

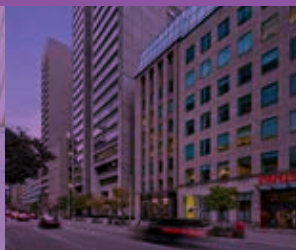


create your space

University Centre

375/393 University Avenue, Toronto, ON

Ideally located on University Avenue in downtown Toronto, University Centre is a Class A office complex consisting of two properties totaling 727,000 SF and is minutes from both St. Patrick and Osgoode subway stations.



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Building Overview



- Minutes from Eaton Centre, Atrium on Bay and boutiques on Queen Street West
- Walking distance to St. Patrick and Osgoode subway stations
- Tenant exclusive fitness centre offering training programs, day-use lockers, fully equipped changing rooms and towel service
- Fully equipped conference centre with AV capabilities and seating for up to 50 guests
- Marcello's Market & Deli on-site offering daily essentials and catering services
- 4-level parking garage (1 per 3,300 SF)
- Bicycle parking

Questions? Please contact:

Sam Morse, Analyst

T: 416.323.2567 E: Sam_Morse@manulife.com

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A Superior Location

- Walking distance to St. Patrick and Osgoode subway stations providing excellent access to both public transit (Yonge-University subway line) and the PATH system
- Ideally located near Mount Sinai Hospital, Toronto General Hospital and SickKids Hospital
- Close proximity to Union Station and the Greyhound bus terminal providing superior commuter access to GO Train and VIA Rail services throughout Ontario and the GTA
- Minutes from the Gardiner Expressway providing car access to major 400 series highways and other commuter routes

Area Amenities

- Walking distance to Eaton Centre, Atrium on Bay and boutiques on Queen St. West
- Easy access to City Hall and Queen's Park
- Close proximity to the financial district at Bay Street and King Street
- Variety of restaurants, hotels, entertainment and eateries



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Building Specifications

		
	375 University Ave.	393 University Ave.
Total no. of floors	9	22
Building size	205,164 SF	521,600 SF
Average floor plate	23,000 SF	24,000 SF
Year built	1952	1974

Parking

- 4-level parking garage
- 220 parking spaces (1 per 3,300 SF)

Security

- 24/7 manned security
- CCTV monitoring system
- Security access card for after-hours access

Architectural / Structural

- Double glazed sealed window units with tinting
- 393 University – Precast concrete
- 375 University – Limestone and sand stone

Ceiling Height

- Finished tenant ceiling height (with T-bar) – 8' 7"

Elevators - 393 University Ave.

- 4 Low-rise elevator cabs (Floors G to 10)
- 7 High-rise elevator cabs (Floors 10 to 22)
- 2 Parking shuttle elevator (G to P4)
- 1 Freight elevator cab

Elevators - 375 University Ave.

- 3 Elevator cabs
- Escalators from G to 7th floor

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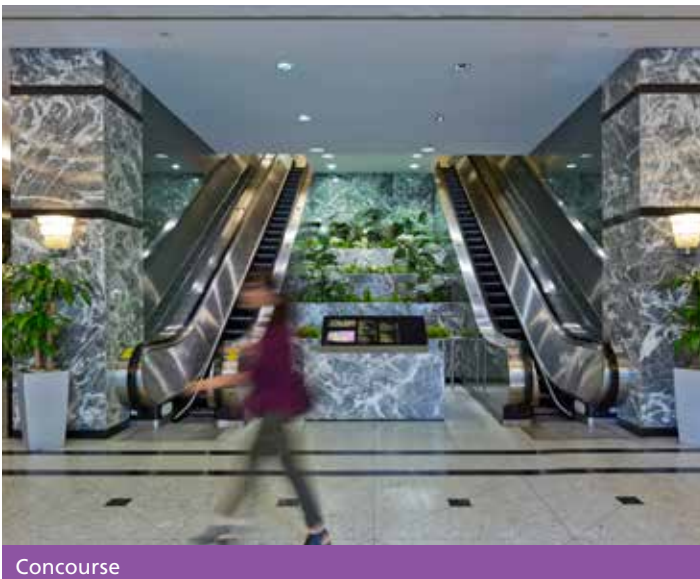
Gallery



Lobby



Main entrance



Concourse



Fitness centre

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200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



150 Slater St., Ottawa, ON



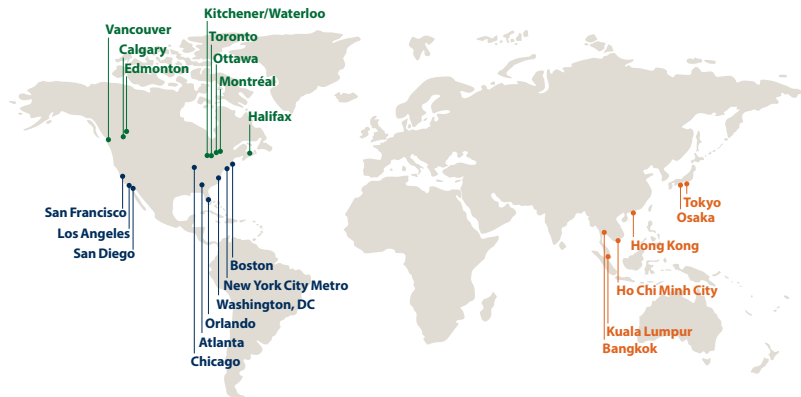
One Bay East, Hong Kong



980 Howe St., Vancouver BC

Building on a Foundation of Strength

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

For more information, visit manuliferealestate.com

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