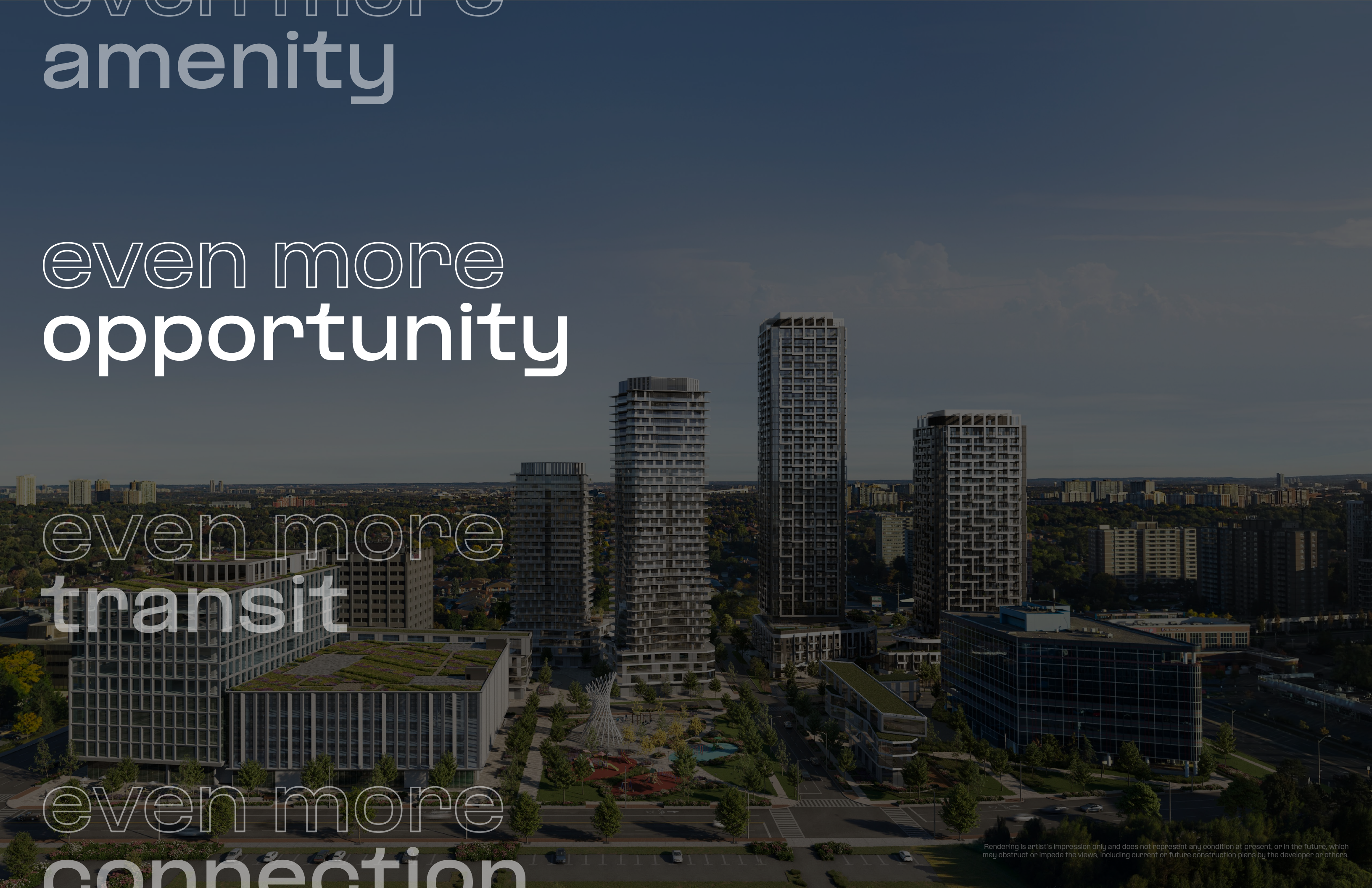




Office leasing opportunity
in the heart of North York



even more
amenity

even more
opportunity

even more
transit

even more
connection

Rendering is artist's impression only and does not represent any condition at present, or in the future, which may obstruct or impede the views, including current or future construction plans by the developer or others.

LSQ is a premiere mixed—use development located in the heart of the Consumers Road business park. This office complex is minutes from the Don Valley Parkway, Hwy 401 and Hwy 404 and also provides immediate access to the TTC.

- BOMA Best Certified Gold
- Newly renovated lobbies with modern finishes
- Fitness facility available for tenants
- Multiple onsite food retailers
- Views of Downtown and CN tower
- Underground and surface parking available
- Complimentary UBER rides for tenants between LSQ and Don Mills Subway at Fairview Mall
- Excellent access to major highways (401, 404 and the DVP)



2550 Victoria Park

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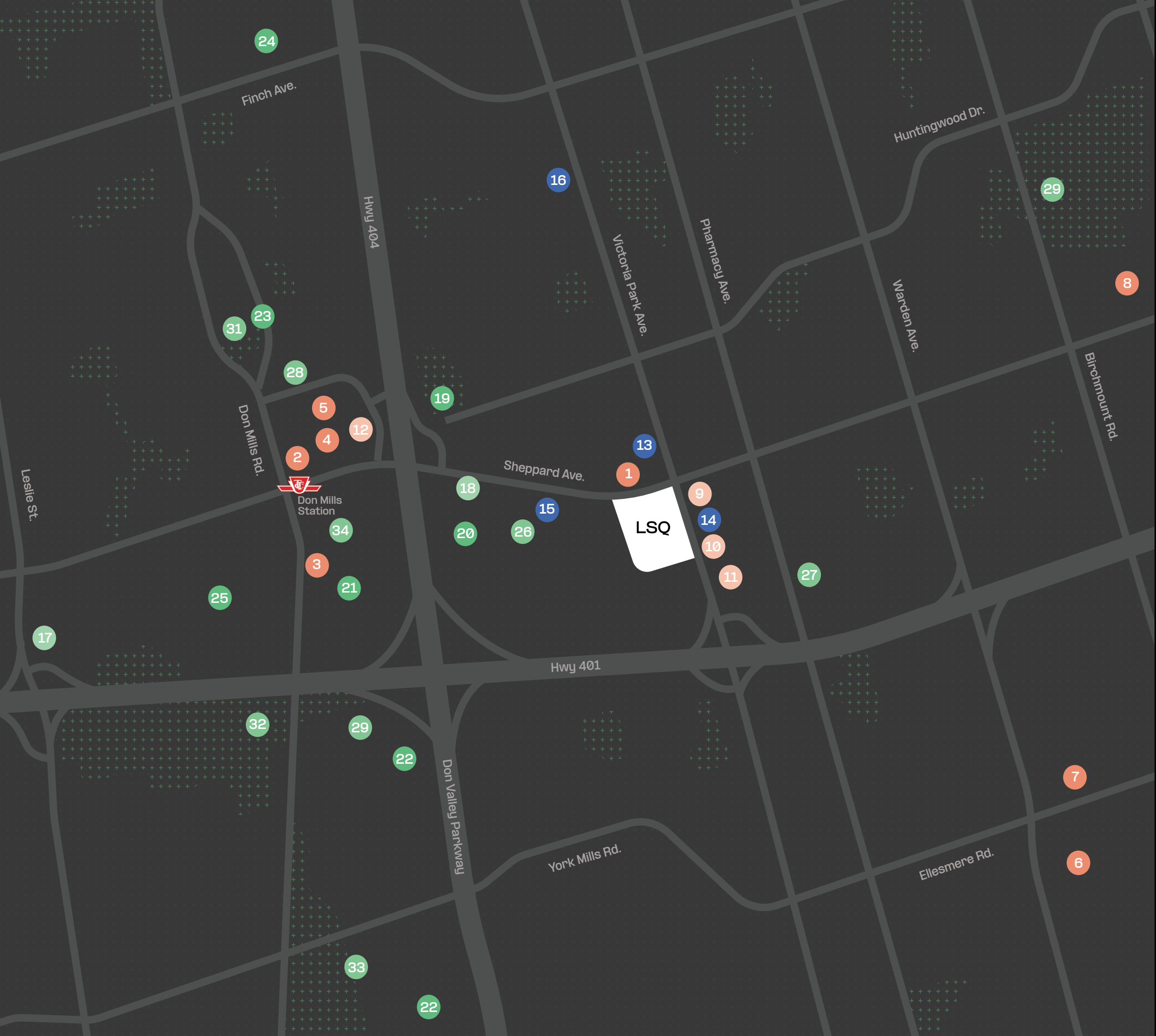
click on suite to
download the
floorplan

2550 Victoria Park Avenue

Suite 401	9,107 sf	
Suite 500	13,234 sf	
Suite 600	10,600 sf	} Contiguous 19,977 sf
Suite 601	2,231 sf	
Suite 602	7,146 sf	
Suite 700	10,465 sf	
Suite 800	15,183 sf	

Net Rent
\$15.50 psf
Additional Rent
\$16.85 psf (plus hydro)





Amenities Map

- Grocery & Shopping**
 - Food Basics
 - T&T Supermarket
 - FreshCo
 - CF Fairview Mall
 - LOBO
 - Costco
 - Home Depot
 - Walmart Supercentre
- Dining & Cafe**
 - Johnny's Hamburgers
 - Starbucks
 - Tim Hortons
 - Moxies Bar & Grill
- Banks**
 - BMO Bank of Montreal
 - TD Bank
 - Scotiabank
 - RBC Royal Bank
- Health**
 - North York General Hospital
 - IDA Pharmacy
- Education**
 - Muirhead Public School
 - Lambton College in Toronto
 - Forest Manor Public School
 - George S Henry Academy
 - Woodbine Middle School
 - Seneca College Newnham Campus
 - Shaugnessy Public School
- Recreation**
 - F45 Training
 - Wishing Well Park
 - Toronto Public Library
 - Tam O'Shanter Golf Course
 - Graydon Hall Manor
 - Oriole Community Centre
 - Betty Sutherland Trail Park
 - Donalda Club
 - Parkway Forest Community Centre

5 mins	Bayview Village Shopping Centre YMCA North York
5 mins	to Highway 401
7 mins	CF Shops at Don Mills Taylors Landing Joey Restaurant Anejo Restaurant Cineplex VIP Cinemas Agincourt Go Station
8 mins	Highland Farms Scarborough Town Centre
9 mins	Yorkdale Shopping Centre



LSQ includes the development of three new public, pedestrianfriendly and tree-lined streets. Anchoring this development is a central park that can be viewed from wherever you are in LSQ.

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