

AVAILABLE FOR LEASE

OFFICE SPACES

GWL REALTY
ADVISORS™

TORONTO, ON
155
UNIVERSITY

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155 UNIVERSITY

A rare chance to lease in this BOMA BEST® Gold office building, centrally located in the heart of the financial district with plenty of restaurants and amenities at your doorstep.

Direct underground parking and access to the TTC subway system.



BUILDING HIGHLIGHTS

155
UNIVERSITY



Located at the corner of University Avenue and Adelaide Street West, this stunning 21-storey office building features large windows that provide abundant natural light, flexible floorplates, and a beautifully renovated lobby. With easy access to transit and the Gardiner Expressway, as well as a host of desirable amenities within walking distance, 155 University Ave. is the perfect place to attract and retain top talent, foster innovation, and accelerate your business objectives.



24/7 SECURITY ACCESS
AND ONSITE PROPERTY
MANAGEMENT



WALKING DISTANCE TO
RESTAURANTS & SHOPS
99 Walk score



DIRECT UNDERGROUND
PARKING

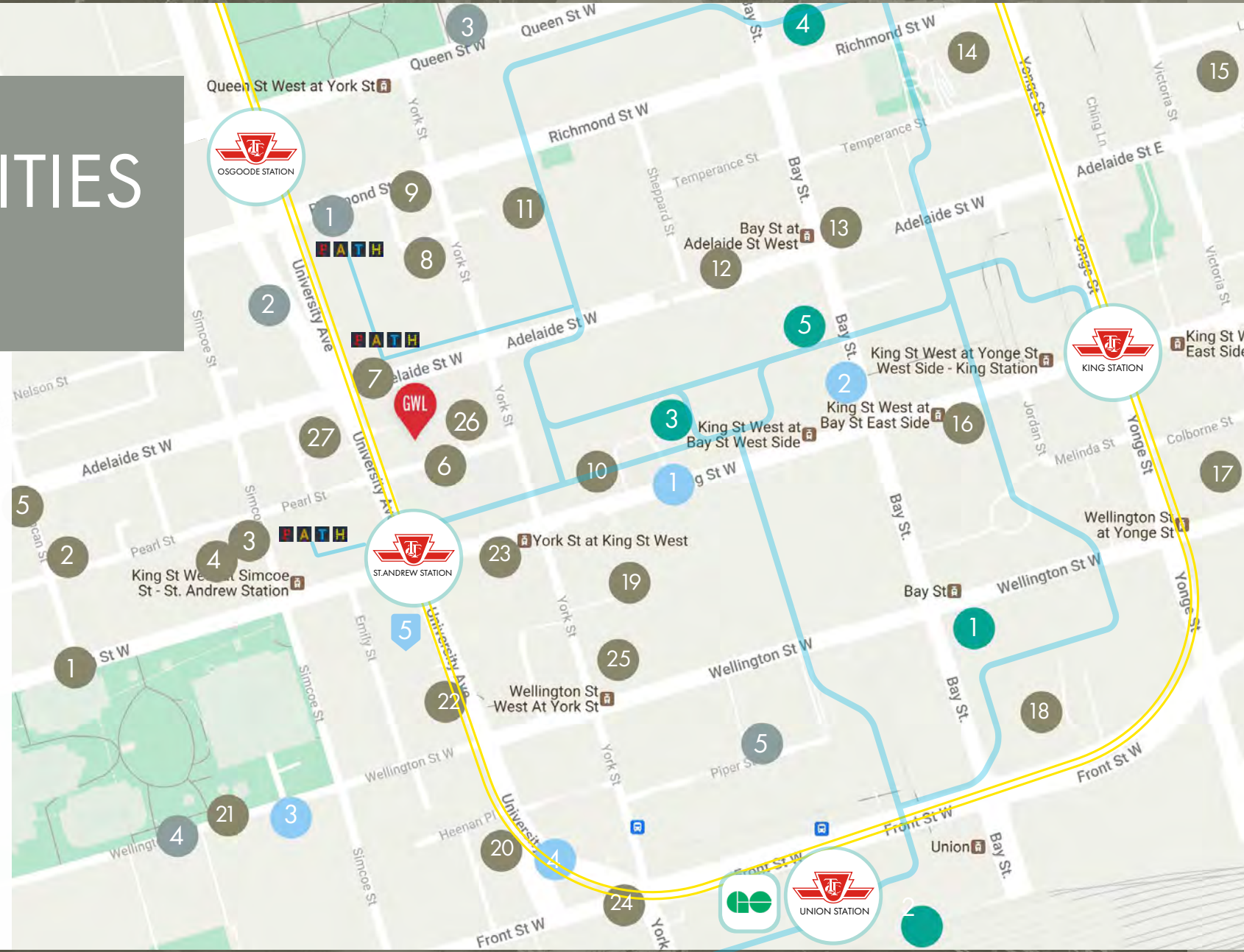


NEARBY ACCESS TO
PUBLIC TRANSIT
100 Transit score



NEARBY ACCESS TO
PATH SYSTEM
3 min to the nearest PATH access.

AMENITIES CARTE



RESTAURANTS

1. Minami Toronto
2. Byblos Downtown
3. Elephant & Castle
4. Lobster Burger Bar
5. PAI
6. Earls Kitchen + Bar
7. Cafe Landwer
8. Alobar Downtown
9. Rosalinda Restaurant
10. Black + Blue
11. The Keg Steakhouse + Bar
12. Cactus Club
13. Louix Louix
14. The Chase
15. Pumpnickel's
16. China Wok
17. Cantina Mercato
18. Chotto Matte Toronto
19. Umi Sushi Express
20. Jack Astor's Bar & Grill
21. The Shore Club
22. Moxie's
23. Modus Ristorante
24. Kellys Landing
25. Thai Island
26. Pizzeria Libretto
27. Tim Hortons

RETAIL

1. Shoppers Drug Market
2. Sephora
3. Rexall
4. Hudson's Bay
5. The Printing House

HOTELS

1. Hilton Toronto
2. Shangri-La Toronto
3. Sheraton Centre Toronto Hotel
4. The Ritz-Carlton
5. Fairmont Royal York

SERVICES

1. Canada Post
2. BMO Financial
3. RBC
4. Green P Parking
5. CIBC

TRANSIT

TTC Subway Route

PATH Route

A VIBRANT
BUSINESS HUB IN THE
HEART OF TORONTO





EXTERIOR VIEW

AVAILABLE SUITES



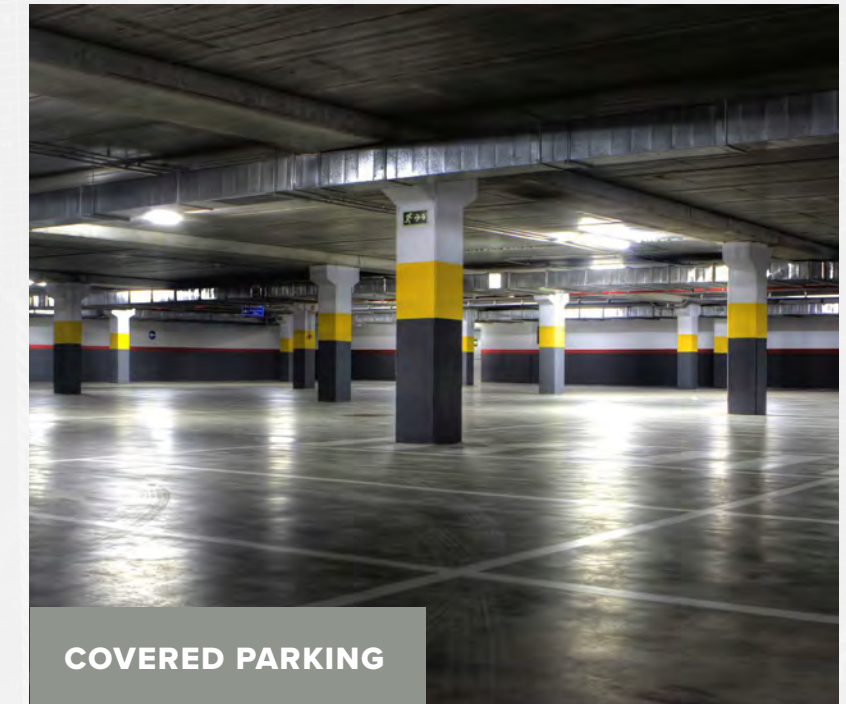
| SUITE | SQ. FT. | OCCUPANCY |
|----------------------------|----------------|-----------------------|
| • 1000 MODEL SUITE! | 10,389 sq. ft. | August 1st, 2026 |
| • 700 | 6,871 sq. ft. | Available Immediately |
| • 400 MODEL SUITE! | 10,368 sq. ft. | October 1st, 2026 |
| • 301 | 1,143 sq. ft. | Available Immediately |
| • 300 MODEL SUITE! | 4,291 sq. ft. | November 1st, 2026 |
| • 200 MODEL SUITE! | 5,482 sq. ft. | May 1st, 2026 |



ELEVATOR LOBBY



MAIN LOBBY

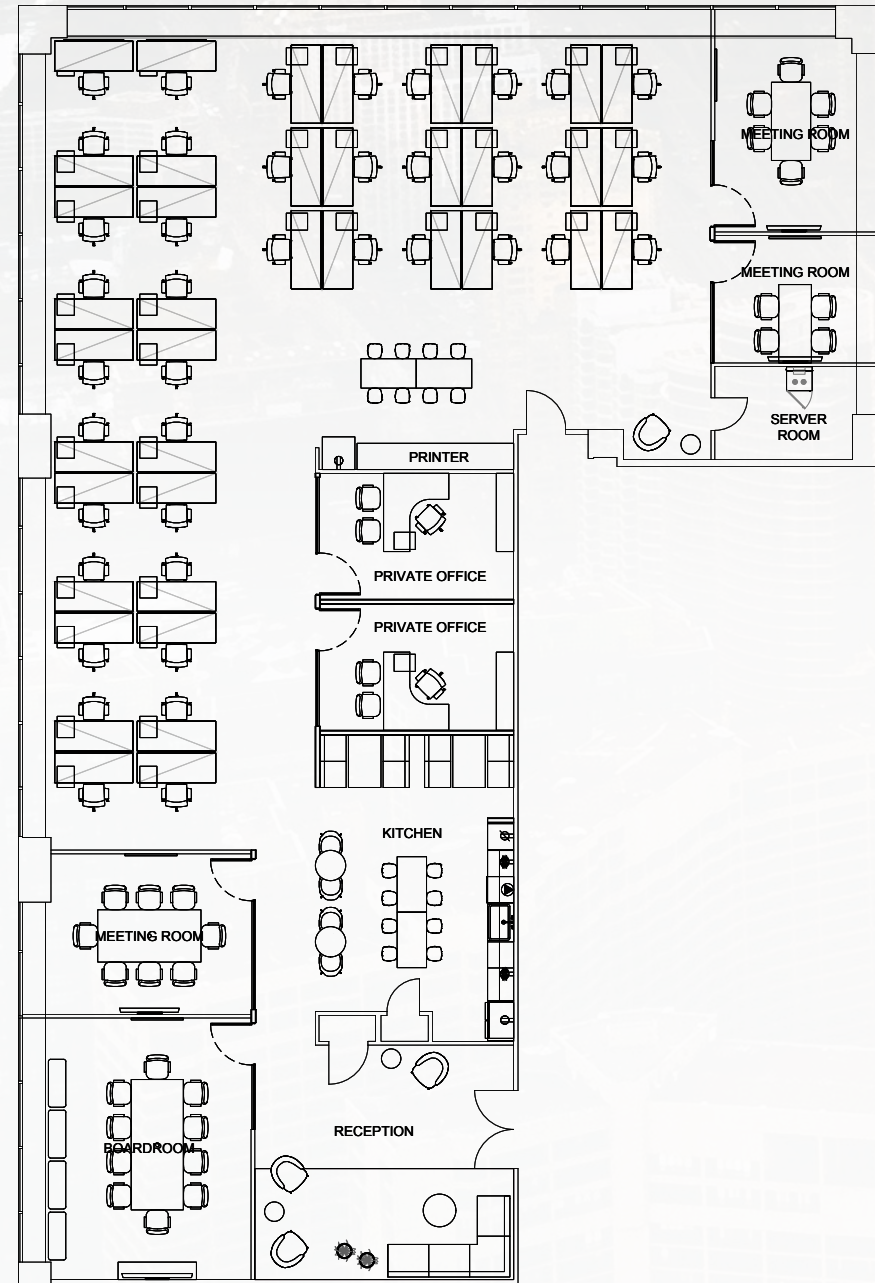


COVERED PARKING

SUITE 200 | 5,482 SQ. FT.

AVAILABLE MAY 1ST, 2026

- Boardroom: 10-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 5 enclosed rooms for private work or meetings
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 32 desks or workstations
- Fully furnished

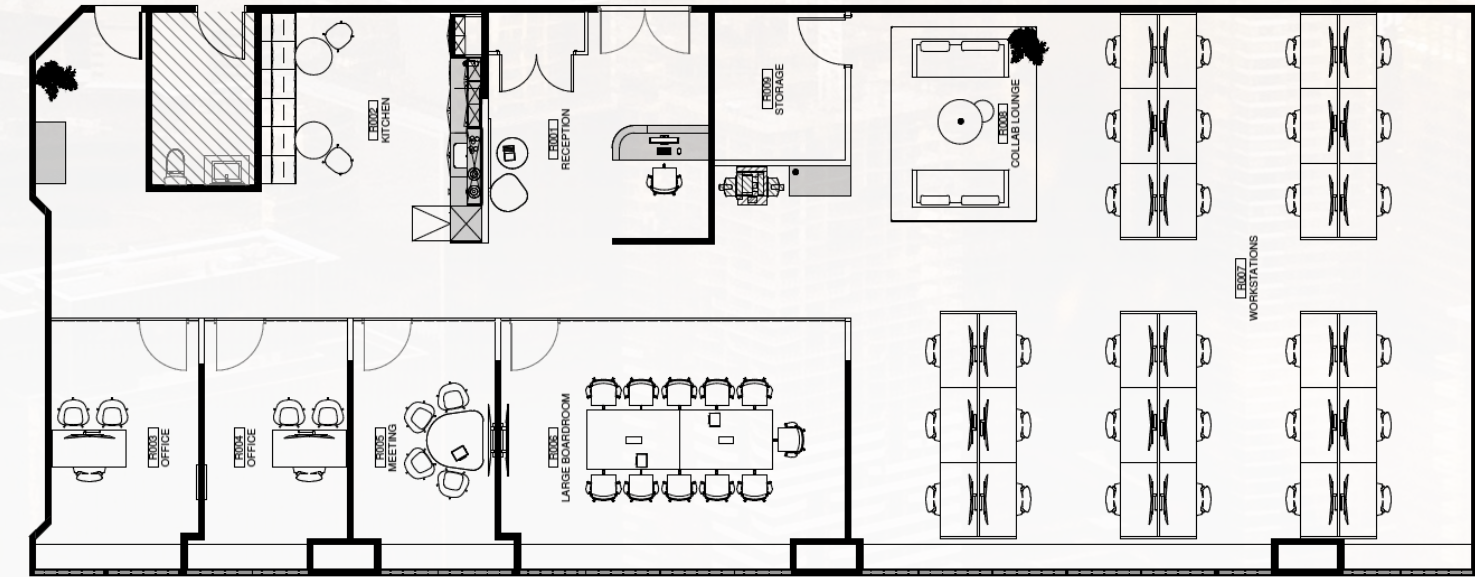


SUITE 300 | 4,291 SF

AVAILABLE NOVEMBER 1ST, 2026

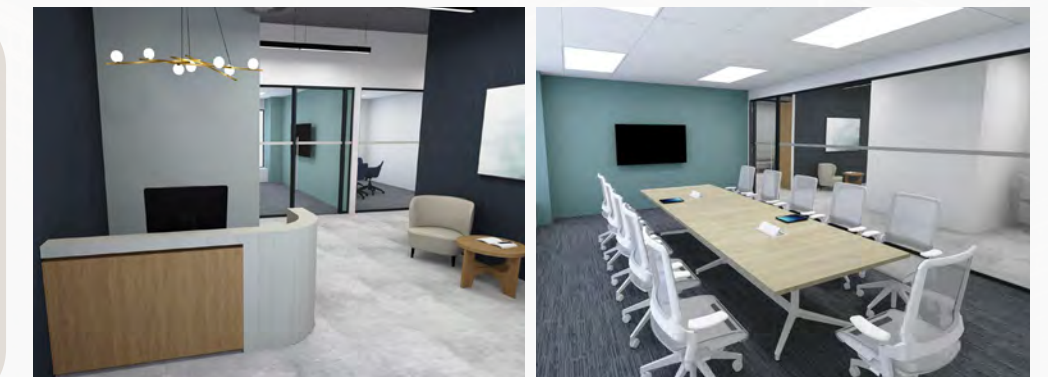


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UNIVERSITY



SEE VIRTUAL TOUR

- Boardroom: 13-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 3 enclosed rooms for private work or meetings
- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 30 desks or workstations
- Fully furnished



Renderings are for illustrative purposes only and may vary from the final delivery.

155 UNIVERSITY

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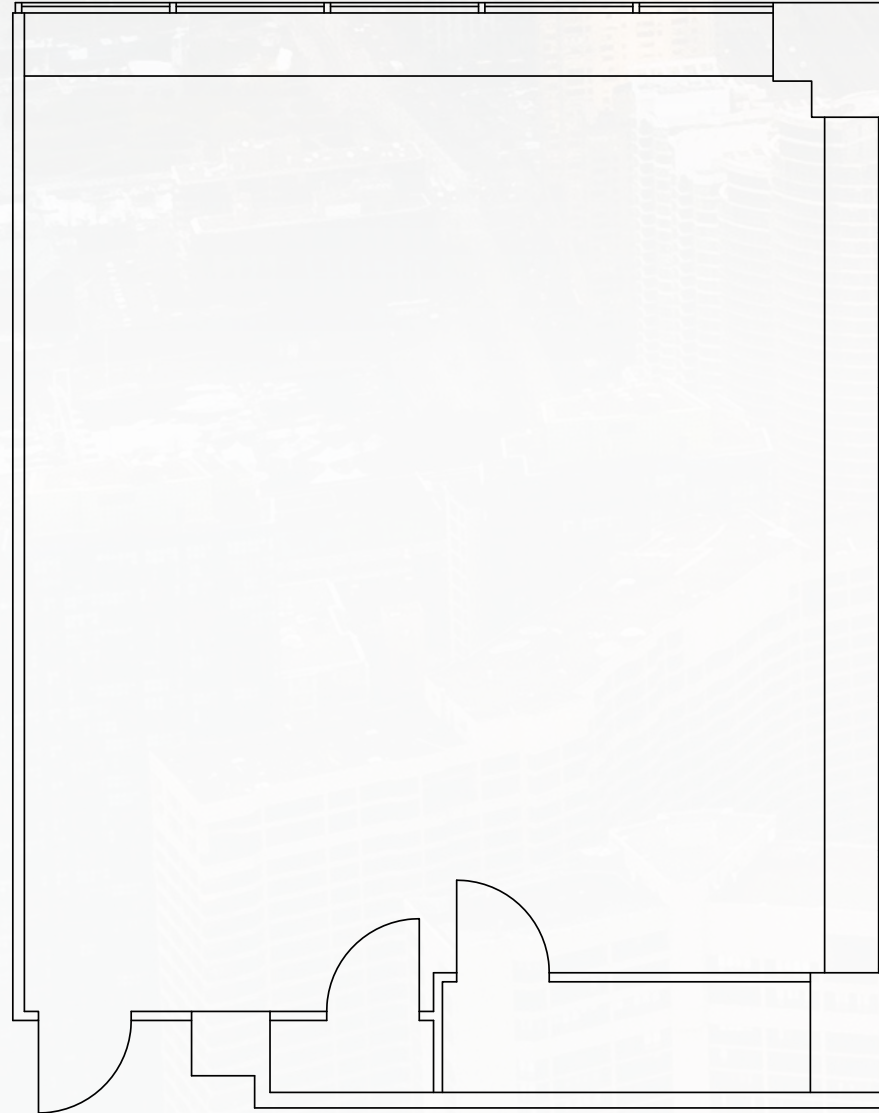
SUITE 301 | 1,143 SF

AVAILABLE IMMEDIATELY



MODEL
SUITE

- Open plan corner unit with excellent natural light.



155 UNIVERSITY

SUITE 400 | 10,368 SQ. FT.

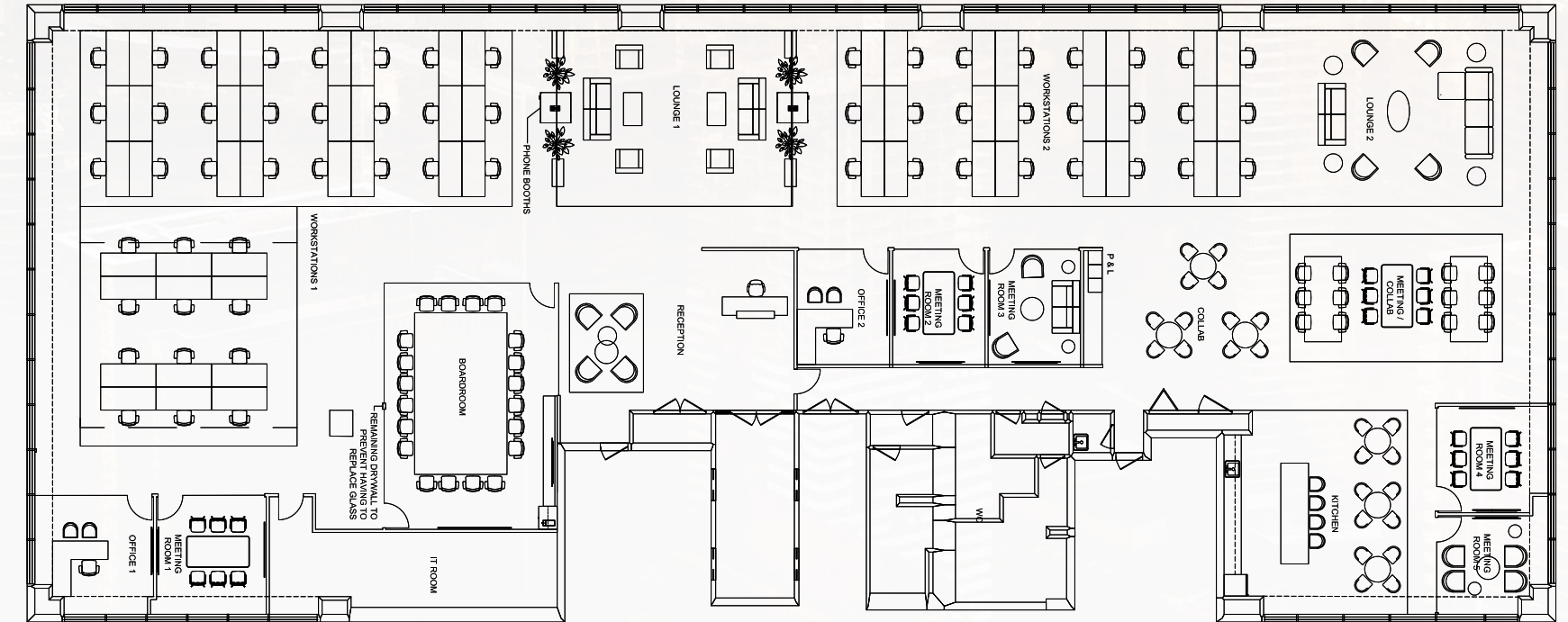
AVAILABLE OCTOBER 1ST, 2026



MODEL
SUITE

155
UNIVERSITY

GWL REALTY
ADVISORS™



- Model Suite
- Boardroom: 20-person capacity
- Reception/Waiting Area: Welcoming space for visitors
- Offices/Meeting Rooms: 7 enclosed rooms for private work or meetings

- Kitchen: Functional space for staff amenities
- Open Work Area: Collaborative workspace for 60 desks or workstations
- Fully furnished

155 UNIVERSITY

SUITE 700 | 6,871 SF

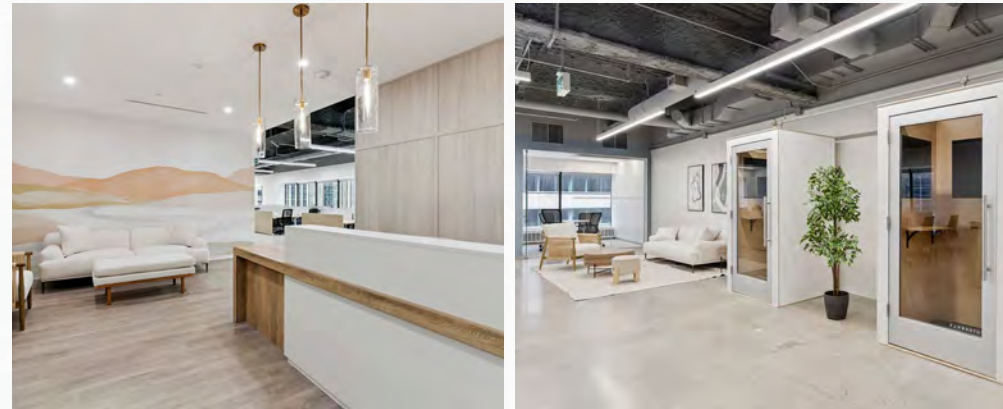


AVAILABLE IMMEDIATELY



SEE VIRTUAL TOUR

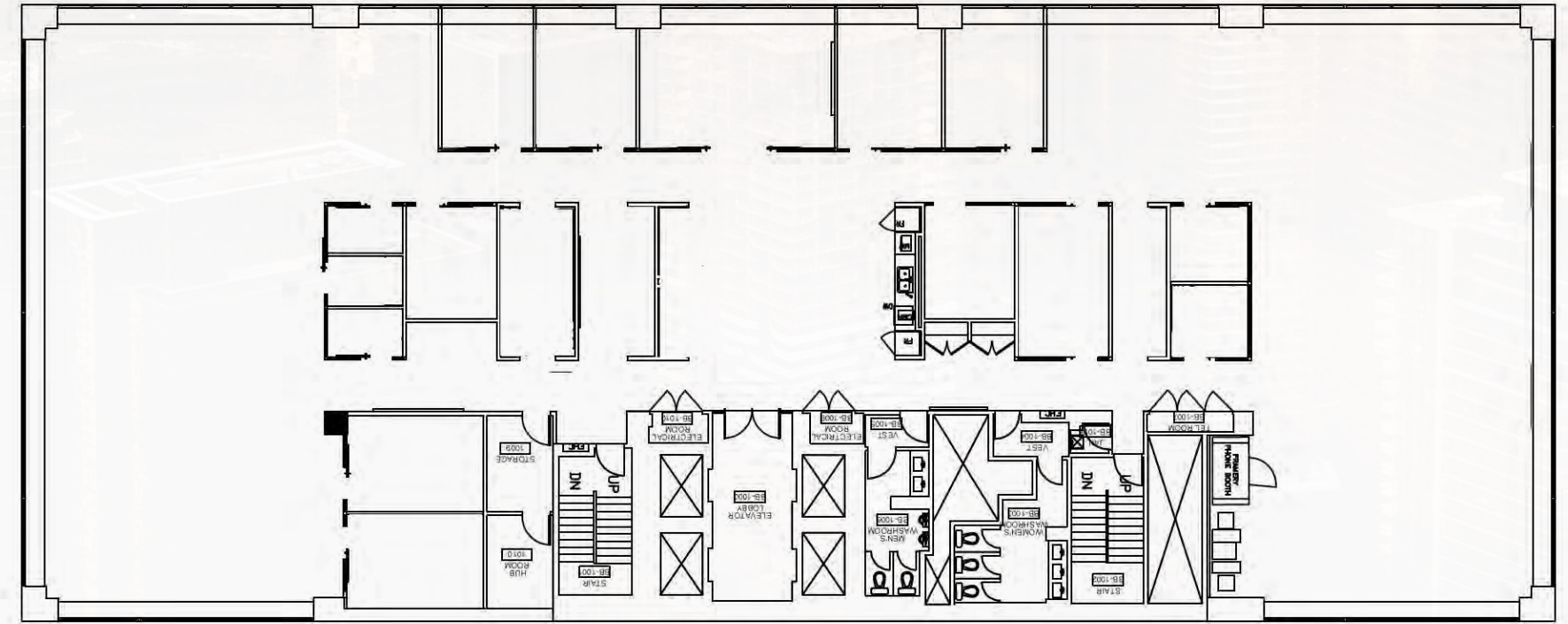
- Model Suite
- Build out includes reception, 2 offices, 4 meeting rooms, kitchen, boardroom, 60 sit/stand desks and open area for collaboration
- Fully furnished



SUITE 1000 | 10,389 SF

AVAILABLE AUGUST 1ST, 2026

155 UNIVERSITY



- This layout features 9 offices or meeting rooms, a boardroom, a kitchen, and an open workspace intended for both individual workstations and team collaboration



SUITE 700

BUILDING OVERVIEW

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TOTAL RENTABLE AREA:
187,918 sq. ft.



NUMBER OF STORIES:
21



YEAR BUILT
1968

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 11,000 sq. ft.
- Typ. Low-Rise Floor Plate: 11,000 sq. ft.
- PSF Realty Tax: \$7.93
- PSF Utilities: \$1.38
- PSF Operating Costs: \$20.27
- PSF Additional Rent Total: \$29.58 (2026 est.)

ELEVATORS

- High rise: 5
- Parking: 1

PARKING

- Surface # stalls: 37 reserved spaces (tenant use only)
- Surface ratio: based on lease/market rates.
- Above ground ratio: 1 space per 5,000 sq. ft.
- Monthly parking cost: \$375/mnth + HST

FIRE SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security systems: 1

POWER

- Typical power watts/sq. ft.:
- Tenant: 2 watts /sq. ft.
- Lighting: T8 Fluorescent
- Other: 3 watts/sq. ft.

HVAC

- HVAC dist system: Constant Air Volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$40/hr

BUILDING SPECIFICATION

- Ceiling Height: 8'6" +/- 104 inches
12'0" +/- 141 inches
- Wall Type: Primed, painted
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA BEST Gold
- BOMA – Certificate of excellence
- TOBY award

AMANDA BARKER

Senior Manager, Leasing*

647.676.8035

Amanda.Barker@gwlra.com

*Salesperson

GWL REALTY ADVISORS INC.

BROKERAGE

WWW.GWLRA.COM



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