



FOR LEASE

OFFICE

MLS# W14028836

4544 Dufferin Street 199, Toronto, ON M3H 5X2

York University Heights, Toronto · M3H 5X2

C\$ 2,390/mo

0	0	880	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

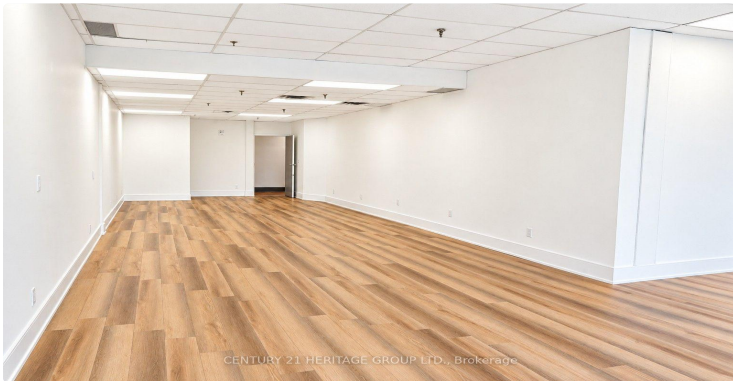
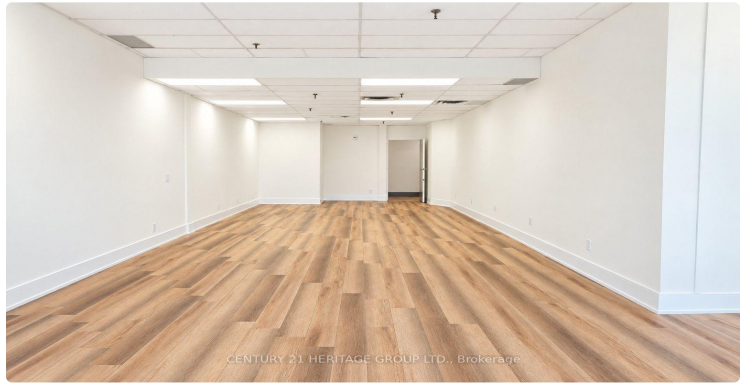
ABOUT THIS PROPERTY

Bright, fully renovated office space for lease at 4544 Dufferin Street! An excellent opportunity to establish or expand your business in a well-maintained commercial plaza near the busy intersection of Dufferin Street and Finch Avenue West. Located on the second floor, Unit 199 offers approximately 880 sq. ft. of efficient, functional space, ideal for small businesses, independent professionals and appointment-based services. This move-in-ready office features three brand-new windows, fresh paint, new flooring, a new ceiling with updated finishes and new pot lights throughout, creating a bright, clean, modern and professional atmosphere. Ideal for lawyers, paralegals, accountants, bookkeepers, mortgage brokers, financial advisors, insurance agents, real estate professionals, consultants, administrative offices, tutoring services, private instruction, creative studios and other professional or service-based uses, subject to permitted uses and required approvals. Includes one designated parking spaces, plus additional visitor parking within the plaza. Excellent value: hydro, gas, water and internet are included in the rent; HST is additional. Flexible lease term of minimum one year and maximum two years, followed by month-to-month tenancy with 30 days' notice, as per the lease agreement. Premises leased in "as is, where is" condition. A great opportunity for professionals seeking affordable, bright, private and move-in-ready office space in a convenient North York location!

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
POSTAL CODE	M3H 5X2
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 HERITAGE GROUP LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.