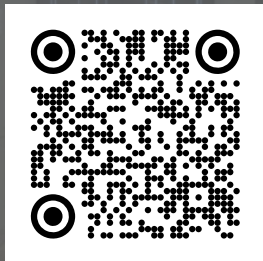


400 University Ave
Toronto



LEASING AVAILABILITIES

BUILT FOR SUCCESS

Located on the west side of University Avenue, between Dundas Street and Queen Street West, 400 University is a twenty-five storey building with quick access to St. Patrick Station and streetcars. The building's lobby, exterior facade and common areas have been transformed to make a lasting impression to tenants and visitors alike! Take this opportunity to join some of Toronto's best and brightest organizations.

Renovated Lobby, Exterior & Common Areas

Collaborate By Crown

Outstanding City Views

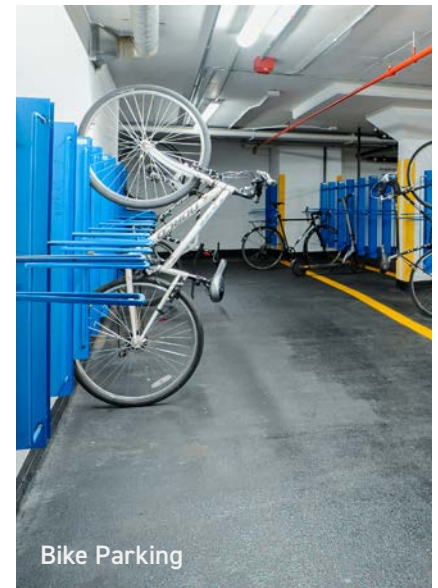
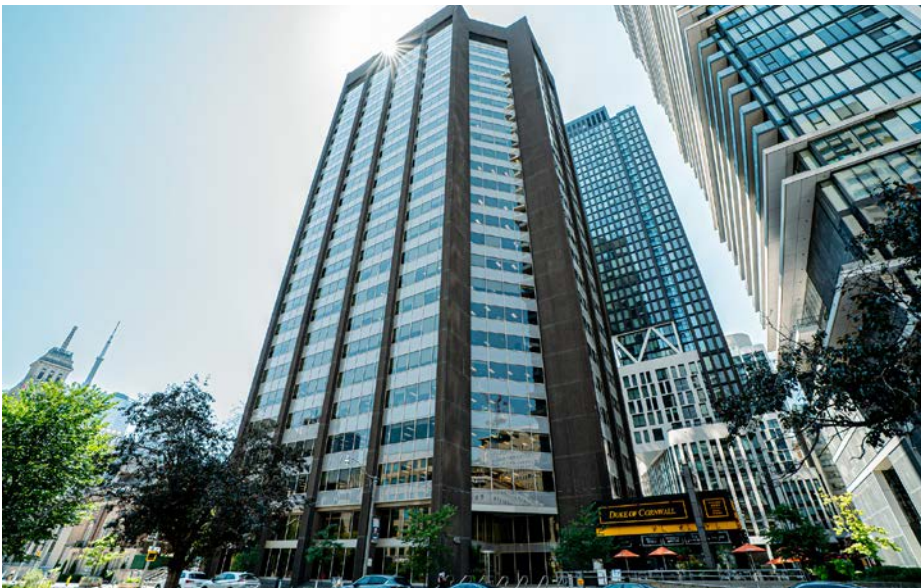
Underground Bike Storage

EV Charging Stations

Underground Parking

24/7 Staffed Security

The Duke Of Cornwall Pub On-Site



Bike Parking



Upgraded Elevator Corridors



EV Charging Stations

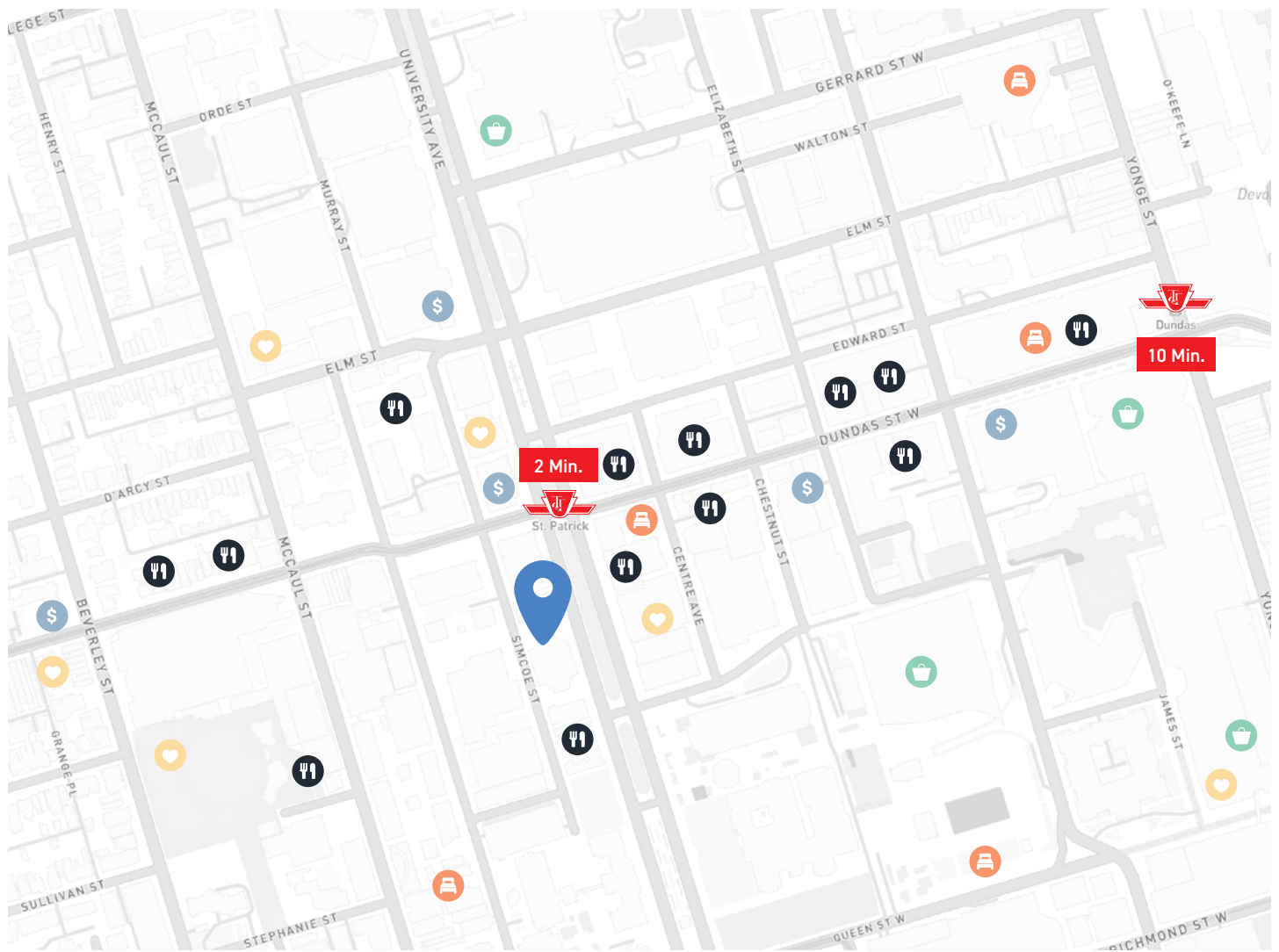


Upgraded Lobby



Collaborate
BY CROWN

AREA & AMENITIES



- Dining
- Retail
- Wellness
- Hotels
- Banks

WHAT OUR TENANTS SAY

The results of our recent tenant survey reinforce our commitment to creating exceptional workplace experiences across our portfolio.

Satisfaction

81%

Cleanliness

85%

Building Staff

88%

Safety & Security

84%

Communication

93%

Condition of Building

72%

On-Site: Duke of Cornwall Pub



AWARDS & CERTIFICATIONS



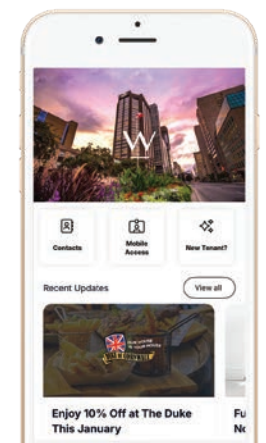
This certification recognizes buildings that operate with exceptional energy efficiency, reducing consumption and lowering utility costs. It reflects our commitment to sustainable performance, providing a comfortable, environmentally responsible workspace that benefits both tenants and the planet.



This certification recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.

TAKE CONTROL OF YOUR WORKDAY.

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.



For more information about the property or to arrange a tour, please contact:

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