

THE **UNITED** BLDG.
A Landmark Project by Davpart

481
UNIVERSITY AVE.

TORONTO, ON

OFFICE & RETAIL FOR LEASE





THE REVIVAL OF A LANDMARK

Rooted in *legacy*. Built for the *future*.

At the iconic intersection of University Avenue and Dundas Street, a storied address is reborn. Originally constructed in 1910 as the Maclean Publishing headquarters, The United Bldg. has been meticulously reimagined as a 54-storey, mixed-use tower that fuses timeless architectural character with contemporary innovation.

Set to become North America's largest heritage retrofit, this transformative development preserves and elevates the building's original neoclassical façade while introducing 250,000 square feet of premium commercial space across 9 dedicated office and retail floors.

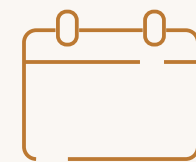
The United Bldg. offers unparalleled opportunities for businesses seeking a high-profile address within the city's evolving skyline.



North America's
Largest Heritage Retrofit



WiredScore Gold
Certification



Coming
Q4 2027





THE OPPORTUNITY

A commanding *presence*.
A *complete* commercial opportunity.

The United Bldg. presents a rare opportunity to occupy landmark space in the heart of Downtown Toronto. With over 250,000 SF of purpose-built commercial space, this is a destination for visionary retailers and forward-thinking office users who seek profile, prominence, and connectivity.



Up to 36,000 SF of
prime retail space



Up to 211,000 SF
of office space



Integrated TTC lobby
with direct access
to St. Patrick station



+/- 116,000 SF of
contiguous office
space between floors
6 - 9 with flagship
branding potential



- P1 – 42 spaces, including
11 EV charging stations
and 2 accessible spaces
- P2 – 32 spaces, including
1 accessible space



60 long-term and
50 short-term locker
units with showers
and changing facilities

Square footages are subject to final measurements



THE NEIGHBOURHOOD

At the *crossroads of influence.*

University Avenue - originally conceived in the 1800s as a grand civic boulevard, it continues to embody prestige and prominence. Flanked by world-class institutions, from leading hospitals and the University of Toronto to the financial core and cultural landmarks like the Four Seasons Centre and Nathan Phillips Square, this address places businesses at the centre of it all.

Surrounded by premier restaurants, high-end hotels, and sought-after urban amenities, The United Bldg. offers a front-row seat to the city's evolution and a locale that speaks to the ambition of forward-thinking organizations.

CAFES

- 1 Avenue Cafe + Bistro
- 2 Café Plenty
- 3 Tim Hortons
- 4 Mos Mos Coffee
- 5 The Library Specialty Coffee
- 6 Coffee Exchange
- 7 Butter Baker Market Café
- 8 Starbucks

SHOPPING

- 1 CF Toronto Eaton Centre
- 2 Marshalls & HomeSense
- 3 IKEA

FITNESS

- 1 Sky Fitness Club
- 2 Goodlife Fitness
- 3 Sweat and Tonic

DINING

- 1 Druxy's Famous Deli
- 2 Rolltation
- 3 Evergreen Thai Kitchen & Bar
- 4 Gyubee Japanese Grill
- 5 Thai Express Restaurant
- 6 Mr. Sub
- 7 Duke of Cornwall
- 8 Japango
- 9 Sin & Redemption
- 10 Subway

HOSPITALS

- 1 Toronto General Hospital
- 2 Mount Sinai Hospital
- 3 The Hospital for Sick Children
- 4 St. Michael's Hospital

ENTERTAINMENT

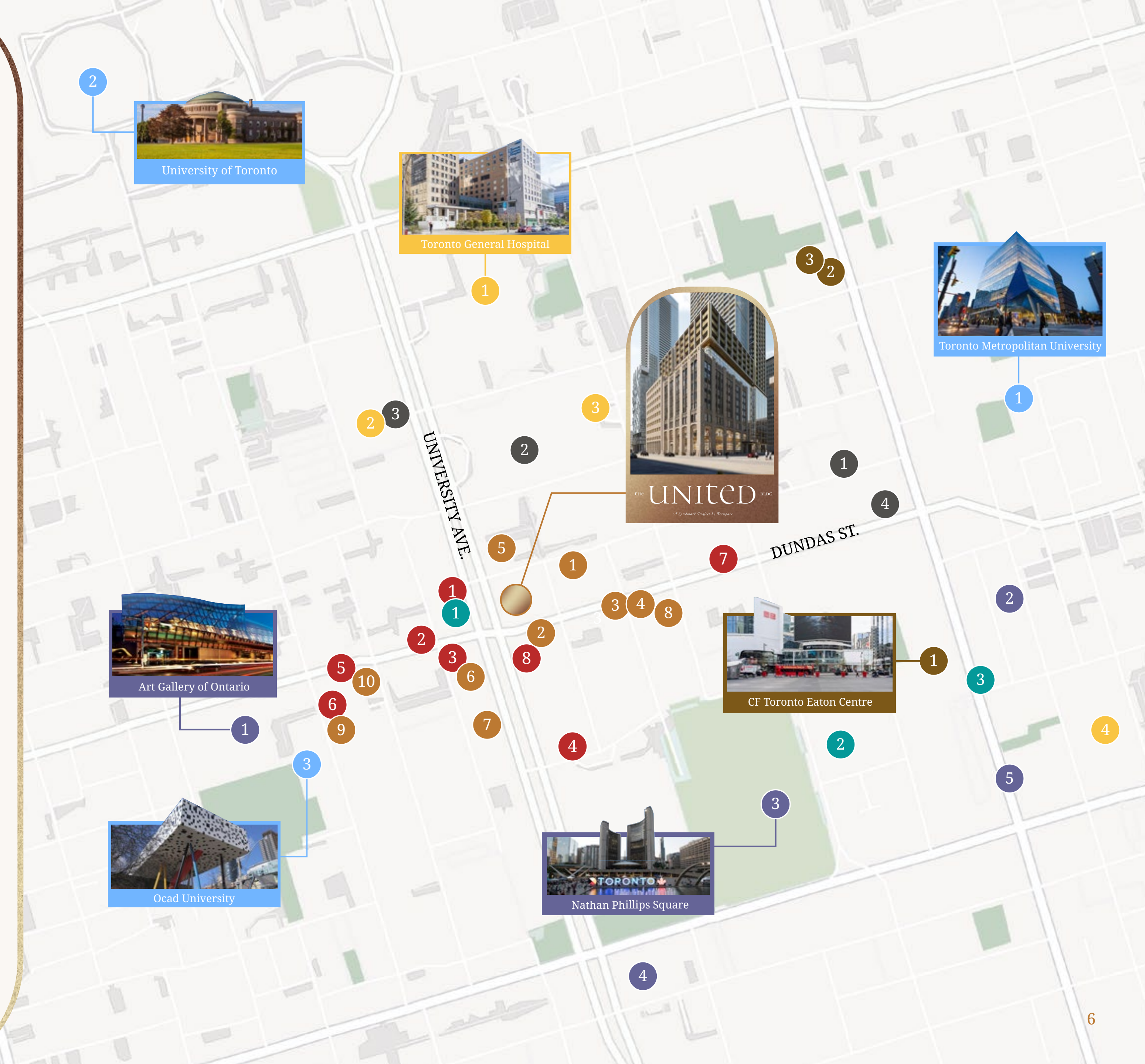
- 1 Art Gallery of Ontario
- 2 CAA Ed Mirvish Theatre
- 3 Nathan Phillips Square
- 4 Four Seasons Centre for the Performing Arts
- 5 Elgin & Winter Garden Theatres

EDUCATION

- 1 Toronto Metropolitan University
- 2 University of Toronto
- 3 OCAD University

GROCERY

- 1 T&T Supermarket
- 2 Shoppers Drug Mart
- 3 Rexall
- 4 LCBO



THE ACCESS

Connected to *everything*.
Positioned for *success*.

Positioned at the iconic intersection of University and Dundas, **The United Bldg.** places you at the nexus of convenience. With a dedicated TTC lobby offering immediate access to St. Patrick subway station and 505 Dundas streetcar, the building ensures an effortless commute for clients, staff, and visitors alike.

Just minutes from Union Station, Toronto's central hub for national rail, subway, and GO transit, the property offers exceptional regional and international connectivity, including access to Pearson International and Billy Bishop airports.

With every major mode of transportation at your fingertips, The United Bldg. delivers the ultimate address for business performance, flexibility, and growth.



		
100	100	97
WALK SCORE	TRANSIT SCORE	BIKE SCORE

DRIVE TIMES

Don Valley Parkway	3 KM	10 Min
Gardiner Expressway	2 KM	8 Min
Billy Bishop Toronto City Airport	3 KM	10 Min

DESIGN & ARCHITECTURE

The United Bldg. is more than a new addition to the Toronto skyline, it's a bold architectural gesture rooted in legacy and envisioned for tomorrow. Both expressive and enduring, the design fuses heritage preservation with striking contemporary form.

At its base, original elements from 1928 and 1961 structures are meticulously preserved, anchoring the building in legacy. Integrated into the public realm, a bold colonnade frames a vibrant retail galleria, enhancing the pedestrian experience and activating the street edge. Above, sleek modern forms ascend with clarity and confidence, reflecting the energy of the city's core. The result is North America's largest heritage retrofit and an architectural landmark that bridges eras with finesse.

Inside, the design narrative continues with a refined interior that echoes the building's architectural elegance. The ground floor lobby features polished grey stone and mosaic-accented walls, with sophisticated brass-trimmed downlights seamlessly integrated into the ceiling. Each elevator cab offers a unique experience, with individually selected accent-colored glass, adding a subtle layer of character to daily movement through the space.

The United Bldg. is not just a commercial address. It's an architectural essay in balance and boldness, purposefully designed to stand the test of time.



GALLERY



TEST-FIT EXAMPLE

FEATURES A COMBINATION OF:

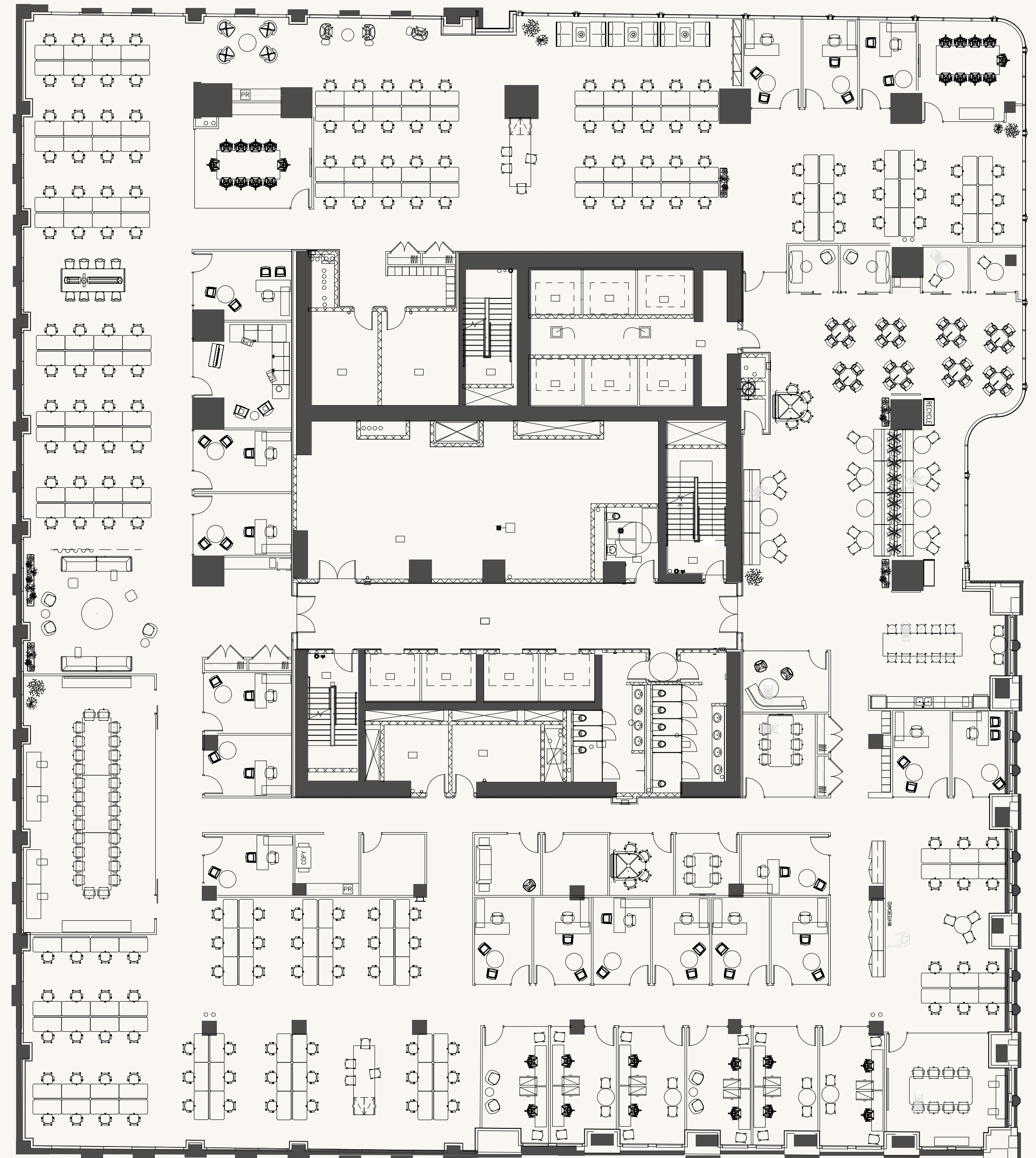
- Small meeting rooms
- Large boardrooms
- Open office workstations
- Breakout lounges
- Breakout booths
- Private enclosed offices
- Shared enclosed offices
- Cafeteria space

PLAN METRICS

15%
CLOSED

85%
OPEN

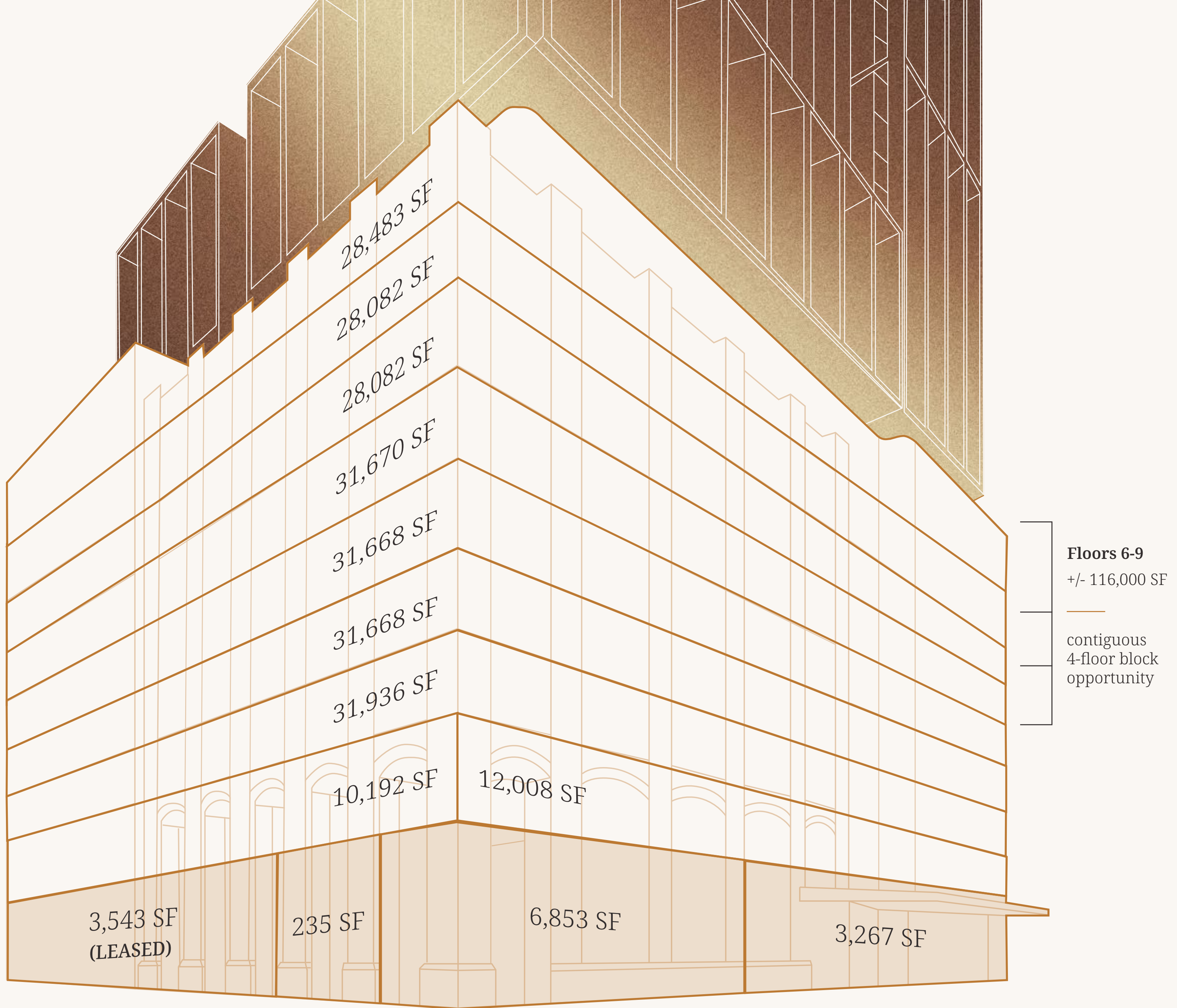
127 SF
/ PERSON



AVAILABILITY

 CLICK SUITE TO VIEW FLOOR PLANS

-  = Office
-  = Retail
-  = Residential



GROUND FLOOR

RETAIL

Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

RENTABLE SQUARE FOOTAGE*

RETAIL 1	RETAIL 2
3,543 SF	6,853 SF
RETAIL 3	RETAIL 4
3,267 SF	235 SF

*Subject to final measurements



2ND FLOOR

RETAIL

Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

RENTABLE SQUARE FOOTAGE*

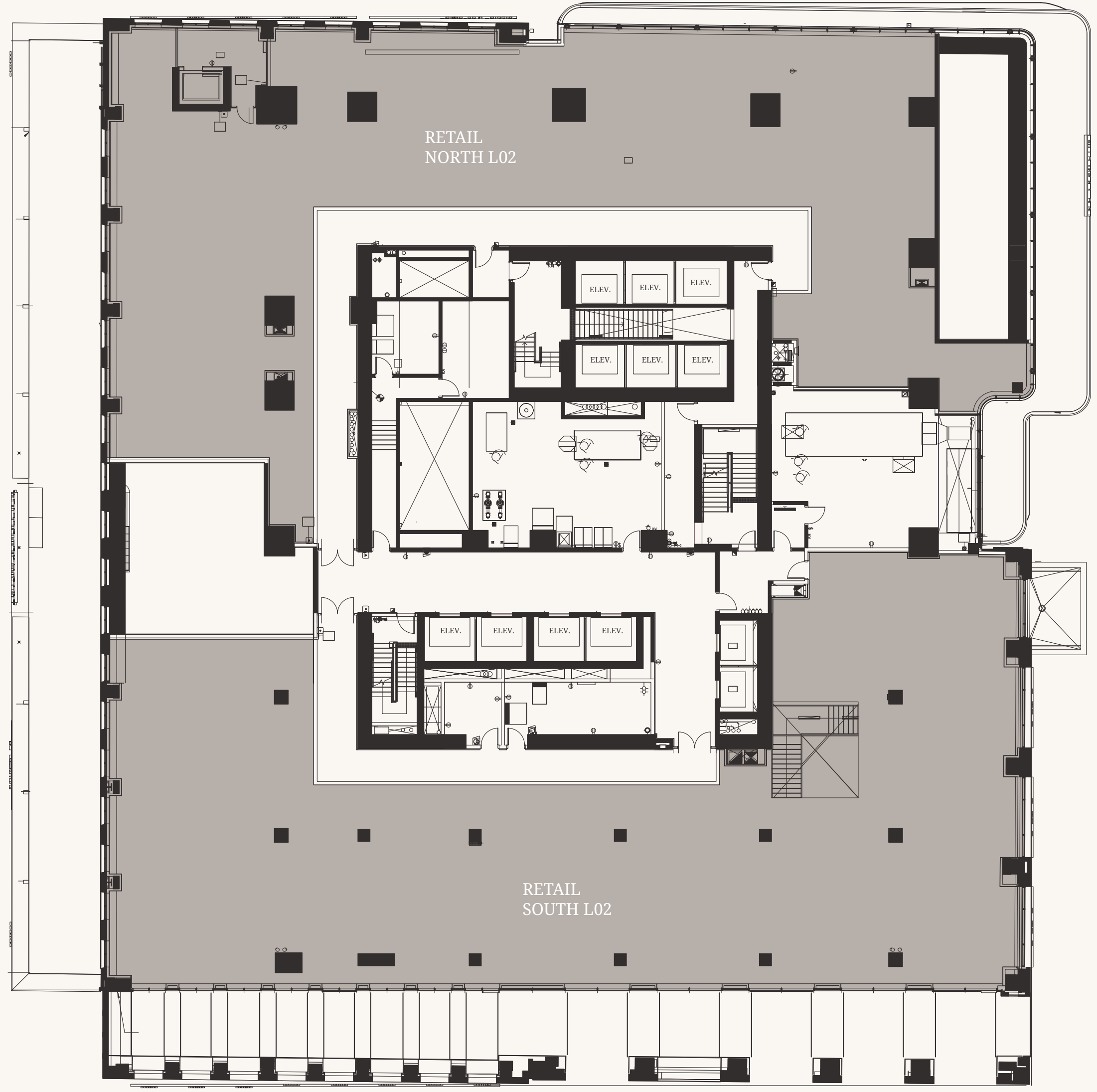
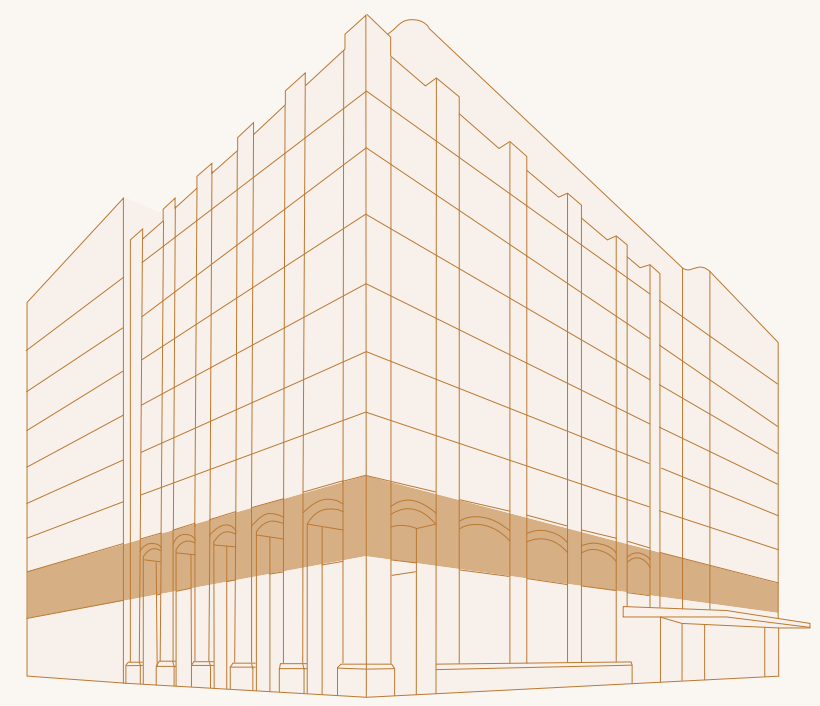
RETAIL NORTH L02**

10,192 SF

RETAIL SOUTH L02

12,008 SF

*Subject to final measurements
**Dedicated retail elevator for access to second floor tenant from ground floor



3RD FLOOR

OFFICE

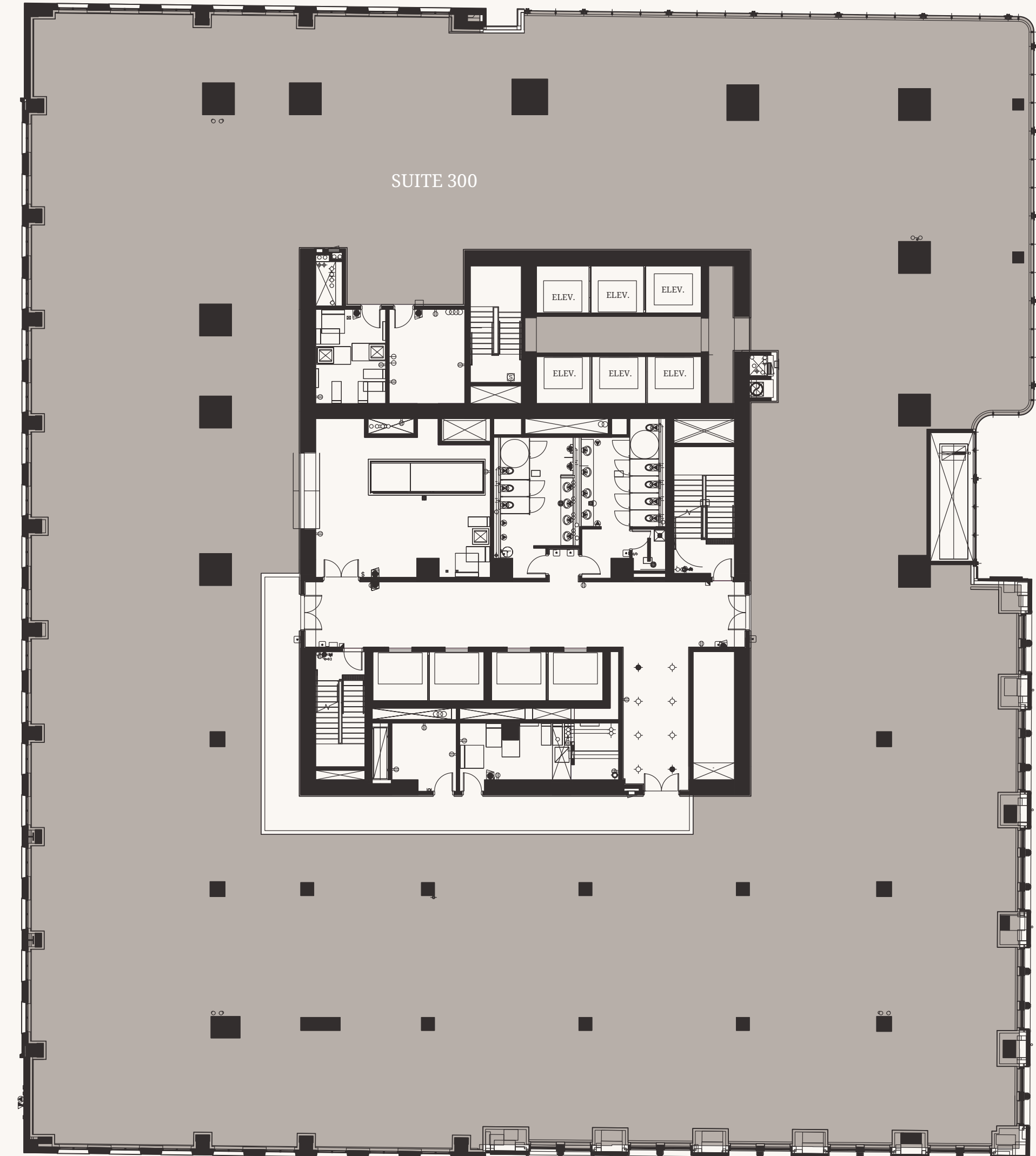
Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

RENTABLE SQUARE FOOTAGE*

SUITE 300

31,936 SF

*Subject to final measurements



4TH FLOOR

OFFICE

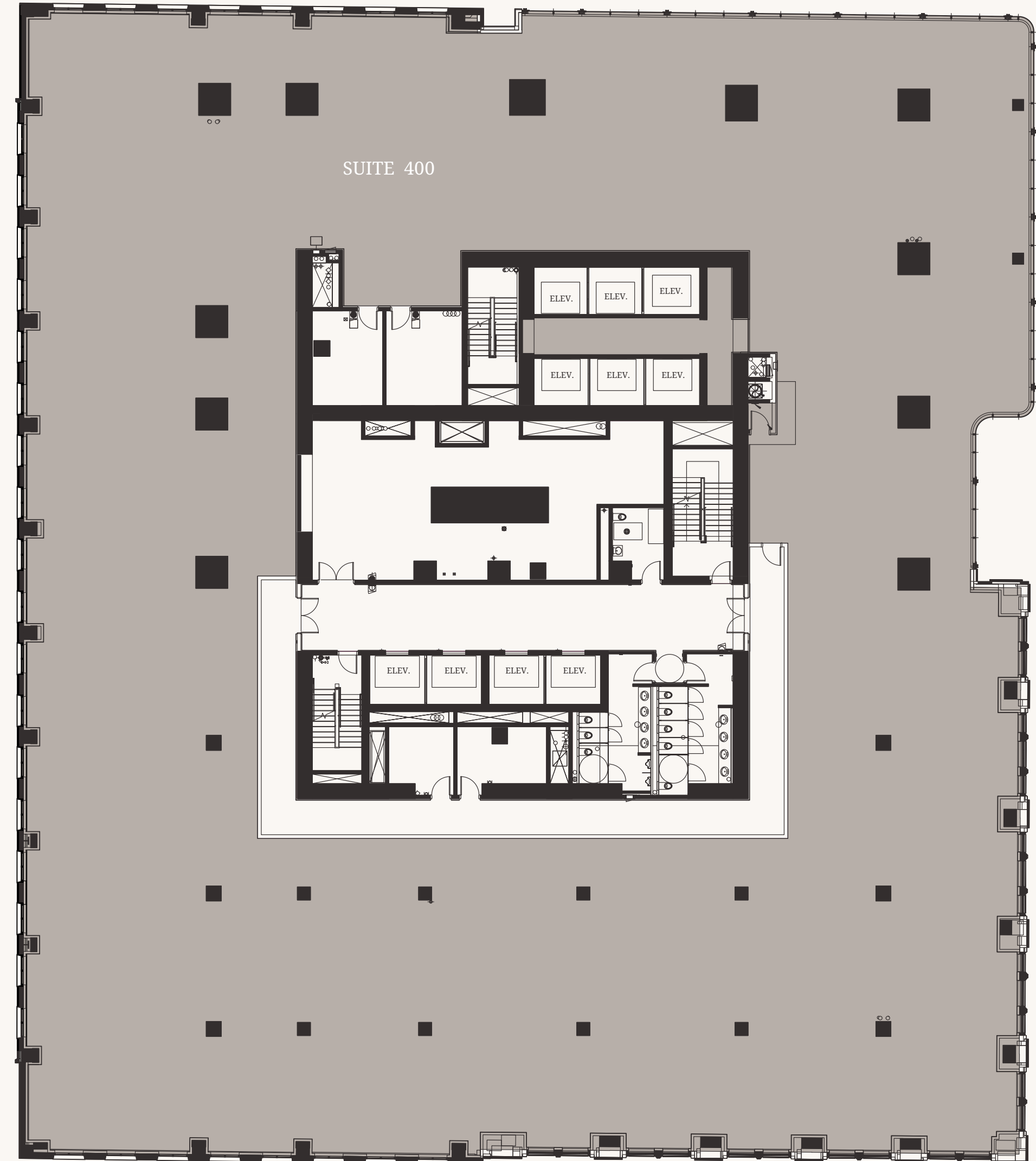
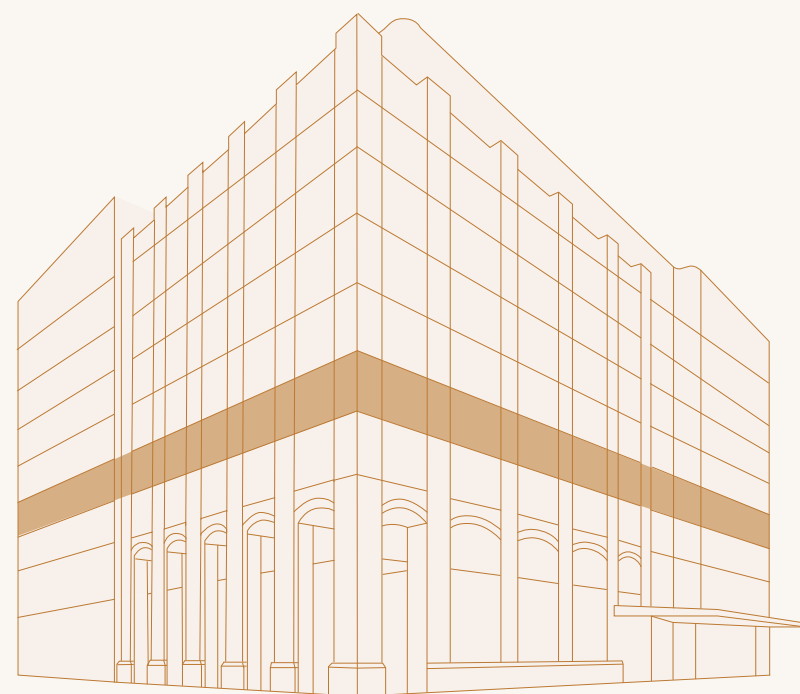
Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

RENTABLE SQUARE FOOTAGE*

SUITE 400

31,668 SF

*Subject to final measurements



5TH FLOOR

OFFICE

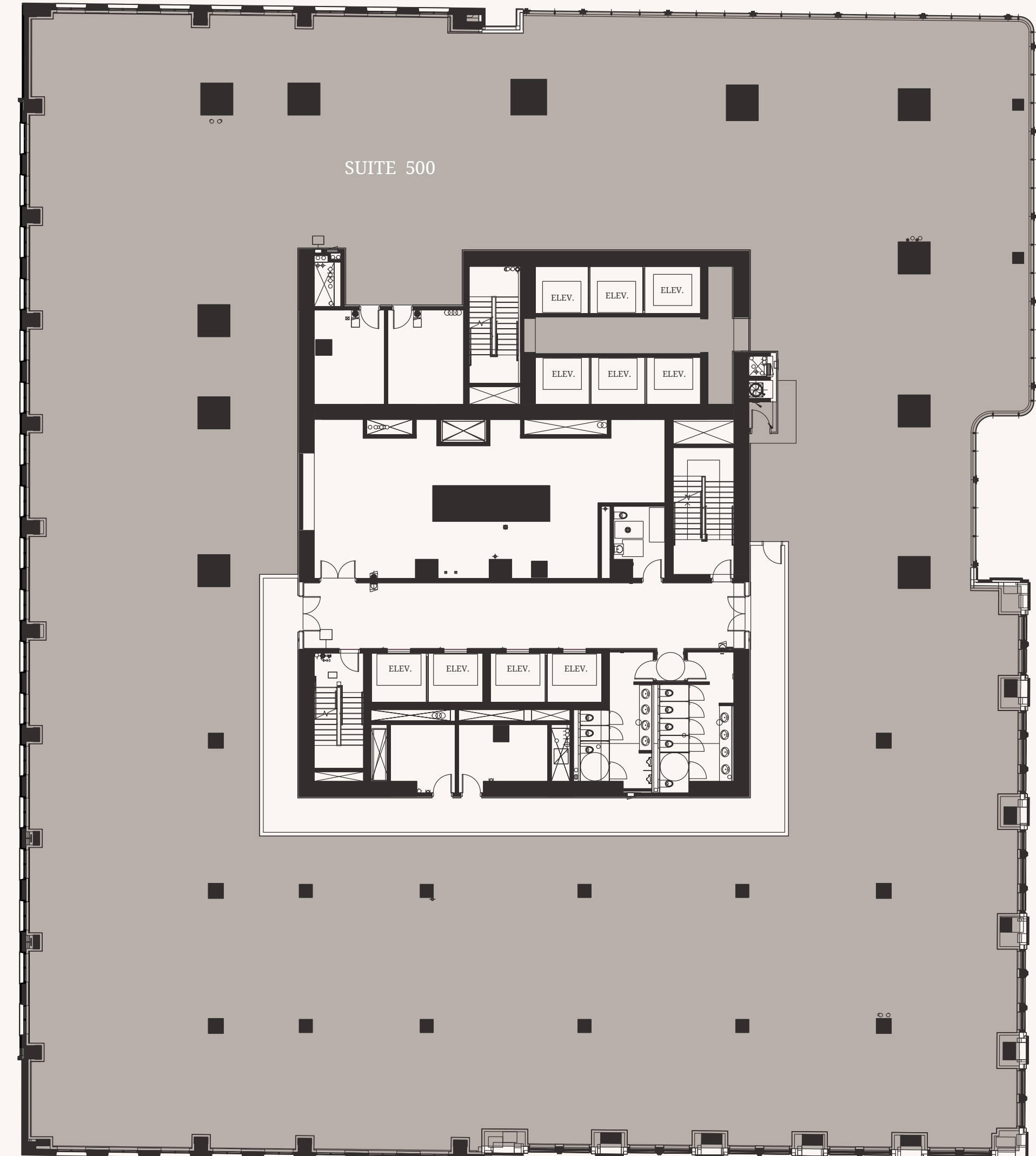
Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

RENTABLE SQUARE FOOTAGE*

SUITE 500

31,668 SF

*Subject to final measurements



6TH FLOOR

OFFICE

Net Rent Contact Listing Agents

Available Q4 2027

Condition Base Building

Additional Rent \$26.50 (Estimated)

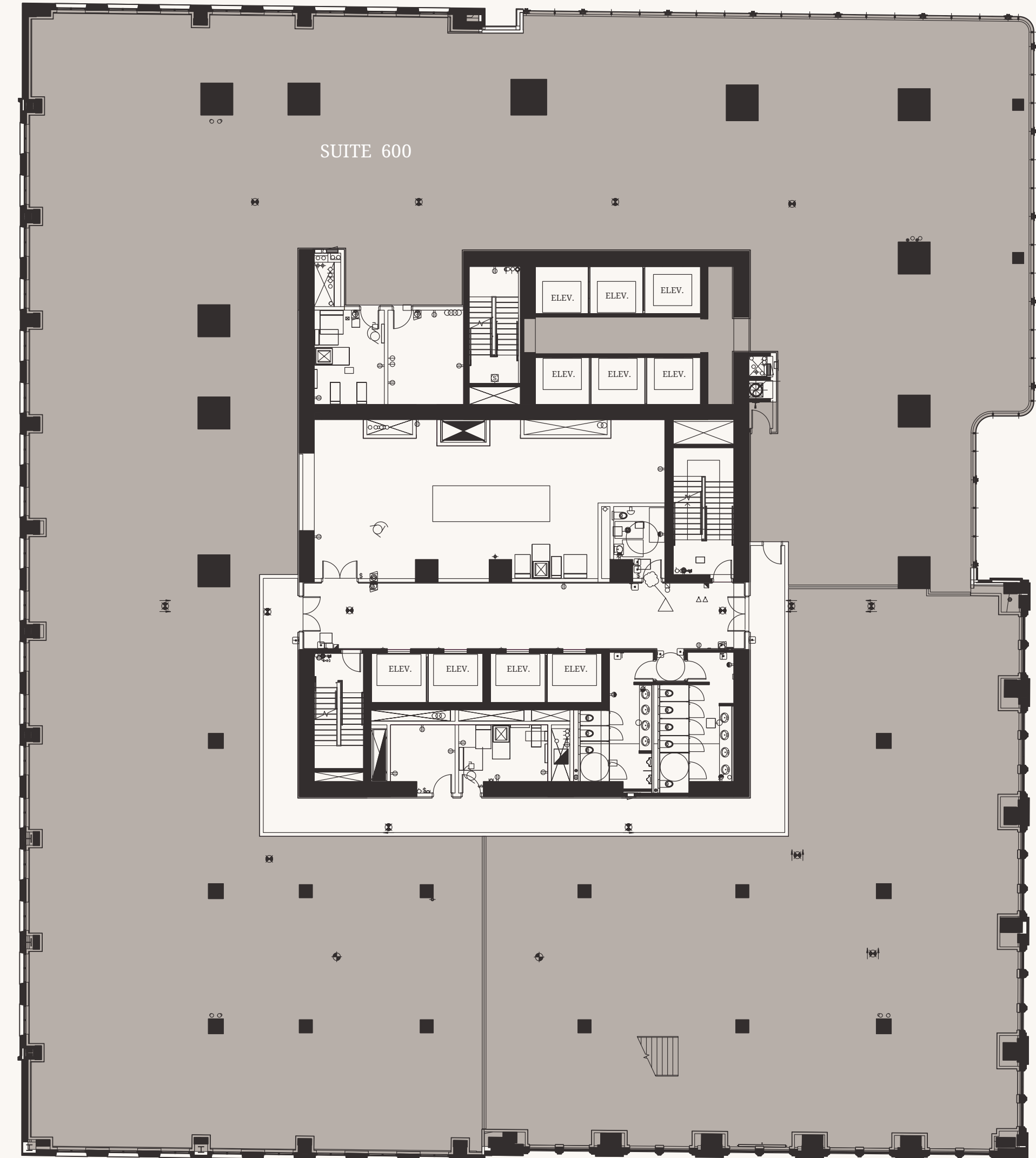
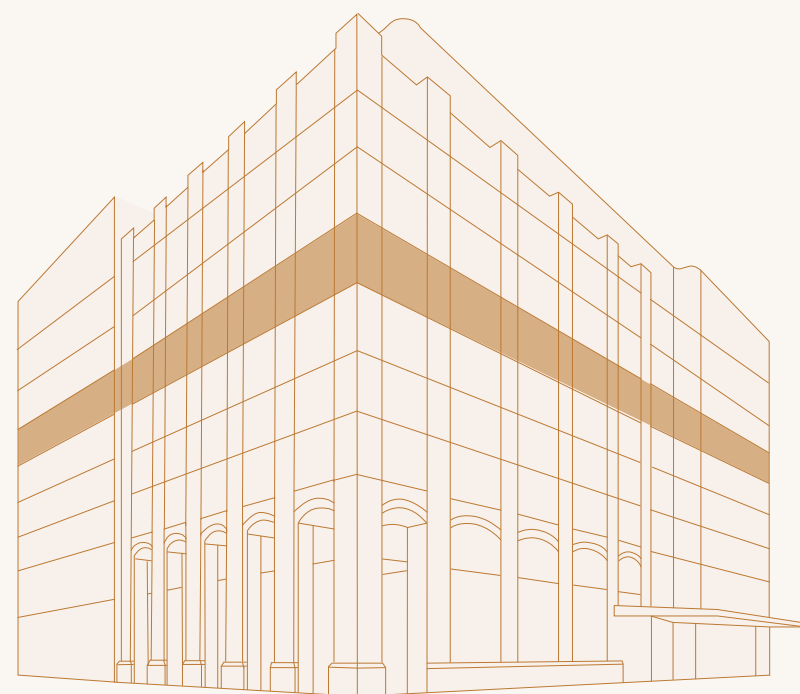
RENTABLE SQUARE FOOTAGE*

SUITE 600*

31,670 SF

*Subject to final measurements

**Contiguous 4-floor block opportunity. Customized economics for 6th floor



7TH FLOOR

OFFICE

Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

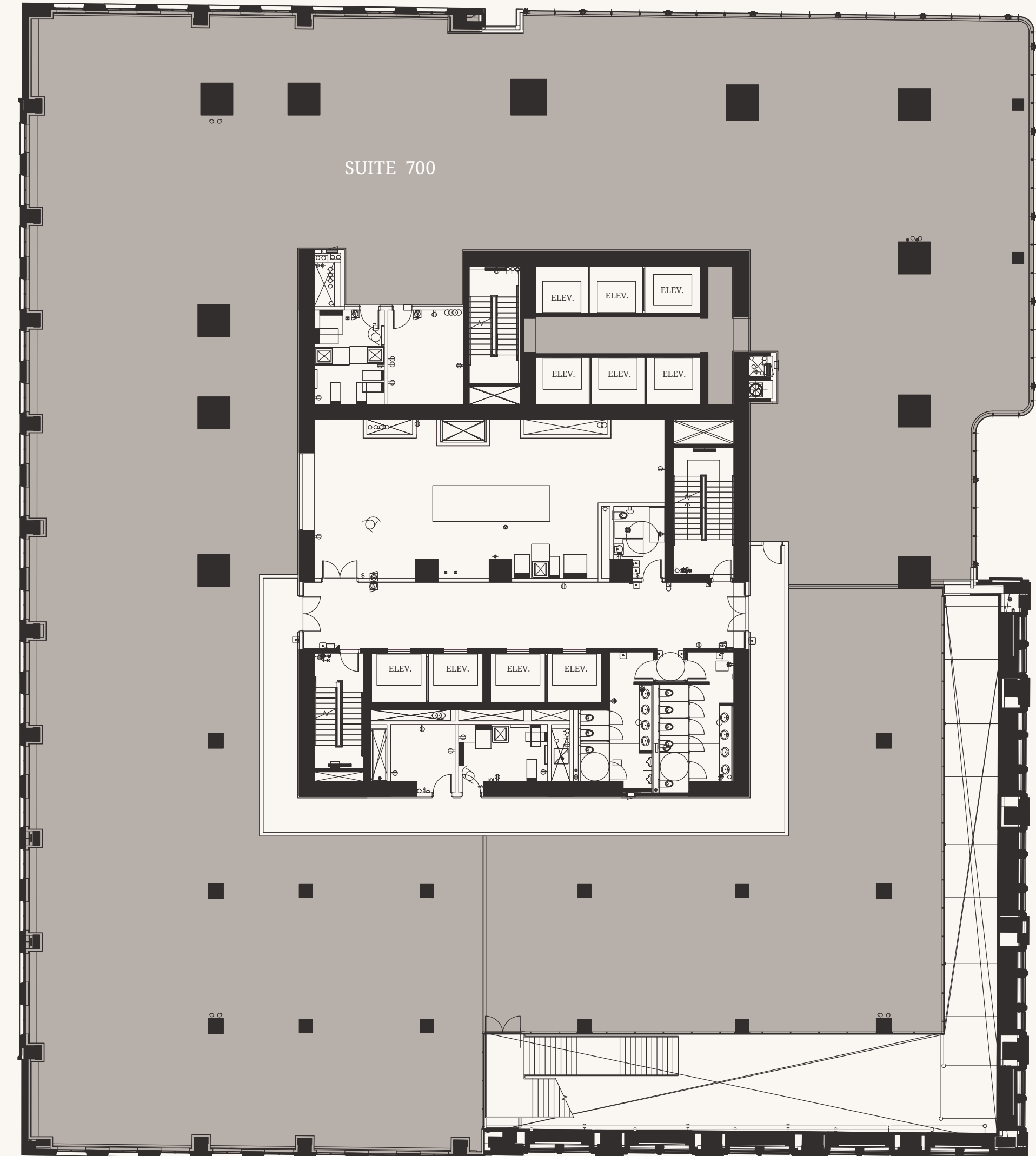
RENTABLE SQUARE FOOTAGE*

SUITE 700*

28,082 SF

*Subject to final measurements

**Contiguous 4-floor block opportunity.



8TH FLOOR

OFFICE

Net Rent	Contact Listing Agents
Available	Q4 2027
Condition	Base Building
Additional Rent	\$26.50 (Estimated)

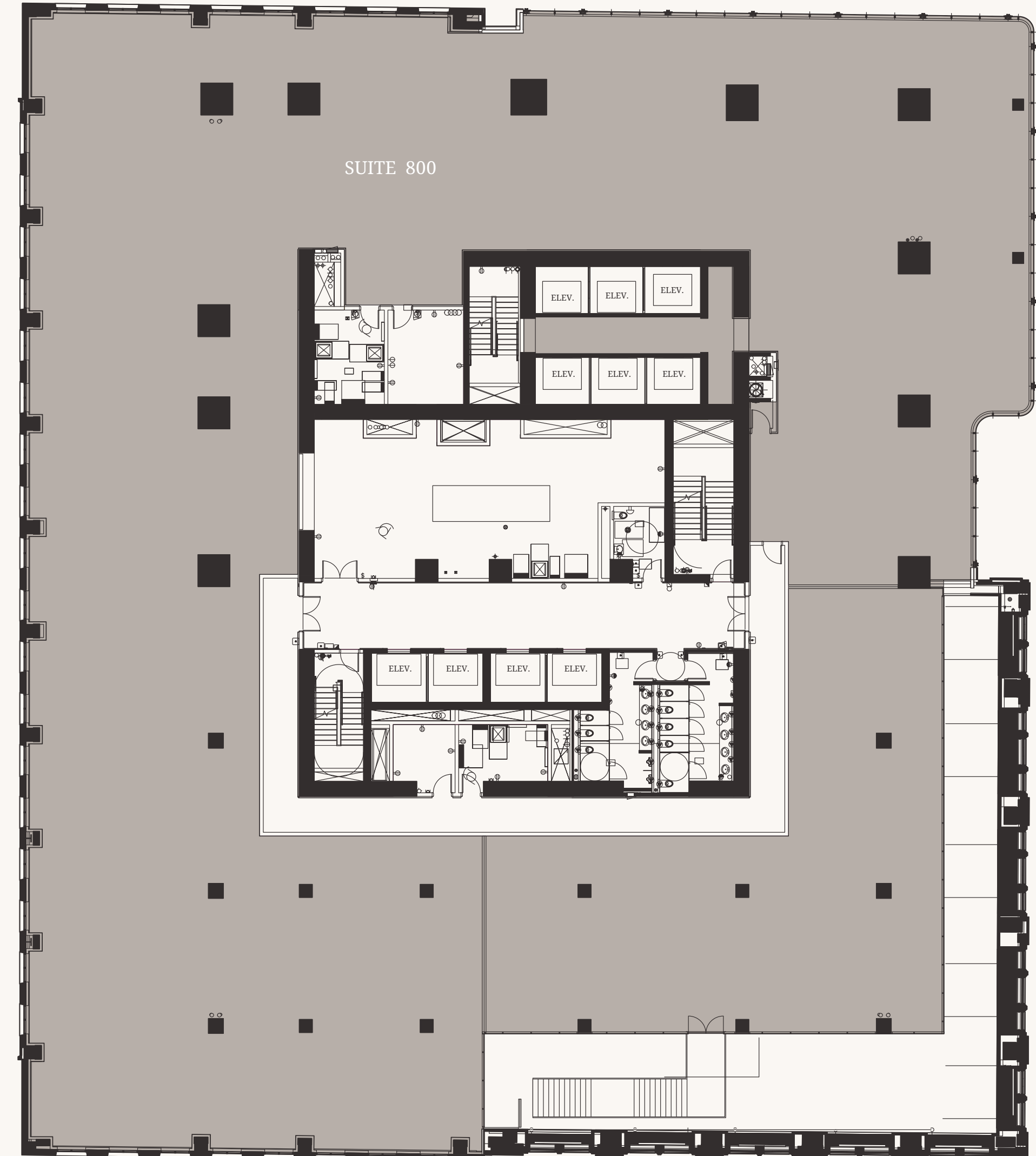
RENTABLE SQUARE FOOTAGE*

SUITE 800*

28,082 SF

*Subject to final measurements

**Contiguous 4-floor block opportunity.



9TH FLOOR

OFFICE

Net Rent Contact Listing Agents

Available Q4 2027

Condition Base Building

Additional Rent \$26.50 (Estimated)

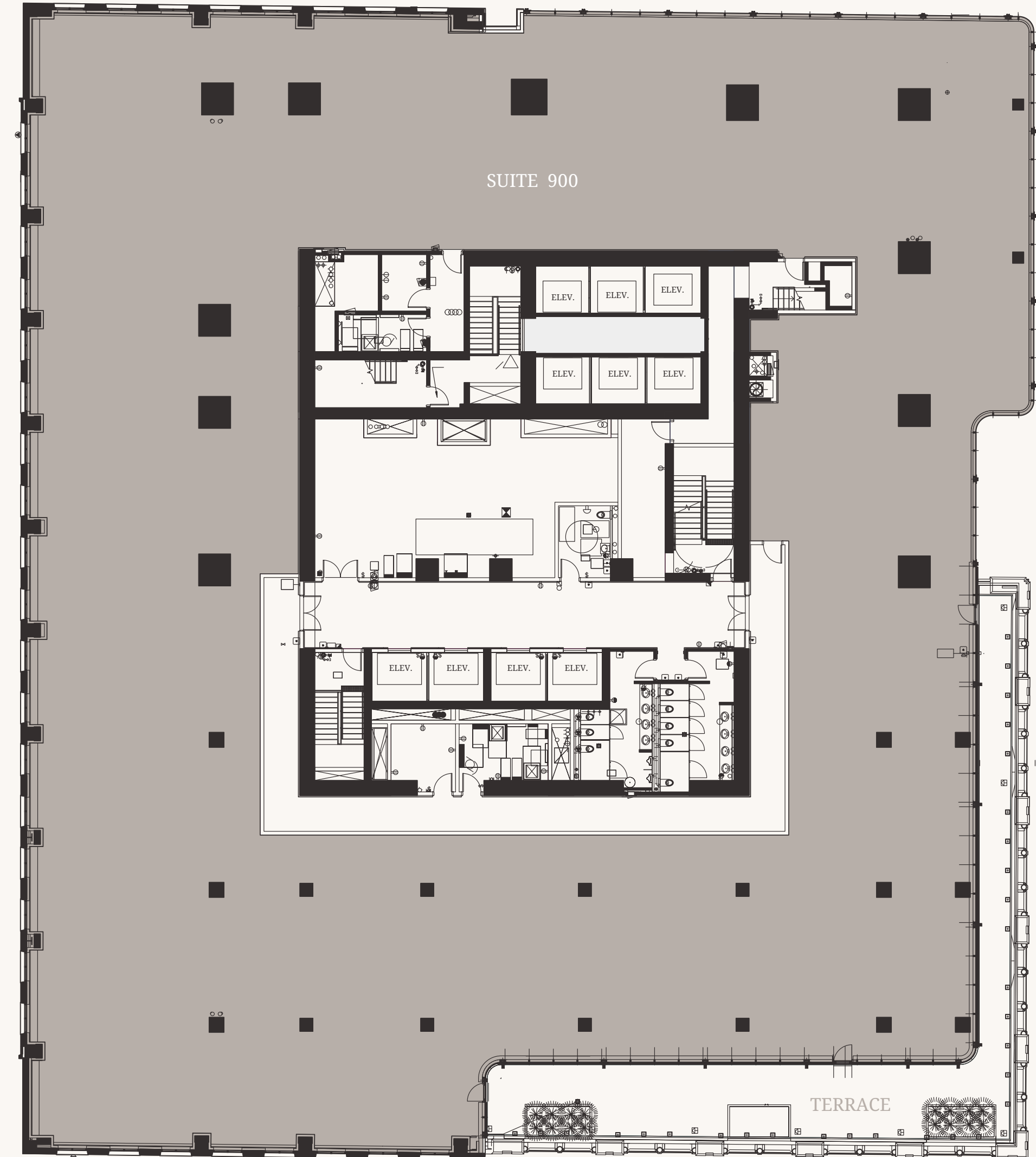
RENTABLE SQUARE FOOTAGE*

SUITE 900

28,483 SF

*Subject to final measurements

**Contiguous 4-floor block opportunity. Dedicated terrace access.



PROJECT TEAM



Davpart Inc. is a full-service real estate investment and property management company established in 1993. Starting initially with three Industrial buildings, Davpart now has a mixed portfolio of over 90 Industrial, Office, Retail and Residential projects concentrated in Ontario and the U.S. In order to obtain its objective of increasing the value of its investments and providing quality property management, Davpart 's operating strategy includes a hands-on approach to create an efficient and professional work environment for its tenants.

DAVPART.CA



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B+H Architects is a global, award-winning firm with a 70+ year legacy of building creative solutions for clients through the delivery of architecture, interior design, landscape, planning, and other consulting services. B+H Architects works with clients across the globe to design buildings and environments that are inspiring, memorable, functional, and contextual. B+H Architects' multidisciplinary team collaborates to deliver strategic consulting and high-value design solutions that shape spaces, communities, and economies.

BHARCHITECTS.COM

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