FOR LEASE

35 Golden Avenue

Industrial/Office Loft

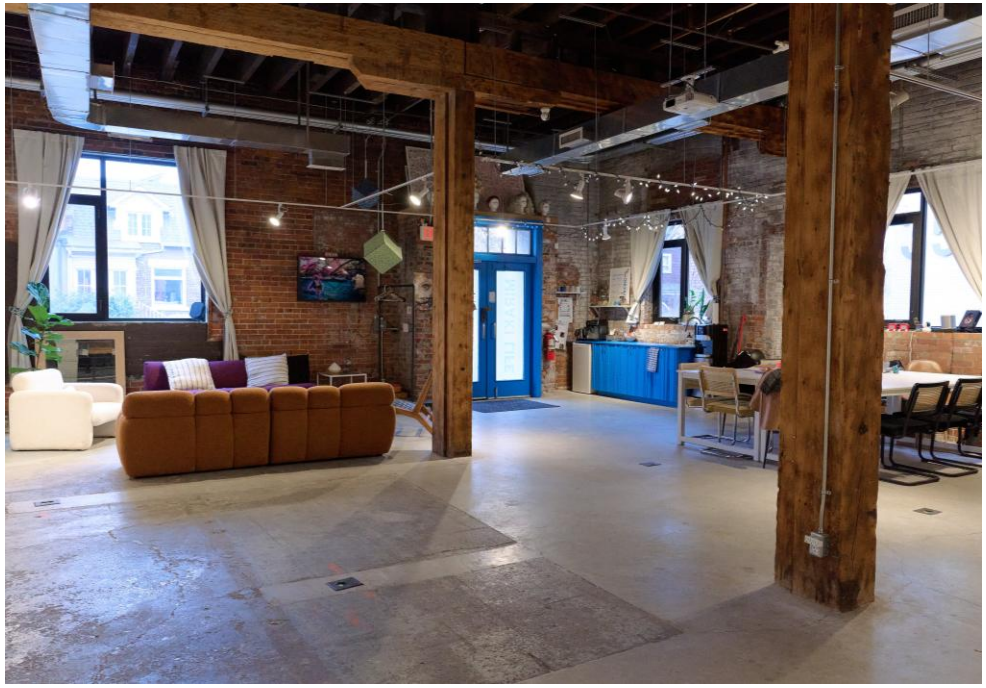


DETAILS

LOCATION	Top of Golden Avenue near Dundas St W and Bloor St W. **CLICK HERE**	
BUILDING DETAILS	Suite	Area
	Building A | Suite 114	1,406 SF
	Building B | B103 (C)	356 SF
RENTAL RATE	Building A | Suite 114	$39 PSF Gross
	Building B | B103	$1,600 / 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.





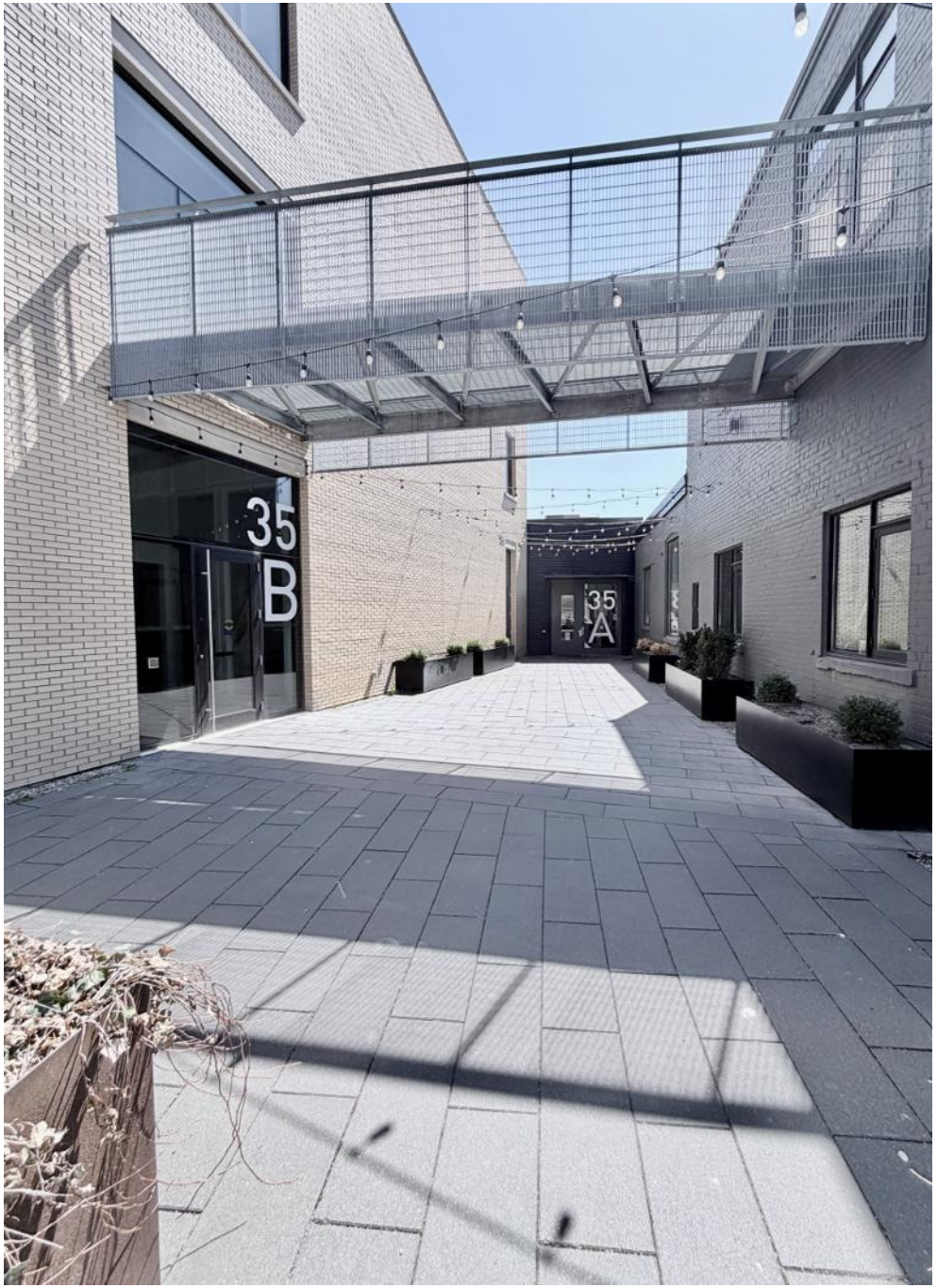




Building A - #114

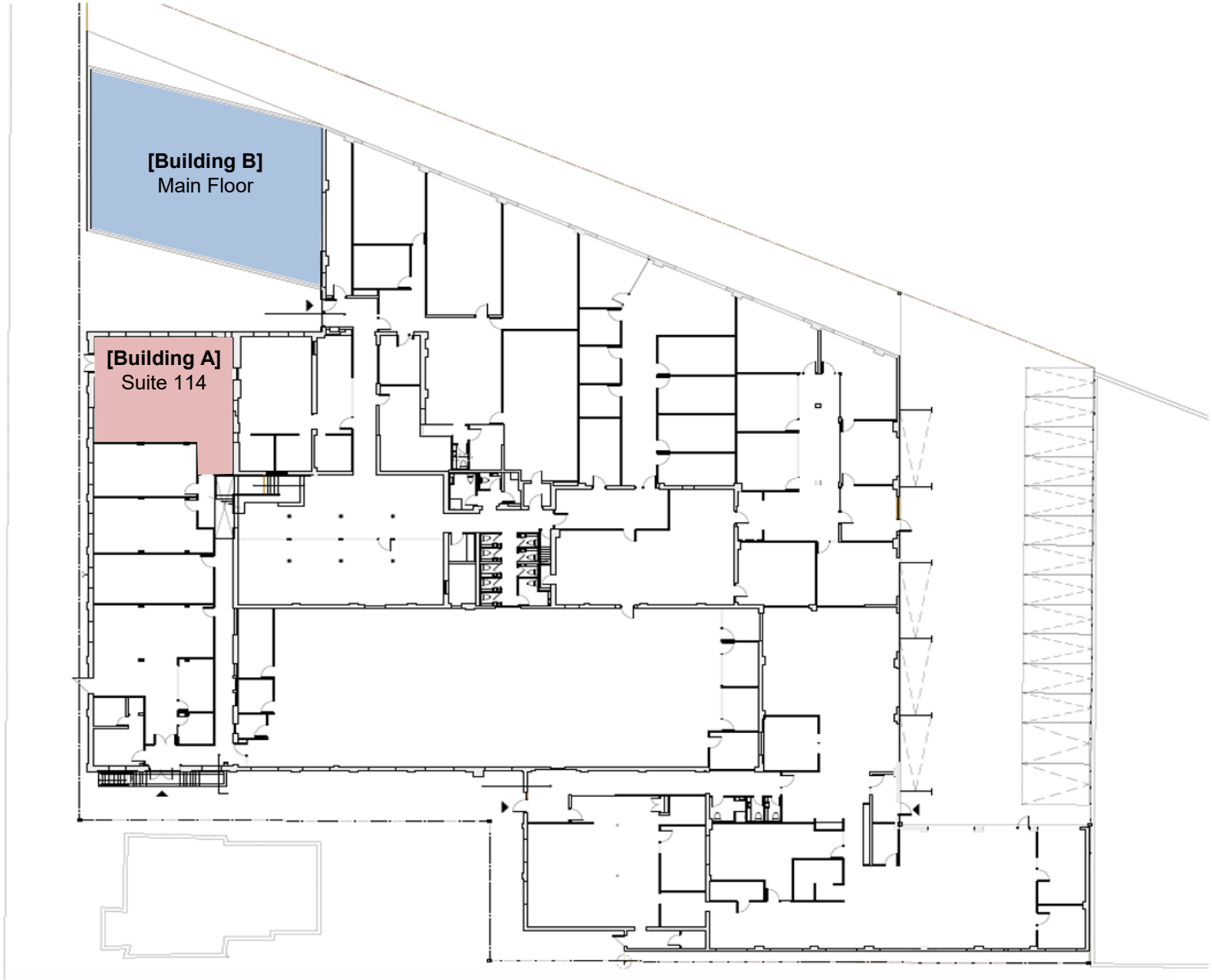




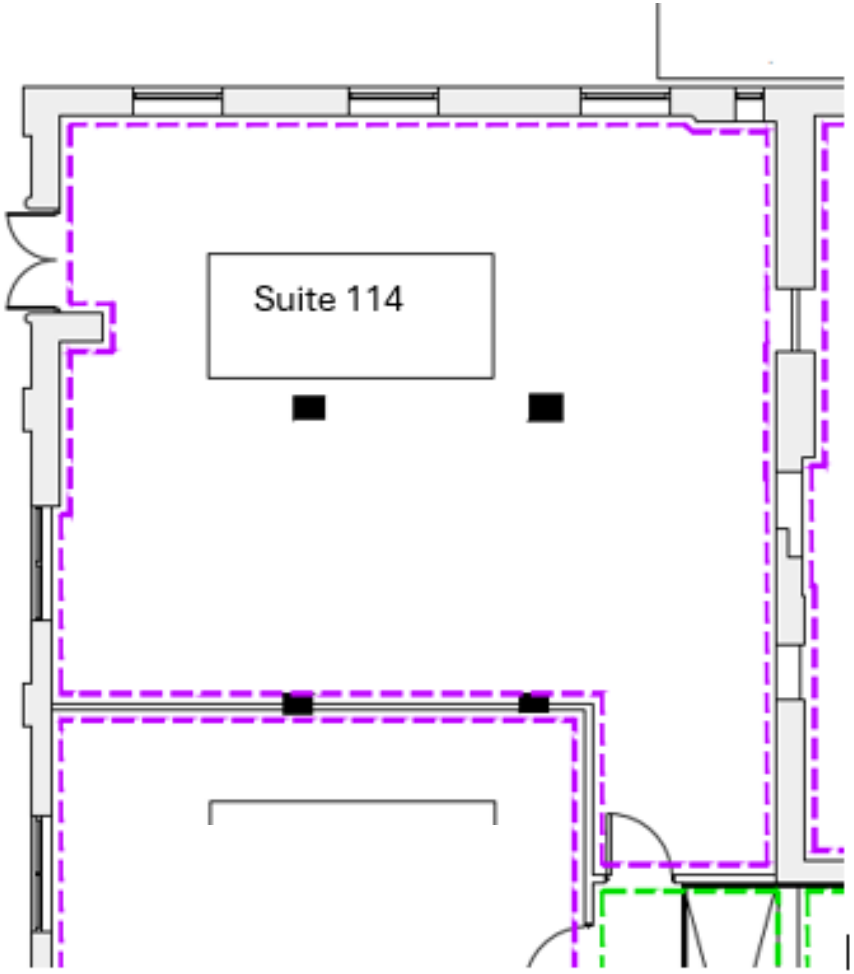


Building B - #103 (C)

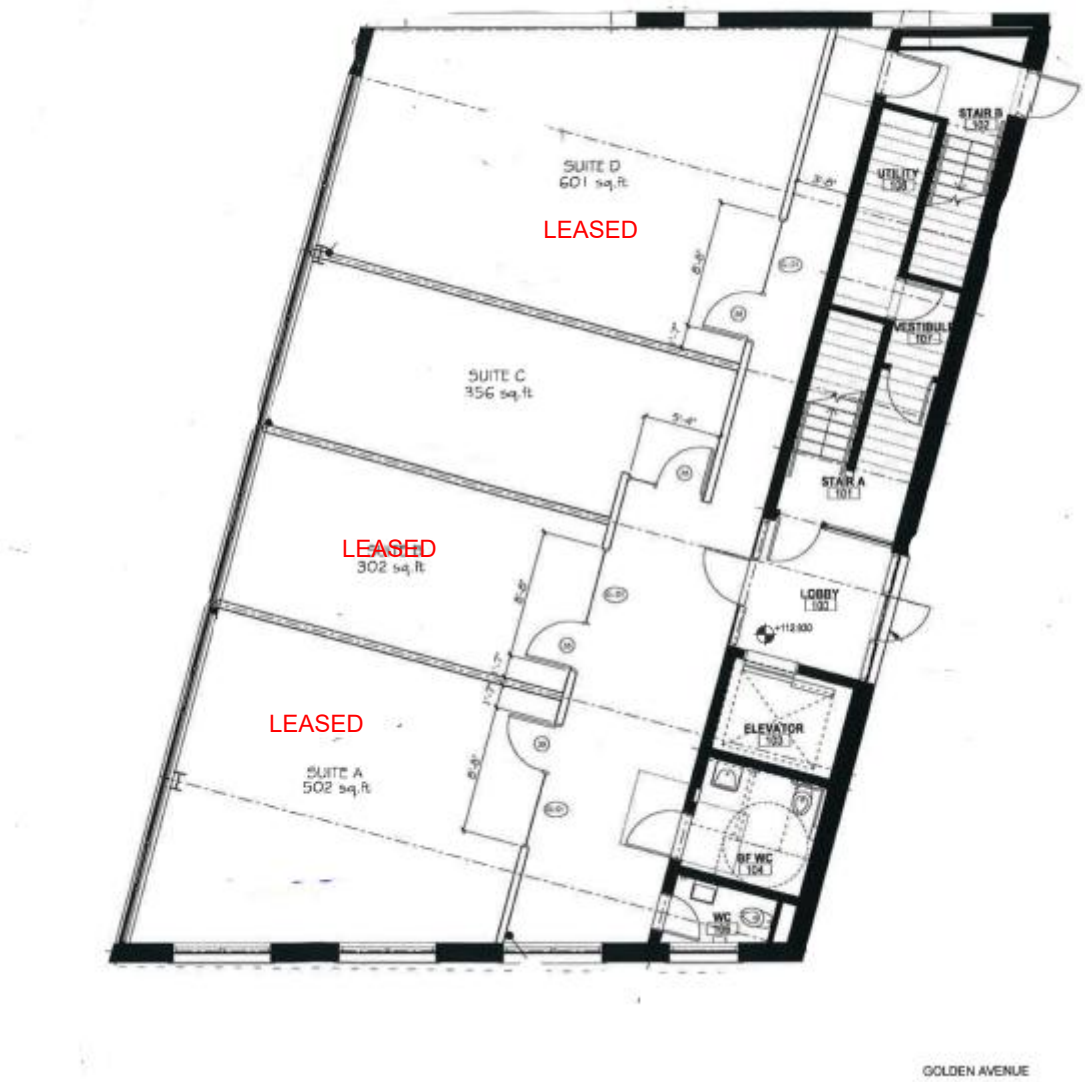
Floorplan



Floorplan – Building A – Suite 114



Floorplan – Building B



CONNECTIVITY



BIKE SCORE OF **100**

➔ Daily errands can be accomplished on a bike

CLICK HERE



TRANSIT SCORE OF **100**

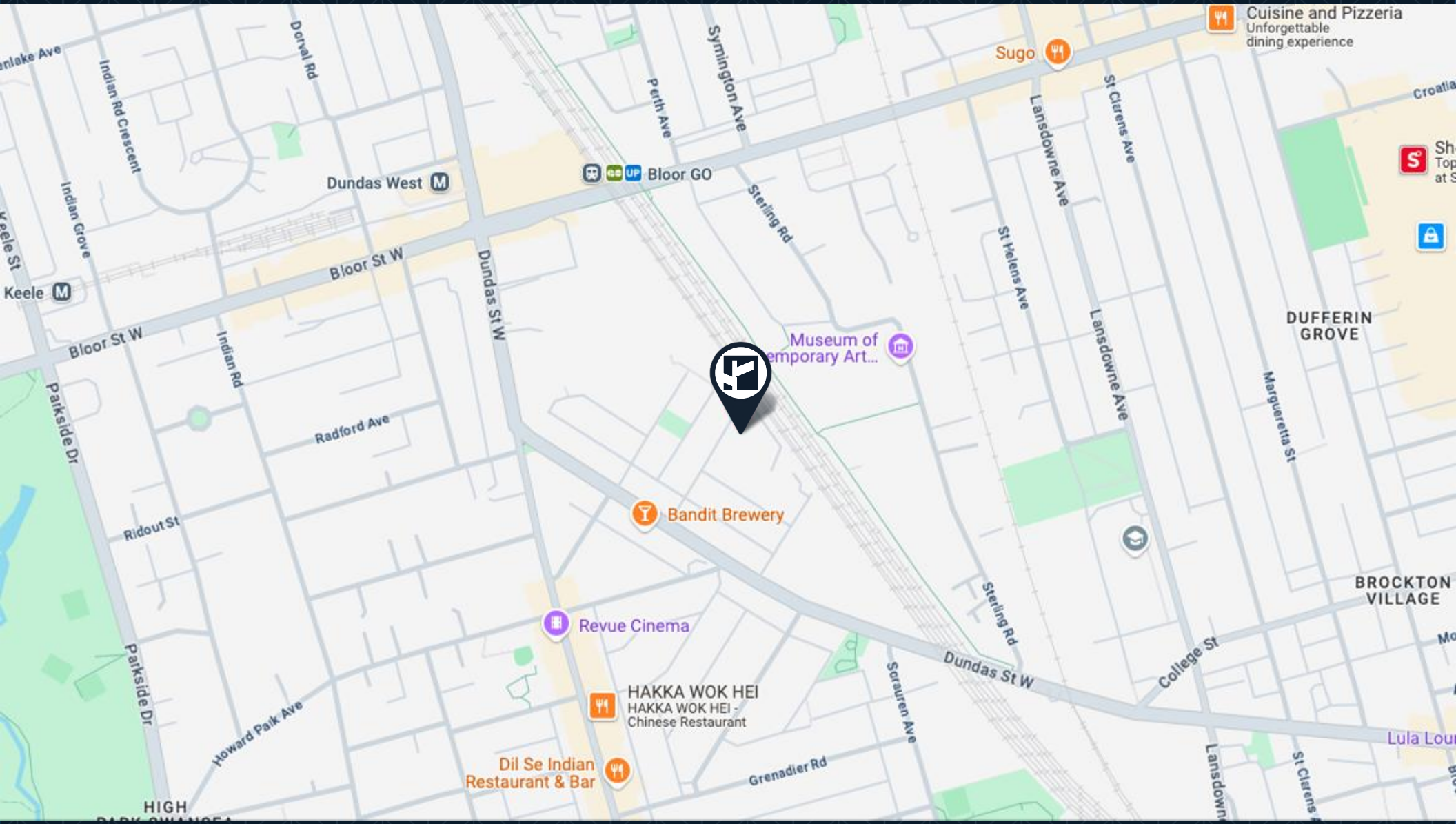
➔ World-class public transportation



WALK SCORE OF **89**

➔ Most errands can be accomplished on foot

AREA MAP


Cuisine and Pizzeria
Unforgettable
dining experience
Sugo
Bloor GO
Dundas West
Keele
Bloor St W
Dundas St W
Museum of
Art...
Bandit Brewery
Revue Cinema
HAKKA WOK HEI
HAKKA WOK HEI -
Chinese Restaurant
Dil Se Indian
Restaurant & Bar
DUFFERIN
GROVE
BROCKTON
VILLAGE
Dorval Rd
Perth Ave
Symington Ave
Sterling Rd
Lansdowne Ave
St Clarens Ave
St Helens Ave
Indian Rd Crescent
Indian Grove
Indian Rd
Radford Ave
Ridout St
Parkside Dr
Howard Park Ave
Scrauen Ave
Grenadier Rd
College St
Margueretta St
HIGH

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