

PARA
CONSULTANCY
SERVICES

400

UNIVERSITY
AVENUE

CROWN

PROPERTY MANAGEMENT



WiredScore
GOLD



Property Summary

Located on the west side of University Avenue, between Dundas Street and Queen Street West, 400 University is a twenty-five storey building with direct access to St. Patrick Station and streetcars.

The building's lobby, exterior facade and common areas have been transformed and new, exciting tenants have recently made the move to 400 University. Take this opportunity to join some of Toronto's best and brightest organizations.



Highlights



Renovated lobby, building exterior and common spaces



Tenant Conference Centre on site



Office space with an outstanding view of Toronto



Underground bike storage and shower facility



Secure underground parking: 1 stall per 3,000 rentable SF leased.
Additional public parking in the area as required.



24/7 staffed security



The Duke of Cornwall pub & patio



400 University is barrier free, offering a ramp for entrance to the building and accessible washrooms



The building is wired with fibre optics supplied by Bell Canada





Image Gallery



400 University Avenue

Location

- Short walk to CF Eaton's Centre and countless shops, restaurants and fitness amenities on Queen Street, Dundas Street and University Avenue
- Direct access to St. Patrick Station and streetcars
- Across the street from the Superior Court of Justice

Environmental Impact

- A thorough renovation plan has been enacted by ownership in the past years to ensure best-in-class for our tenants. As a result of several new capital projects and improvements, the building was LEED Gold Certified in 2015 and BOMA Gold Certified in 2016.

Net Rent: \$33.50

Additional Rent: \$ 20.92 [2022]

Contact

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