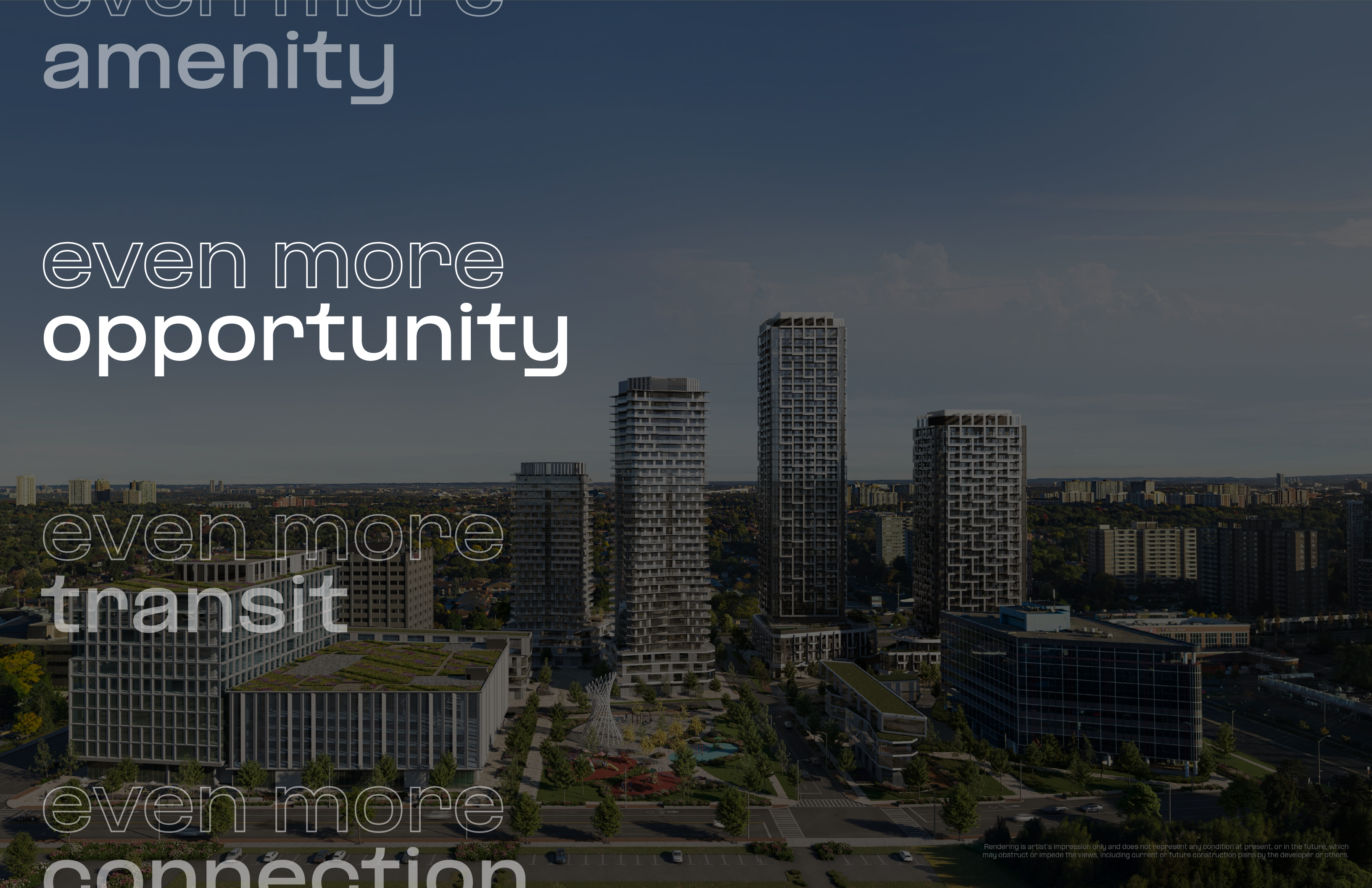




Office leasing opportunity
in the heart of North York



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

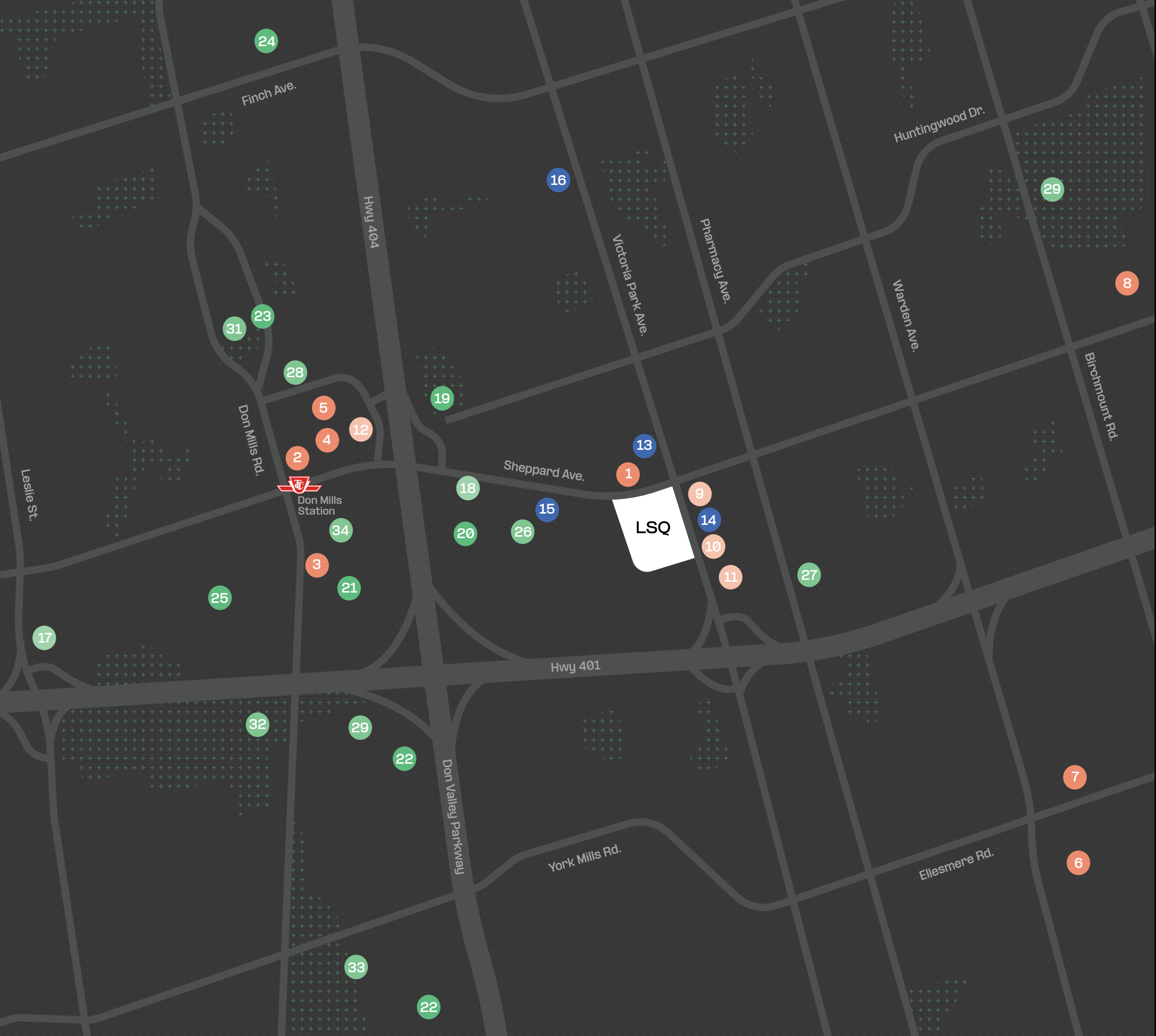
2550 Victoria Park Avenue

Suite 400	3,749 sf	Model Suite in progress (LEASED)
Suite 401	9,107 sf	
Suite 500	13,234 sf	
Suite 600	10,600 sf	} Contiguous 21,672 sf
Suite 601	2,231 sf	
Suite 602	8,841 sf	
Suite 700	10,465 sf	
Suite 708	7,259 sf	(LEASED)
Suite 800	15,183 sf	

Net Rent
\$15.50 psf

Additional Rent
\$16.85 psf (plus hydro)





Amenities Map

- Grocery & Shopping

Dining & Cafe

Banks

Health
- Education

Recreation
1. Food Basics

2. T8T Supermarket

3. FreshCo

4. CF Fairview Mall

5. LOBO

6. Costco

7. Home Depot

8. Walmart Supercentre
9. Johnny's Hamburgers

10. Starbucks

11. Tim Hortons

12. Moxies Bar & Grill
13. BMO Bank of Montreal

14. TD Bank

15. Scotiabank

16. RBC Royal Bank
17. North York General Hospital

18. IDA Pharmacy
19. Muirhead Public School

20. Lambton College in Toronto

21. Forest Manor Public School

22. George S Henry Academy

23. Woodbine Middle School

24. Seneca College Newnham Campus

25. Shaugnessy Public School
26. F45 Training

27. Wishing Well Park

28. Toronto Public Library

29. Tam O'Shanter Golf Course

30. Graydon Hall Manor

31. Oriole Community Centre

32. Betty Sutherland Trail Park

33. Donalda Club

34. 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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