



**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.



## 55 UNIVERSITY AVENUE

TORONTO, ON

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
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MAJOR INTERSECTION	University Avenue and Wellington Street West
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RETAIL GLA (SQ. FT.)	8,614
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TOTAL GLA (SQ. FT.)	264,183
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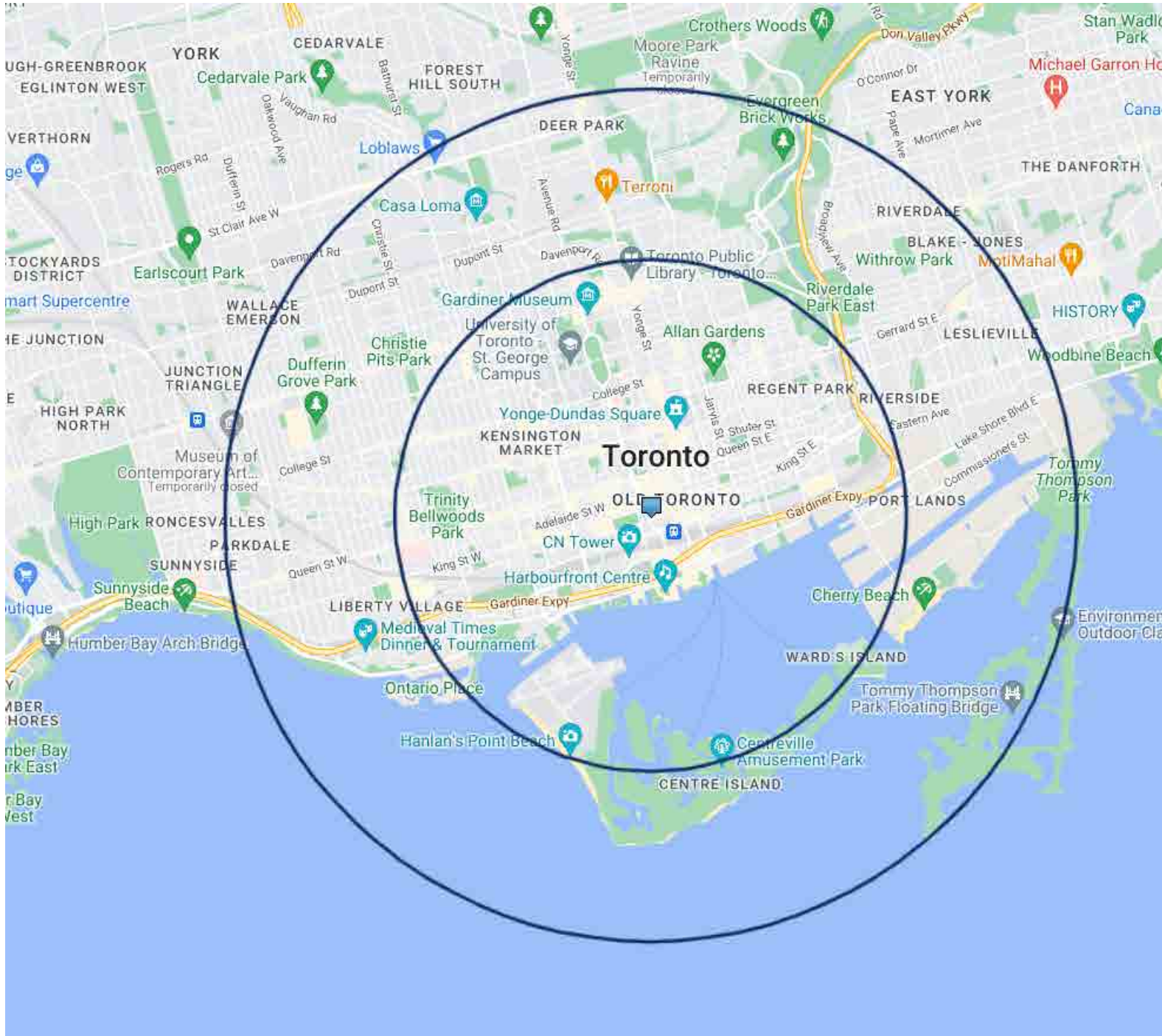
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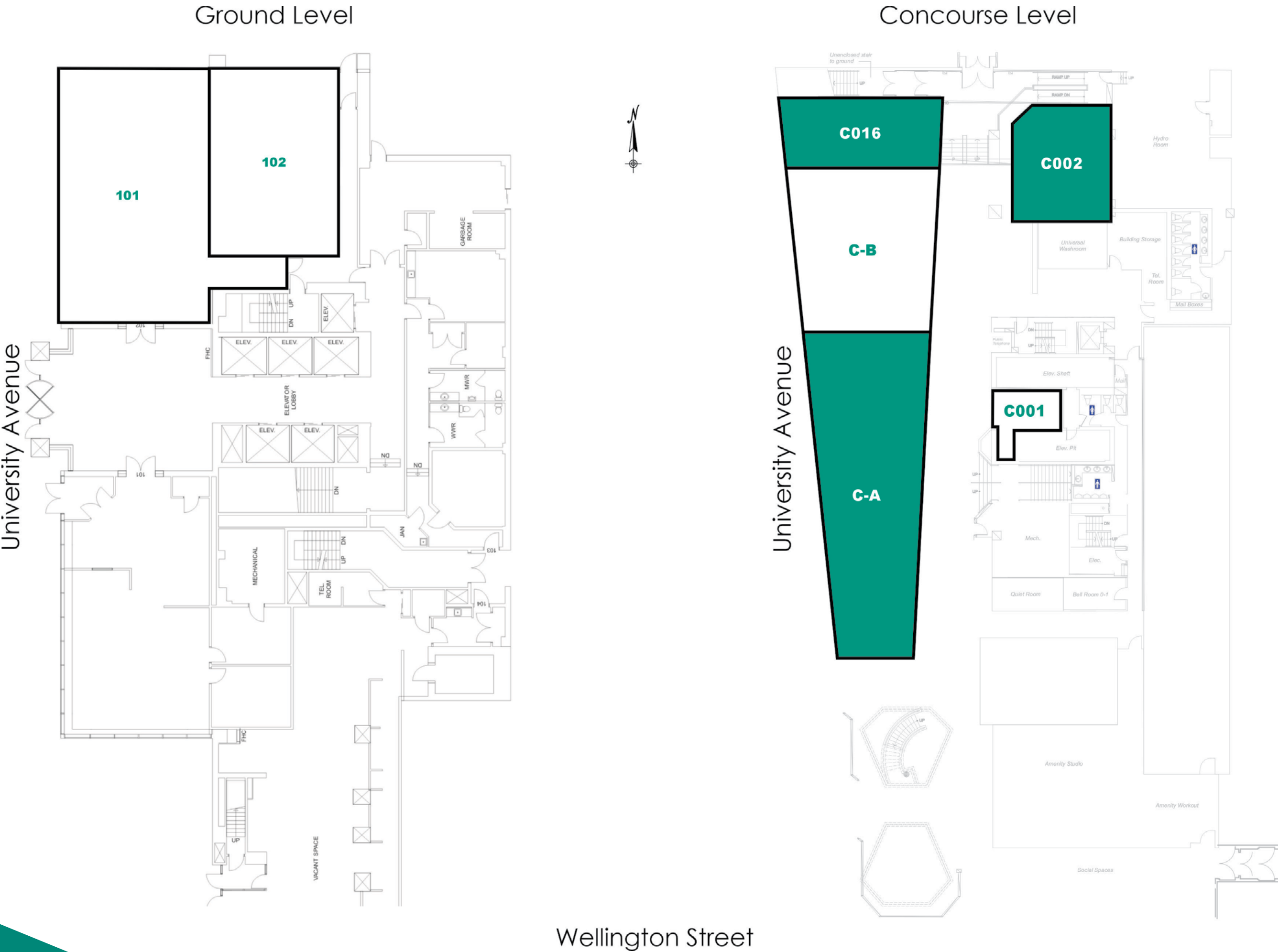
# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	1 KM	3 KM
	FAMILIES WITH CHILDREN	21%	24%
	TRADE AREA POPULATION	77,530	385,203
	AVERAGE HOUSEHOLD INCOME	\$142,327	\$127,184

# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
GROUND LEVEL		
101	Mofer Coffee	1,995
102	BentallGreenOak Property Management	
CONCOURSE LEVEL		
C-A	Available	1,970
C-B	Foot Clinic	
C001	Shoe Spa	197
C016	Available	729
C002	Available	688





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