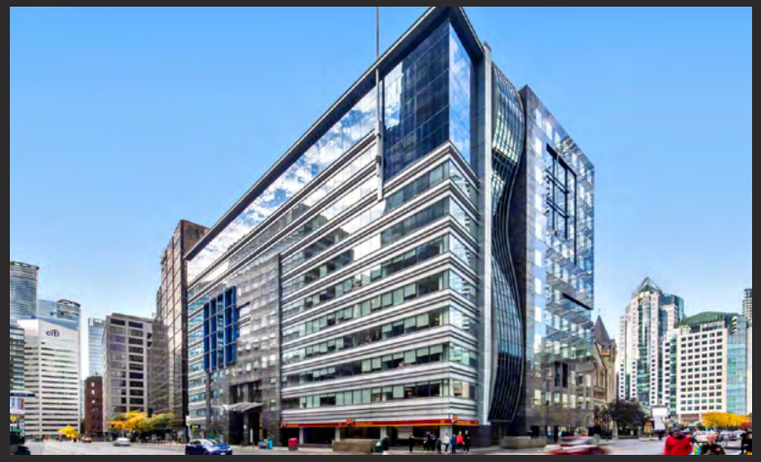
BUILDING SPECS

100 UNIVERSITY AVENUE



12 Storey office tower located in downtown Toronto at King St and University Avenue intersection. Located in the heart of Toronto's financial core, steps from St. Andrew subway station and only 350 metres from Union Station. The building benefits from being walking distance to some of the best amenities in the city, including the trendy King West neighbourhood, some of Toronto's best restaurants and hotels and many of the city's event venues.

BUILDING CERTIFICATIONS

LEED Gold

BOMA360

BOMA COE

FITWEL VIRAL RESPONSE

ADDITIONAL RENT

2026 ADDITIONAL RENT ESTIMATE:
$29.70 (In-suite hydro excluded. All suites are separately metered.)

ADDITIONAL RENT BREAKDOWN:

OPEX:	$18.77
ELECTRICITY:	$2.10
INSURANCE:	$0.25
REALTY TAX:	$8.58
TOTAL:	**$29.70**

Tenant Amenities

Concierge, F45 Fitness, CIBC ABM, CIBC Branch, end-of-trip shower facilities, secure bike parking, variety of food, shopping, hotels in the vicinity







Total number of storeys	12
Total Office Area	282,901 SF
Total Retail Area	14,878 SF
Typical Office Floor Area	24,000 SF
Typical Ceiling Heights	8′ 8″ floor to finished, 9′ 9″ slab to slab
Interior Column Spacing	
Heating, Ventilation and Air Conditioning	The typical office floor conditioning is a variable air volume system, with primary air supplied from the main air-handling unit in the 12th floor penthouse
After Hours HVAC charges	$35 (subject to change)
Heat	Enwave Steam
Air Conditioning	Fresh Air condtioned by two (2) 300 ton Trane centrifugal chillers. Air distributed to floors and controlled by zoned VAV boxes
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: 7 Elevator Cabs - 2 with top up ceiling / no freight High Rise: 4 Elevator Cabs (North Tower) Low Rise: 3 Elevator Cabs (South Tower) Parking: 2 Elevator Cabs (1 South Tower, 1 North Tower)
Parking ratio and pricing	1 space for every 3,700 sf; Reserved: $350 per stall Unreserved: $260 per stall Below ground: 75 stalls; Above ground: none 2 level undergound parking garage. Entrance on Emily street
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 fully AODA compliant, with universal washroom on ground floor
Internet Providers	Bell, Telus, Rogers, Beanfield