



55 UNIVERSITY AVENUE

PREMIUM OFFICE & RETAIL SUITES

55 University Avenue, Toronto, Ontario M5J 2H7



ELEVATE YOUR BUSINESS

Located in the Financial Core of Toronto, the newly renovated 55 University Ave building boasts refreshed and revitalized spaces. The new, modern main entrance, refreshed lobby, window replacement, and improvements to the stairwells, corridors, and tenant common areas complement the high-performance office and retail suites in the building.

BUILDING **HIGHLIGHTS**



18 FLOORS



8,758 + sf
TOTAL RETAIL SPACE



99 WALK SCORE



272,191 sf
TOTAL SPACE



24/7 Security
IN LOBBY &
PARKING LEVELS



**Complimentary
Conference Space**
THE WELLINGTON ROOM



**Underground
Parking**
3-LEVELS AVAILABLE



Zoned Lighting
& HVAC SYSTEM



4 EV CHARGERS



**Direct access
to TTC & PATH**



**Secured Bike
Parking**
& VEHICLE PIT STOP



**End-of-Trip Facilities
& Fitness Amenity**

THE MODERN WORKPLACE

55 University Ave. Sustainability & Wellness Commitment

Our aim is to reduce our environmental impact and promote a healthier work-life balance through sustainable building infrastructure. By prioritizing operational efficiencies and cost savings for tenants, as well as implementing office suite enhancements that foster a productive and healthy work environment, we strive to create a workplace setting that minimizes our collective environmental footprint.



**BOMA Best Silver
(2019-2026)**



**2025 BOMA TOBY Award
Renovated Building**

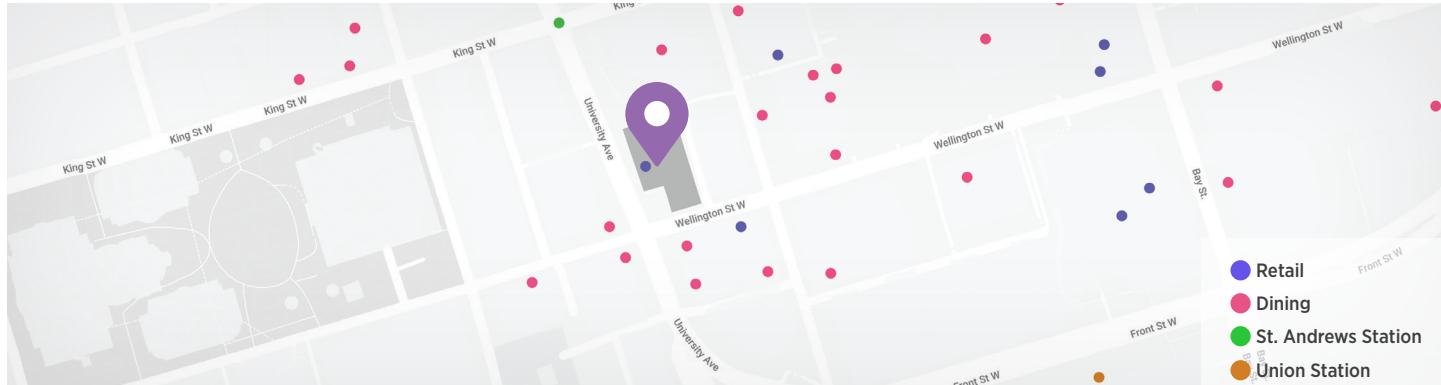


Fitwel Viral Response



Energy Star

CONNECTED & CONVENIENT



TRANSIT & ACCESS

Located in the hub of Toronto's Financial District, with a full parking garage and a walk score of 99, 55 University Ave has easy access and various transit options.

- Direct access to the University subway line at St. Andrew Station, in proximity to Union Station.
- Direct access to the PATH, Toronto's underground pedestrian walkway network that spans +30 kms of restaurants, shopping and services.



END-OF-TRIP FACILITIES

- Showers
- Change rooms and lockers
- Towel service

WELLNESS SPACES

- Fitness room
- Social spaces
- Quiet room





RETAIL SPACES ON THE PATH

A prestigious address in downtown Toronto's Financial Core

Share the same address as some of the most prestigious firms along University Avenue, one of the most historic and recognizable streets in downtown Toronto.

55 University Avenue is highly-connected and easily located by thousands of people in the Financial Core and the surrounding districts.

The revitalized concourse level, featuring a modern fitness centre, lockers, change rooms, and a foot care clinic, positions the property for exceptional service and general retail uses.

Prospective tenants have the opportunity to become key amenities for both the building and the surrounding trade area.



Refreshed spaces with efficient floorplates, from 688 - 1,970 SF



Well-suited for a variety of service offerings and retail users



Proximity to a sizeable client pool in the Financial Core and surrounding area



On-site amenities and tenant events hosted on the same level



A GREENER FUTURE

Repositioning & Net Zero Milestones

CAPITAL REPOSITIONING PROGRAM

- **Lobby Transformation:** Fully upgraded ground floor lobby featuring Mofer Coffee—a vibrant addition for tenants and visitors.
- **Modern Upgrades:** Final phase of common corridor and washroom modernization (June 2025)
- **Revitalized Concourse:** Transformed with retail units, a fitness centre, wellness room, and soft seating—allowing for more opportunities for collaboration and connection.
- **Exterior Modernization:** Updated building façade to complement the property's timeless architectural style.

NET ZERO CONVERSION

In 2023, we initiated a strategic plan to achieve net zero carbon emissions.

- **2024 Milestones:**
 - Replaced end-of-life chillers with heat recovery chillers and air-sourced heat pumps for greater energy efficiency.
 - Delta controls replaced and new Building Automation System install for optimized comfort
 - Began glazing replacement (upgrading from double- to triple-pane windows), projected to reduce emissions by 79%.
- **2025 Milestones:**
 - Conversion of gas-fired domestic hot water boilers to electric.
 - Completion of glazing replacement and exterior painting.
- **2026 Milestones:**
 - Replacement of gas-fired heating boilers.



LEASING INQUIRIES

OFFICE

Peter Bambulas
Senior Director, Leasing
Broker

416.813.3636
peter.bambulas@bgo.com

RETAIL

Paul Ceresne
Vice President, Leasing
Sales Representative

647.686.5410
paul.ceresne@bgo.com