

Approximately 2,500 SF Fully Built Office

Lennard:

Here is where your business will grow.

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)



Net Rent

Contact Listing Agent

Additional Rent

\$22.26 PSF



Availability

Immediately

Sublease Term

July 30, 2030



Listing Agents

Richard Turner**

Founding Partner

416.649.5910

rturner@lennard.com

Bruce Webb**

Vice President

416.915.5769

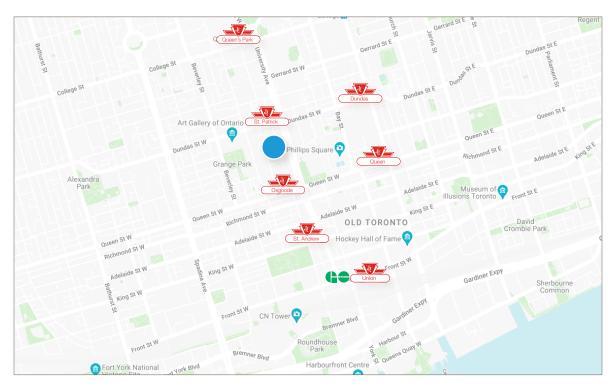
bwebb@lennard.com

**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





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, resturants, and various cultural attractions.

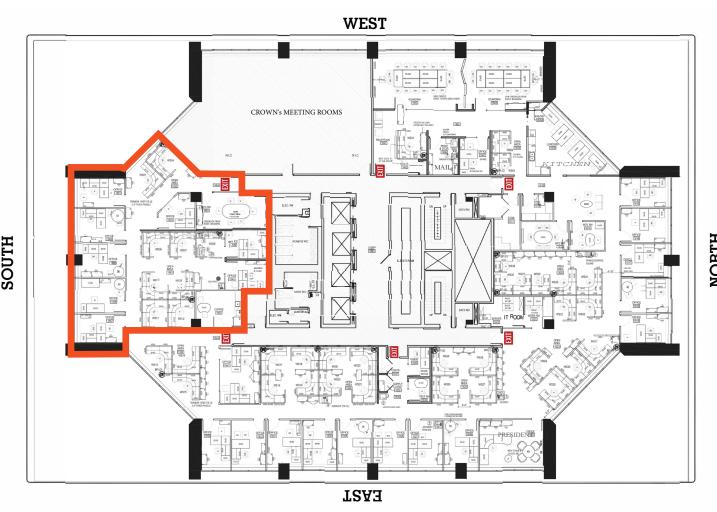






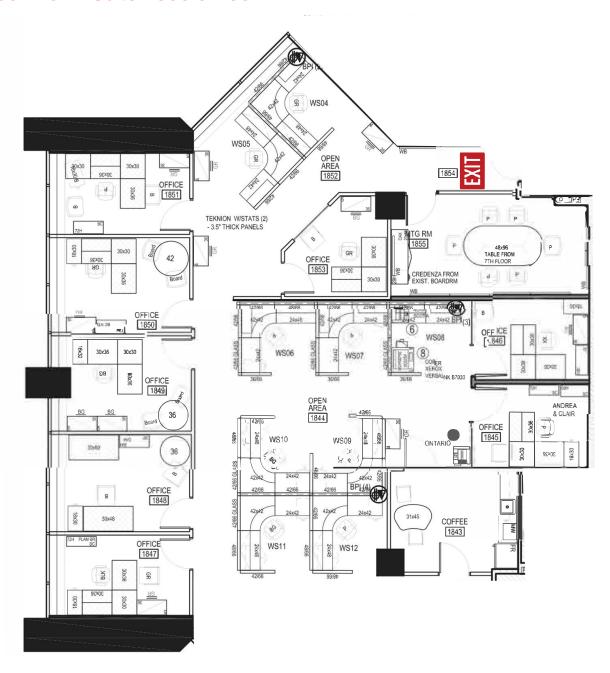
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Floor Plan - 18th Floor



Suite 1800 & 1802

Floor Plan - Suite 1800 & 1802







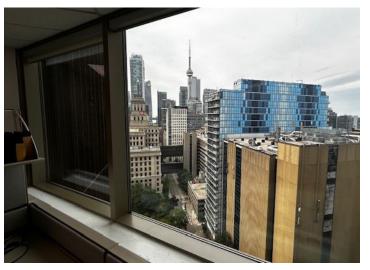












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