

**FOR LEASE**  
**35 Golden Avenue**  
**Building B**  
Industrial/Office Loft



## 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>
B102 (B)	305 SF
B103 (C)	356 SF
B104 (D)	601 SF

### RENTAL RATE

B102	\$1400 / Monthly
B103	\$1,600 / Monthly
B104	\$2,400 / Monthly

### TERM

3-5 Years

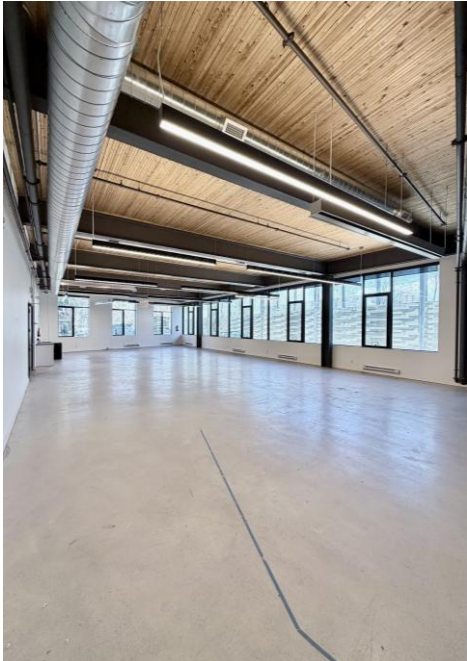
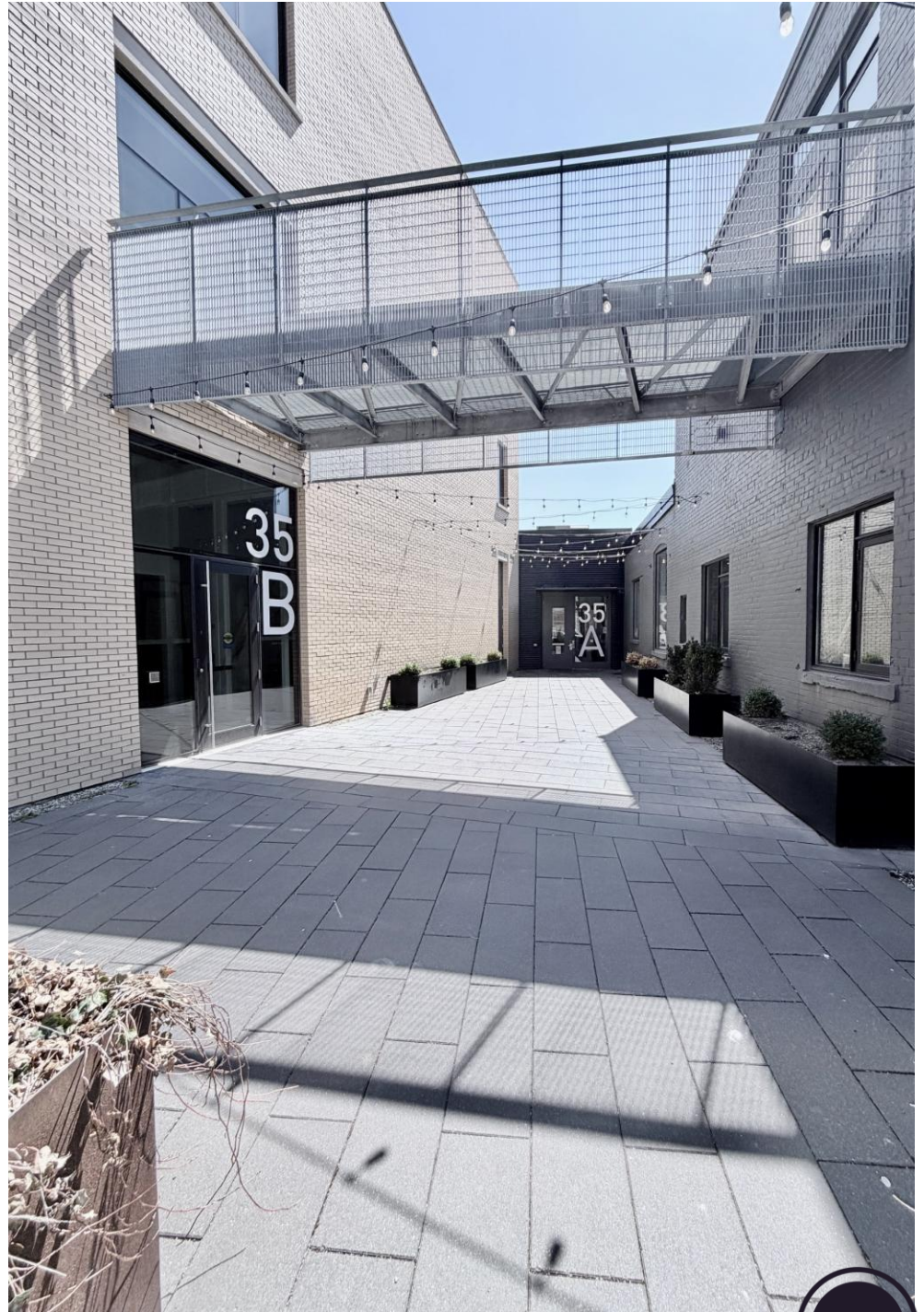
### POSSESSION

30 Days / TBD

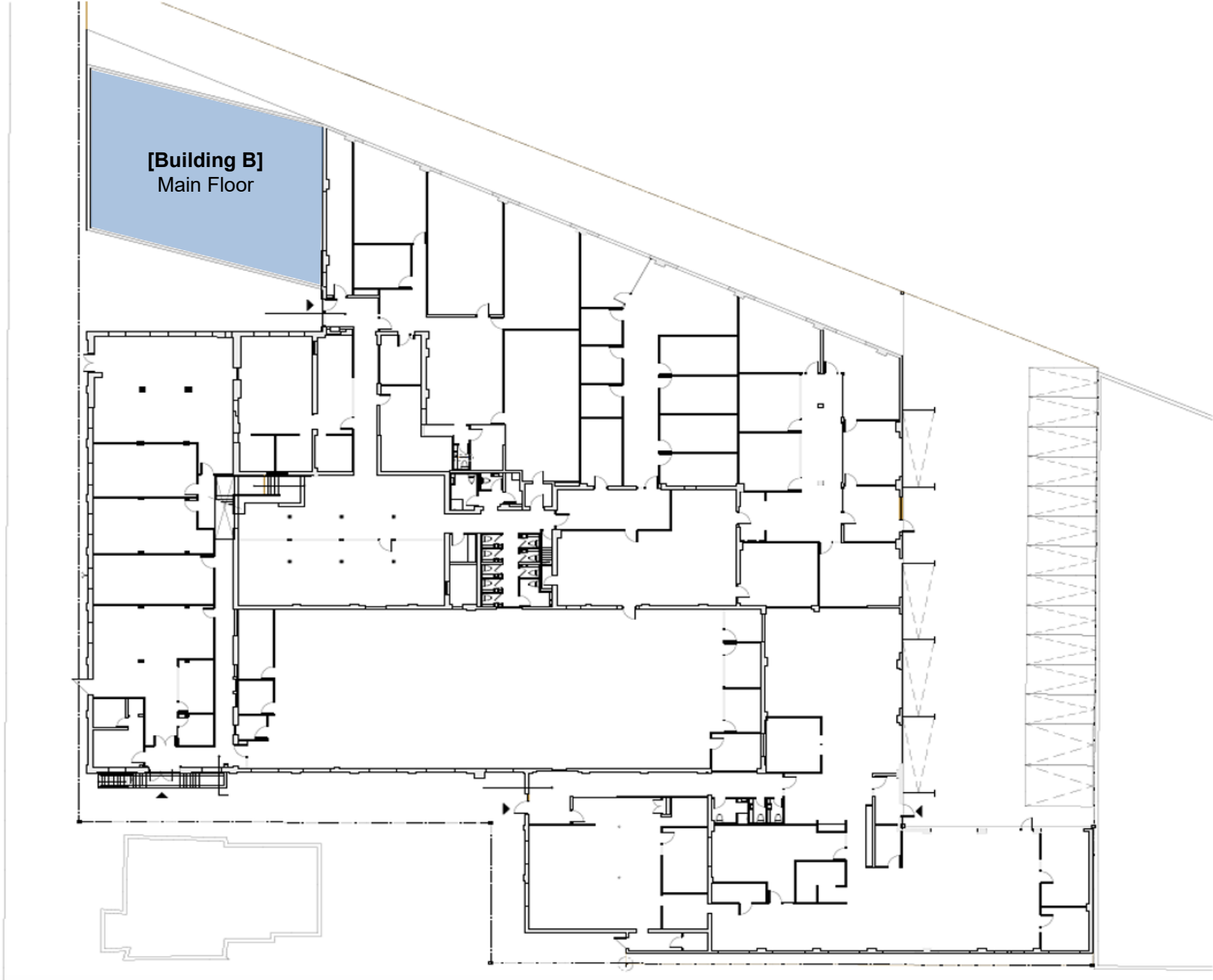
## PROPERTY OVERVIEW

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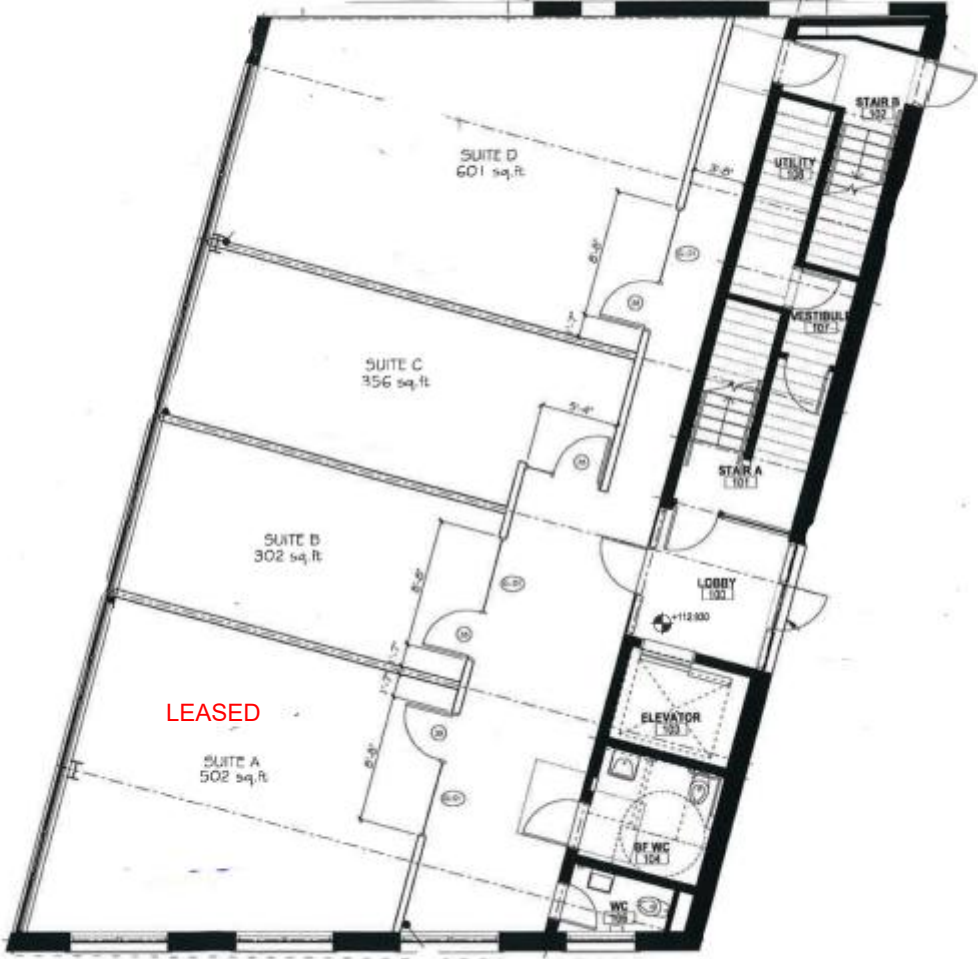
- Prime location on the edge of the Junction, just off Dundas Street West.
- Building B offers a bright main-floor office/studio with 15' ceilings, a column-free design, and an abundance of natural light.
- Highly flexible spaces ideal for a range of uses—from creative studios to modern office environments.
- Limited onsite parking at \$100.00 per space plus applicable taxes.



# Floorplan



# Floorplan – Building B



GOLDEN AVENUE

# CONNECTIVITY



**BIKE SCORE OF 100**

→ Daily errands can be accomplished on a bike



**TRANSIT SCORE OF 100**

→ World-class public transportation

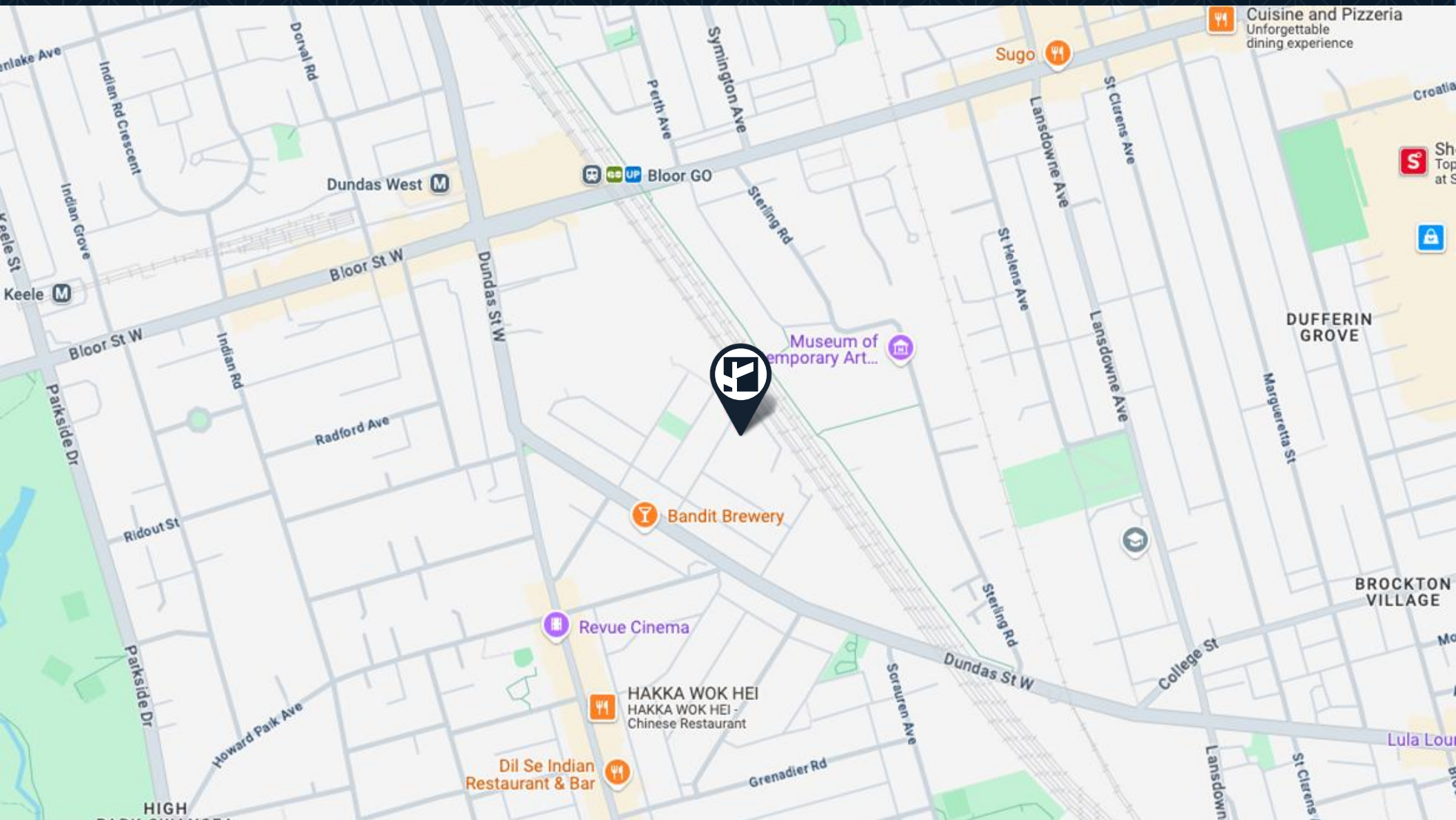


**WALK SCORE OF 89**

→ Most errands can be accomplished on foot



# AREA MAP



## CONTACT

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