



# 70 University Avenue

**4,994 RSF**

**or**

**2,500 RSF**

## Fantastic New Sublease Opportunity!

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# Property Profile

## 70 University Aveue

Situated at 70 University Avenue, this smaller fully furnished office space is ready for immediate use, offering a plug-and-play setup. With elevator exposure for added convenience, this compact workspace is ideal for those prioritizing efficiency.

### Property Highlights

**4,994 SF**  
or  
**2,500 SF**



90



100



100

**Suite** 720

**Sublease Term** December 30, 2026

**Net Rate** **VERY AGGRESSIVE!**

**Additional Rent** \$26.95 PSF

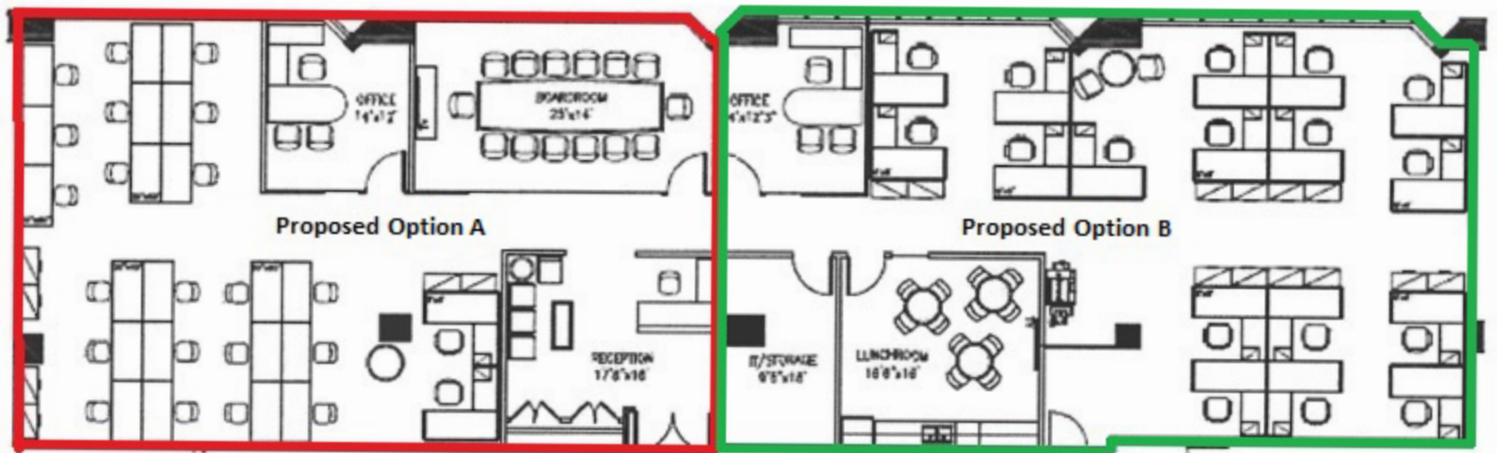
**Possession** Immediate

**Unit Highlights**

- Comes fully furnished, plug & play, features elevator exposure, highly motivated Sublandlord!



## Floor Plan



## Neighborhood Guide

The area exudes a dynamic energy with its mix of commercial, cultural, and recreational offerings. A hub for businesses, the locale boasts a diverse range of dining options, boutique shops, and cultural attractions, creating a lively atmosphere.

### Restaurants

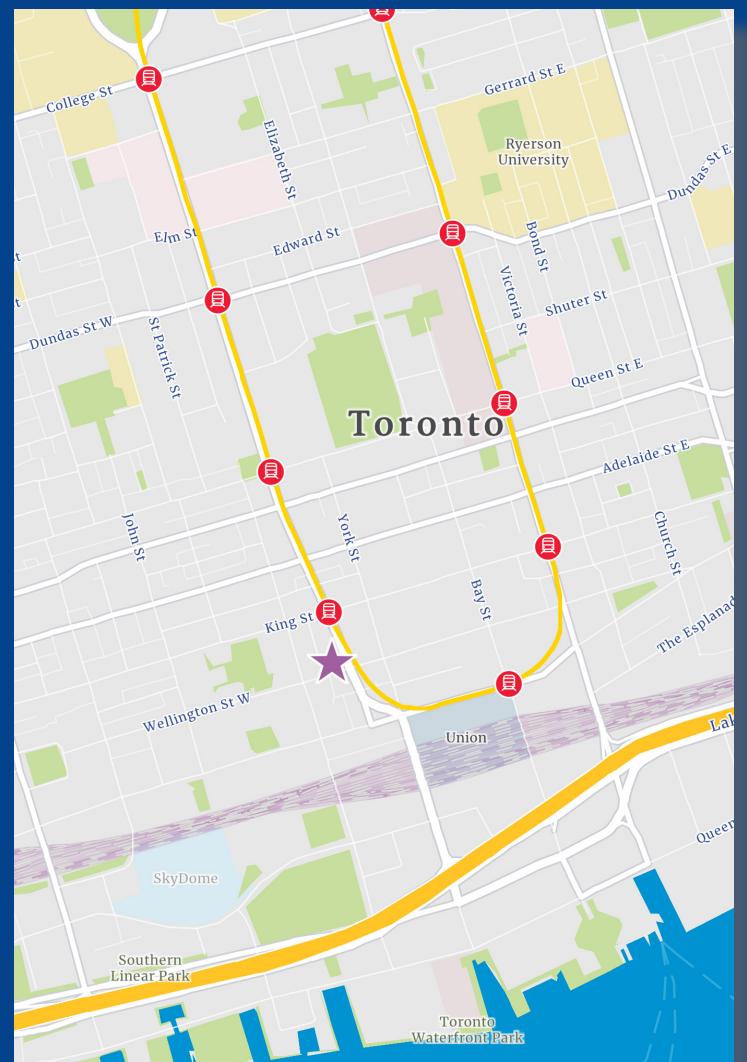
- Moxies Toronto Downtown
- Jack Astor's Bar & Grill
- Loose Moore
- Starbucks
- Tim Hortons

### Amenities

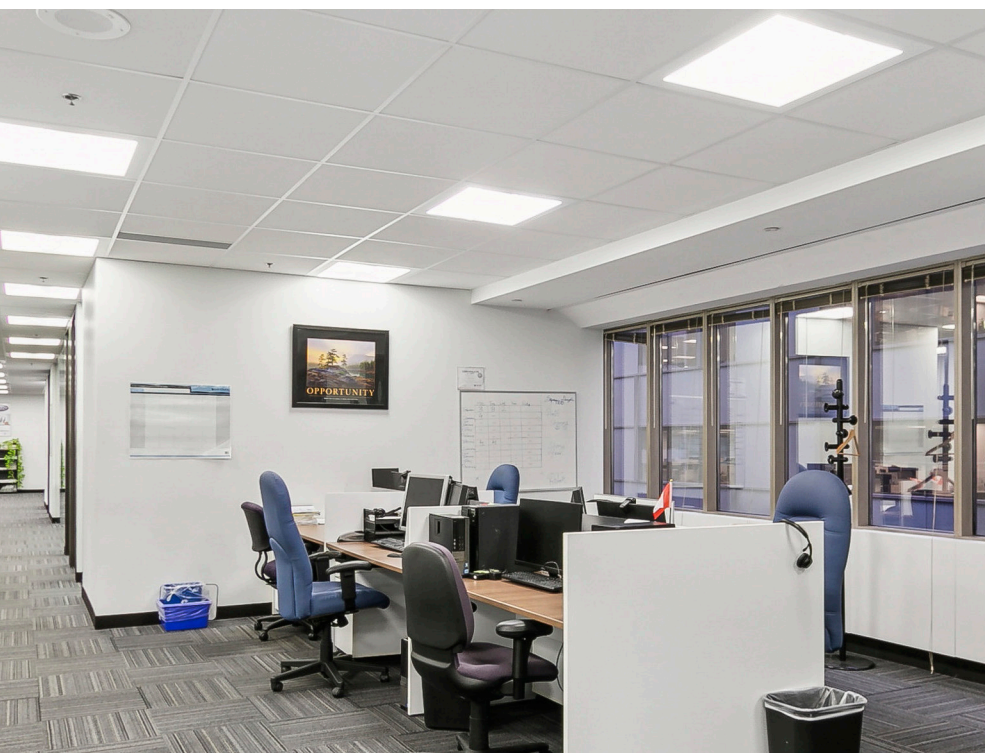
- Fairmont Royal York Hotel
- The Ritz-Carlton
- Royal Bank Plaza Tower
- Brookfield Place
- Hockey Hall of Fame

### Groceries

- Shoppers Drugmart
- The Market by Longo's
- INS Market
- Rabba Fine Foods
- Sobeyes









70 University Avenue, Toronto | Ontario

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