



BGO
Properties



55 UNIVERSITY AVENUE

TORONTO, ON

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55 UNIVERSITY AVENUE

TORONTO, ON

Well located in the heart of Toronto's financial district, this 18-storey Class "B" office tower includes concourse level retail and food court amenities, and a Starbucks on the ground level. 55 University Avenue provides direct access to the city's underground pedestrian PATH system that links over 50 office towers and major tourist attractions, and hosts over 200,000 commuters on a business day. The building is also connected to the Yonge- University subway line at St. Andrew's station.





PROPERTY HIGHLIGHTS

ADDRESS **55 University Avenue
Toronto, ON**

MAJOR INTERSECTION **University Avenue and Wellington
Street West**

RETAIL GLA
(SQ. FT.) **8,614**

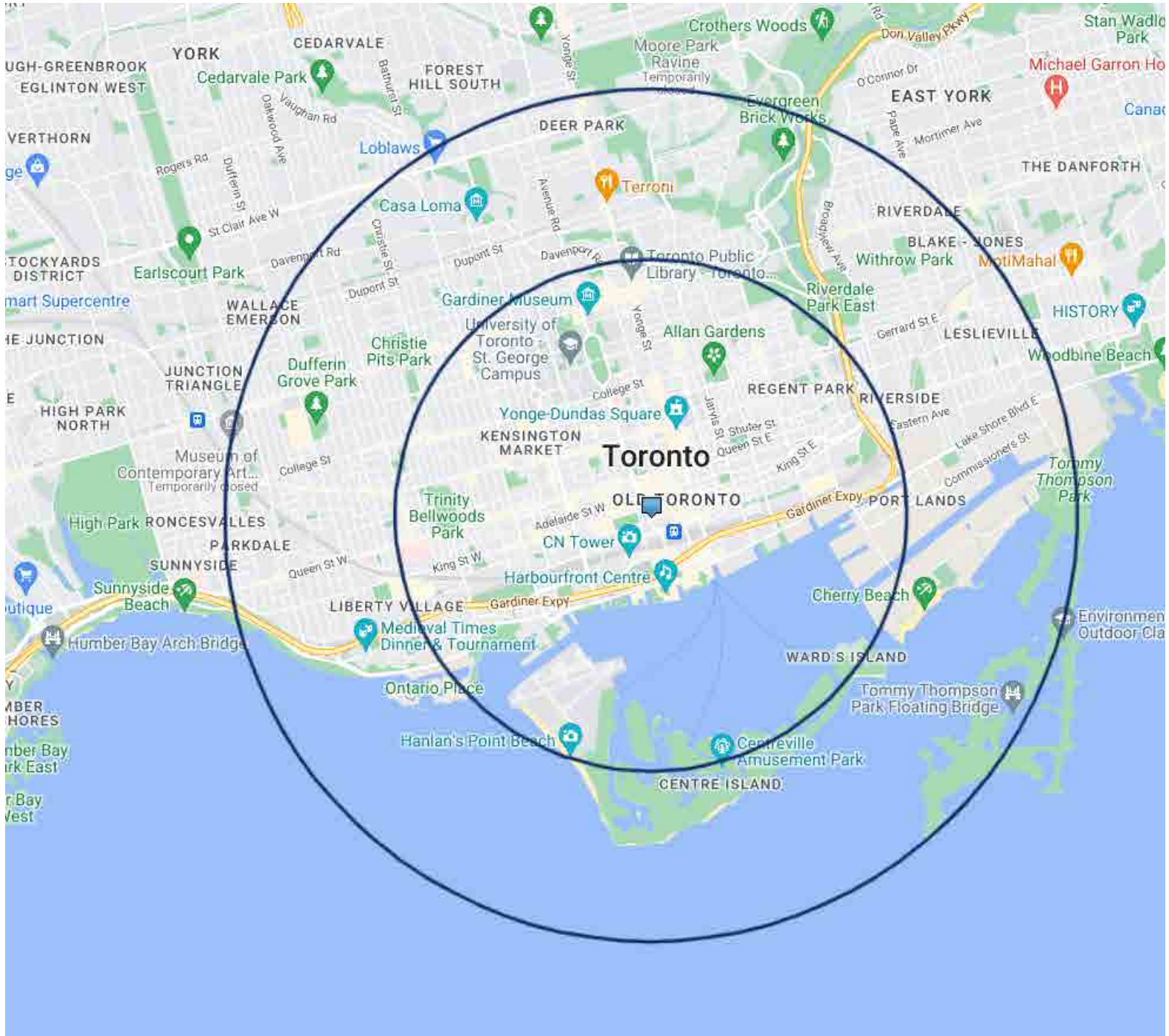
TOTAL GLA
(SQ. FT.) **264,183**







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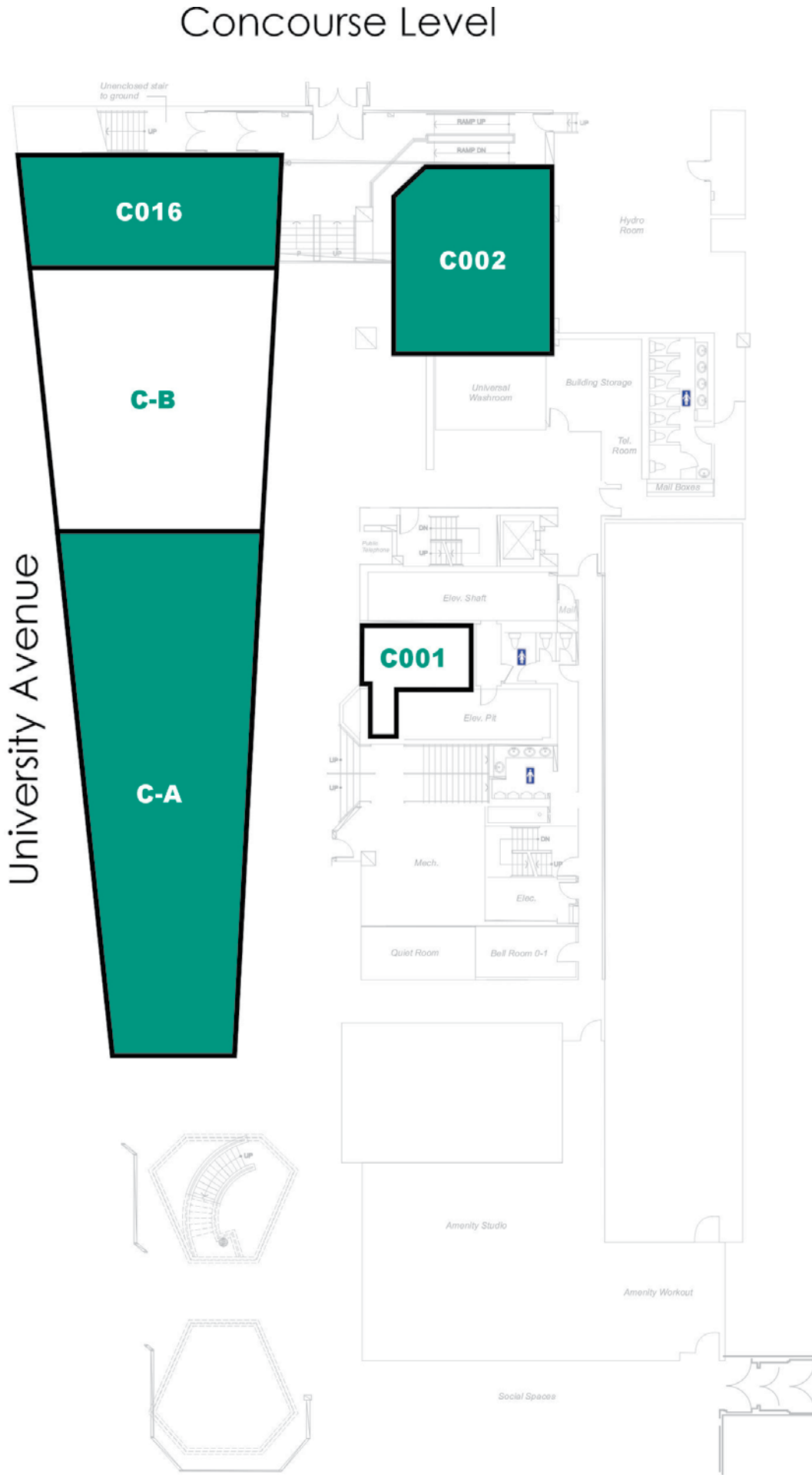
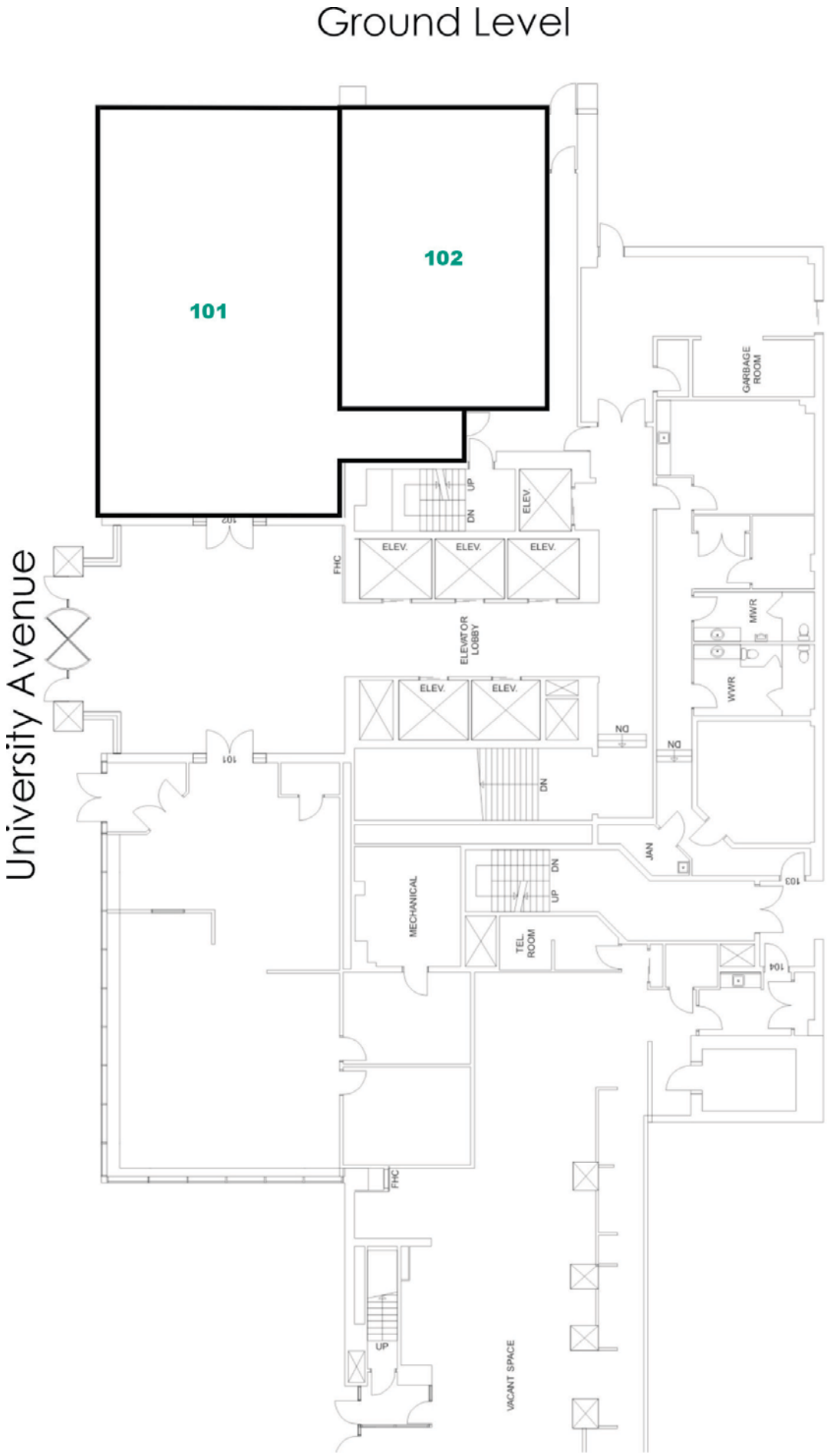
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

| | | | |
|---|--------------------------|------------------|------------------|
|  | DISTANCE | 1 KM | 3 KM |
|  | FAMILIES WITH CHILDREN | 21% | 24% |
|  | TRADE AREA POPULATION | 77,530 | 385,203 |
|  | AVERAGE HOUSEHOLD INCOME | \$142,327 | \$127,184 |

SITE PLAN AND TENANT DIRECTORY



| UNIT | TENANT | SQ FT |
|------------------------|-------------------------------------|-------|
| GROUND LEVEL | | |
| 101 | Mofer Coffee | 1,995 |
| 102 | BentallGreenOak Property Management | |
| CONCOURSE LEVEL | | |
| C-A | Available | 1,970 |
| C-B | Foot Clinic | |
| C001 | Shoe Spa | 197 |
| C016 | Available | 729 |
| C002 | Available | 688 |

Wellington Street



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