



55 UNIVERSITY AVENUE

TORONTO, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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Well located in the heart of Toronto's financial district, this 18-storey Class "B" office tower includes concourse level retail and food court amenities, and a Starbucks on the ground level. 55 University Avenue provides direct access to the city's underground pedestrian PATH system that links over 50 office towers and major tourist attractions, and hosts over 200,000 commuters on a business day. The building is also connected to the Yonge- University subway line at St. Andrew's station.



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PROPERTY HIGHLIGHTS

ADDRESS 55 University Avenue
Toronto, ON

MAJOR INTERSECTION University Avenue and Wellington
Street West

RETAIL GLA 7,605
(SQ. FT.)

TOTAL GLA 264,183
(SQ. FT.)

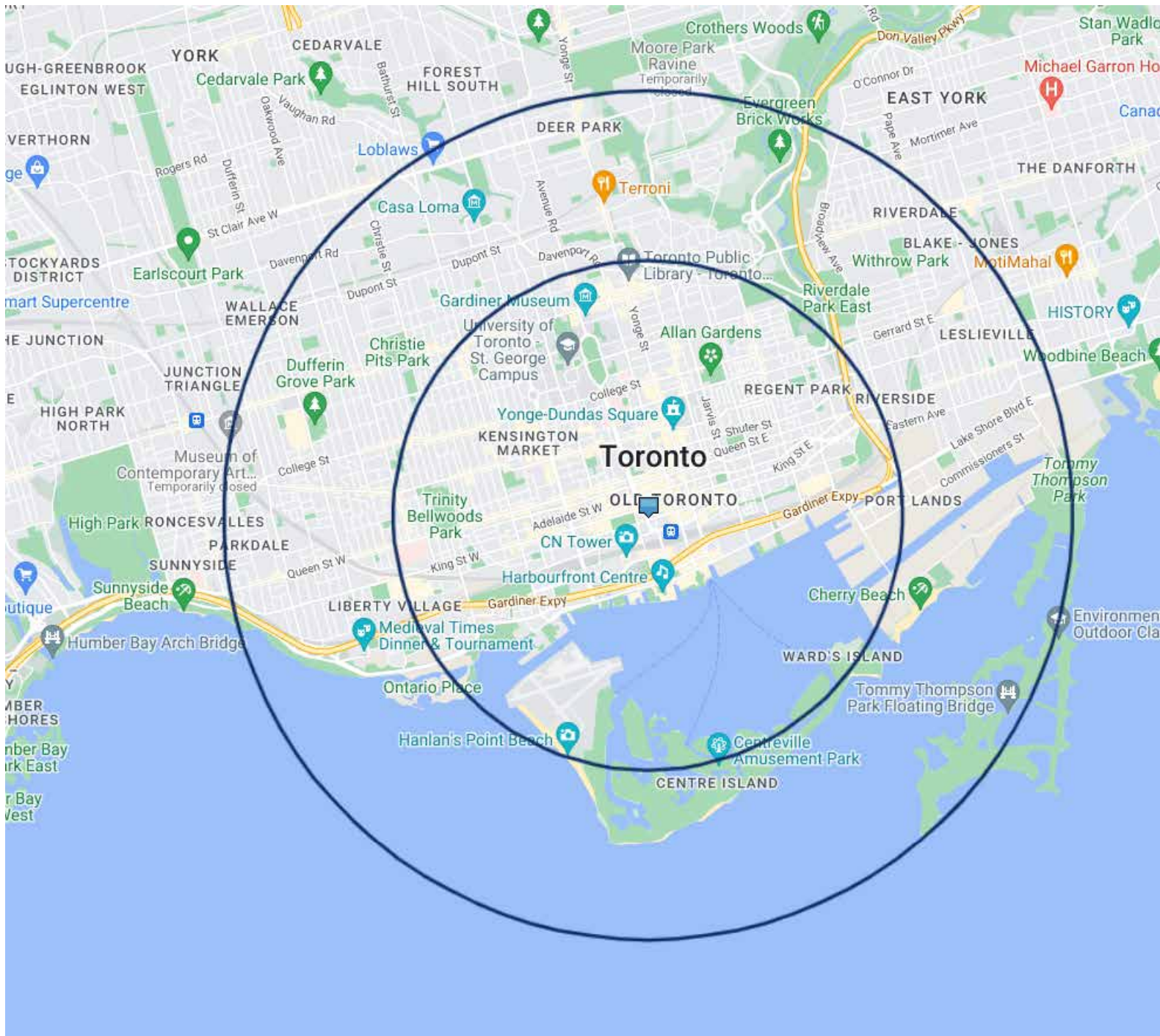


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DEMOGRAPHICS



TRADE AREA (2025 ESTIMATES)

	DISTANCE	1 KM	3 KM
	FAMILIES WITH CHILDREN	21%	24%
	TRADE AREA POPULATION	83,327	408,447
	AVERAGE HOUSEHOLD INCOME	\$152,074	\$135,205

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SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
GROUND LEVEL		
101	Mezzmiz	1,995
102	BentallGreenOak Property Management	964
CONCOURSE LEVEL		
C001	Available	236
C002	Available	777
C003	Available	823
C005	Available	2,302
C006	Foot Clinic	1,472



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