# FOR LEASE | STUDIO OFFICE 35 GOLDEN AVENUE TORONTO | ON



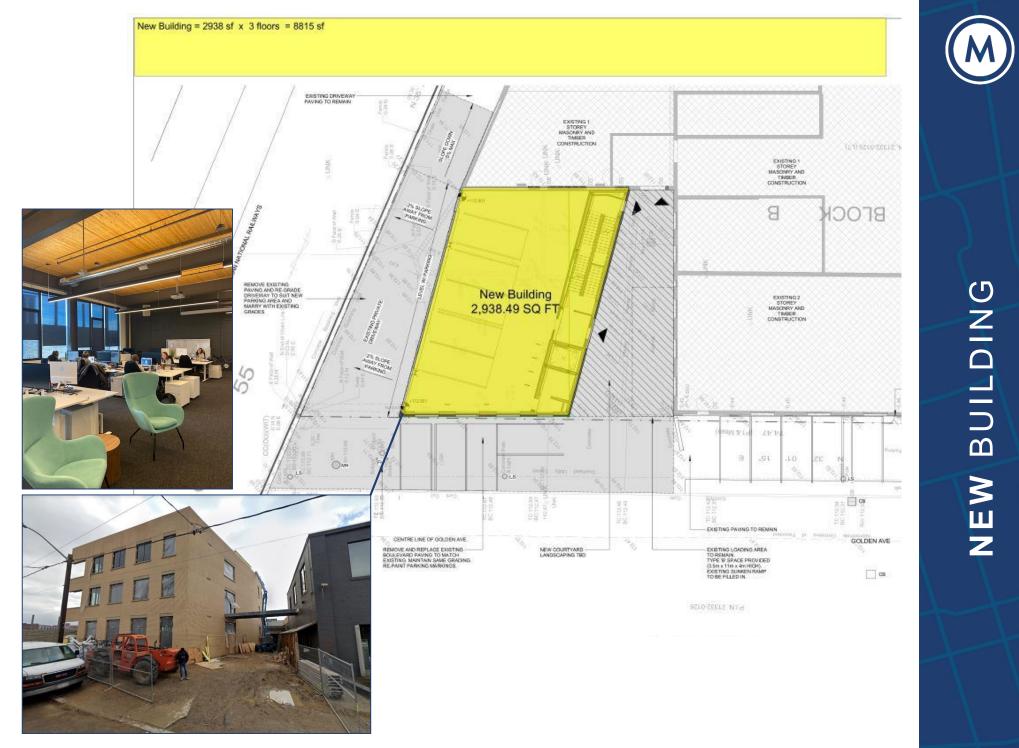


DETAILS	
Location	Top of Golden Avenue near Dundas St W and Bloor St W <u>Click Here for Map</u>
New Building	Building Details 2,938 SF x 3 floors: 8,815 SF
	Rental Rate \$42.00 PSF/YR Semi-Gross
Original Building	Building DetailsMain Floor7,594 SFMain Floor Unit #A1051,207 SF2 <sup>nd</sup> Floor5,044 SF
	Rental Rate \$39.00 PSF/YR Semi-Gross
Additional Rent	Base year increases plus hydro
Term	5-10 years
Possession	Available January 2021
Parking	Limited on-site parking (\$150.00 per space)

### **FEATURES**

- Studio office space in two separate buildings.
- Concrete floors with carpet, high ceiling, wood-mill construction, full kitchen and courtyard.
- Steps to Dundas West TTC subway station

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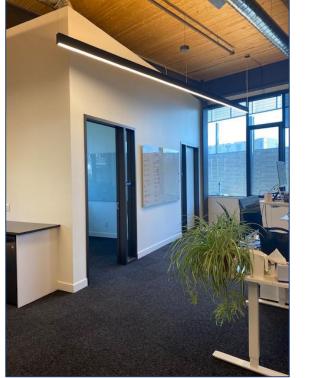


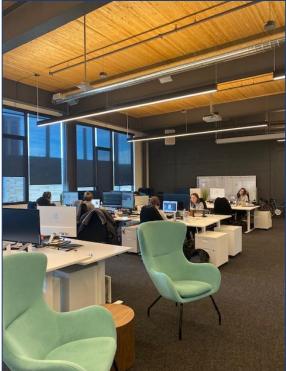
# ORIGINAL BUILDING

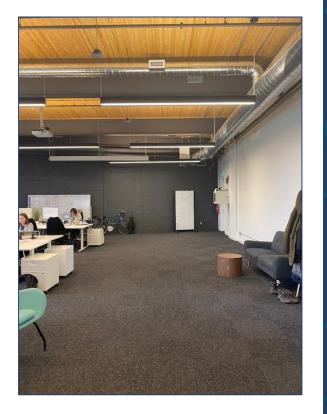




# BUILDING PHOTOS





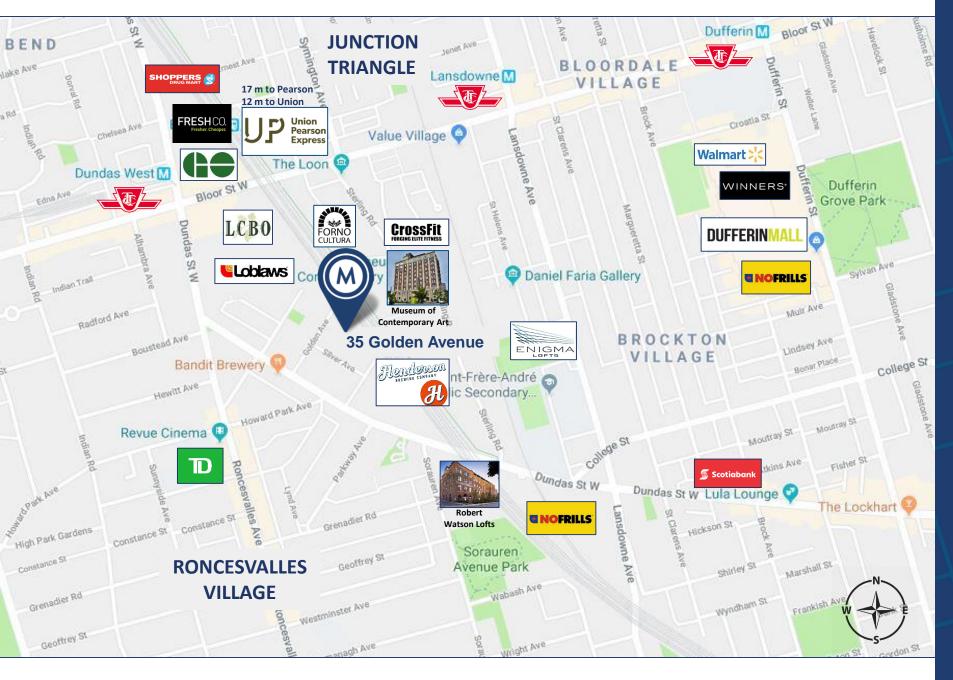








AREA MAP





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