

**AVISON  
YOUNG**

# Turn-key office space available in North York



## FOR LEASE

### 46 LePage Court - Unit A North York, ON

#### **Tessa Compagno**

Sales Representative, Senior Associate  
+1 905 283 2342  
tessa.compagno@avisonyoung.com

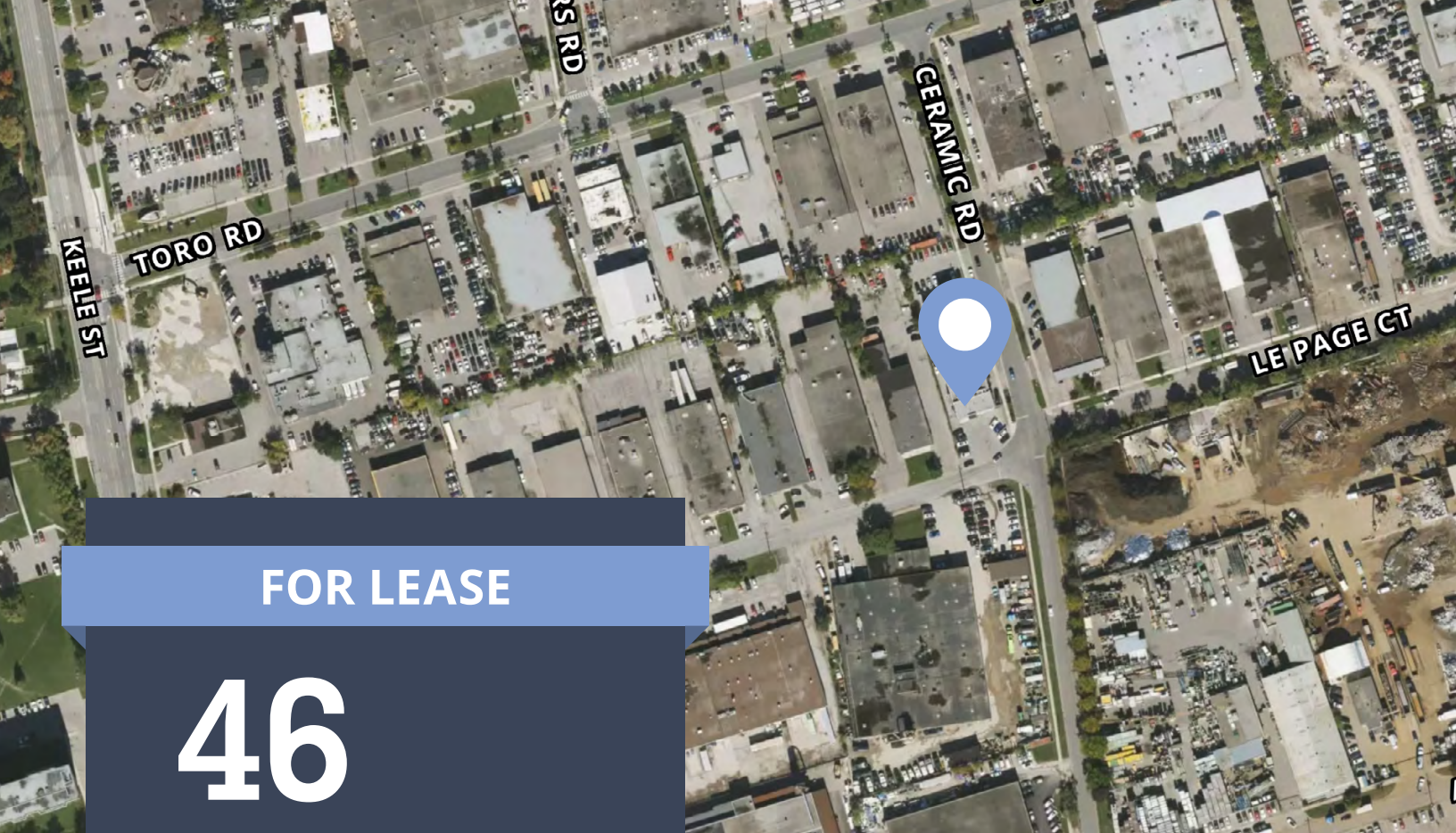
#### **Tom Clancy**

Broker, Principal  
+1 905 283 2388  
tom.clancy@avisonyoung.com

#### **Noah Frankel**

Sales Representative, Associate  
+1 905 283 2379  
noah.frankel@avisonyoung.com





FOR LEASE

46

LePage Court  
Unit A  
North York, ON

Property details

TOTAL AVAILABLE AREA

3,700 sf

OFFICE AREA

100%

ZONING

E1

PARKING

6 spaces included

POSSESSION

Immediate

ASKING NET RENT

\$13.95 psf

ADDITIONAL RENT

\$9.00 psf (2025)

Features



Ten private offices designed for privacy and productivity



Well-equipped kitchenette for meals, breaks, and workplace gatherings



Separate men's and women's bathrooms for convenience and comfort



Dedicated storage closet for organized office supplies



IT room for secure and organized technological equipment



Turnkey-ready setup for immediate occupancy

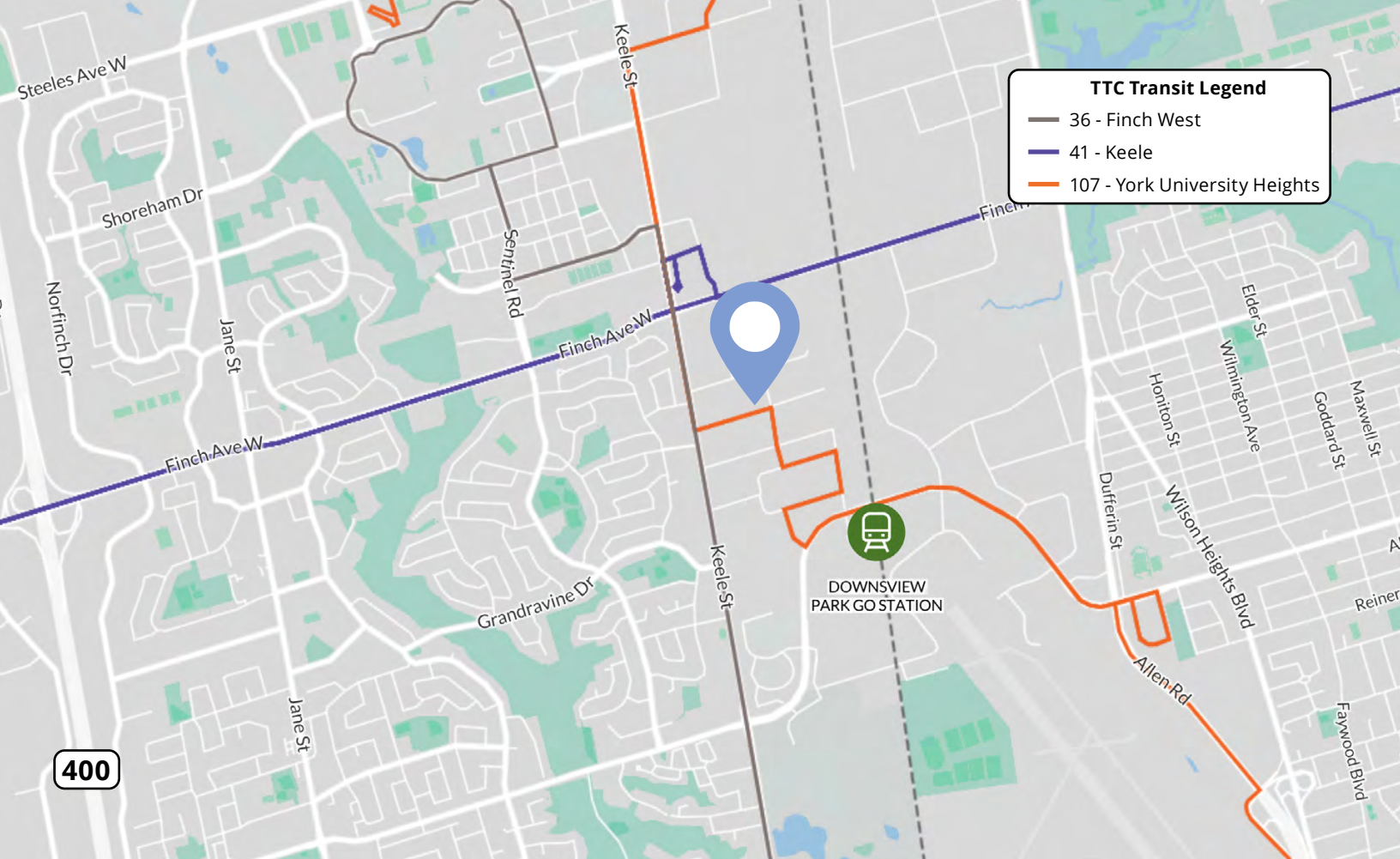


# 46 LePage Court - Unit A

North York, ON

## PHOTOS





### Amenities within 5KM



**391**

Restaurants



**1314**

Retail



**48**

Gas Stations



**53**

Banks



**27**

Fitness Centres

## FOR LEASE

### 46 LePage Court - Unit A North York, ON

#### Tessa Compagno

Salese Representative, Senior Associate

+1 905 283 2342

tessa.compagno@avisonyoung.com

#### Tom Clancy

Broker, Principal

+1 905 283 2388

tom.clancy@avisonyoung.com

#### Noah Frankel

Sales Representative, Associate

+1 905 283 2379

noah.frankel@avisonyoung.com

#### Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.  
© Mapbox, © OpenStreetMap

**AVISON  
YOUNG**