

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





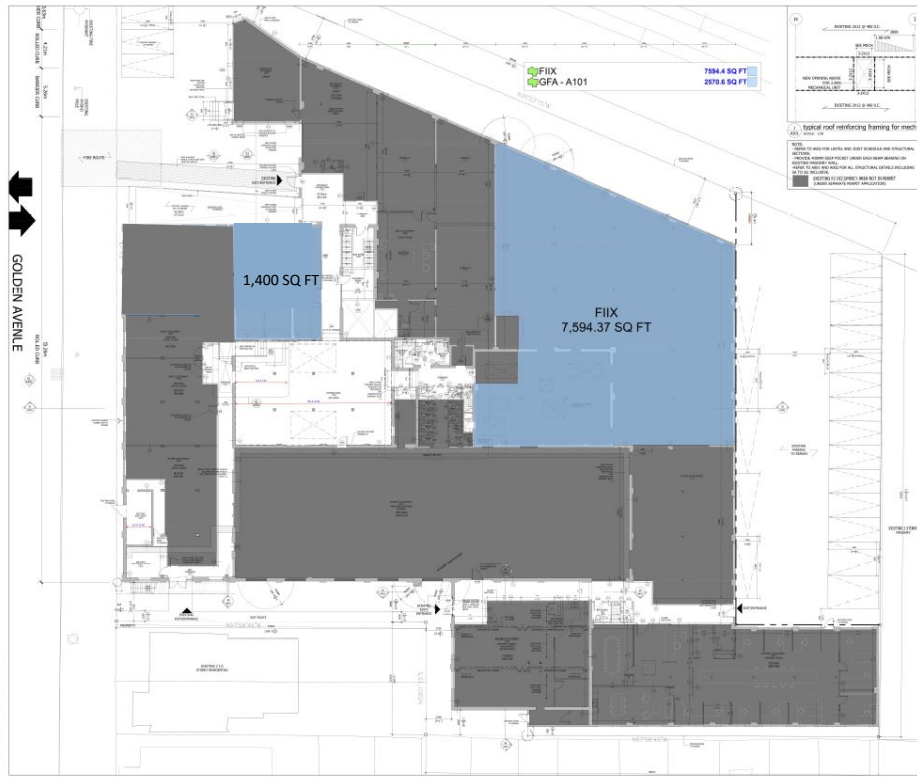
DETAILS

Location	Top of Golden Avenue near Dundas St W and Bloor St W Click Here for Map	
Building Details	Main Floor	1,400 SF
		7,594 SF
	2 nd Floor	5,044 SF
Rental Rate	\$40.00 PSF/YR Semi-Gross	
Additional Rent	Base year increases plus hydro	
Term	5-10 years	
Possession	Immediate	
Parking	Limited on-site parking (\$150.00 per space)	

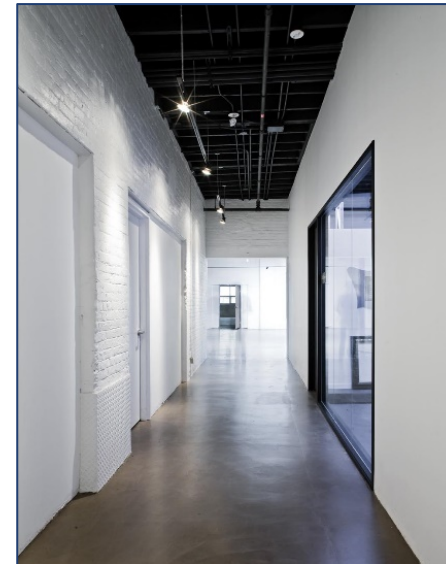
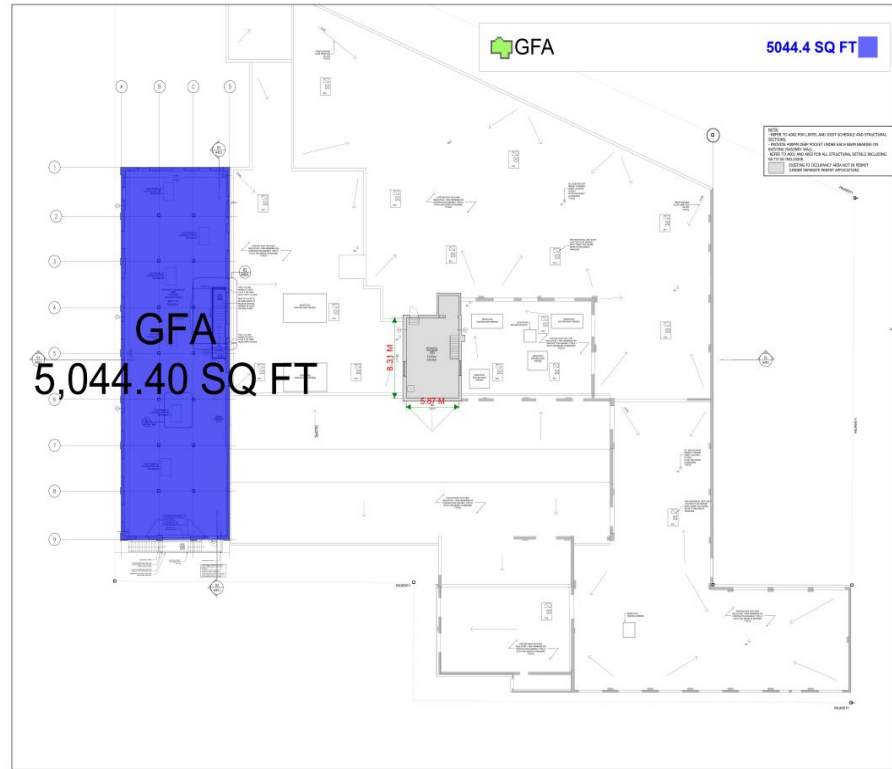
FEATURES

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

Main Floor



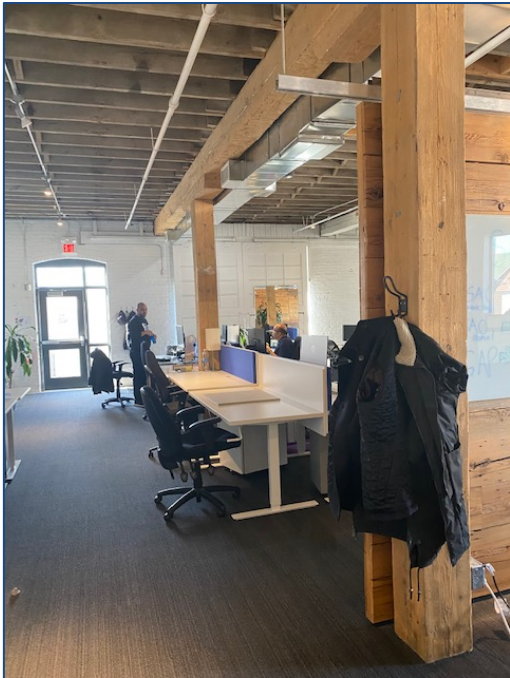
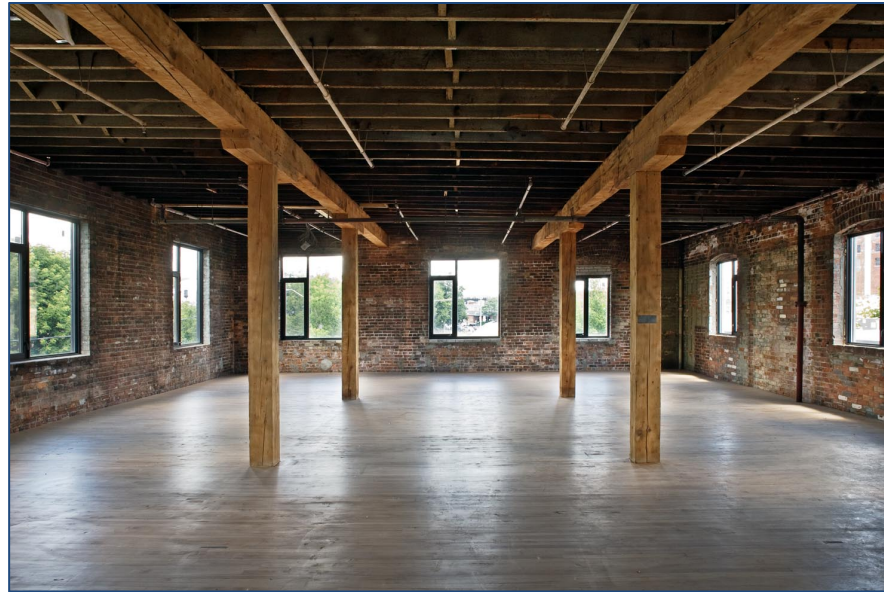
Second Floor



FLOOR PLANS

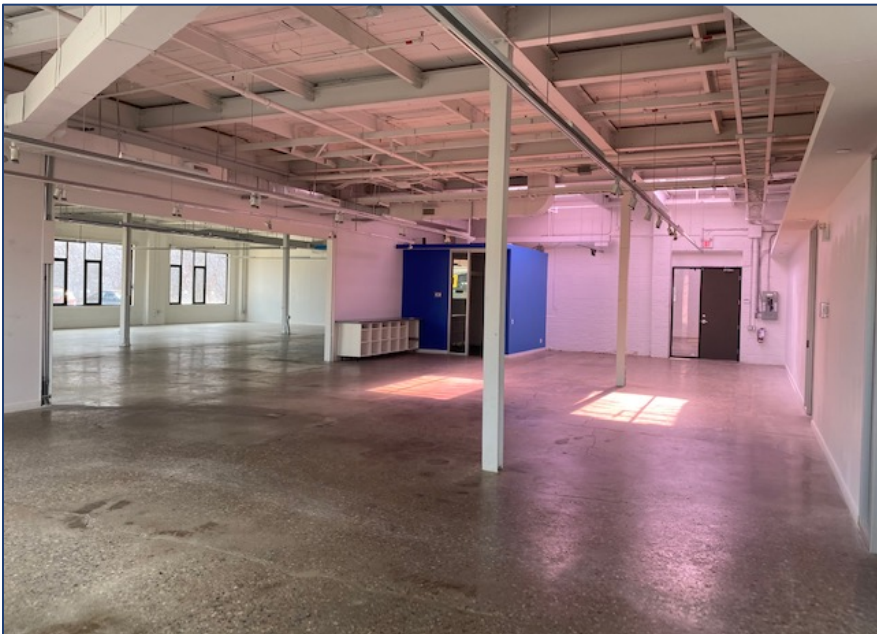


BUILDING PHOTOS

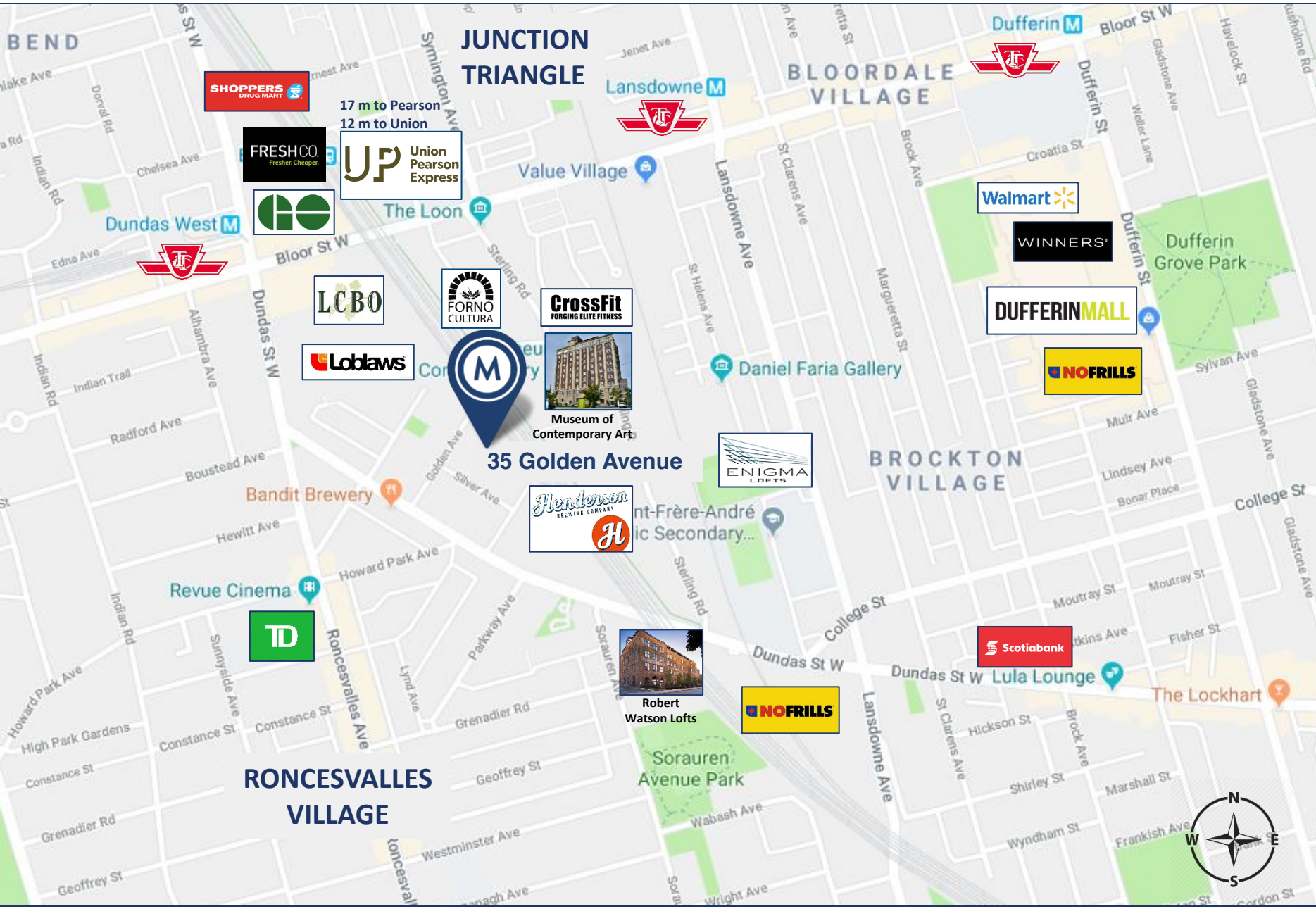




BUILDING PHOTOS



35 GOLDEN AVENUE I FOR LEASE



AREA MAP

35 GOLDEN AVENUE | FOR LEASE



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