

FOR LEASE
35 Golden Ave
Industrial/Office Loft

35

35
B

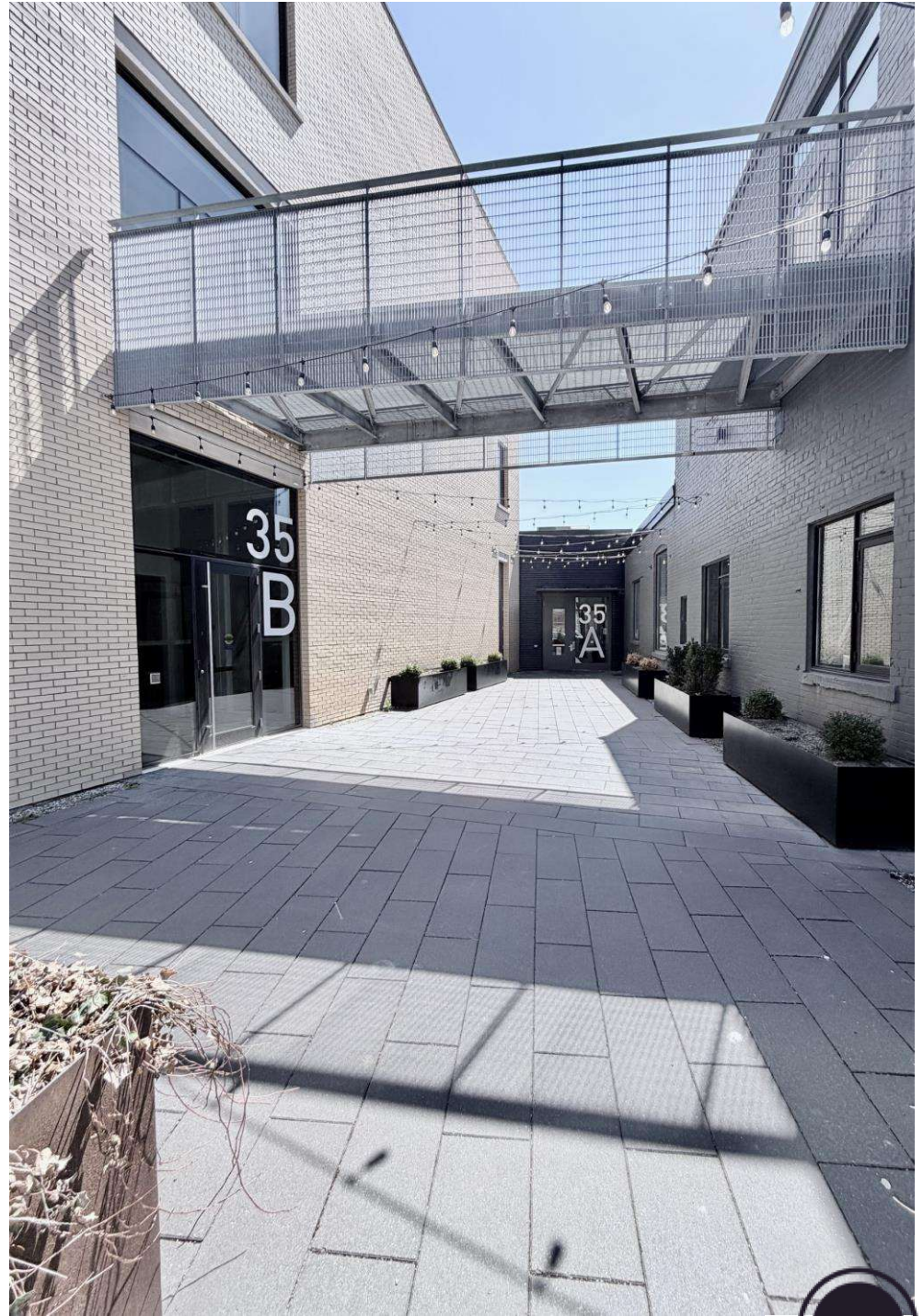
 **CB
METROPOLITAN**

DETAILS

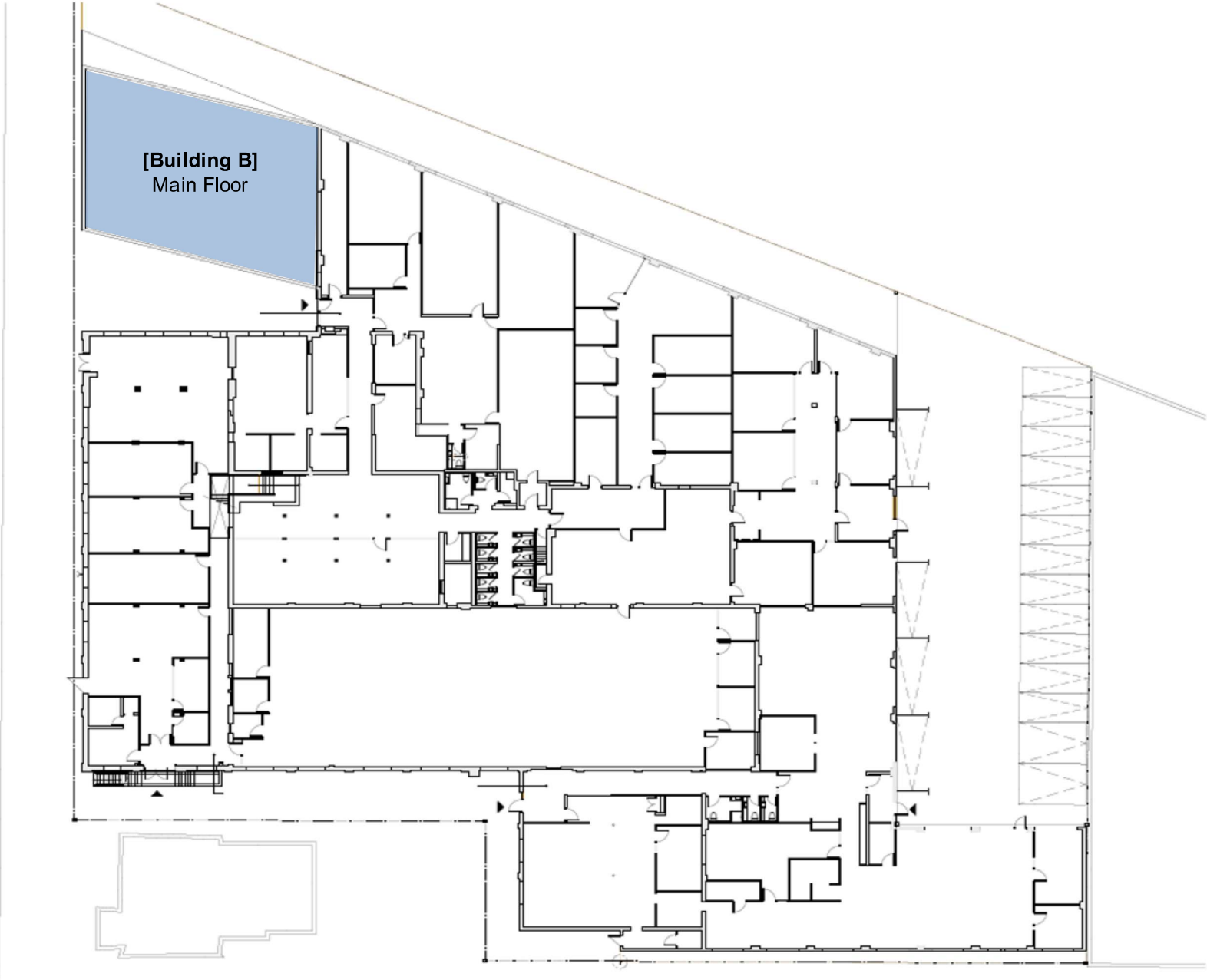
LOCATION	Top of Golden Avenue near Dundas St W and Bloor St W. CLICK HERE	
BUILDING DETAILS	<u>Suite</u>	<u>Area</u>
	Building B Main Floor	3,048 SF
RENTAL RATE	Building B Main Floor	\$38 per SF Gross
TERM	3-5 Years	
POSSESSION	30 Days / TBD	

PROPERTY OVERVIEW

- 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

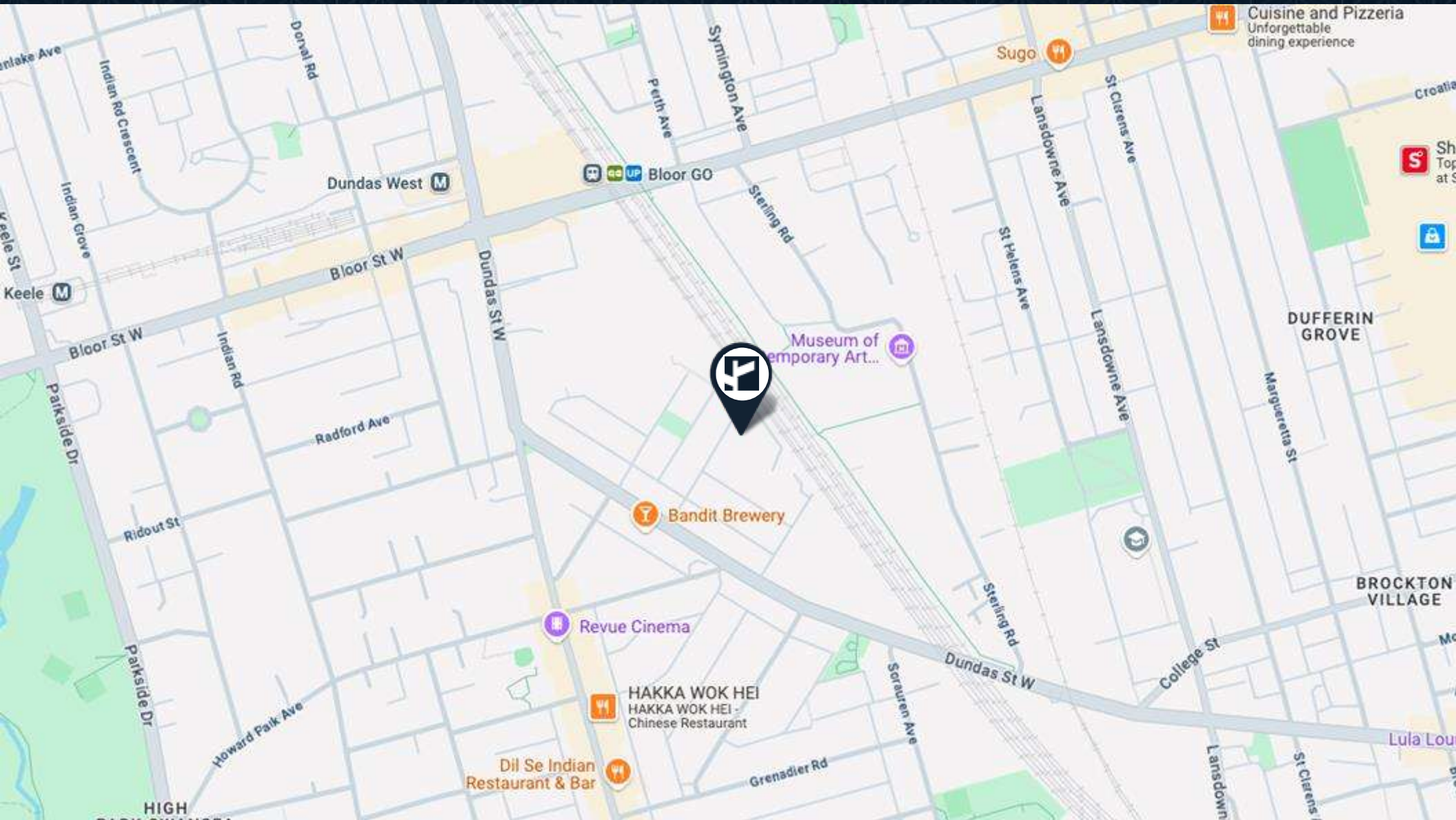


WALK SCORE OF 89

→ Most errands can be accomplished on foot



AREA MAP



CONTACT

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