

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





**DETAILS**

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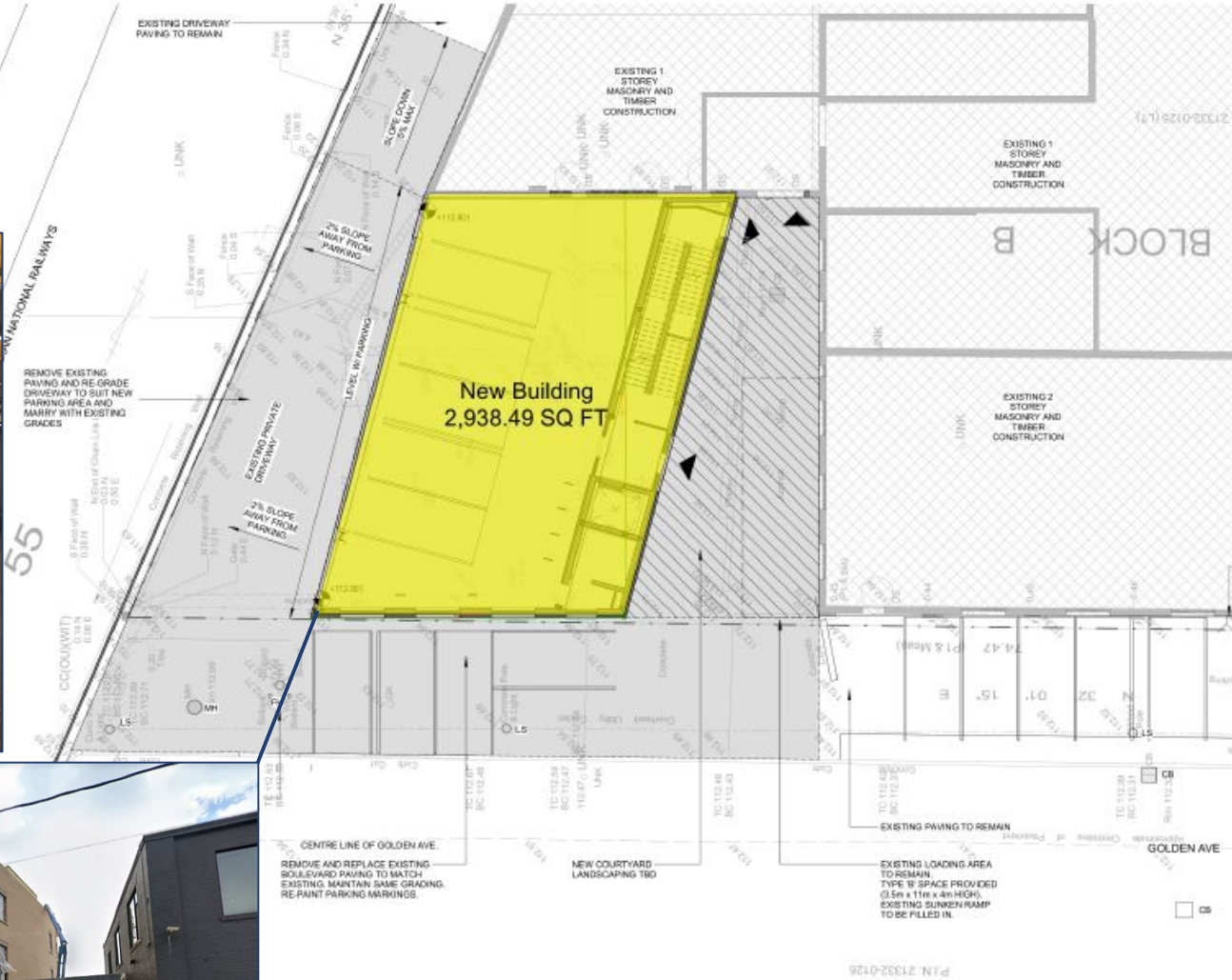
<b>Location</b>	Top of Golden Avenue near Dundas St W and Bloor St W <a href="#">Click Here for Map</a>
<b>New Building</b>	<b>Building Details</b> 2,938 SF x 3 floors: 8,815 SF  <b>Rental Rate</b> \$42.00 PSF/YR Semi-Gross
<b>Original Building</b>	<b>Building Details</b> Main Floor 7,594 SF 2 <sup>nd</sup> Floor 5,044 SF  <b>Rental Rate</b> \$40.00 PSF/YR Semi-Gross
<b>Additional Rent</b>	Base year increases plus hydro
<b>Term</b>	5-10 years
<b>Possession</b>	Available January 2021
<b>Parking</b>	Limited on-site parking (\$150.00 per space)

**FEATURES**

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- 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

New Building = 2938 sf x 3 floors = 8815 sf



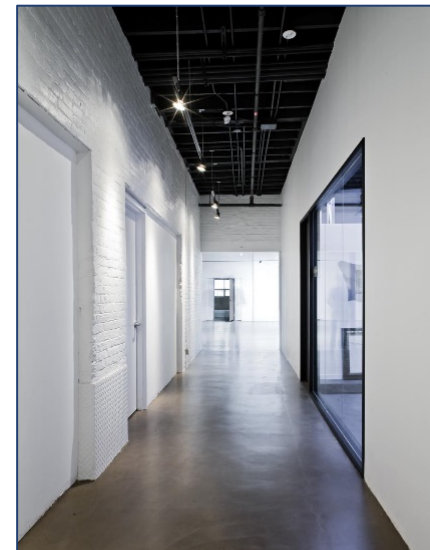
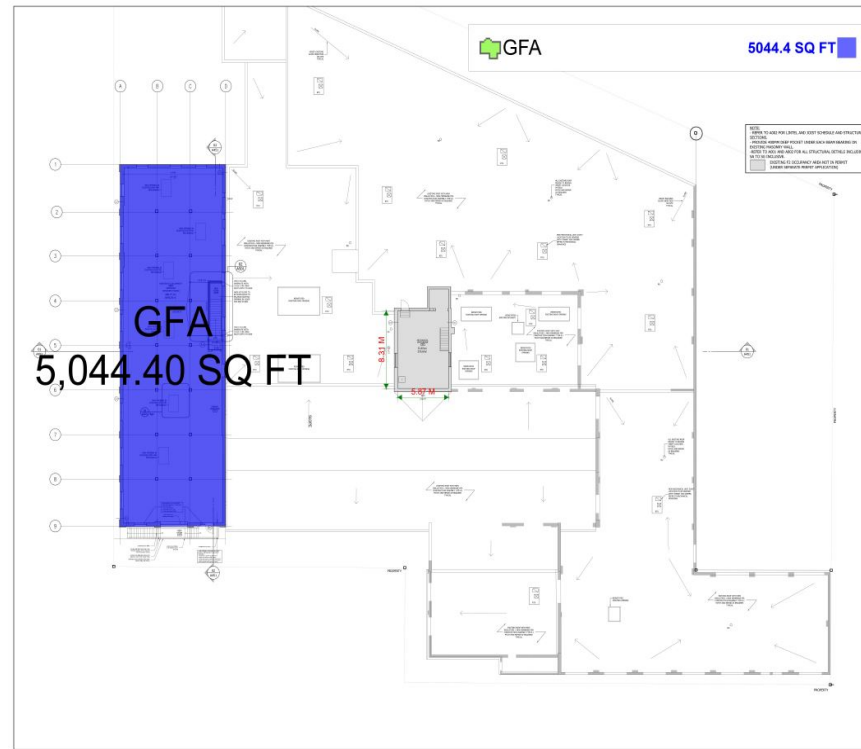
NEW BUILDING

35 GOLDEN AVENUE | FOR LEASE

## Main Floor



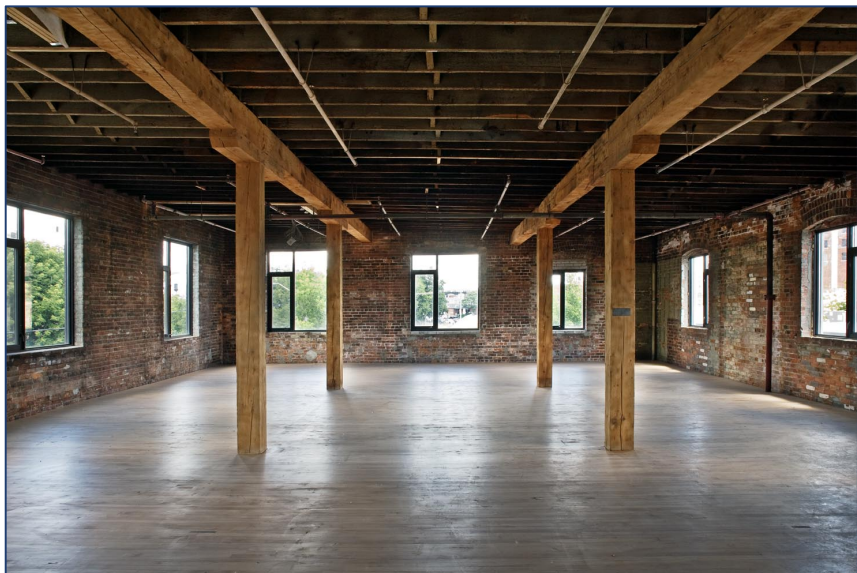
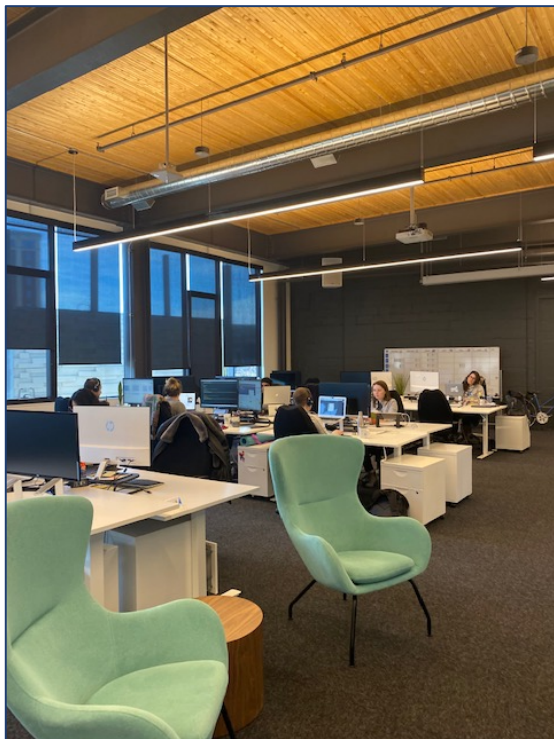
## Second Floor



35 GOLDEN AVENUE I FOR LEASE

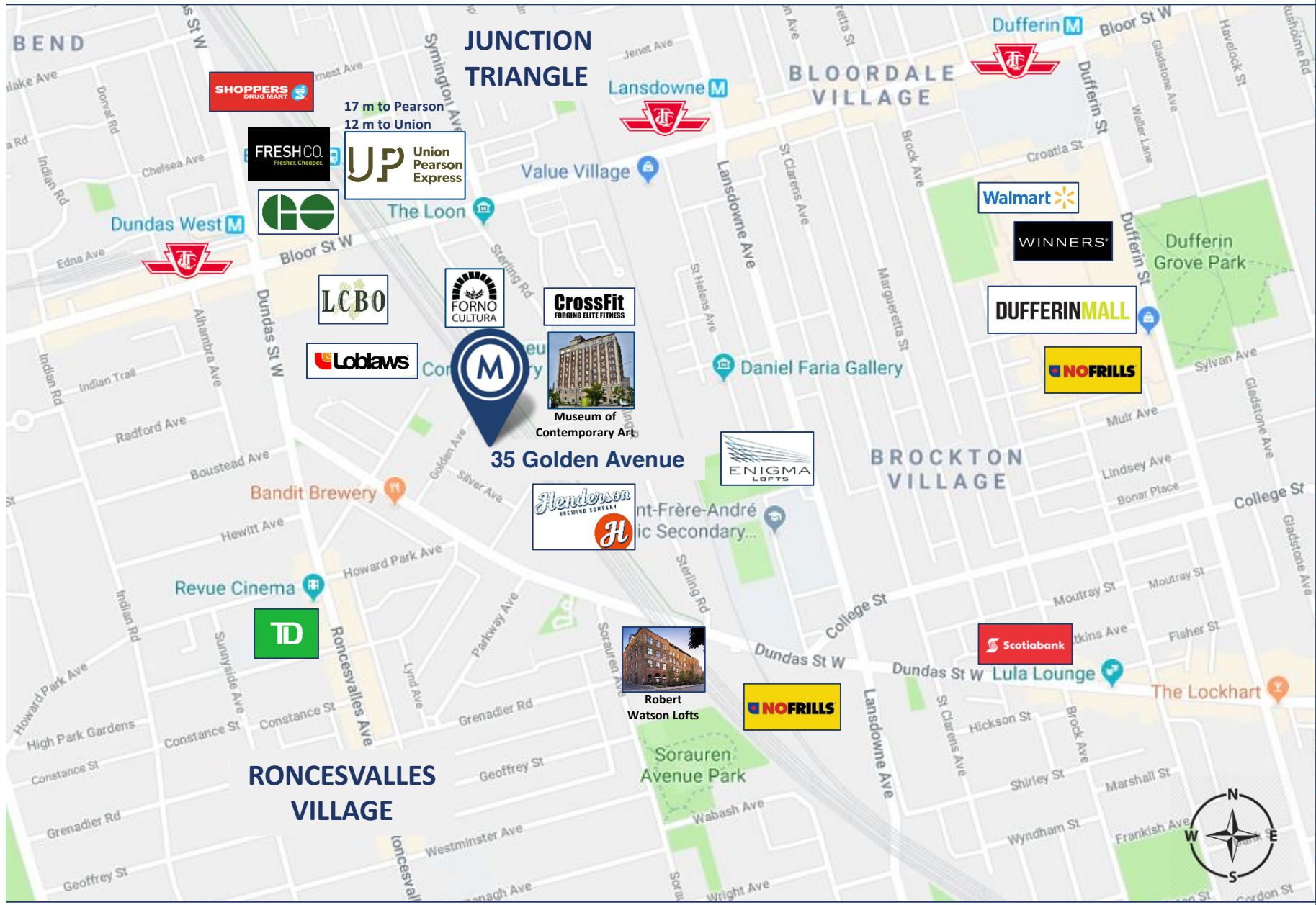


ORIGINAL BUILDING



BUILDING PHOTOS

35 GOLDEN AVENUE | FOR LEASE



35 Golden Avenue

35 GOLDEN AVENUE | FOR LEASE

AREA MAP



# METROPOLITAN COMMERCIAL

626 King St West, Suite 302  
Toronto, ON  
M5V 1M7

[www.metcomrealty.com](http://www.metcomrealty.com)

## CONTACT:

**TIM NOVAK\***  
**Senior Vice President**  
**416.703.6621 ext. 246**  
**[Tim.novak@metcomrealty.com](mailto:Tim.novak@metcomrealty.com)**