

FOR LEASE | STUDIO OFFICE | SOUTH BUILDING

# 35 GOLDEN AVENUE

TORONTO | ON



METROPOLITAN  
COMMERCIAL





## DETAILS

<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>	2nd Floor	1400 SF 550 SF	- Combined for \$1,950 SF
<b>Rental Rate</b>	\$40.00/PSF		
<b>Additional Rent</b>	Base year increases plus hydro		
<b>Term</b>	2-5 years		
<b>Possession</b>	Immediate		
<b>Parking</b>	Limited on-site parking (\$79.00 per space per month)		

## FEATURES

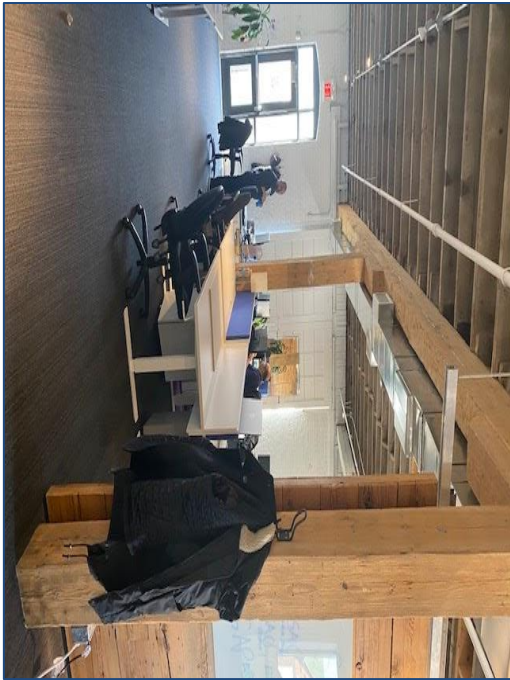
- Studio office space.
- Wood floors, 12ft ceilings and wood-mill construction. West facing corridor.
- Steps to Dundas West TTC subway station.
- On-site parking.
- Abundant natural light.



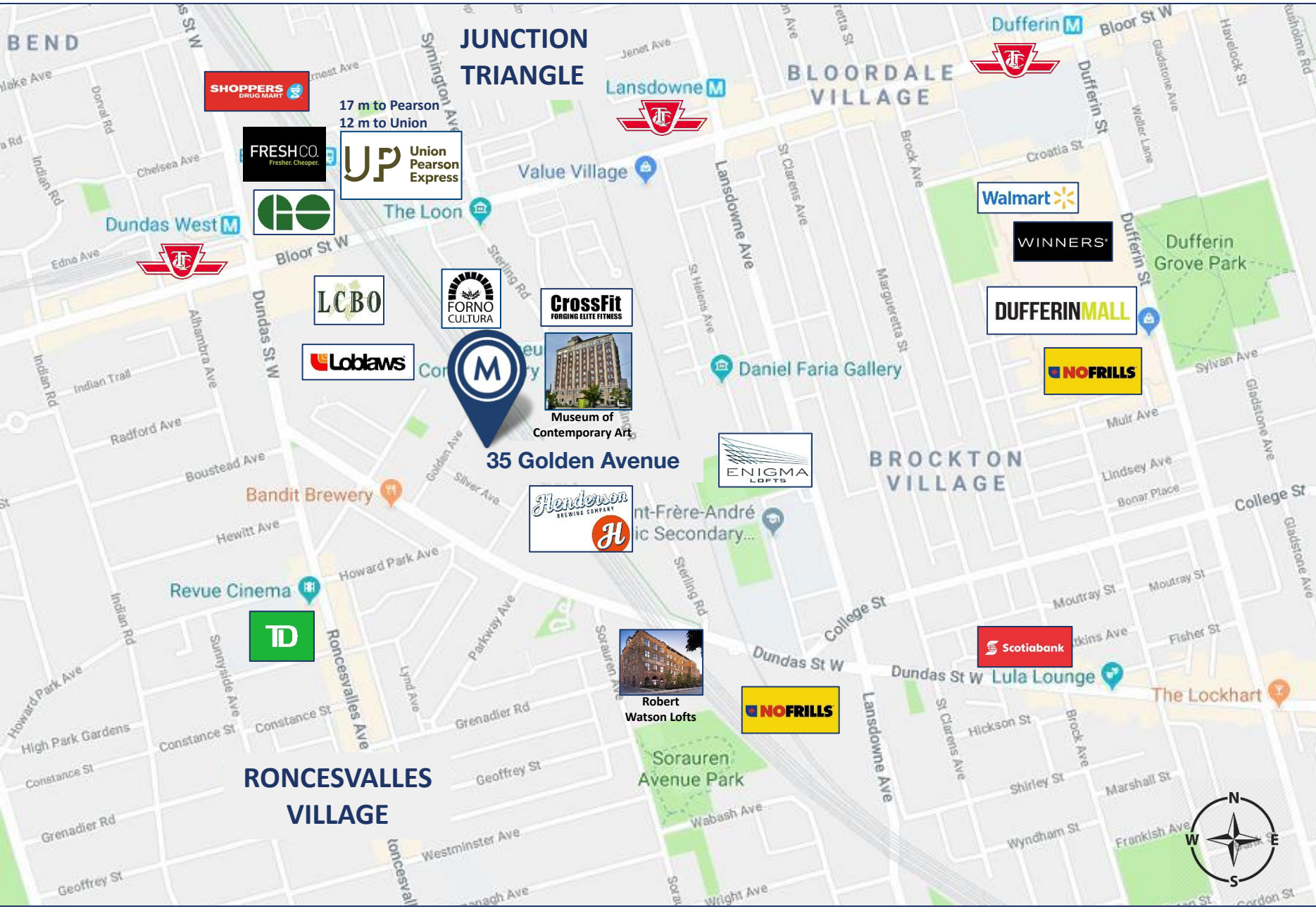




BUILDING PHOTOS







AREA MAP

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# METROPOLITAN COMMERCIAL

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