



FOR LEASE

T O R O N T O | O N

executive summary

Introducing 55 Town Centre Court - a 9-storey office building ideally positioned on a 1.846-acre site adjacent to Scarborough Town Centre, one of Toronto's premier shopping and transit hubs.

This 222,285 square foot property offers versatile, configurable office spaces ranging from full floors to smaller suites, catering to a broad spectrum of business needs.

With direct access to public transit and a vibrant amenity-rich environment just steps away, 55 Town Centre combines convenience, functionality, and prime location for your business to thrive.



222,285 SF

TOTAL BUILDING SIZE

+/- 27,000 SF

TYPICAL FLOOR PLATE



property overview

CIVIC ADDRESS	55 Town Centre Court Toronto, ON	OCCUPANCY	TBD
LOCATION	Town Centre Court McCowan Road	ACCESS POINTS	1
YEAR BUILT	1982	PARKING	239 stalls (Including Underground Parking)
PROPERTY TYPE	Mid-Rise Office	ZONING	OU Office Uses
SITE AREA	1.846-Acres	NET RENT	Please Contact Listing Agents
BUILDING AREA	222,285 SF	ADDITIONAL RENT	\$15.50 PSF (2024) Including Janitorial
FLOOR PLATE	Approx. 27,000 SF	TERM	Negotiable
FLOORS	8 + PH	IMPROV ALLOWANCE	Negotiable

PROPERTY

SPACES SUITED FOR

Government & Public Organizations

Professional Services

Not-For-Profit Organizations

Education & Continuing Studies

KEY HIGHLIGHTS

Direct Access to HWY 401 Interchange

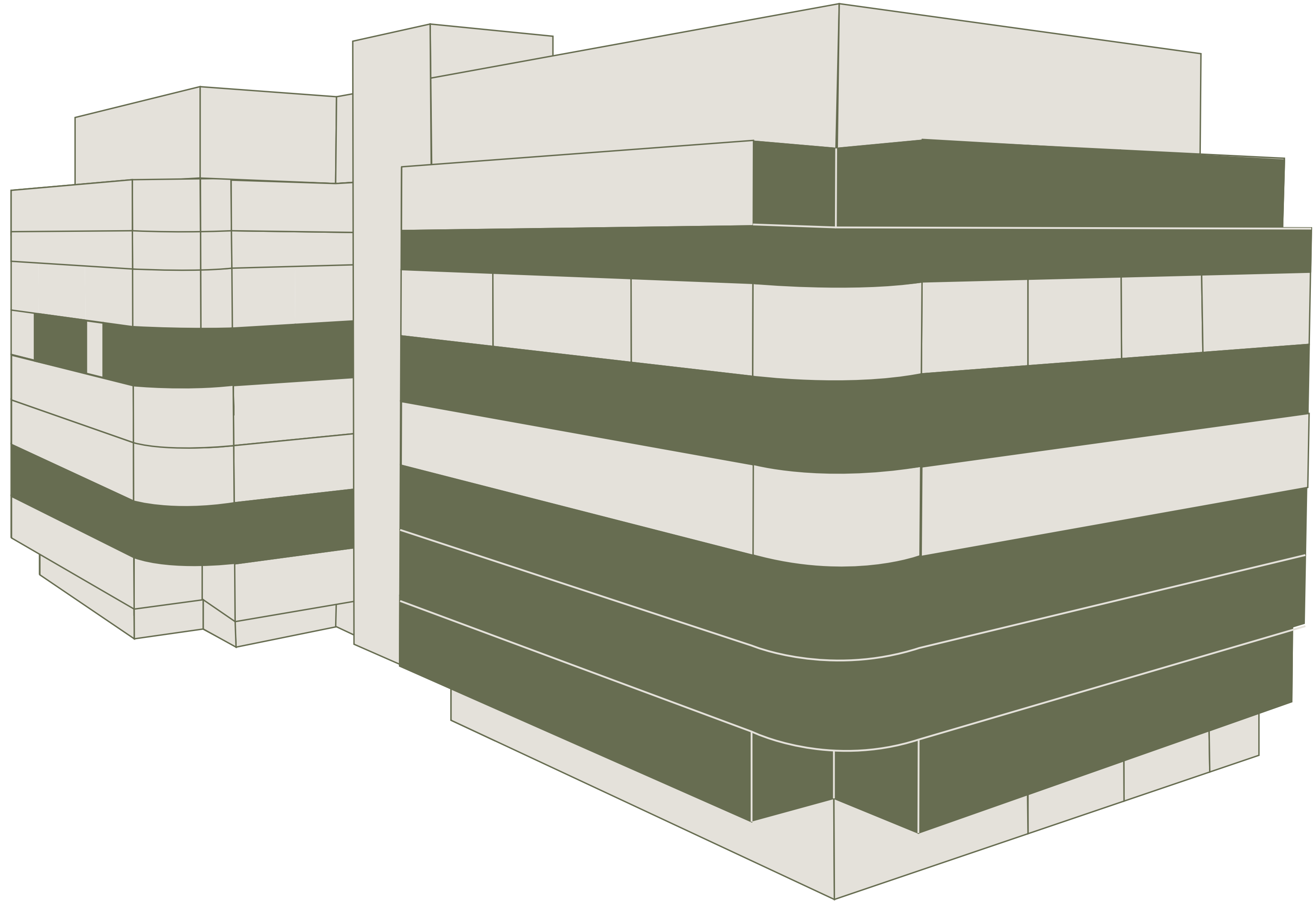
Public Transit-Oriented

Immediate Adjacency to Scarborough Town Centre

Wheelchair Accessible

available suites

Click on floor
number for
availabilities



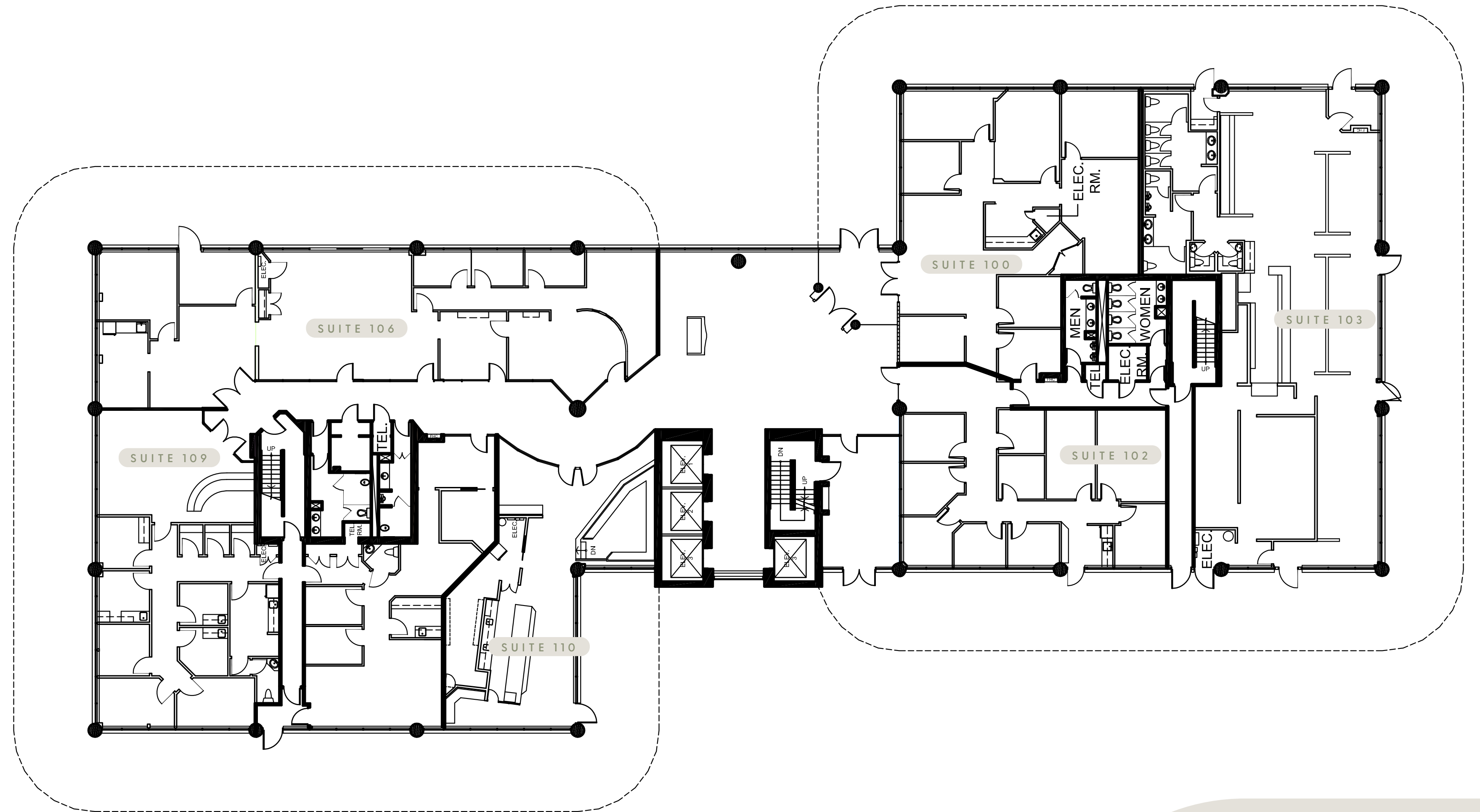
 VACANT

STACKING PLAN

floor plan

1st floor

NO VACANCY



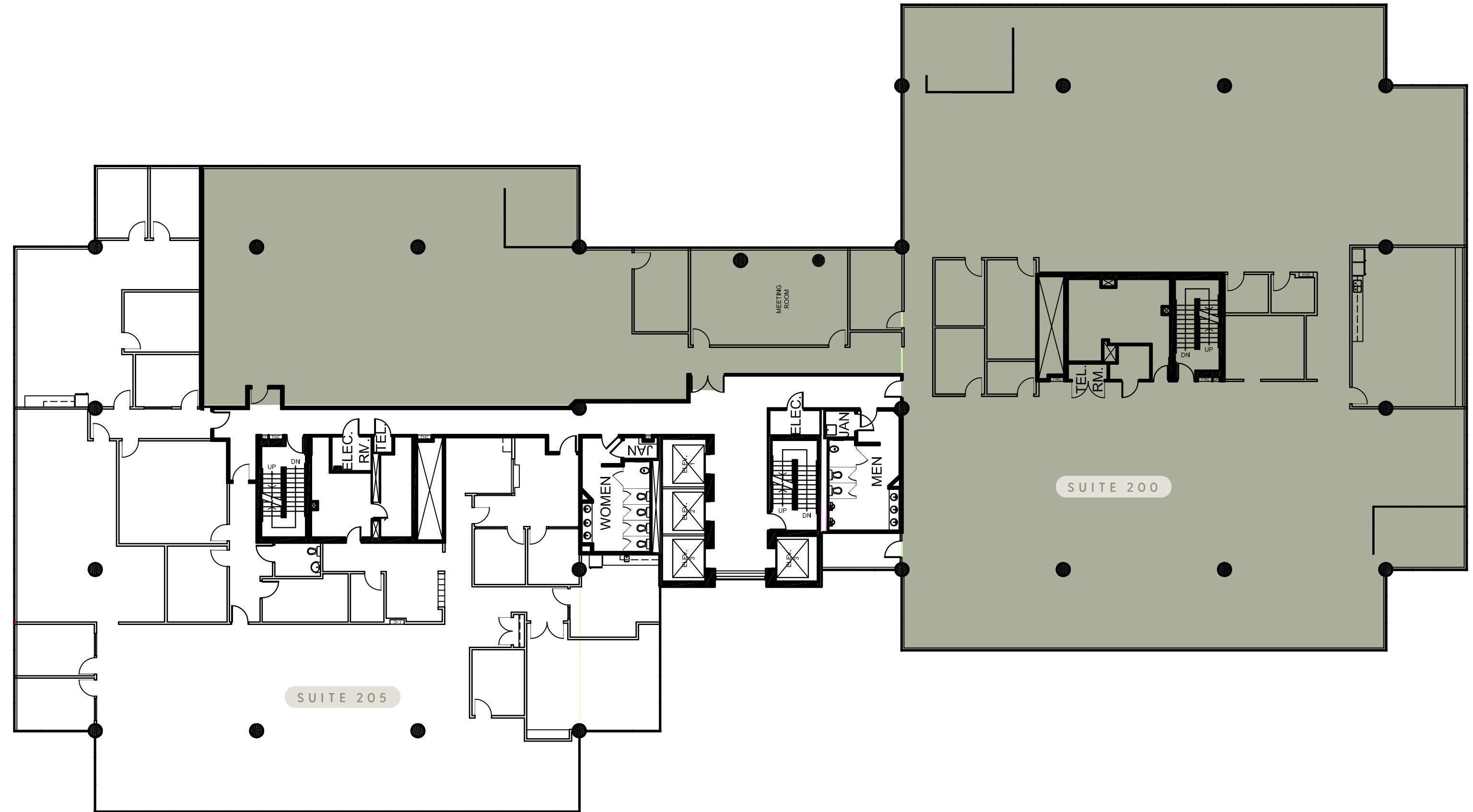
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floor plan

2nd floor

AVAILABILITIES

SUITE 200 17,805 SF



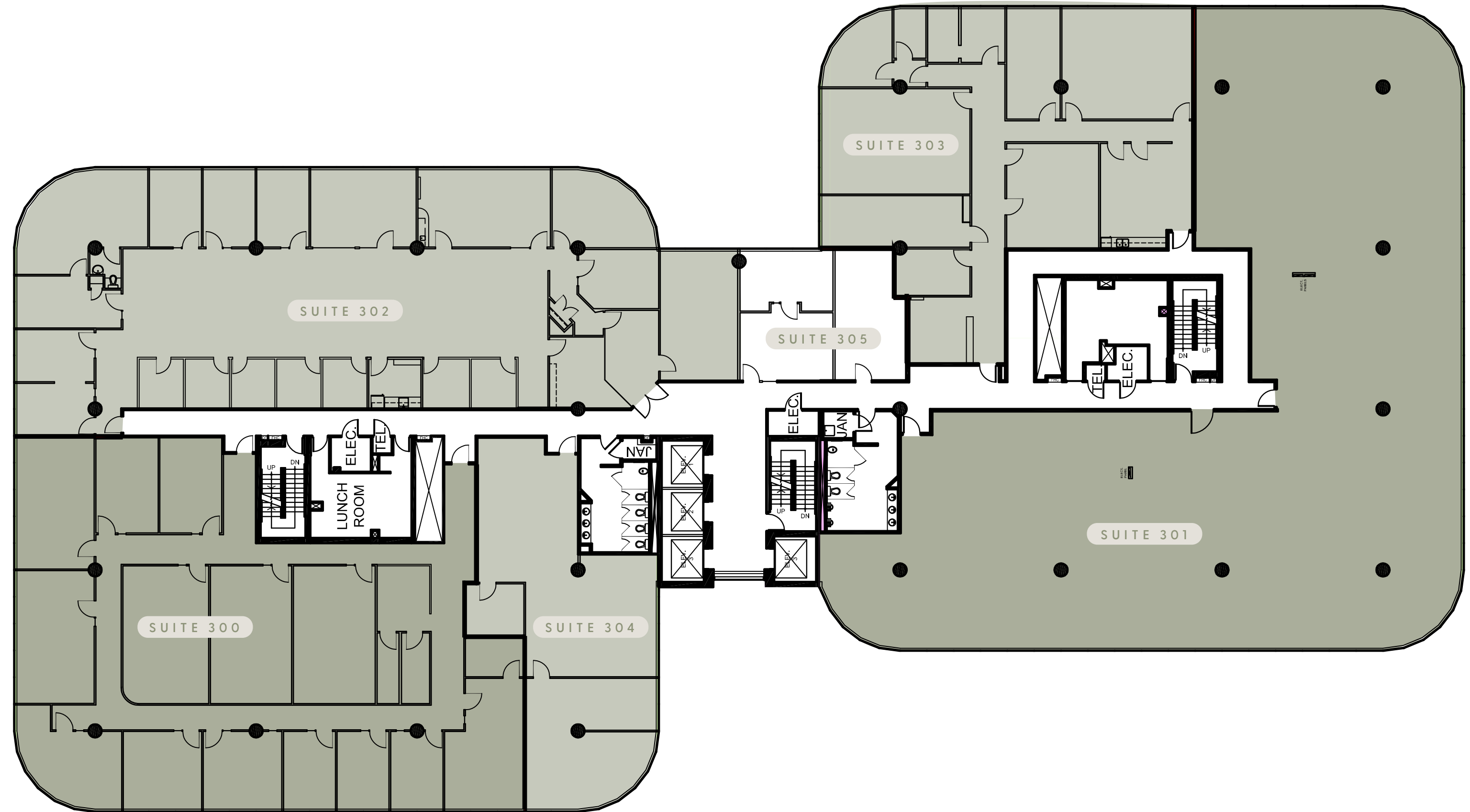
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floor plan

3rd floor

AVAILABILITIES

SUITE 300	4,001 SF
SUITE 301	9,347 SF
SUITE 302	7,605 SF
SUITE 303	6,211 SF
SUITE 304	1,927 SF



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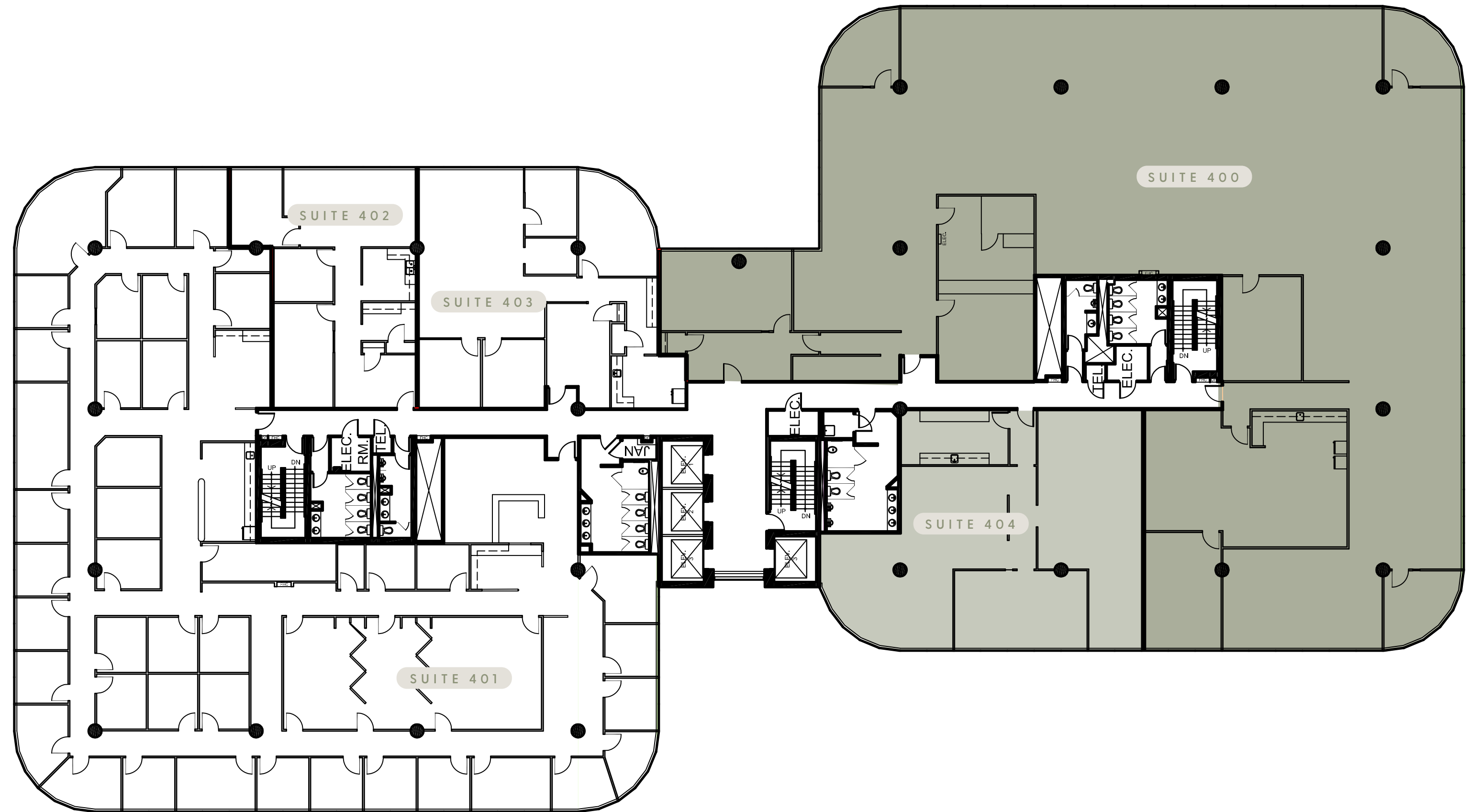
floor plan

4th floor

AVAILABILITIES

SUITE 400 12,325 SF

SUITE 404 2,547 SF



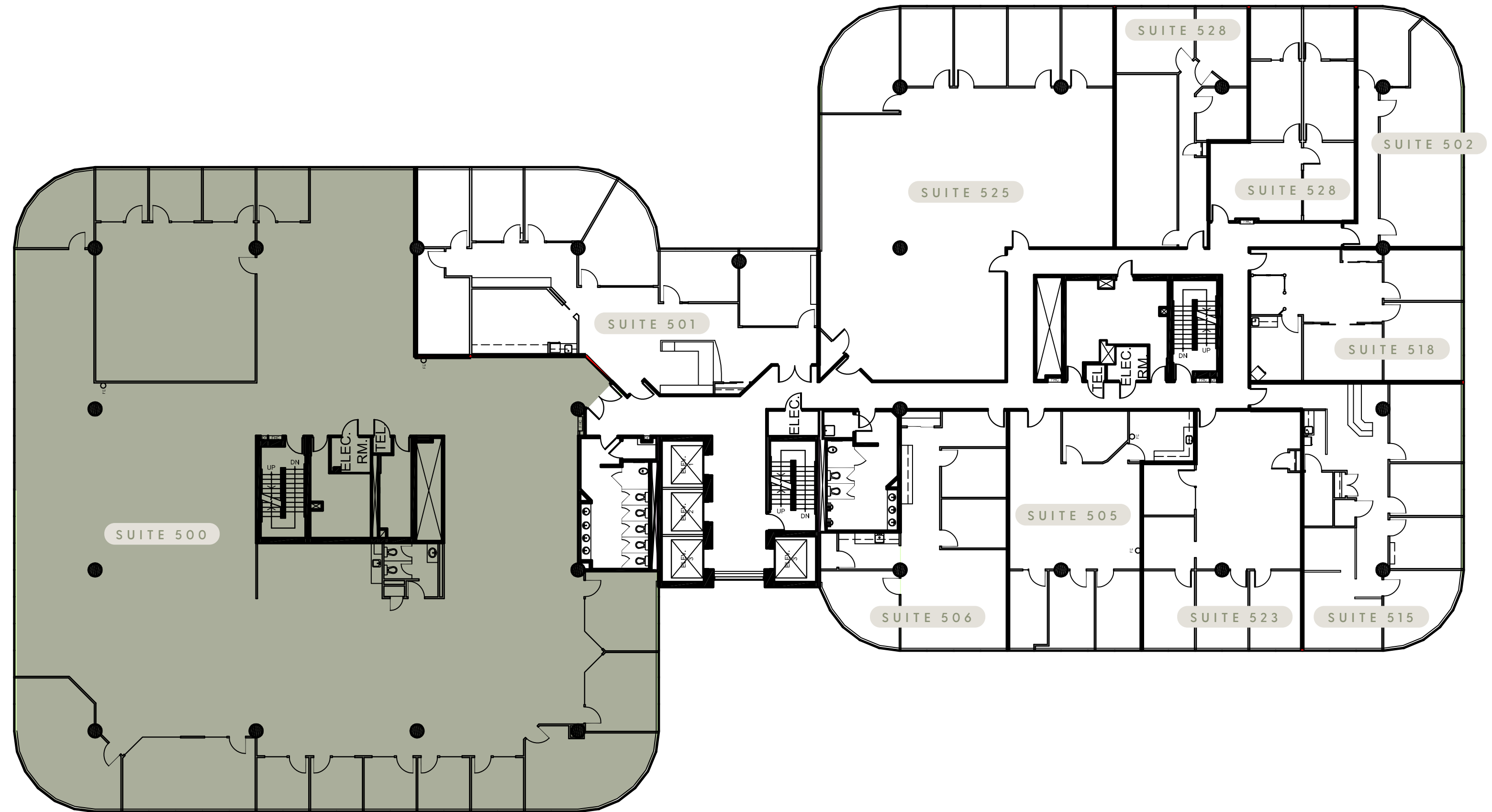
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floor plan

5th floor

AVAILABILITIES

SUITE 500	29,065 SF
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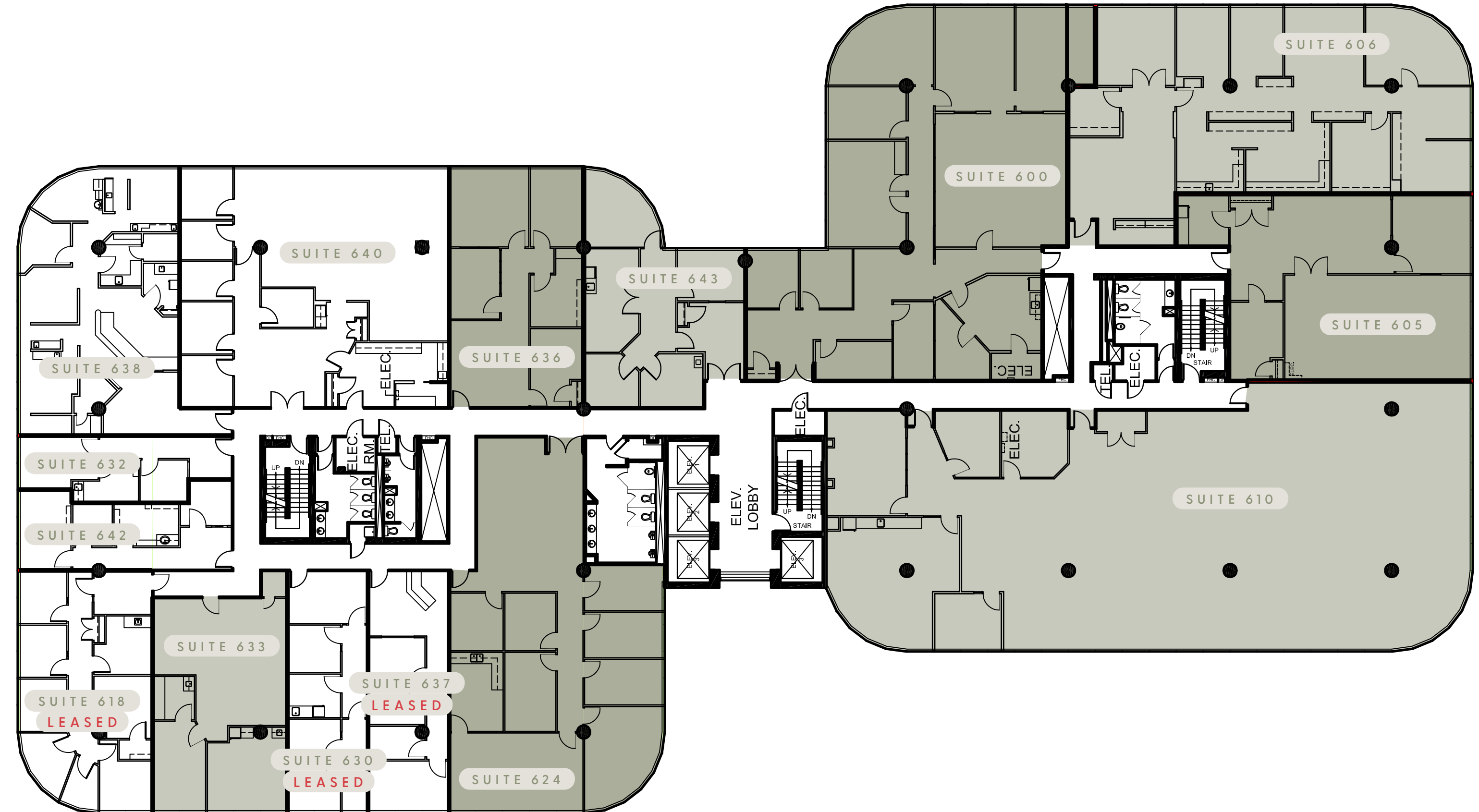
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floor plan

6th floor

AVAILABILITIES

SUITE 600	3,844 SF
SUITE 605	1,866 SF
SUITE 606	3,039 SF
SUITE 610	6,169 SF
SUITE 618	LEASED
SUITE 624	2,535 SF
SUITE 630	LEASED
SUITE 633	1,146 SF
SUITE 636	1,252 SF
SUITE 637	LEASED
SUITE 643	1,153 SF

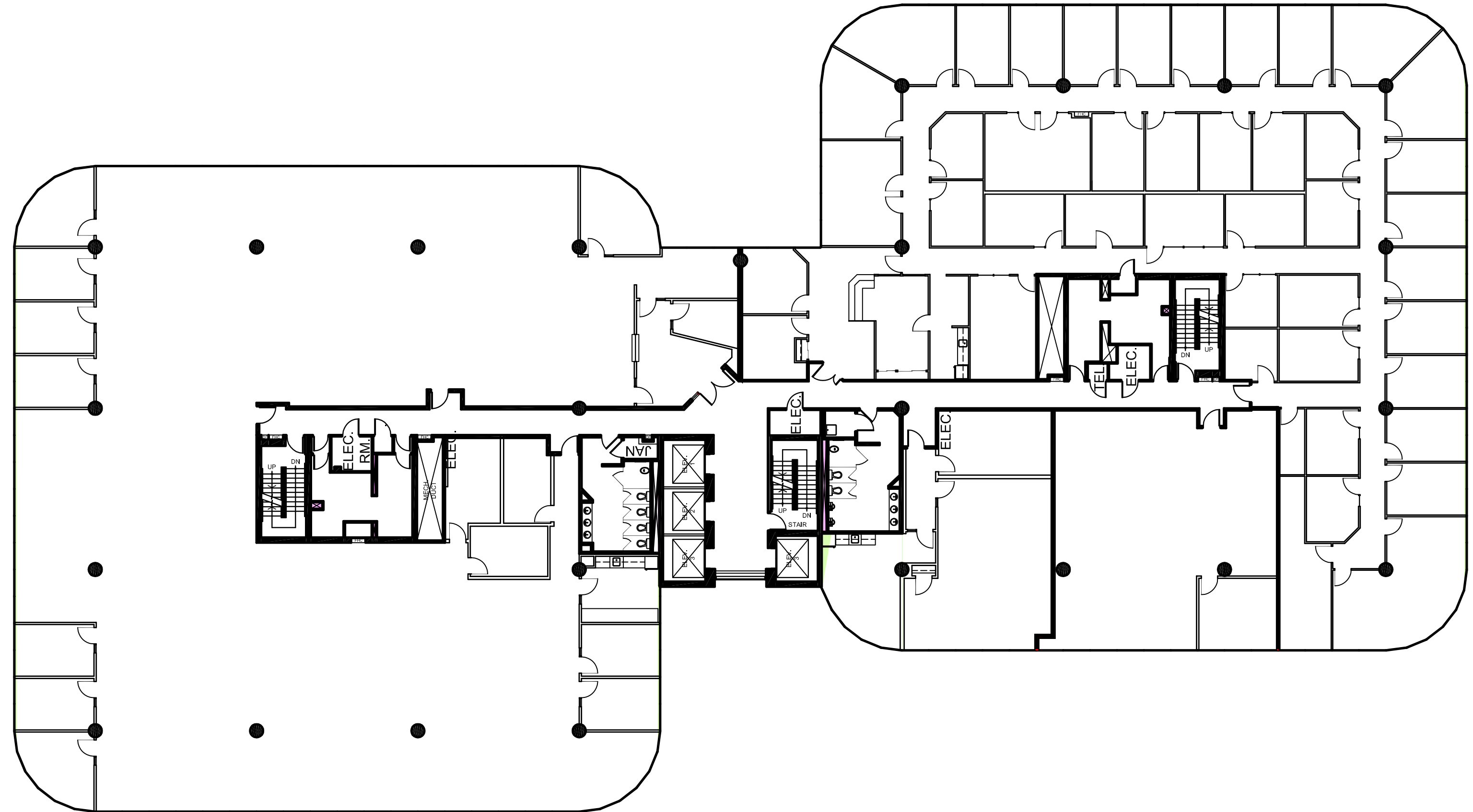


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floor plan

7th floor

NO VACANCY



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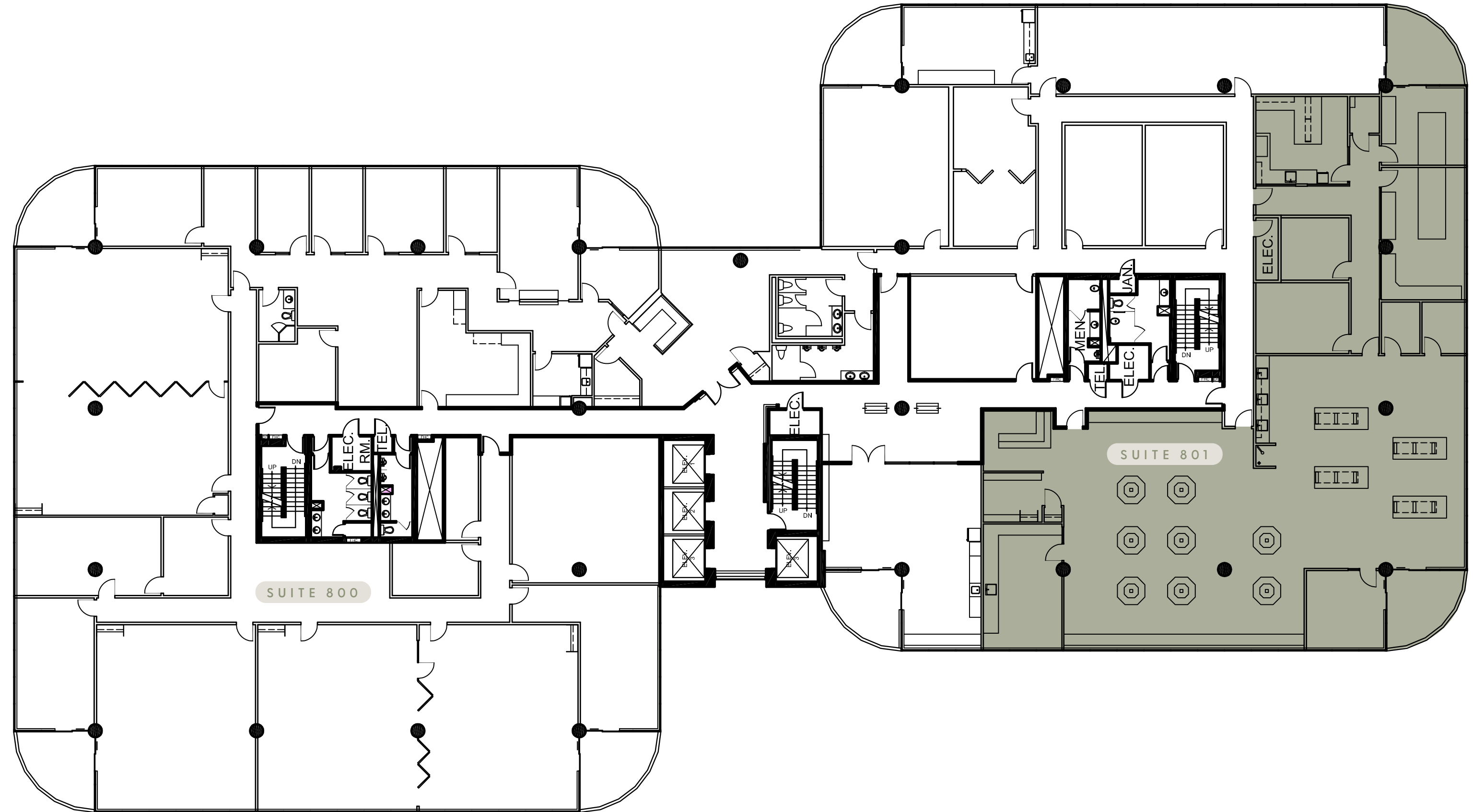
floor plan

8th floor

AVAILABILITIES

SUITE 801

14,000 SF



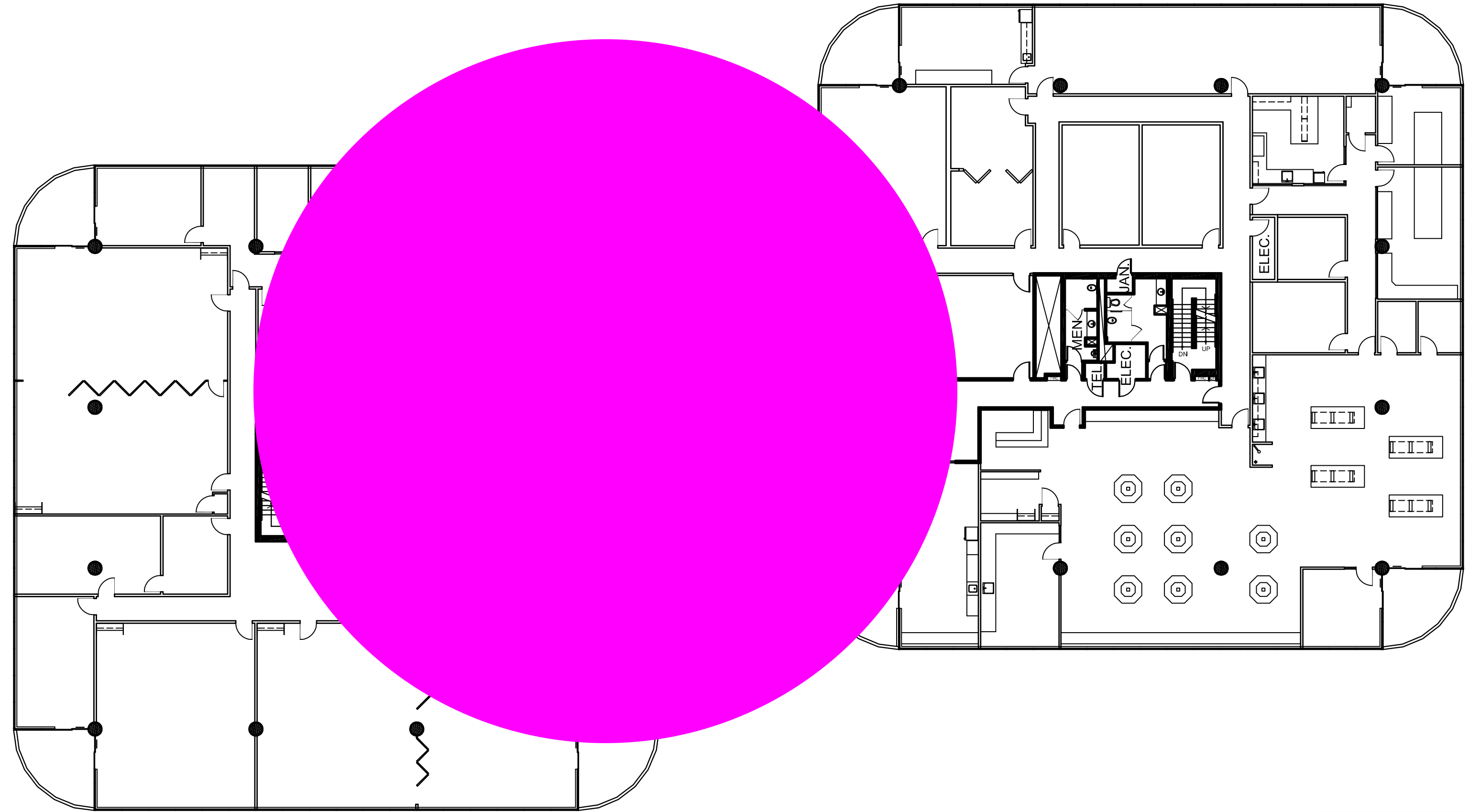
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floor plan

9th floor

AVAILABILITIES

SUITE 902 3,555 SF



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scarborough at a glance

Scarborough City Centre is a thriving commercial hub and one of Toronto's key business districts outside the downtown core. Strategically located near major highways and transit connections - including highway 401 and the new Scarborough Busway - it offers businesses excellent accessibility for both employees and clients.

Anchored by the Scarborough Civic Centre, Albert Campbell Square, and the Scarborough Town Centre mall, the area features a mix of modern office towers, including the established Consilium Place complex, and a growing number of mixed-use developments.



The district is surrounded by residential high-rises, retail amenities, and green parklands, offering a balanced work environment that blends urban convenience with natural space. With a mix of corporate, government, and institutional tenants already established, Scarborough City Centre continues to attract businesses seeking value, connectivity, and visibility within a dynamic urban setting.

TOP OCCUPATIONS

Retail Trade

Health Care and Social Assistance

Professional, Scientific and Technical Services

Figures represent 2024 (unless stated otherwise) demographics within a 3 KM radius of 55 Town Centre Court
Source: Colliers Hydra

121,637

TOTAL POPULATION

129,190

PROJECTED 2029
TOTAL POPULATION

143,443

DAYTIME POPULATION

36.0

MEDIAN AGE

CA \$98,224

AVERAGE
HOUSEHOLD INCOME

amenities aligned for success



SCARBOROUGH TOWN CENTRE



MOXIES



cultures.



LCBO

milestones
GRILL + BAR

SCADDABUSH
ITALIAN KITCHEN & BARS

Walmart

REAL CANADIAN
SUPERSTORE



CINEPLEX

TD Bank

Scotiabank.

PUTTING EDGE



KENNEDY COMMONS



metro

Michaels

Muchoburrito

Party City

LCBO

tpl toronto public library

fifty five town centre court

FRESH CO

SHOPPERS
DRUG MART

Tim Hortons

AMENITIES

seamless access

DRIVE TIMES

HWY 401 INTERCHANGE	850m	3 min
AGINCOURT GO	4.2km	10 min
EGLINTON GO	5.7km	14 min
KENNEDY TTC SUBWAY & GO STATION	6.6km	15 min

 **94** WALK SCORE

 **91** BIKE SCORE

TRANSIT LINES

-  LAKESHORE EAST GO
-  STOUFFVILLE GO
-  TTC SUBWAY LINE 2

AGINCOURT STATION



SCARBOROUGH TOWN
CENTRE TERMINAL



fifty
five town centre
court

EGLINTON STATION



KENNEDY STATION



AMENITIES



SCARBOROUGH LINE 3 BUSWAY

Introduced in 2023, the Scarborough (Line 3) Busway offers full transit-priority infrastructure to provide fast, dependable service between Kennedy and Scarborough Centre stations. Replacing the decommissioned Line 3 Scarborough RT, the proposed 4 km Busway follows the former rail corridor. From Ellesmere, buses continue to

Source: ttc.ca



Scarborough Town Centre via dedicated bus-priority lanes on Ellesmere Road. Designed to bypass traffic and minimize delays, the corridor supports multiple high-frequency TTC bus routes, ensuring reliable transit service along this key corridor previously served by Line 3.

fifty
five town centre
court

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