

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 Suite 115	422 SF
Building B Main Floor	2,989 SF

RENTAL RATE

Building A Suite 115	\$1,750 Gross + HST
Building B Main Floor	\$38 per SF Gross

TERM

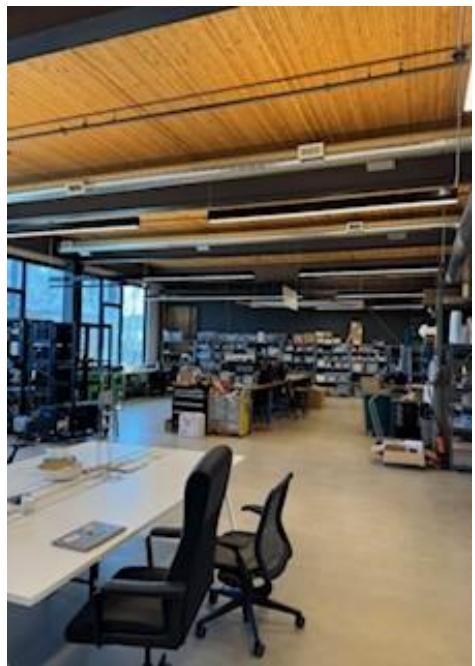
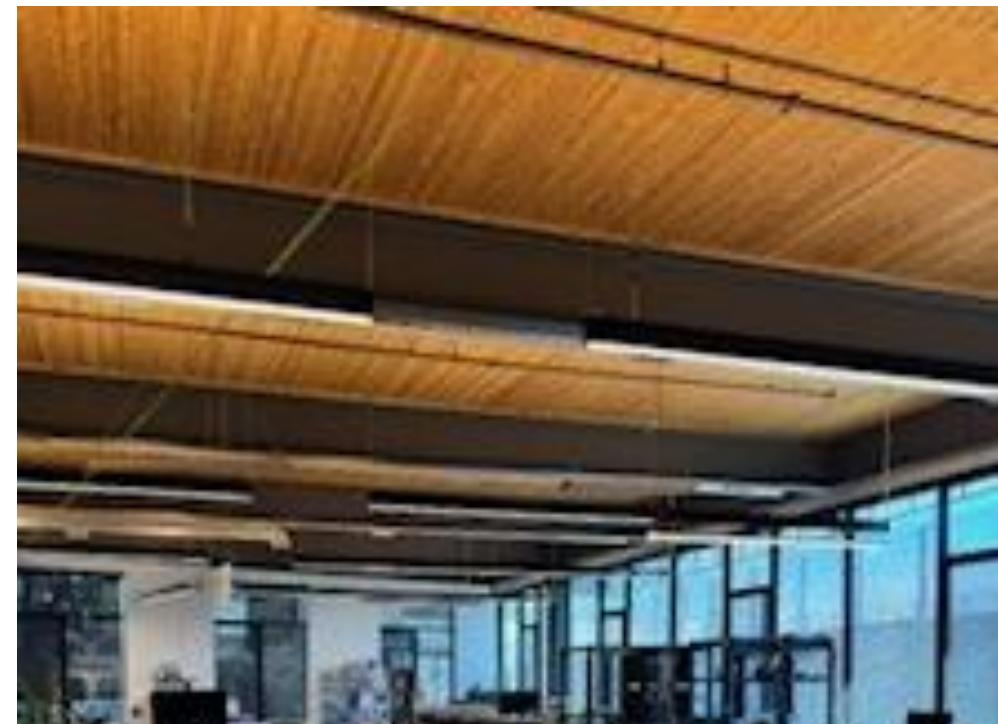
3-5 Years

POSSESSION

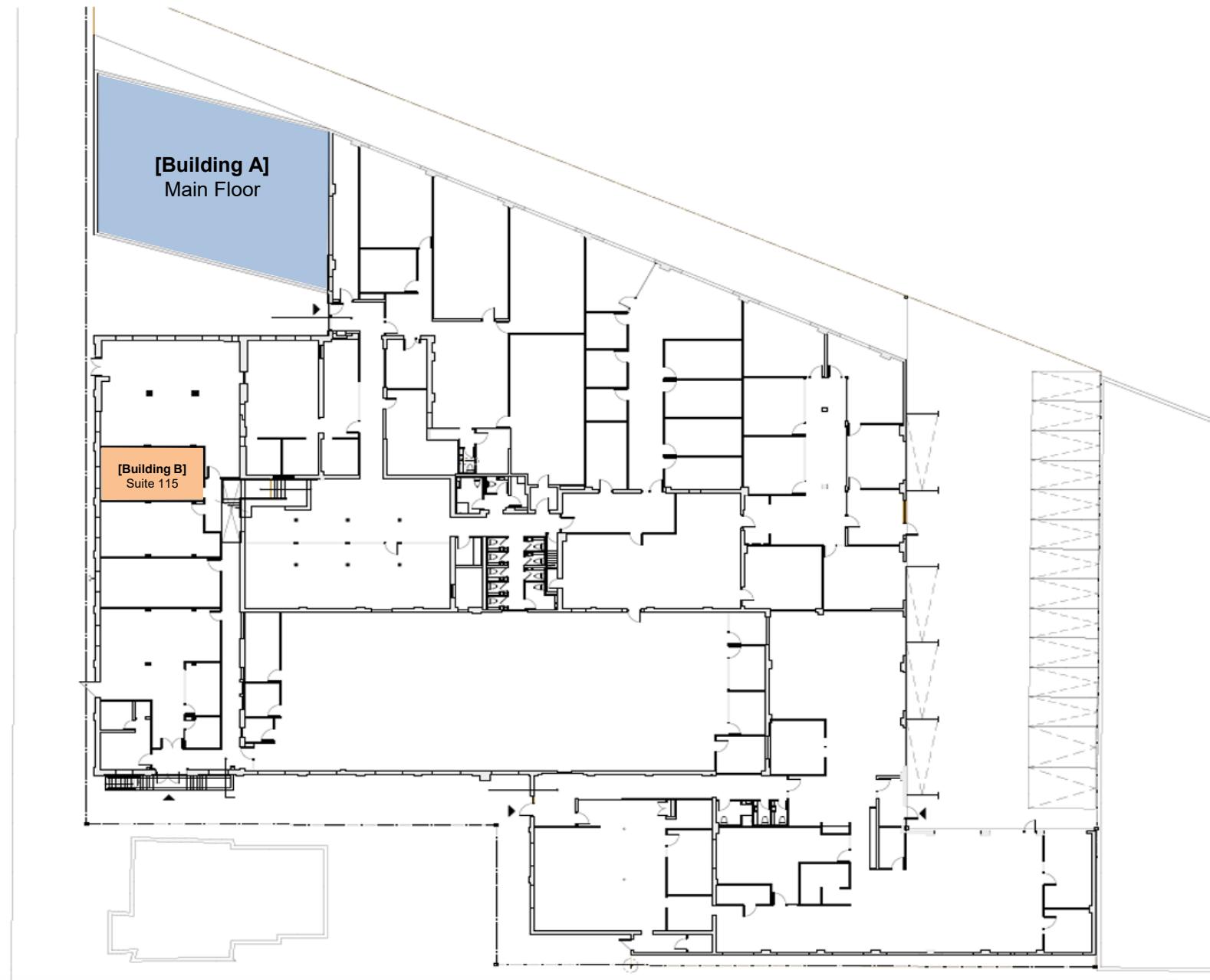
30 Days / TBD

PROPERTY OVERVIEW

- Prime location on the edge of the Junction, just off Dundas Street West.
- Building A features a column-free layout with soaring 14' ceilings, expansive industrial-style windows, and polished concrete floors.
- Building B offers a bright main-floor office/studio with 15' ceilings, a column-free design, and an abundance of natural light.
- Highly flexible spaces ideal for a range of uses—from creative studios to modern office environments.
- On-site parking available at \$79 per month.



Floorplan



CONNECTIVITY



BIKE SCORE OF 100

→ Daily errands can be accomplished on a bike

**CLICK
HERE**



TRANSIT SCORE OF 100

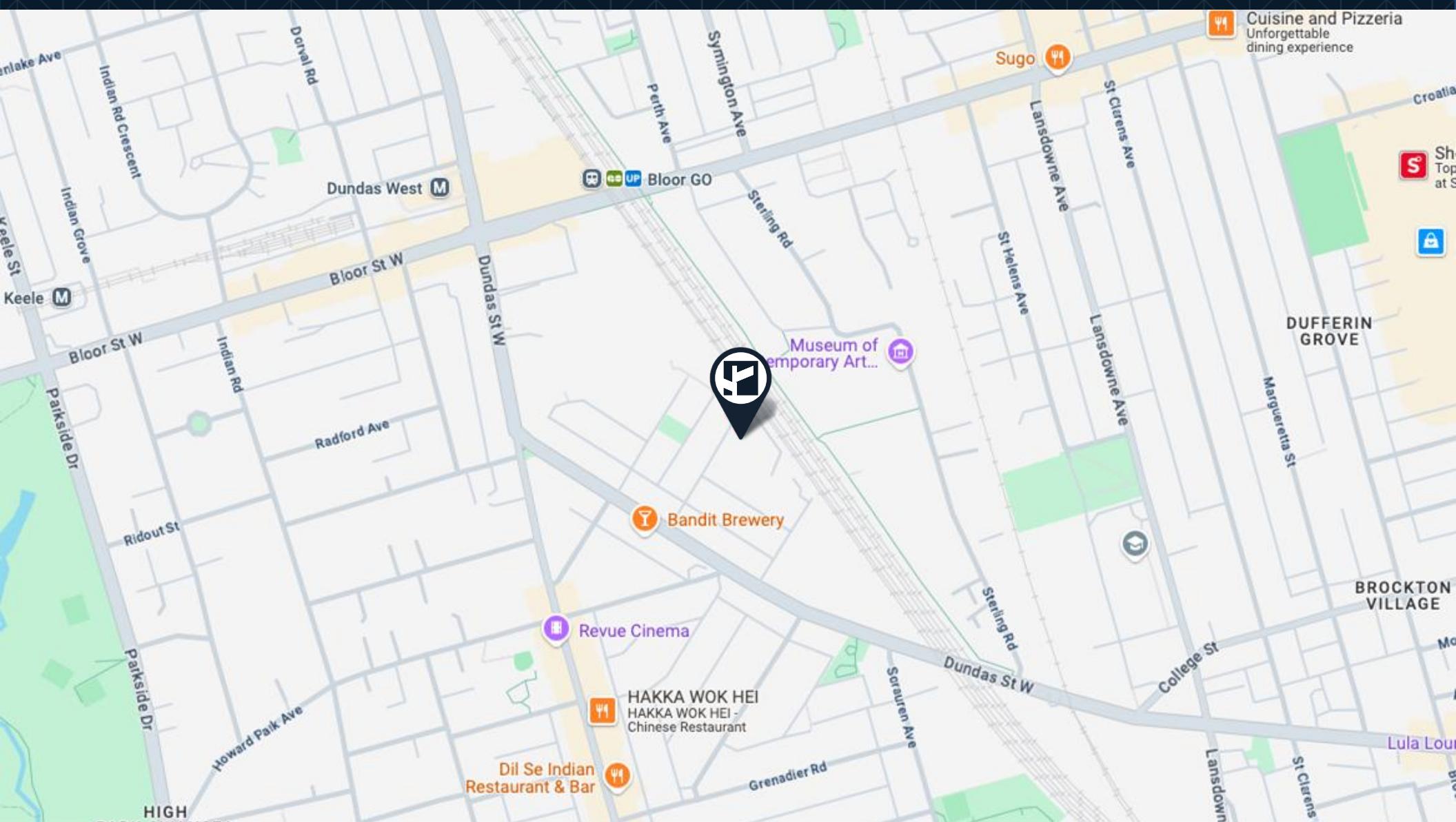
→ World-class public transportation



WALK SCORE OF 89

→ Most errands can be accomplished on foot

AREA MAP



CONTACT

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