

**\$2.00 PSF/YR
COMMISSION**



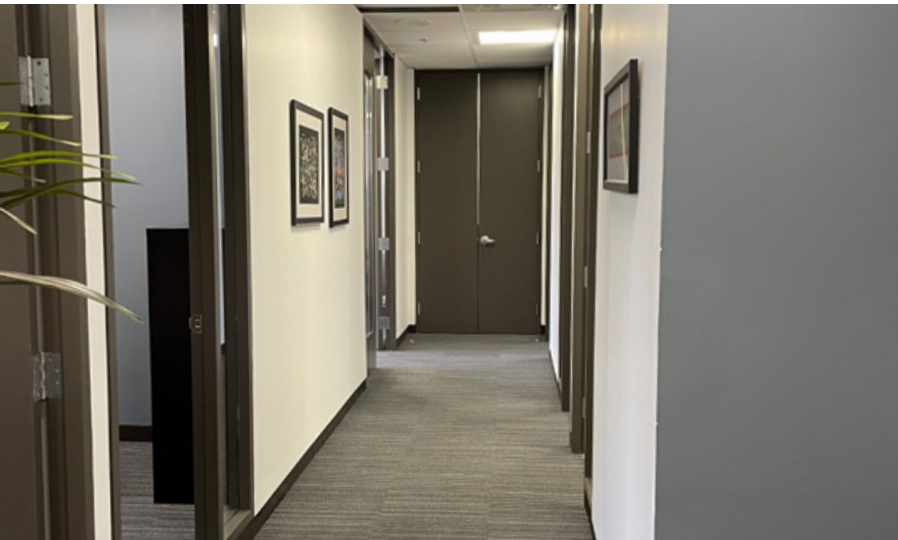
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For Sublease: Office

70 University Avenue

Full Turnkey Opportunity in the Financial Core
1,829 SF of Built Out Office Space

Lennard:



70 University Avenue

Available Space Suite 1410

Size Approximately 1,829 SF

Term May 30, 2027

Net Rate Call Listing Team to Discuss

Additional Rent \$26.04 PSF (2023 est.)

Commission \$2.00 PSF/ annum to the Cooperating Broker

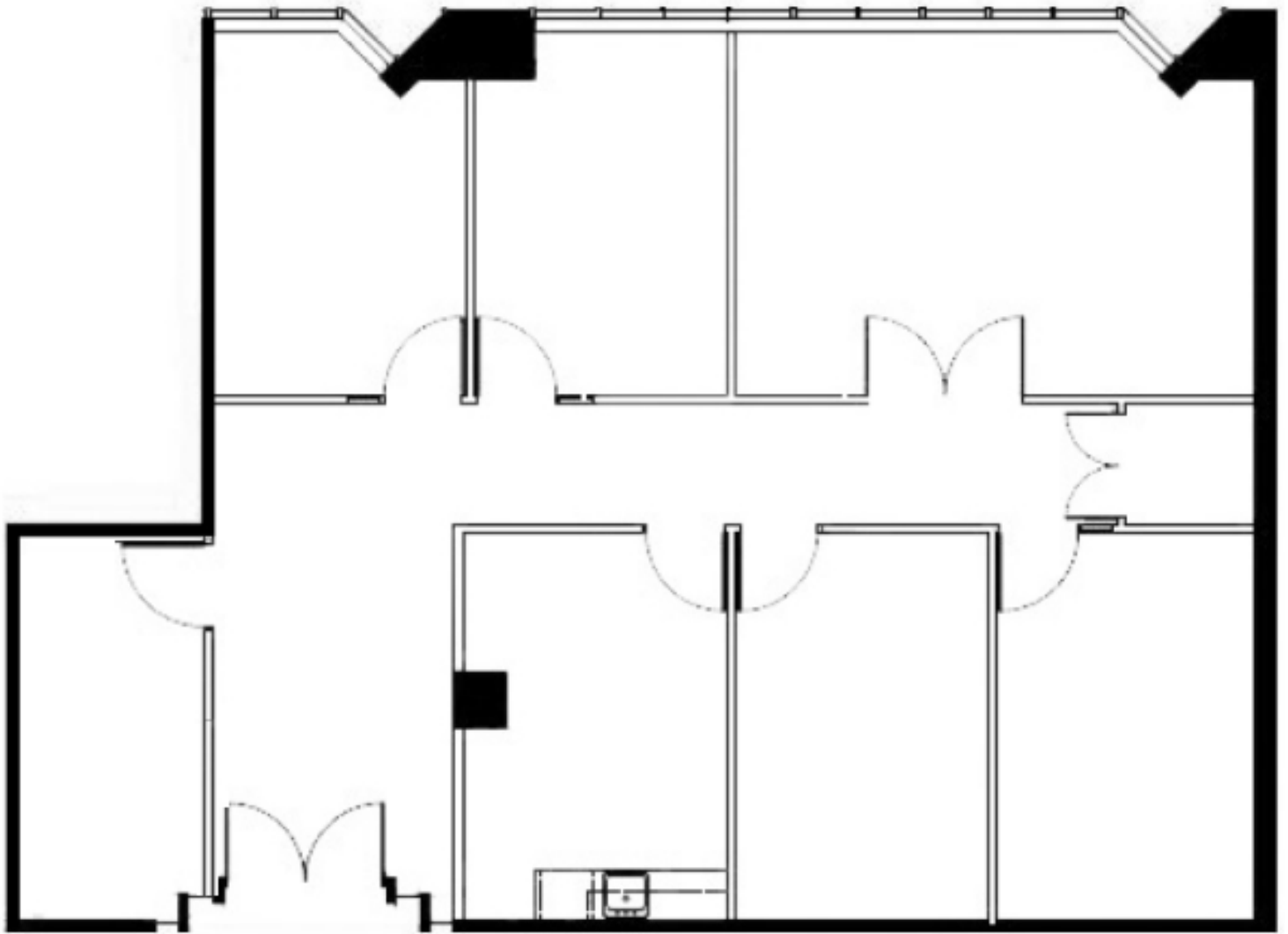
Property Highlights

- Furnished, wired and ready for tenant occupancy
- Elevator exposure
- Built out with 1 executive office/boardroom, 4 offices, meeting room, kitchen and server room
- Steps to PATH, King streetcar, St Andrew Subway Station and Union Station
- On-site bike parking



70 University Avenue

Suite 1410 Floor Plan



70 University

Suite 1410: 1,829 SF



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