

# 213

## STERLING ROAD

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# Listing Details / Property Highlights

<b>SIZE</b>	Suite 100	5,623 sq. ft.	(Avail. Immediate)
	<del>Suite 101</del>	<del>3,864 sq. ft.</del>	<b>Leased</b>
	<del>Suite 106</del>	<del>3,165 sq. ft.</del>	<b>Leased</b>
	Suite 110	2,156 sq. ft.	(Avail. Immediate)
	Suite 206	6,913 sq. ft.	(Avail. Immediate)

**SEMI GROSS RENT** Call listing agents to discuss

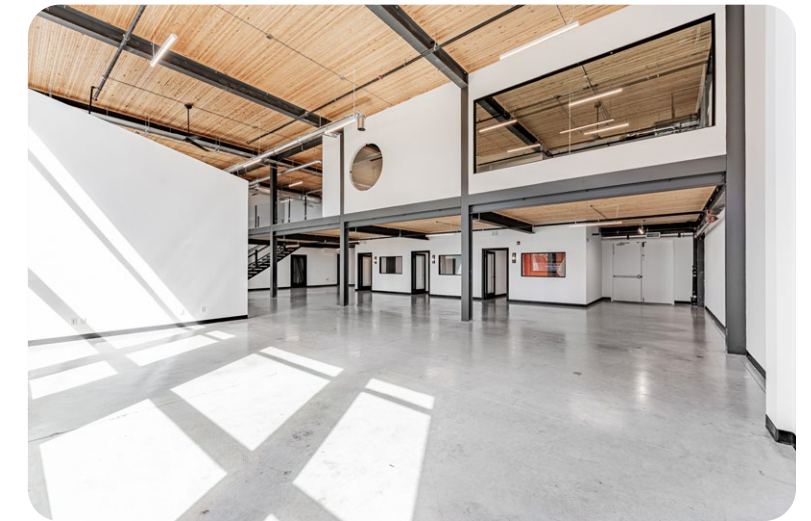
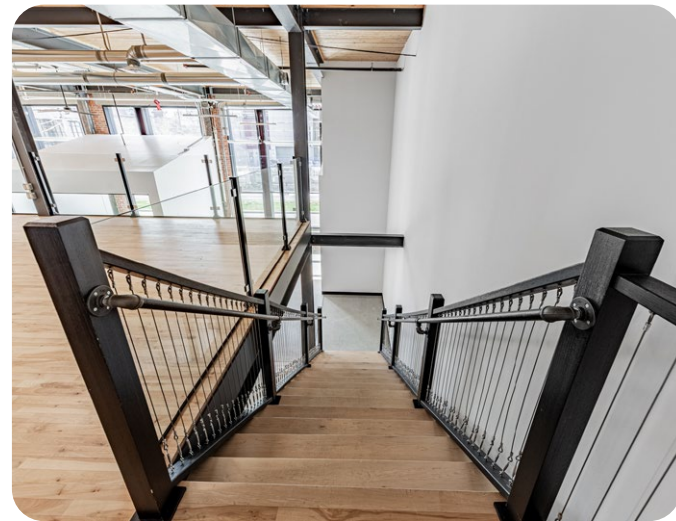
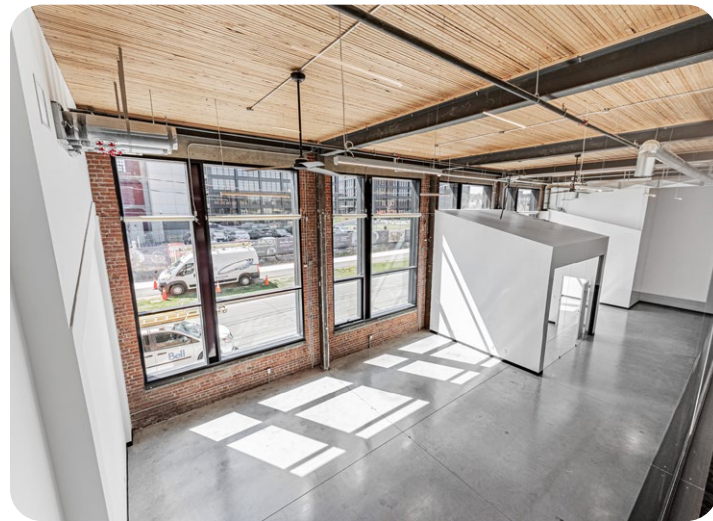
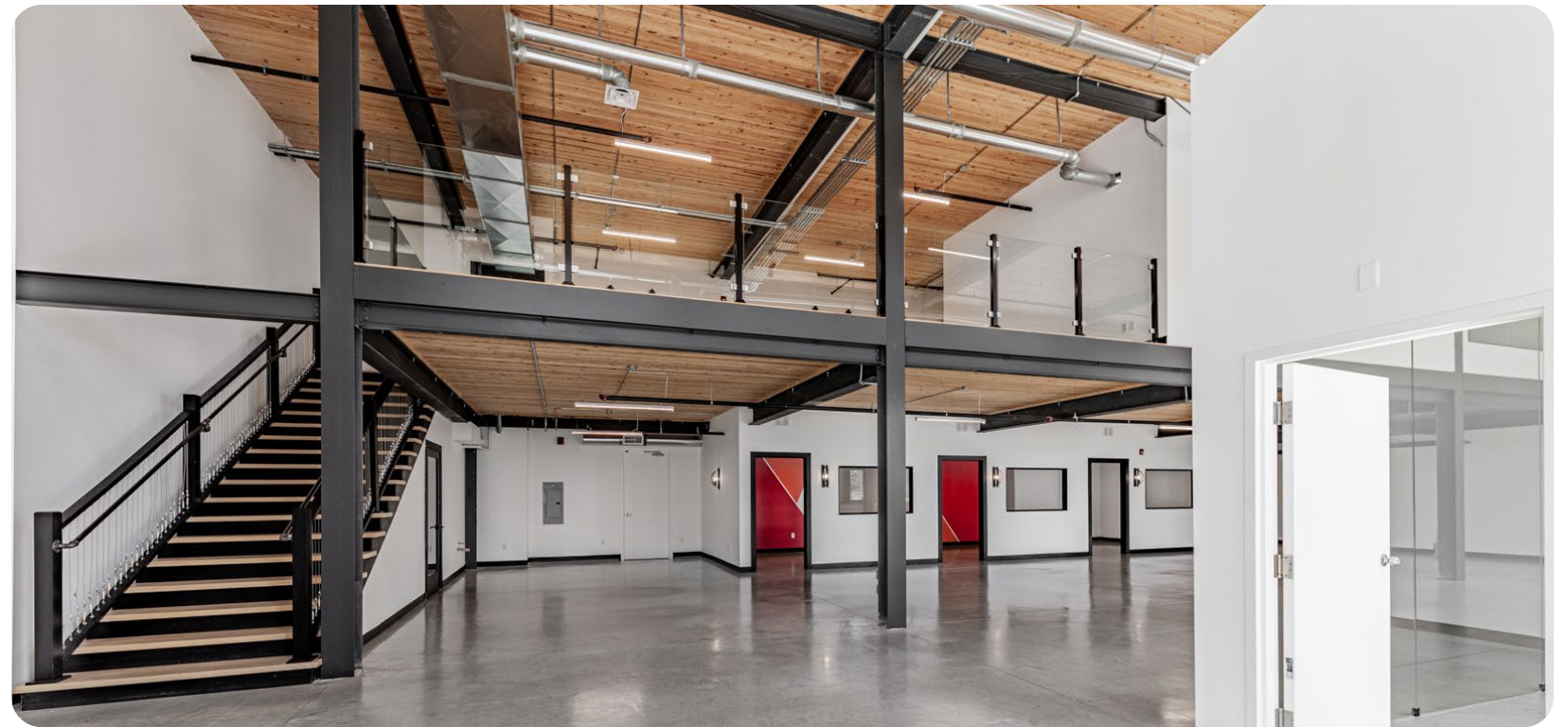
**ADDITIONAL RENT** Hydro: \$1.50 per sq. ft.  
Gas: \$0.50 per sq. ft.

**PROPERTY HIGHLIGHTS** Newly upgraded lobby  
Ceiling heights – 18-22ft.  
Abundance of natural light  
Freight elevator  
New HVAC  
Electrical distributed around perimeter

**CONNECTIVITY** Beanfield & Bell Fibre plus Rogers internet

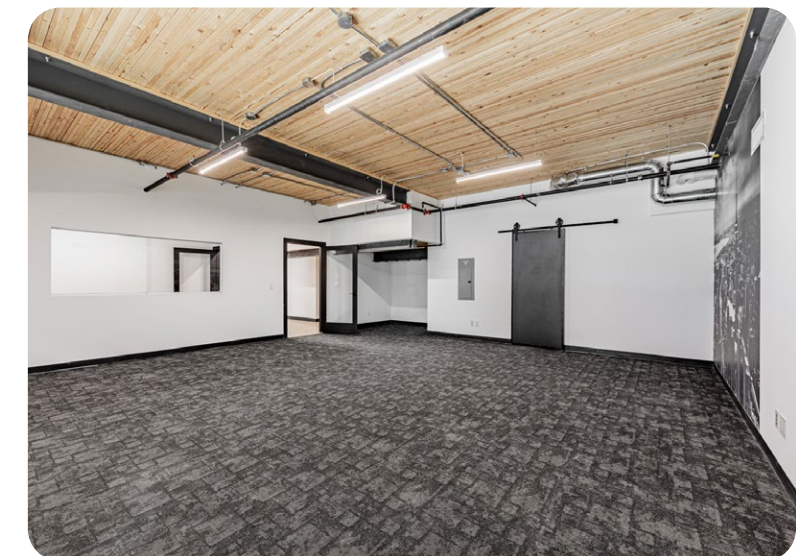
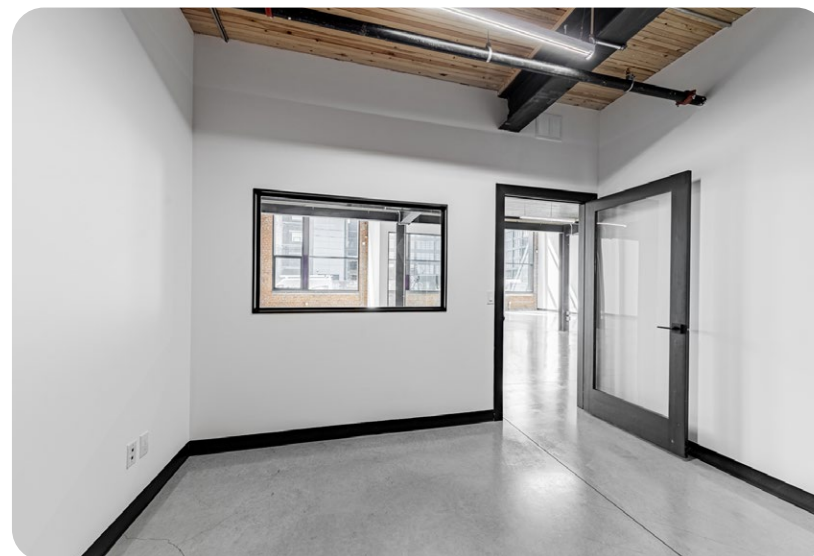
**ON-SITE AMENITIES** Ethica Roastery & Café  
Crossfit fitness facility  
Visitor parking





## Suite 100

- Ground floor suite with an abundance of natural light.
- Mix of meeting rooms, offices, and open area.
- Mezzanine for additional workspace.



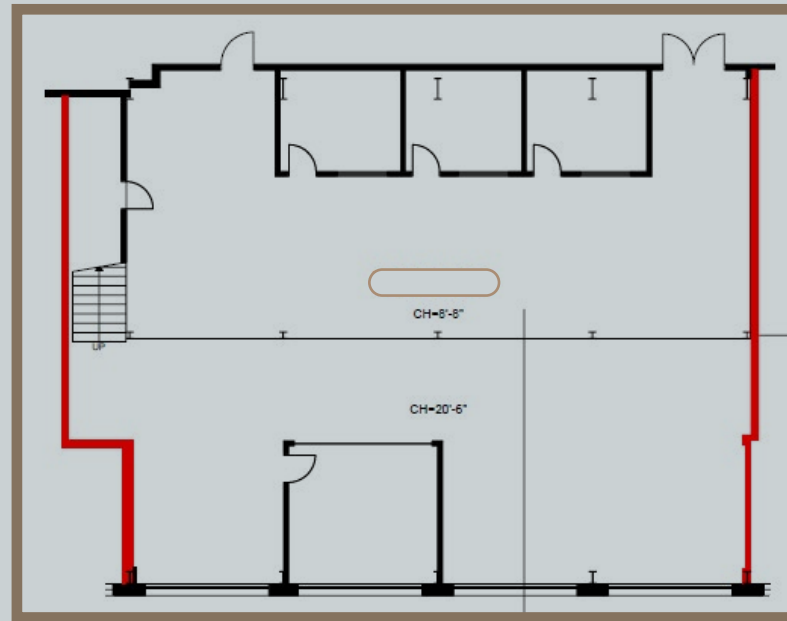
# Suite 100

5,623 sq. ft.

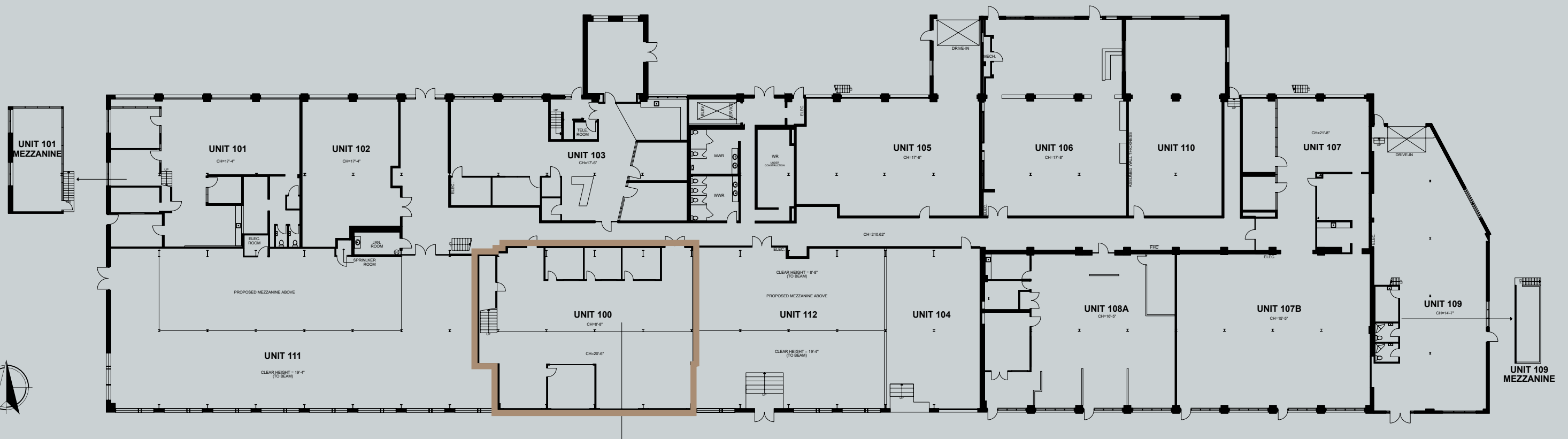
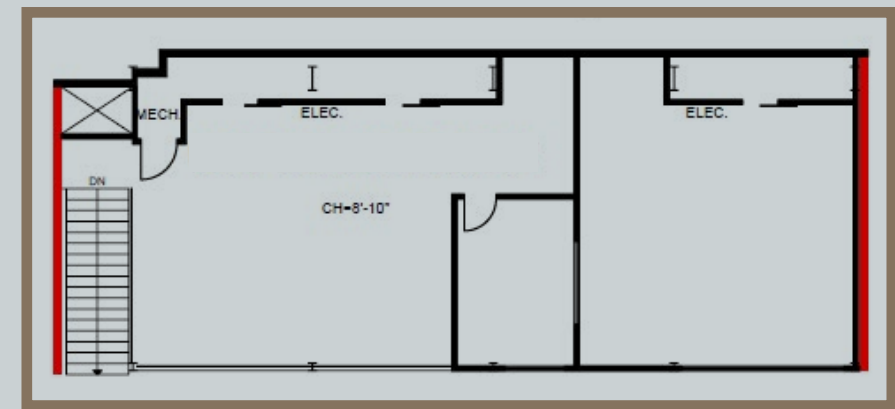
Main Floor – 3,751 sq. ft.

Mezzanine – 1,872 sq. ft.

Ground Floor



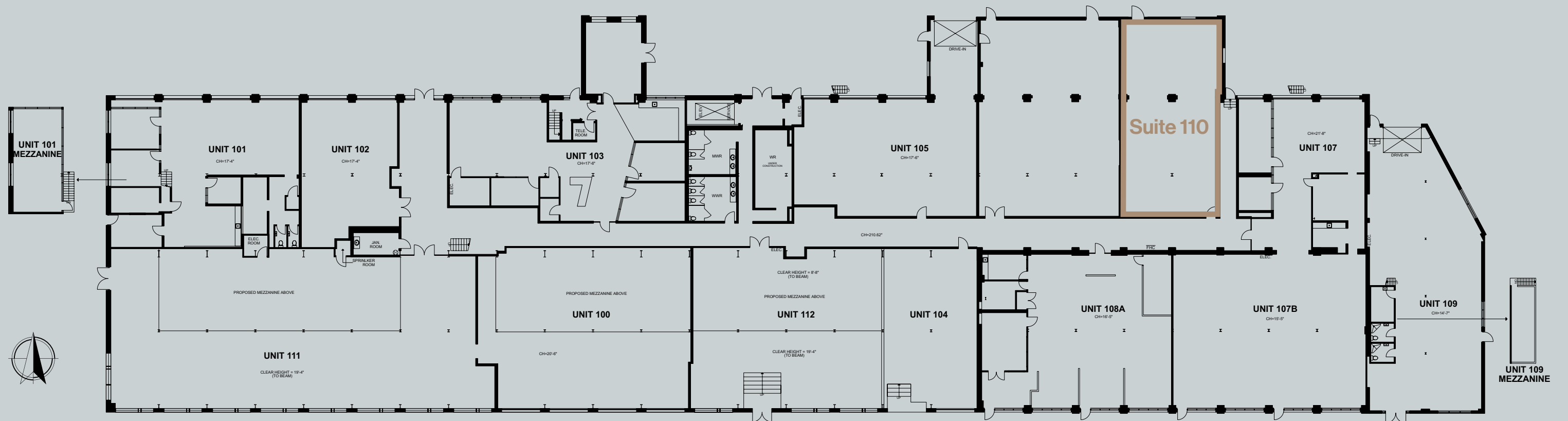
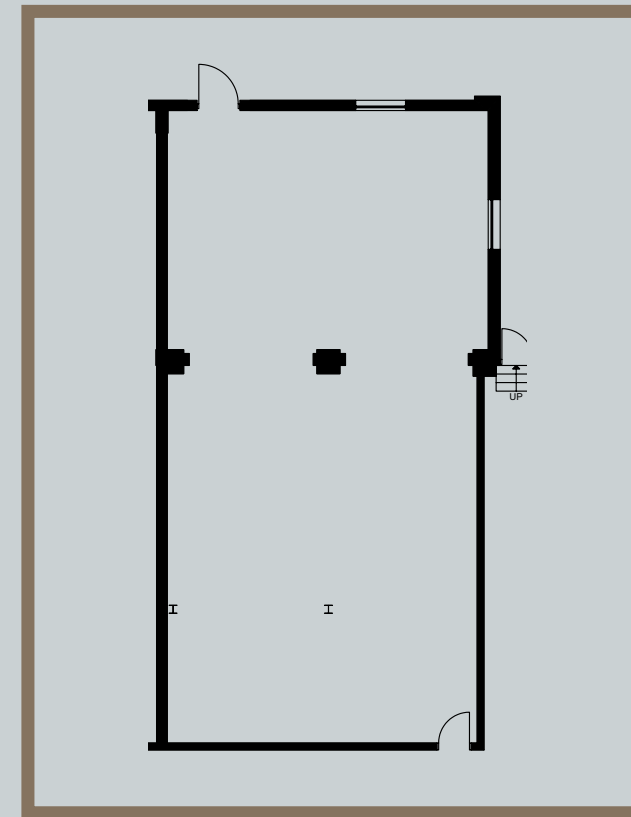
Mezzanine

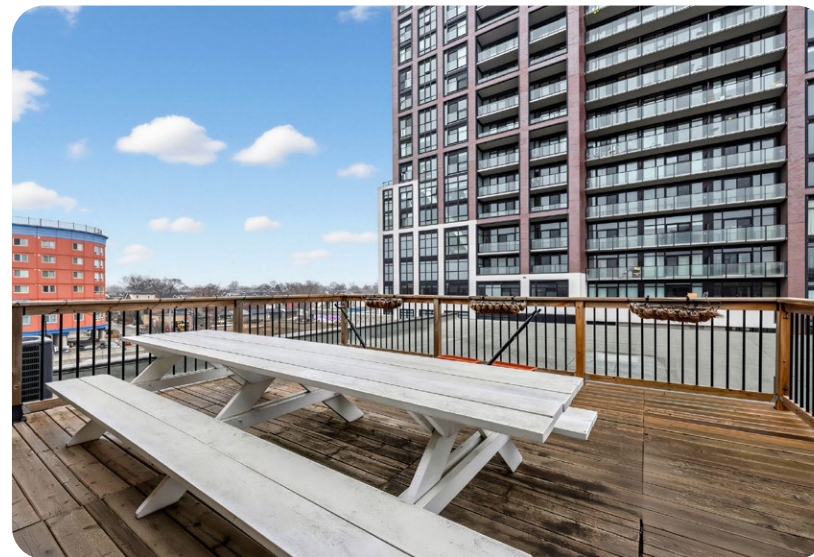
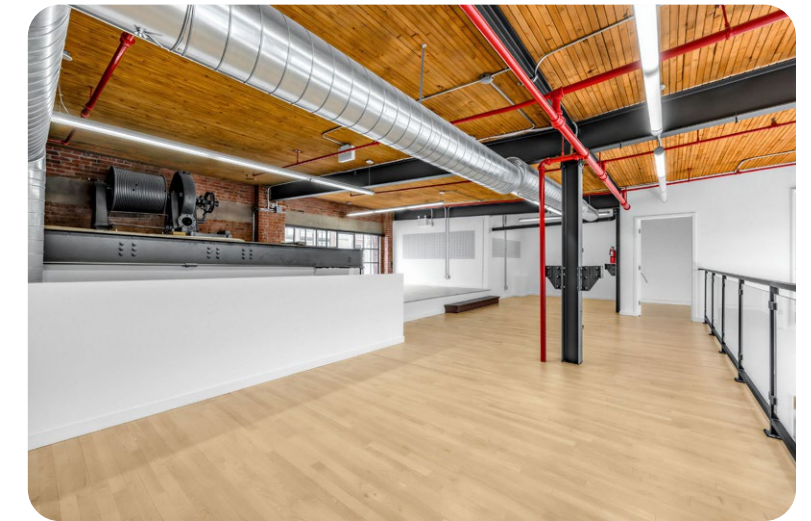
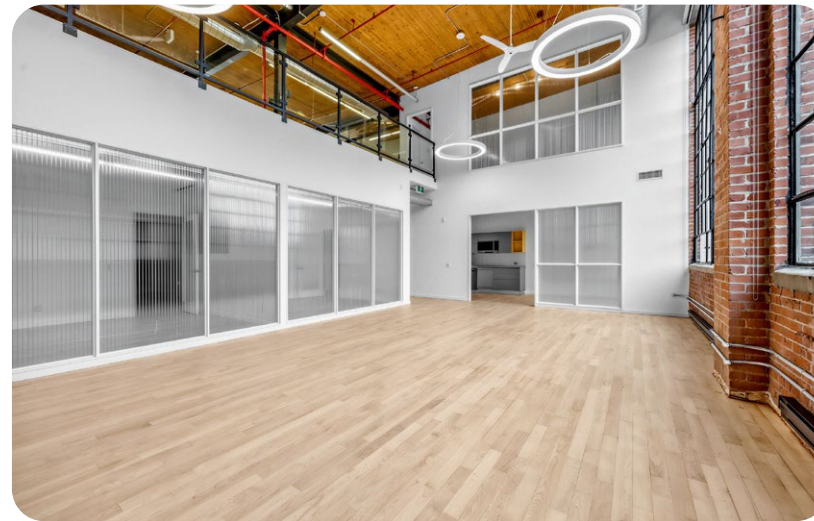
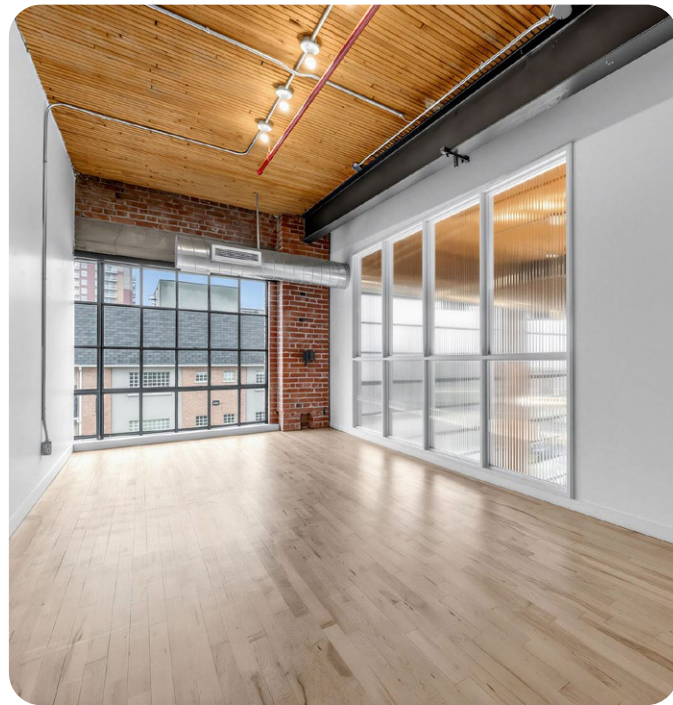
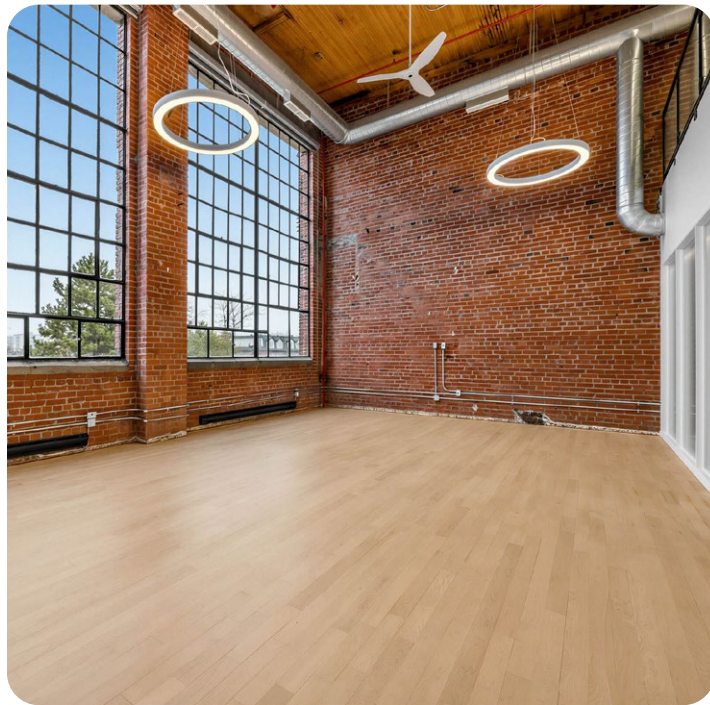
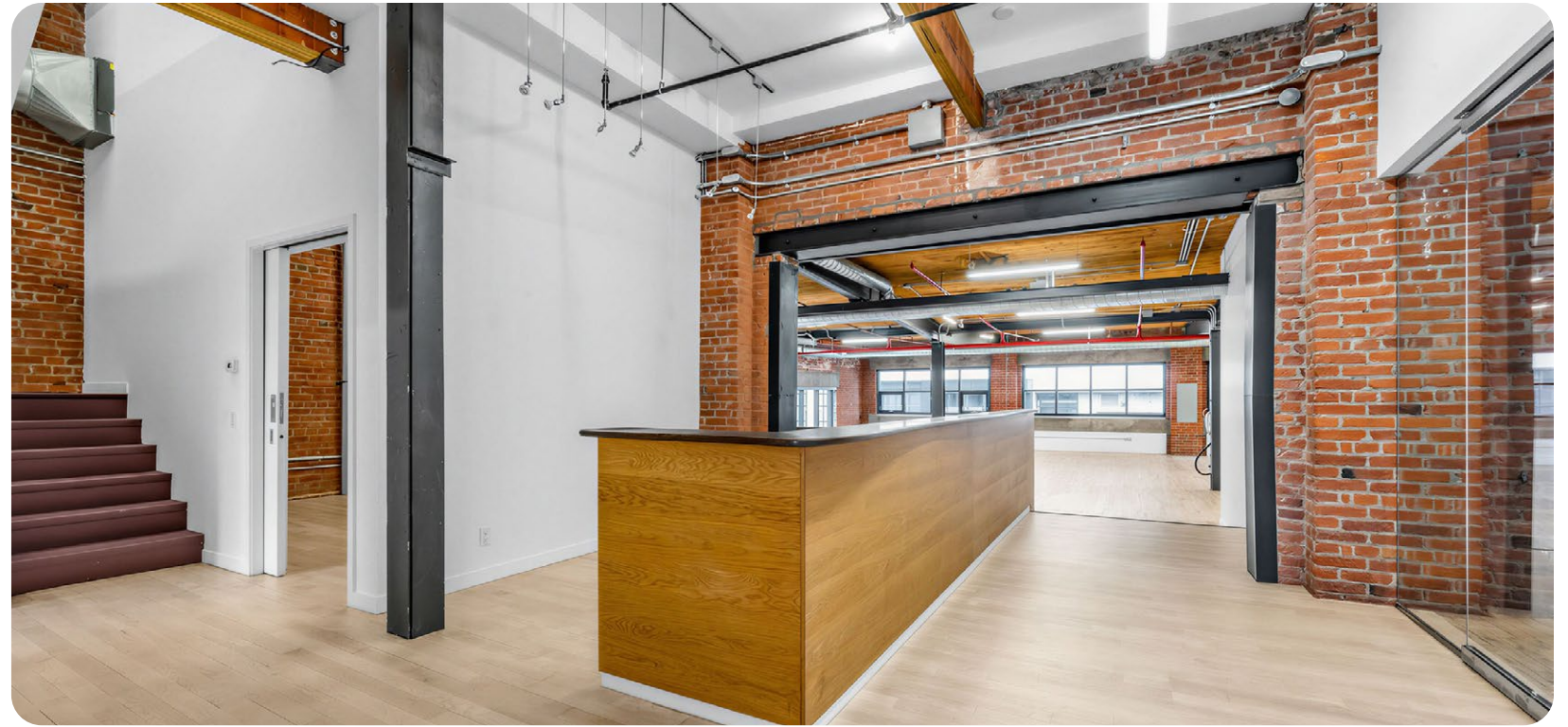
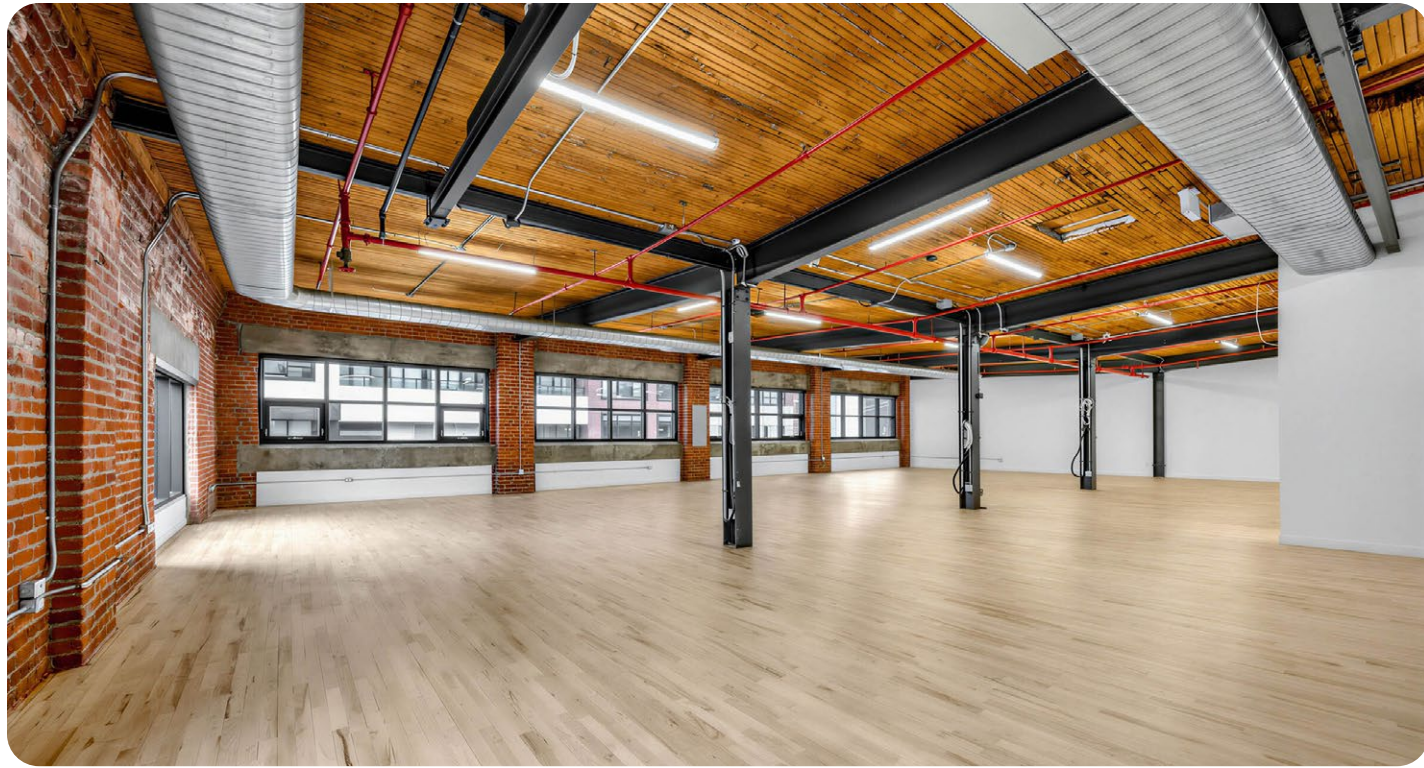


# Suite 110

2,156 sq. ft.

Suite 110





## Suite 206

- This suite features an exclusive rooftop terrace.

# Suite 206

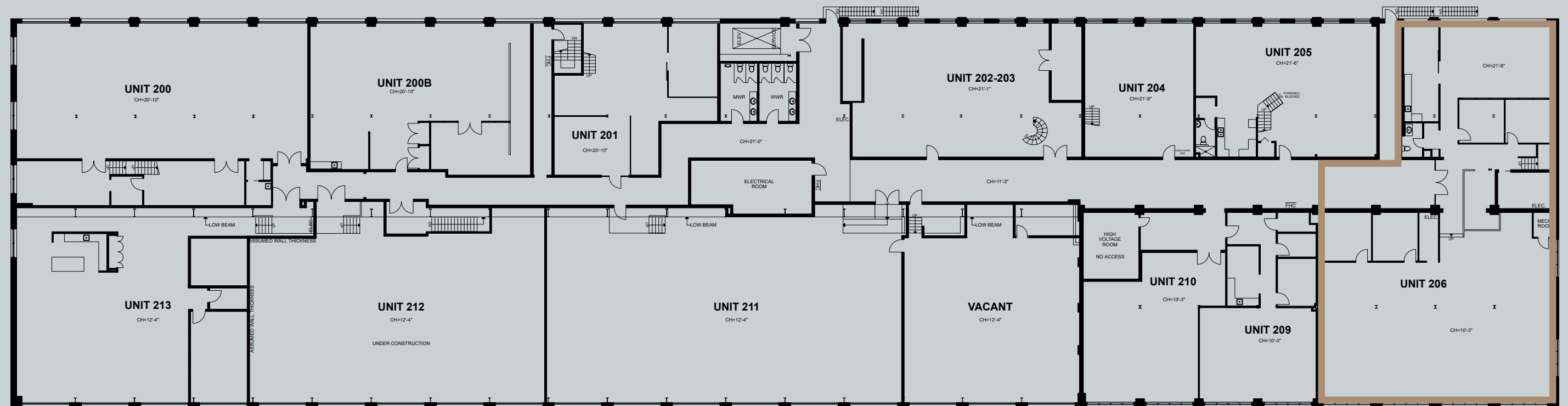
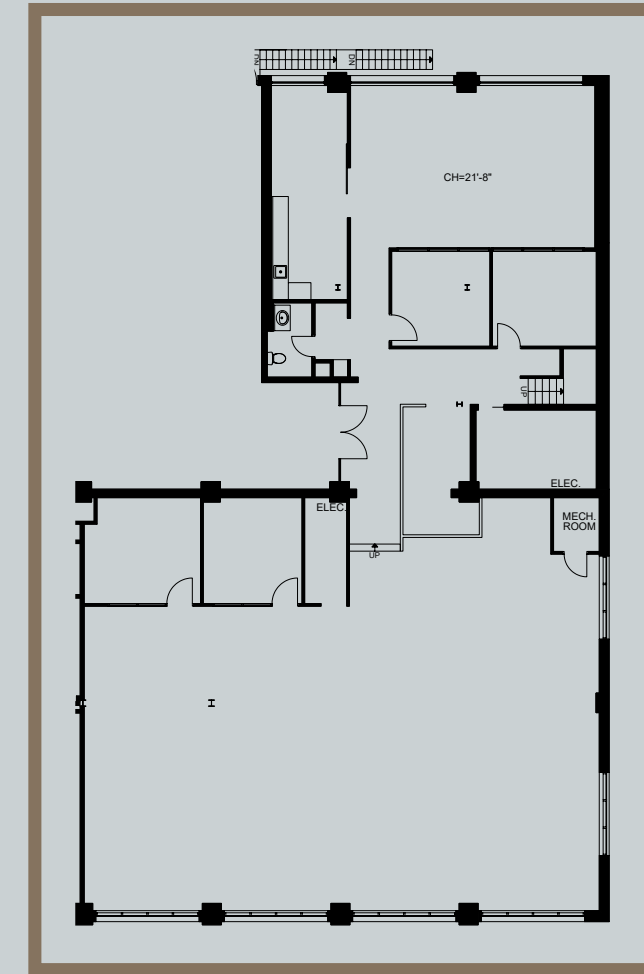
6,913 sq. ft.

Main Floor – 5,868 sq. ft.

Mezzanine – 1,045 sq. ft.

This suite features an exclusive rooftop terrace.

Suite 206



ANNETTE ST

23

19

18

DUPONT ST

22 21

20

DUNDAS ST W

SYMINGTON AVE

DUFFERIN ST

KEELE ST

14

13

15



BLOOR ST W

LANSLOWNE

DUFFERIN

5

4

35

12

32

KEELE

41

40

DUNDAS WEST

2

29

36

3

9

25

26

28

37

30

38

1

37

30

30

30

38

1

38

LANSLOWNE AVE

10

31

33



213  
STERLING ROAD

6

34

11

42

7

39

24

COLLEGE ST

17

506

27

8

DUNDAS ST W

504

504

16

# Nearby Amenities

## FOOD + DRINK

1. FORNO CULTURA
2. THAI NYOM  
KIBO SUSHI
3. VENA'S RESTAURANT  
CONZO'S PIZZA  
SUGO  
ROLL AND BOWL
4. ENIGMA RESTAURANT
5. SACI'S WOODEN PLATE
6. RAZA  
LA CUBANA  
MUSOSHIN RAMEN
7. INTER STEER RESTAURANT  
DIL SE INDIAN RESTAURANT
8. VIAGGIO
9. ALMA  
MEREB RESTAURANT  
SHAM NIGHTS
10. POPEYES  
JIMMY THE GREEK  
SUBWAY  
TIM HORTONS  
SWISS CHALET  
MIRCH RESTAURANT  
TACO BELL
11. BANDIT BREWERY  
THE COMMONER RONCY
12. PROPELLER COFFEE
13. HALO BREWERY
14. DONNA'S
15. TACOS GUS
16. IDEAL COFFEE & WINE BAR
17. MISS PIPPA'S  
PHOENIX  
TAKHT-E TAVOOS  
ILHAS DE BRUMA  
PHO LINH  
MARIA'S SPORTS BAR
18. BLOOD BROTHERS BREWING
19. PIRI PIRI GRILLHOUSE
20. HALE COFFEE CO.
21. DOMINO'S PIZZA
22. LUCIA TORONTO ITALIAN  
MATTACHIONI
23. THE BUTTERNUT BAKING CO.  
HONEST WEIGHT
24. TOMMY'S WINE BAR
25. UNCLE SMOKE COOKHOUSE  
JUNIORS PIZZERIA

## SHOPPING

26. LOBLAWS
27. LCBO
28. MIKE'S NO FRILLS
29. BROTHERS DRESSLER
30. VALUE VILLAGE
31. NANCY SEHIKE SHOPPING MALL
32. DUFFERIN MALL  
ALDO  
LA VIE EN ROSE  
DYNAMITE  
MARSHALLS  
LCBO  
H&M  
BATH & BODY WORKS  
BEER STORE  
WINNERS  
EB GAMES  
NO FRILLS  
FIDO  
GARAGE  
WALMART
33. BIKE DEPOT  
TOWN GREETING CARD SHOP

## FINANCIAL SERVICES

34. BMO BANK
35. TD BANK
36. CIBC BANK
37. BMO BANK

## FITNESS

38. AUXILLARY CROSSFIT
39. WERKHAUS FITNESS STUDIO
40. FUEL TRAINING
41. BLOOR STREET FITNESS
42. SOUL FUEL FITNESS
43. 366 DEGREE FITNESS

- TTC SUBWAY STATION
- TTC STREETCAR LINE
- BLOOR GO STATION

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