



For Lease: Office

3284 Yonge Street, Suite 300

3,516 SF of professional office space right on Yonge Street.

Lennard:

Here is where your business will *grow*.

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3284 Yonge Street



Functional & Furnished office space right on Yonge Street north of Lawrence Avenue. The unit has recently received a fresh coat of paint and new window coverings.



Suite

300

Available Space

3,516 SF



Net Rent

\$20.00 PSF

Additional Rent

\$14.50 PSF (2024)



Possession

April 1, 2025



Listing Agent

Will Angus

Vice President, Broker

416.649.5907

will.angus@lennard.com

Unit Highlights




- Two private offices
- Reception area
- Open work space
- Tenant can make use of the existing workstations at no extra charge
- Access to a shared kitchenette






3284 Yonge Street



-  3284 Yonge Street
-  HWY 401 | 7 Minutes
- Toronto Airport | 20 Minutes
- Downtown Toronto | 25 Minutes

-  Walk Score 93
-  Ride Score 79
-  Bike Score 71

-  Line 1 (Yonge-University)
-  74 Mount Pleasant
-  97 Yonge

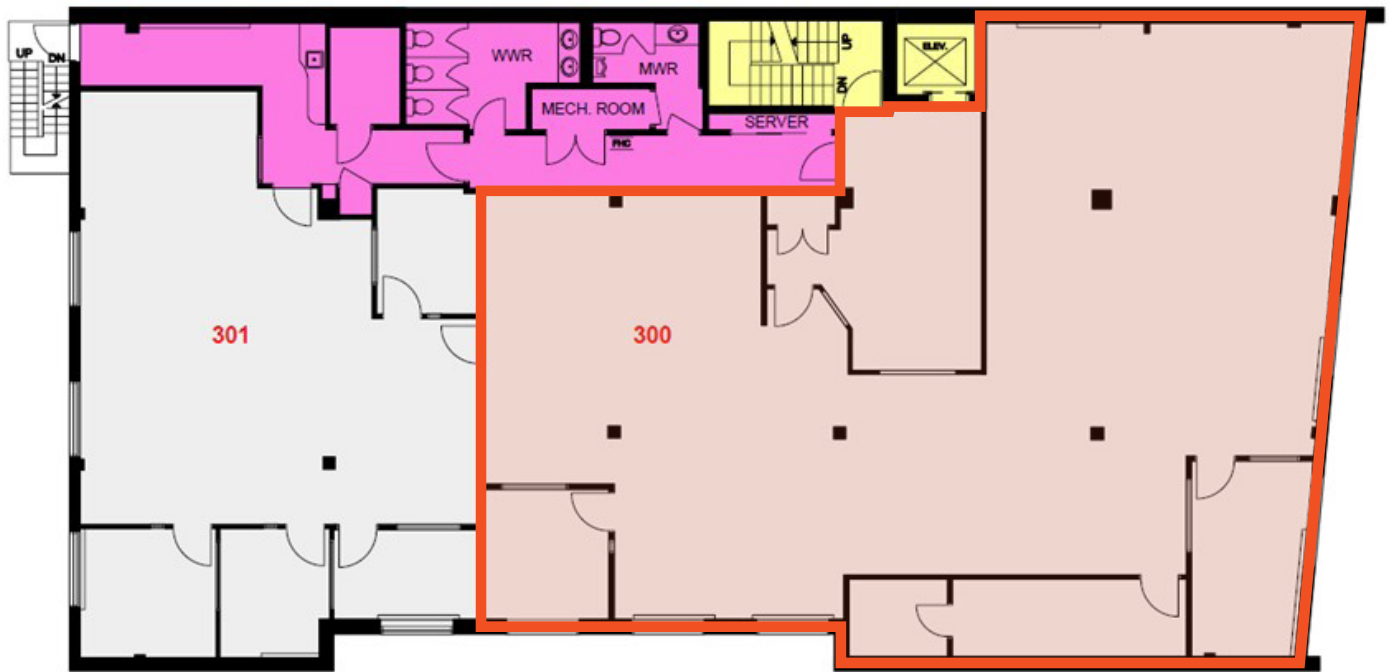
3284 Yonge Street



Floor Plan

Suite 300

- Rentable Exclusions
- Non-Allocated Tenant Areas
- Tenant Usable Areas
- Tenant Ancillary Areas
- Building Amenity Areas
- Inter-Allocated Amenity Areas
- Building Service Areas
- Inter-Allocated Service Areas
- Floor Service Areas



Suite 300 - For Lease

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A bright future for your business is right here.

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