

**FOR LEASE**

**35 Golden Ave**

Industrial/Office Loft

35

35  
B

## DETAILS

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### 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

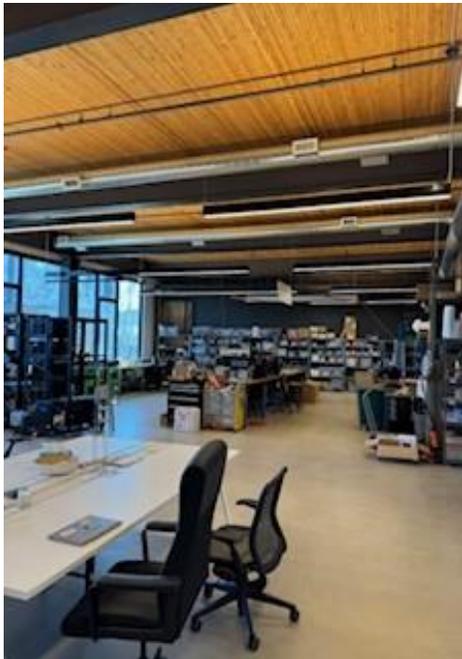
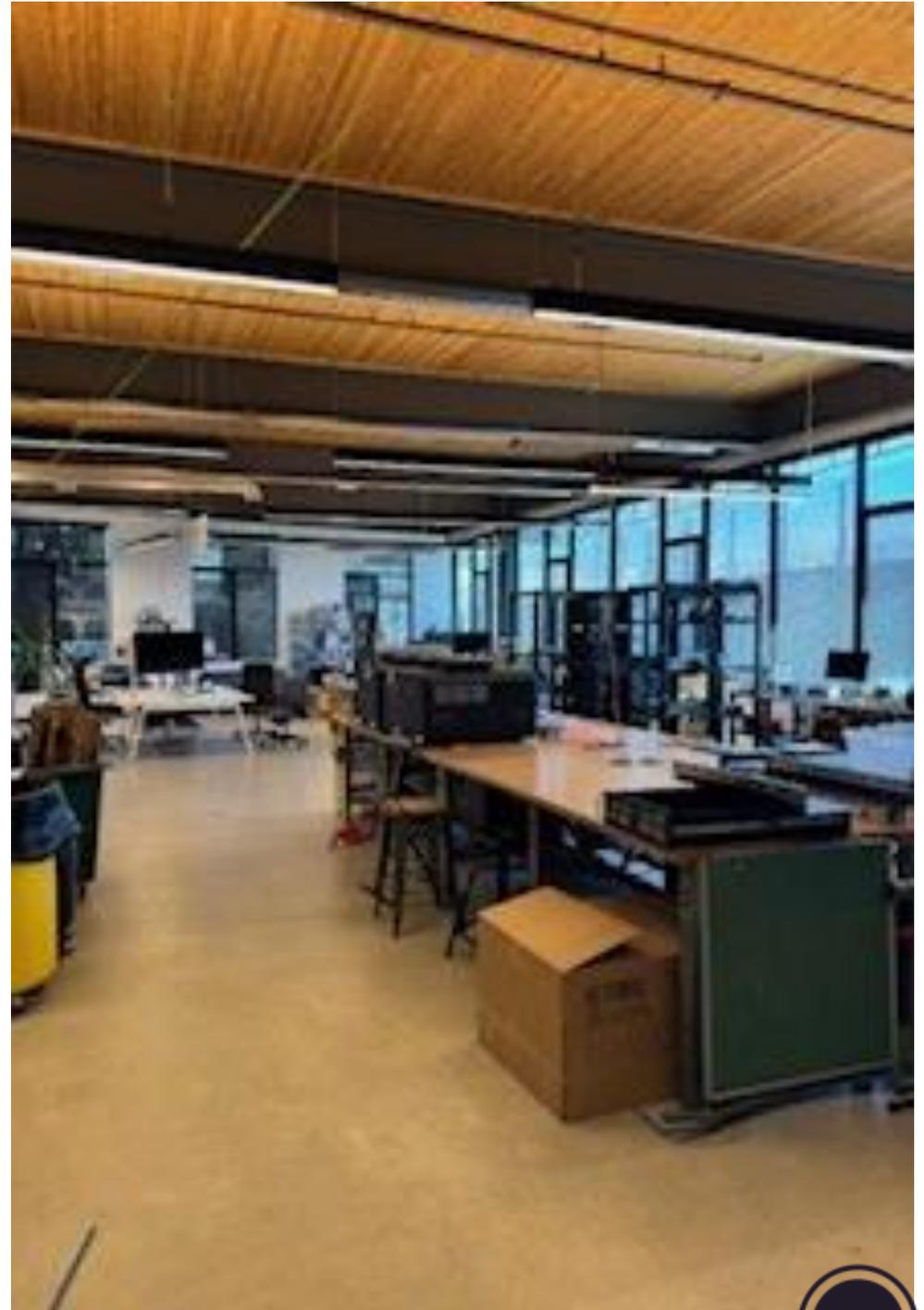
### POSSESSION

30 Days / TBD

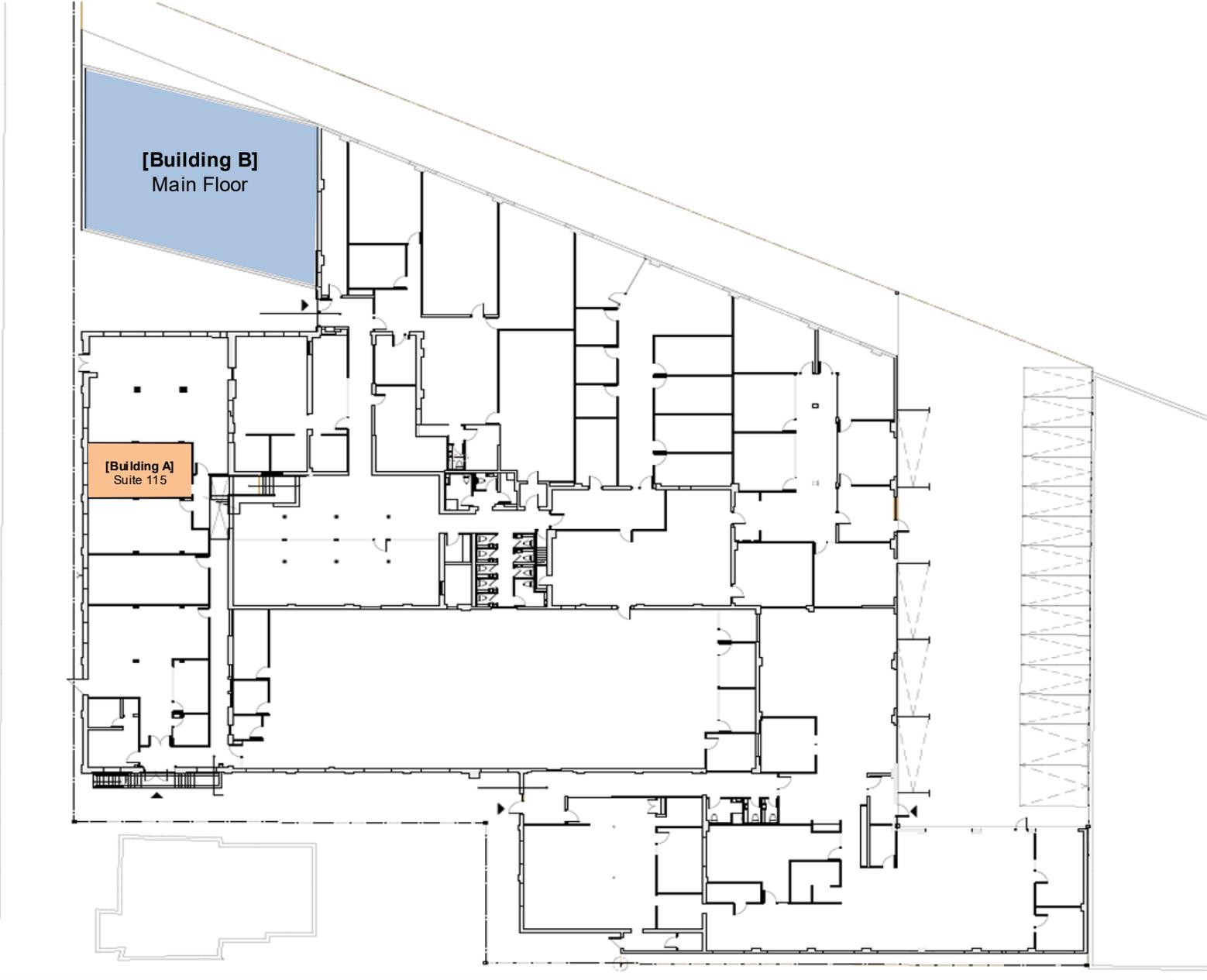
## PROPERTY OVERVIEW

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- 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

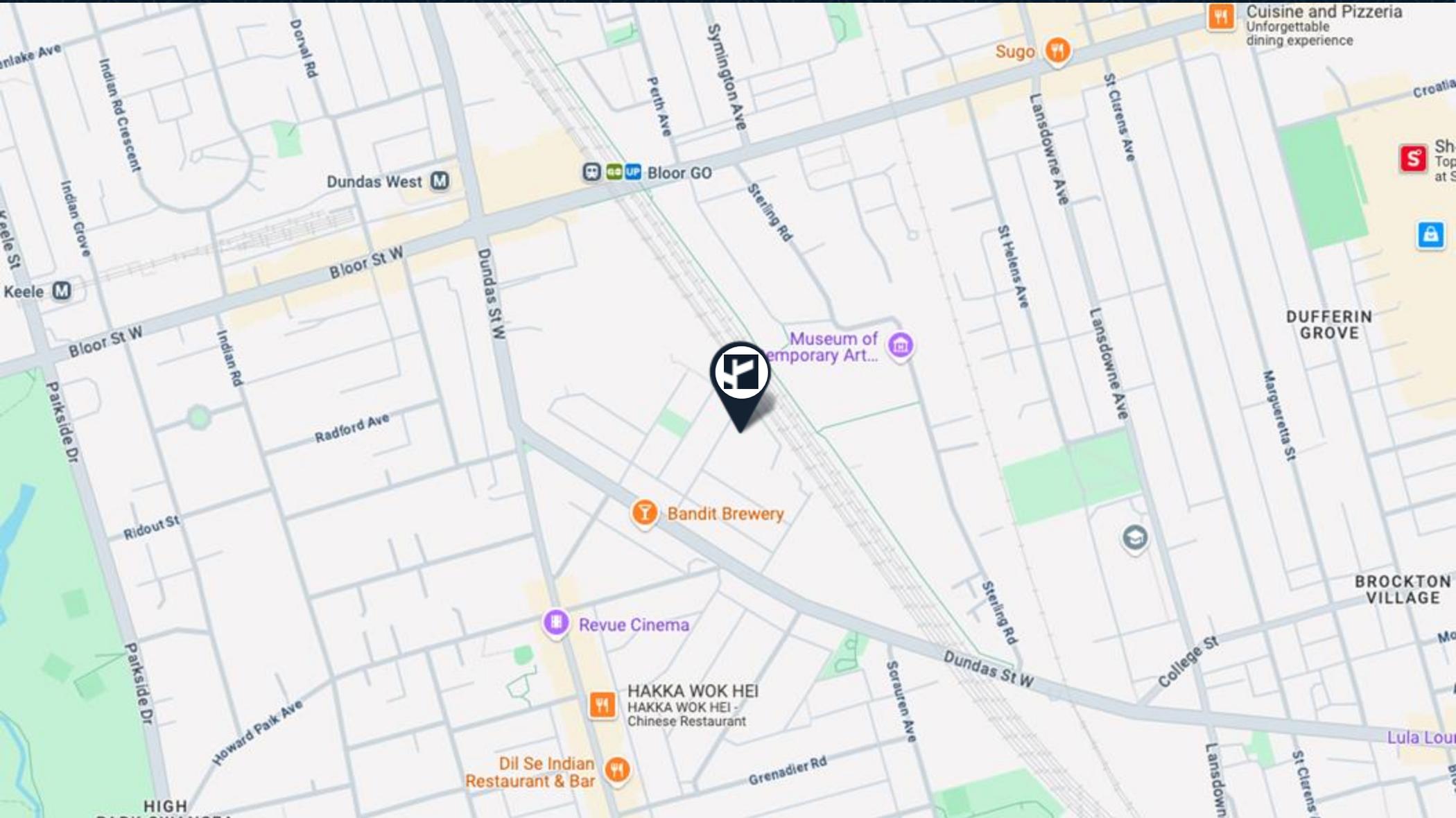


**WALK SCORE OF 89**

→ Most errands can be accomplished on foot



# AREA MAP



## CONTACT

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