



FOREST HILL REAL ESTATE INC., Brokerage

FOR LEASE

OFFICE

MLS# C13647014

3429 Yonge Street 3, Toronto, ON M4N 2N1

Lawrence Park North, Toronto · M4N 2N1

C\$ 28/mo

0	0	2,081	—	New	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Brand new office or medical space available in a modern, newly built property in the highlydesirable Lawrence Park North area. This unit offers approximately 1,605 sq. ft. of officespace, including 908 sq. ft. on the main level (2nd floor) and a 697 sq. ft. mezzanine,providing an efficient layout with added flexibility for a variety of business configurations.The space features impressive ceiling heights and expansive floor-to-ceiling windows, allowingfor abundant natural light throughout. Delivered in shell condition, it presents an excellentopportunity to design and customize the interior to suit your specific business needs.Includes a private two-piece washroom, along with access to shared building amenities,including public and fully accessible washroom facilities. The building is equipped withelevator service and is designed to accommodate a range of professional and medical users.Ideally located along Yonge Street, the property benefits from strong exposure, consistentpedestrian activity, and a wide range of nearby amenities. Convenient access to publictransit, with Lawrence Station approximately 900 metres away and York Mills Station just over1 kilometre, as well as quick connectivity to Highway 401.Zoning permits a variety of uses including medical, professional office, wellness, financialservices, and educational or training facilities.

FEATURES

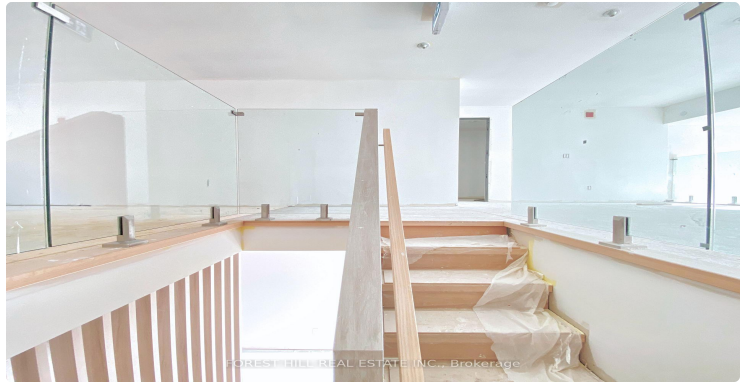
✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
AGE	New years
ANNUAL TAX	\$17
POSTAL CODE	M4N 2N1
NEIGHBOURHOOD	Lawrence Park North

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.