

FOR LEASE

35 Golden Ave

Industrial/Office Loft



DETAILS

LOCATION

Top of Golden Avenue near Dundas St W and Bloor St W. [CLICK HERE](#)

BUILDING DETAILS

<u>Suite</u>	<u>Area</u>
Building A Main Floor	2,938 SF
Building B Suite 110	1,094 SF
Building B Suite 202	1,350 SF (Sublease)

RENTAL RATE

Building A Main Floor	\$40 per SF Gross
Building B Suite 110	\$44 per SF Gross
Building B Suite 202	\$4,800 Monthly (Available Immediately)

TERM

3-5 Years

POSSESSION

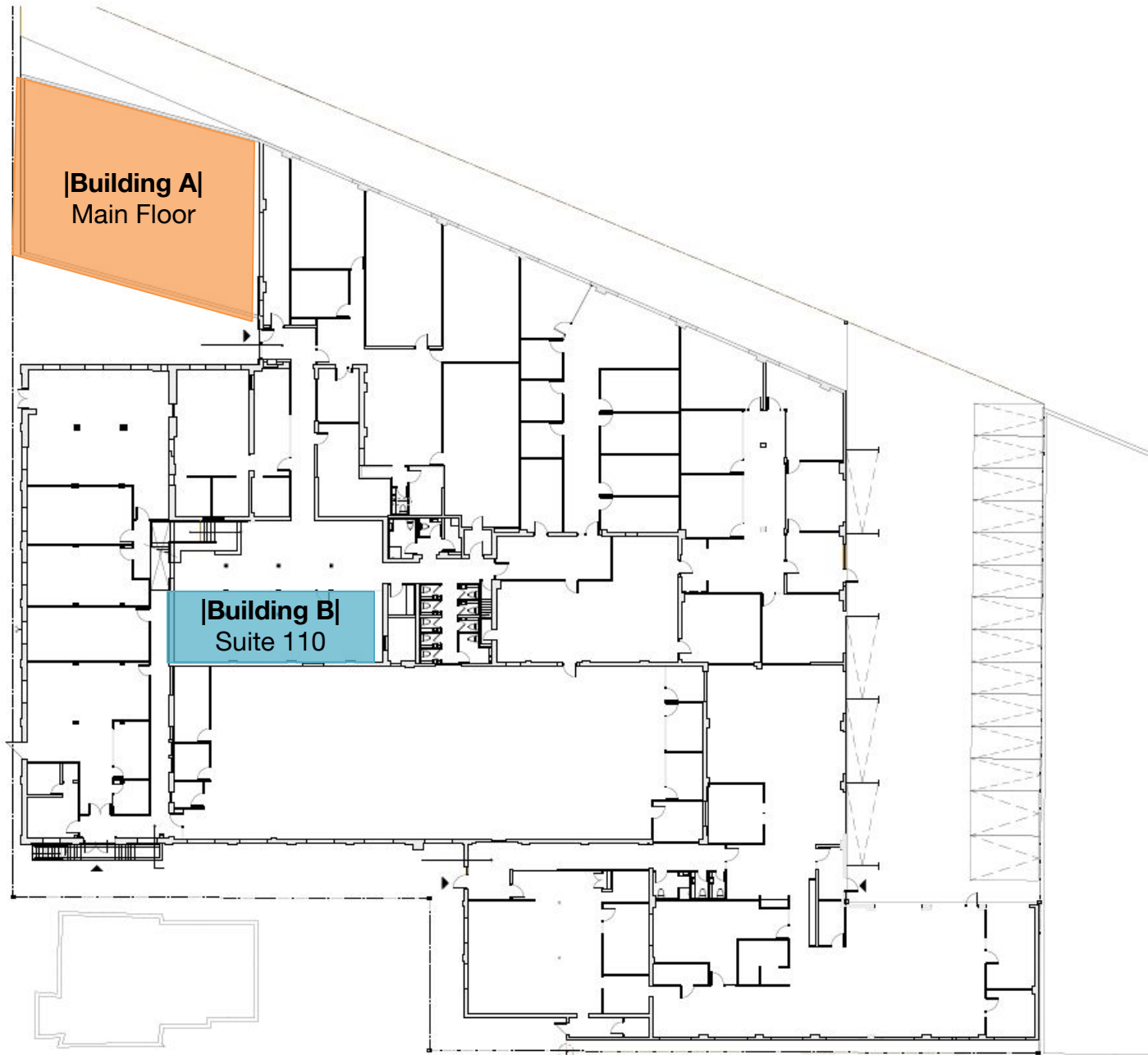
September 2025

PROPERTY OVERVIEW

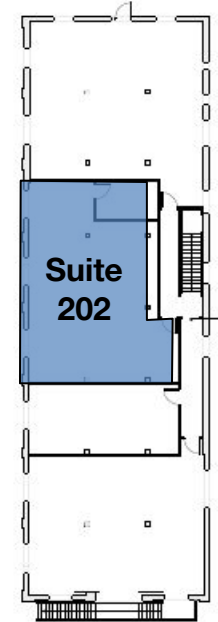
- Located on the edge of the Junction off of Dundas Street West.
- The main floor office/studio feature concrete/carpet floor on grade and abundant natural light.
- Building A boasts column free, 14-foot ceilings, and includes handicap accessible washroom and a kitchenette, while the suite 110 has similar ceilings heights, a large sky-lite and is situated at the centre focal lounge of the building
- Each space offers flexibility for various uses, whether you need a creative studio or office.
- Limited on-site parking available at \$79/ space



Floorplan



|Building B|
Second Floor



CONNECTIVITY



BIKE SCORE OF **100**



Daily errands can be accomplished on a bike



TRANSIT SCORE OF **100**



World-class public transportation



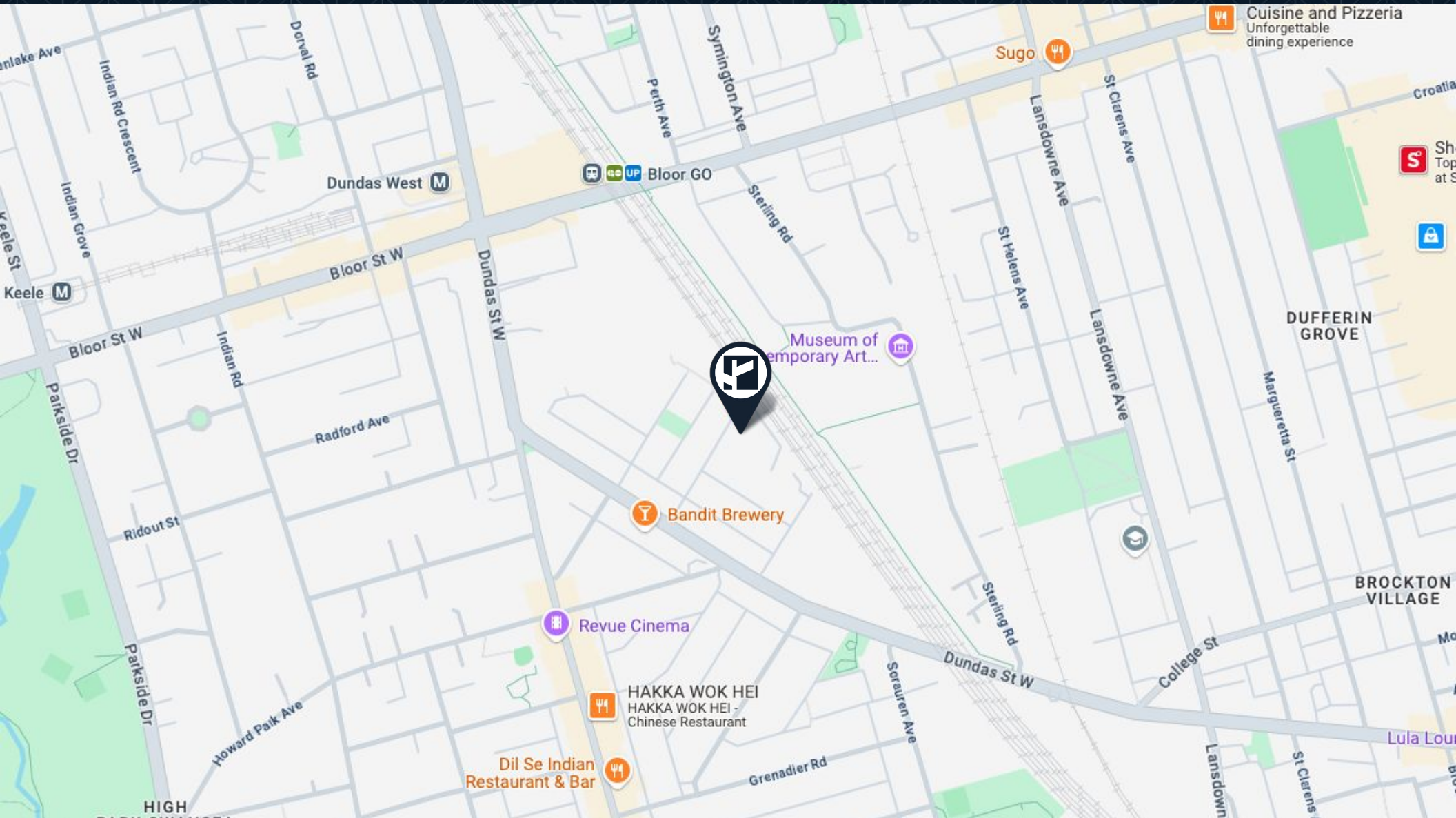
WALK SCORE OF **89**



Most errands can be accomplished on foot

[CLICK
HERE](#)

AREA MAP



CONTACT

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