

FOR LEASE | STUDIO OFFICE | SOUTH BUILDING

# 35 GOLDEN AVENUE

TORONTO | ON



METROPOLITAN  
COMMERCIAL



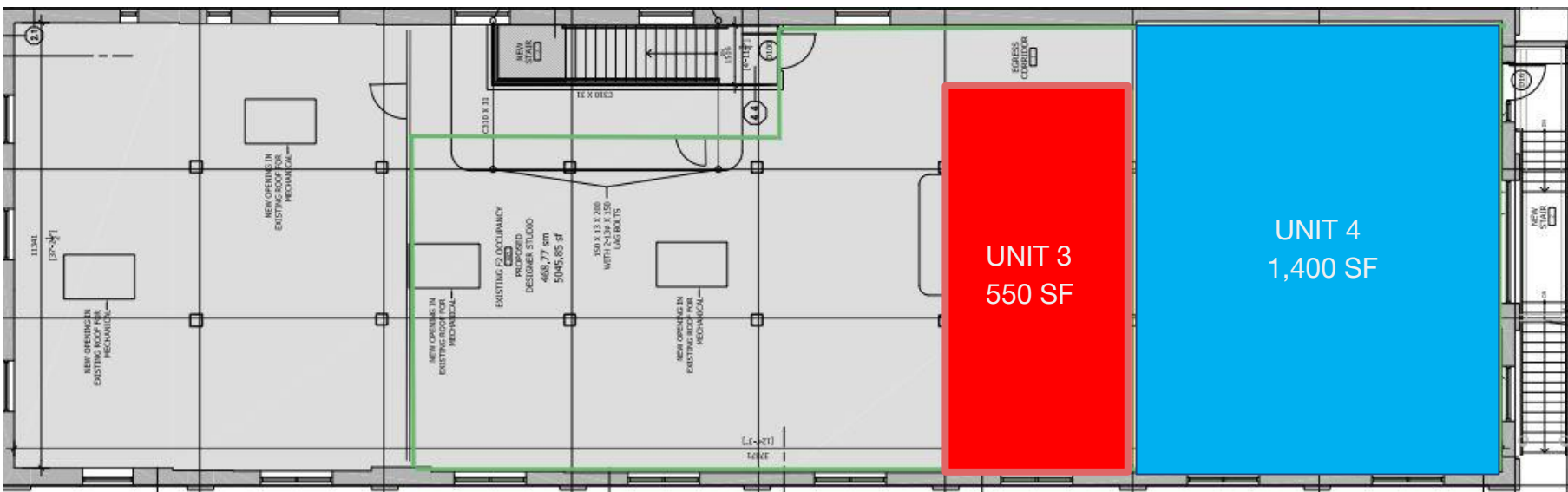


## DETAILS

|                         |  |                   |                           |
|-------------------------|--|-------------------|---------------------------|
| <b>Location</b>         | Top of Golden Avenue near Dundas St W and Bloor St W. <a href="#">Click Here for Map</a> |                   |                           |
| <b>Building Details</b> | 2nd Floor  | 1400 SF<br>550 SF | - Combined for \$1,950 SF |
| <b>Rental Rate</b>      | \$40.00/PSF  |                   |                           |
| <b>Additional Rent</b>  | Base year increases plus hydro   |                   |                           |
| <b>Term</b>             | 2-5 years  |                   |                           |
| <b>Possession</b>       | Immediate  |                   |                           |
| <b>Parking</b>          | Limited on-site parking (\$79.00 per space per month)                                    |                   |                           |

## FEATURES

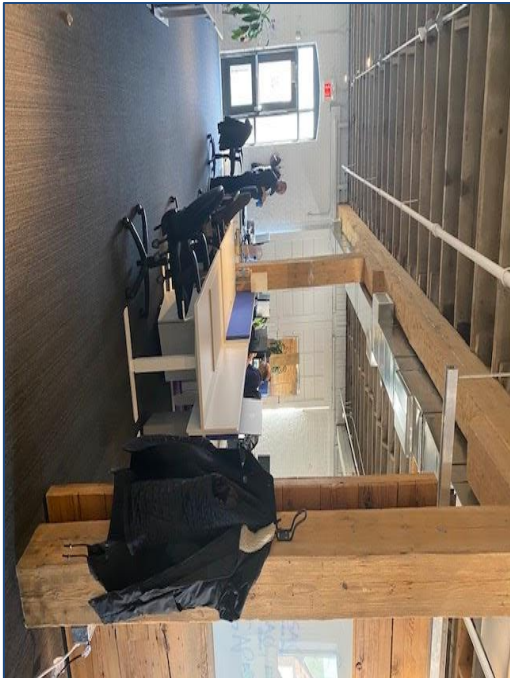
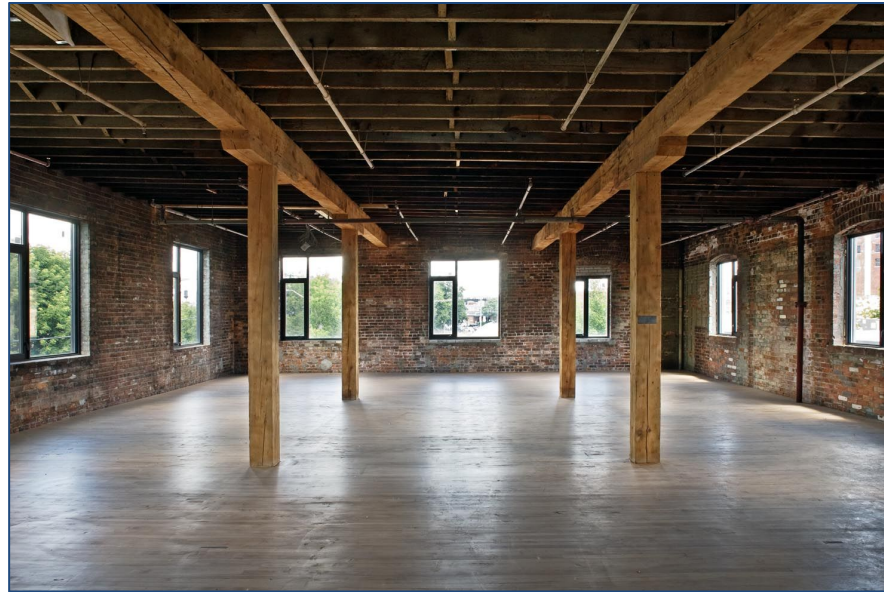
- Studio office space.
- Wood floors, 12ft ceilings and wood-mill construction. West facing corridor.
- Steps to Dundas West TTC subway station.
- On-site parking.
- Abundant natural light.

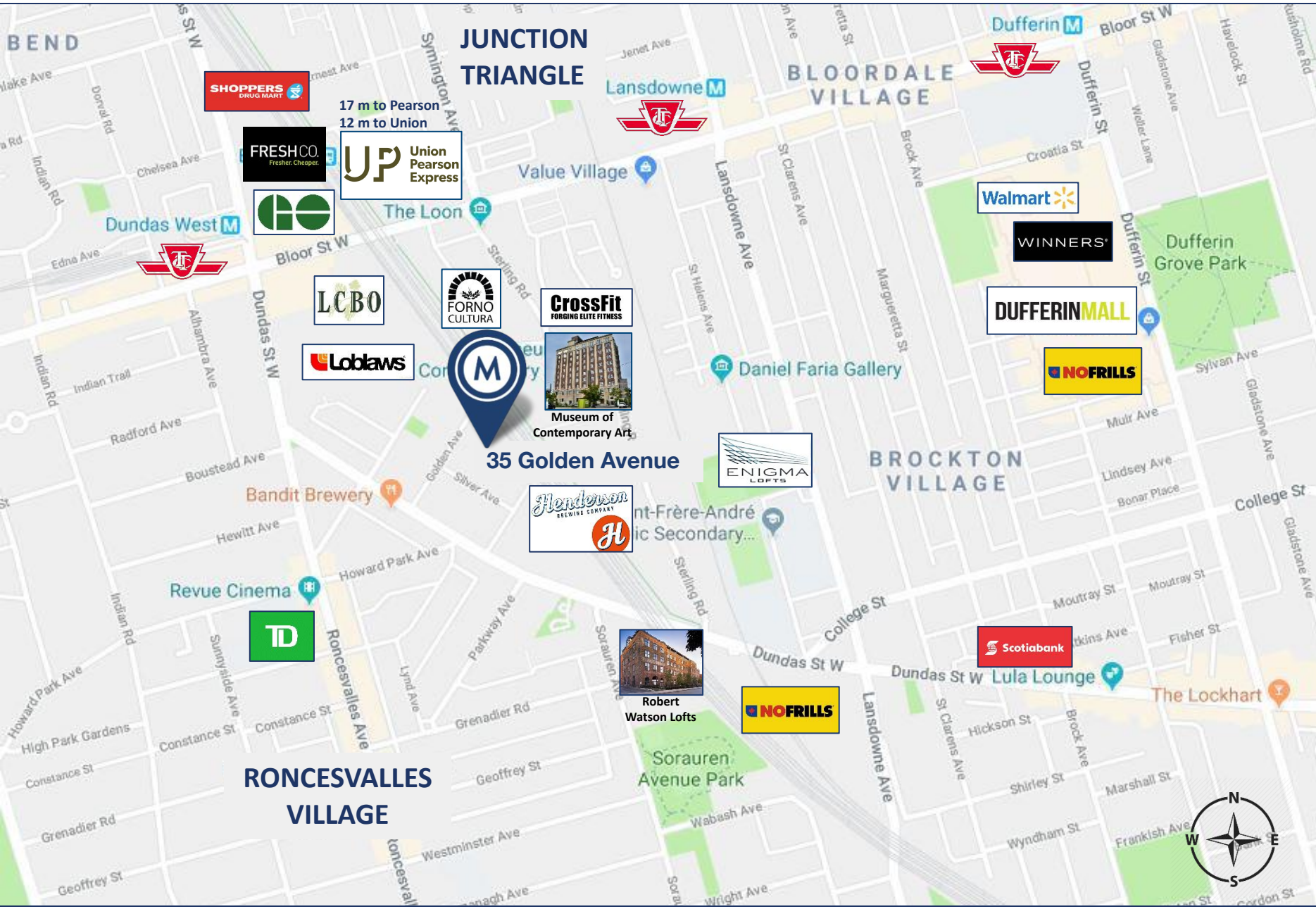


# FLOOR PLANS



BUILDING PHOTOS





AREA MAP

35 GOLDEN AVENUE | FOR LEASE



# METROPOLITAN COMMERCIAL

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