

3550

VICTORIA PARK AVENUE

TORONTO



OFFICE SPACE FOR LEASE

4th Floor - 2 Units - 2,640 SF to 4,128 SF
5th Floor - Entire floor - 14,372 SF



AVAILABLE UNITS

Unit	430	456	500
Size (SF)	4,128	2,640	14,372
Asking Rate (PSF)	\$11.00	\$11.00	\$10.50
TMI 2026 (PSF)	\$12.44	\$12.44	\$12.44
Possession	Immediate	Immediate	Immediate



HIGHLIGHTS

-  4th Floor: Flexible suites ranging from 2,640 to 4,128 SF
-  5th Floor: Full floor availability with sweeping 360° views
-  Professional on-site property management
-  Ample free parking (underground tenant parking, surface visitor parking)
-  Immediate possession available
-  Superior connectivity: Quick access to Highways 404, 401, and 407; steps to TTC

ZONING

MO - Industrial-Office Business Park

Permitted uses

- Adult education school
- Artist studio
- Car rental agency
- College
- Commercial gallery
- Commercial school
- Communications and broadcasting
- Community centre
- Day nursery
- Financial institution
- Fitness centre
- Gasoline station
- Health science research laboratory
- Hotel
- Industrial sales and servic
- Laundry
- Manufacturing
- Museum
- Office uses
- Outdoor cafe
- Park
- Personal service shop
- Place of worship
- Public library
- Research laboratory
- Restaurant
- Retail store
- Service shop
- Service station
- Showroom
- Theatre
- University uses

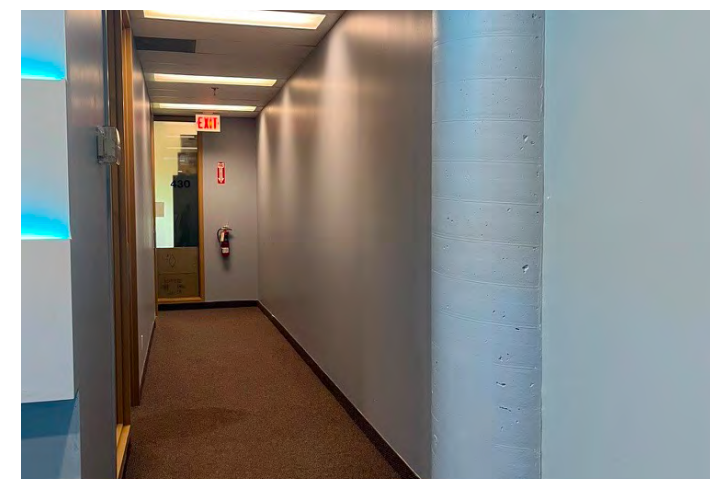
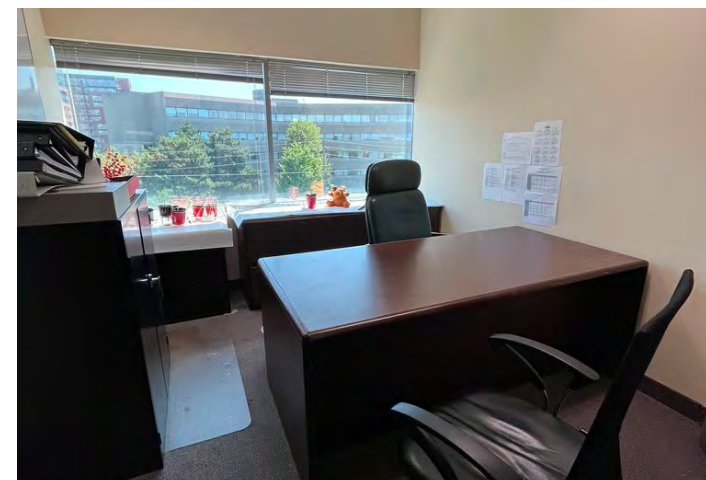
4TH FLOOR PLAN



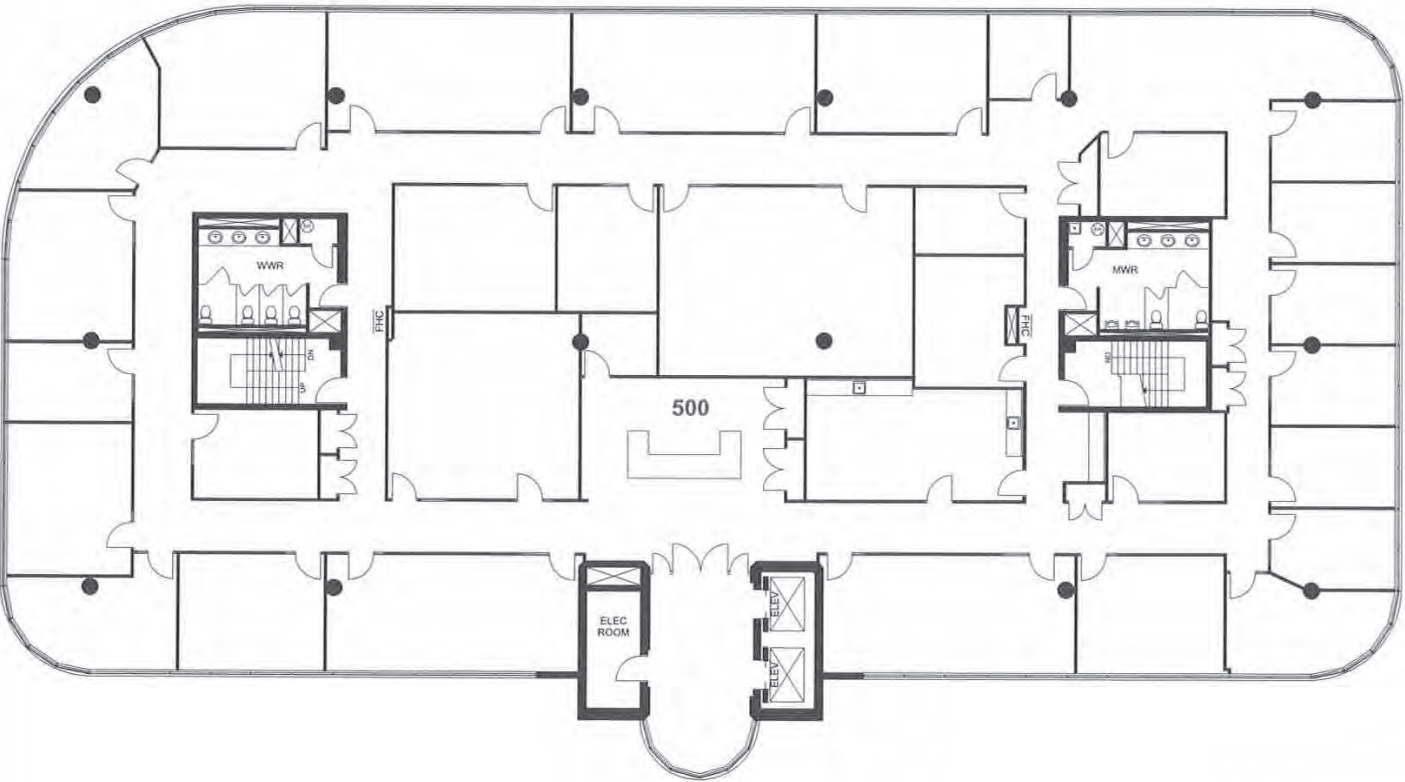
Unit 430: 4,128 sf

Unit 456: 2,640 sf

4TH FLOOR INTERIOR PHOTOS

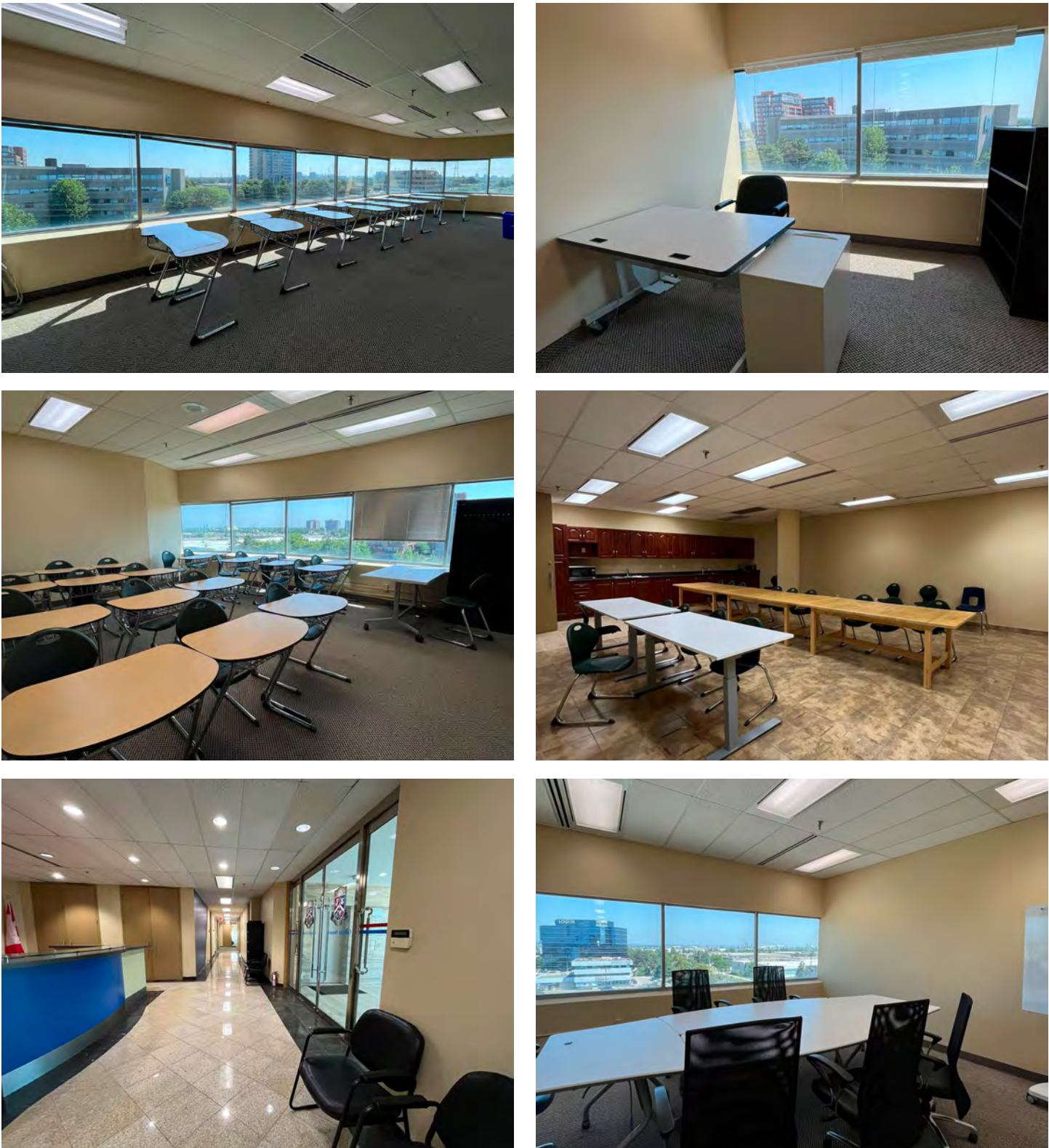


5TH FLOOR PLAN



Entire floor - 14,372 sf

5TH FLOOR INTERIOR PHOTOS





Drive Time

5 MINS
Hwy 404/DVP

8 MINS
Hwy 401

10 MINS
Yonge Street

18 MINS
Downtown Toronto

25 MINS
Pearson Airport

CONTACT US

Bryan Li**
Executive Vice President
+1 416-564-8388
bryan.li@jll.com

Jenny Fang*
Sales Associate
+1 416-823-6256
jenny.fang@jll.com

Ryan McDonnell*
Associate Vice President
+1 647-204-8134
ryan.mcdonnell@jll.com



Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 JLL Canada. All rights reserved. *Sales Representative **Broker