



For Sublease: Office

# 375 University Avenue

Outstanding 8,007 SF Plug & Play Sublease Opportunity

**Lennard:**

Here is where your business will *grow*.

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# 375 University Avenue

8,007 SF office available for sublease at the corner of University Avenue and Armory Street at the heart of Toronto's downtown core.



Suite

**300**

Available Space

**8,007 SF**



Net Rent

**Competitive -  
Call Listing Agents  
To Discuss**

Additional Rent

**\$21.73 PSF  
(2023 Estimate)**

Selling Fee

**\$1.50 PSF**



Virtual Tour

[Click Here to View  
Virtual Tour](#)



Term

**December 30<sup>th</sup>, 2029**

Availability

**Immediate**



Additional Comments

**Plug and play  
opportunity**

All of the existing furniture, phone system, technology is available for Subtenant's use



Listing Agents

**Cole Soprovich**

Sales Representative

416.915.5275

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**William J. Dempsey\***

Partner

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wdempsey@lennard.com

\*Broker

## Property Highlights

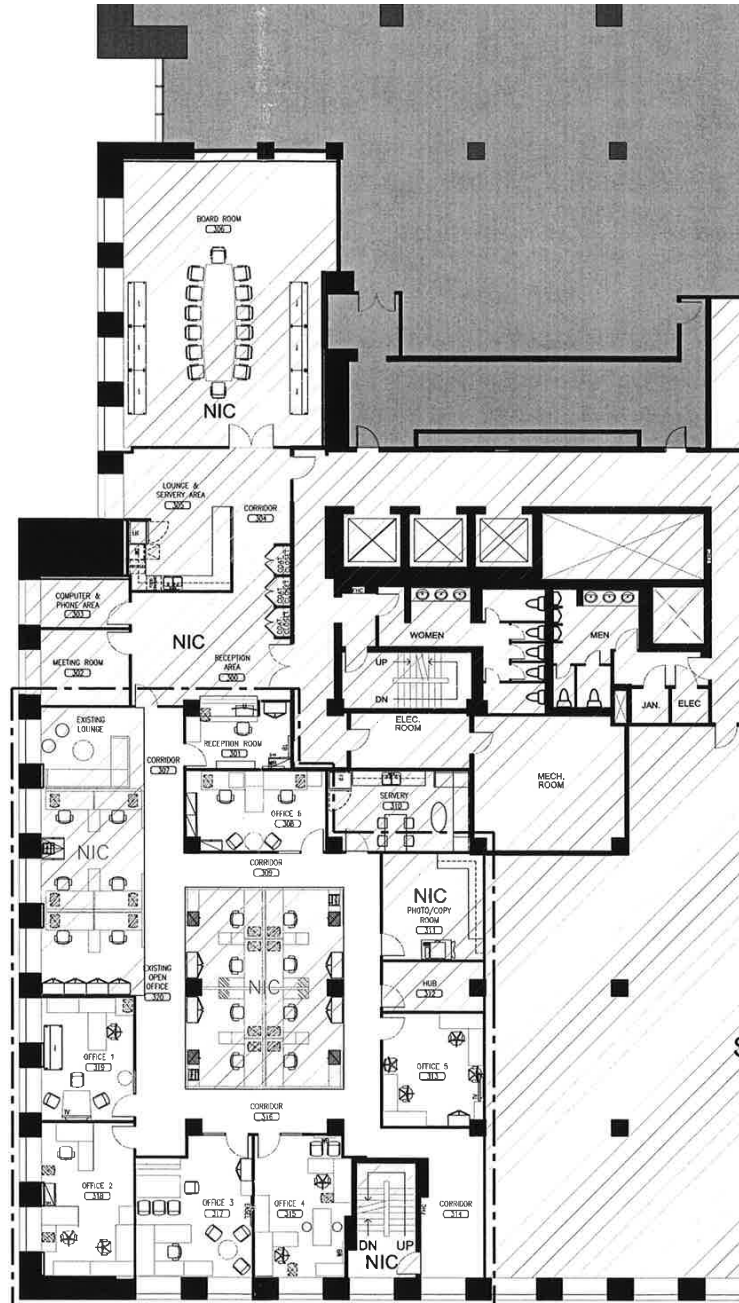
- Great location in Central Downtown Core
- Minutes walk from St. Patrick Station and Osgoode Station
- Close proximity to 501 Queen Streetcar as well as 505 Dundas Streetcar
- Walking distance to many great amenities
- Adjacent to an additional 13,000 SF direct with the Landlord

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# 375 University Avenue

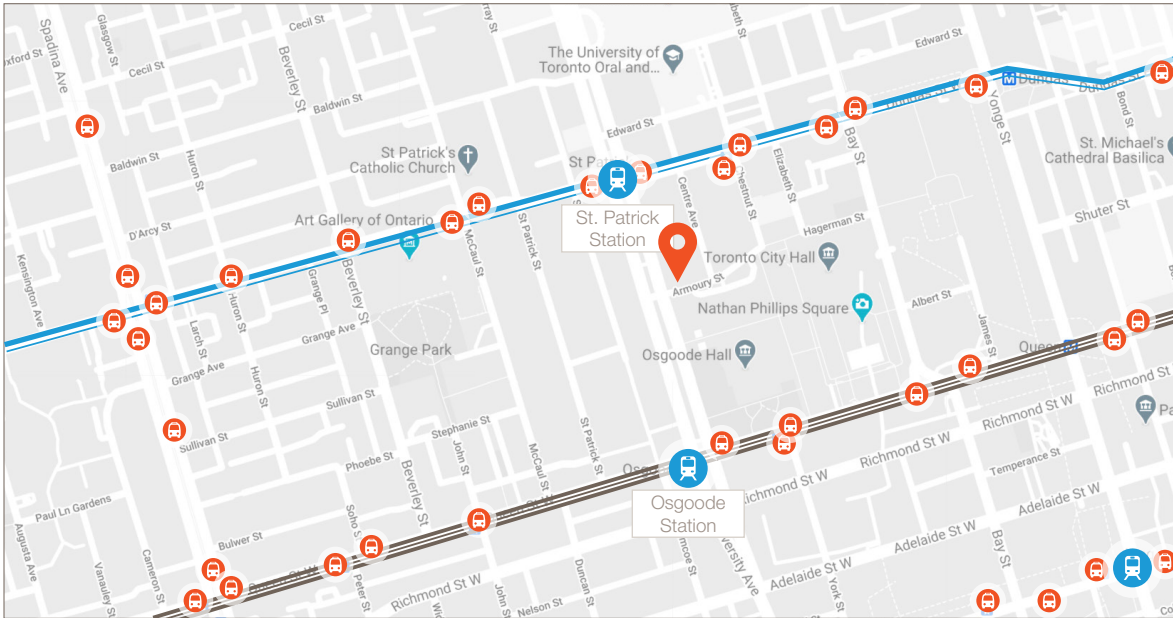
## Floor Plan








# 375 University Avenue



# 375 University Avenue



-  375 University Avenue
-  Subway Stations
-  Streetcar Stops
-  505 Dundas Streetcar
-  501 Queen Streetcar

## What's Near By

375 University Avenue is located at the corner of University Avenue and Armory Street at the heart of Toronto's downtown core. This office is in the Bay Street Corridor neighborhood in Toronto. Nearby parks include Nathan Phillips square, Larry Sefton Park and High Park. Walkable distance to St. Patrick Subway Station as well as many local amenities.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

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