AVAILABLE FOR LEASE

213 Sterling

JUNCTION TRIANGLE

PERFECT TIMING

YOUR CURIOSITY HAS AN ANSWER

213 Sterling

AN ENHANCED WORKSPACE OPPORTUNITY

213 STERLING ROAD AT THE TRIANGLE JUNCTION

A stylized balance of brick warehouse and contemporary polished concrete floors

DETAILS

SEMI-GROSS RATE
Negotiable

TERM
5–10 years

OCCUPANCY
Q2 2019

AVAILABLE SPACE
Suite 100‡:
17,052 sf

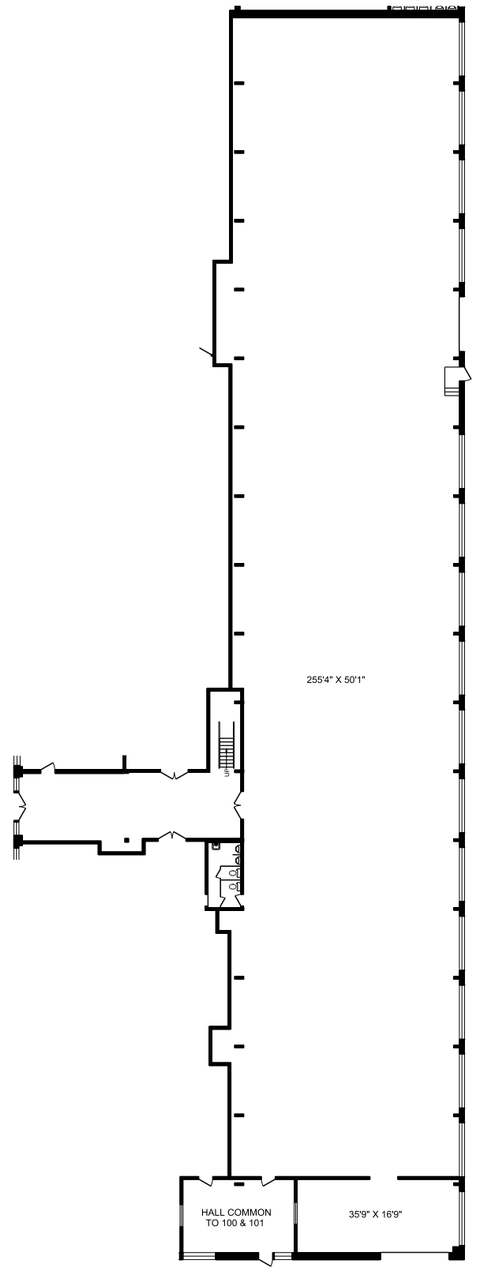
Suite 200‡:
16,000 sf

‡ Contiguous to 33,052 sf and not divisible

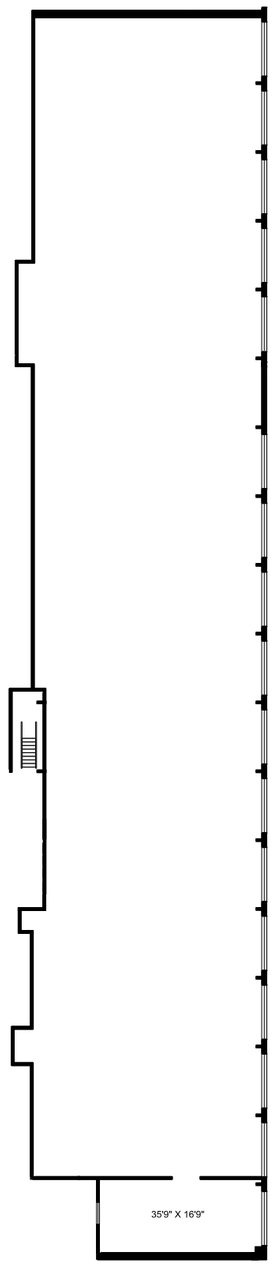
HIGHLIGHTS

- 22 foot ceiling heights
- Character brick-and-beam studio/office space
- In the middle of exciting area-wide redevelopment
- Close proximity to West Toronto Rail Path
- 5 minutes from both Lansdowne and Dundas West stations, as well as the Bloor UP/GO train station

FLOOR PLANS

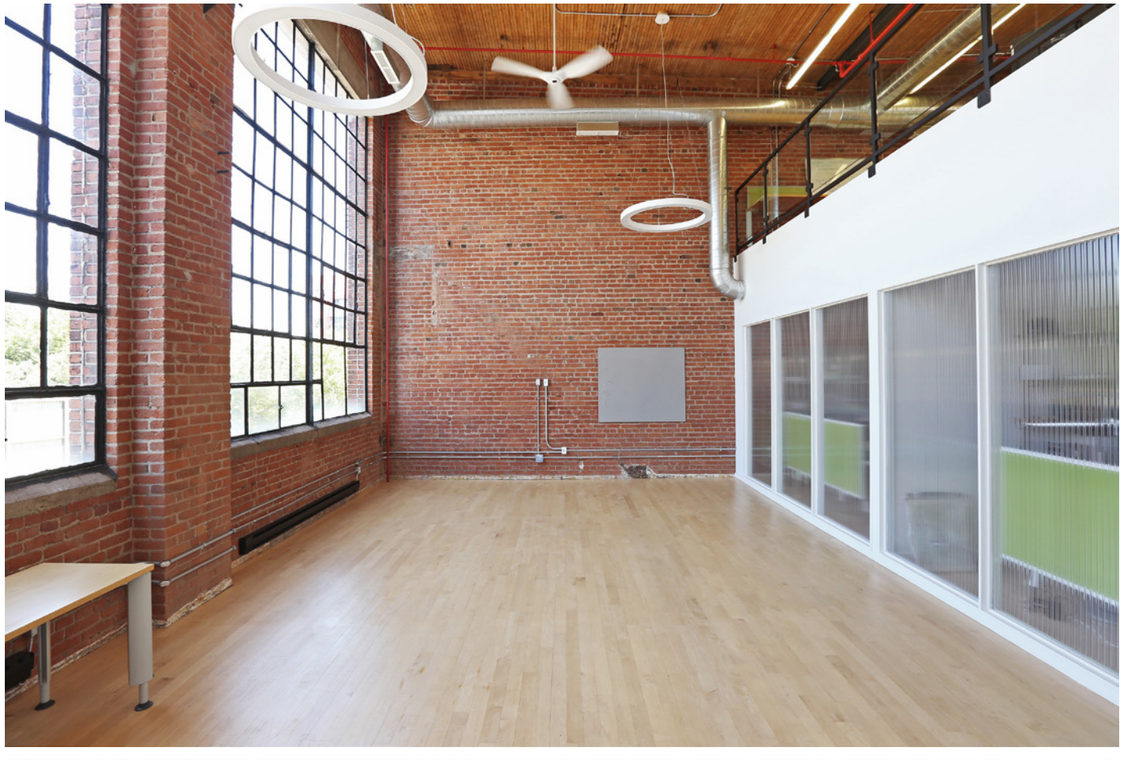


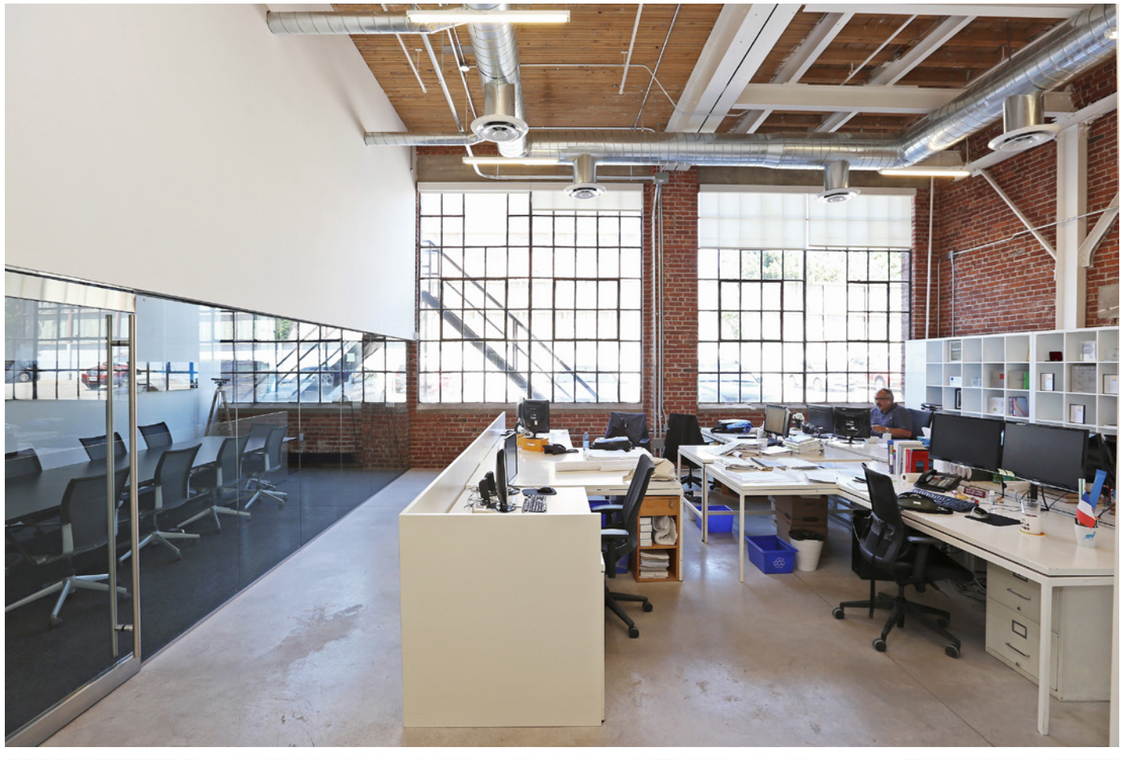
GROUND FLOOR
SUITE 100‡: 17,052 SF



SECOND FLOOR
SUITE 200‡: 16,000 SF

‡Contiguous to 33,052 sf and not divisible





THE NEW JUNCTION

CREATIVE REJUVENATION IN WEST TORONTO

213 Sterling Road is located in the highly sought after Junction Triangle. The Junction has experienced significant transformation similar to mixed use neighbourhoods like Liberty Village and the Distillery District over the past few years. 213 Sterling is home to a number of creative and tech tenants including Azure Magazine, RDH Architects, and Phillip Beesley Architect firm, and neighbours local area amenities including The Drake Commissary, the Museum of Contemporary Art (MOCA) and Henderson Brewery. To accommodate the bicycling community 213 Sterling provides easy access to the West Toronto Rail Path and is also a five minute walk to two subway stations (Lansdowne and Dundas West) and the Bloor GO/ UP Express station.

AMENITIES

DRINK
1. Penny's
2. Duffy's Tavern
3. Bar Neon
4. Grey Tiger
5. The 47
6. The 3 Speed
7. Happy Cup Bar & Restaurant
8. The Gaslight
9. Farmhouse Tavern
10. The BOND Pub
11. Boo Radley's

BREWERIES
1. Burdock Brewery
2. The Jim - Craft Beer and Bistro
3. Henderson Brewery
4. Bandit Brewery
5. Halo Brewery
6. Indie Ale / Junction Craft Brewing

RETAILERS
1. Tavora
2. Monkey's Paw
3. Dead Dog Records
4. Bloor Mini Mart
5. The Beer Store
6. Dollarama
7. LCBO
8. Loblaws
9. Sweet Pete's Bike Shop
10. Food Basics
11. Hasty Market
12. Family Fruit & Flower
13. Wallace Market
14. FreshCo
15. Walmart
16. Shoppers Drug Mart
17. Value Village
18. Dufferin Mall
19. Galleria Shopping Centre

EAT
1. The Emerson
2. Chito's Pizza
3. Kings Chef Chinese Restaurant
4. The Lansdown Cone
5. Ali Baba's Middle Eastern Cuisine
6. Mamaland Resto-Lounge
7. Caribbean Queen of Patties
8. Latin World
9. Pho Jade
10. Piri Piri Grill House
11. Koji Japanese
12. Rancho Relaxo to Go
13. Dupont BBQ Grill House
14. Thai Lime
15. Domino's Pizza
16. Love Chix
17. Mattachioni
18. South Indian Dosa Mahal Restaurant
19. Gino's Pizza/Wing Machine
20. Pizza Pizza
21. Subway
22. African Delight
23. Steaks & Chops Good Food
24. Drake Commissary
25. Hello Darling
26. Nonna's Place
27. Ravi Soups
28. Uncle Smoke Cookhouse
29. Pizza Nova
30. La Cubana
31. McDonald's

COFFEE
1. Propeller Coffee Co.
2. Baddies
3. Coffee Time
4. Noble Coffee Co.
5. Hale Coffee Company
6. Haven Espresso Bar
7. Cafe Encontro
8. 2nd Nature Bakery & Cafe
9. Home Baking Co.
10. Wallace Espresso
11. Primetime Sports Cafe
12. The Merseyside
13. Cafe Con Leche Espresso Bar
14. Tim Hortons

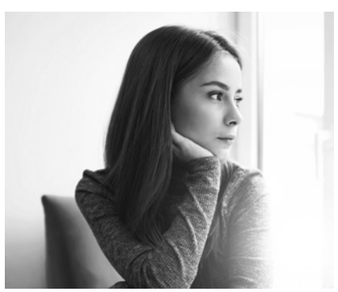
SERVICES
1. BMO Bank
2. CIBC

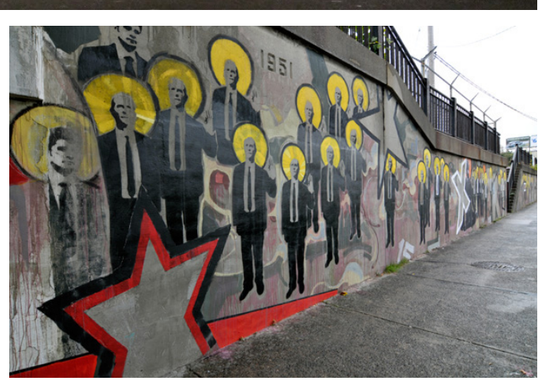
FITNESS
1. Siam No. 1 Muay Thai Academy
2. Boulder Climbing Centre
3. Planet Fitness
4. Bloor Street Fitness
5. Auxiliary CrossFit
6. HiP KiK

ART
1. Museum of Contemporary Art Toronto
2. Mercer Union, a centre for contemporary art
3. Division Gallery
4. Scrap Metal Galleries
5. Robert Kananaj Gallery
6. Hugh' Room Live

213 STERLING ROAD & THE JUNCTION TRIANGLE

The Junction Triangle is enclosed by three sets of railway tracks; it runs south and west of Lansdowne and Dupont, narrowing to a point at Dundas West. The area is in the midst of a large transformation due to the work of numerous developers and there are extensive proposals into the City. The site is adjacent to historic 158 Sterling which houses the landmark tower and was the first building in Canada with an elevator and was once the tallest building in Canada (prior to construction of the Royal York). The projected development at 158 Sterling will house many additional amenities and improve the area immensely. The consensus between land owners involved in the Junction is to redevelop the area into a mixed-use neighborhood, similar to Liberty Village or the Distillery District.





AMONGST NEW REDEVELOPMENTS

THE RIGHT TIME / THE RIGHT COST

AVAILABLE FOR LEASE

213 Sterling

Cushman & Wakefield is a leading global real estate services firm with revenue of $6 billion, helping clients transform the way people work, shop, and live. With over 45,000 employees in more than 70 countries, C&W helps occupiers and investors optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions.

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As applicable, we make no representation as to the condition of the property (or properties) in question.