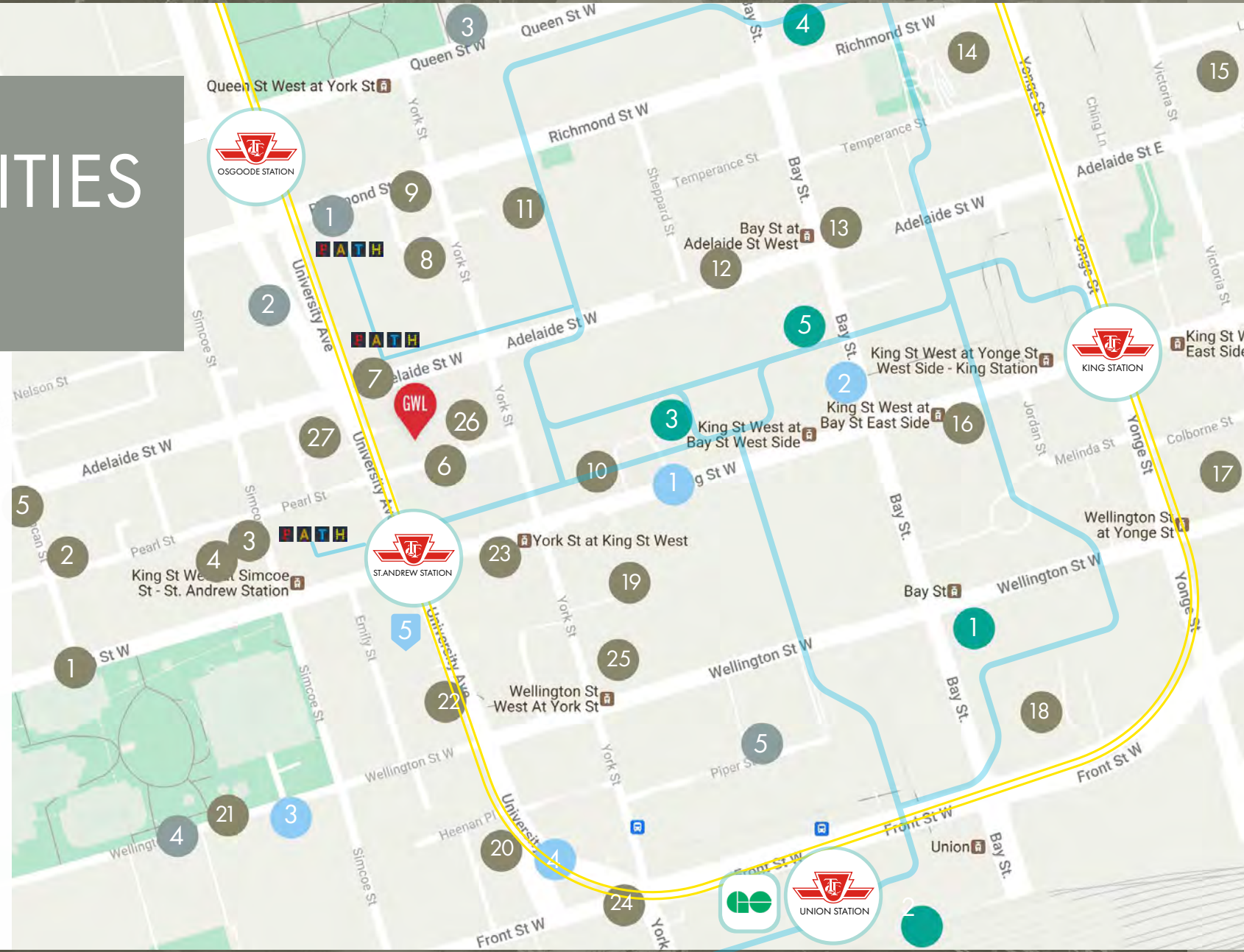


NEARBY ACCESS TO  
PUBLIC TRANSIT  
100 Transit score



NEARBY ACCESS TO  
PATH SYSTEM  
3 min to the nearest PATH access.

# AMENITIES CARTE



- RESTAURANTS**
  1. Minami Toronto
  2. Byblos Downtown
  3. Elephant & Castle
  4. Lobster Burger Bar
  5. PAI
  6. Earls Kitchen + Bar
  7. Cafe Landwer
  8. Alobar Downtown
  9. Rosalinda Restaurant
  10. Black + Blue
  11. The Keg Steakhouse + Bar
  12. Cactus Club
  13. Louix Louix
  14. The Chase
  15. Pumpnickel's
  16. China Wok
  17. Cantina Mercato
  18. Chotto Matte Toronto
  19. Umi Sushi Express
  20. Jack Astor's Bar & Grill
  21. The Shore Club
  22. Moxie's
  23. Modus Ristorante
  24. Kellys Landing
  25. Thai Island
  26. Pizzeria Libretto
  27. Tim Hortons
- RETAIL**
  1. Shoppers Drug Market
  2. Sephora
  3. Rexall
  4. Hudson's Bay
  5. The Printing House
- HOTELS**
  1. Hilton Toronto
  2. Shangri-La Toronto
  3. Sheraton Centre Toronto Hotel
  4. The Ritz-Carlton
  5. Fairmont Royal York
- SERVICES**
  1. Canada Post
  2. BMO Financial
  3. RBC
  4. Green P Parking
  5. CIBC

- TRANSIT**
- TTC Subway Route
- PATH Route

A VIBRANT BUSINESS HUB IN THE HEART OF TORONTO





EXTERIOR VIEW

# AVAILABLE SUITES



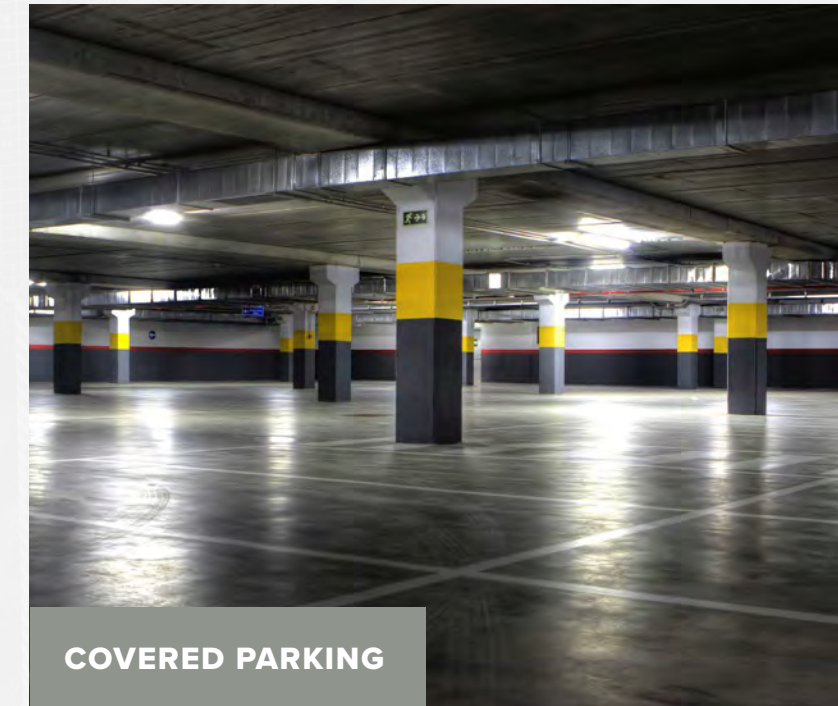
SUITE	SQ. FT.	OCCUPANCY
<ul style="list-style-type: none"> <li>1000 <b>MODEL SUITE!</b></li> </ul>	10,389 sq. ft	August 1st, 2026
<ul style="list-style-type: none"> <li>700</li> </ul>	6,871 sq. ft	Available Immediately
<ul style="list-style-type: none"> <li>400 <b>MODEL SUITE!</b></li> </ul>	10,368 sq. ft	October 1st, 2026
<ul style="list-style-type: none"> <li>301</li> </ul>	1,143 sq. ft	Available Immediately
<ul style="list-style-type: none"> <li>300 <b>MODEL SUITE!</b></li> </ul>	4,291 sq. ft	November 1st, 2026



ELEVATOR LOBBY



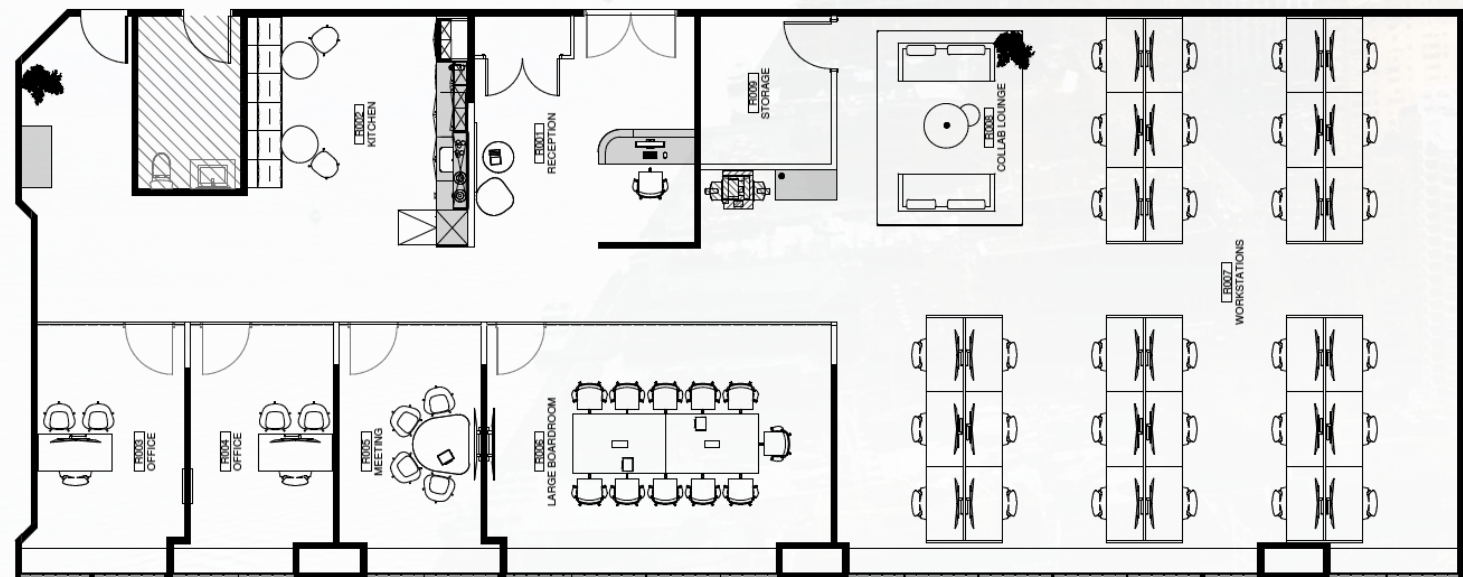
MAIN LOBBY



COVERED PARKING

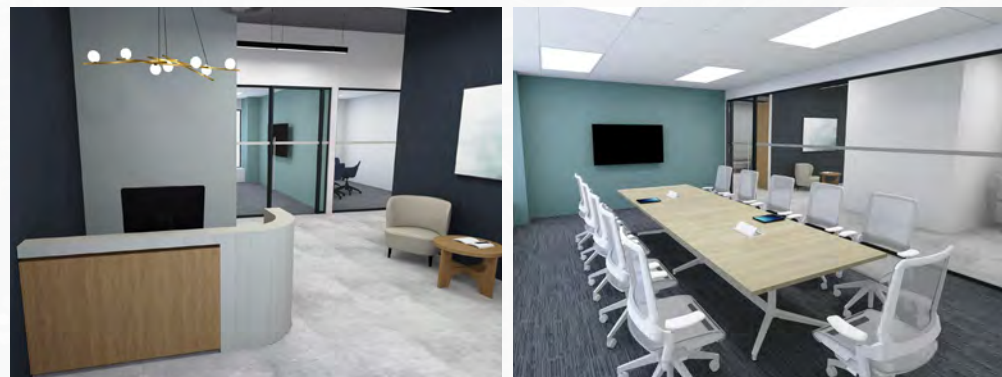
# SUITE 300 | 4,291 SF

AVAILABLE NOVEMBER 1ST, 2026



SEE VIRTUAL TOUR

- Boardroom: 13-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 3 enclosed rooms for private work or meetings
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 30 desks or workstations
- Fully furnished



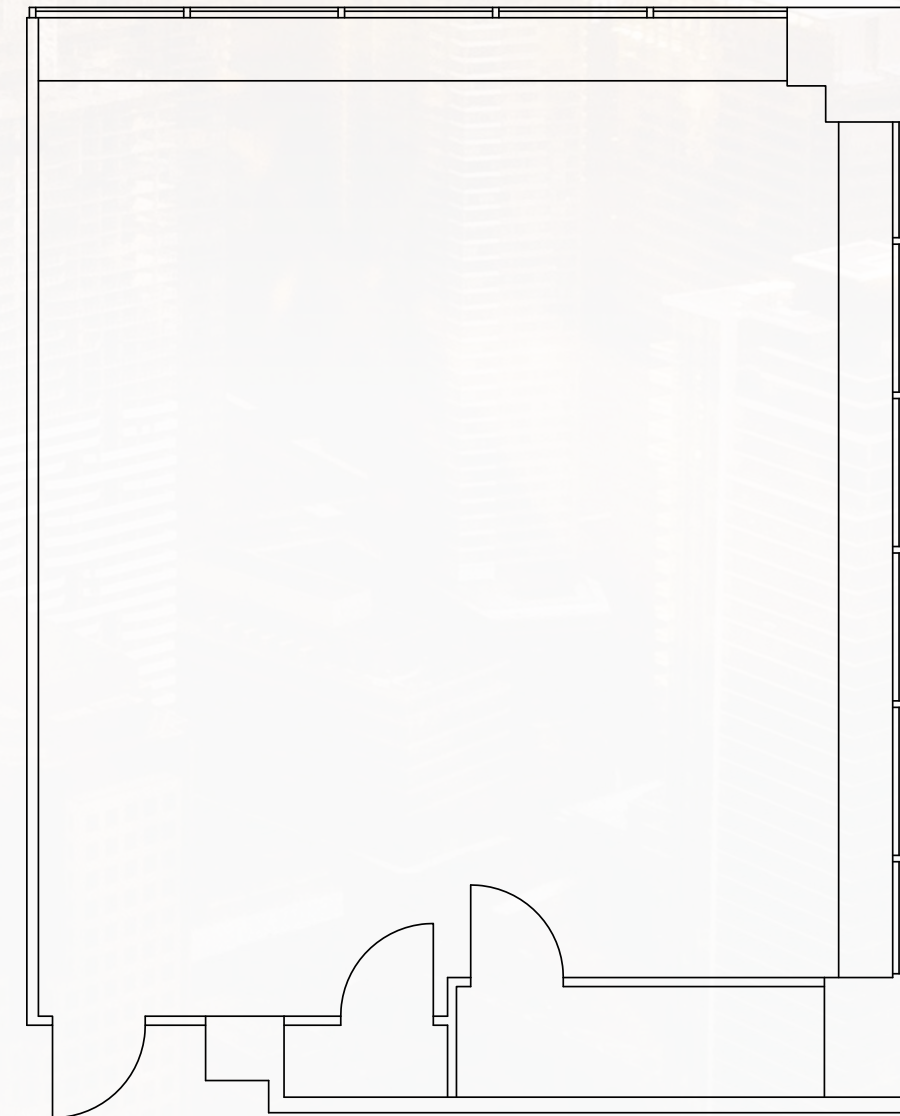
# SUITE 301 | 1,143 SF

AVAILABLE IMMEDIATELY

155 UNIVERSITY



• Open plan corner unit with excellent natural light.

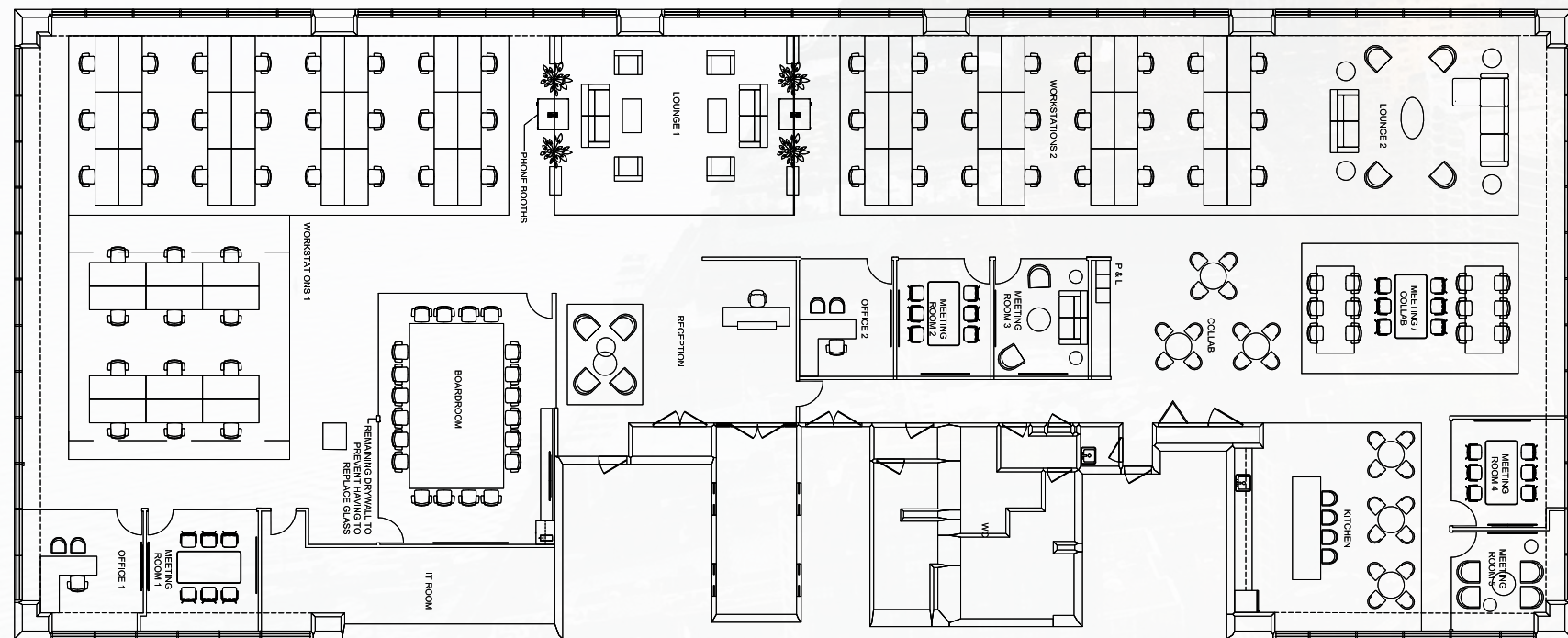


Renderings are for illustrative purposes only and may vary from the final delivery.

# SUITE 400 | 10,368 SQ. FT.

MODEL SUITE

AVAILABLE OCTOBER 1ST, 2026



- Model Suite
- Boardroom: 20-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 7 enclosed rooms for private work or meetings

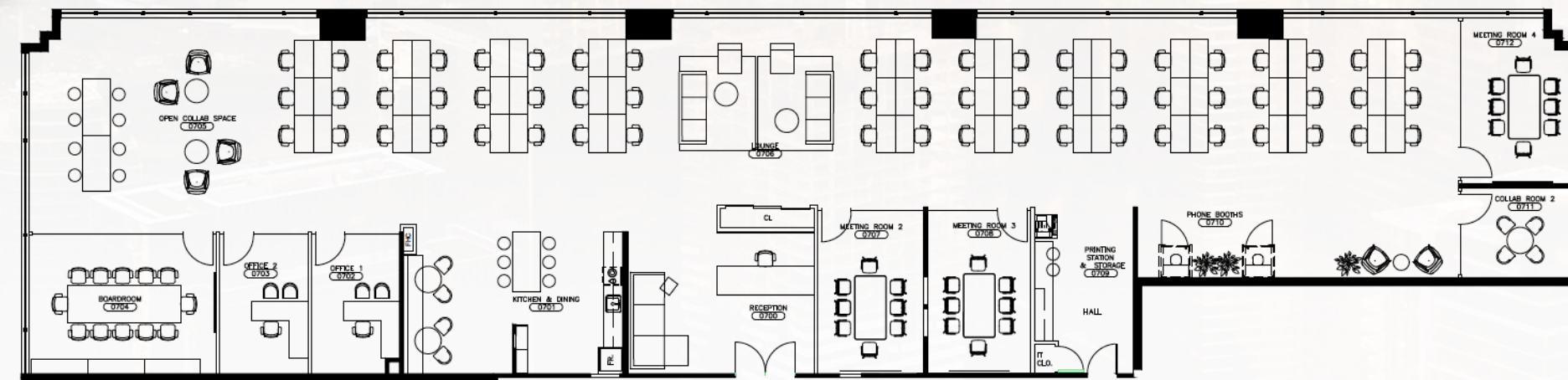
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 60 desks or workstations
- Fully furnished

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# SUITE 700 | 6,871 SF

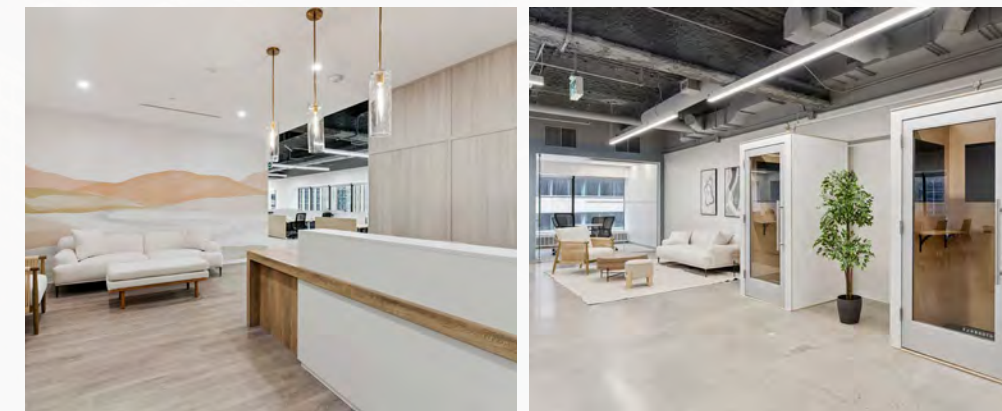
MODEL SUITE

AVAILABLE IMMEDIATELY



SEE VIRTUAL TOUR

- Model Suite
- Build out includes reception, 2 offices, 4 meeting rooms, kitchen, boardroom, 60 sit/stand desks and open area for collaboration
- Fully furnished



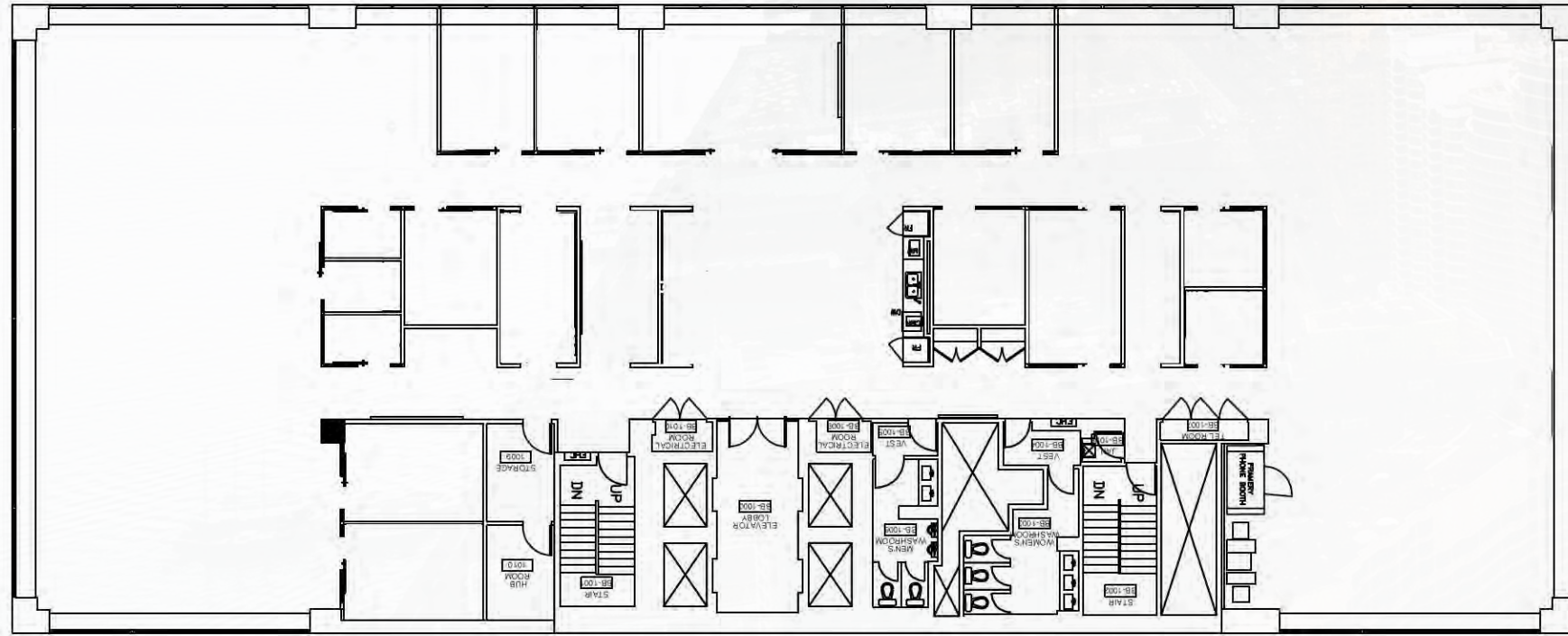
155 UNIVERSITY

155 UNIVERSITY

GWL REALTY ADVISORS™

# SUITE 1000 | 10,389 SF

AVAILABLE AUGUST 1ST, 2026



- This layout features 9 offices or meeting rooms, a boardroom, a kitchen, and an open workspace intended for both individual workstations and team collaboration



SUITE 700



LOBBY AREA

# BUILDING OVERVIEW

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UNIVERSITY



**TOTAL RENTABLE AREA:**  
187,918 sq. ft.



**NUMBER OF STORIES:**  
21



**YEAR BUILT**  
1968

## PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 11,000 sq. ft.
- Typ. Low-Rise Floor Plate: 11,000 sq. ft.
- PSF Realty Tax: \$7.93
- PSF Utilities: \$1.38
- PSF Operating Costs: \$20.27
- PSF Additional Rent Total: \$29.58 (2026 est.)

## ELEVATORS

- High rise: 5
- Parking: 1

## PARKING

- Surface # stalls: 37 reserved spaces (tenant use only)
- Surface ratio: based on lease/market rates.
- Above ground ratio: 1 space per 5,000 sq. ft.
- Monthly parking cost: \$375/mnth + HST

## FIRE SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security systems: 1

## POWER

- Typical power watts/sq. ft.:
  - Tenant: 2 watts /sq. ft.
  - Lighting: T8 Flourescent
  - Other: 3 watts/sq. ft.

## HVAC

- HVAC dist system: Constant Air Volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$40/hr

## BUILDING SPECIFICATION

- Ceiling Height: 8'6" +/- 104 inches  
12'0" +/- 141 inches
- Wall Type: Primed, painted
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

## AWARDS & DESIGNATIONS

- BOMA BEST Gold
- BOMA – Certificate of excellence
- TOBY award

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