

FOR LEASE OFFICE SPACE

Morguard

40 UNIVERSITY AVENUE

TORONTO, ON



DOWNTOWN OFFICE SPACE FOR LEASE IN THE FINANCIAL CORE

This 13-storey office building is conveniently located in Toronto's Financial Core. With a BOMA Best Silver Certification, it stands as a testament to excellence. It offers easy access to Union Station, upscale hotels, the vibrant Entertainment District, and the PATH system. St. Andrews TTC subway, GO Transit, and UP Express stations are steps away.

Immediate proximity to many services & amenities

- Efficient floor plate accommodating large and small tenancies
- On-site security and property management

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ASKING NET RENT

Call for details

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$18.84/SF	\$8.45/SF	\$27.29/SF (2025 est.)

BUILDING DETAILS

Total Space: 240,517 SF +/-

Typical Floor: 20,400 SF +/-

Number of Floors: 13

Leasing District: Financial Core

Sustainability: BOMA BEST Silver

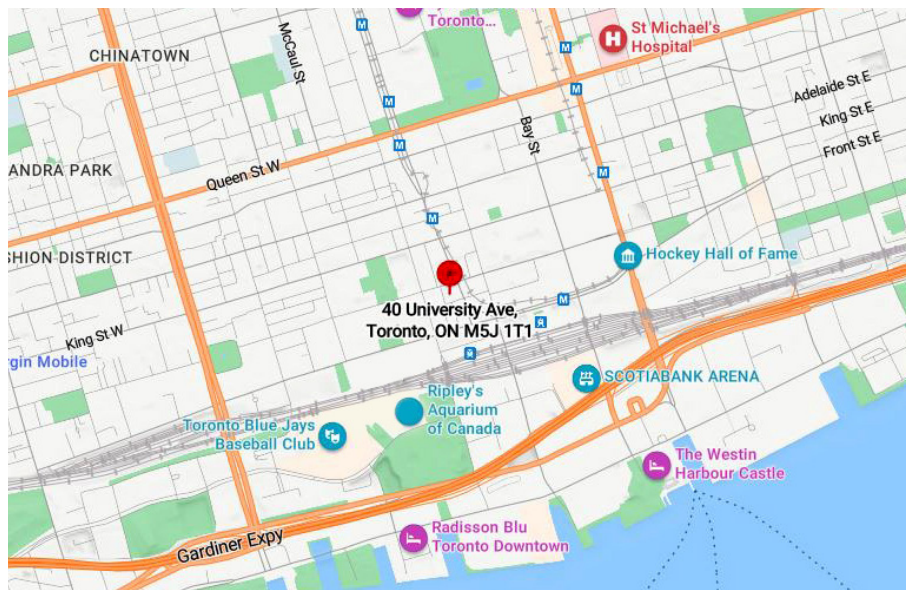
BUILDING AMENITIES

Direct access to TTC's regularly scheduled public transportation at street level

Close to Union Station, Hotels, the Entertainment District and PATH, steps from St. Andrews TTC subway station, GO Transit and UP Express

Underground Parking

LOCATION



40 University Avenue, Toronto, ON

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Exterior Street Level View



Interior Lobby View

FOR MORE INFORMATION

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