

FOR LEASE | STUDIO OFFICE | SOUTH BUILDING
35 GOLDEN AVENUE
TORONTO | ON



METROPOLITAN
COMMERCIAL



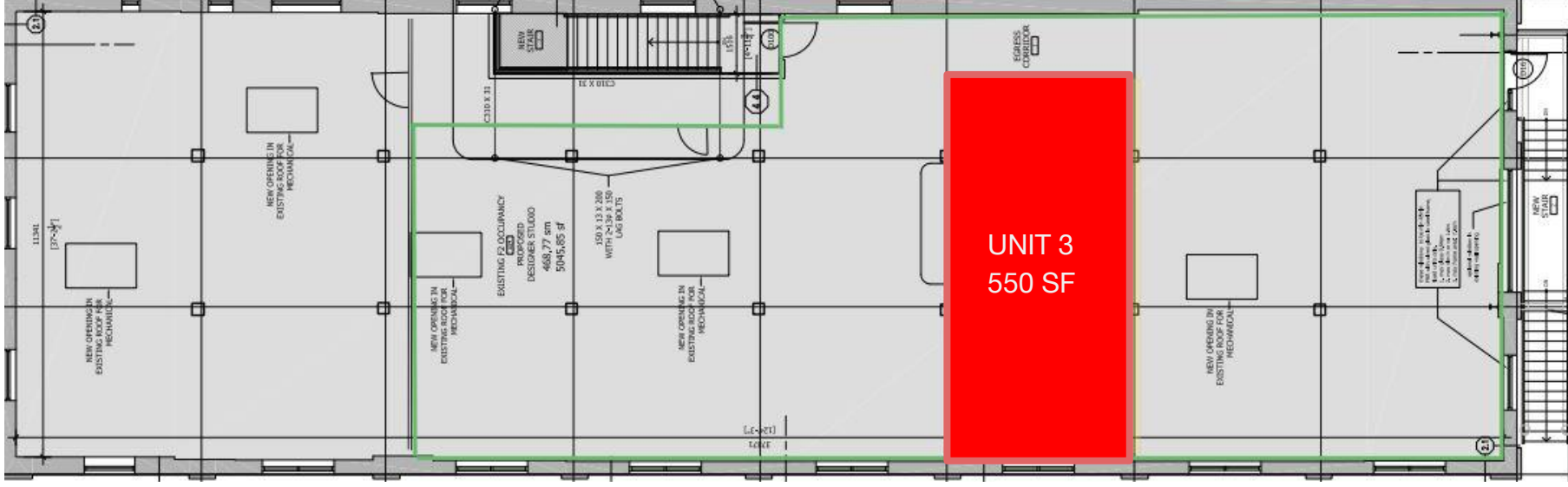


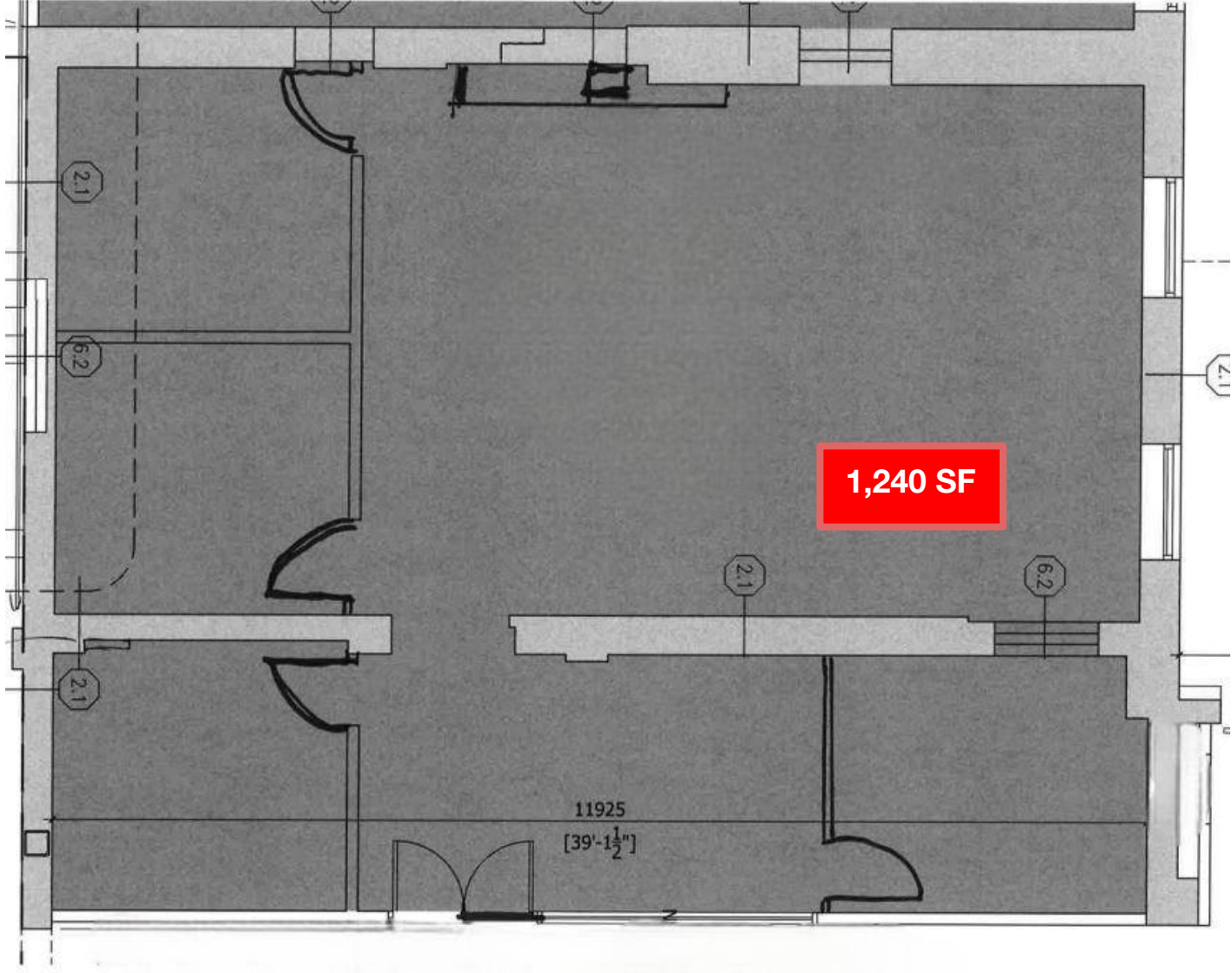
DETAILS

Location	Top of Golden Avenue near Dundas St W and Bloor St W. Click Here for Map
Building Details	1,240 SF
Rental Rate	\$4,050.00/Month
Additional Rent	Base year increases plus hydro
Term	2-5 years
Possession	Immediate
Parking	Limited on-site parking (\$79.00 per space per month)

FEATURES

- Studio office space.
- Wood floors, 12ft ceilings and wood-mill construction. On second floor, 1,240 SF concrete floors, 3 offices and open space
- Steps to Dundas West TTC subway station.
- On-site parking.
- Abundant natural light.



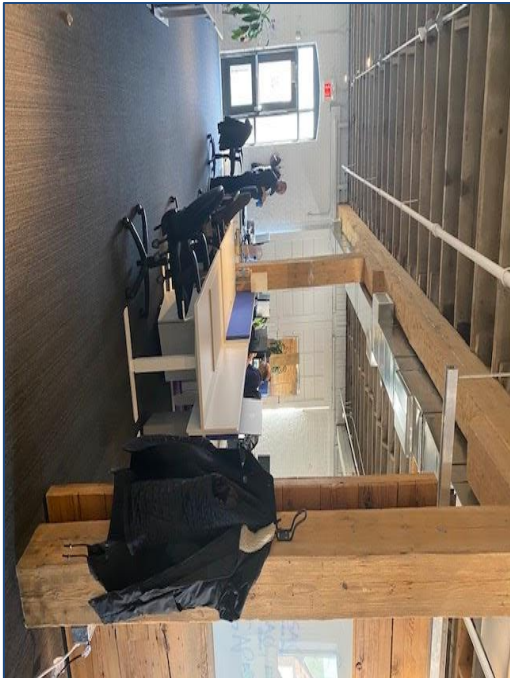


FLOOR PLANS



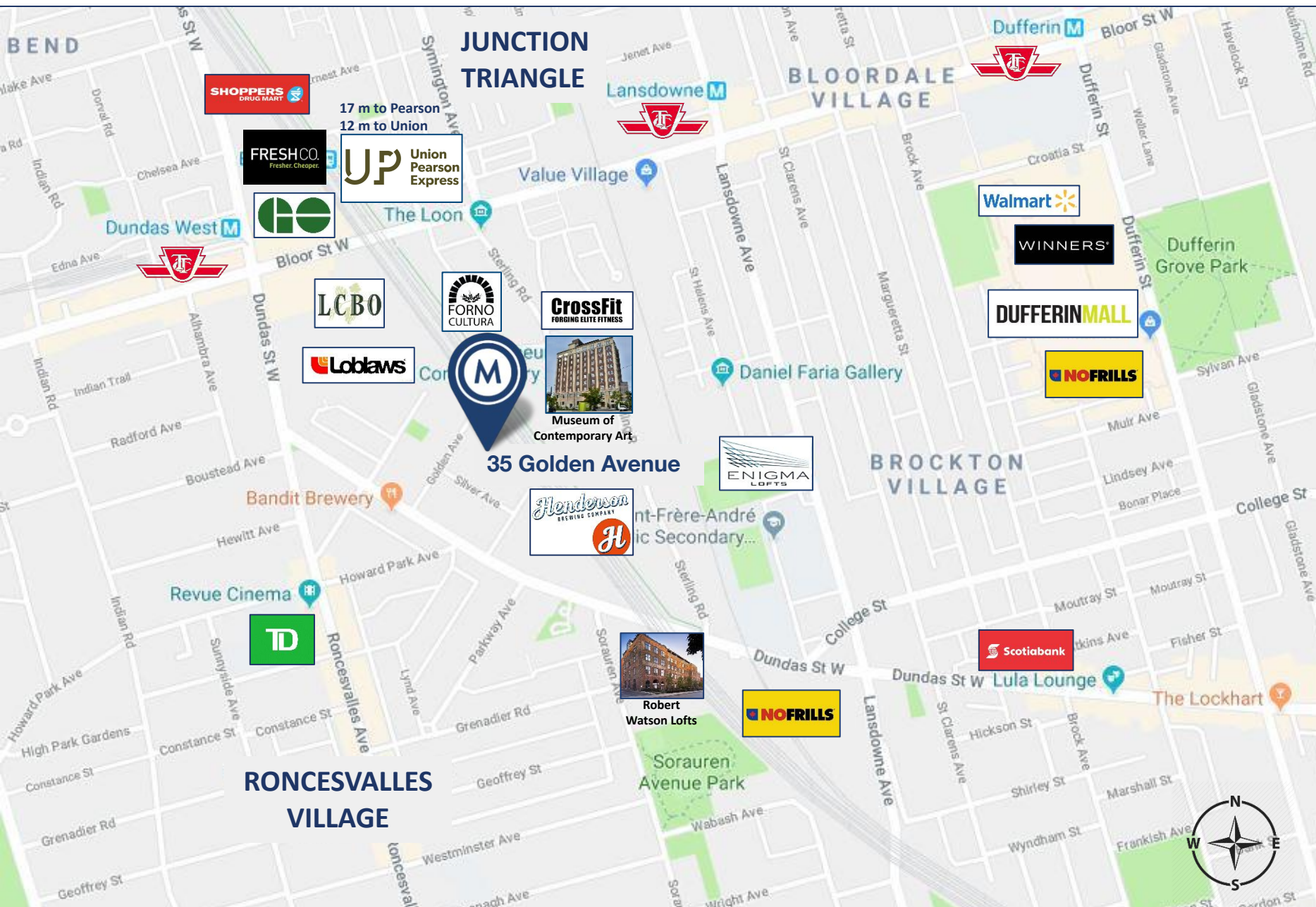


BUILDING PHOTOS





AREA MAP



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