

FOR LEASE > OFFICE + RETAIL SPACE

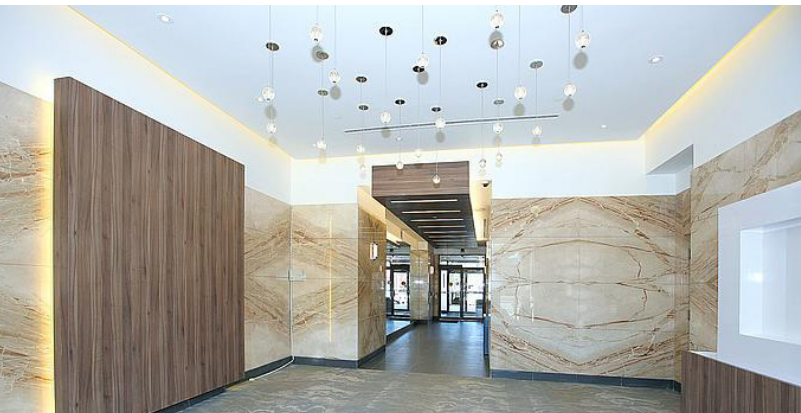
# Building Signage Available



3601 & 3591 VICTORIA PARK AVENUE | TORONTO | ONTARIO



## PROPERTY INFORMATION



Bright office space in a newly renovated office building suitable for a variety of professionals. Conveniently located in a high desirable business node at the prominent corner of Victoria Park Avenue and McNicoll Avenue with great access to Highways 404 and major public transit lines. Ample parking spaces available to tenants and visitors free of charge. Abundance of amenities on-site and the surrounding areas. Variety of options and turnkey suites available. Hands on property management.

VIEW ONLINE: [www.collierscanada.com/19589](http://www.collierscanada.com/19589)

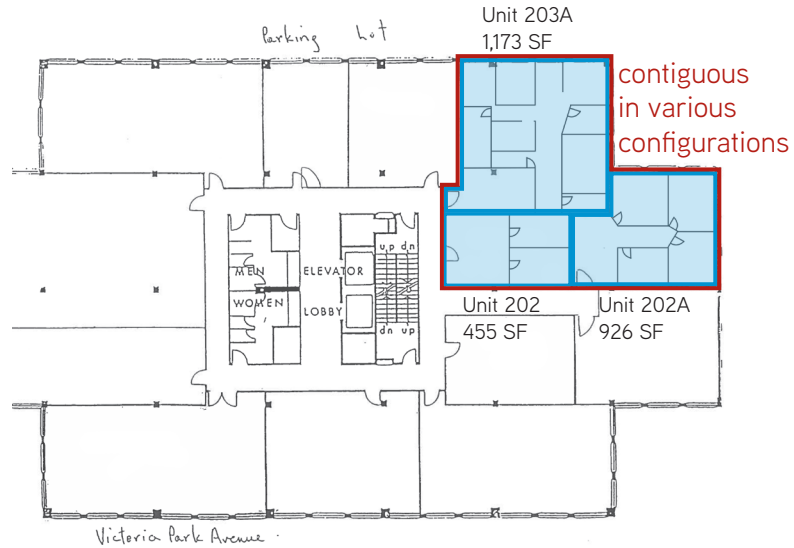
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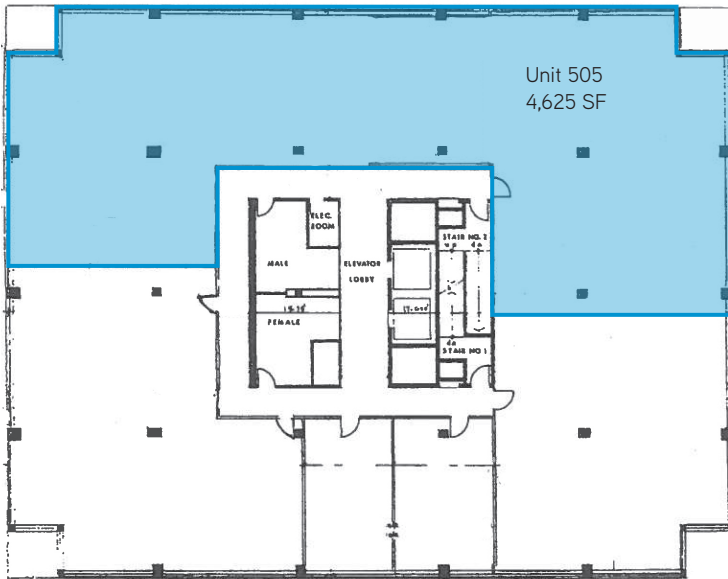
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## Office Availability

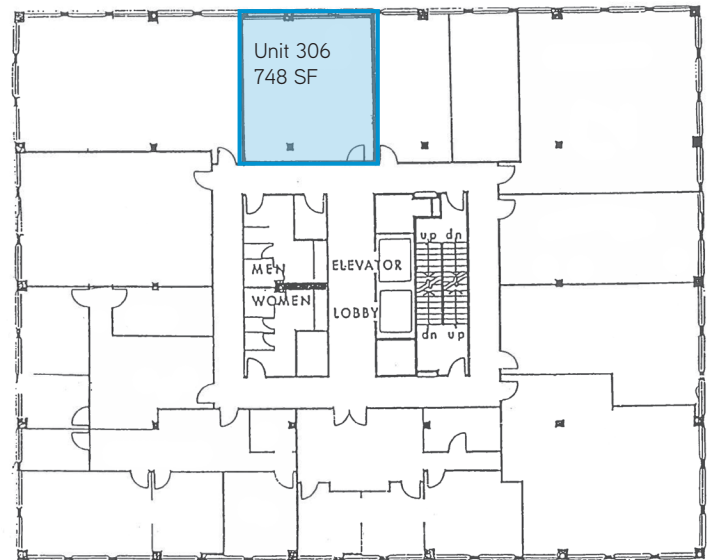
Suite	Size (SF)	Lease Rate	T.M.I. (2017)
202	455	\$9.00 PSF Net	\$15.16 PSF
202A	926	\$9.00 PSF Net	\$15.16 PSF
203A	1,173	\$9.00 PSF Net	\$15.16 PSF
202/203	2,554	\$9.00 PSF Net	\$15.16 PSF
306	748	\$9.00 PSF Net	\$15.16 PSF
505	4,625	\$9.00 PSF Net	\$15.16 PSF



2nd Floor



5th Floor



3rd Floor

CHRIS LEE  
Senior Sales Representative  
+1 416 791 7216  
Chris.Lee@colliers.com

NEWTON LEUNG\*  
Vice President  
+1 416 791 7202  
Newton.Leung@colliers.com

COLLIERS INTERNATIONAL  
245 Yorkland Blvd, Suite 200  
Toronto, Ontario M2J 4W9  
www.collierscanada.com

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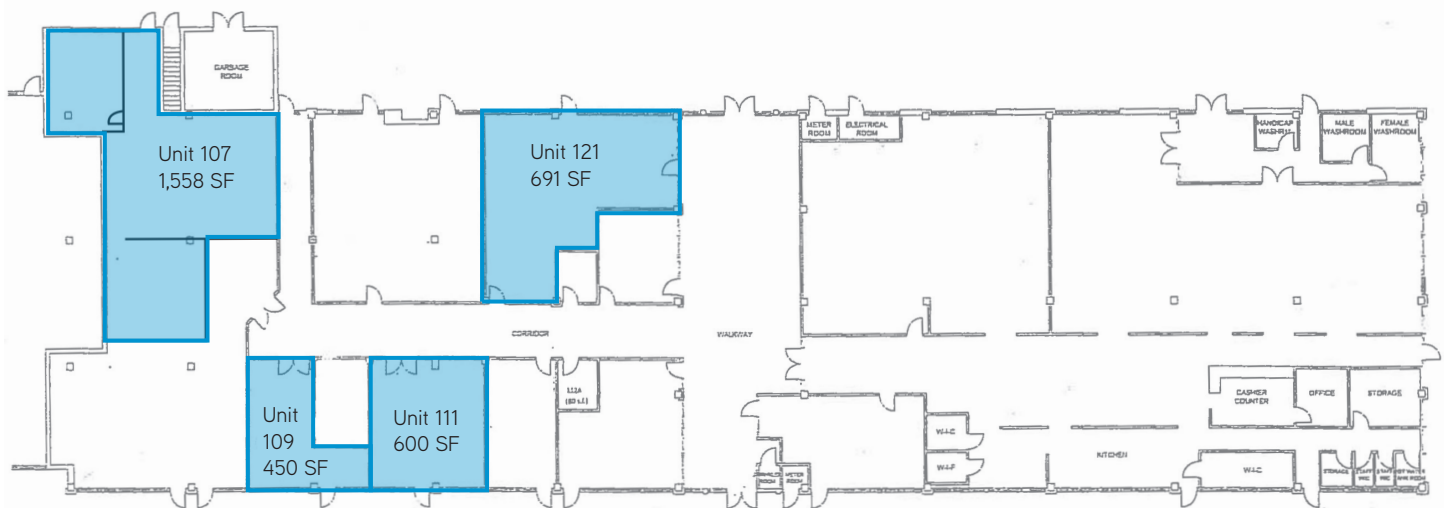
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## Retail Availability

Suite	Size (SF)	Lease Rate	T.M.I. (2017)
107	1,558	\$18.00 PSF Net	\$20.40 PSF
109	450	\$18.00 PSF Net	\$20.40 PSF
111	600	\$18.00 PSF Net	\$20.40 PSF
121	691	\$18.00 PSF Net	\$20.40 PSF



## Retail Area

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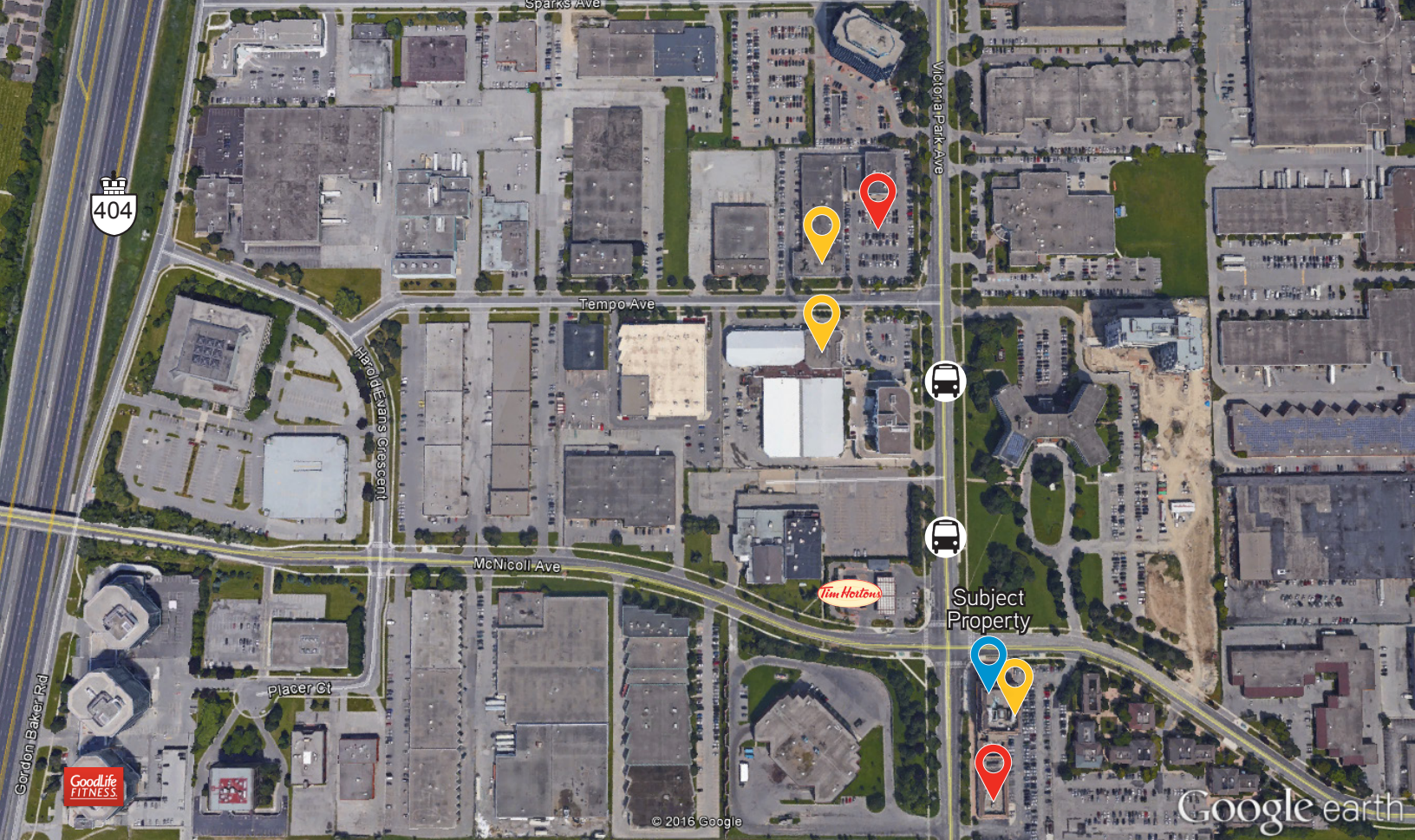
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Bus Stop



3601 & 3591  
Victoria Park Avenue



Restaurant



Retail Plaza

## > Contact Us



### CHRIS LEE

Senior Sales Representative

+1 416 791 7216

[Chris.Lee@colliers.com](mailto:Chris.Lee@colliers.com)



### NEWTON LEUNG

Vice President

+1 416 791 7202

[Newton.Leung@colliers.com](mailto:Newton.Leung@colliers.com)

## COLLIERS INTERNATIONAL

### TORONTO

245 Yorkland Boulevard, Suite 200

Toronto, Ontario

M2J 4W9

+1 416 777 2200

[collierscanada.com](http://collierscanada.com)

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