BUILDING SPECS

375-393 UNIVERSITY AVE



University Centre is located just north of Dundas St and University Avenue and is comprised of 2 towers:

- 375 University Avenue (9 stories) Limestone, Floors 2-7 exposed aggregate, Floors 8-9 mirrored glass

- 393 University Avenue (22 stories) Pre-Cast Concrete, Double Glazing

BUILDING CERTIFICATIONS

BOMA SILVER

fitwel SM

FITWEL VIRAL RESPONSE

ADDITIONAL RENT

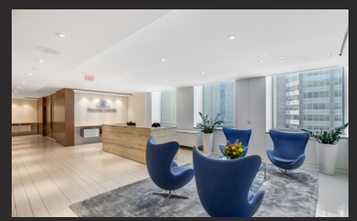
2026 ADDITIONAL RENT ESTIMATE:
$21.82 (In-suite hydro excluded. All suites are separately metered.)

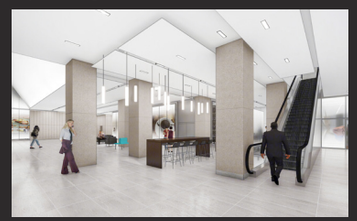
ADDITIONAL RENT BREAKDOWN:

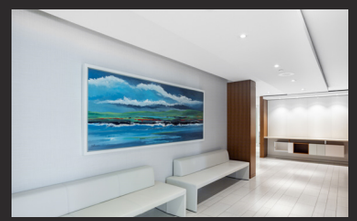
OPEX:	$13.70
ELECTRICITY:	$1.95
INSURANCE:	$0.27
REALTY TAX:	$5.90
TOTAL:	**$21.82**

TENANT AMENITIES

Building Fitness, MANULIFE ABM; End of destination Shower Facilities; bike parking on P1 level, convenience store, food, hotels in the vicinity







Year of Construction Completion/ Recent Major Renovation	375 University - 1974; 393 University - 1956
Total number of storeys	375 U - 9 stories; 393 U - 22 stories
Total Office Area	727,017 SF
Total Retail Area	6,000 SF
Typical Office Floor Area	22,000 SF - 23,000 SF
Typical Ceiling Heights	8' 8" floor to finished, 11' 0" slab to slab
Interior Column Spacing	393 University: 30' ; 375 University: 25'
Heating, Ventilation and Air Conditioning	The office floor conditioning is a combination of constant and variable air volume system at 393 University and compartmental HVAC on 375 University
After Hours HVAC charges	$50 (subject to change)
Heat	Three 3.0 MMBH condensing boilers and Two non-condensing boilers with minimum 7.0 MMBH
Air Conditioning	1 York Chiller - 808 tons of cooling 1 York Chiller - 808 tons of cooling 1 York Chiller - 284 tons of cooling
Standard HVAC Hours	8:00 a.m. - 6:00 p.m. Monday - Friday (excl. holidays)
Electricity	Tenant: 2 watts/sq.ft.; Lighting: 2 watts/sq.ft.
Elevators	Passenger: 17 Elevator Cabs High Rise 393: 7 Elevator Cabs Low Rise 393: 4 Elevator Cabs Parking 393: 2 Elevator Cabs Freight: 1 Elevator Cab 375 U: 3 Elevator Cabs
Parking ratio and pricing	1:3,300 SF leased; Monthly: $265 Below ground: 215 stalls; Above ground: none 4 level undergound parking garage. Entrance on Centre Avenue
Security	Ccure 9000 Card Access System; 24 hour manned security CCTV monitoring system on all ingress and egress points. Security Access cards with Photo I.D. for after hours access
Accessibility	Yes Universal washroom on ground floor and 4th floor of 375 University
Internet Providers	Bell, Telus, Rogers, Beanfield