



**AVISON  
YOUNG**

# 170 University Avenue

Financial Core Office Space

## Building Details

- Proactive landlord; committed to providing tenants with excellent service, quality and value
- Steps from the subway, PATH connection, restaurants, entertainment and shopping
- One block from St. Andrew Subway Station and across from Shangri-La hotel and condo
- BOMA BEST Silver (Building Environmental Standards) Certification

100

Walker's  
Paradise

100

Rider's  
Paradise

92

Very  
Bikeable

**Brianna Minardi\***  
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# Overview

**Net Rent:** Contact Listing Agent

**Additional Rent:** \$30.87 psf (2026)

\*Contiguous for 12,000+ sf

- Suite 1200\* - 3,931 sf
- Suite 1100\* - 8,376 sf

- Suite 903 - 1,325 sf
- Suite 902 - 1,746 sf
- Suite 901 - 2,708 sf

Suite 703 - 1,719 sf

Suite 600 - 2,077 sf

**Model Suite** - Suite 400 - 4,803 sf

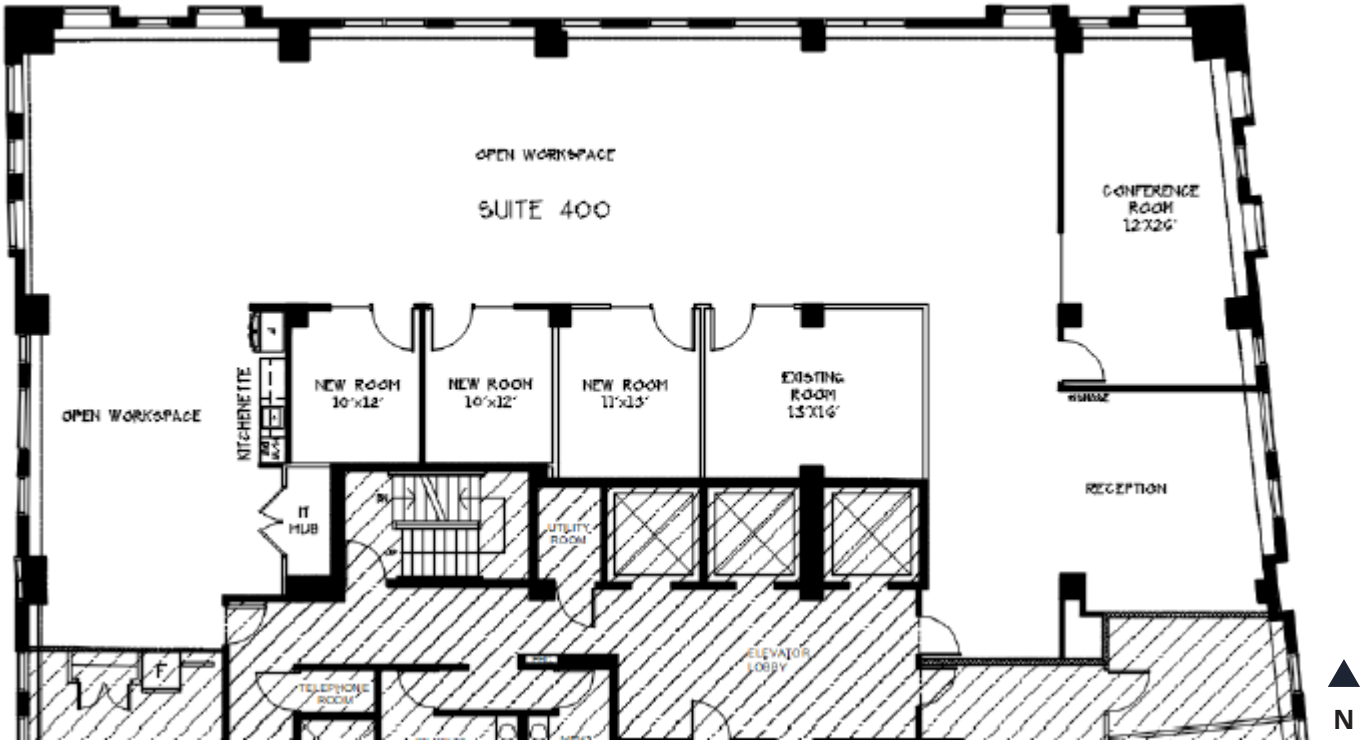


Floorplan

Suite 400



- To be completed end of August 2026
- 4,803 sf
- Built out with reception area, conference room, 4 private offices, open workspace and kitchenette

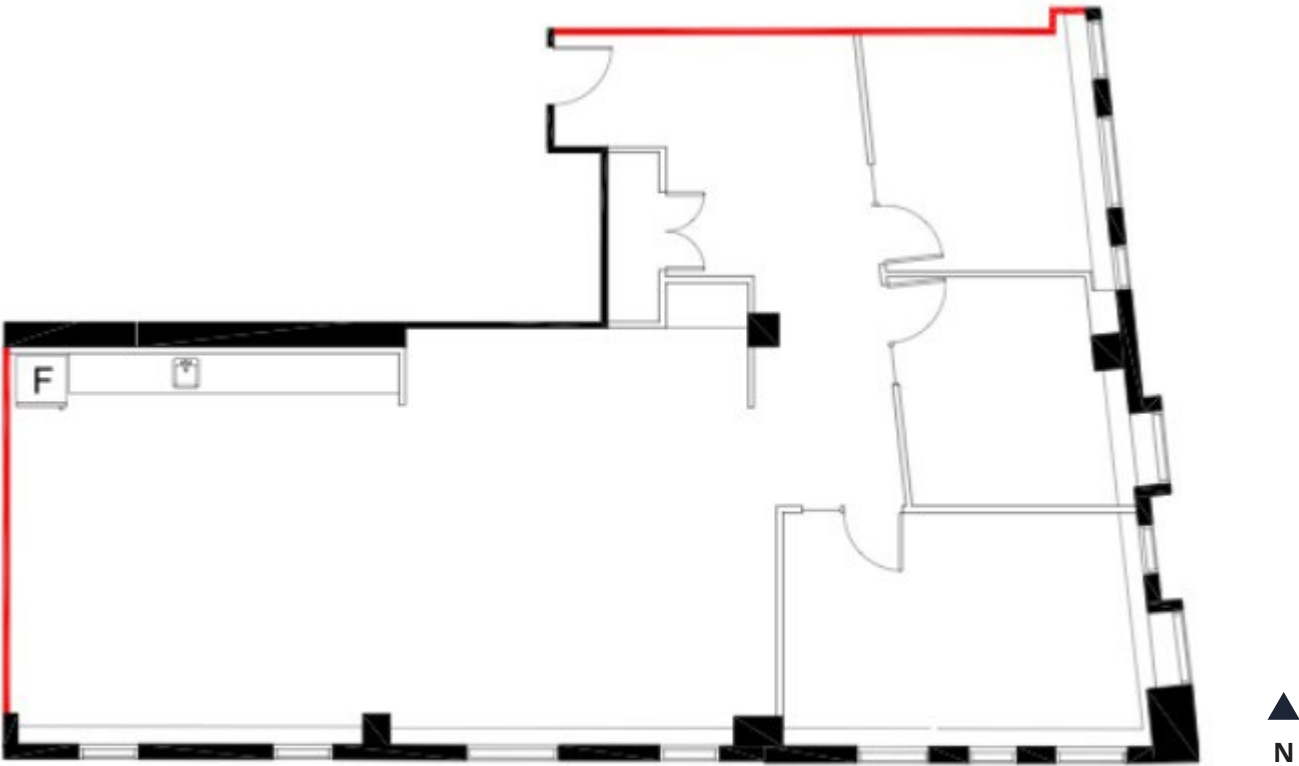


\*Adgar's Model Suite finishes

Floorplan

Suite 600

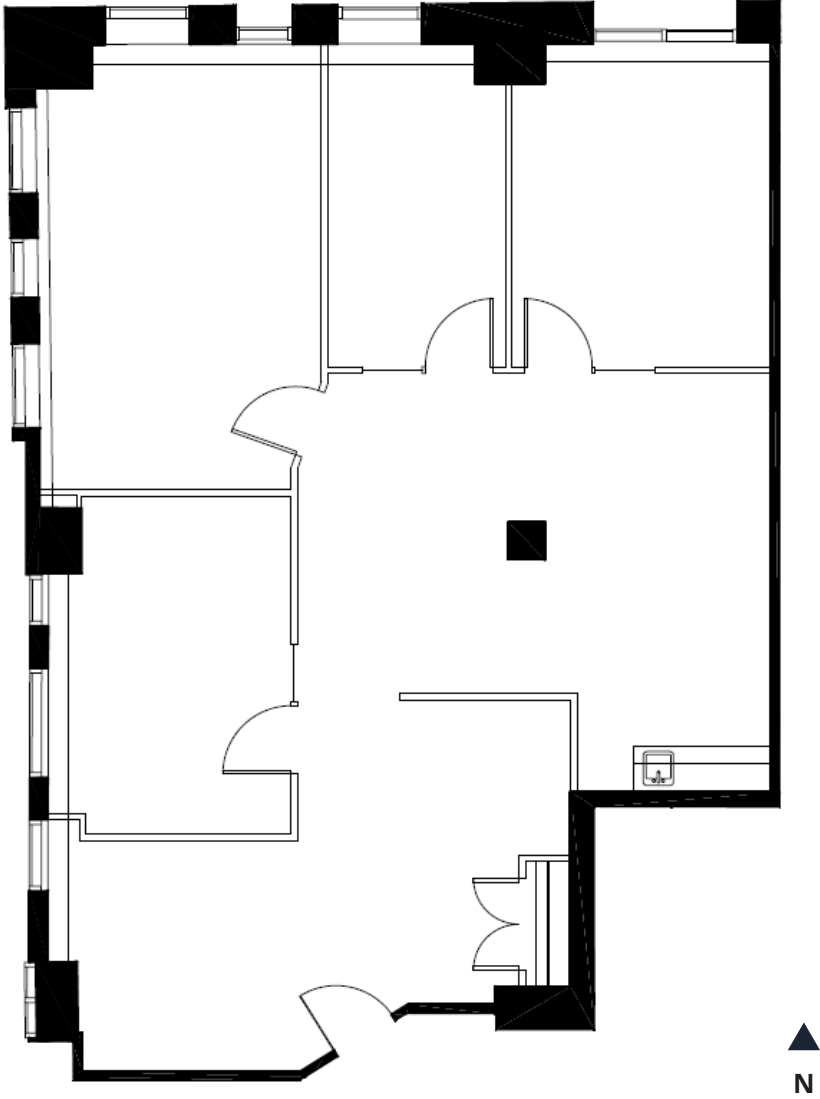
- 2,077 sf
- Built-out, partially furnished
- Elevator exposure



Floorplan

Suite 703

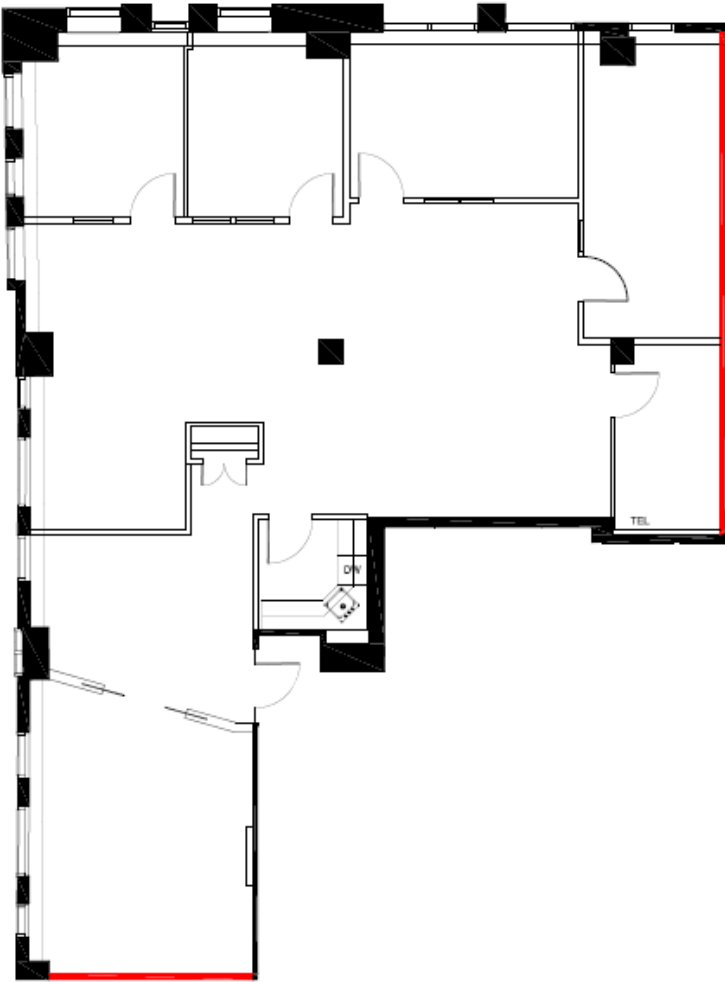
- 1,719 sf
- Available September 1st, 2026
- Built-out, corner unit



Floorplan

Suite 901

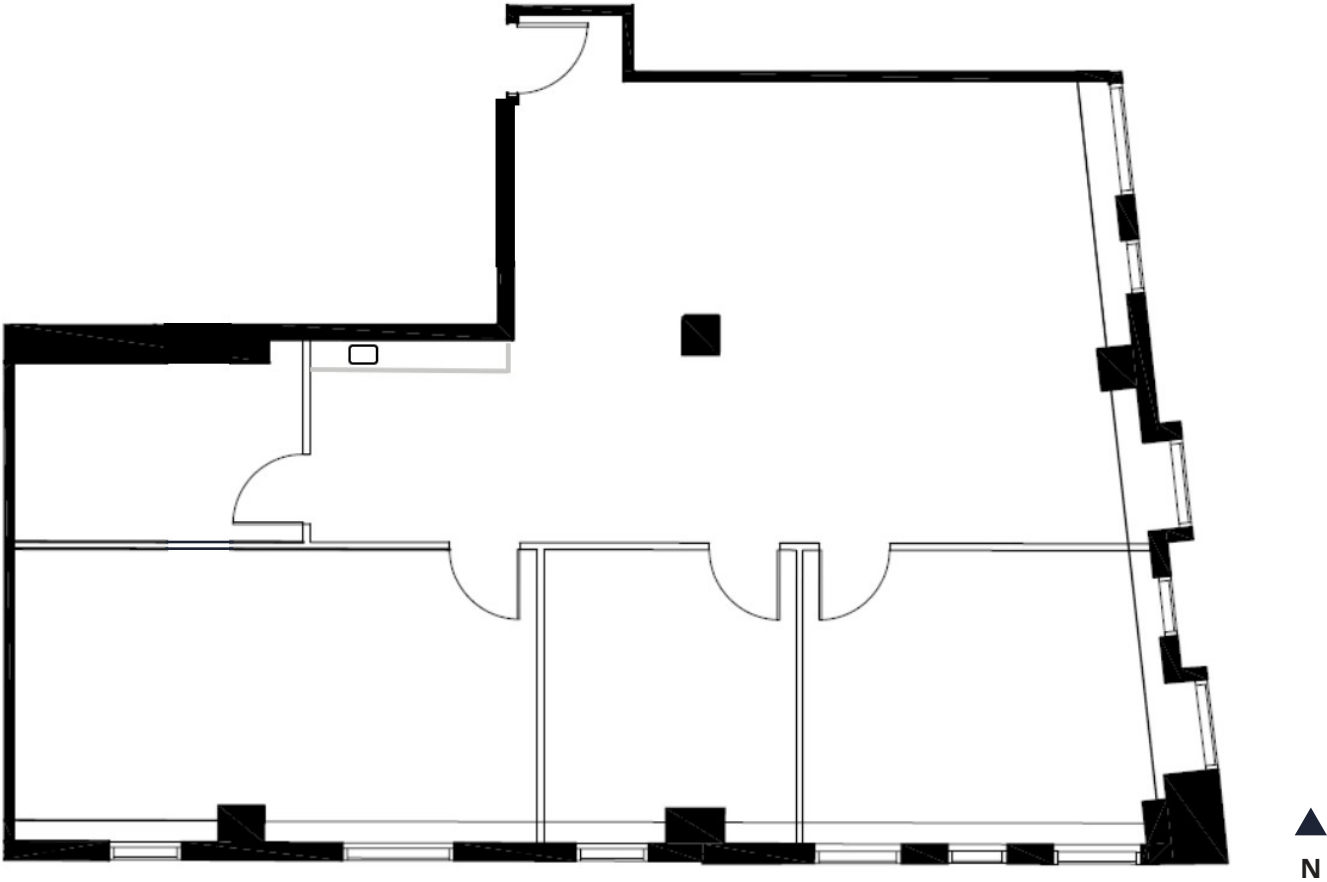
- 2,708 sf
- Built-out, corner unit



Floorplan

Suite 902

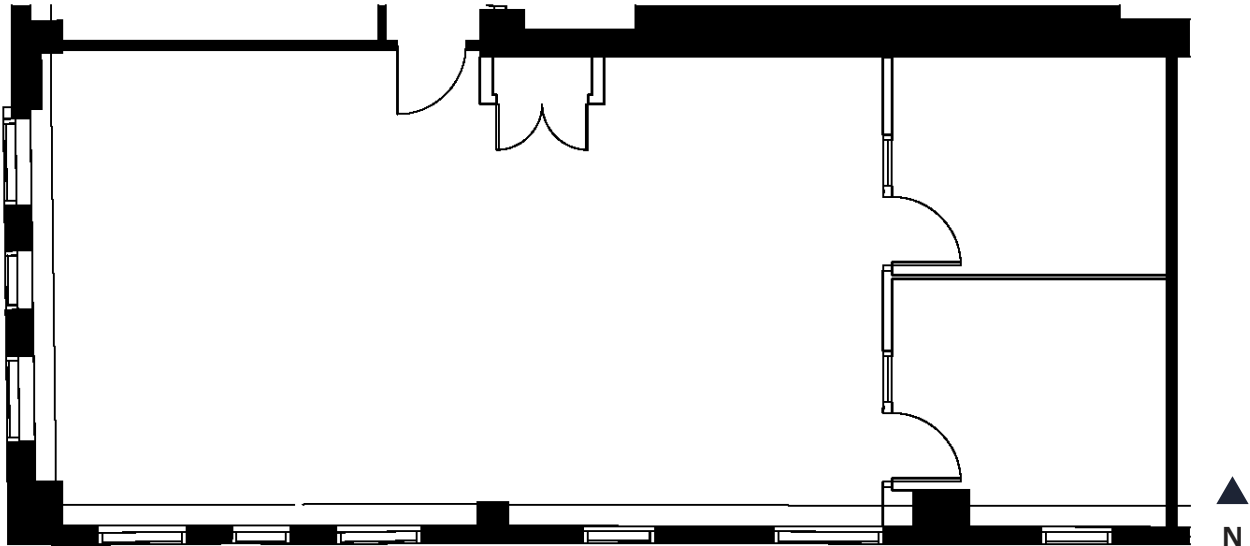
- 1,746 sf
- Elevator exposure, corner unit



Floorplan

Suite 903

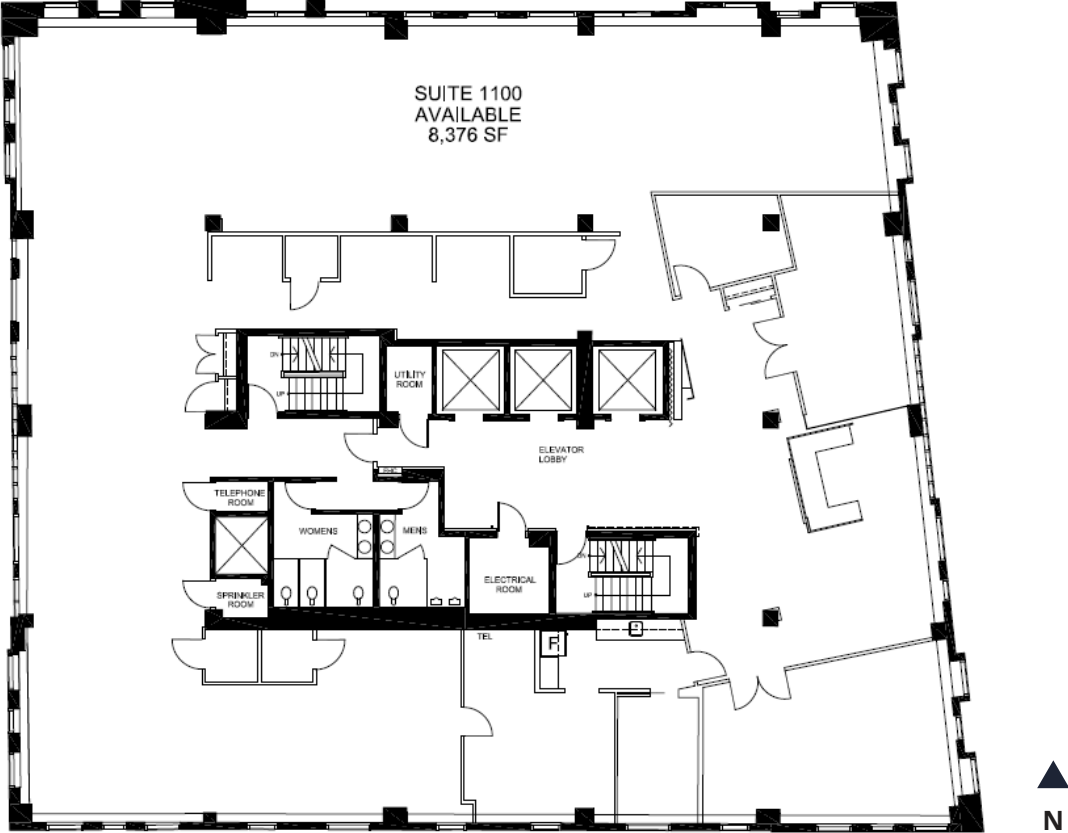
- 1,325 sf
- Built-out, corner unit
- Available on 120 days notice



Floorplan

Suite 1100

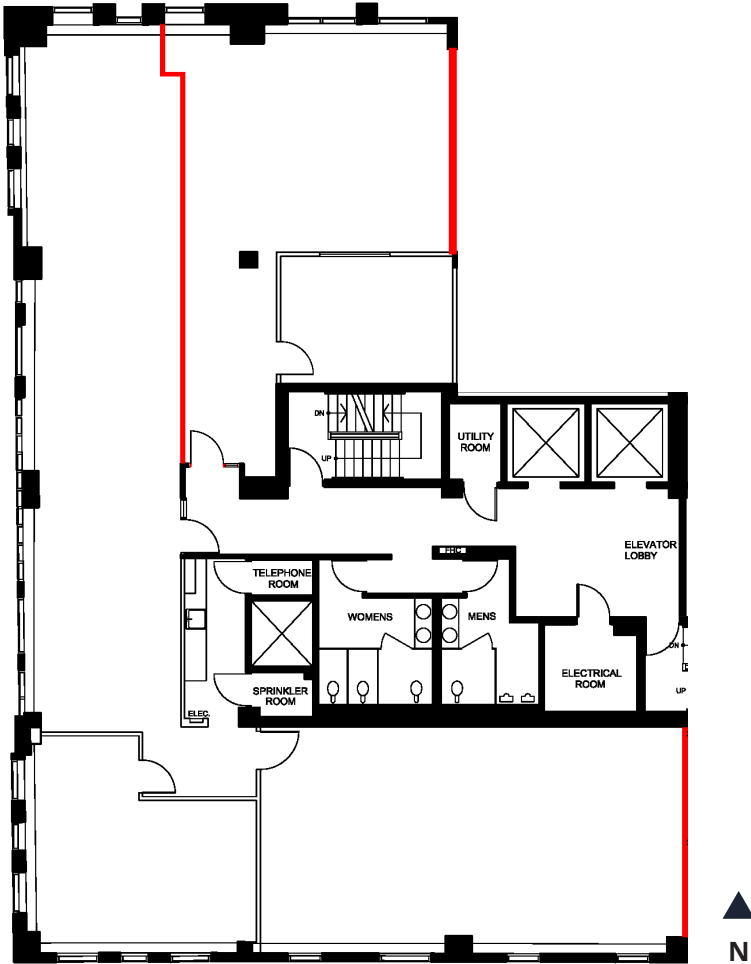
- 8,376 sf
- Full floor opportunity
- Contiguous to suite 1200 for 12,000 sf



Floorplan

Suite 1200

- 3,931 sf
- Contiguous to 11<sup>th</sup> floor for a total of 12,000 sf





Office space for lease

# 170 University Avenue

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Associate

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