



FOR SALE

OFFICE

MLS# C13882434

525 University Avenue, Toronto, ON M5G 2L3

Bay Street Corridor, Toronto · M5G 2L3

C\$ 28

0	0	2,531	—	—	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

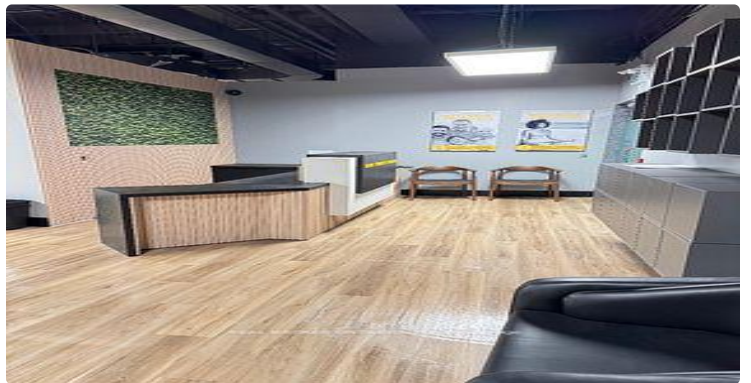
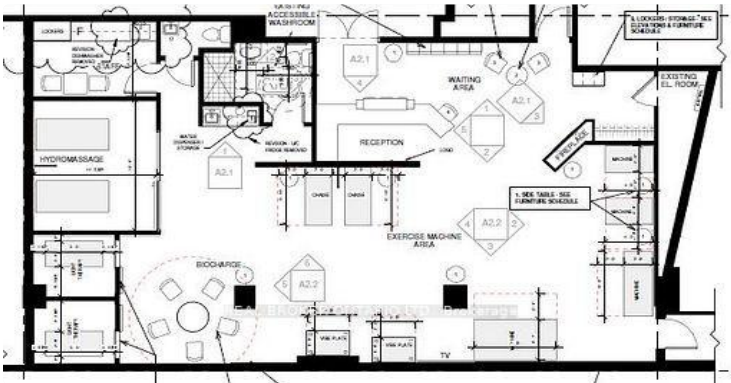
ABOUT THIS PROPERTY

GROUND FLOOR - AMAZING LOCATION - READY TO MOVE IN - OFFICE & RETAIL. Rare opportunity to lease a professionally renovated 2,531 sq. ft. commercial space in Toronto's renowned Discovery District. Situated on the ground floor, beside the elevators, with direct lobby access within a prestigious 192,771 sq. ft. office tower, the space offers outstanding accessibility and convenience. Surrounded by Toronto General Hospital, Princess Margaret Cancer Centre, Mount Sinai Hospital, SickKids, MaRS Discovery District, and the University of Toronto, this location is ideal for medical, wellness, and professional office users. The flexible layout is move-in ready and well suited for physiotherapy, chiropractic, rehabilitation, mental health, wellness clinics, or other healthcare and professional services. Immediate occupancy available. Longer lease terms may be available through the head landlord.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$25
POSTAL CODE	M5G 2L3
NEIGHBOURHOOD	Bay Street Corridor

GALLERY



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.