



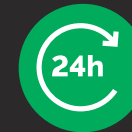
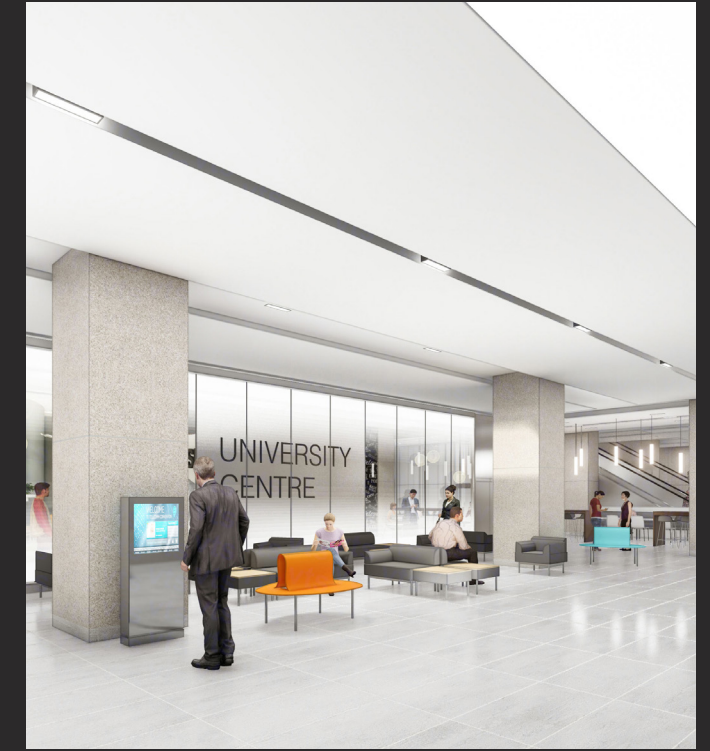
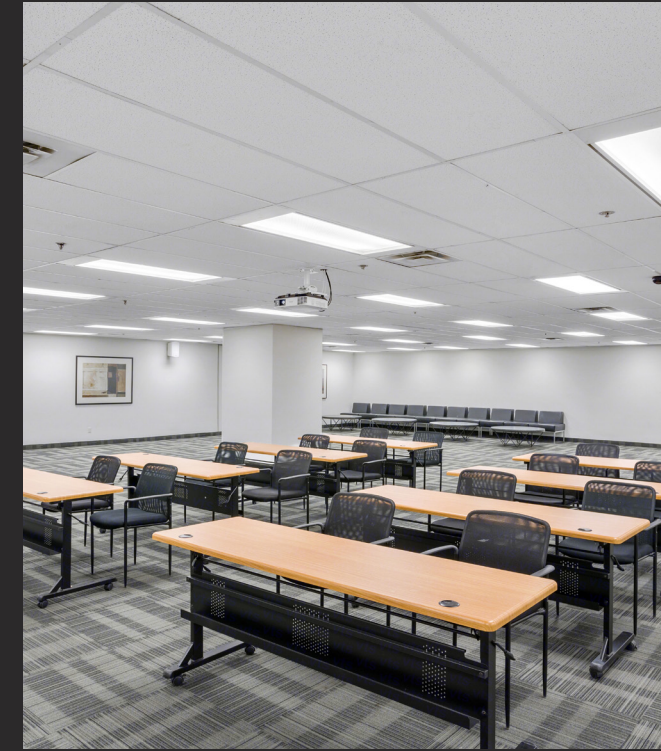
375-393

UNIVERSITY AVENUE

375-393 UNIVERSITY AVENUE

# PROPERTY HIGHLIGHTS

375-393 University Avenue boasts a prime central downtown location, just minutes from St. Patrick and Osgoode Stations, and with easy access to the 501 Queen and 505 Dundas Streetcar lines. It offers a wealth of nearby amenities, making it an ideal choice for those seeking a well-connected workspace in the heart of Toronto.



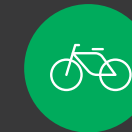
24/7 ACCESS



FITNESS CENTER



SECURITY SYSTEM



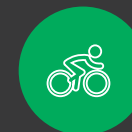
BICYCLE STORAGE



HIGHLY ACCESSIBLE LOCATION



WALKER'S PARADISE SCORE OF 99



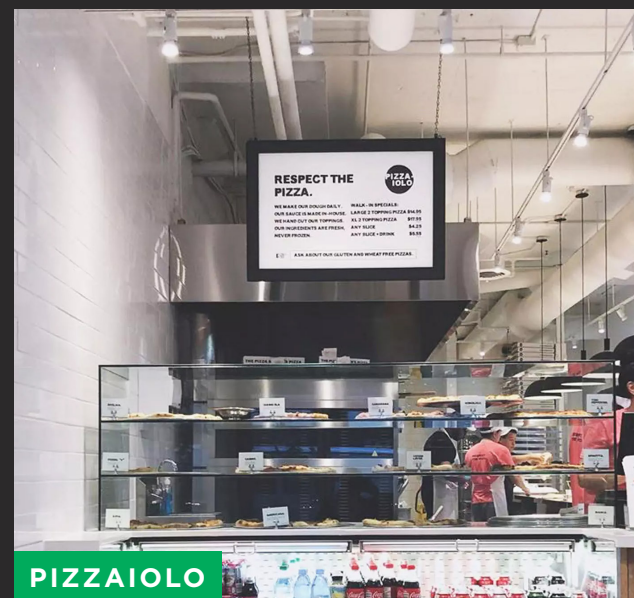
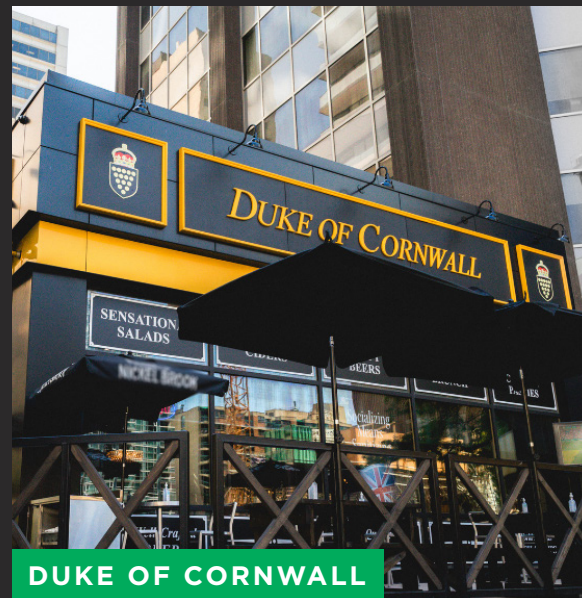
RIDER'S PARADISE SCORE OF 100



BOMA BEST GOLD CERTIFIED

# WHERE PATHS CONVERGE

375-393 University Avenue enjoys a highly desirable location in the heart of Toronto, situated on University Avenue between Queen and Dundas Streets. This prime location places tenants within reach of the city's vibrant amenities, making it an attractive choice for businesses seeking a central and well-connected workspace in Toronto.



## VIBRANT NEIGHBORHOOD

375-393 University Avenue is a bustling epicenter of Toronto's urban lifestyle, teeming with diverse dining options, cultural attractions, and entertainment venues. From trendy restaurants to cultural experiences, this lively area offers an exciting and dynamic environment for both work and leisure, making it an ideal location for those seeking a vibrant city lifestyle.



## TRANSIT HUB

Tenants will enjoy proximity to a robust transit hub, with easy access to the St. Patrick and Queen Street subway stations, providing tenants and visitors with convenient transportation options.



**20+ BUS STOPS**

Within Walking Distance



**3 MIN WALK**

To The St. Patrick Subway Station



**7 MIN WALK**

To Toronto Eaton Station



**3 MIN WALK**

To City Hall



**17 MIN DRIVE**

To Billy Bishop Toronto City Airport

# STRONG OWNERSHIP WITH AN ACTIVE APPROACH



## COMMUNITY DEVELOPMENT

With nearly seven million square feet of active development projects in the pipeline, our buildings are woven into the fabric of our communities, and sustainably designed to create opportunity and foster innovation.



Think  
Manulife

## Manulife Investment Management

The experienced asset management teams at Manulife are deeply engaged with our regional partnerships to deliver spaces that fosters collaboration and creativity, where all are welcomed and supported. They truly believe in supporting the health and wellness of our people and the places they occupy to provide a better tomorrow.

## EXPERTISE & EXPERIENCE

Manulife has been acquiring and selling real estate for nearly a century. Today, their one of the world's top real estate investors, with properties across sectors and strategically located in major urban centers across the globe.



## SUSTAINABLE SPACES

Manulife focuses on operational efficiency through the use of technology to optimize utility and environmental performance. Wellness is good for everyone's business. Research shows that buildings designed to focus on the health and wellness of their occupants help to improve employee productivity, reduce absenteeism, and decrease healthcare costs. They've also shown to improve cognitive function by 26% and improve sleep scores by 6%.





**375-393 UNIVERSITY AVENUE**

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