

# 4141

## Yonge Street

Exceptional Location  
in North York Corridor



Get more information

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**AVISON  
YOUNG**

# Property Overview

Office For Lease | 4141 Yonge Street



**Occupancy**  
Immediate



**Net Rent**  
Contact Listing Agents



**Additional Rent**  
\$22.50 psf (2026 est.)



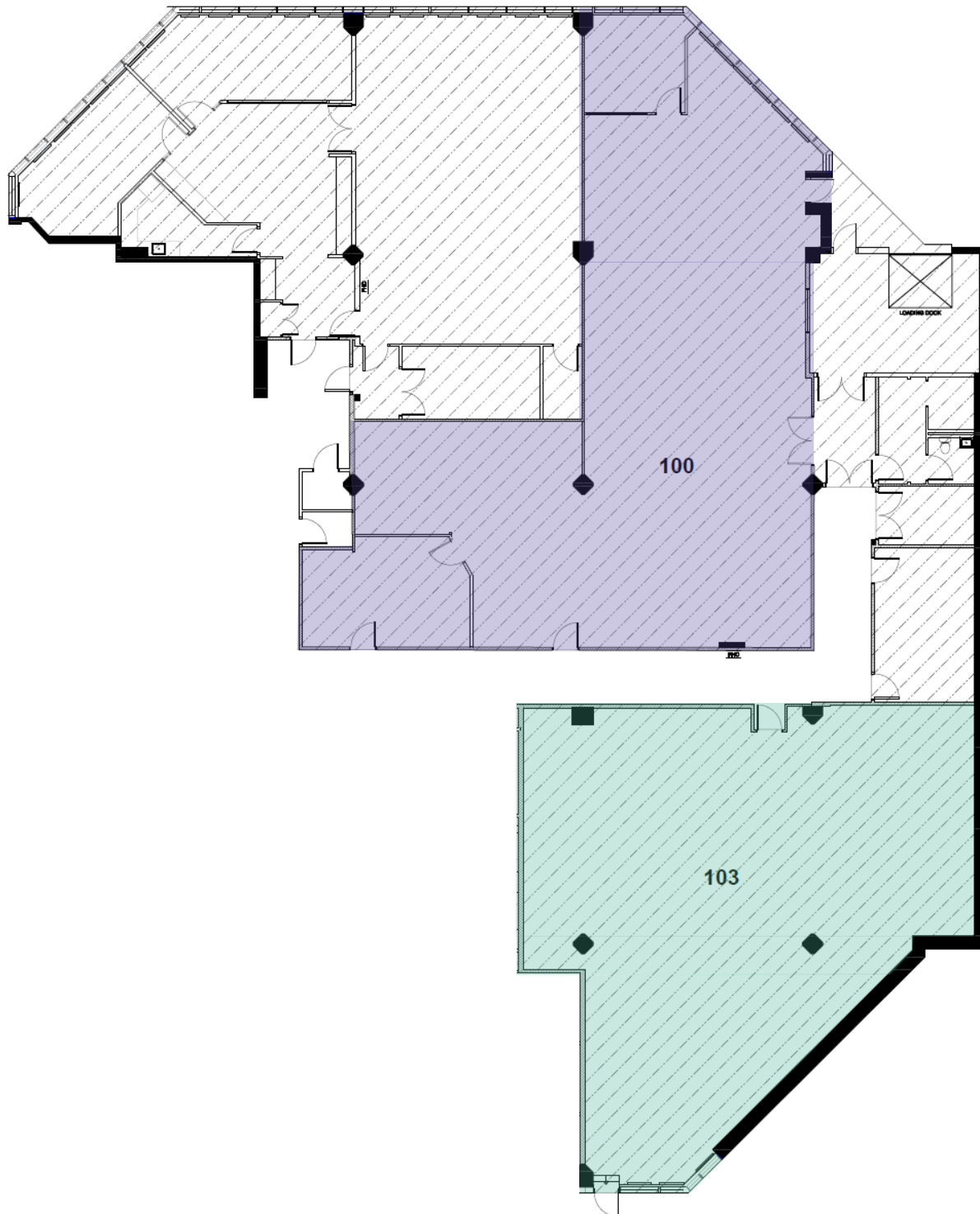
## Property Highlights

- Convenient access to York Mills Station, GO Bus and Highway 401
- On-site conference facility
- Underground parking available
- Recent upgrades to the building
- Ideal use for smaller tenants, including medical

# On-site Conference Centre

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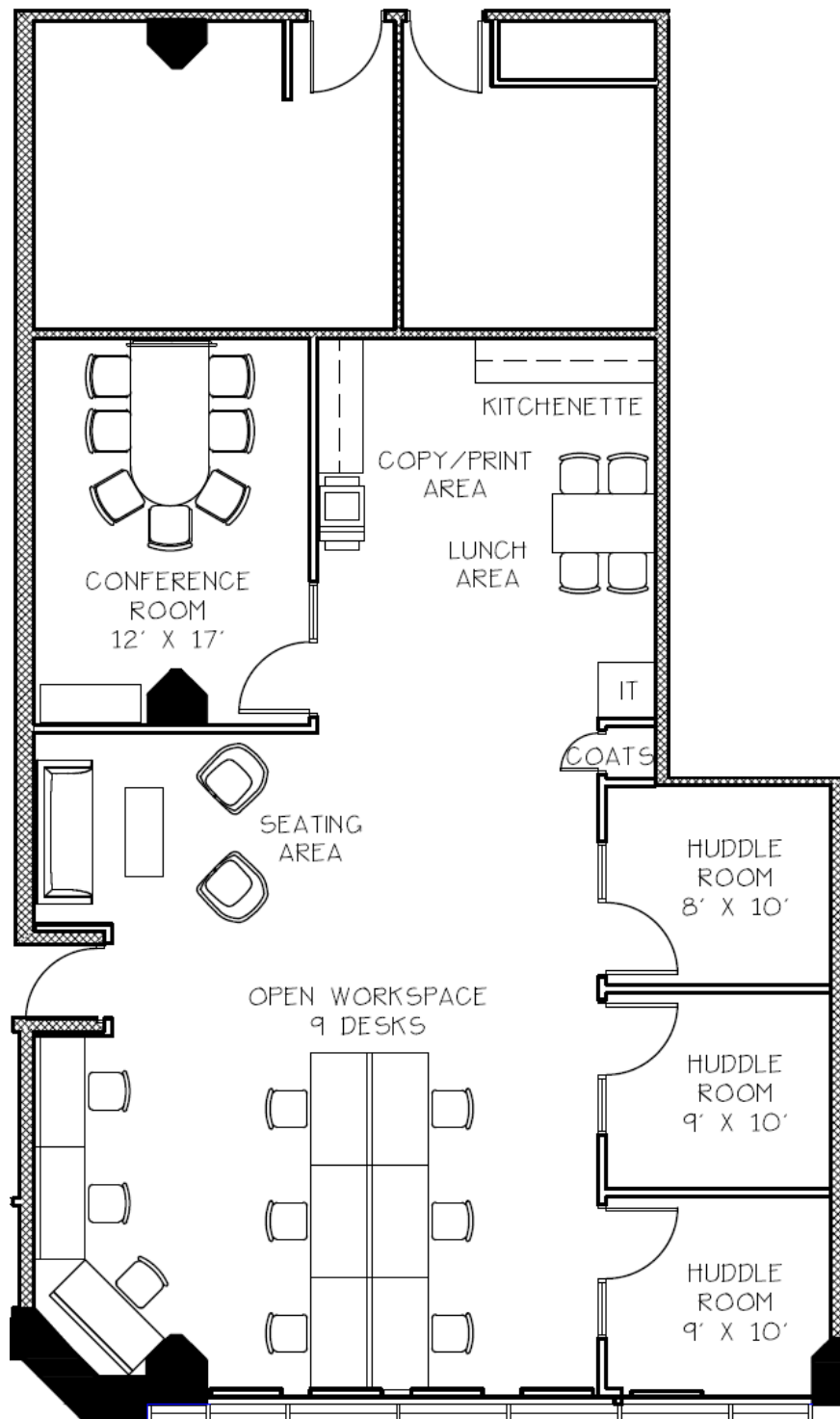


## Suite 100 | 3,856 sf

- Ground floor unit
- Dry storage
- Short term deals welcome
- Access to loading dock

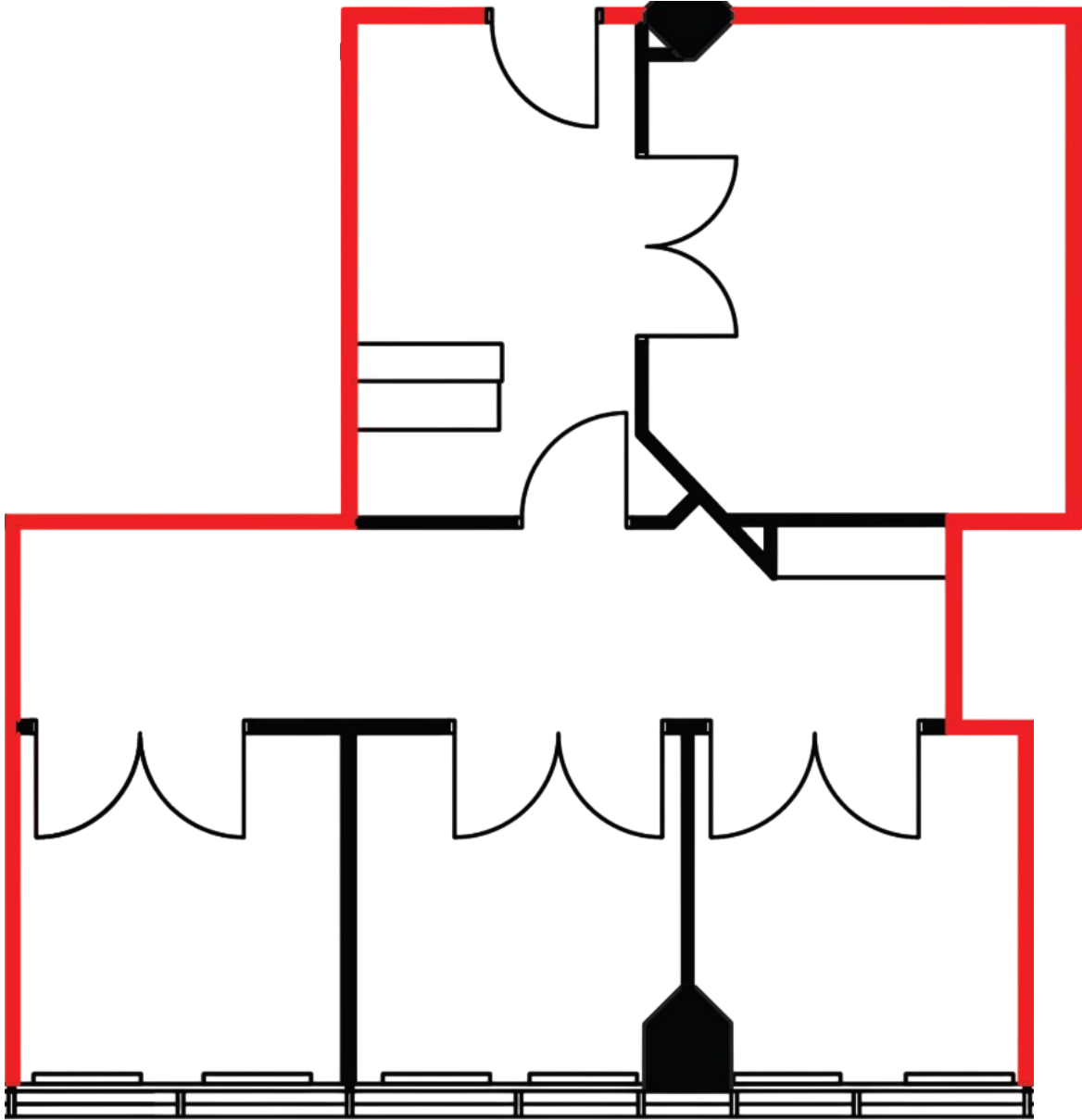
## Suite 103 | 3,195 sf

- Ground floor space
- Office or retail use permitted
- Ability to convert to many uses



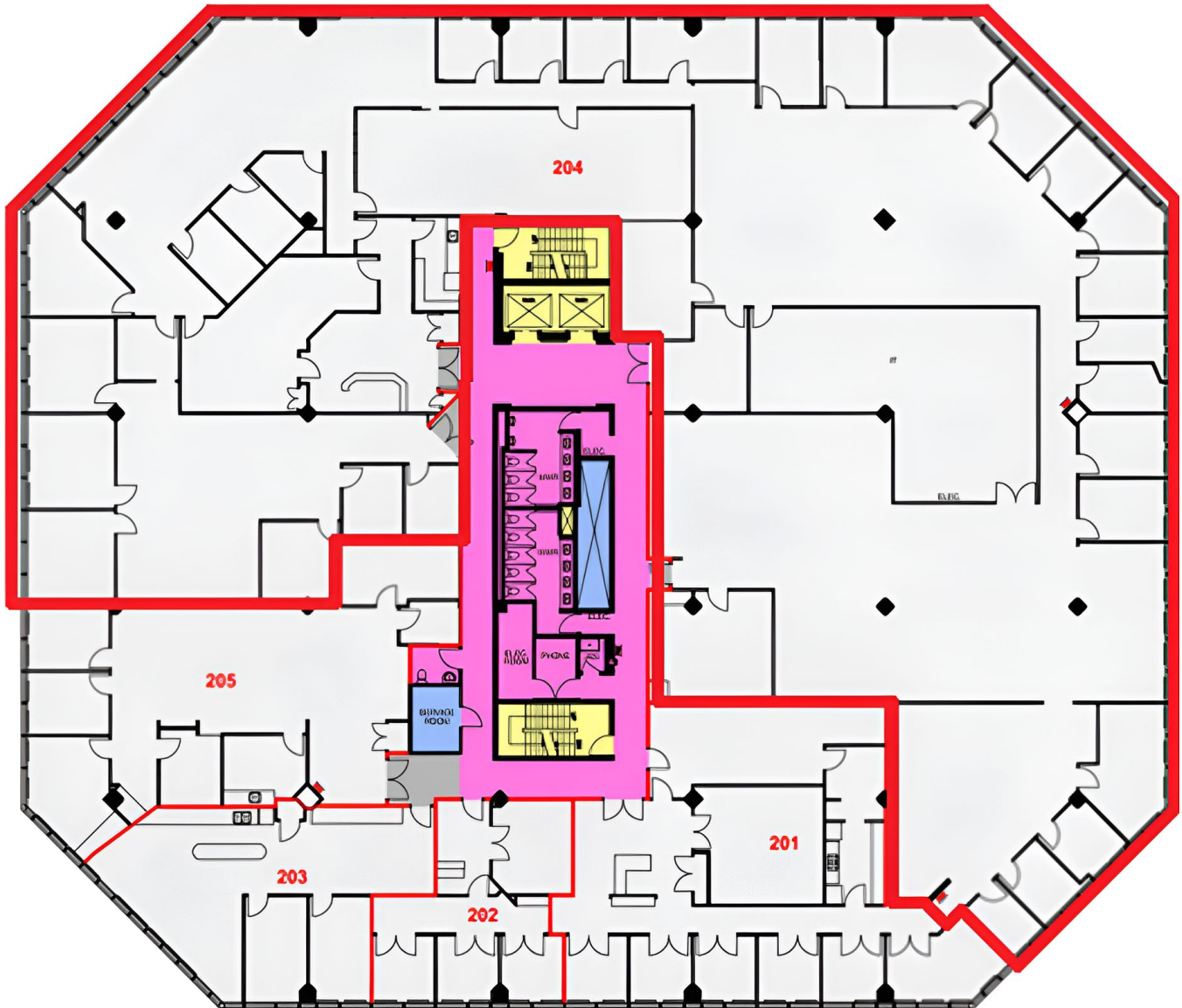
## Suite 104 | 1,853 sf

- Ground floor office space
- Built out with 3 offices, boardroom, and kitchenette
- Direct access off building lobby
- Ample natural lighting



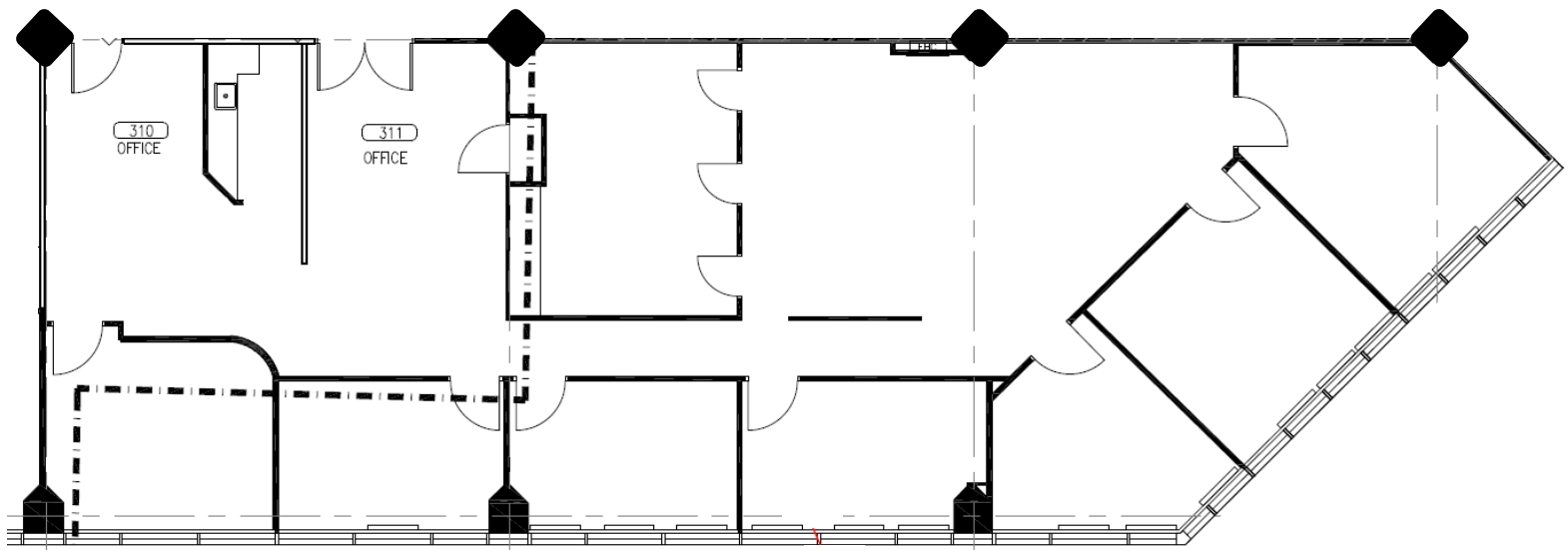
## Suite 202 | 990 sf

- Built out with 3 offices, reception area, and boardroom
- Available August 1st, 2027



## Suite 204 | 16,850 sf

- Built out office space
- Ability to demise

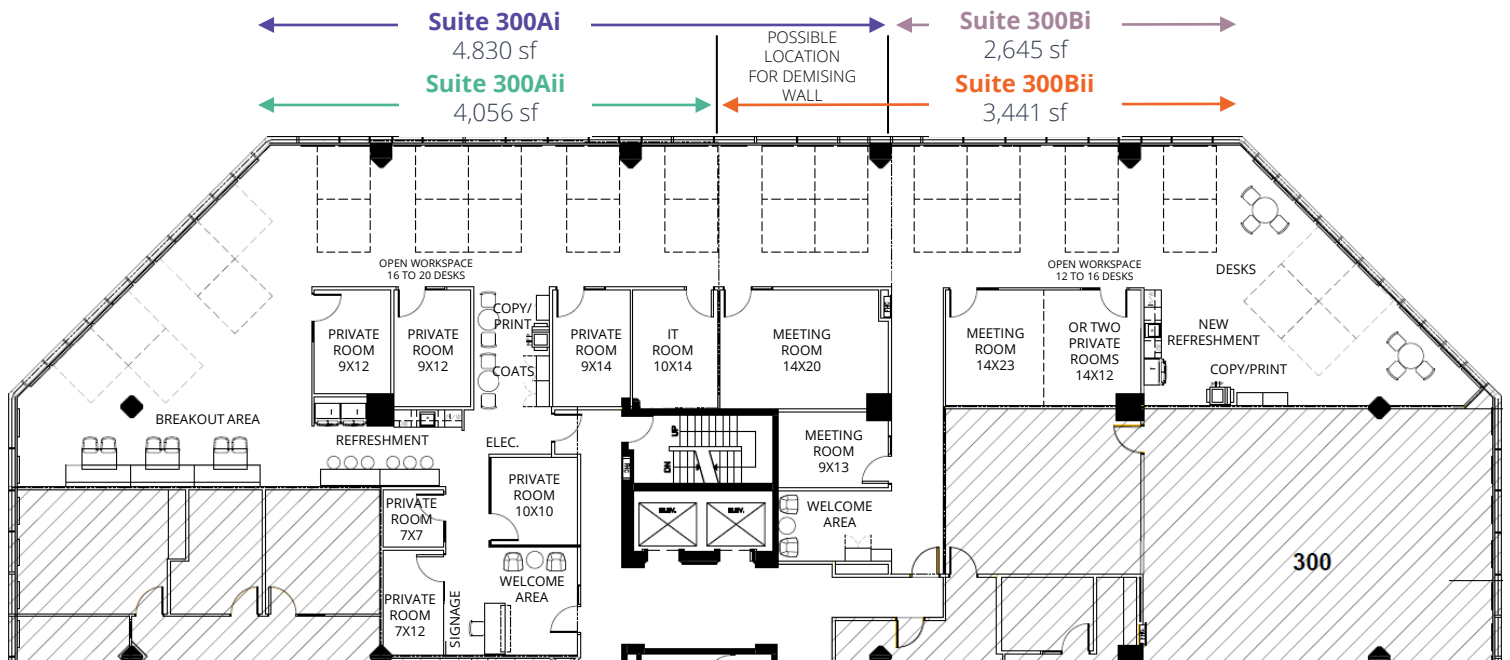


## Suite 303 | 2,655 sf

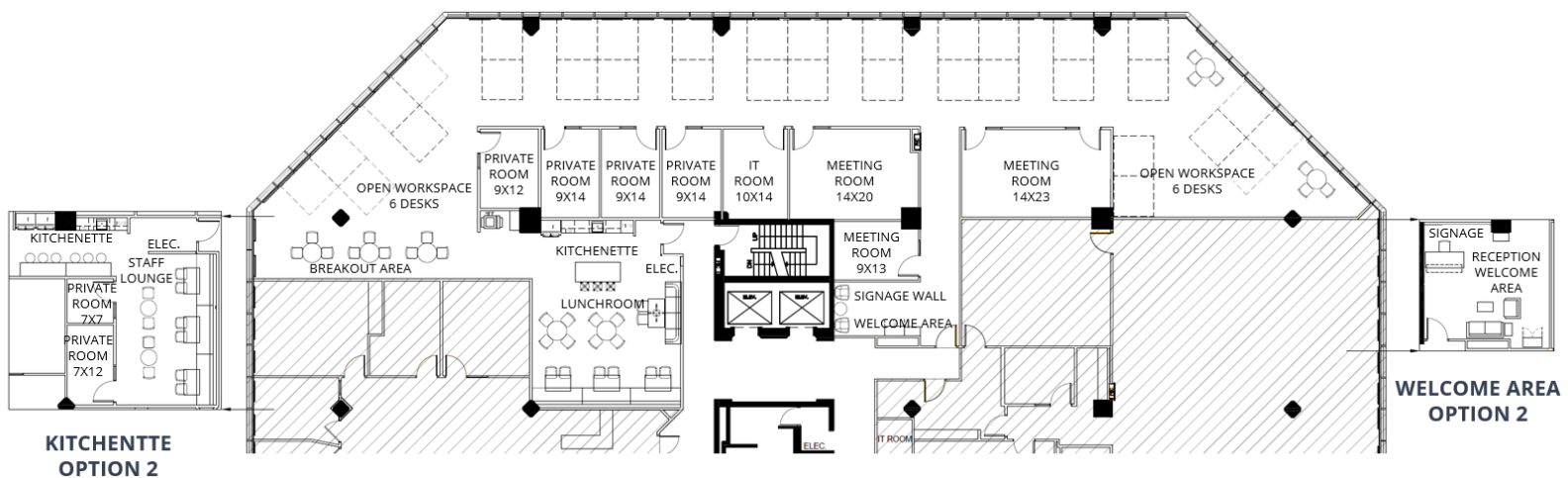
- Built out with 7 offices
- Individual or multiple offices available for rent

# Model Suite Floor Plans

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## Test Fit



## 3<sup>rd</sup> Floor | 7,680 sf

- Option to demise to 2,645-4,800 sf
  - **Suite 300Ai:** 4,830 sf
  - **Suite 300Aii:** 4,056 sf
  - **Suite 300Bi:** 2,645 sf
  - **Suite 300Bii:** 3,441 sf

# Amenities Map



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