

T3
JUNCTION



MODEL SUITES THAT REDEFINE OFFICE



Fully Furnished Model Suites Available Immediately

TABLE OF CONTENTS

150 STERLING | WEST BUILDING

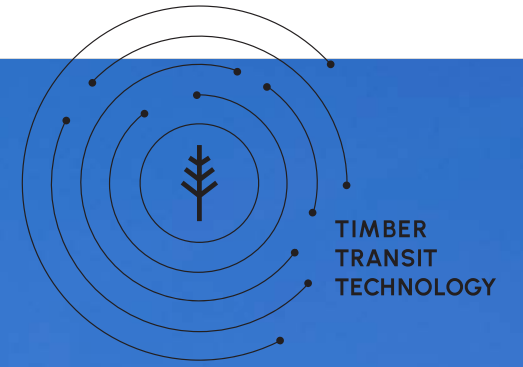
SUITE 301: **6,225 SF**

PG.07

152 STERLING | EAST BUILDING

SUITE 200: **16,916 SF**

PG.11



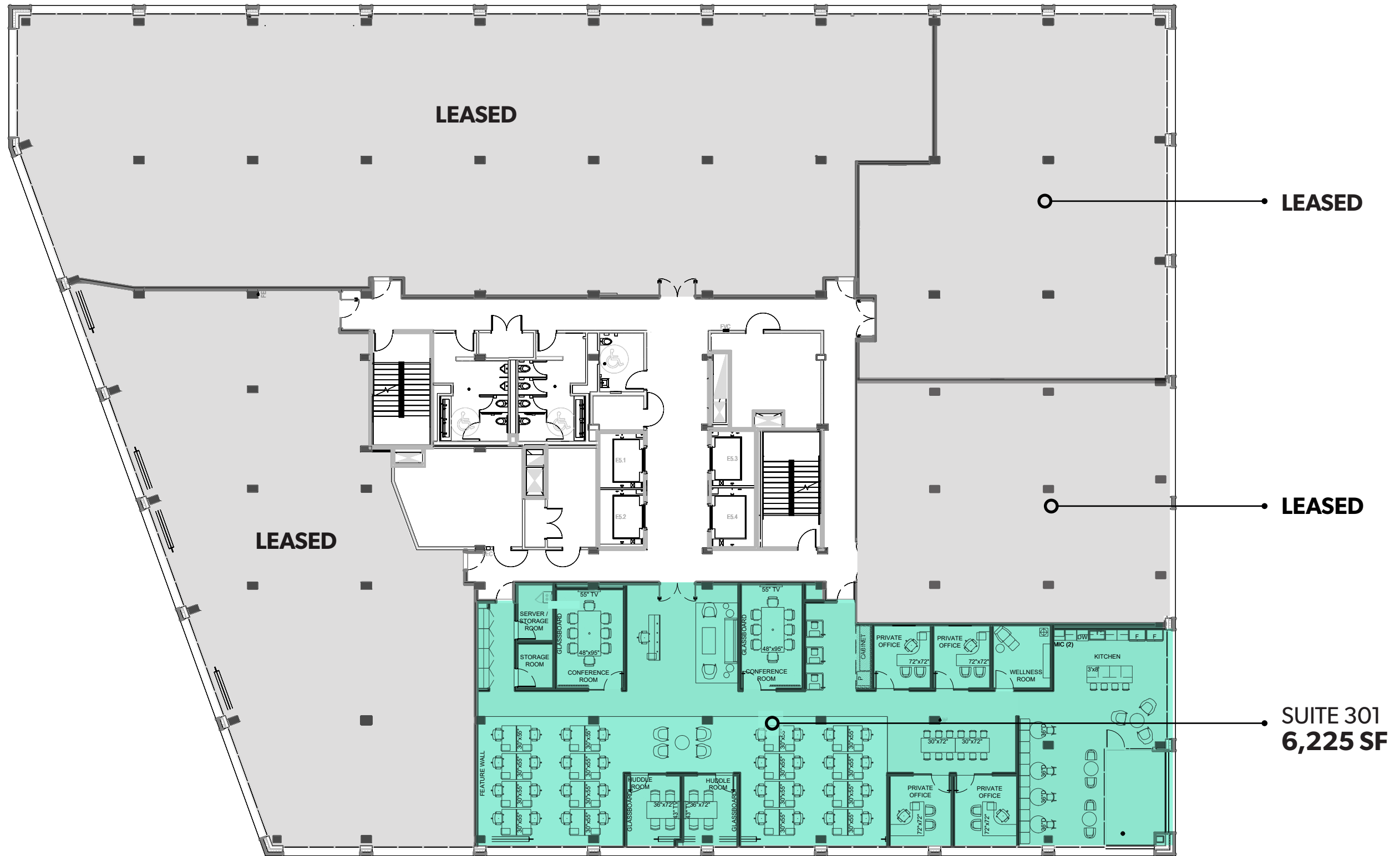
BUILDING SPECIFICATIONS

- Plug & Play – fully furnished and move-in ready
- Commercial grade furniture with sit/stand desks
- 11' 9" floor to ceiling heights
- 10' 3" floor-to-ceiling windows provide natural light that penetrates to the core of the building
- Modern, highly efficient HVAC
- Exposed mass timber ceiling, columns and beams
- Construction standards eliminates sounds and vibration between floors





Model Suite Overview





Suite 301 : 6,225 SF



2
CONFERENCE ROOMS

4
PRIVATE OFFICES

32
WORK STATIONS

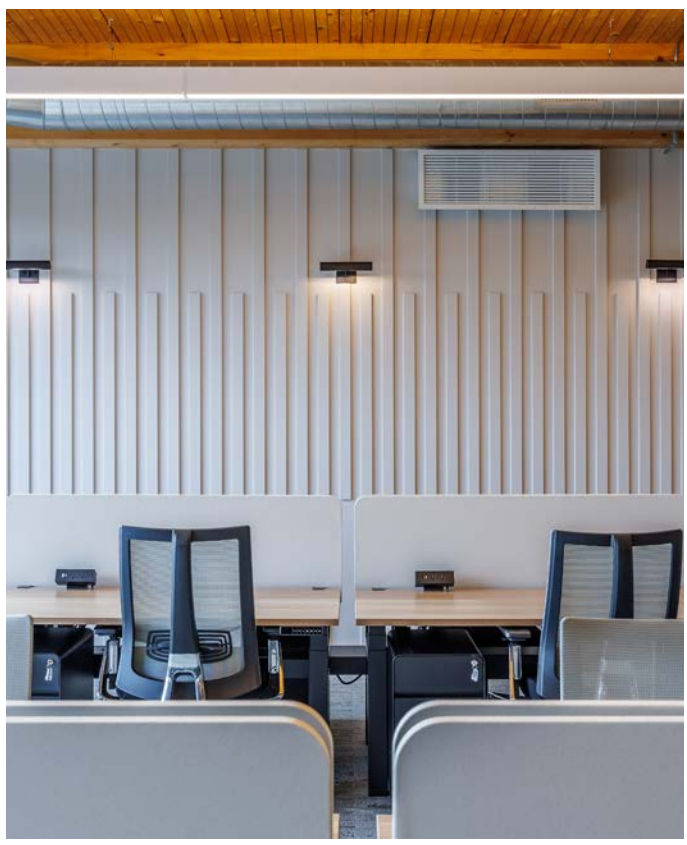
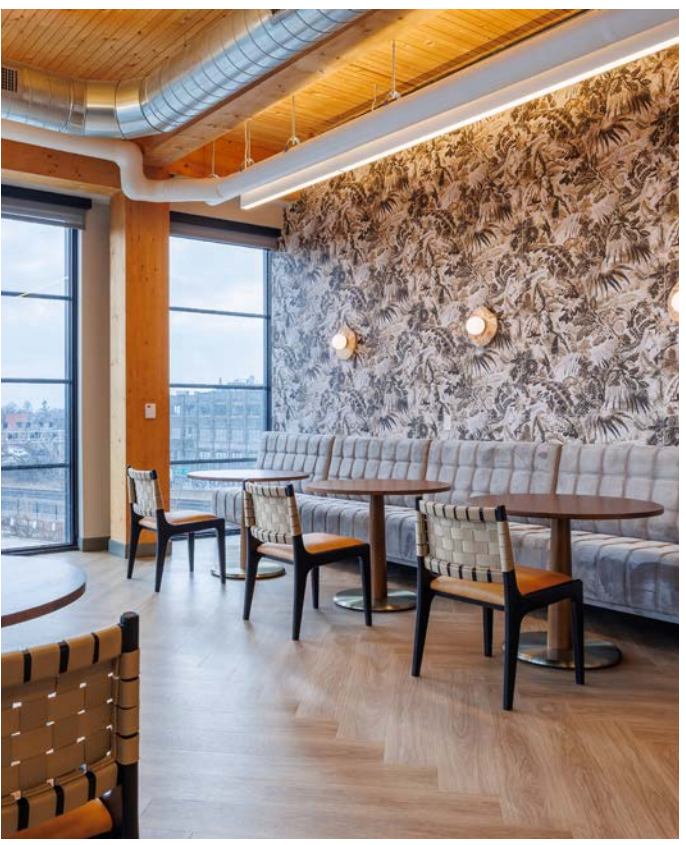
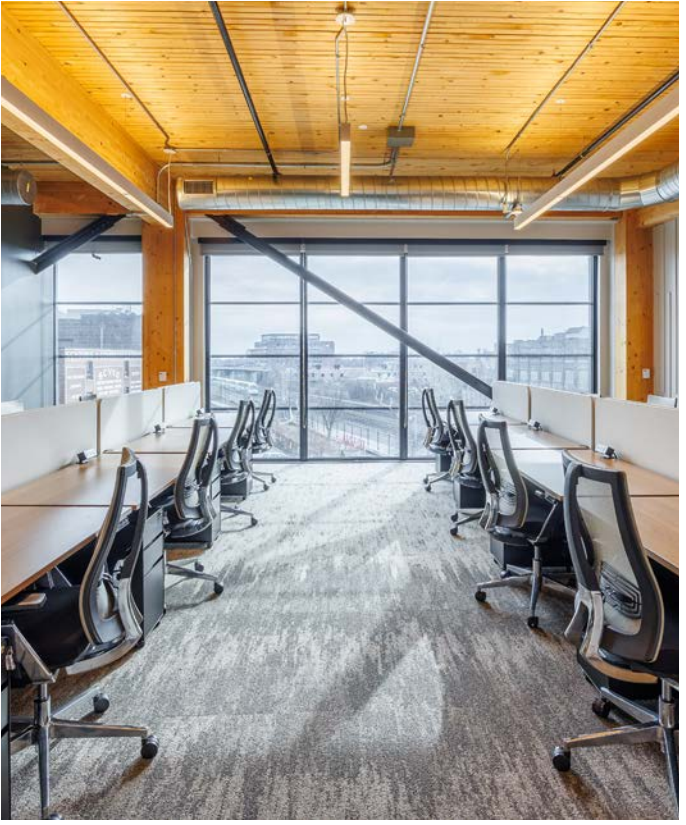
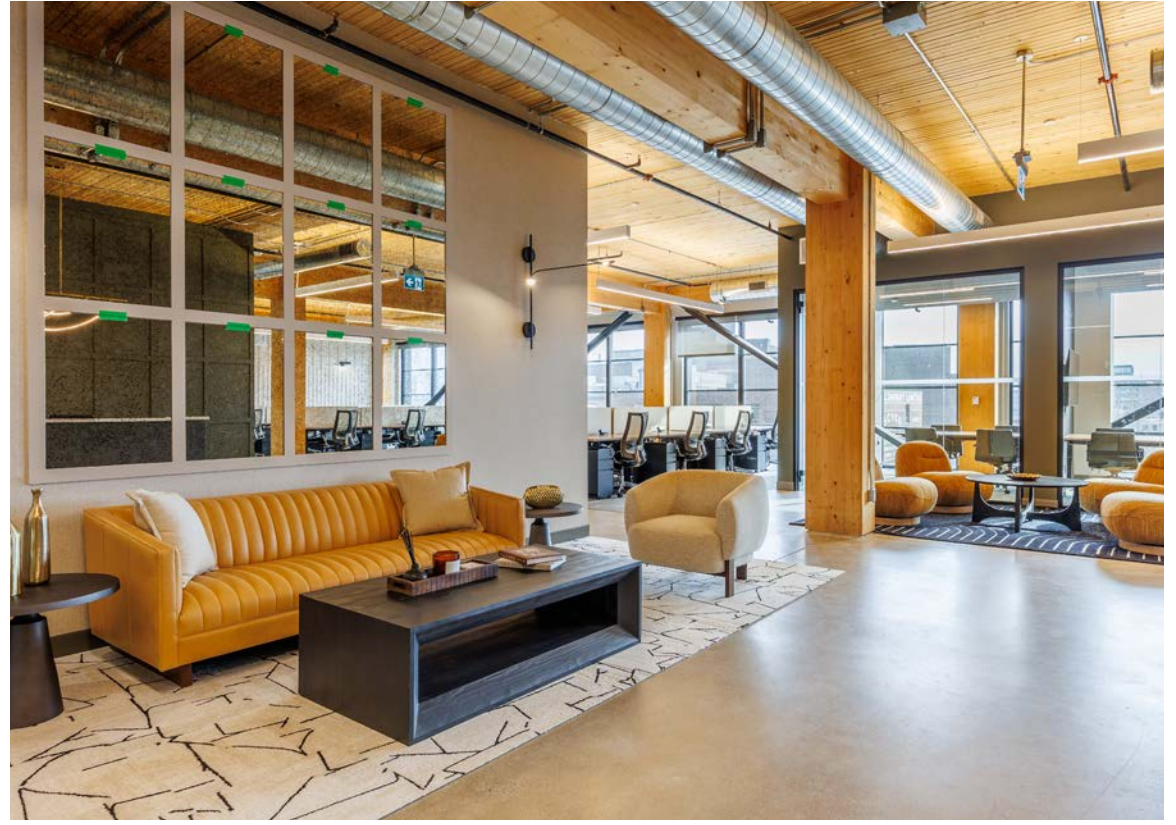
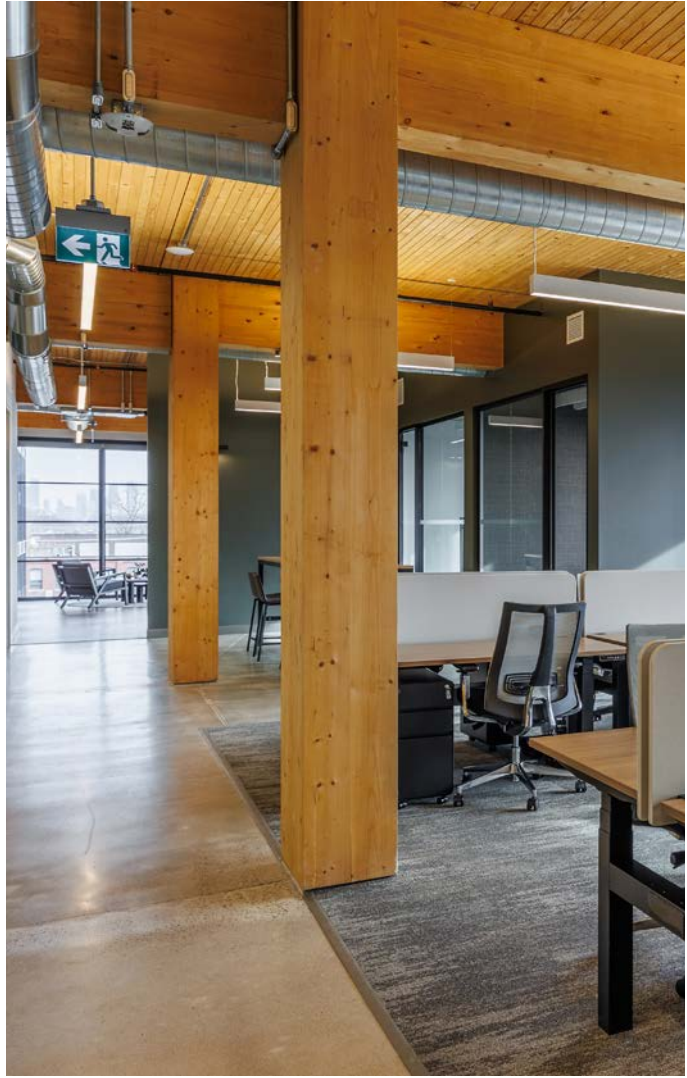
2
HUDDLE ROOMS

1
WELLNESS ROOM

1
KITCHEN/
LUNCHROOM

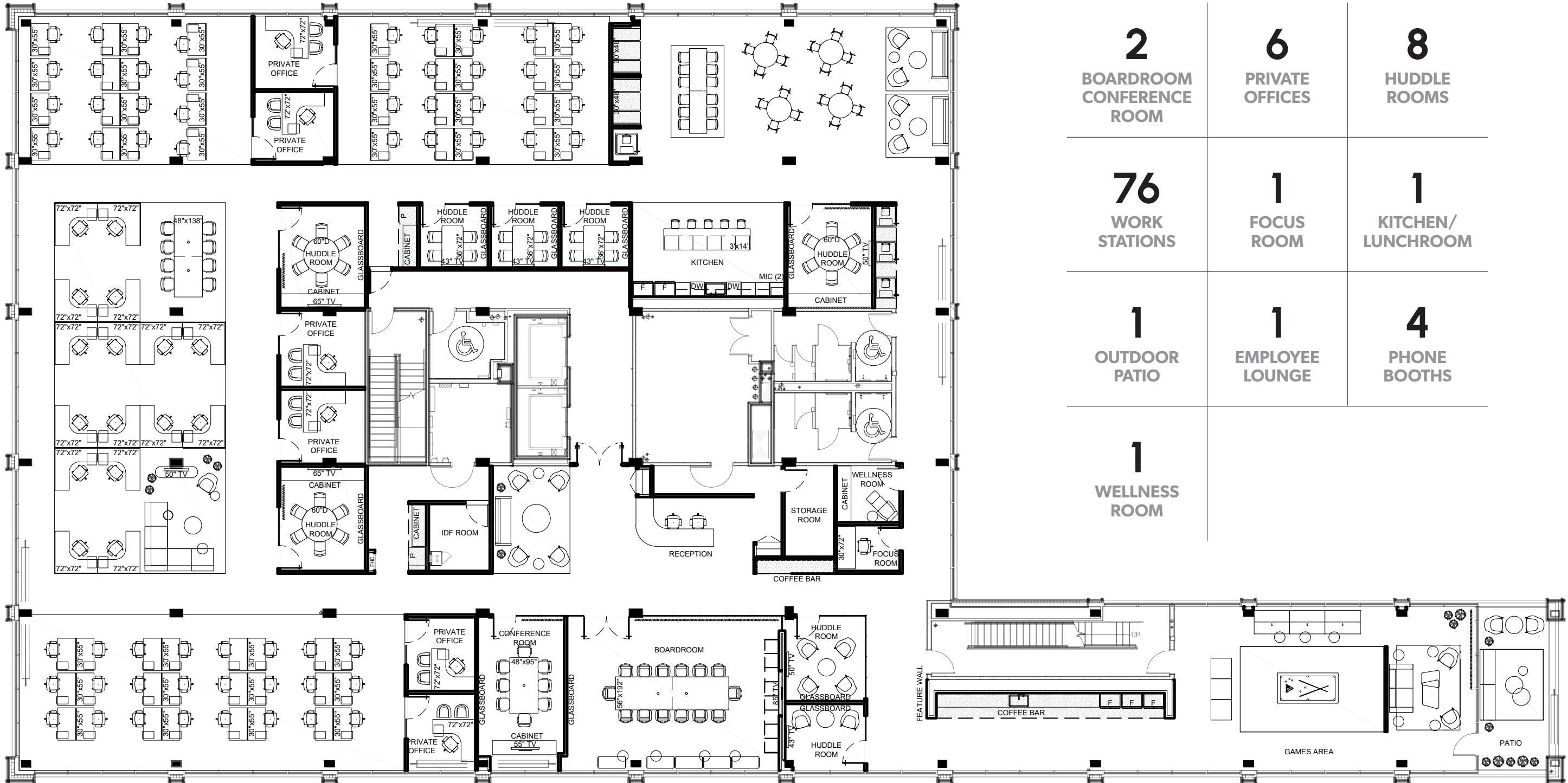
3
PHONE BOOTHS

1
OUTDOOR PATIO

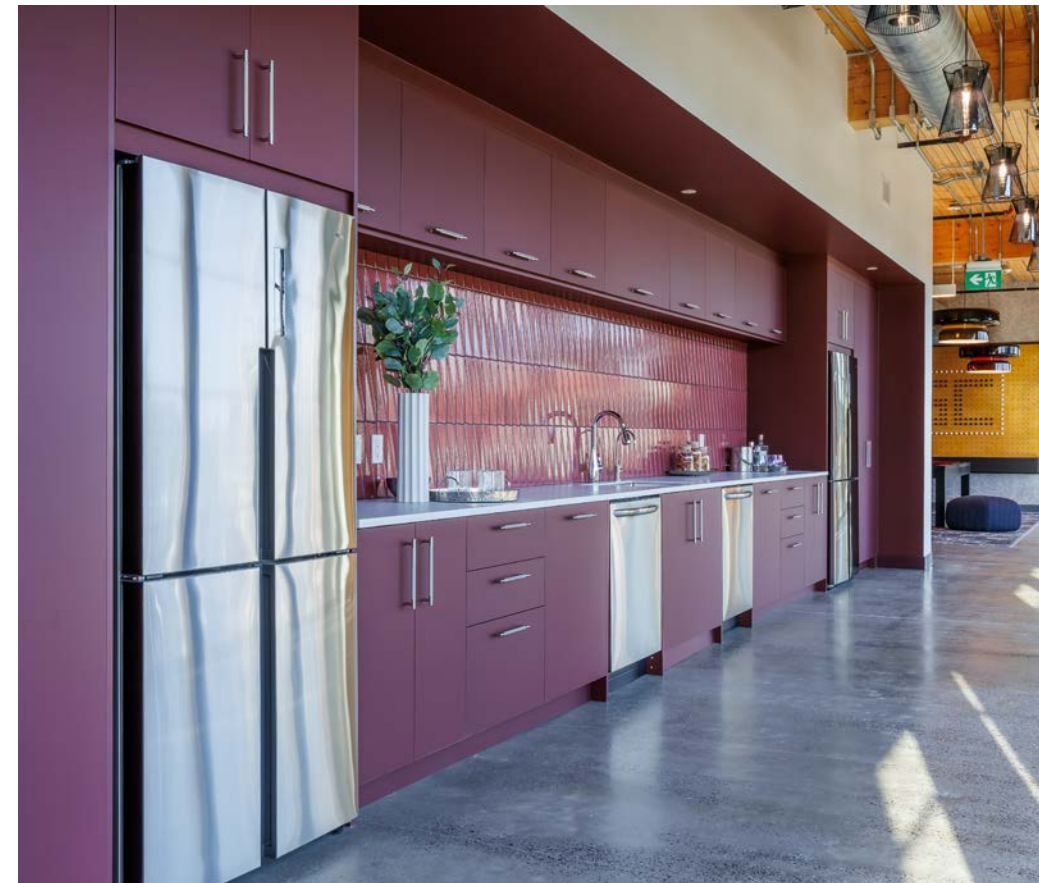
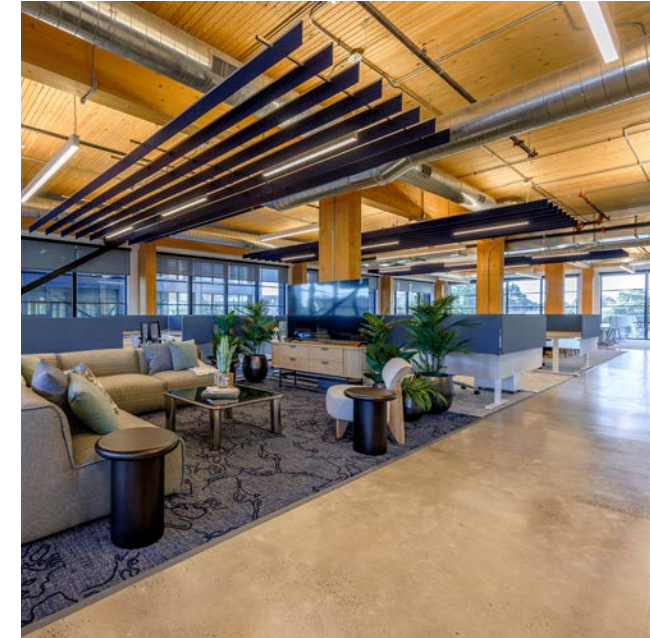




Suite 200 : 16,916 SF



2 BOARDROOM CONFERENCE ROOM	6 PRIVATE OFFICES	8 HUDDLE ROOMS
76 WORK STATIONS	1 FOCUS ROOM	1 KITCHEN/ LUNCHROOM
1 OUTDOOR PATIO	1 EMPLOYEE LOUNGE	4 PHONE BOOTHs
1 WELLNESS ROOM		







FOR MORE INFORMATION ON T3 JUNCTION, CONTACT:

BRENDAN SULLIVAN*

Senior Vice President
Office Leasing
+1 416 847 3262
brendan.sullivan@cbre.com

MACKENZIE SHARPE**

Senior Vice President
Office Leasing
+1 416 815 2382
mackenzie.sharpe@cbre.com

KAY LOCKE*

Vice President
Office Leasing
+1 416 798 6268
kay.locke@cbre.com

MICHAEL MASOTTI

Senior Director
Leasing, Hines
+1 647 689 7535
michael.masotti@hines.com

ANDREA SUJER*

Transaction Manager
+1 416 886 8191
andrea.sujer@cbre.com

WILLIAM DEJONGE-WARD*

Transaction Manager
+1 647 391 1844
william.dejongeward@cbre.com

CBRE LIMITED

Real Estate Brokerage
145 King St W, Suite 1100
Toronto, ON M5H 1J8
+1 416 362 2244

*Sales Representative **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.