

100
UNIVERSITY
AVE

Retail for Lease

2,063 SQ. FT. AVAILABLE AT THE CORNER OF UNIVERSITY & KING
WHERE THE FINANCIAL CORE MEETS THE ENTERTAINMENT DISTRICT

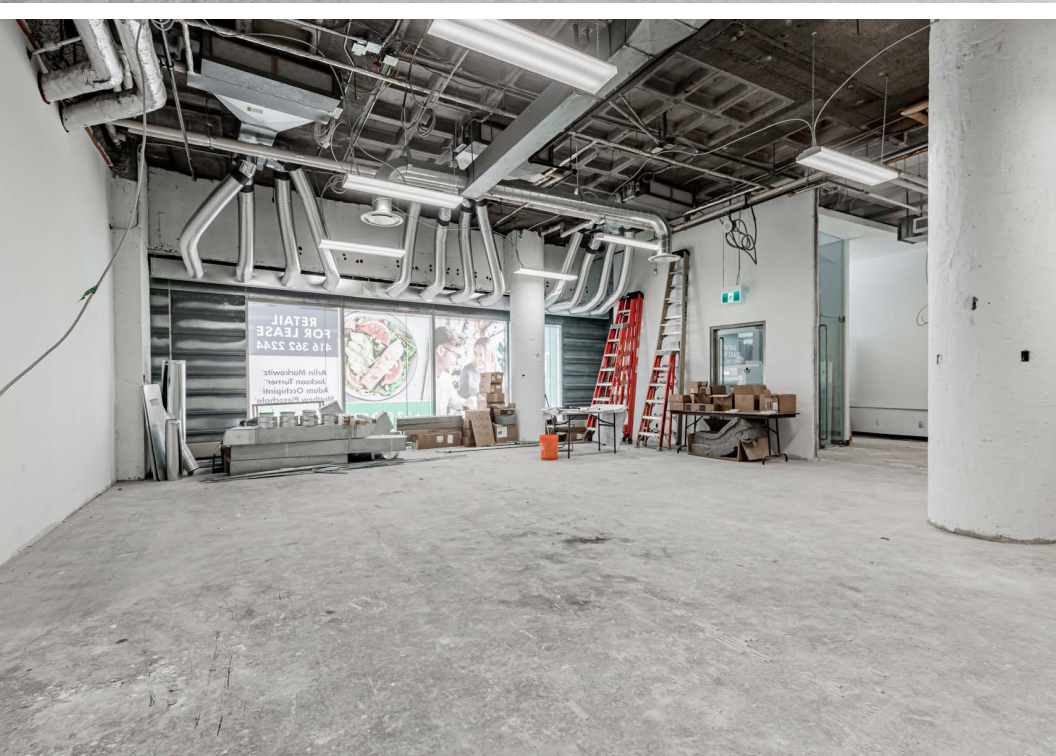




Property Details

Address:	100 University Avenue, Toronto
Size:	2,063 sq. ft.
Net Rent:	\$35.00 per sq. ft.
TMI:	\$26.15
Available:	Immediately

- Located in the heart of Downtown Toronto, on the ground floor of a 12-storey office tower featuring a newly renovated lobby
- Co-tenants include WeWork
- At the doorstep to St. Andrew Subway station with access to the PATH system
- One stop, or a 5 minute walk to Union Station
- Neighbouring retailers and traffic generators include CIBC, Roy Thompson Hall, Moxies, Beertown Public House, F45 Training and Earls Kitchen + Bar

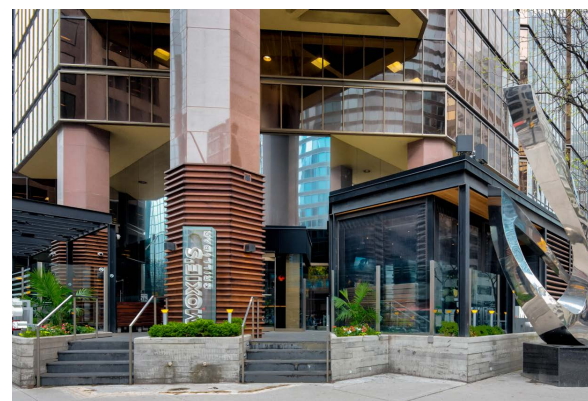
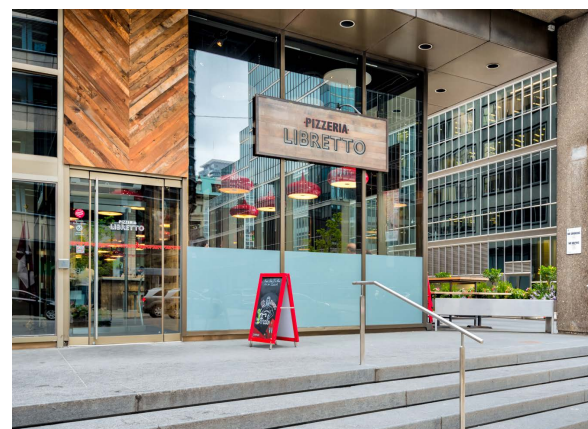


The Location

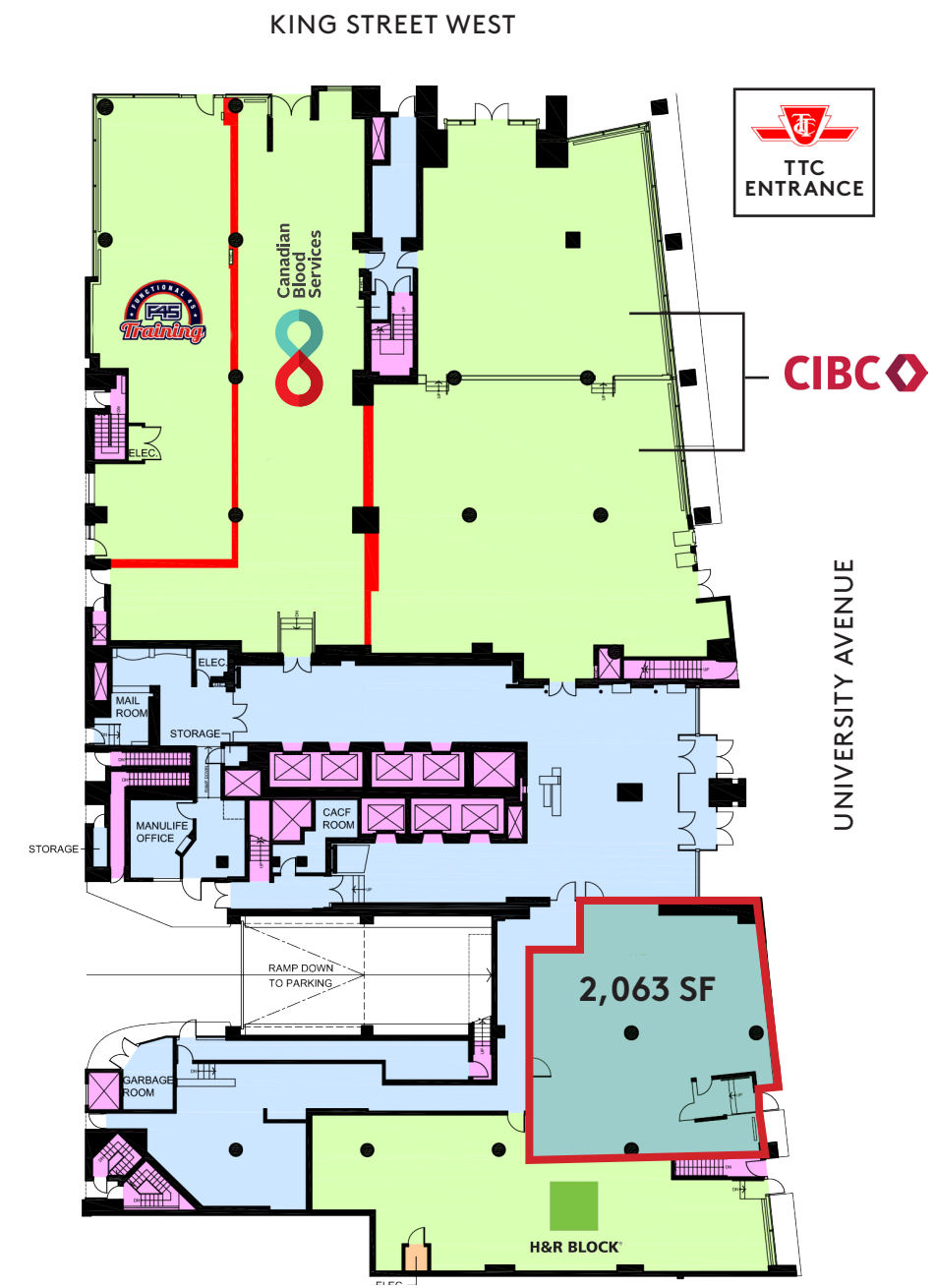
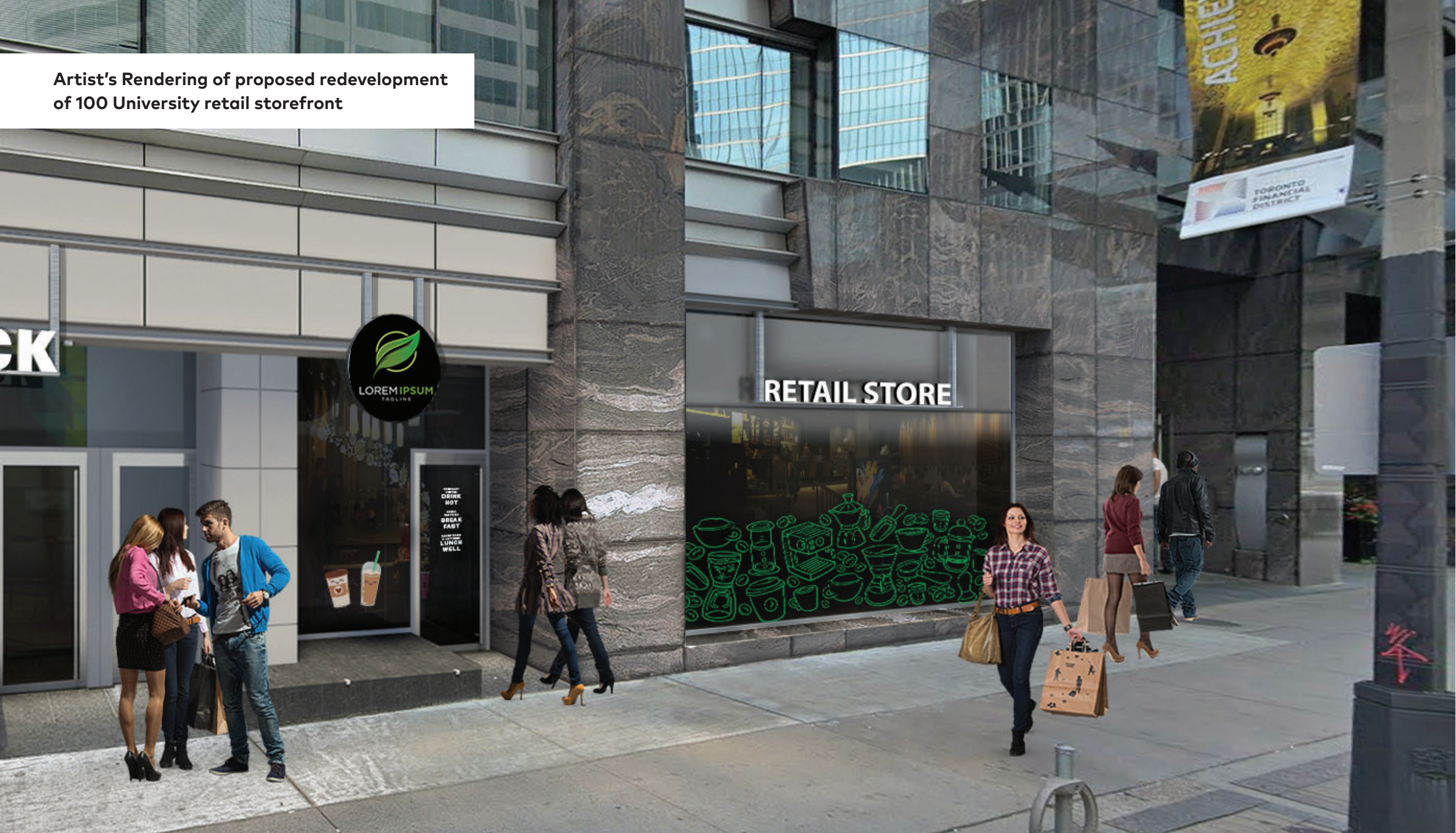
100 University is located at the corner of University and King Street, where the Financial District meets the Entertainment District. The space offers access to the Financial District's extremely high daytime employment population and King West's rapidly growing residential population.

The Property is extremely accessible with the entrance to the St. Andrew Subway station just steps away, as well as the stop for the King Street streetcar line.

The Property also benefits from the city's robust tourism population. Popular tourist attractions such as Nathan Phillips Square, the CN Tower, Scotiabank Arena, Ripley's Aquarium, Dundas Square and the Roger's Centre are all within comfortable walking distance. Additionally, the Property is within proximity to numerous premier hotels including the Shangri-La, Bisha Hotel, Le Germain Hotel, The Ritz Carlton and the Nobu Hotel (coming soon).



Artist's Rendering of proposed redevelopment of 100 University retail storefront



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