

OFFICE SPACE FOR LEASE

3650 Victoria Park Ave.

TORONTO, ON.



**Tour
Incentive**
Visa Gift Card

\$50
for tours up to 5,000 SF
\$100
for tours 5,000 SF+

*Tours must be
qualified

3650 VICTORIA PARK AVE.

Overview

3650 Victoria Park is a premium LEED Gold certified office building strategically positioned at Highway 404 and Steeles Avenue East, offering exceptional connectivity to major transportation corridors including Highways 401, 404, 407, and DVP. The 154,384 square foot building provides flexible leasing opportunities ranging from individual suites to full floor plates of over 18,000 square feet, making it ideal for diverse professional office users.

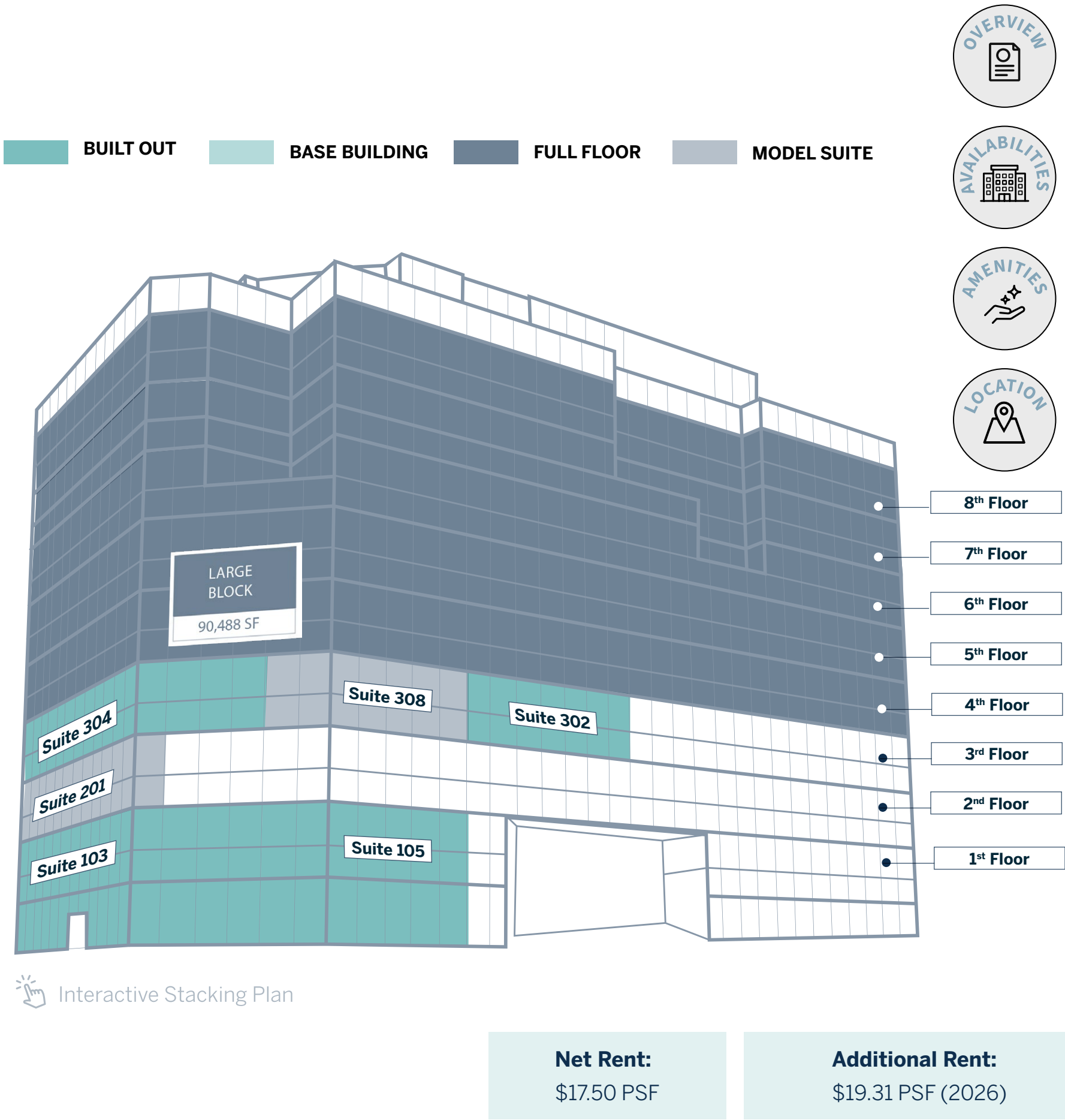
The property distinguishes itself through comprehensive on-site amenities and sustainability credentials, featuring LEED Gold, BOMA Gold certifications, and Rick Hansen Foundation Accessibility Certification. With ample parking at a 6:1,000 ratio, EV charging stations, and premium tenant amenities, the building delivers a superior workplace experience in a highly accessible location.



3 6 5 0 V I C T O R I A P A R K A V E .

Availabilities

Suite	Size	Avallability	Comments
8 th Floor	17,517 SF	Immediately	Full floor opportunity
7 th Floor	17,756 SF	Immediately	Full floor opportunity
6 th Floor	18,219 SF	Immediately	Full floor opportunity
5 th Floor	18,491 SF	Immediately	Full floor opportunity
4 th Floor	18,505 SF	Immediately	Full floor opportunity
Suite 308	2,308 SF	Immediately	Model Suite
Suite 304	4,031 SF	Immediately	Improvements in place
Suite 302	3,123 SF	Immediately	Improvements in place
Suite 202	3,908 SF	LEASED	
Suite 201	2,801 SF	Immediately	Model Suite
Suite 105	3,384 SF	Immediately	Improvements in place
Suite 103	4,118 SF	Immediately	Improvements in place
Large Block	90,488 SF	Floors 4th, 5th, 6th, 7th, 8th	
Contiguous 3 rd Floor	6,339 SF	Suite 308 + Suite 304	
Contiguous 1 st Floor	7,502 SF	Suite 105 + Suite 103	
Total Availability	114,161 SF		



Net Rent:
\$17.50 PSF

Additional Rent:
\$19.31 PSF (2026)

3650 VICTORIA PARK AVE.

Amenities



Private fitness facility for tenants



On-site Deluxe Grill & Cafe



On-site security guard



Landscaping and branding opportunities



Social lounge and event space



EV charging stations



Ample parking (6:1,000 ratio)



3650 VICTORIA PARK AVE.

Floor Plan

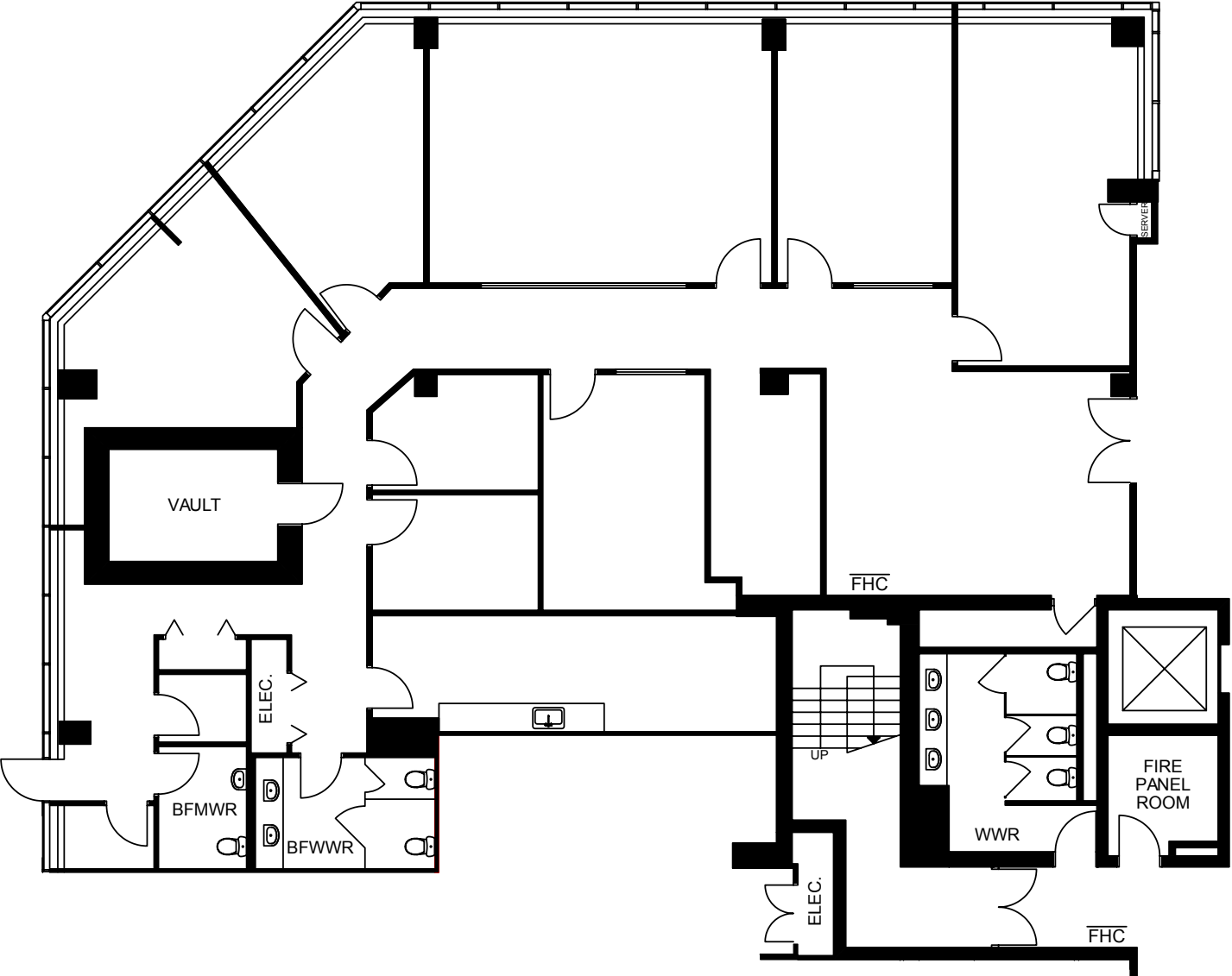
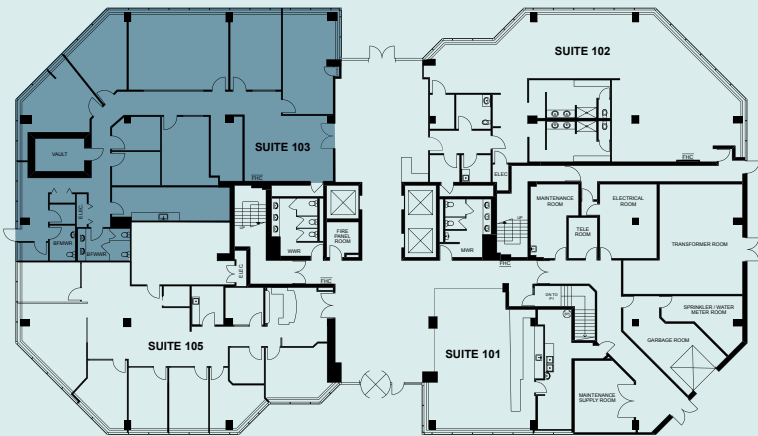
1st Floor

Suite 103

Improvements in place

Size: 4,118 SF

*Contiguous to Suite 105 (Total: 7,502 SF)



3650 VICTORIA PARK AVE.

Floor Plan

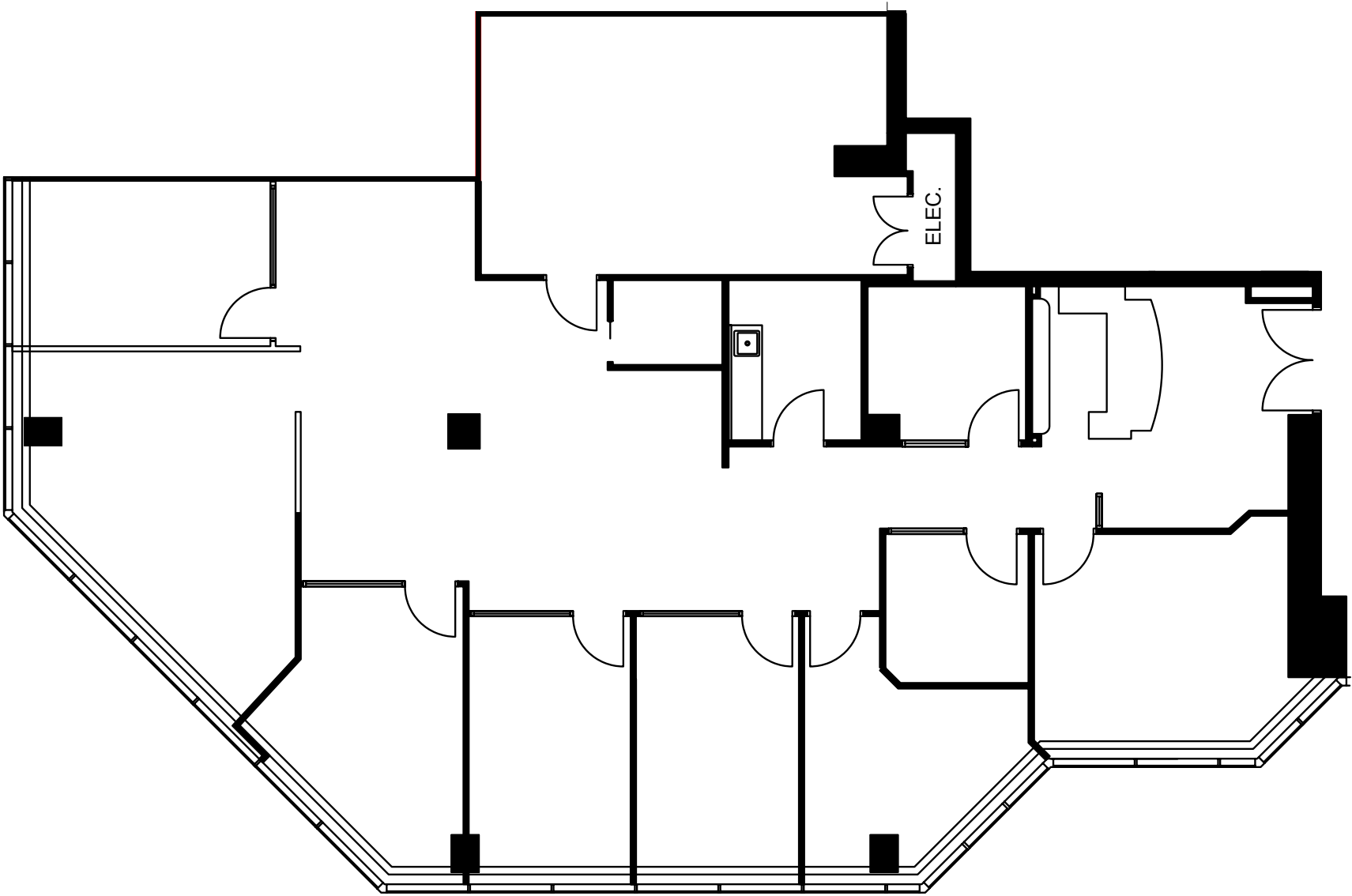
1st Floor

Suite 105

Improvements in place

Size: 3,384 SF

*Contiguous to Suite 103 (Total: 7,502 SF)

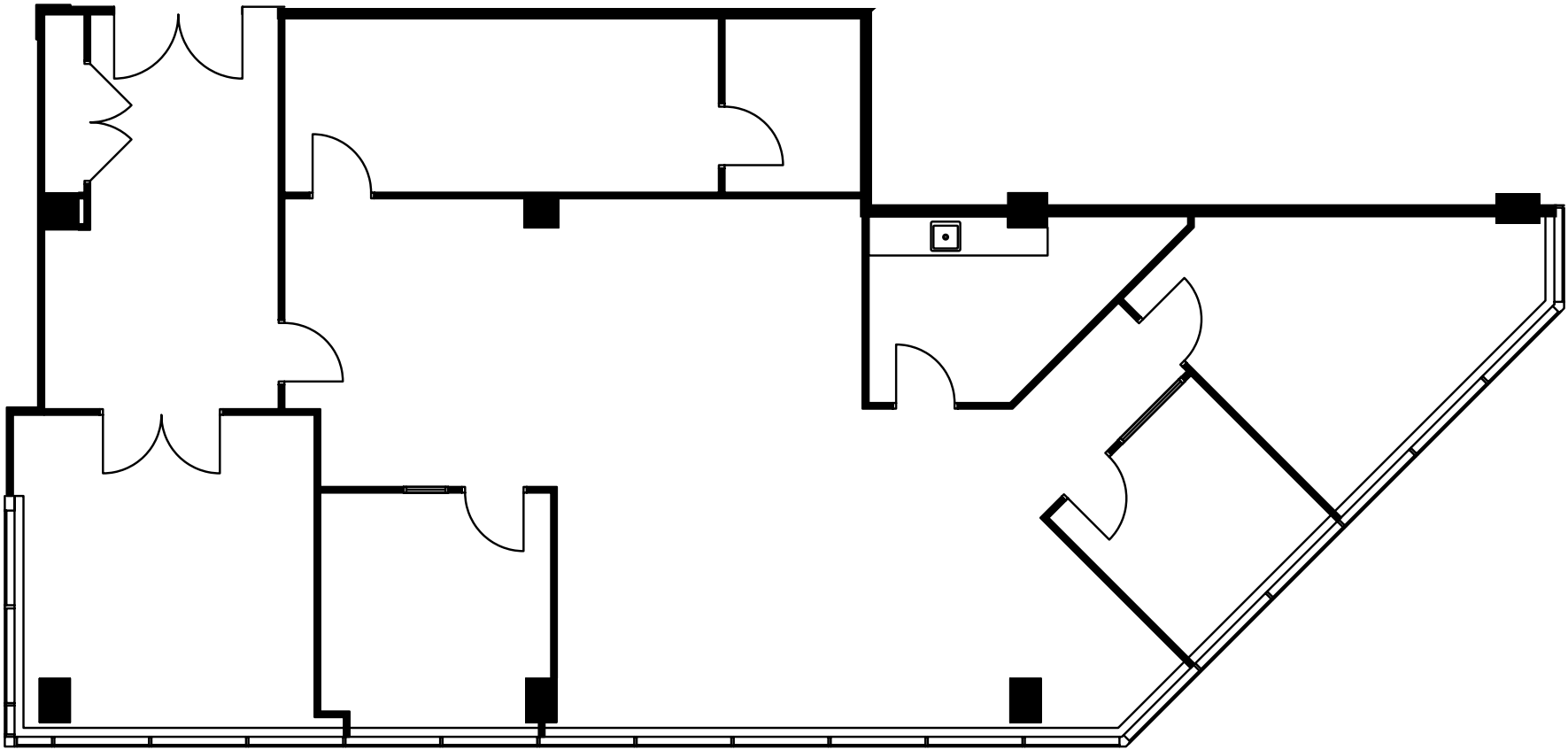
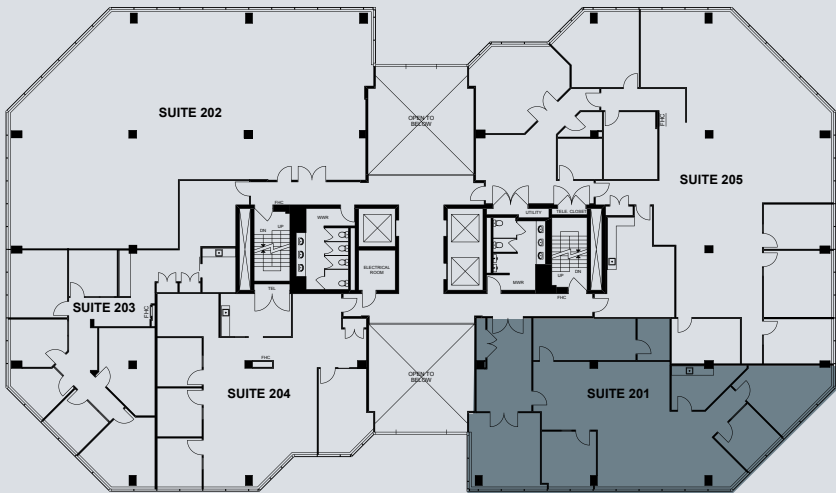


3650 VICTORIA PARK AVE.

Floor Plan

2nd Floor Suite 201

Model Suite
Size: 2,801 SF



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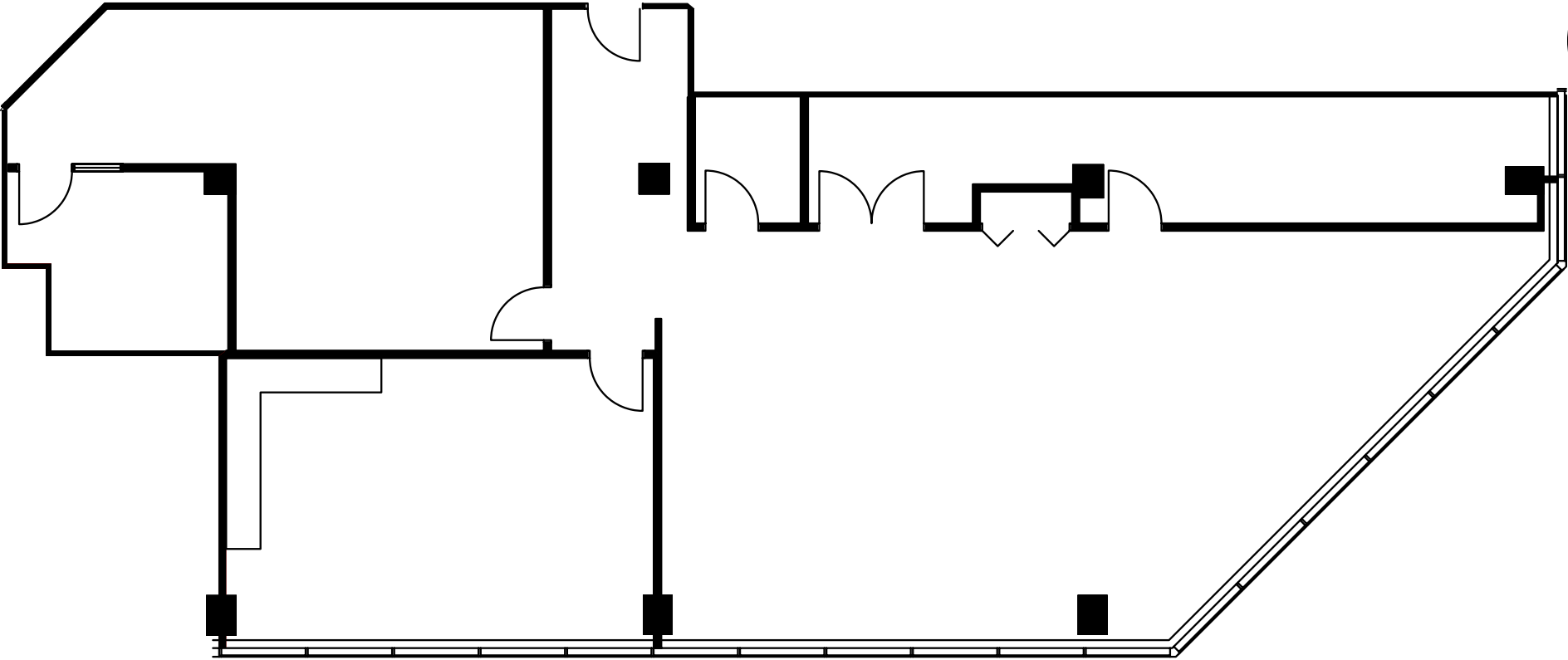
Floor Plan

3rd Floor

Suite 302

Improvements in place

Size: 3,123 SF



3650 VICTORIA PARK AVE.

Floor Plan

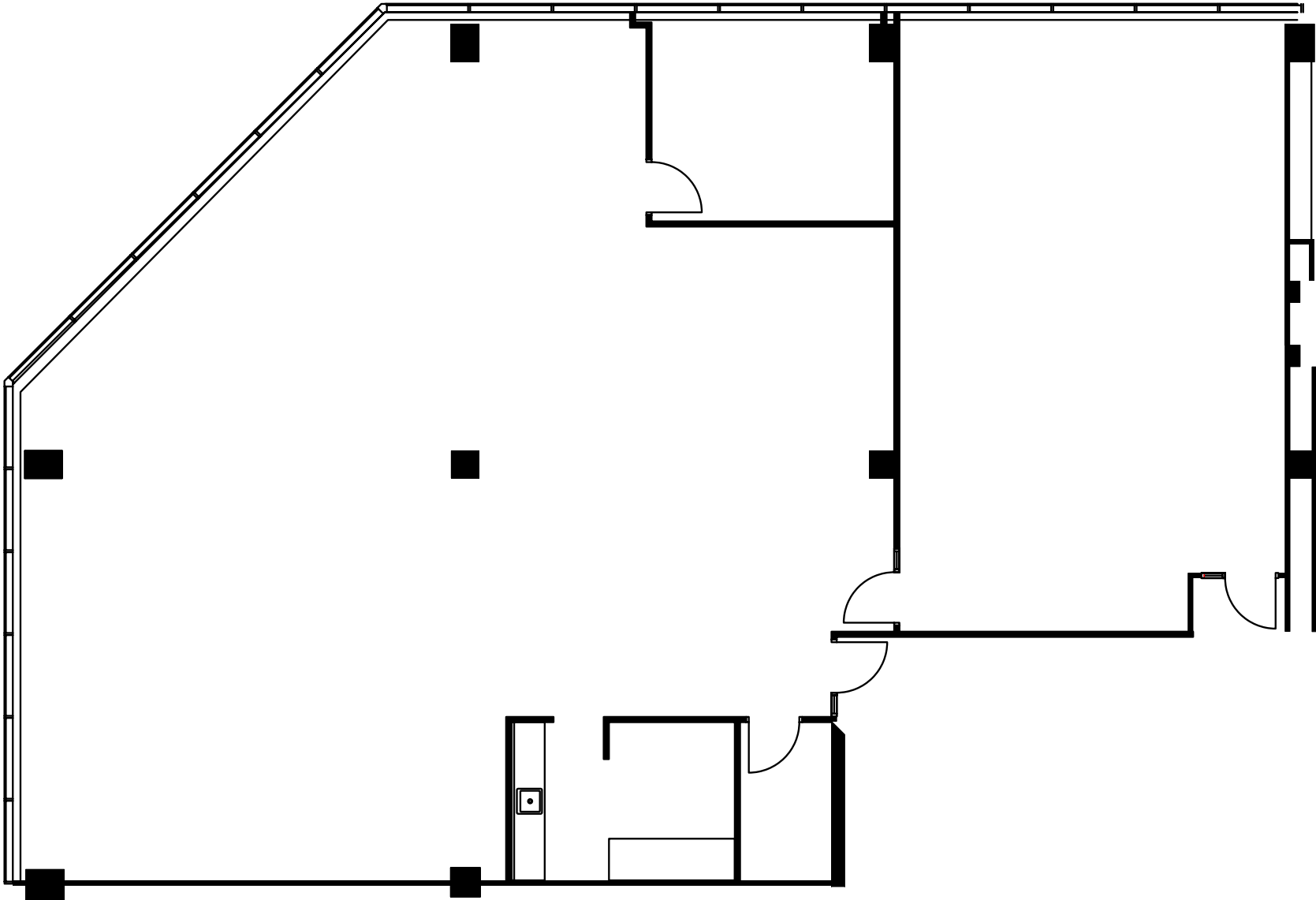
3rd Floor

Suite 304

Improvements in place

Size: 4,031 SF

*Contiguous to Suite 308 (Total: 6,339 SF)



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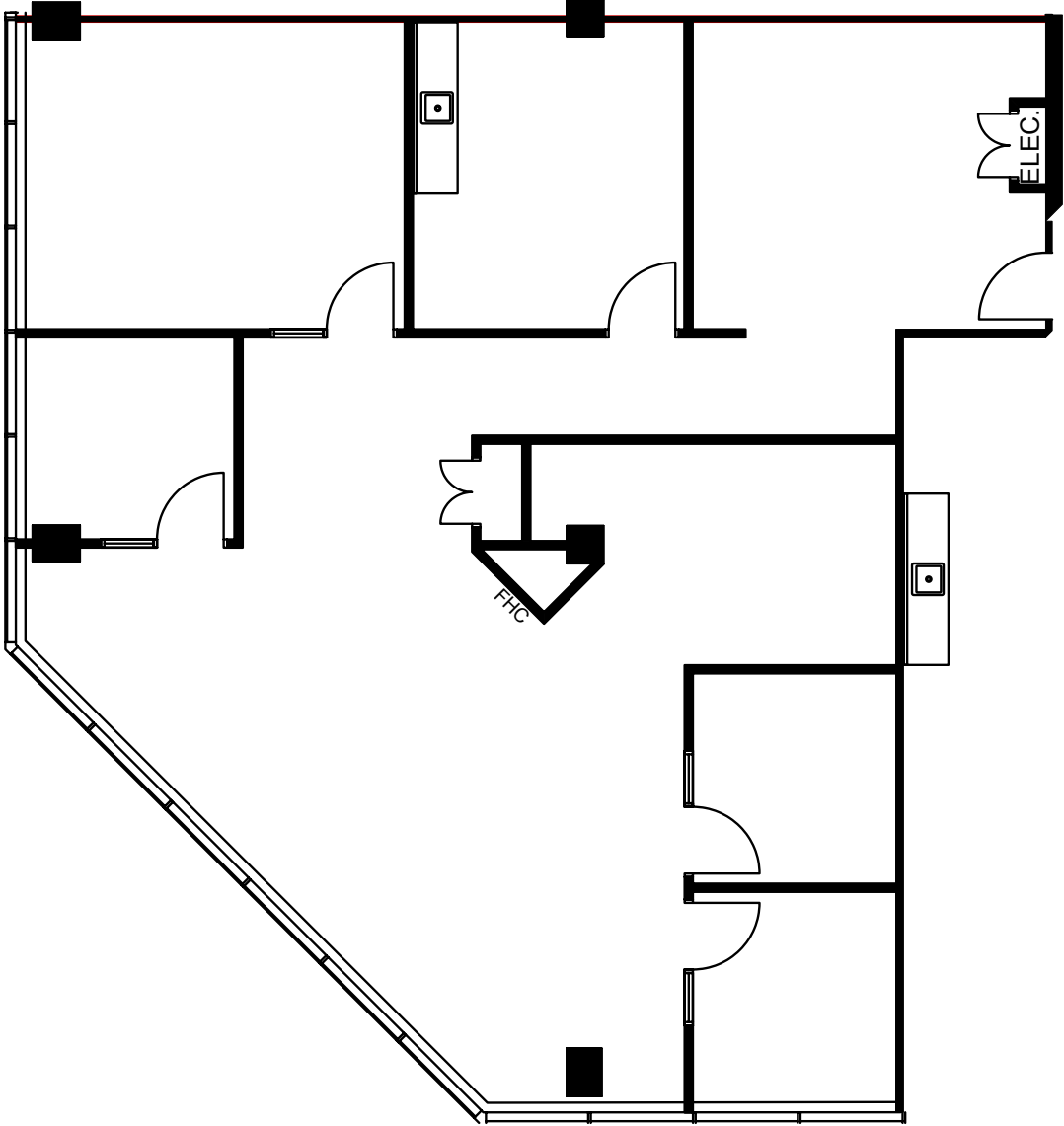
Floor Plan

3rd Floor Suite 308

Model Suite

Size: 2,308 SF

*Contiguous to Suite 304 (Total: 6,339 SF)



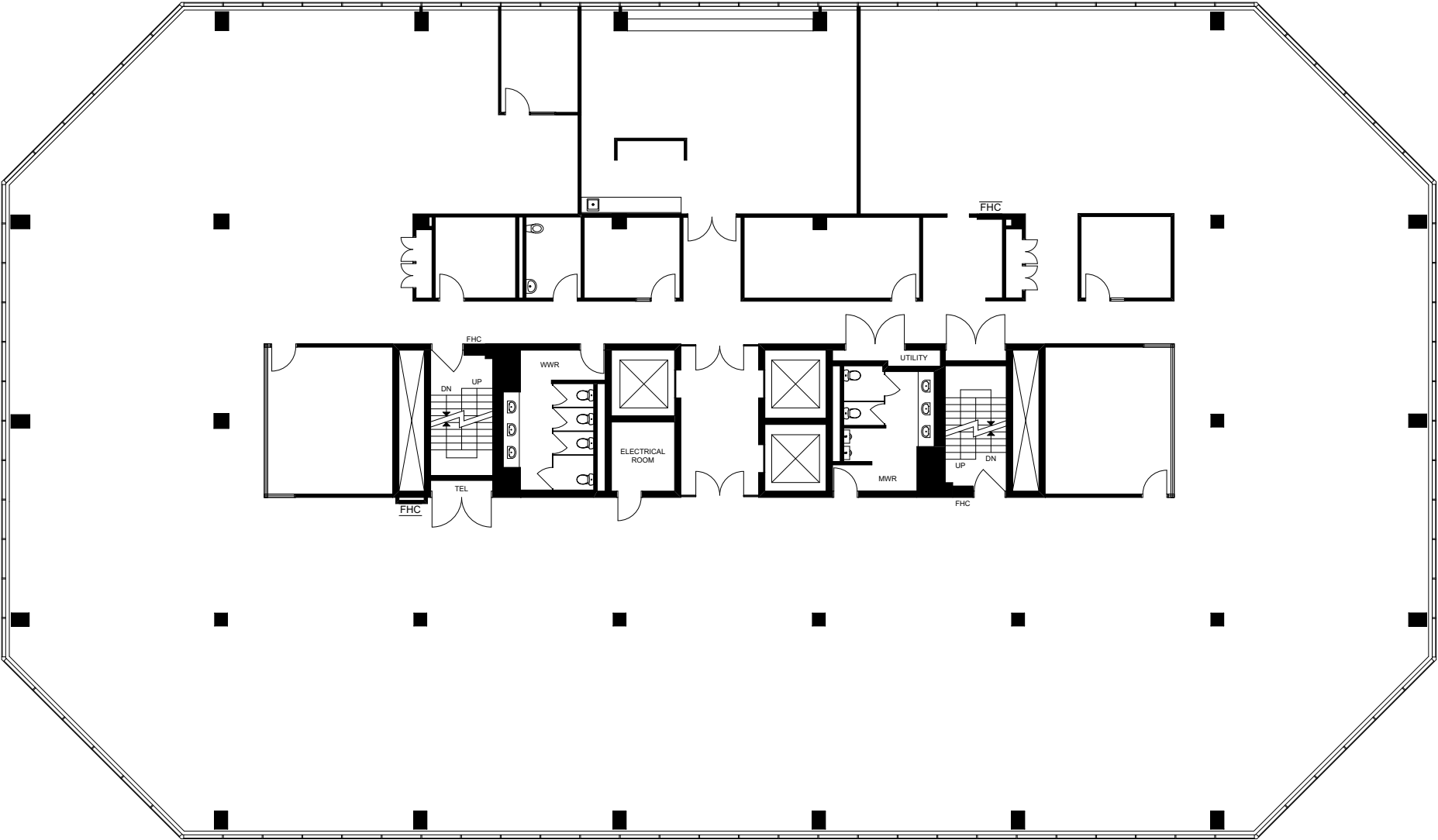
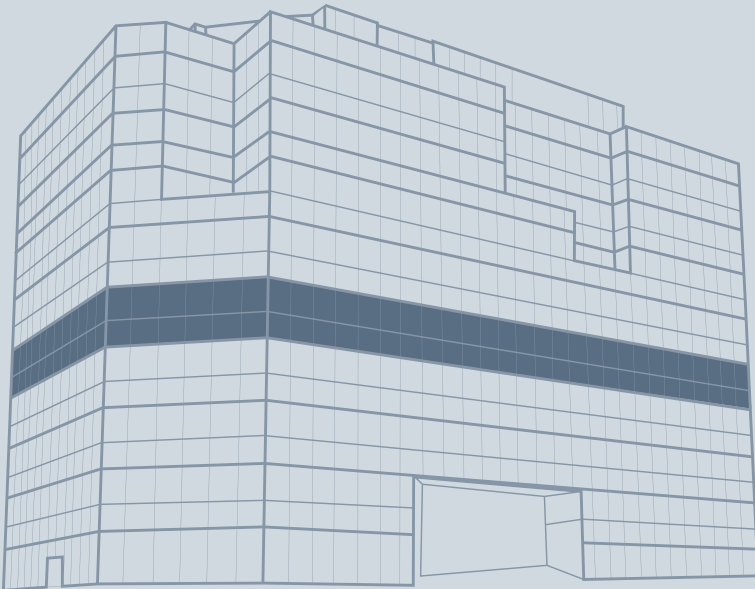
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Floor Plan

4th Floor

Full Floor Opportunity

Size: 18,505 SF



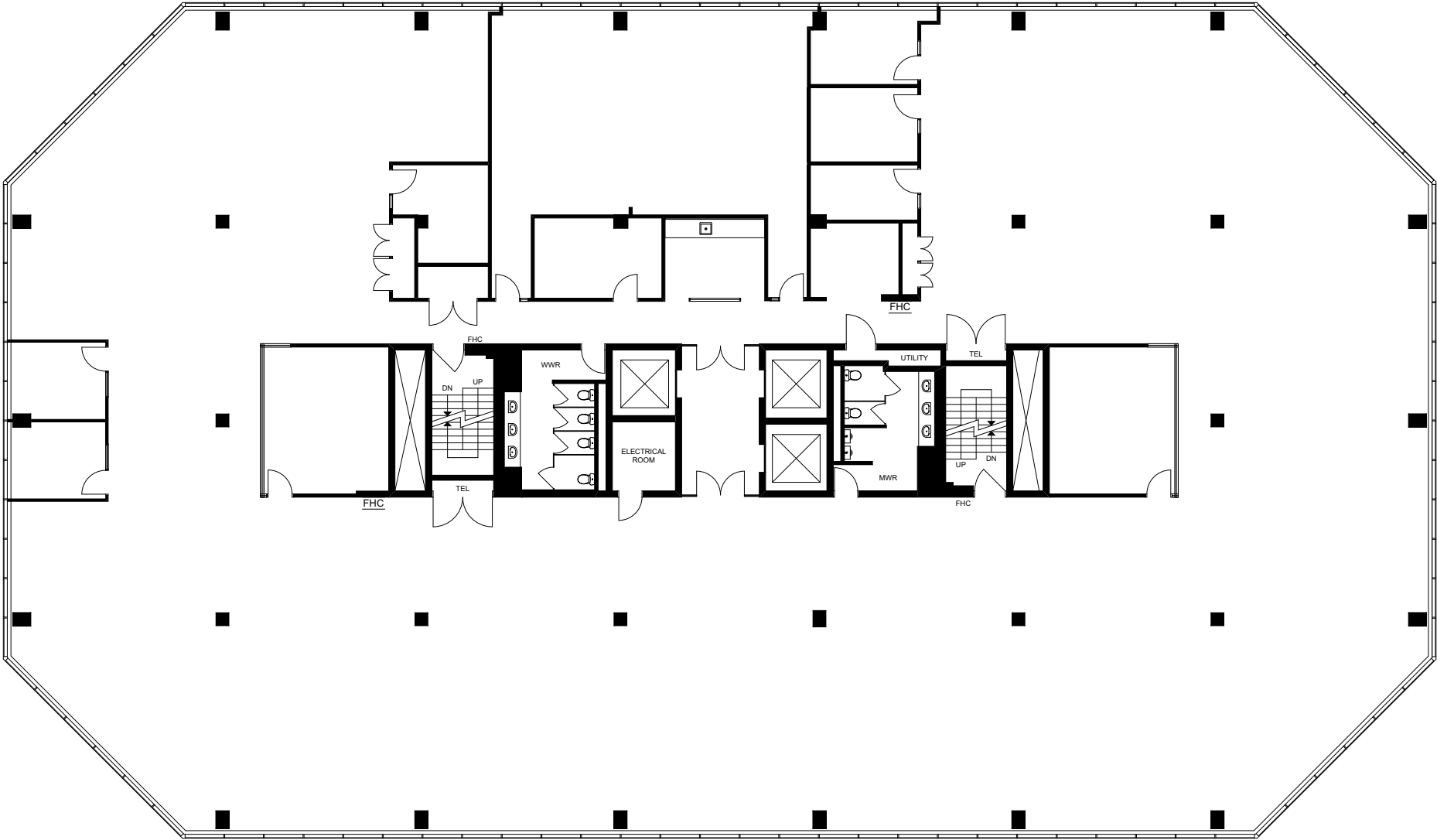
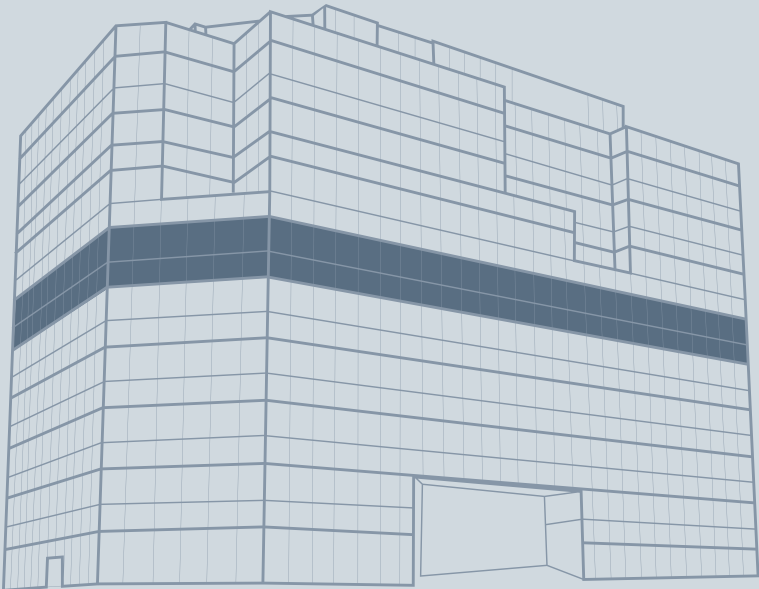
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Floor Plan

5th Floor

Full Floor Opportunity

Size: 18,491 SF



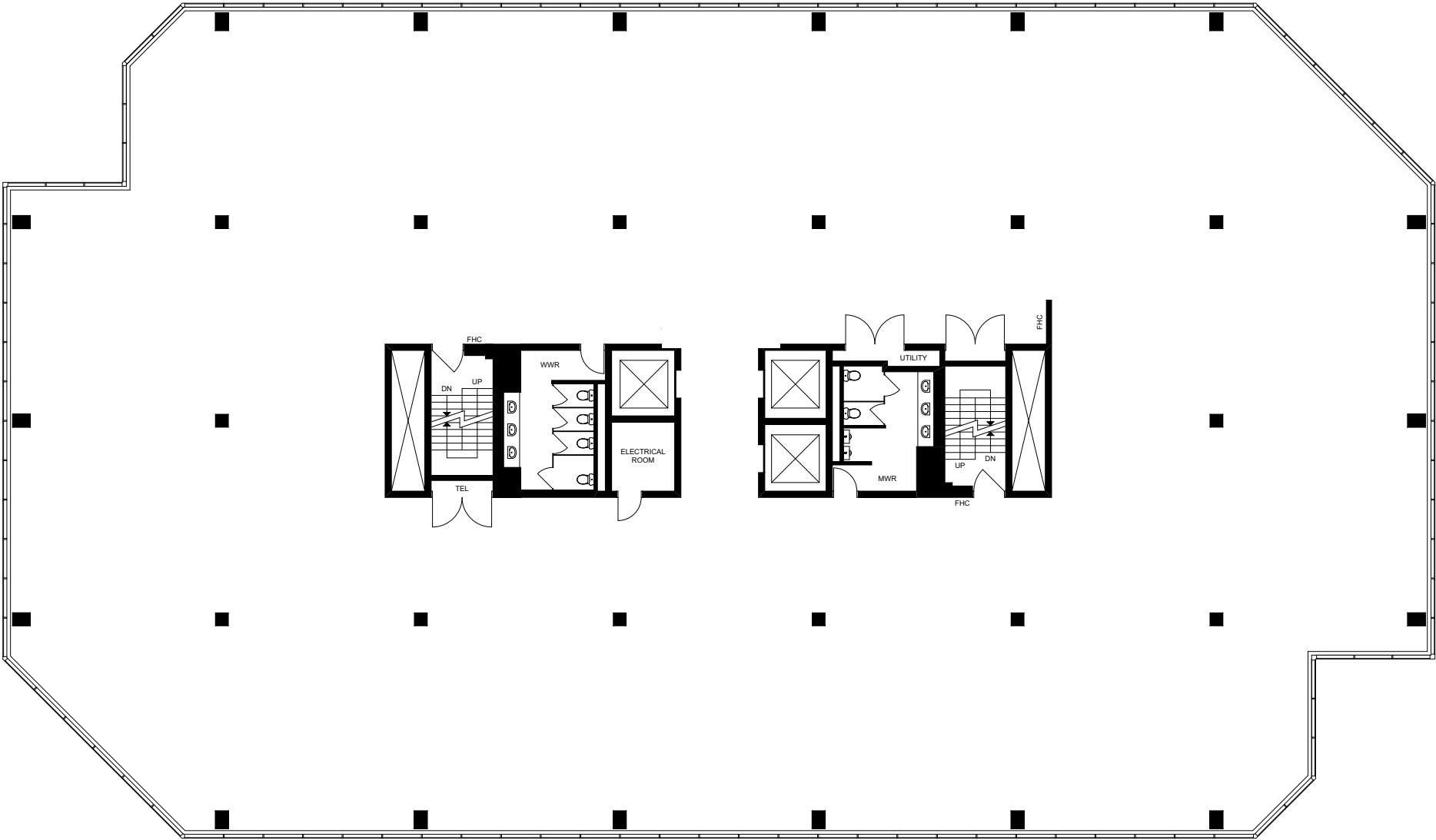
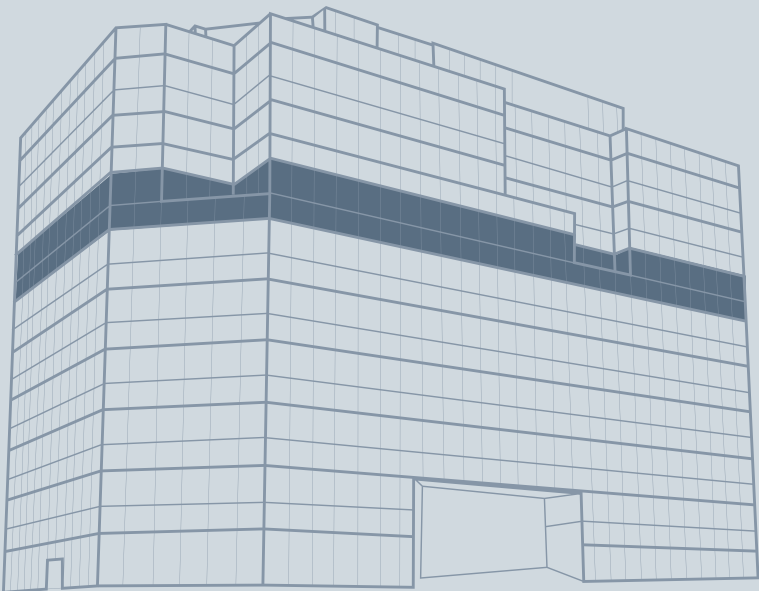
3650 VICTORIA PARK AVE.

Floor Plan

6th Floor

Full Floor Opportunity

Size: 18,219 SF



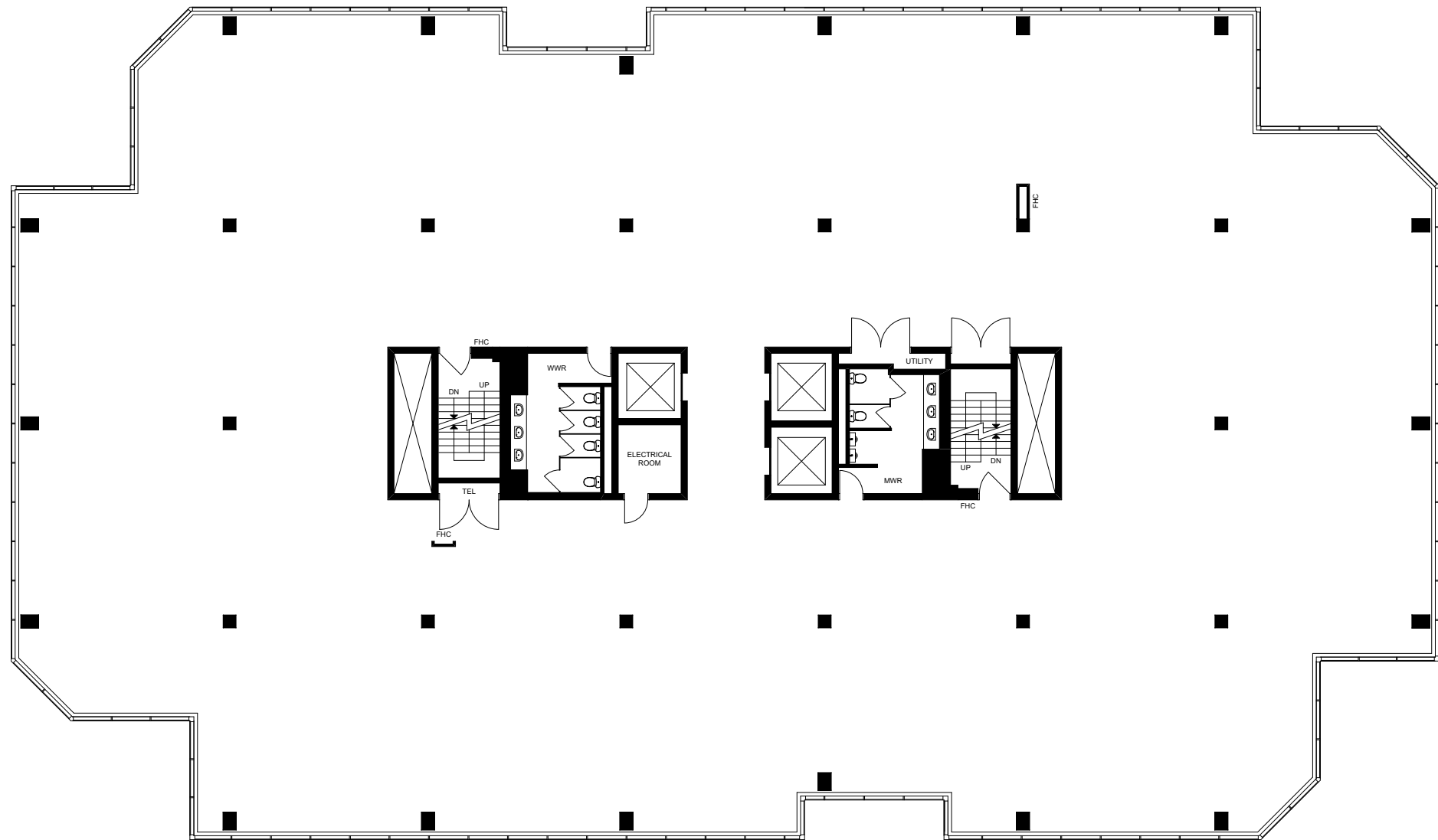
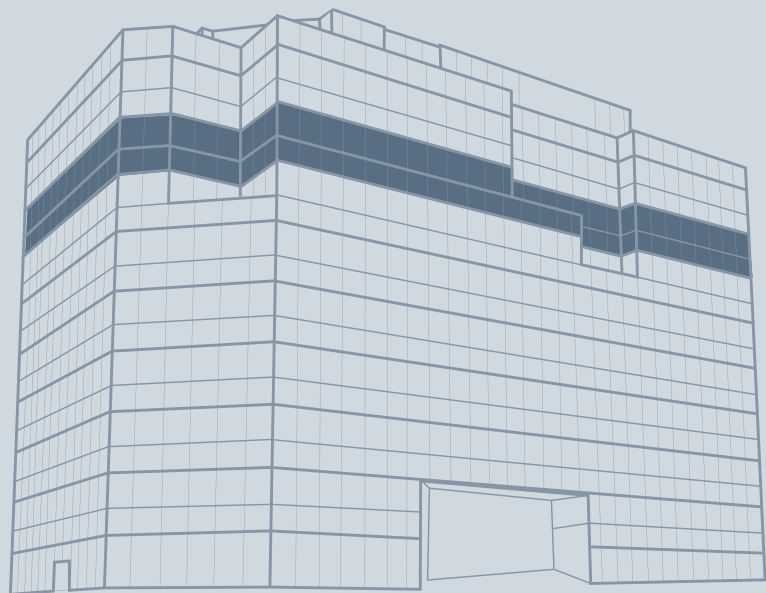
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Floor Plan

7th Floor

Full Floor Opportunity

Size: 17,756 SF



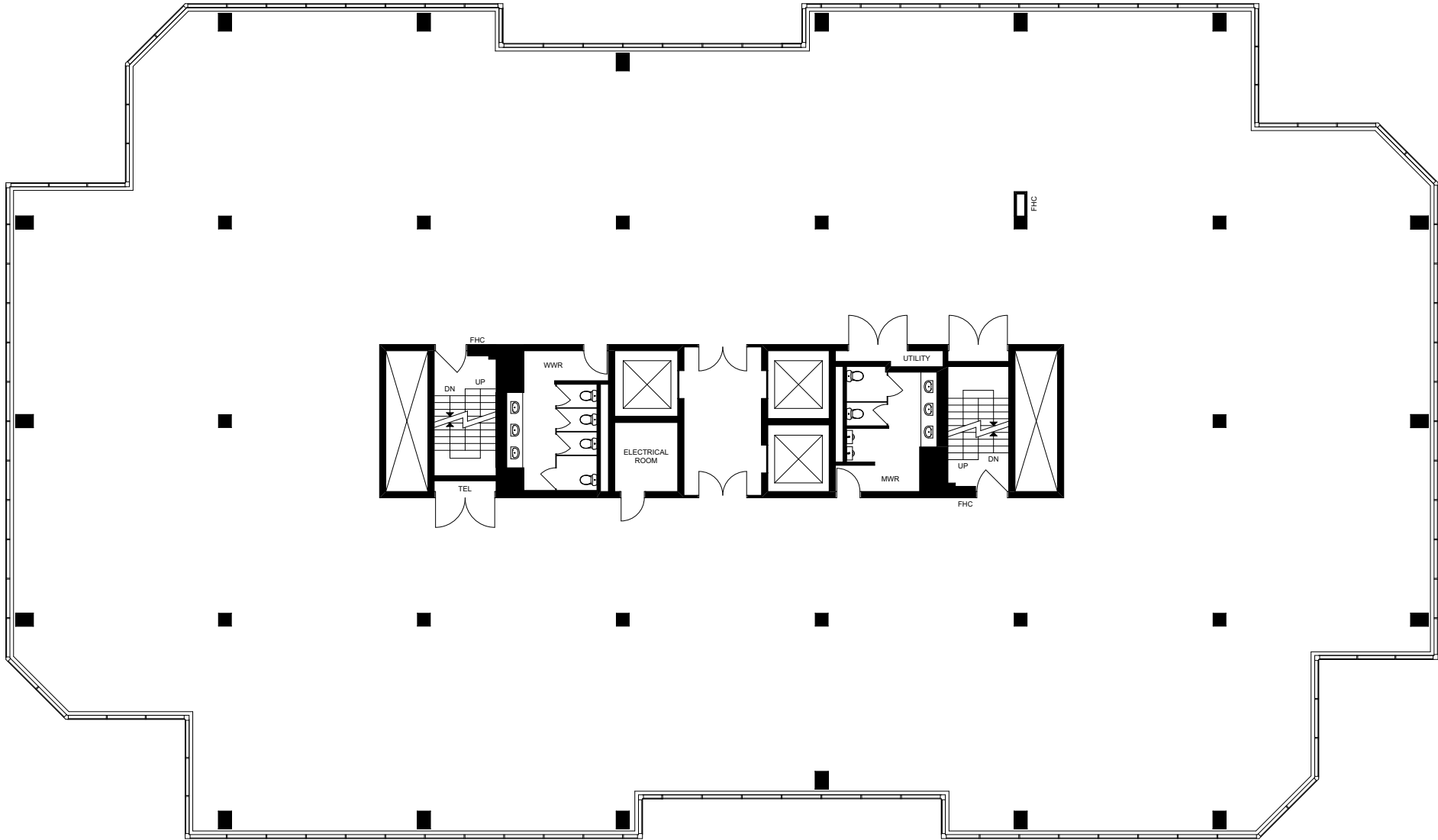
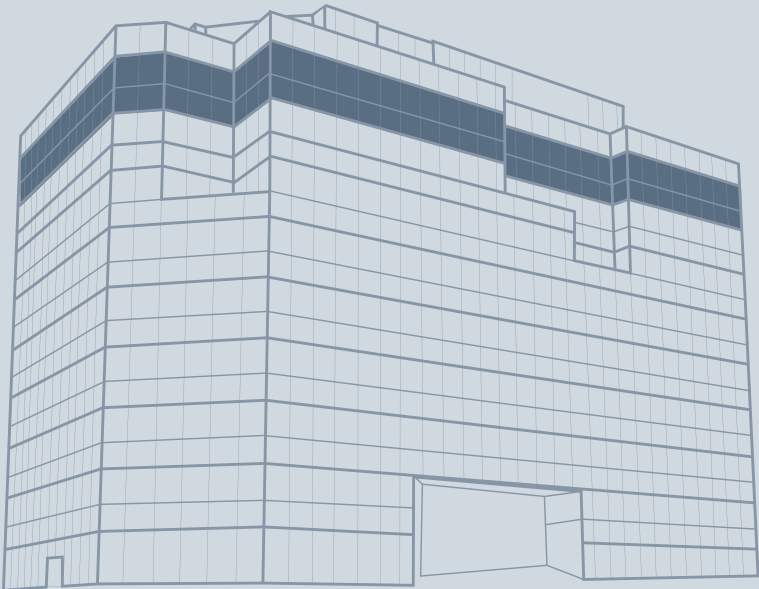
3650 VICTORIA PARK AVE.

Floor Plan

8th Floor

Full Floor Opportunity

Size: 17,517 SF



3650 VICTORIA PARK AVE.

Sustainability & Certifications



LEED Gold Certified -
Environmental leadership
in energy and design

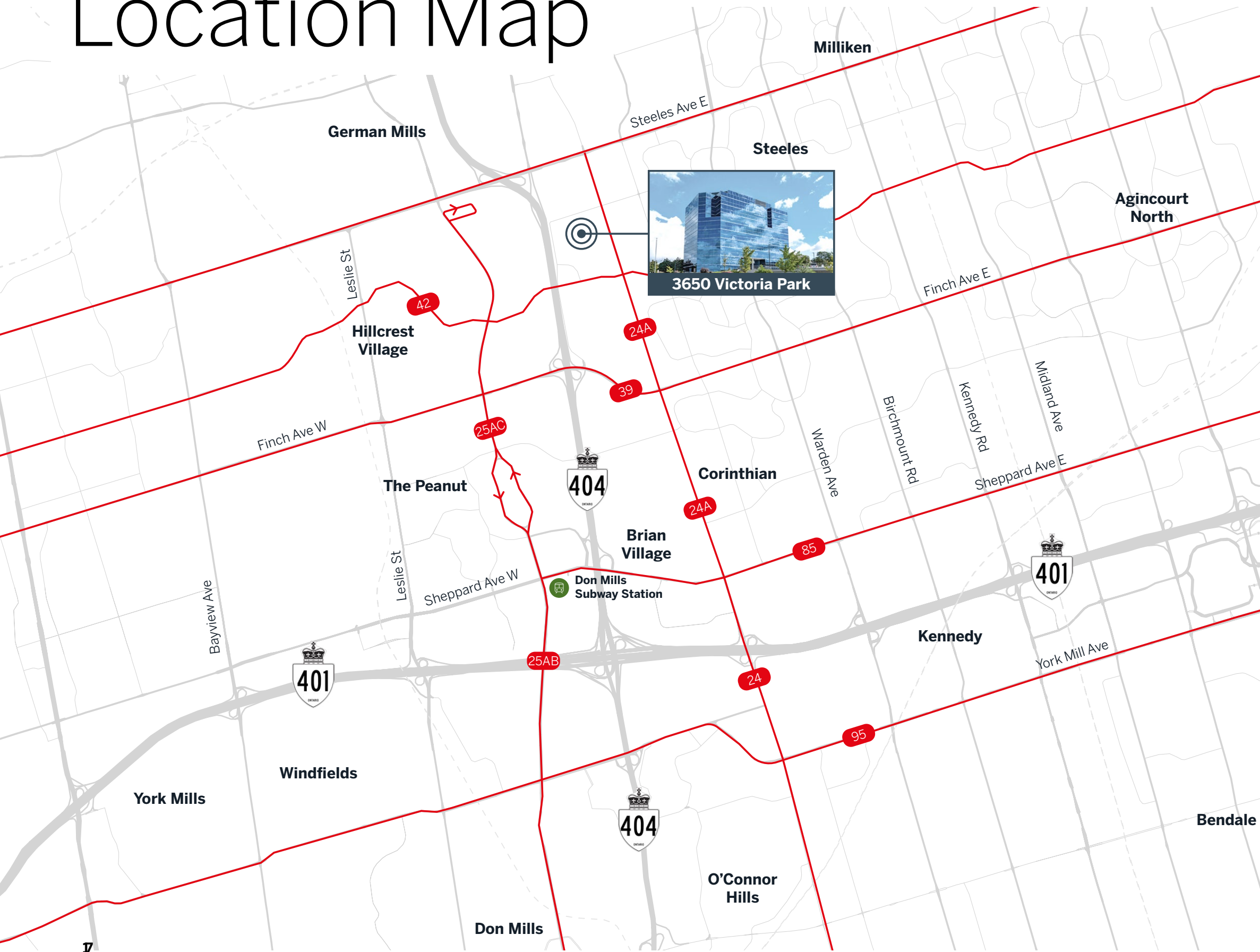


BOMA Gold Certified -
Excellence in building
operations and management



**Rick Hansen Foundation
Accessibility Certification** -
Universal accessibility standards

Location Map



Highway Access: Quick access to Highways 404, 401, 407, and DVP



Drive Times: 8 minutes to Highway 407, 11 minutes to Highway 401



Public Transit: Easy access to TTC and York Region Transit



GO Transit: Proximity to Old Cummer GO Station and Agincourt GO Station



Shopping: Close to major retail centers including First Markham Place, Pacific Mall, CF Fairview Mall, and Bridlewood Mall



Dining: Extensive coffee, food & beverage including Starbucks, Tim Hortons, Eggstatic, Swiss Chalet, Carmelina Restaurant & numerous international cuisine options.



Services: Nearby conveniences include Metro, T&T Supermarket, LCBO, Ikea, Circle K & many more.

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True North Commercial Real Estate Investment Trust is an unincorporated open-ended real estate investment trust primarily focused on creating value for unitholders through the investment in and ownership of quality commercial properties in Canada. To meet its objectives, which are executed with consideration given to current economic and market factors, the REIT's management focuses on value creation through the use of best-in-class, third party property managers who offer the benefits of both exceptional services and local market knowledge and expertise. As well as, utilizes an aggressive acquisitions program, targeting diversified commercial real estate assets in urban cities across Canada. The program focuses on properties with strong tenant profiles and long-term maturities.



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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