



128 STERLING ROAD,
TORONTO

OFFICE FOR LEASE
UNIQUE CHARACTER BUILDING IN THE JUNCTION

PROPERTY SUMMARY

128 Sterling Road is located in the highly sought after Junction Triangle neighbourhood. The property at 128 Sterling was a former flag manufacturing facility and has been fully retrofitted to create character brick-and-beam office and studio space. This building was the first building in the area to undergo significant renovations, and as such has long been regarded as the prestige office location in the Junction. To accommodate the bicycling community 128 Sterling provides direct access to the West Toronto Rail Path and is also a five minute walk to two subway stations and the Bloor GO/UP Express station.



HIGHLIGHTS

- Rare office leasing opportunity in the Junction's most prestigious office building
- Beautiful open concept brick-and-beam space with exposed ceilings and hardwood flooring
- Very efficient layout with a mix of meeting rooms and open space
- Furniture can be made available
- Parking is available on-site

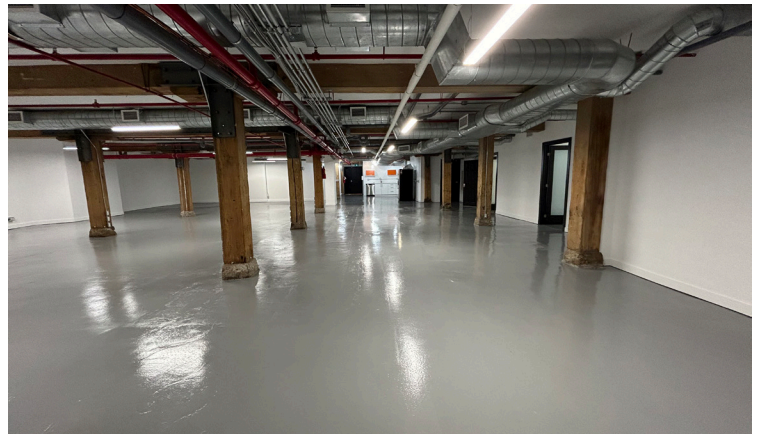
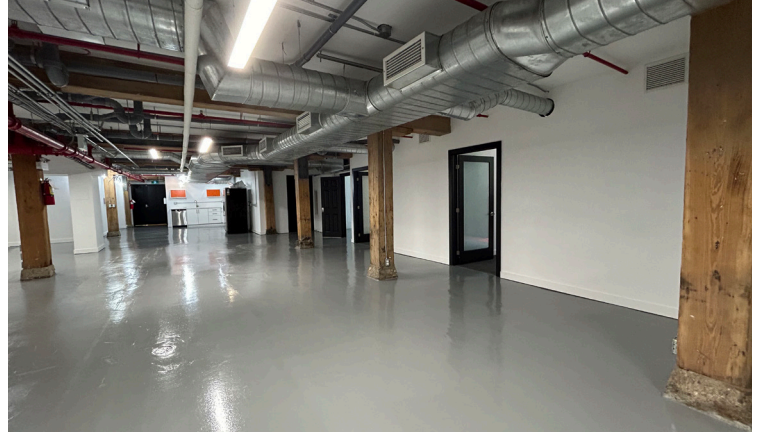
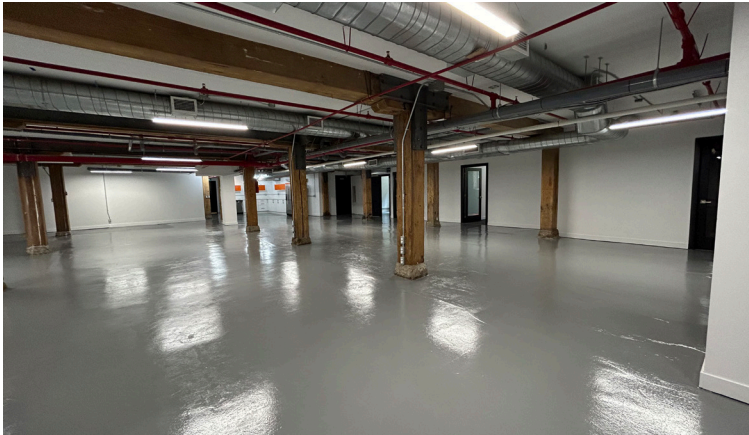
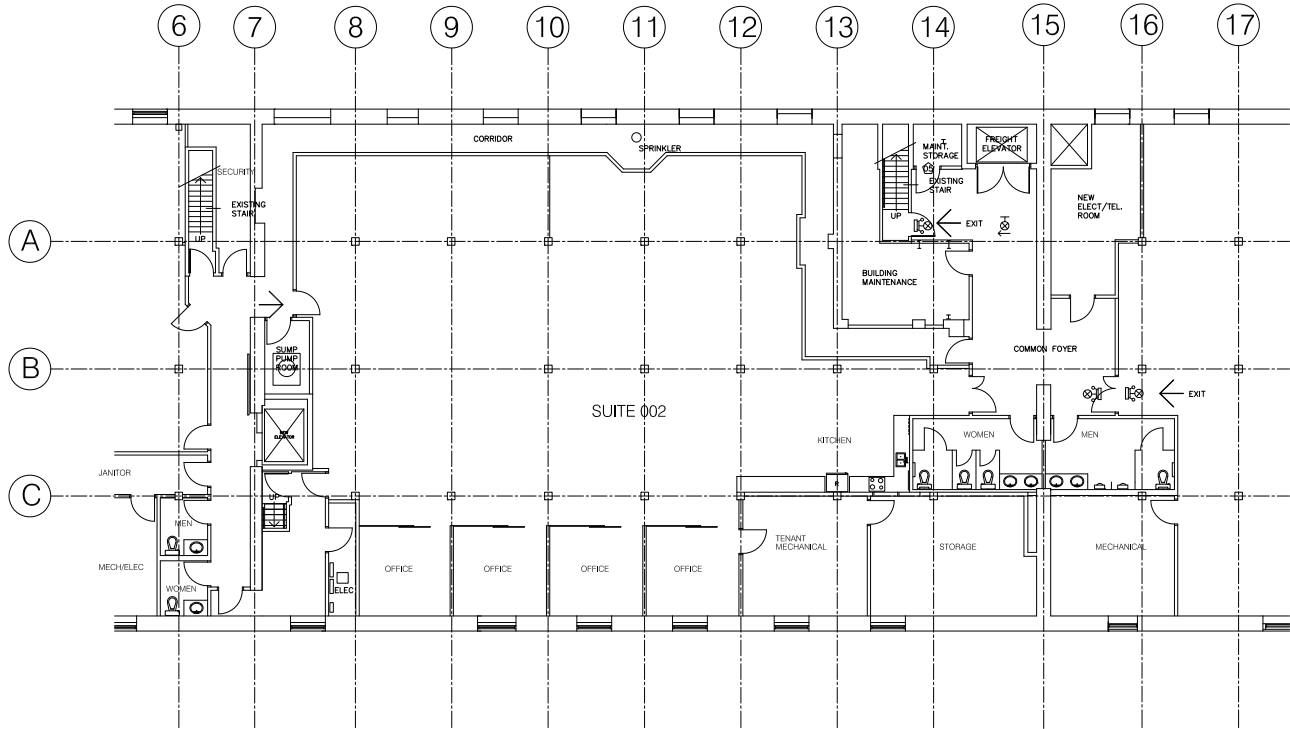
DETAILS

ASKING RATE	Contact Listing Agents
ADDITIONAL RATE	\$12.00 PSF (2024 Est) (including utilities, excluding in-suite janitorial)
TERM	3-10 years
AVAILABLE SPACE	Suite 002: 4,448 SF Suite 100: 4,401 SF LEASED Suite 300A: 2,329 SF LEASED Suite 303A: 3,560 SF LEASED Suite 303B: 2,318 SF LEASED Suite 303C: 1,450 SF
OCCUPANCY	Immediate

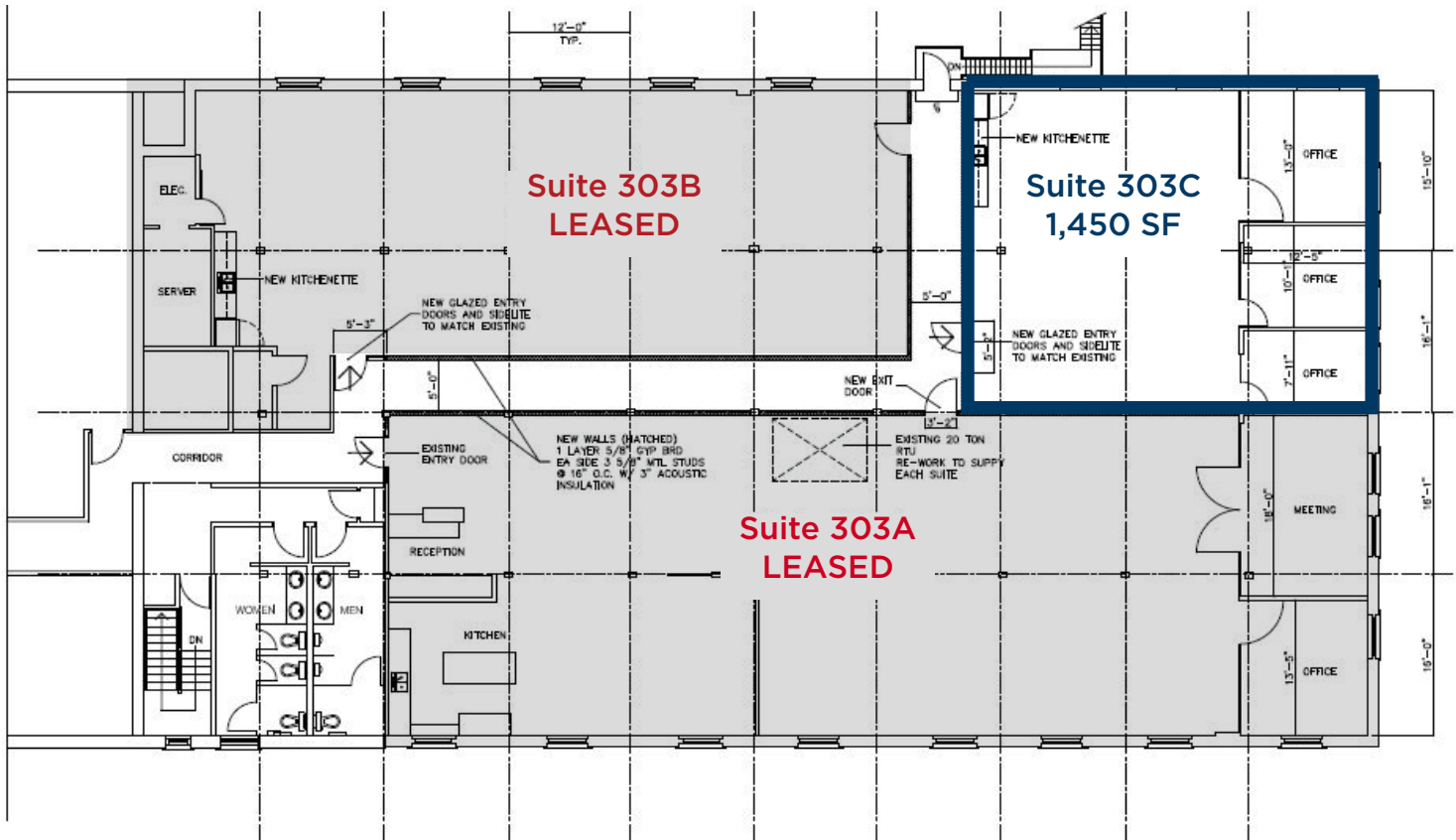
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SUITE 002 - 4,448 SF



SUITE 303C - 1,450 SF



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128 STERLING ROAD & THE JUNCTION TRIANGLE

As a result of the Junction Triangle's incredible connectivity and proximity to the downtown core, city dwellers have flocked to the area and brought with them a vibrant arts, culture and restaurant scene. The Junction is in the midst of a large transformation, with several new commercial and residential developments underway and proposed. The building at 128 Sterling is directly adjacent to the historic Tower Automotive Building at 158 Sterling, which is home to MOCA and Forno Cultura. Additionally, there is now an Italian restaurant, Spaccio West, in the building that offers a convenient dining option for tenants and visitors. The site at 150 Sterling is under development and once complete, will offer 415,000 SF of office space, over 15,000 SF of retail space, a new outdoor park and community amenity space, as well as 800+ residential condos.



ETHICA COFFEE



FORNO CULTURA



**HENDERSON BREWING
CO**



**MUSEUM OF
CONTEMPORARY ART**



**WEST TORONTO
RAIL PATH**



TERRONI

OFFICE FOR LEASE 128 STERLING ROAD, TORONTO



AMENITIES MAP



FOR MORE INFORMATION PLEASE CONTACT

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