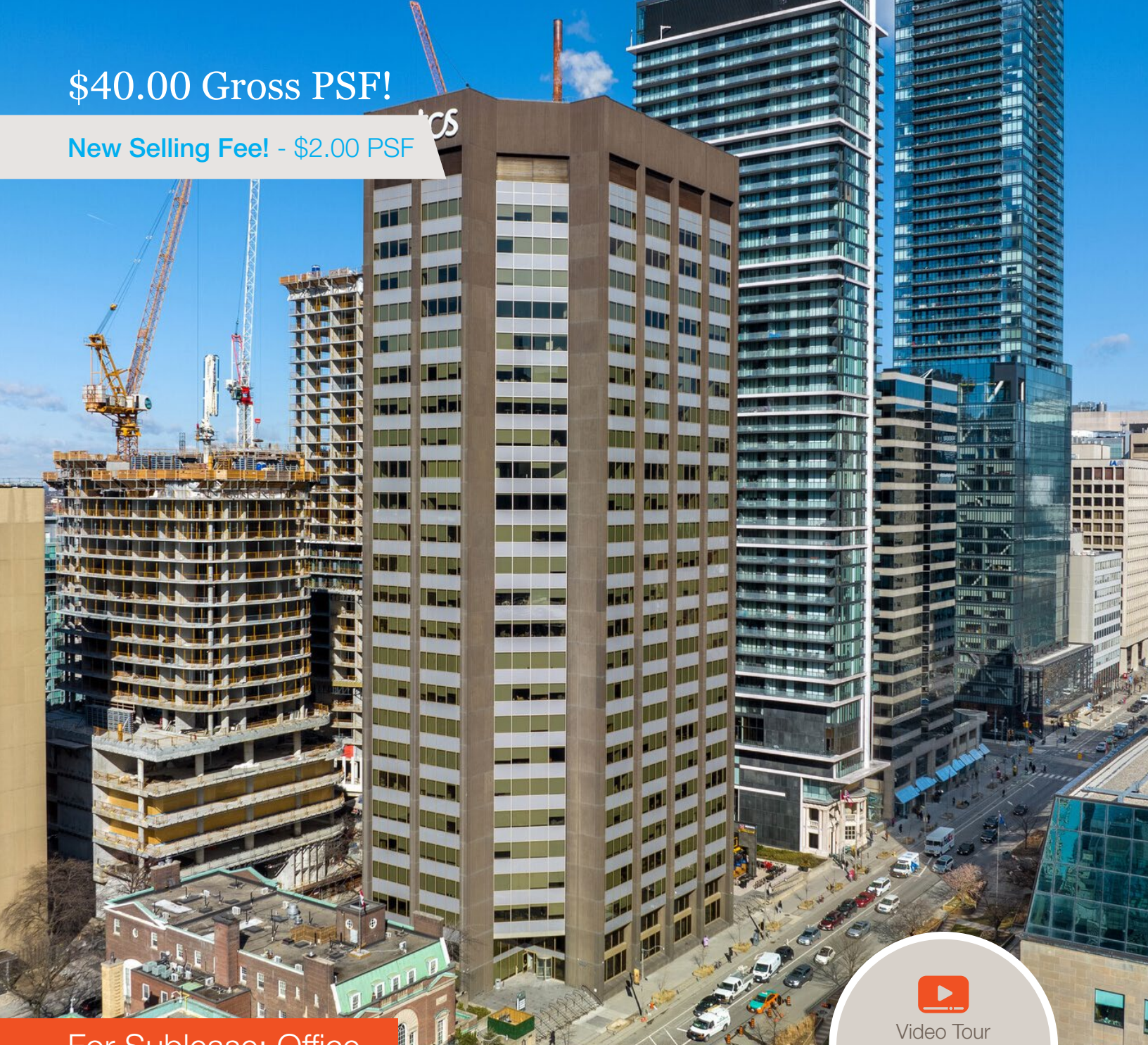


\$40.00 Gross PSF!

New Selling Fee! - \$2.00 PSF



For Sublease: Office



Video Tour

[Click Here  
to View](#)

# 400 University Avenue

Approximately 2,500 SF Fully Built Office

**Lennard:**

Here is where your business will *grow*.

[lennard.com](http://lennard.com)



# 400 University Avenue

2,500 SF fully built office available for sublease at the corner of University Avenue and Dundas Street W in Downtown Toronto.



Suite

**1800 & 1802**

Available Space

**2,500 SF** (approximately)



Gross Rent

**\$40.00 PSF**



Availability

**Immediately**

Sublease Term

**July 30, 2030**



Video Tour

[Click Here to View](#)



Listing Agents

**Richard Turner\*\***

Founding Partner

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Vice President

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\*\*Broker

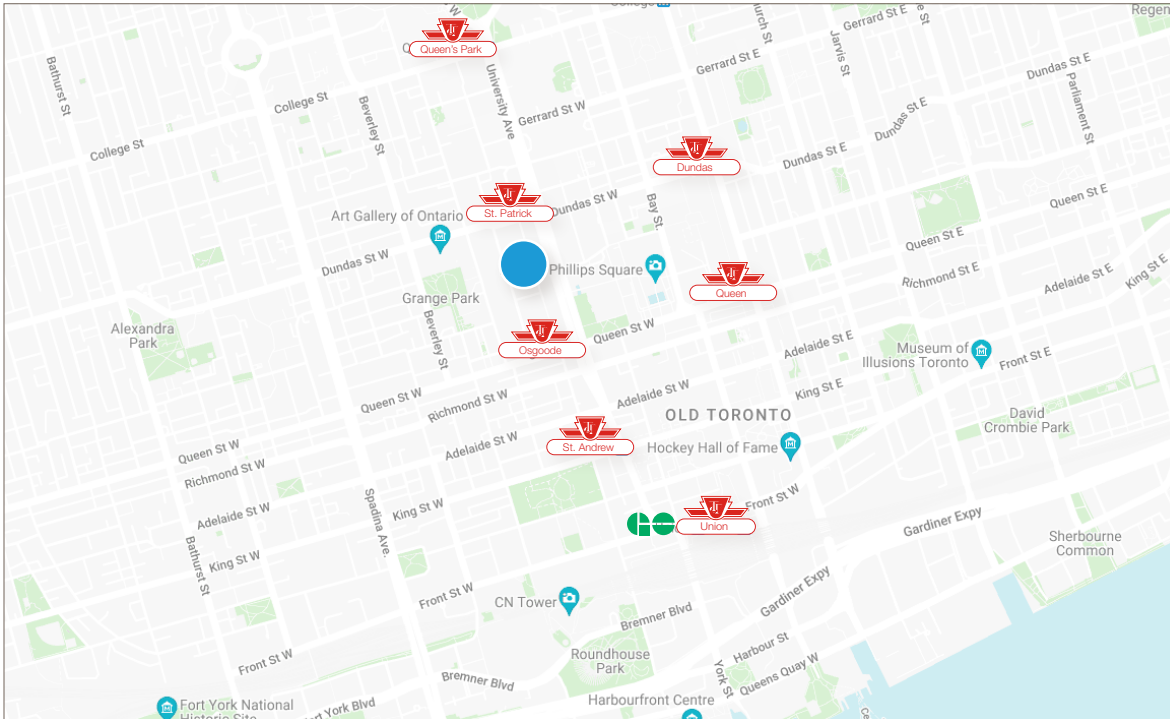


## Property Highlights

- Fully built space ready to go - 8 Private Offices, 1 meeting room, open space for 9 workstations, kitchen
- Beautiful south views of the downtown core and lake
- Ideal for professional services & legal firms, close proximity to court house, common area upgrades to building and Duke of Cornwall Eatery on ground floor
- Excellent property management by Crown Realty Partners
- 15 minute walk to Union Station



# 400 University Avenue



## What's Near By

400 University Avenue is located at the corner of University Avenue and Dundas Street west at the heart of Toronto's downtown. This prestigious office tower has direct access to both the PATH system and the subway with easy access to premier shopping in the area as well as a range of theaters, restaurants, and various cultural attractions.

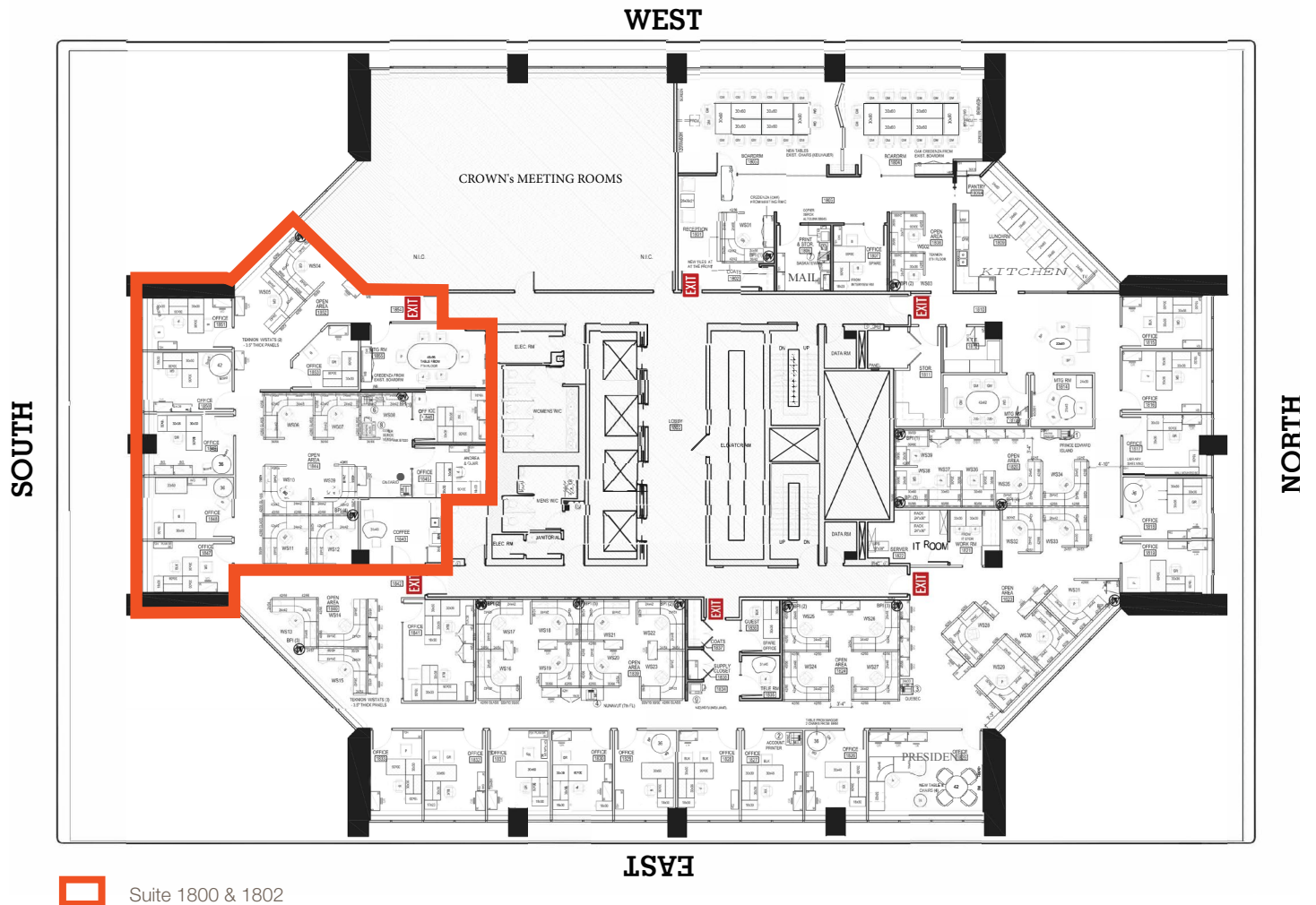


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# 400 University Avenue

## Floor Plan - 18th Floor



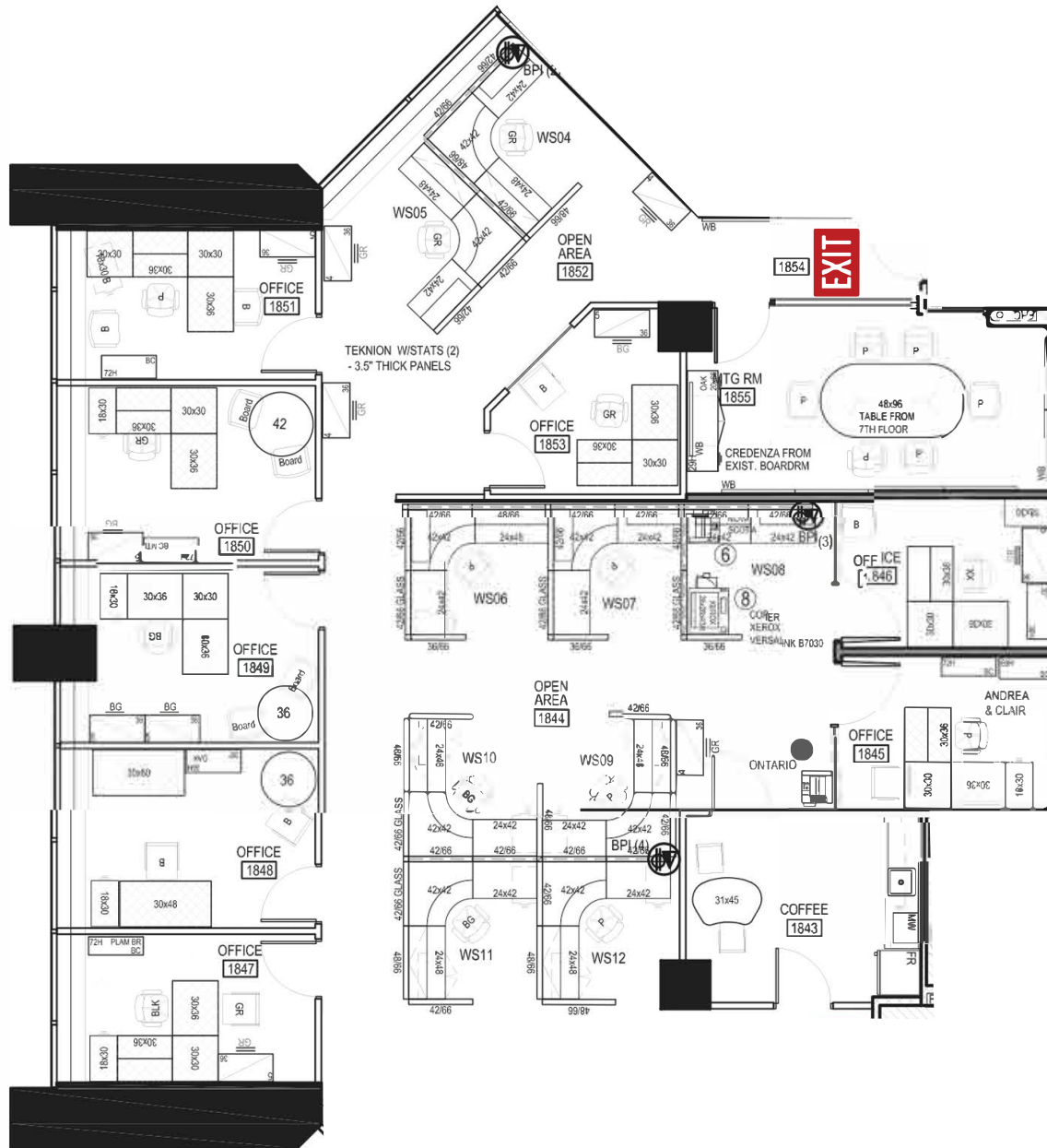
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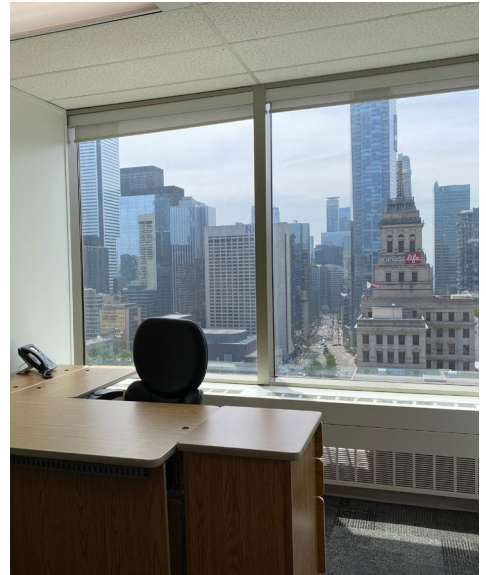
# 400 University Avenue

## Floor Plan - Suite 1800 & 1802





# 400 University Avenue



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