

**AVISON  
YOUNG**

**375/393**

University Avenue  
Toronto | ON

**Suite 400**

**BONUS  
COMMISSION**

**\$3.00 psf**  
PER ANNUM

**35,000 SF | OFFICE SPACE FOR SUBLEASE**

**Contact listing agents for more information:**

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# 375/393

## University Avenue

Suite 400

*Prime downtown office building located at University & Dundas, offering excellent transit access, walkability, and corporate visibility.*



### Sublease Space

35,000 sf



### Net Rent

To be negotiated



### Additional Rent

\$25.20 psf



### Sublease Term

December 2028



### Occupancy

Immediate

*All measurements are approximate and to be verified.*



## Highlights

- Bright, open, single floor opportunity built out as primarily open space with approximately 140 workstations, 3 interior offices, 3 interior meeting rooms, boardroom and lunchroom on glass
- Sublandlord requires use and access of the ~2,742 sf area outlined in green (see floor plan). Can be demised if required.
- Exclusive tenant fitness centre and change rooms
- Fully equipped conference centre with AV capabilities
- Minutes from Eaton Centre and ample amenities and entertainment
- Transit access minutes to TTC St. Patrick subway station, Bay Street bus and Dundas streetcar



Well-connected downtown office space

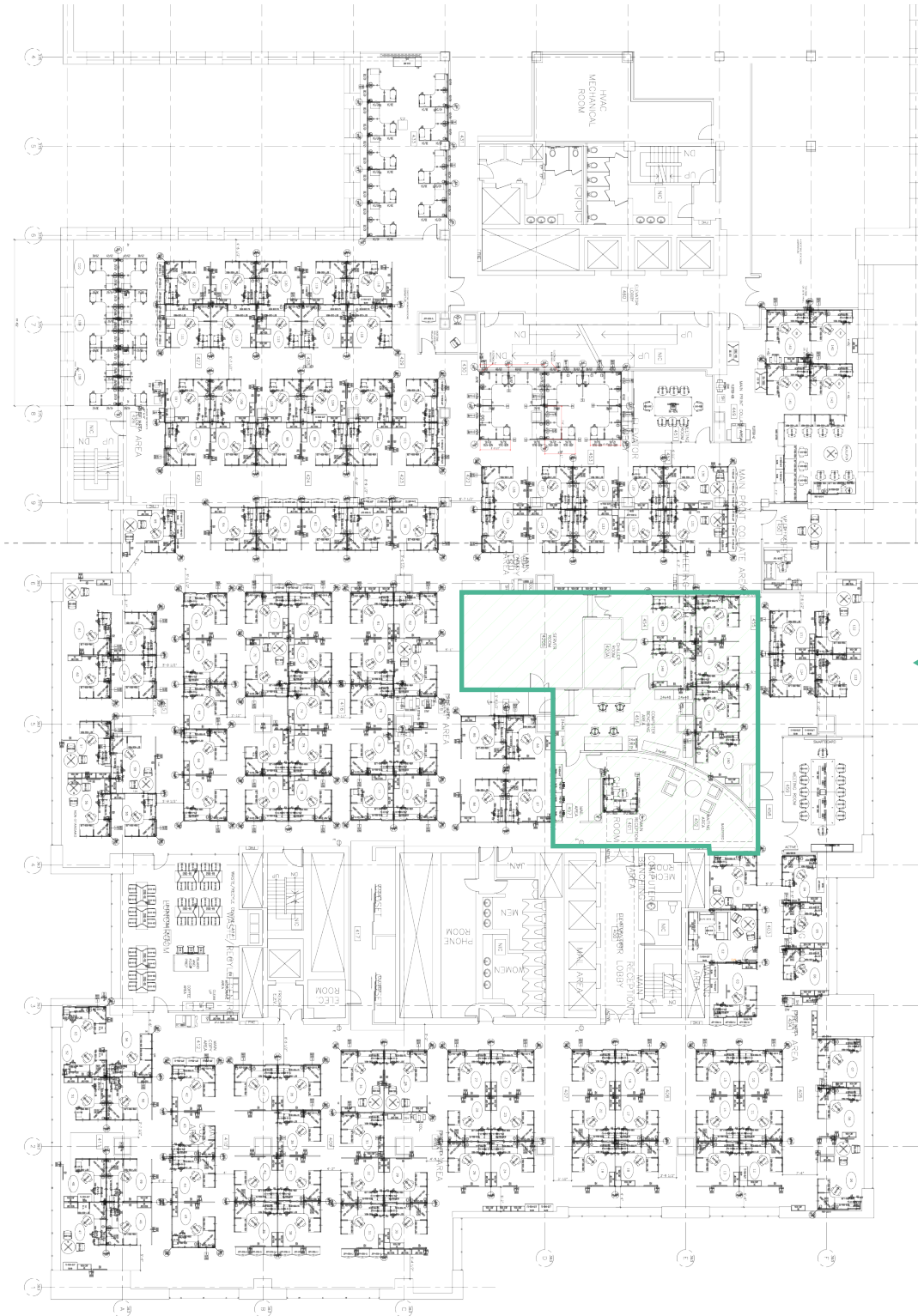


# 375/393

## University Avenue

Suite 400

### Floor Plan



Sublandlord requires use and access of the ~2,742 sf area outlined in green. Can be demised if required.



*All measurements are approximate and to be verified.*



- TTC Subway Line
- Dundas Streetcar
- Bay St Bus

**WALK SCORE\***  
**99/100**  
 VERY WALKABLE

**TRANSIT SCORE\***  
**100/100**  
 EXCELLENT TRANSIT

\*walkscore.com

# Interior Photos





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