

OFFICE SPACE FOR LEASE

3550 VICTORIA PARK AVENUE, TORONTO

Suite 306 - 1,880 SF | Suite 456 - 2,640 SF



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FOR LEASE
PRESTIGE OFFICE
3550 VICTORIA PARK AVENUE
SUITE 456 & 306
TORONTO



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PRESTIGE OFFICE
3550 VICTORIA PARK AVENUE
SUITE 456 & 306
TORONTO



DETAILS

Rentable Area	Suite 306 - 1,880 SF Suite 456 - 2,640 SF
Parking	2.8/1,000 sq.ft
Rental Rate	Speak to Listing Agent
Taxes & Operating Costs	\$12.44 PSF (2025)

COMMENTS

BUILDING FEATURES

- Onsite professional property management
- Parking - free gated underground for tenants, free surface parking for visitors
- T&O includes janitorial
- Public transit on street
- Quick access to Hwys #404/DVP and #401
- On site restaurant
- Ample restaurants at Steeles Ave/Woodbine Ave
- Immediate occupancy

SUITE FEATURES

- Suite 456**
- Attractive floor-to-ceiling doors with etched sidelight windows
 - Wraparound location - all offices have exterior windows for ample natural light
 - In-suite kitchenette
- Suite 306**
- Attractive interior finishing with floor-to-ceiling interior doors & sidelight windows
 - 5 Private offices
 - Dedicated in-suite kitchenette

ZONING

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 service
- 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

FOR LEASE
PRESTIGE OFFICE
3550 VICTORIA PARK AVENUE
SUITE 306
TORONTO



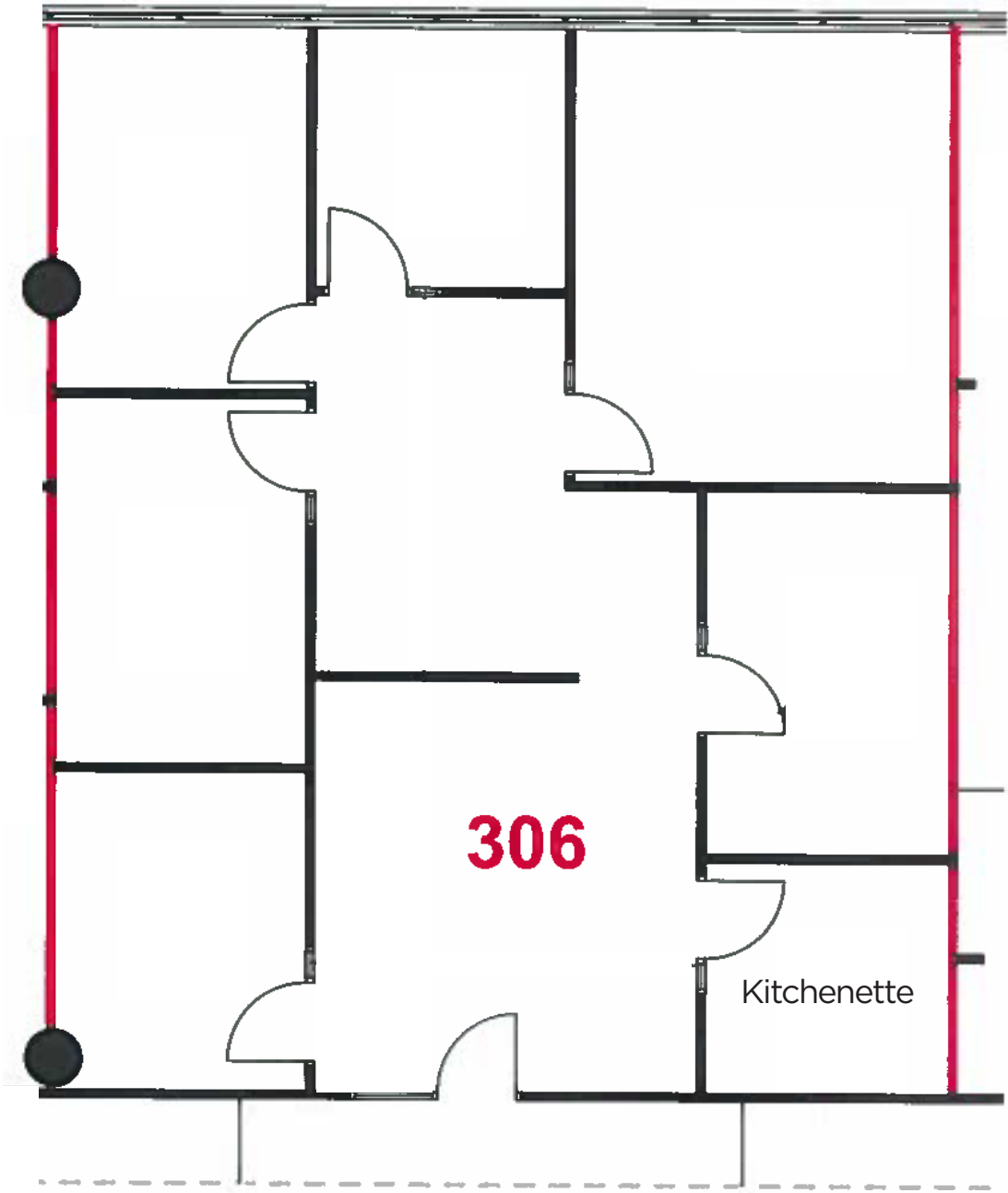
FOR LEASE
PRESTIGE OFFICE
3550 VICTORIA PARK AVENUE
SUITE 306
TORONTO



INTERIOR PHOTOS



FLOOR PLAN



FOR LEASE
PRESTIGE OFFICE
3550 VICTORIA PARK AVENUE
SUITE 456
TORONTO



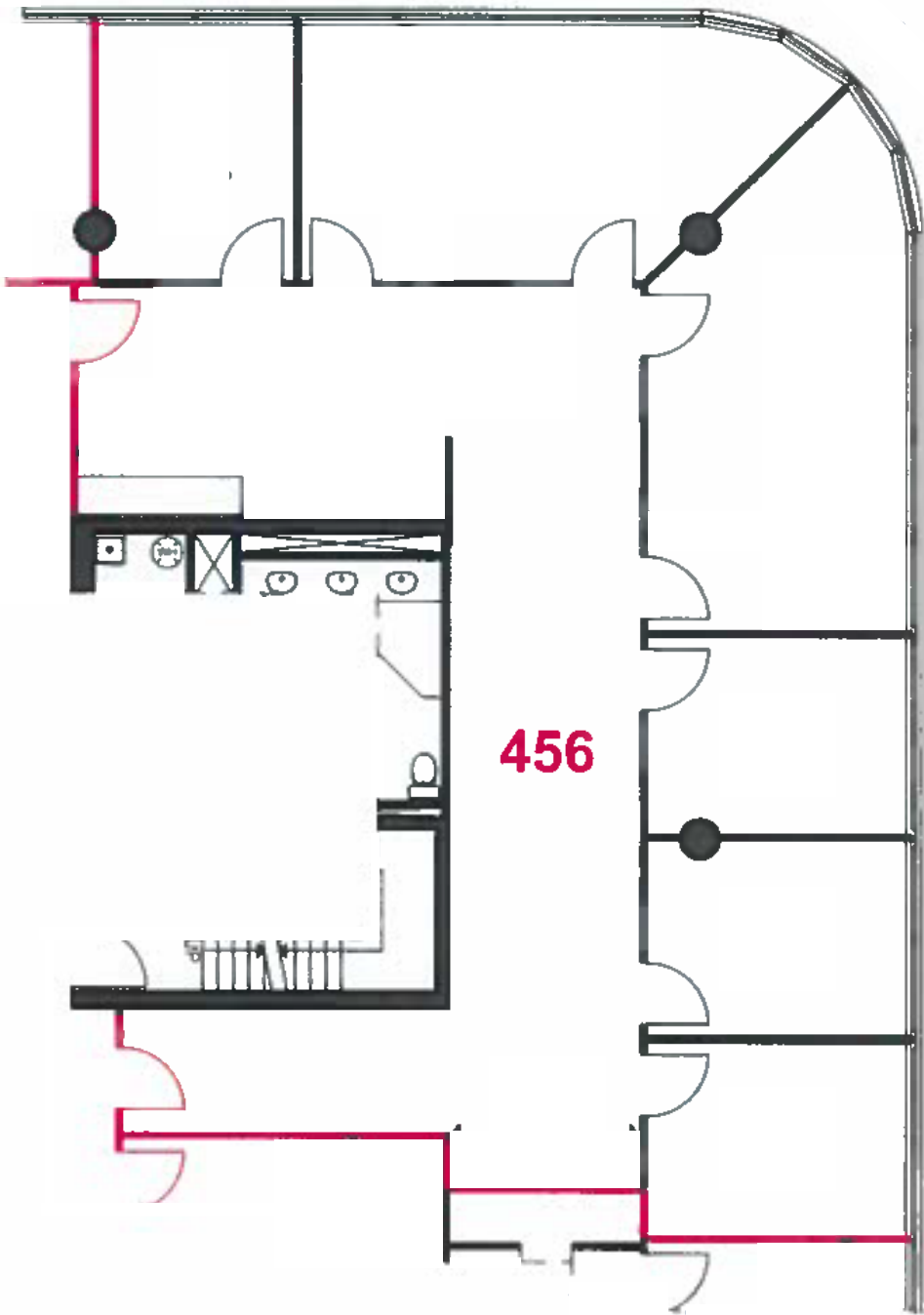
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INTERIOR PHOTOS



FLOOR PLAN



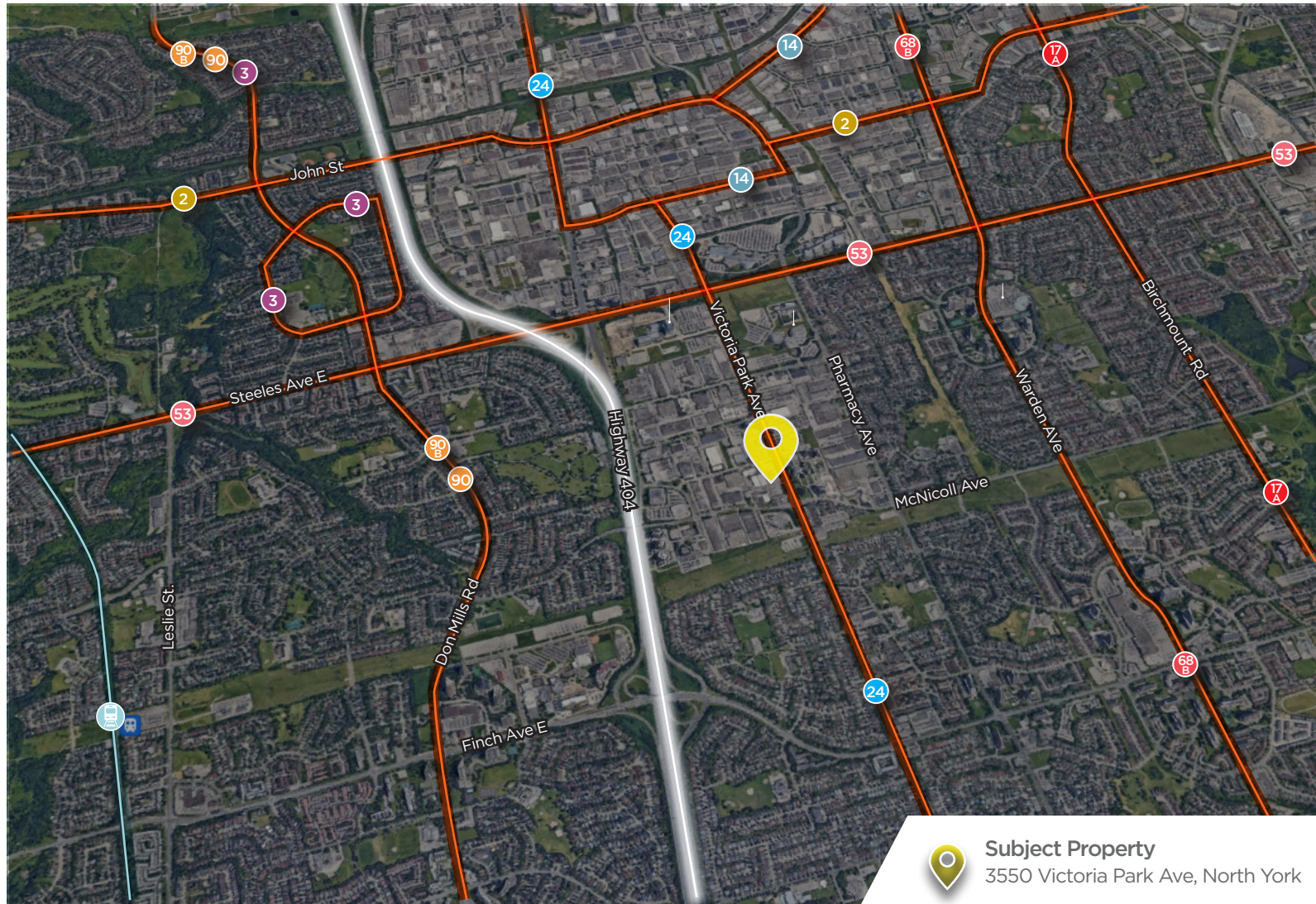
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3550 VICTORIA PARK AVENUE

SUITE 456 & 306
TORONTO



TRANSIT MAP



Subject Property
3550 Victoria Park Ave, North York

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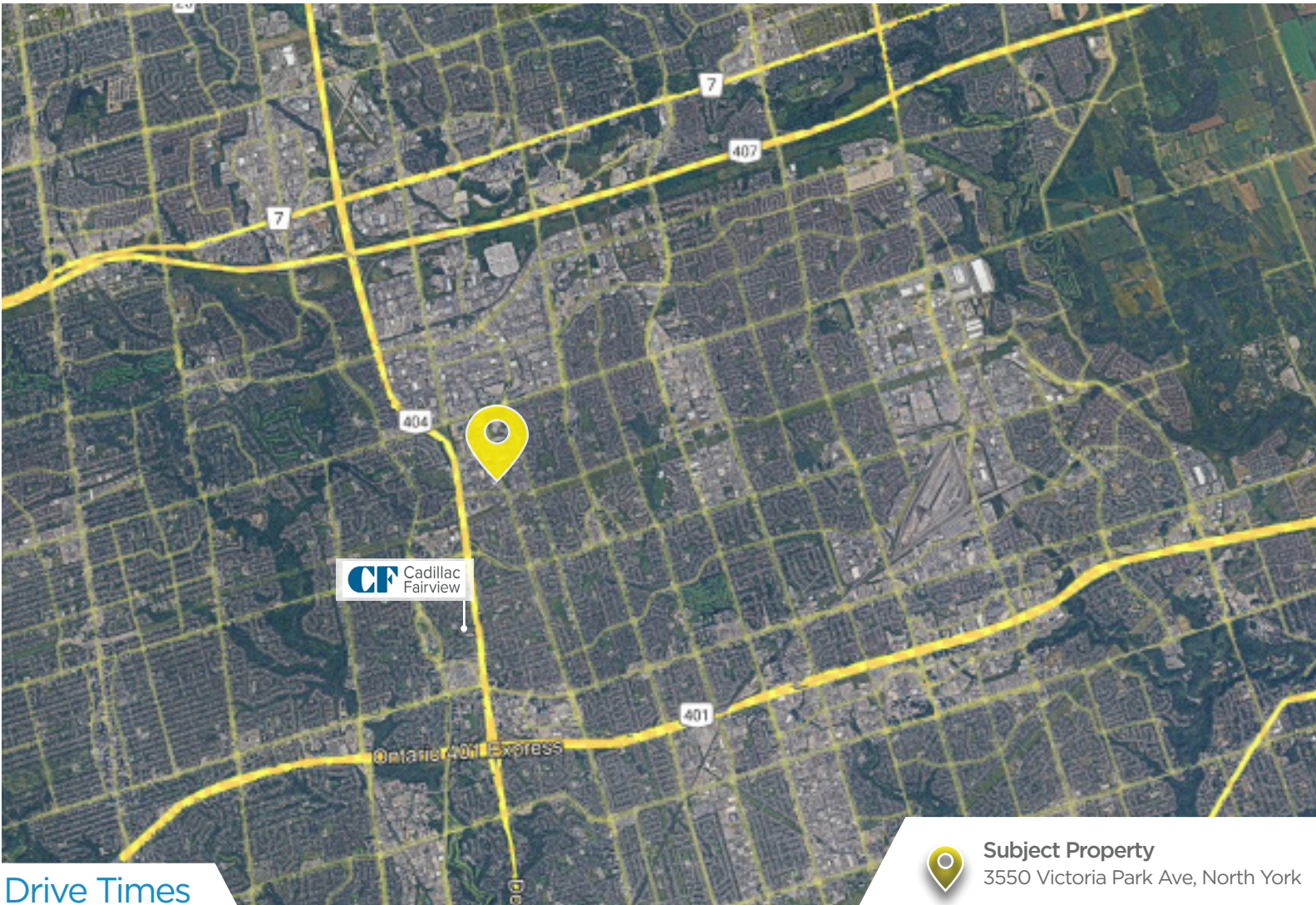
TORONTO

SUITE 456 & 306

MAJOR ROAD AND HIGHWAYS



CUSHMAN &
WAKEFIELD



Subject Property

3550 Victoria Park Ave, North York

Drive Times

10
MINS



Yonge Street

8
MINS



Hwy 401

5
MINS



Hwy 404/DVP

25
MINS



Pearson Airport

18
MINS



Downtown Toronto

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