

375

UNIVERSITY AVENUE FOR SUBLEASE

 **ENCOR**
ADVISORS™

SPACE DETAILS

8,485

Total SF Available

**February 27,
2030**

Term Expiry

Suite 900

Premises

HIGHLIGHTS



**Prime downtown
location with excellent
transit access**



**Built Out,
Plug-and-Play
Sublease**



**High-end finishes
and modern
design**

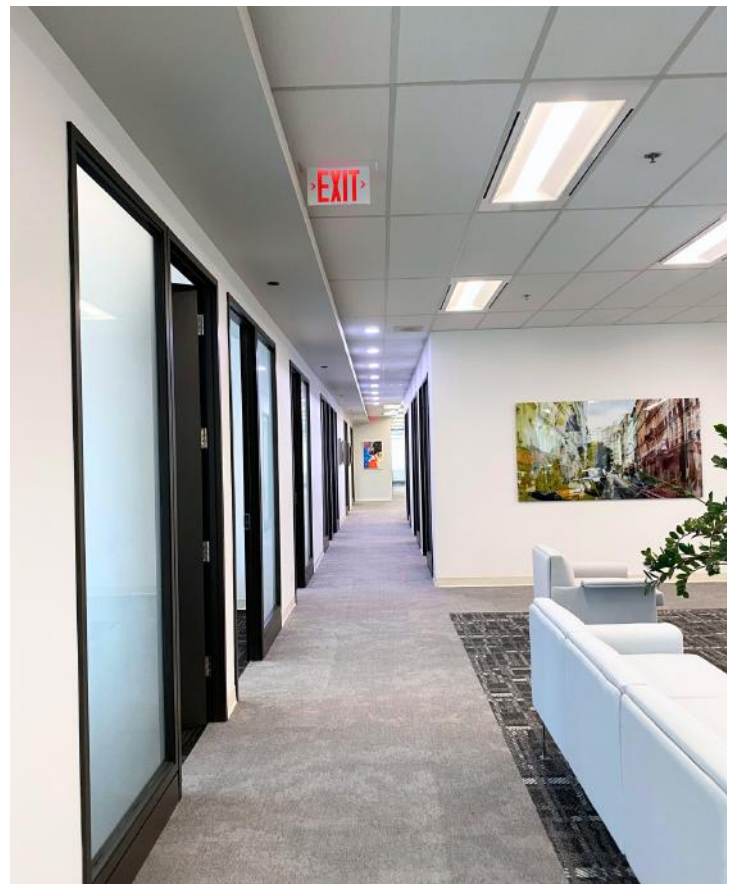
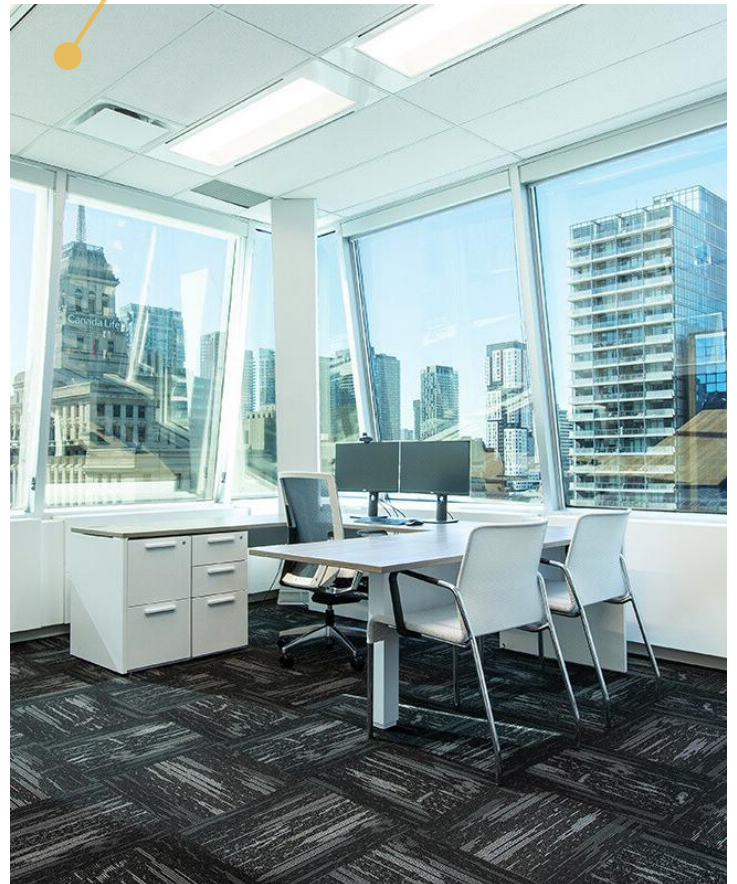
SPACE FEATURES

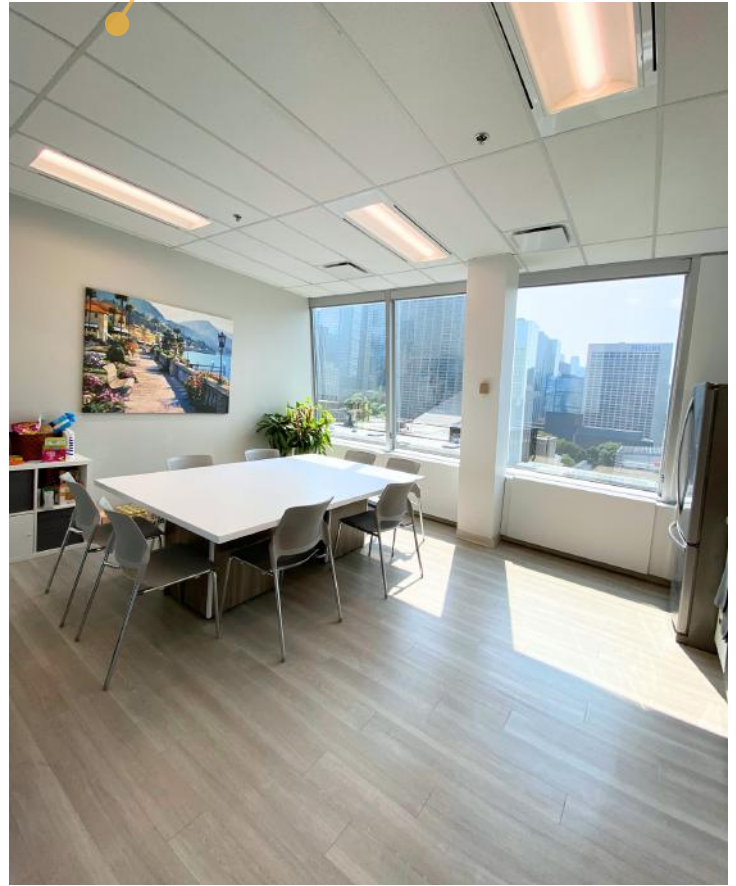
- Plug & play professional office space with high-end finishes and modern design
- Showcase setting ideal for professionals seeking both productivity and inspiration
- Prime Centre Court location in Toronto's Central Downtown Core
- Steps from the new Toronto Courthouse
- Short walk to St. Patrick and Osgoode subway stations
- Easy access to 501 Queen and 505 Dundas streetcar routes
- Surrounded by restaurants, shops, and downtown amenities
- Upgraded building lobby nearing completion

SPACE PROFILE

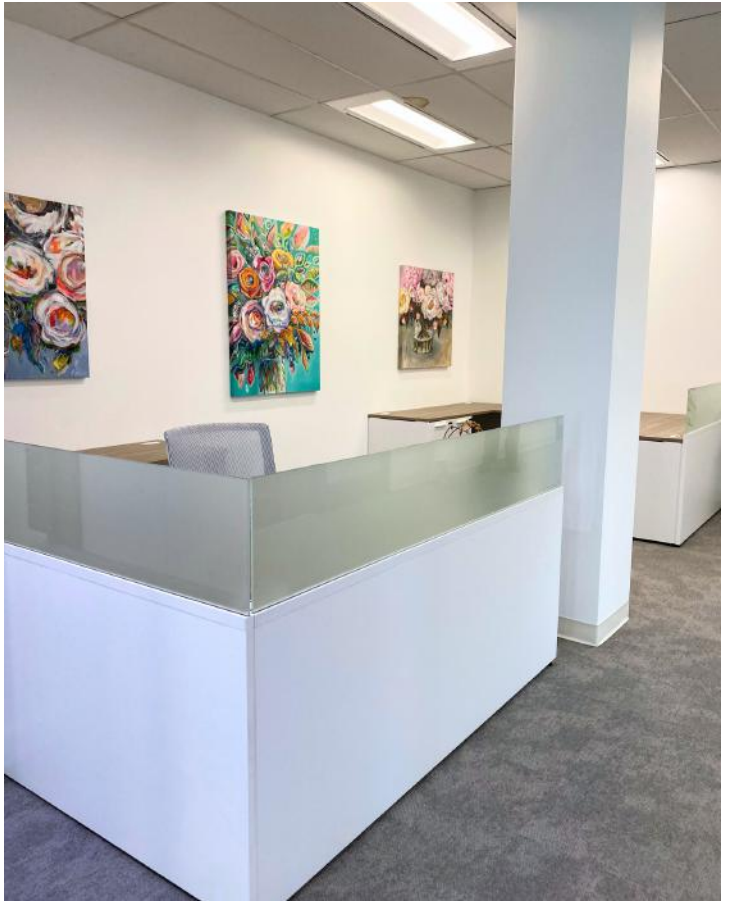
Address	375 University Avenue
Premises	Suite 900
SF	8,485 SF
Asking Rent	Please call for details
Additional Rent	\$21.84 (2025 Est.)
Availability	Immediate
Expiry	Feb 27, 2030







Bright, naturally lit interiors

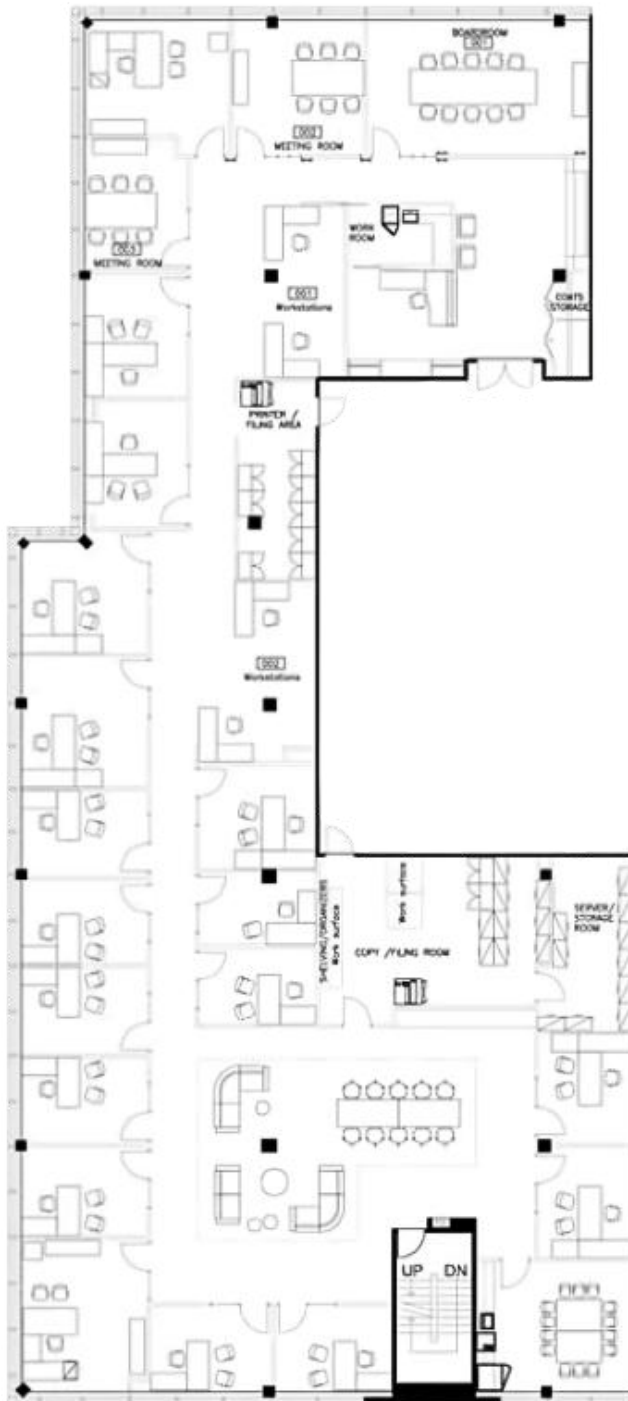


Flexible, open-plan layouts

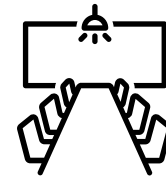




FLOOR PLAN



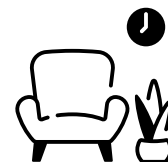
21 PRIVATE
OFFICES
*(can be leveraged
as meeting rooms)*



1 EXECUTIVE
BOARDROOM



2 KITCHEN +
KITCHENETTE



1 OPEN WORK
AREA LOUNGE
*(flexible layout allows
for cubicle additions)*

TOTAL: 8,485 SF



LOCATION & CONVENIENCE

Food/Dining

- Duke of Cornwall
- Daphne
- Hy's Steakhouse & Cocktail Bar
- John & Sons Oyster House
- Chefs Hall
- Volos Greek Cuisine
- Muni Robata Izakaya
- Manpuku Modern Japanese Eatery
- Helena's Magic Kitchen

Retail

- CF Toronto Eaton Centre
- First Canadian Place
- Atrium on Bay

Transit

- Steps to King St W, Queen St W, Adelaide St W, Richmond St W & Bay St
- 2 min walk to St. Patrick Station
- 6 min walk to Osgoode Station
- 10 min walk to Union Station
- 3 min walk to nearest streetcar



99

Walk Score



100

Transit Score



4 min

Steps to subway



375 UNIVERSITY AVENUE

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