

FOR LEASE
35 Golden Avenue
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 114	1,406 SF
	Building B B102 (B)	305 SF
	Building B B103 (C)	356 SF
	Building B B104 (D)	601 SF

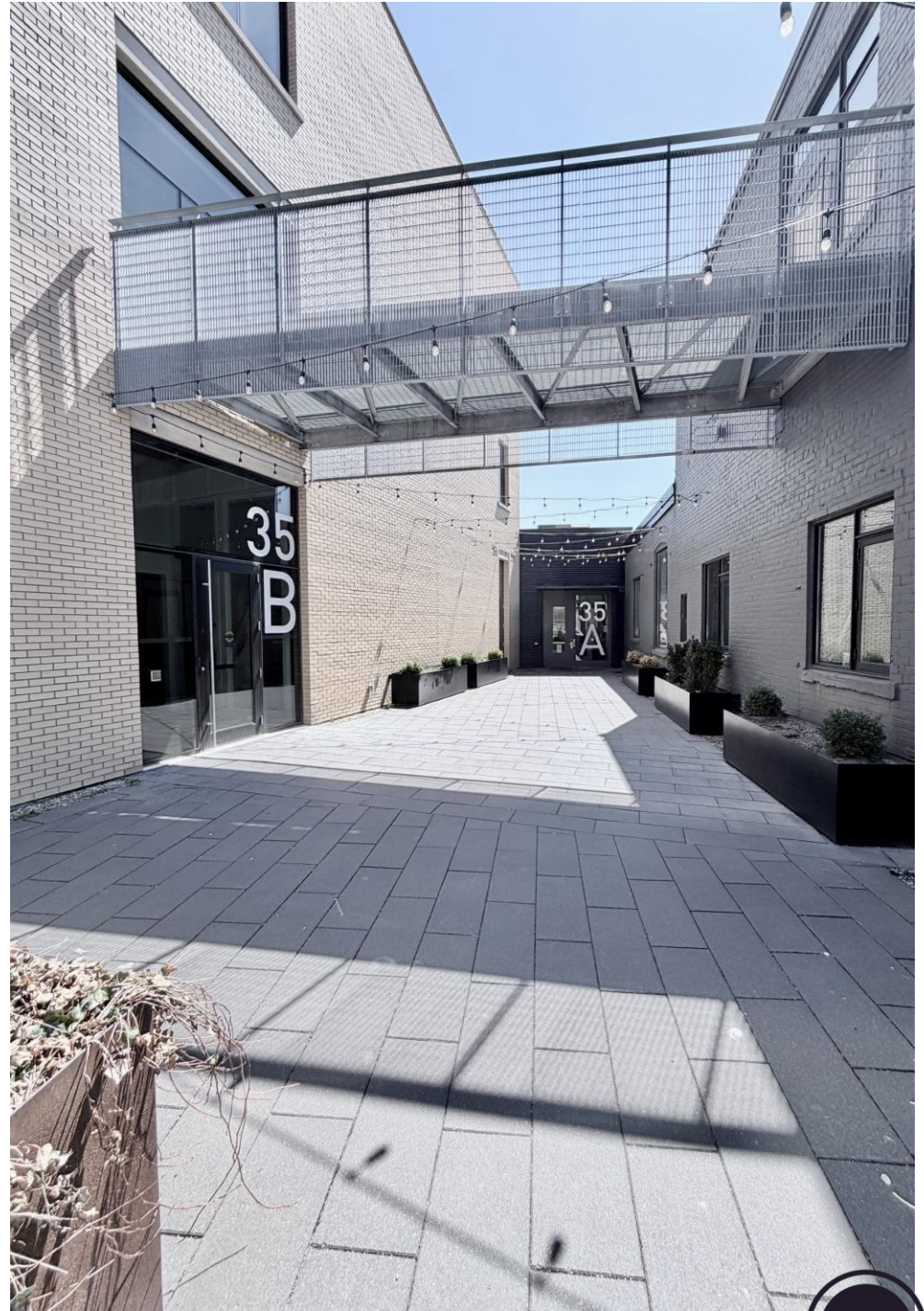
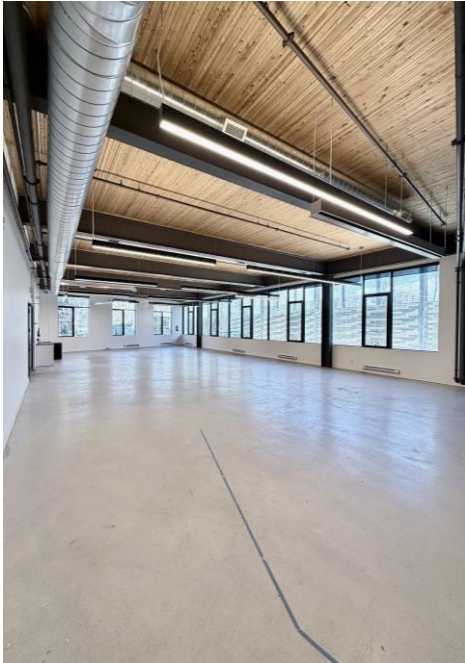
RENTAL RATE	Building A Suite 114	\$39 PSF Gross
	Building B B102	\$1400 / Monthly
	Building B B103	\$1,600 / Monthly
	Building B B104	\$2,400 / Monthly

TERM 3-5 Years

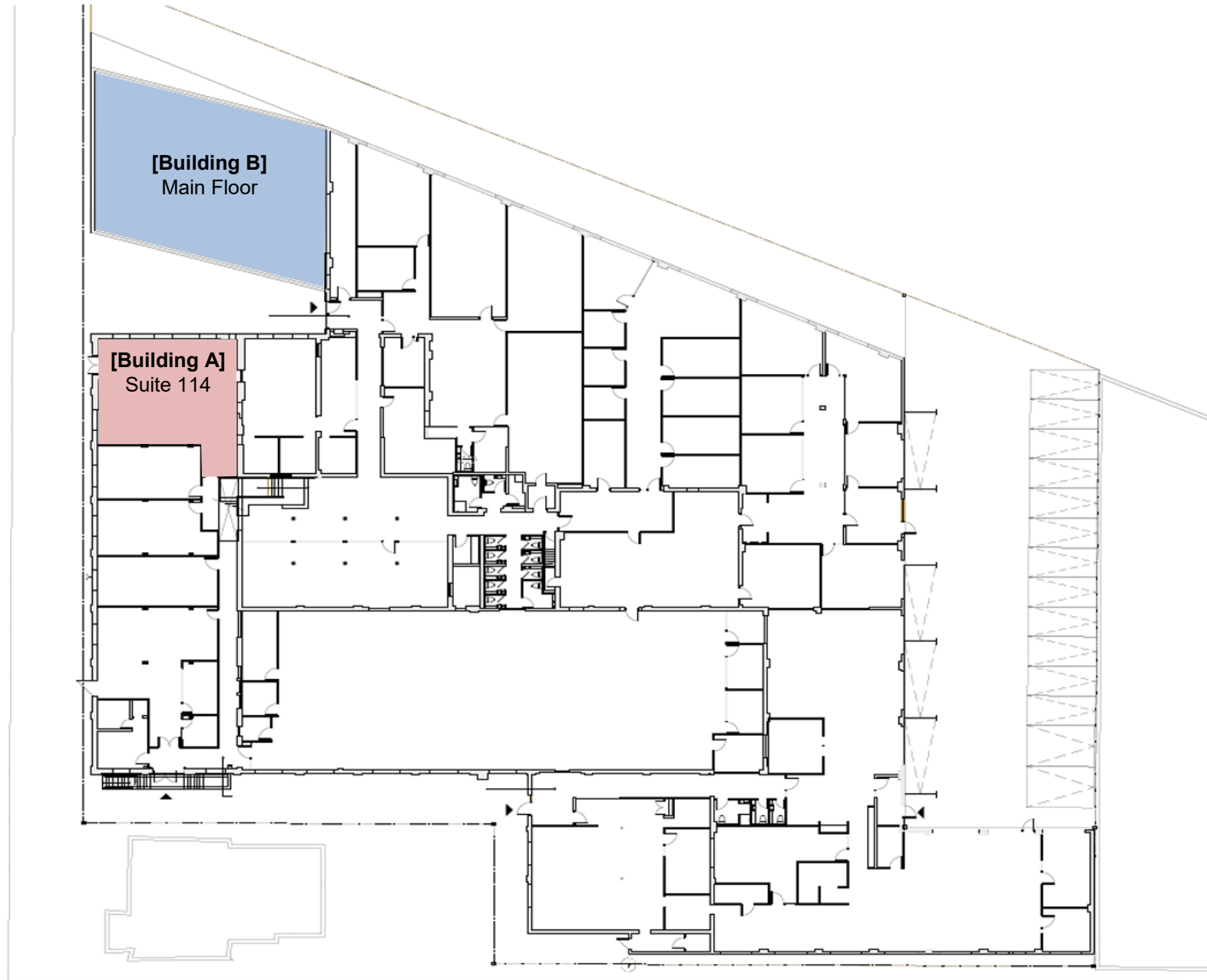
POSSESSION 30 Days / TBD

PROPERTY OVERVIEW

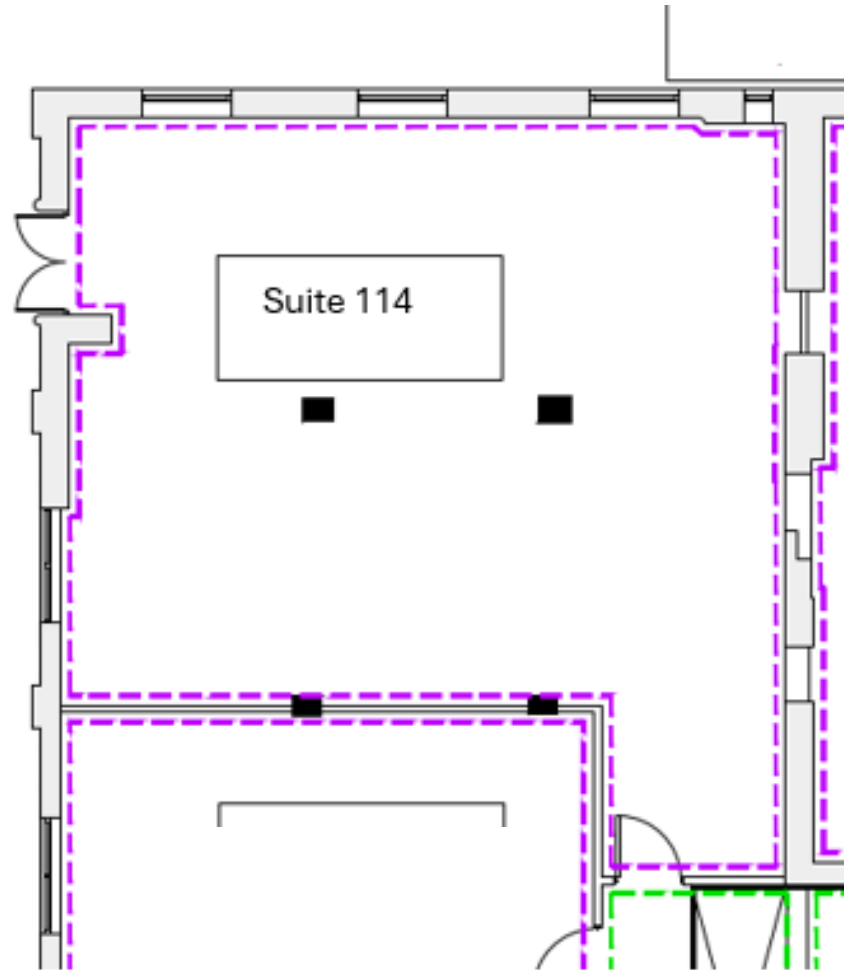
- Prime location on the edge of the Junction, just off Dundas Street West.
- Building A features a column-free layout with sparing 14’ ceilings, expansive industrial-style windows and polished concrete floors. Suite 114 with front access doors (original building access).
- Building B offers a bright 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.
- Limited onsite parking at \$100.00 per space plus applicable taxes.



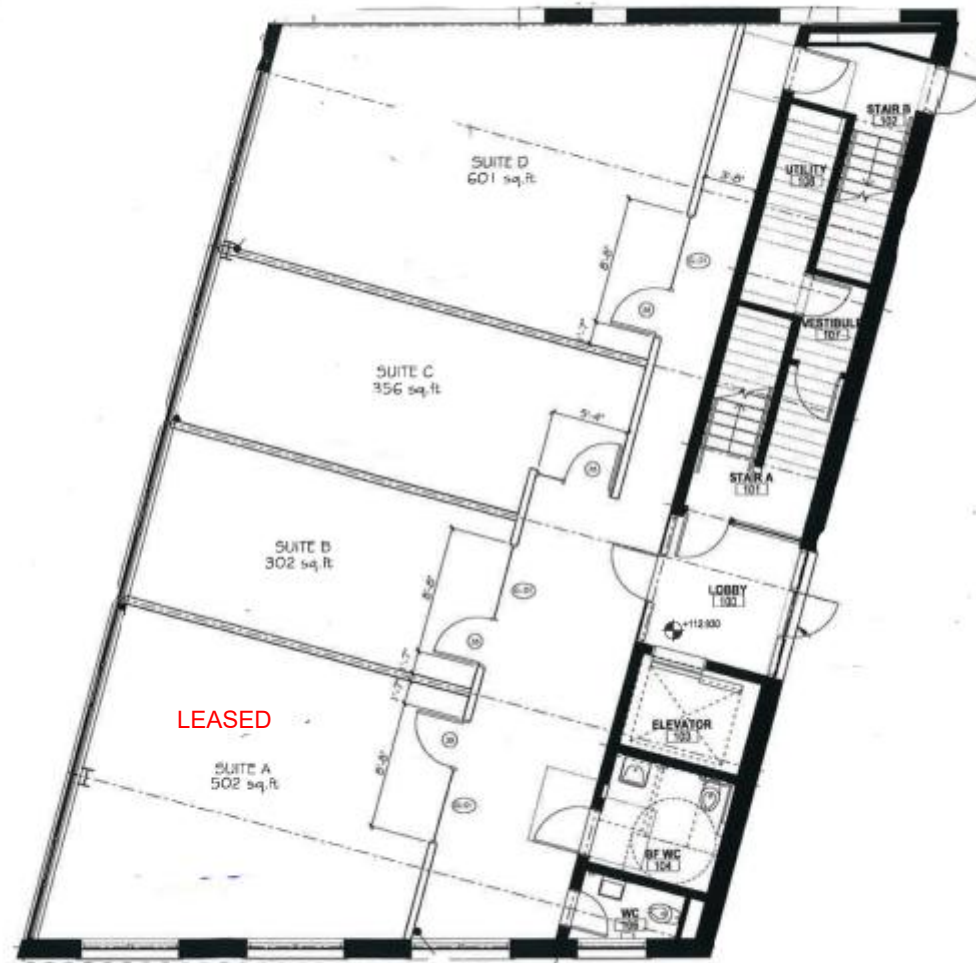
Floorplan



Floorplan – Building A – Suite 114



Floorplan – Building B



GOLDEN AVENUE

CONNECTIVITY



BIKE SCORE OF **100**

→ Daily errands can be accomplished on a bike



TRANSIT SCORE OF **100**

→ World-class public transportation

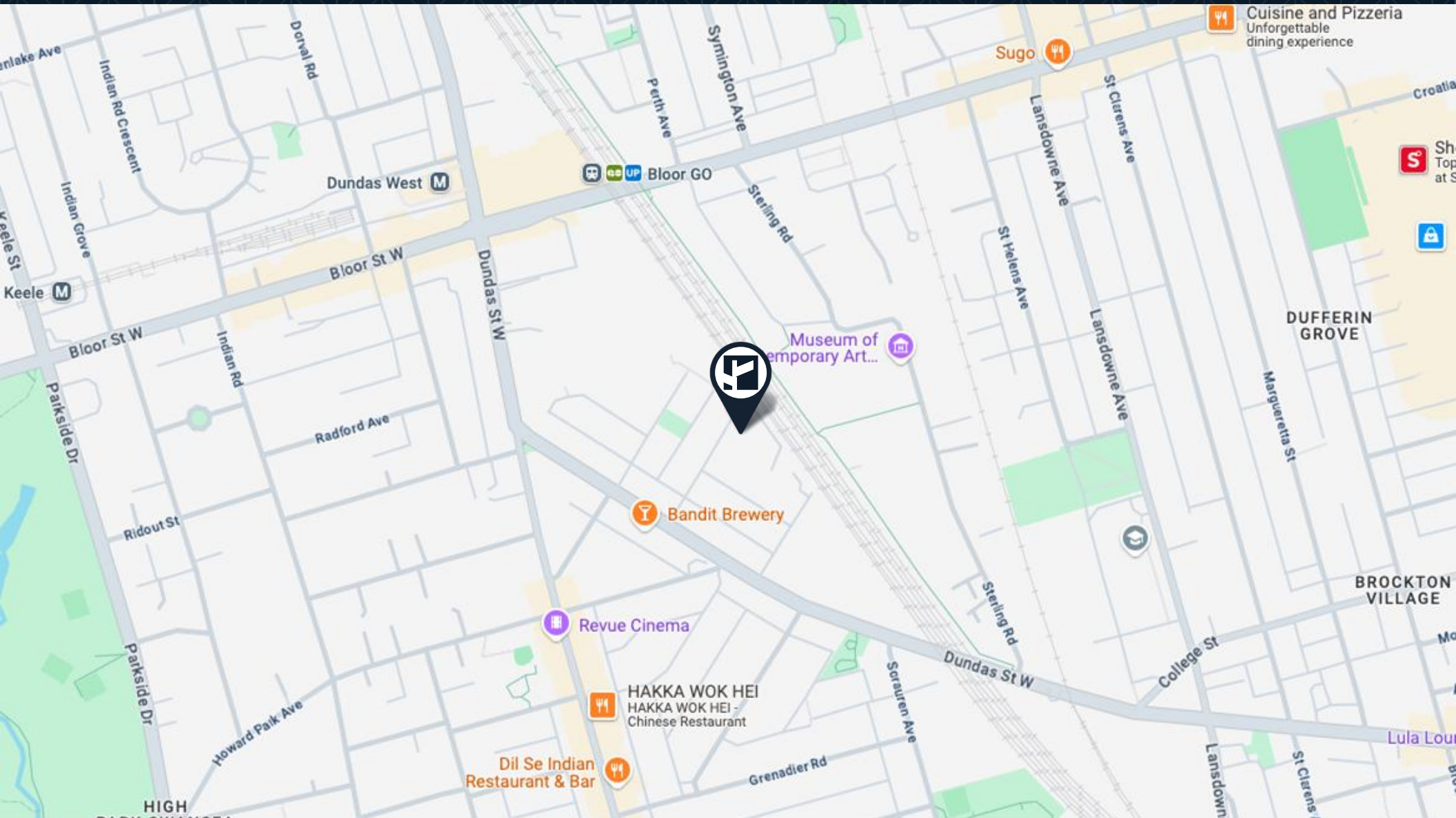


WALK SCORE OF **89**

→ Most errands can be accomplished on foot

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HERE](#)

AREA MAP



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