

FOR LEASE

35 Golden Ave

Industrial/Office Loft

35

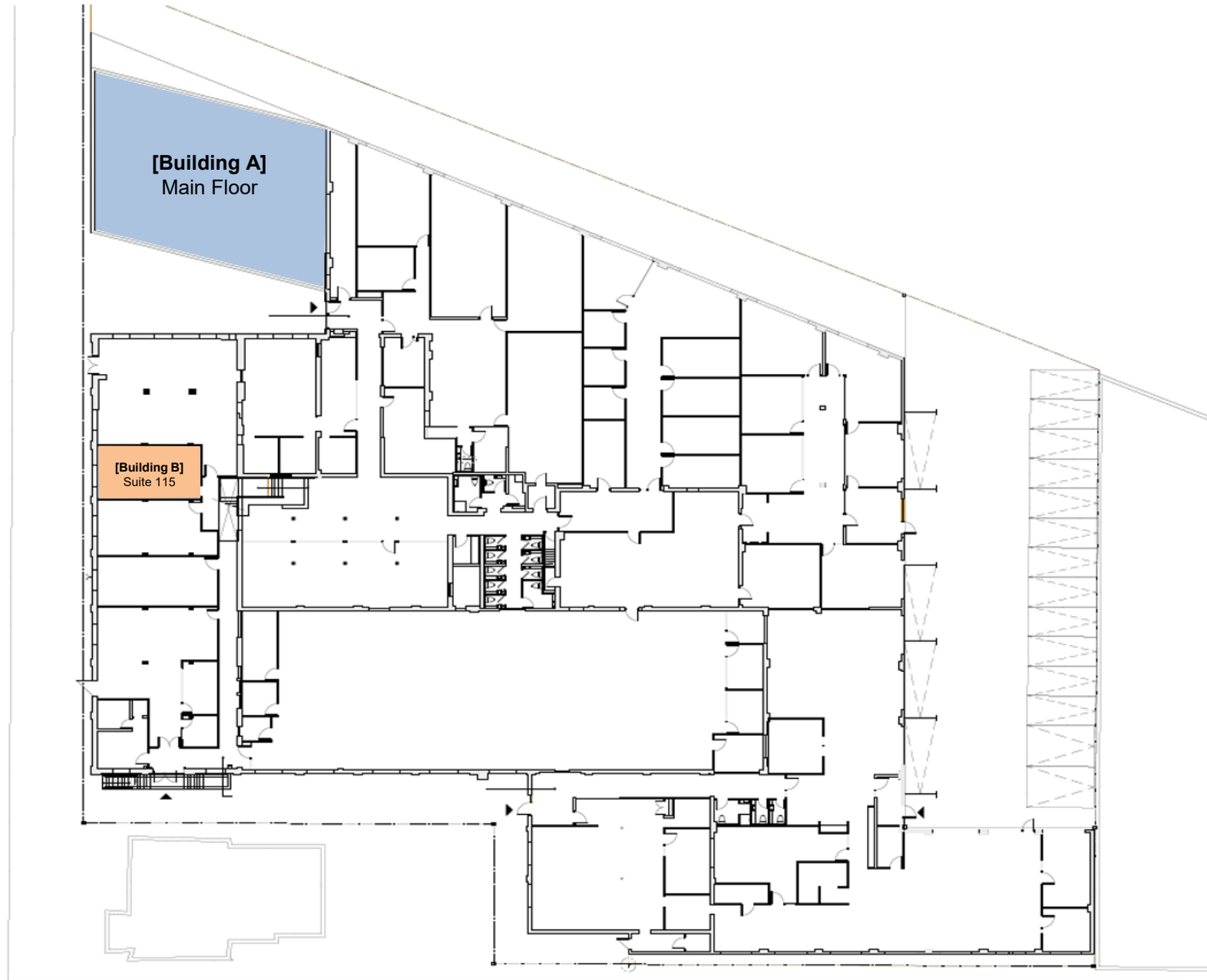
<u>Suite</u>	<u>Area</u>
Building A Suite 115	422 SF
Building B Main Floor	2,989 SF

Building B | Main Floor \$38 per SF Gross

- 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



TRANSIT SCORE OF **100**

→ World-class public transportation

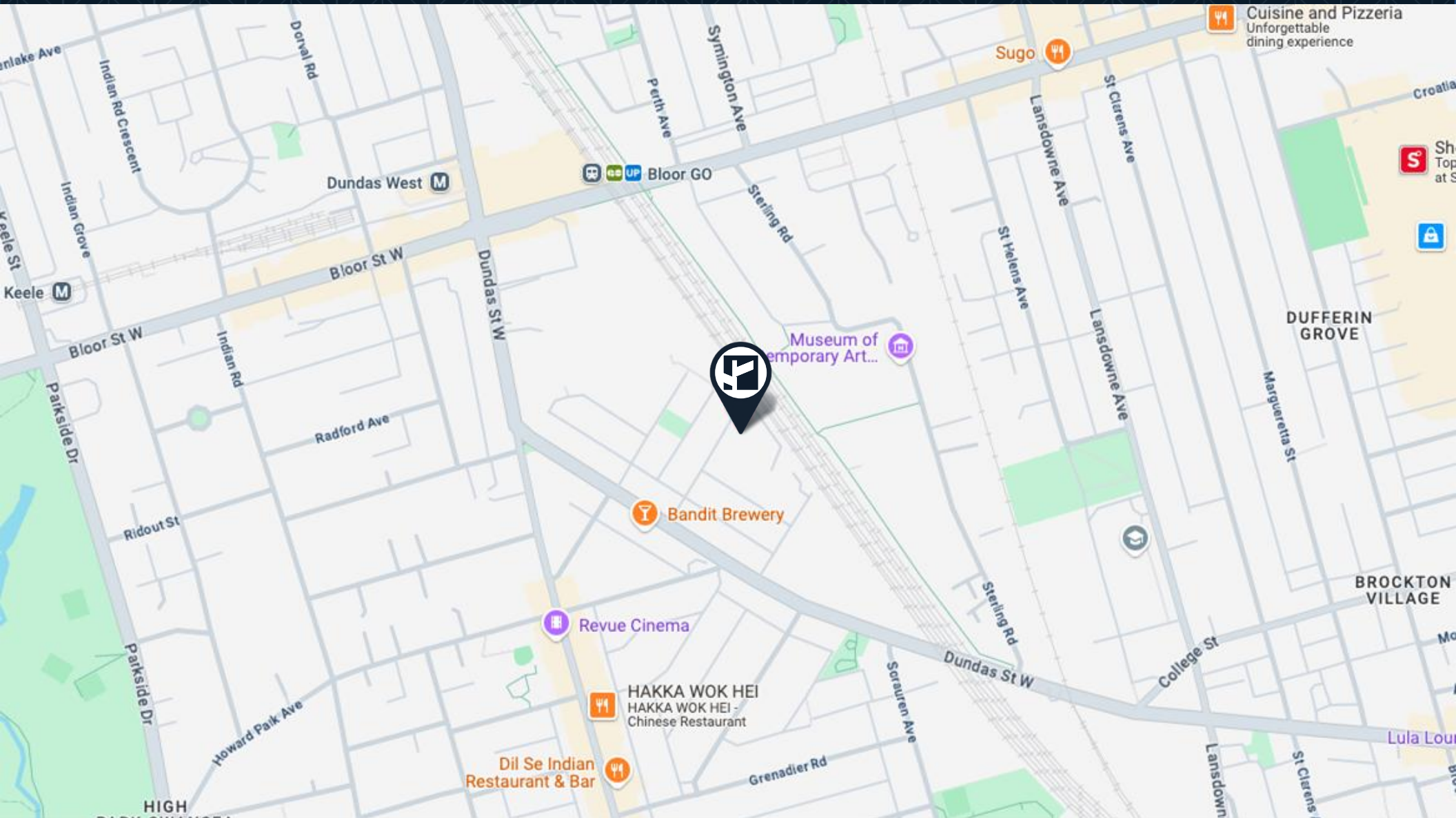


WALK SCORE OF **89**

→ Most errands can be accomplished on foot

[CLICK
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AREA MAP



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