

700 UNIVERSITY AVENUE

Toronto, Ontario

Urban retail leasing
opportunities

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Property Highlights

- 20-storey, class 'A' office tower totaling 1,221,500 sf, comprised of 1,170,000 sf of office and 51,500 sf of retail
- Located on the west side of University Avenue and College Street, two major vehicular thoroughfares
- Direct access to TTC Queen's Park Subway Station, located on the Yonge-University subway line
- Full service amenities include restaurants, food court, and banking facilities
- On-site property management and operations team with 24/7 security

Property Information

Total GLA	1,221,500 SF
Total Office Space	1,170,000 SF
Total Retail Space	51,500 SF

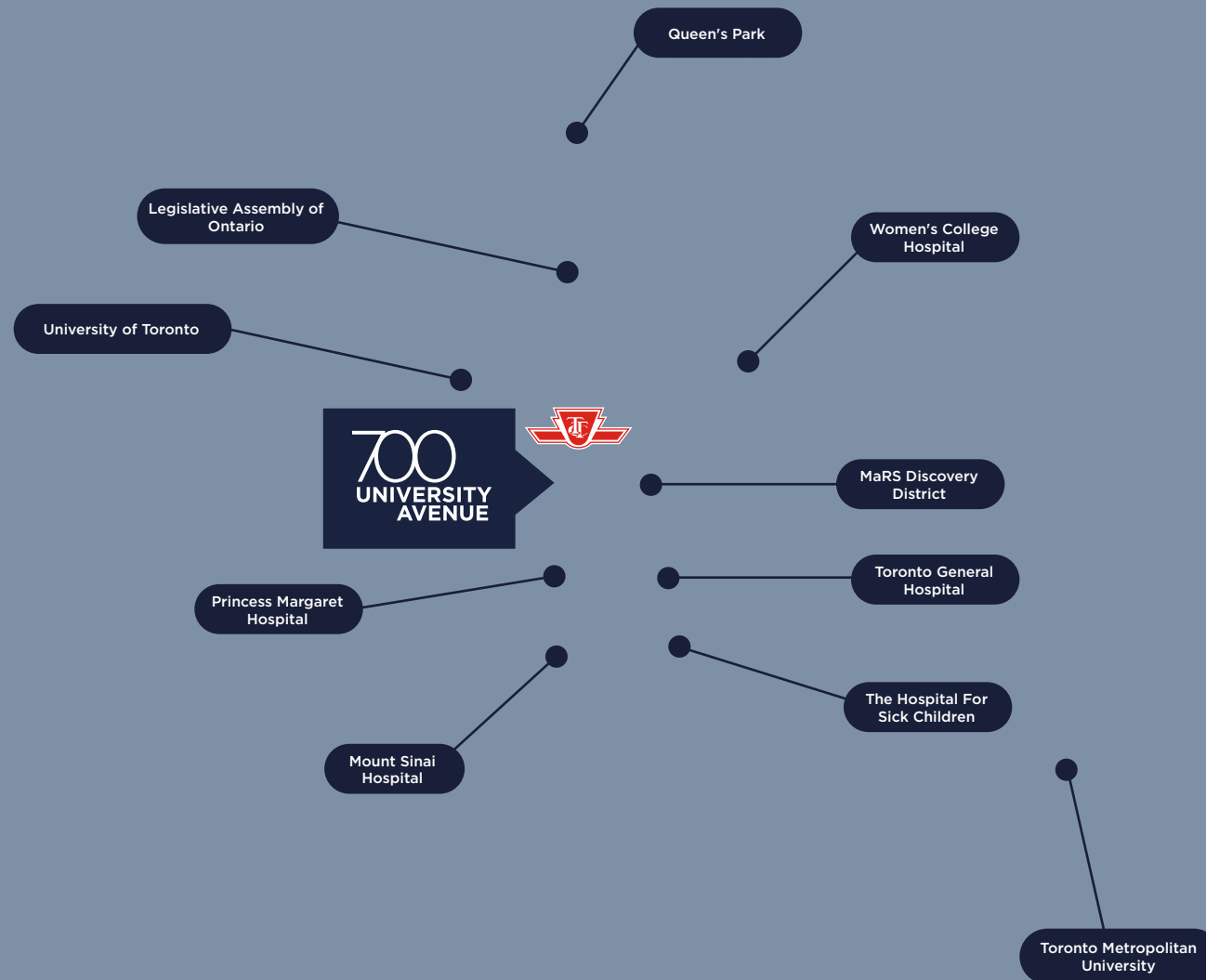
Demographics & Trade Area

	Total Population	Day Population	Average Household Income	Average Annual Spending
1 KM	46,371	185,053	\$84,187	\$73,101
3 KM	356,425	839,680	\$120,697	\$104,837
5 KM	623,188	1,122,556	\$128,477	\$111,601

2021 Data

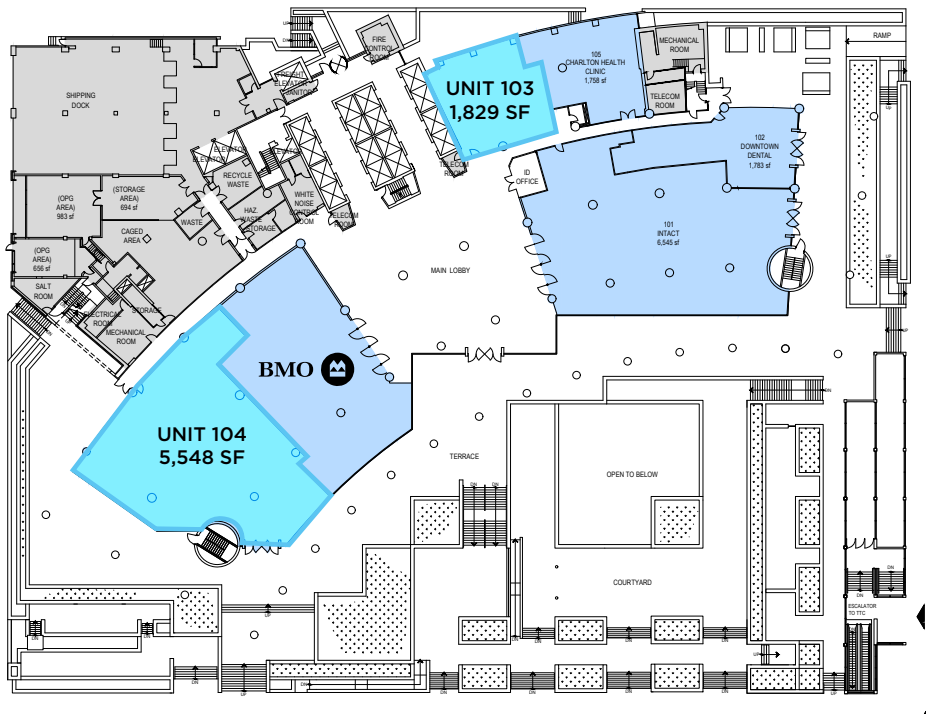


Location

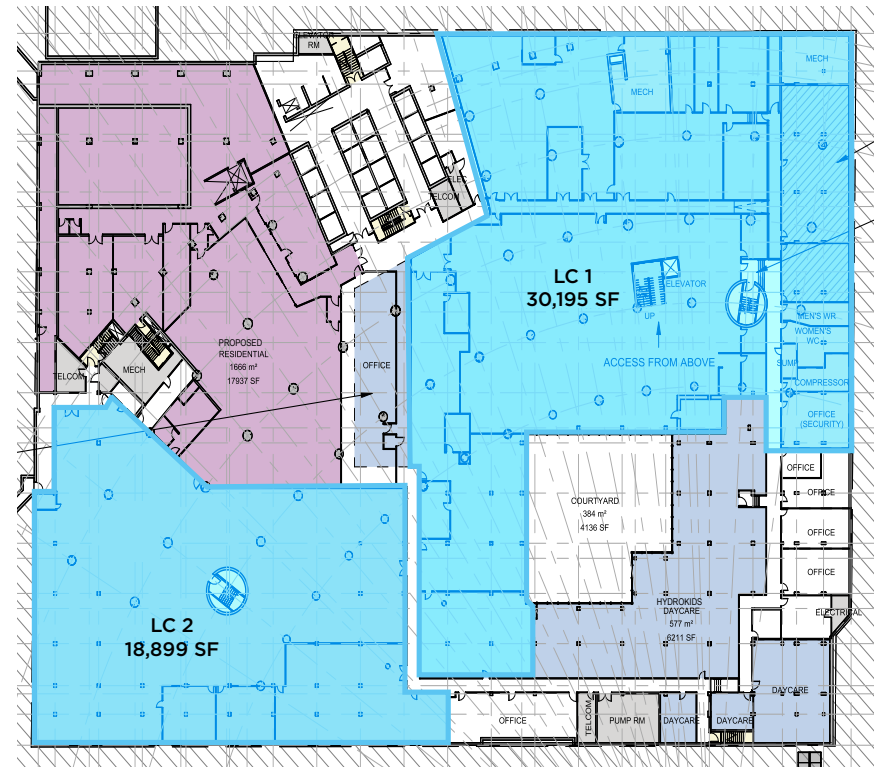


Available Units

Ground Floor

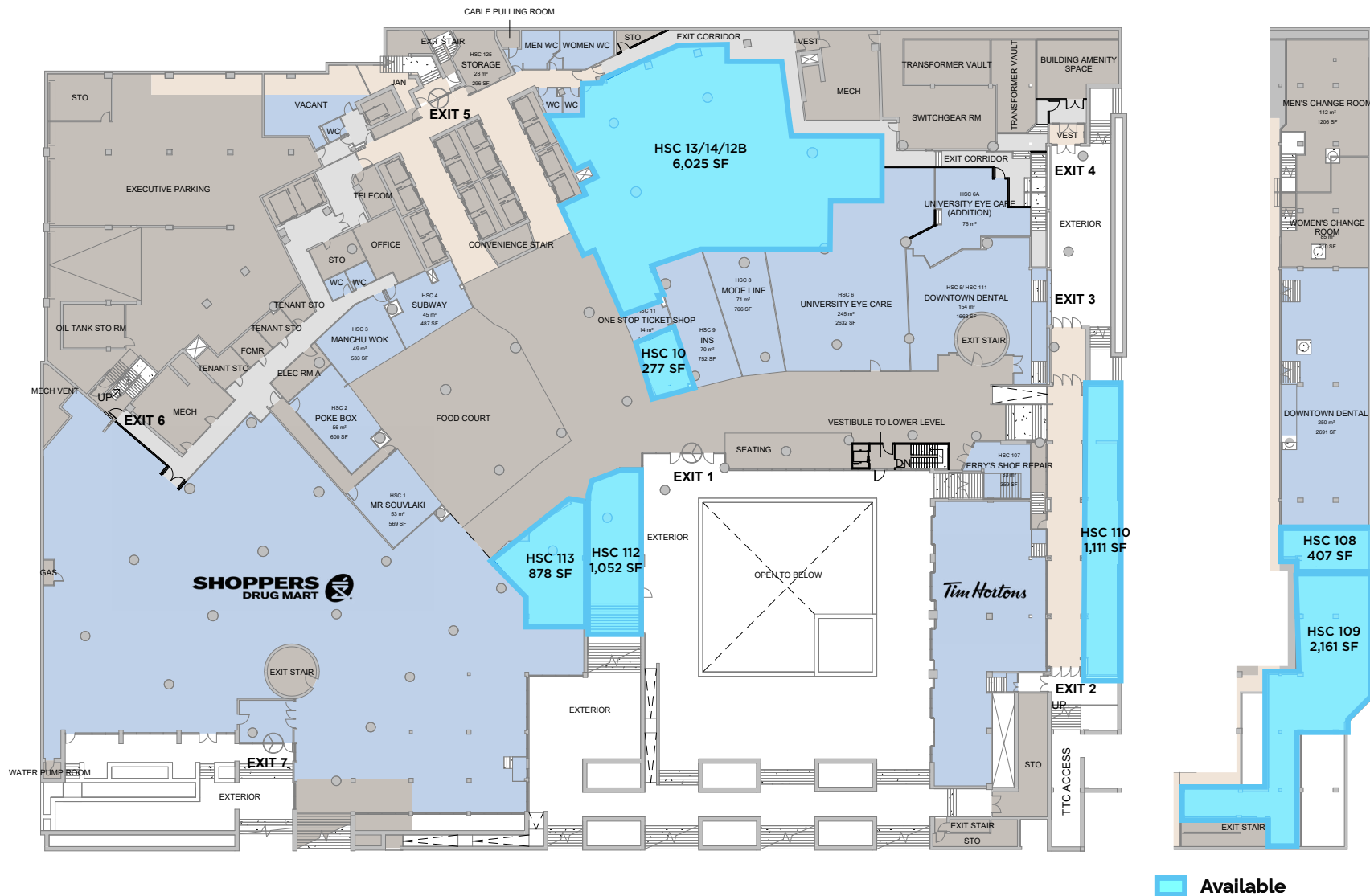


Lower Concourse



 Available

Available Units Shopping Concourse



About Triovest

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

Our Mission:

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset.

Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and lifecycle.

For more information visit triovest.com

Sustainability & Wellness

SUSTAINABILITY EXCELLENCE

Trioest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Trioest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

ACCESSIBILITY

Trioest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

SMART BUILDINGS

Our cloud-based tenant experience app, Trioest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

OUR COMMITMENTS

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit trioest.com/sustainability

Trioest is committed to achieving
Net Zero
GHG Emissions
BY **2050**

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Retail opportunities
across the country:



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BROKERAGE