



⇌ Canderel

**151,369 SF  
AVAILABLE**

**522**  
**University Ave.**

Toronto, ON



## Overview

522 University Ave. is a 14-storey boutique office building in Toronto's Downtown North submarket, with floor plates of approximately 15,750 sq.ft. Prominently located at Elm Street and University Avenue, it is in proximity to hospitals, research facilities, the University of Toronto, the courts, and is just a quick walk from St. Patrick and Queen's Park Subway Stations.

- **Boutique office building on University Avenue**
- **Close proximity to hospitals, UofT, Queen's Park, AGO and a large variety of nearby amenities**
- **Walking distance to St. Patrick and Queen's Park TTC Subway Stations**



## Location

### Landmarks:

- 1 MARS Discovery District
- 2 Osgoode Hall

### Hospitals:

- 3 Women's College Hospital
- 4 Toronto General Hospital
- 5 Princess Margaret Hospital
- 6 Mt. Sinai Hospital
- 7 Sick Kids

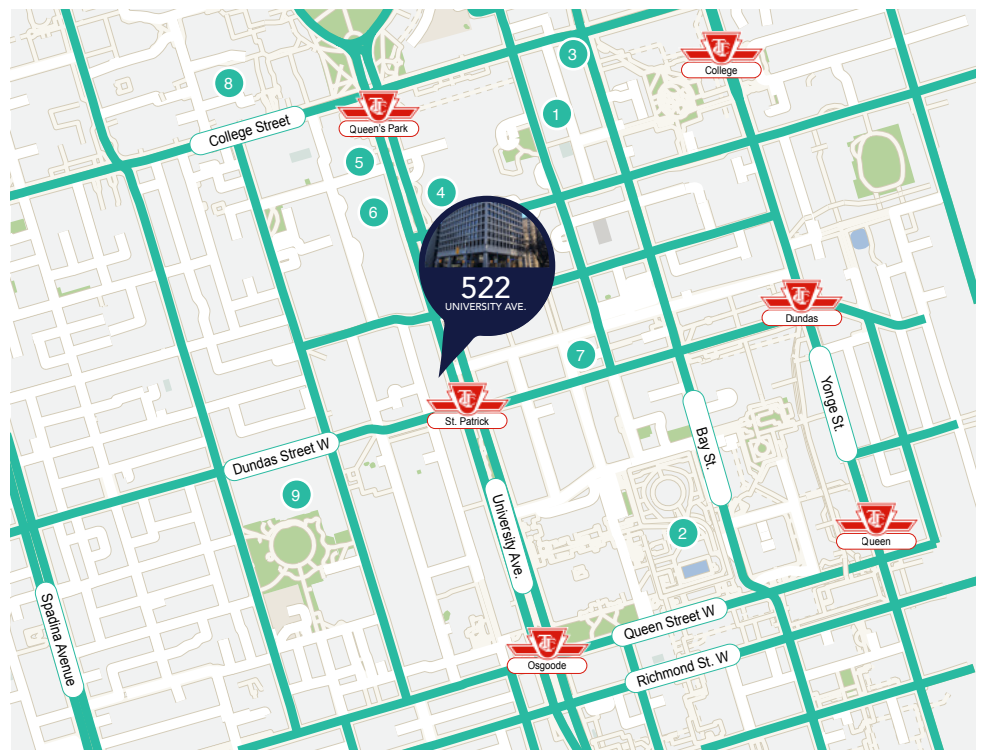
### School:

- 8 University of Toronto
- 9 OCAD University



### Driving times to:

Gardiner Expy - 5 min.  
DVP - 10 min.  
Highway 427 - 15 min.  
Highway 401 - 30 min



**Morgan Oliver**  
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## Availabilities Q4 2023

151,369 sf

TelCom	TelCom		
15	2,400 sf		
14	15,577 sf		
13	15,577 sf		
12	8,974 sf	4,520 sf	2,083 sf
11	15,577 sf		
10	5,149 sf	2,834 sf	7,594 sf
09	15,757 sf		
08	15,757 sf		
07	15,757 sf		
06	15,757 sf		
05	15,757 sf		
04	15,757 sf		
03	15,757 sf		
02	15,257 sf		
G	656 sf	3,770 sf	1,986 sf



## Examples of Built-Out Spaces at 522 University Ave.

