

FOR LEASE | STUDIO OFFICE | NORTH BUILDING

# 35 GOLDEN AVENUE

TORONTO | ON



METROPOLITAN  
COMMERCIAL





## DETAILS

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<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>	2,938 SF x 3 floors: 8,815 SF
<b>Rental Rate</b>	\$42.00 PSF/YR Semi-Gross
<b>Additional Rent</b>	Base year increases plus hydro
<b>Term</b>	5-10 years
<b>Possession</b>	Immediate
<b>Parking</b>	Limited on-site parking (\$150.00 per space)

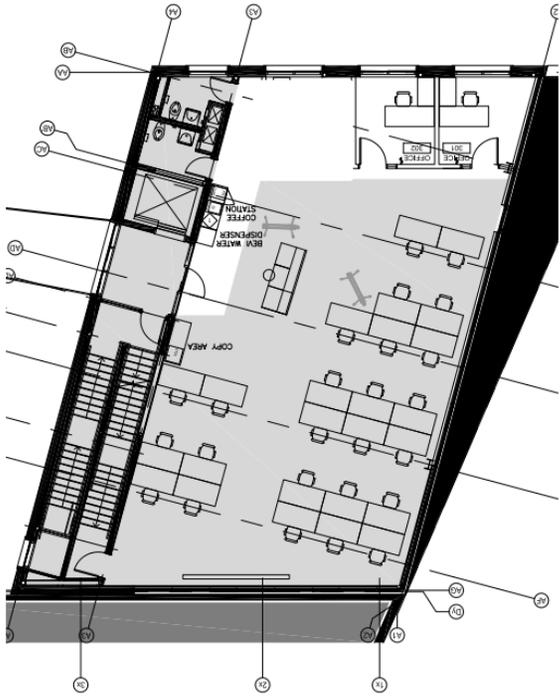
## FEATURES

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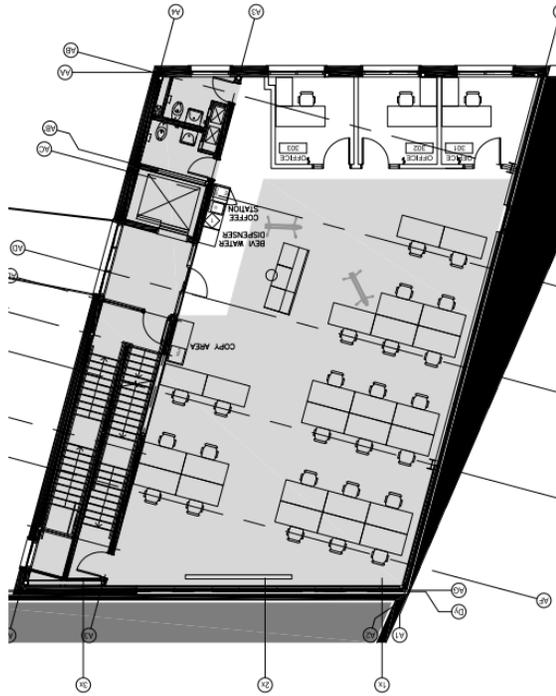
- Studio office space.
- Concrete floors with carpet, high ceiling, wood-mill construction, full kitchen and courtyard.
- Steps to Dundas West TTC subway station.
- Balconies.
- On-site parking.



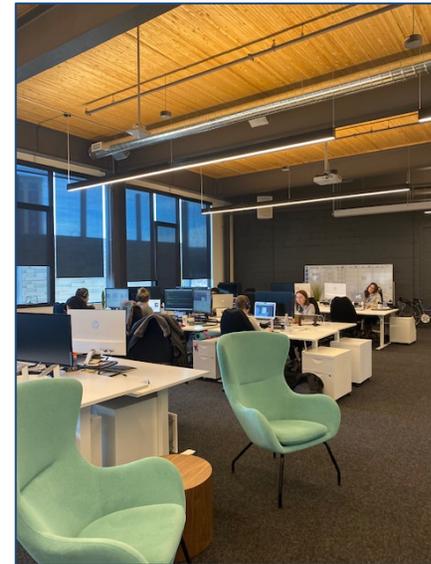
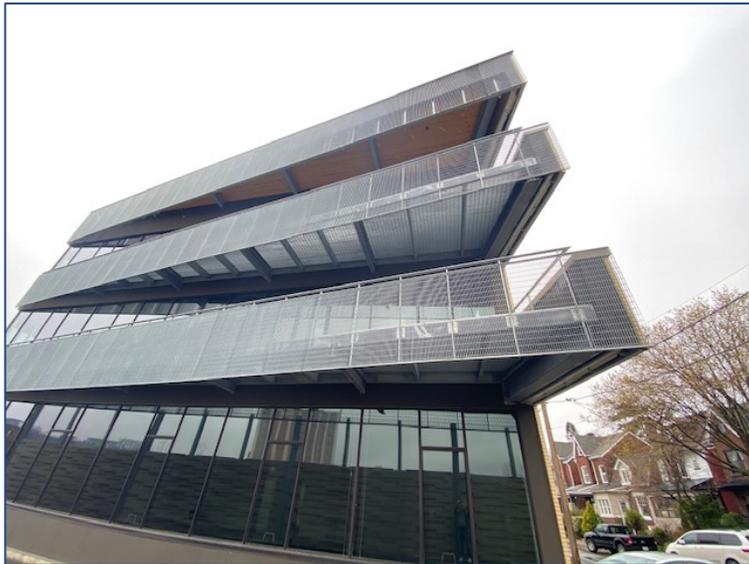
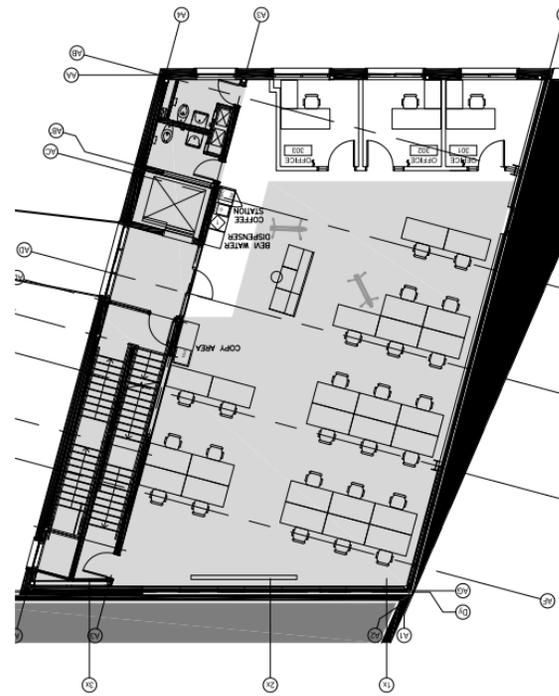
Main Floor



Second Floor

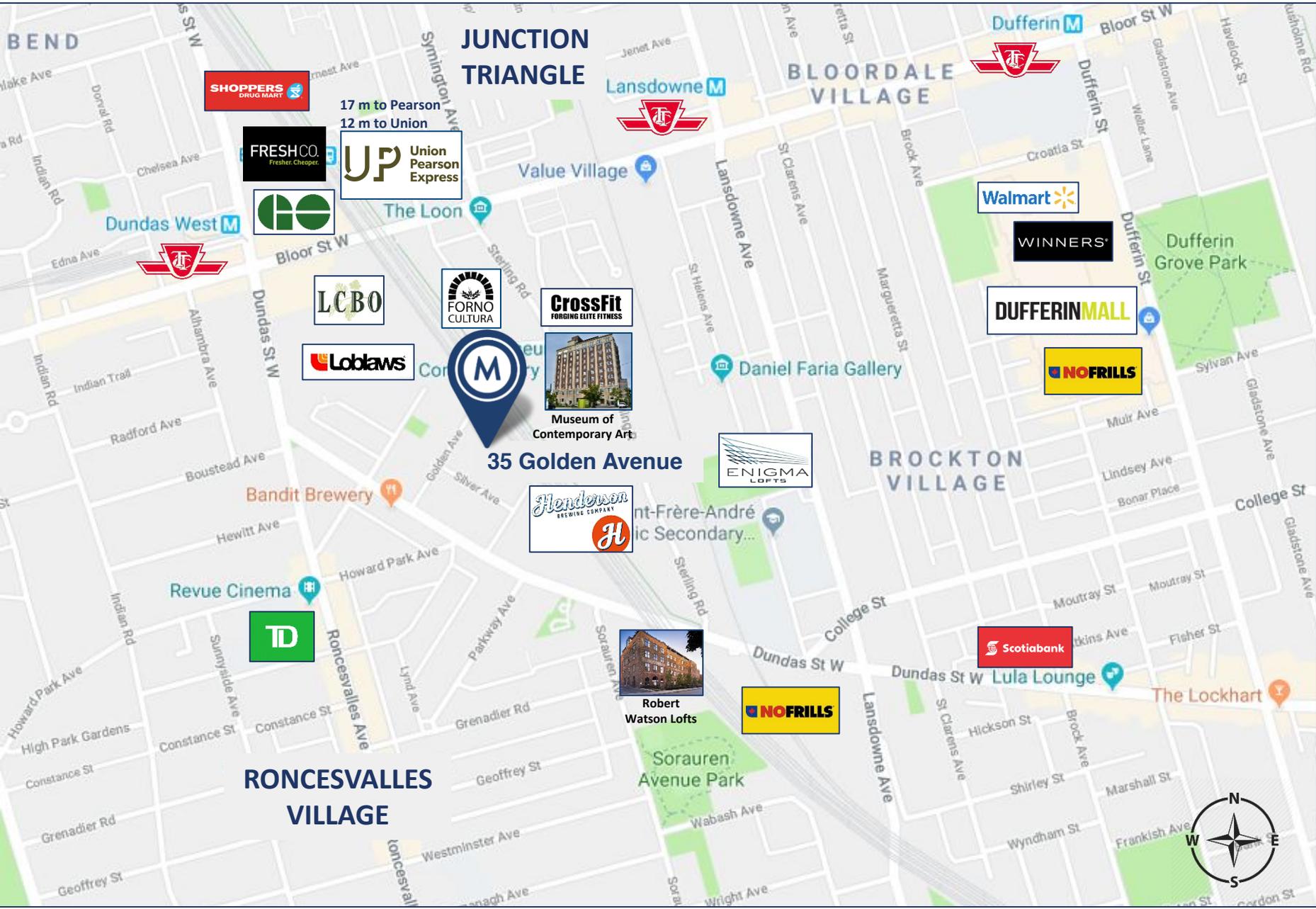


Third Floor



NEW BUILDING

**35 GOLDEN AVENUE | FOR LEASE**



AREA MAP

35 GOLDEN AVENUE | FOR LEASE



# METROPOLITAN COMMERCIAL

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