

200 University Avenue



BUILDING OVERVIEW

The most distinguished and defining street in Toronto, is the home address of this premier commercial building. 200 University borders on the dynamic financial business core of Toronto, where Canada's leading institutions operate.

Year Built: 1958
Total Gross Area of Property: 147,376 sq. ft.

Anchor Tenant 1: Entuitive Corporation
Anchor Tenant 2: Mackenzie Financial



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 7.69
Typ. High-Rise Floor Plate:	11,000 sq. ft.	PSF Utilities:	\$ 1.42
Typ. Low-Rise Floor Plate:	11,000 sq. ft.	PSF Operating Costs:	\$17.53
		PSF Additional Rent Total:	\$26.64



PARKING

Surface # stalls:	
Surface ratio:	
Below ground # stalls:	145 stalls
Above ground # stalls:	0
Above ground ratio:	1 space per N/A sq. ft.
Monthly parking cost:	\$325.00 plus HST
Parking description:	



AMENITIES

Concierge:	No
Bicycle Storage:	



ACCESS

Public transit:	YES
Direct subway access:	No PATH access 1 block away
Barrier free access to building:	YES
To washroom:	YES



TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	2 watts/sq. ft.
Lighting:	2 watts/sq. ft.
Other:	3 watts/sq. ft.
Ceiling Height:	8'6" +/- 103 inches 11'7" +/- 141 inches
Wall Type:	Primed, painted
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Perimeter induction/interior VAV
HVAC hours:	8:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$35



ELEVATORS

High rise:	5
Mid rise:	0
Low rise:	0
Freight:	0
Parking:	1



SAFETY

Fire detection system:	Yes
Sprinkler system:	Yes
Manned security:	Yes
Security systems:	