3550
VICTORIA PARK AVENUE

TORONTO

OFFICE SPACE
FOR LEASE

4th Floor - 2 Units - 2,640 SF to 4,128 SF

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AVAILABLE UNITS

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

HIGHLIGHTS

- 4th Floor: Flexible suites ranging from 2,640 to 4,128 SF
- 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

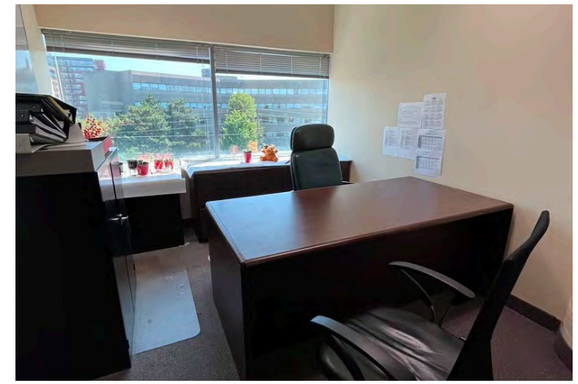
- Adult education school
- Artist studio
- Car rental agency
- College
- Commercial gallery
- Commercial school
- Communications and broadcasting
- Community centre
- Day nursery
- Financial institution
- Fitness centre
- Gasoline station
- Health science research laboratory
- Hotel
- Industrial sales 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

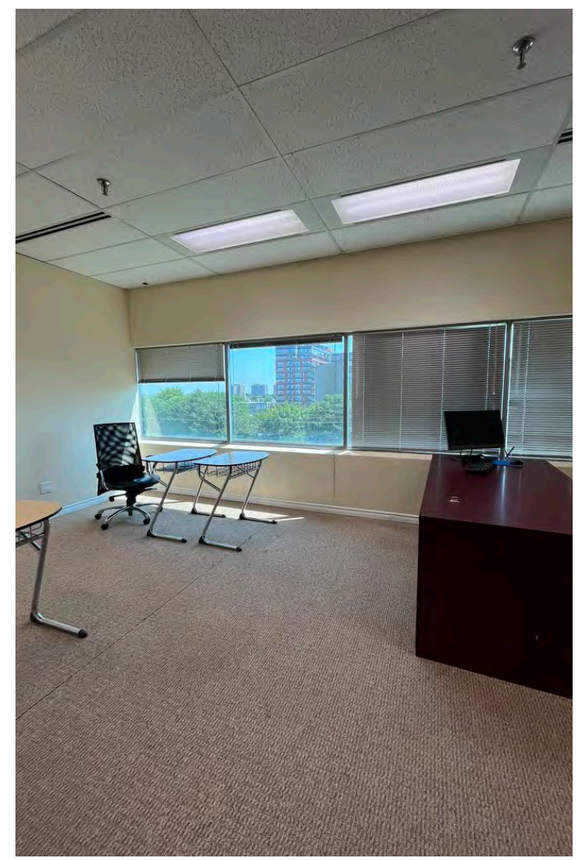
4TH FLOOR PLAN

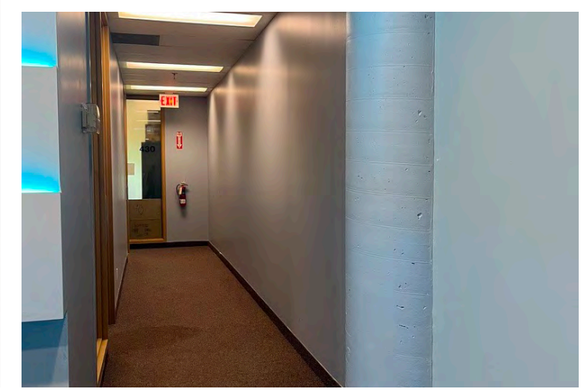
Unit 430: 4,128 sf

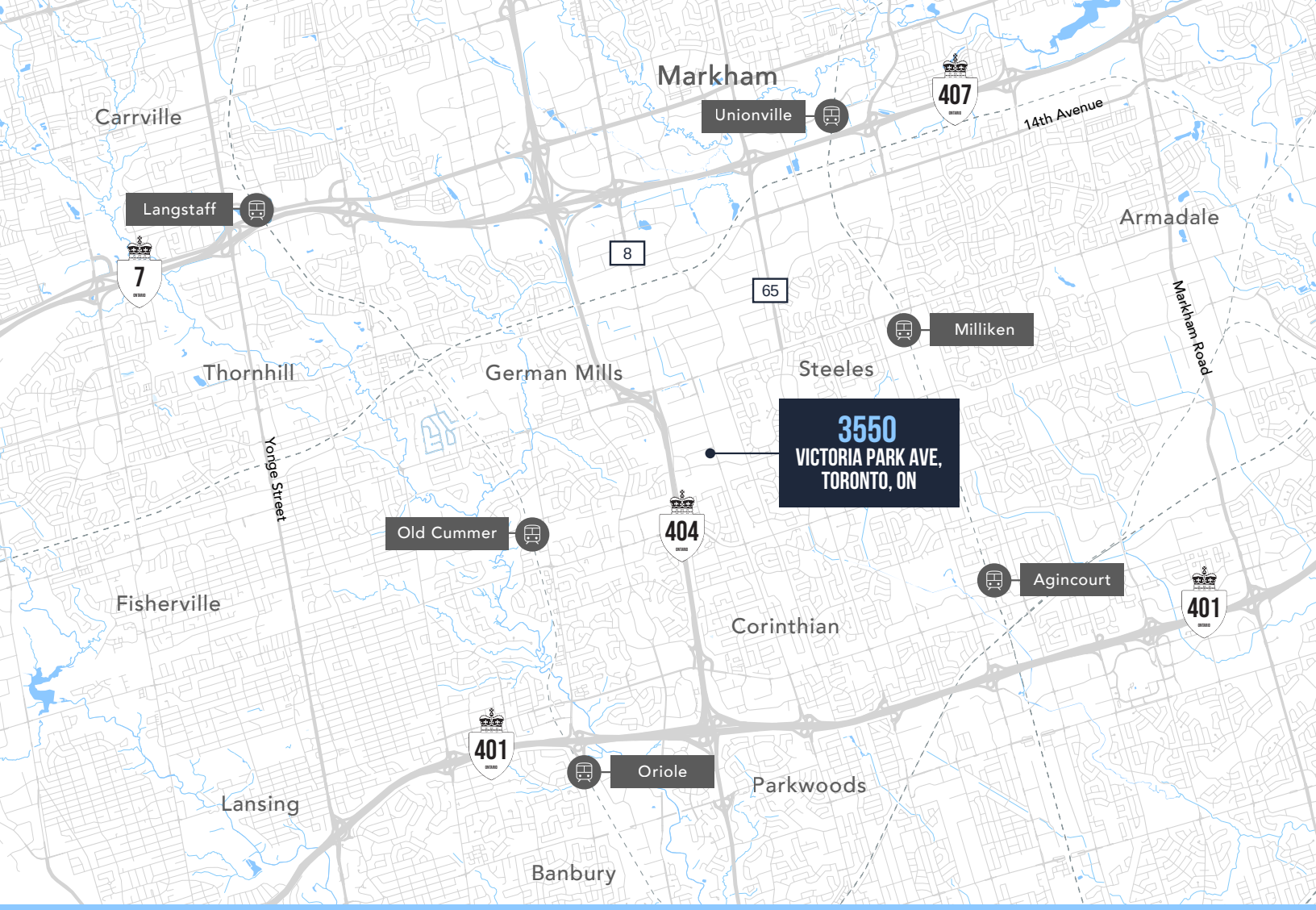
Unit 456: 2,640 sf

4TH FLOOR INTERIOR PHOTOS









Drive Time

5 MINS	8 MINS	10 MINS	18 MINS	25 MINS
Hwy 404/DVP	Hwy 401	Yonge Street	Downtown Toronto	Pearson Airport

CONTACT US

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