

**FOR LEASE**  
**35 Golden Ave**  
Industrial/Office Loft

35

35  
B

 **CB  
METROPOLITAN**

## DETAILS

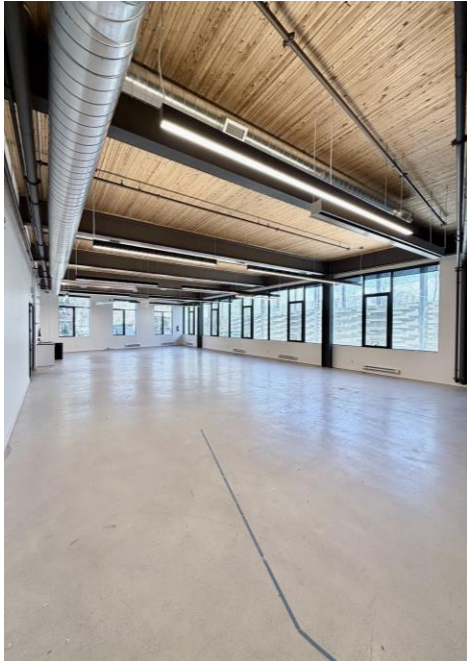
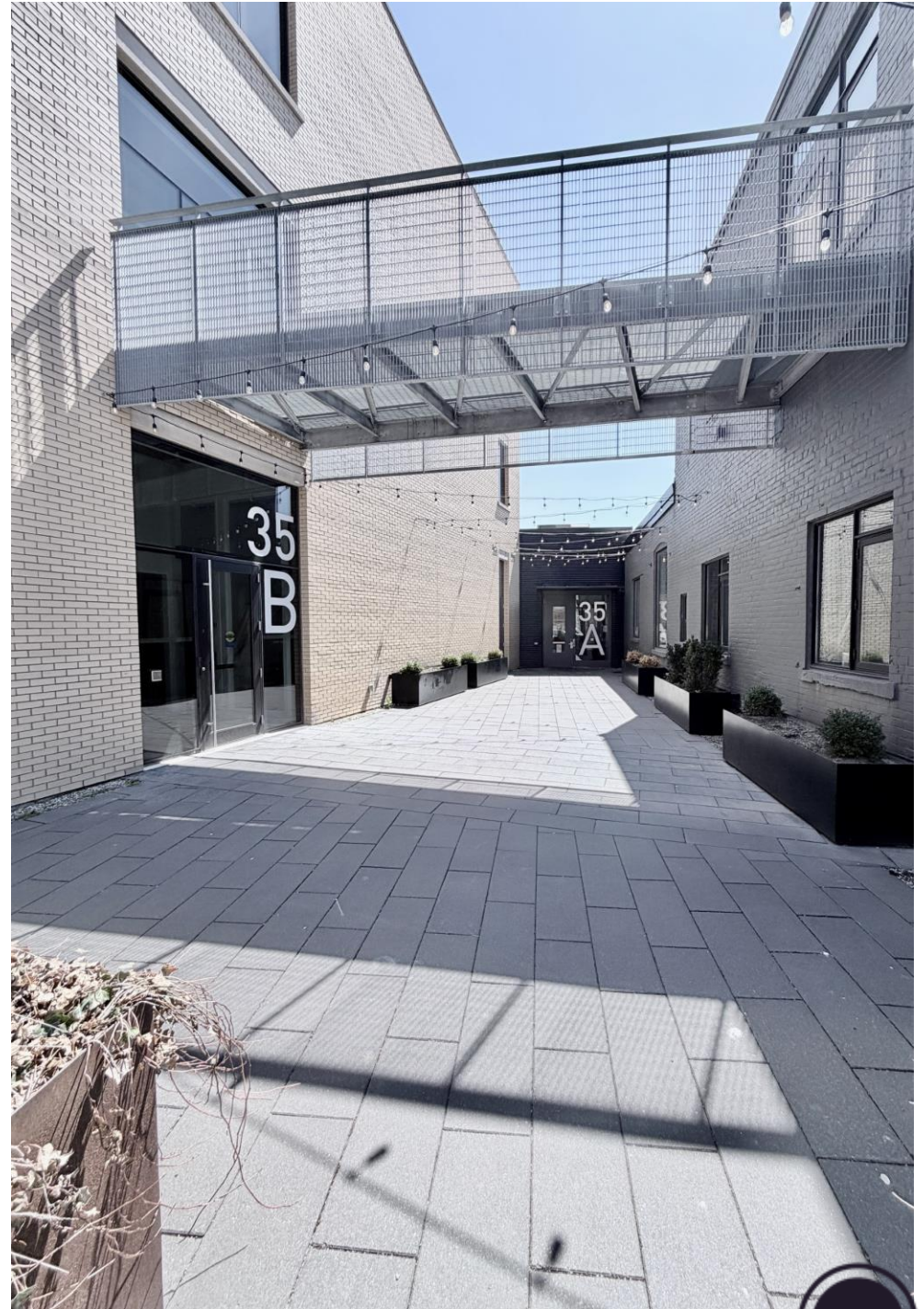
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|                         |  |                   |
|-------------------------|--|-------------------|
| <b>LOCATION</b>         | Top of Golden Avenue near Dundas St W and Bloor St W. <a href="#">CLICK HERE</a> |                   |
| <b>BUILDING DETAILS</b> | <u>Suite</u>   | <u>Area</u>       |
|                         | Building B   Main Floor  | 3,048 SF          |
| <b>RENTAL RATE</b>      | Building B   Main Floor  | \$38 per SF Gross |
| <b>TERM</b>             | 3-5 Years  |                   |
| <b>POSSESSION</b>       | 30 Days / TBD  |                   |

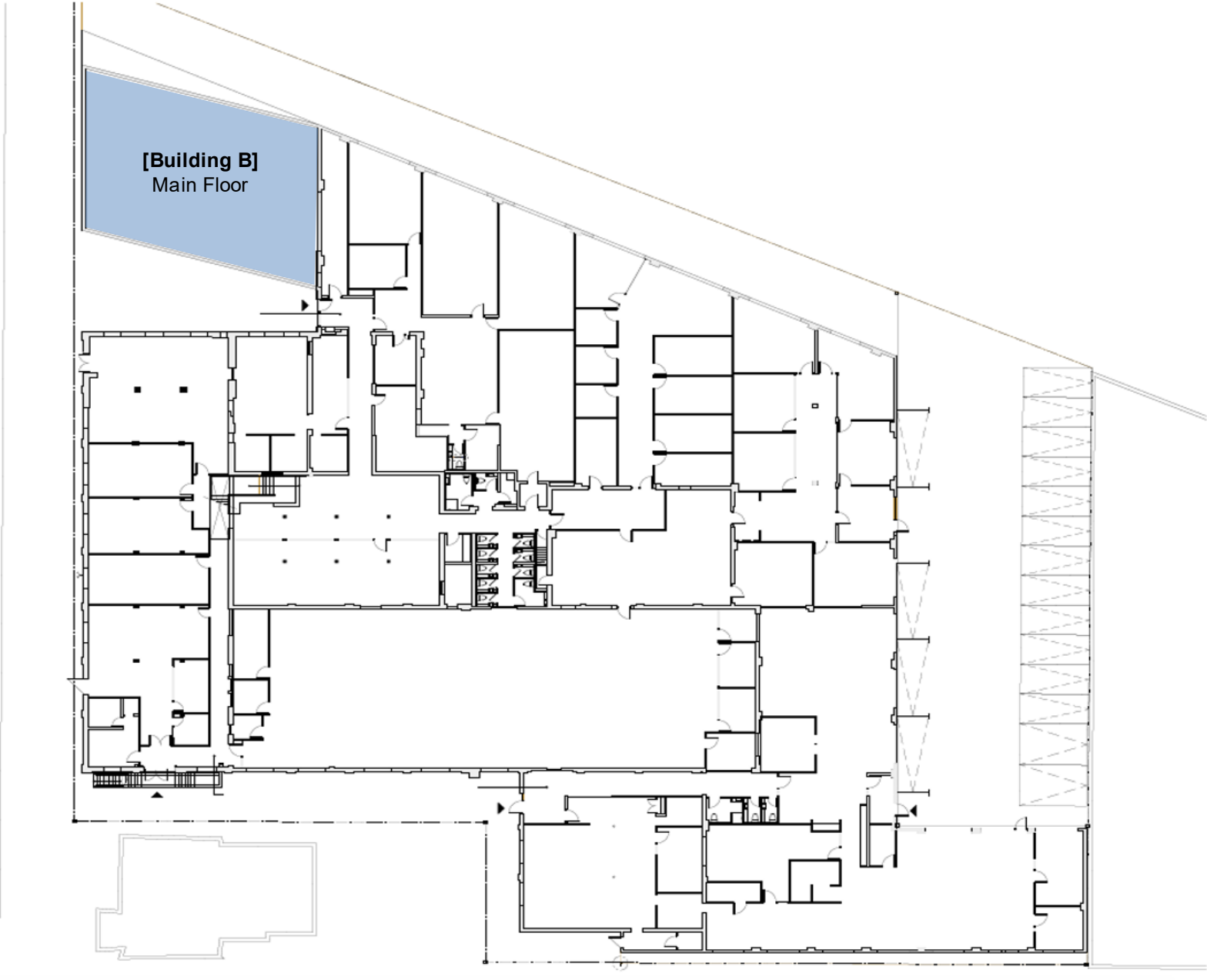
## PROPERTY OVERVIEW

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- Prime location on the edge of the Junction, just off Dundas Street West.
- 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

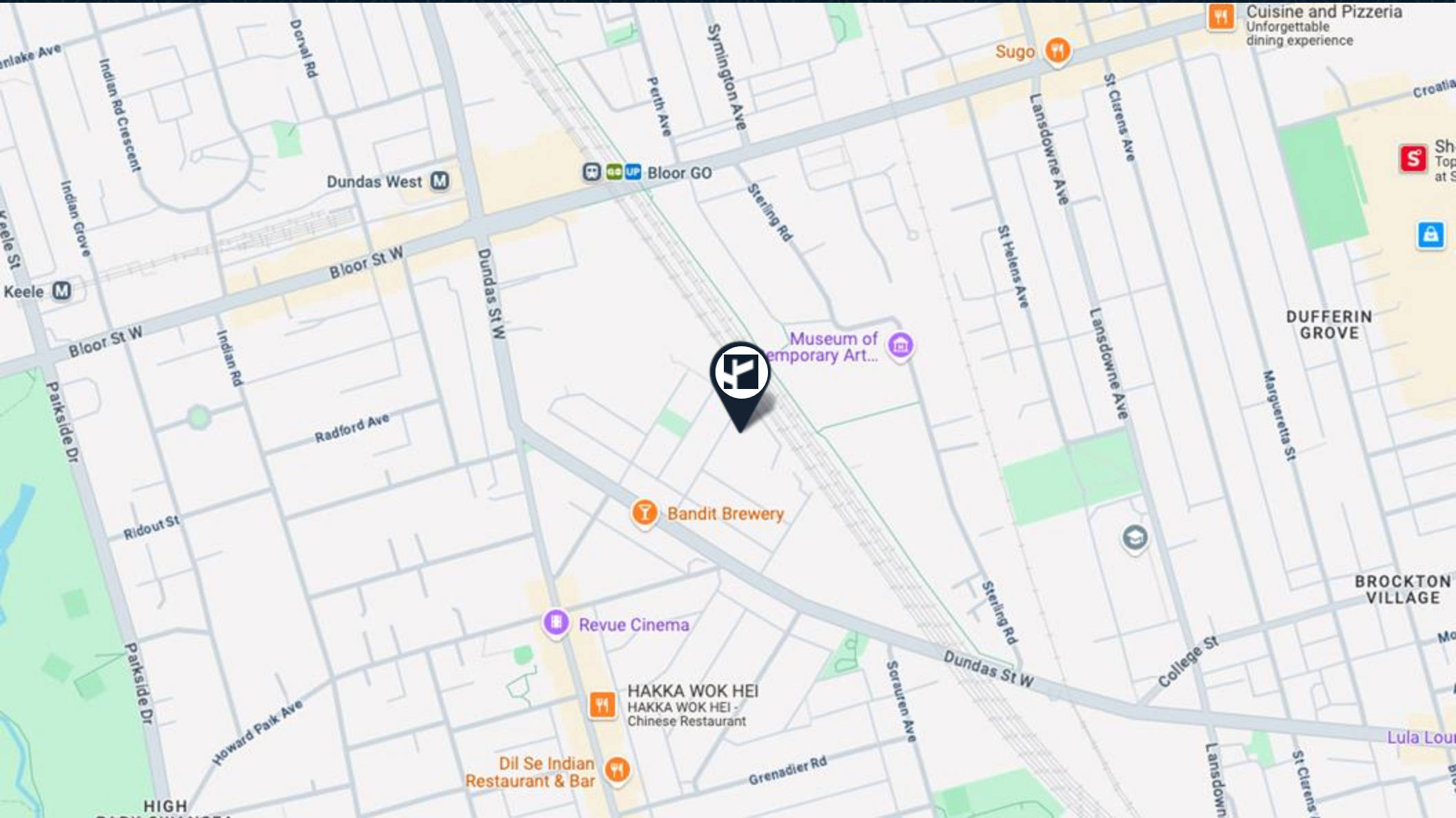


**WALK SCORE OF 89**

→ Most errands can be accomplished on foot



# AREA MAP



## CONTACT

**TIM NOVAK\***

Senior Vice President

416.703.6621 Ext. 246

[Tim.novak@cbmetcom.com](mailto:Tim.novak@cbmetcom.com)



370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

[WWW.CBMETCOM.COM](http://WWW.CBMETCOM.COM)