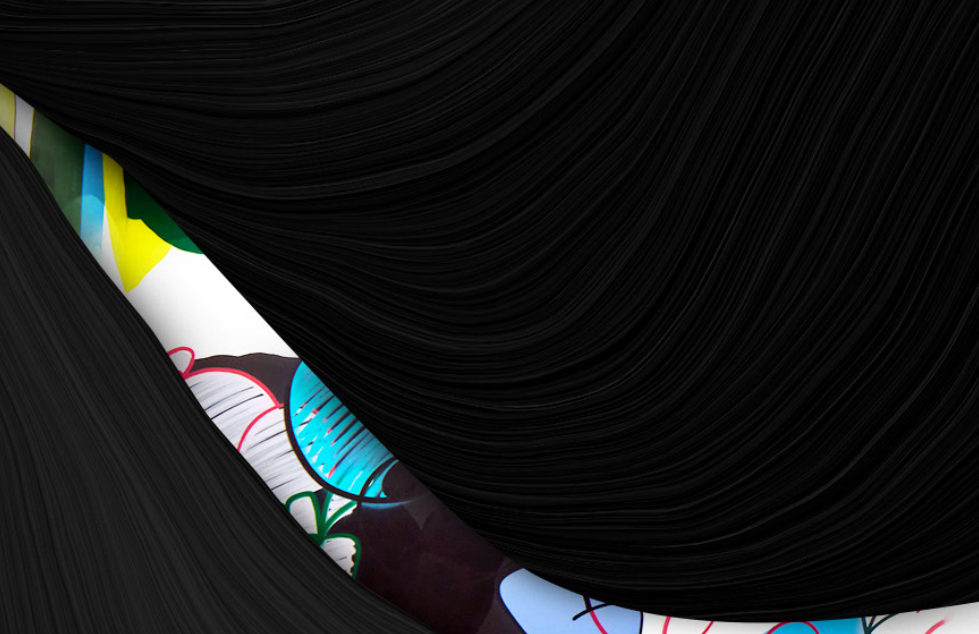


T3

JUNCTION

OFFICE DONE DIFFERENTLY





Inspired by the neighbourhood

T3 Junction features 275,000 square feet of mass timber office space, combining modern amenities with the Junction Triangle's creative industrial soul.

Designed for the community

A TRANSIT-CONNECTED CULTURAL HOTSPOT

The Junction Triangle is one of the best in the city for transit – and a rising destination for Toronto culture, life, and work.

SUSTAINABLE, AAA BUILDING

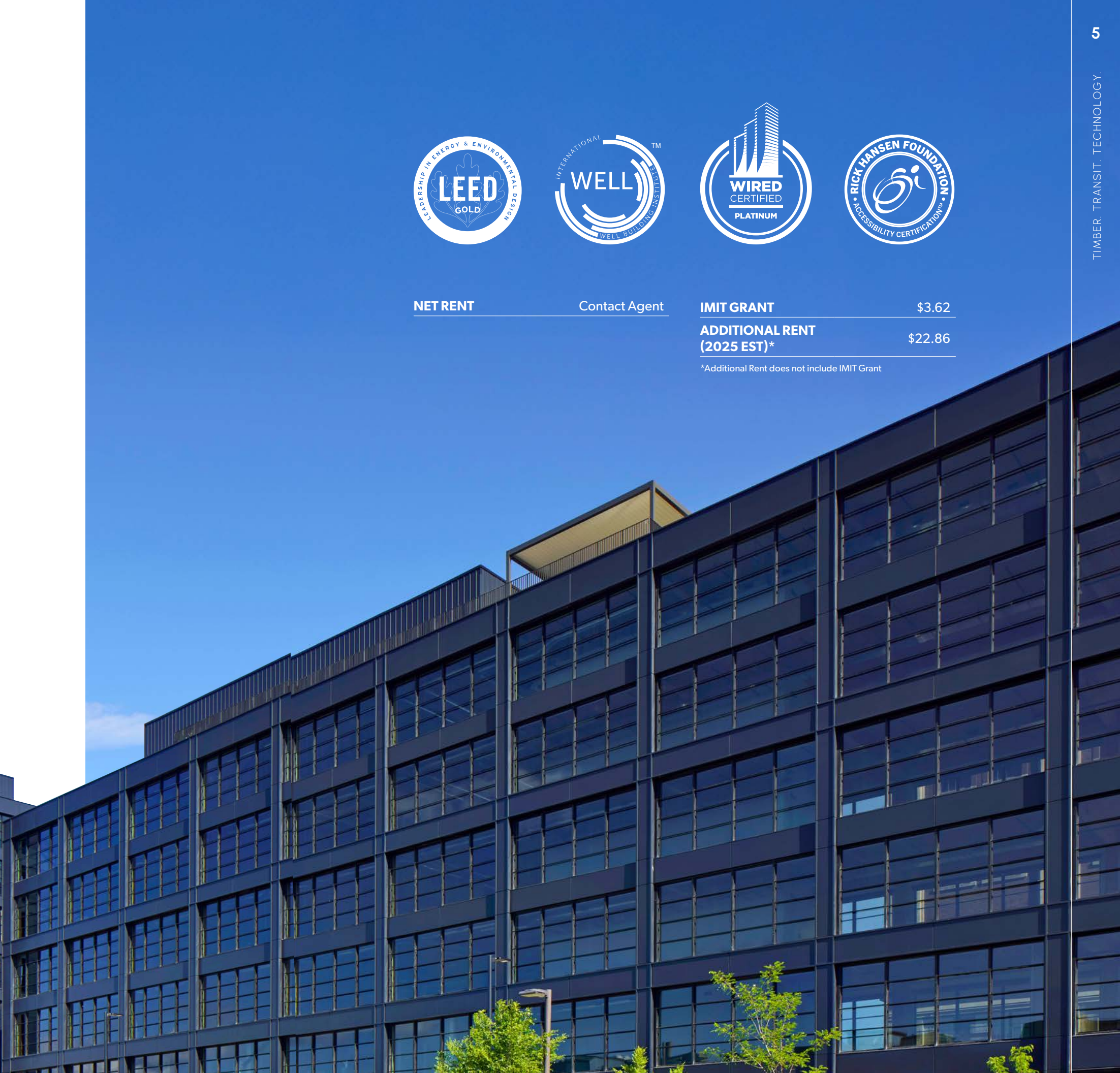
These striking timber and steel buildings ooze industrial soul, and embody a modern, renewable future for office design. T3 Junction is designed to replicate the authenticity and aesthetics of a brick and beam building but with the modern and efficient systems of a AAA building.

LOWER COSTS PER EMPLOYEE

Smarter floor plans, higher specs, soaring ceilings, and natural light keep employees productive. Shared amenities keep them happy and healthy. IMIT Grant approved, means operating costs are lower — everyone wins.

A MAGNET FOR TOP TALENT

This connected office hub helps top companies attract and retain the finest minds in the city.



NET RENT

Contact Agent

IMIT GRANT

\$3.62

**ADDITIONAL RENT
(2025 EST)***

\$22.86

*Additional Rent does not include IMIT Grant

T3 Junction is connected

UP EXPRESS

- 5 minute walk to UP Express / Bloor Station
- 7 minutes to Union Station
- 15 minutes to Pearson Airport

GO TRANSIT

- Kitchener Go Train via Bloor Station
- Barrie Go Train via proposed Bloor-Lansdowne Station

TTC

- 8 minute walk to Bloor Line – Dundas West & Lansdowne Stations
- 3 streetcar routes – 506 Carlton (College St), 505 Dundas (Dundas St) and 504 King (Roncesvalles Ave)

WEST TORONTO RAILPATH

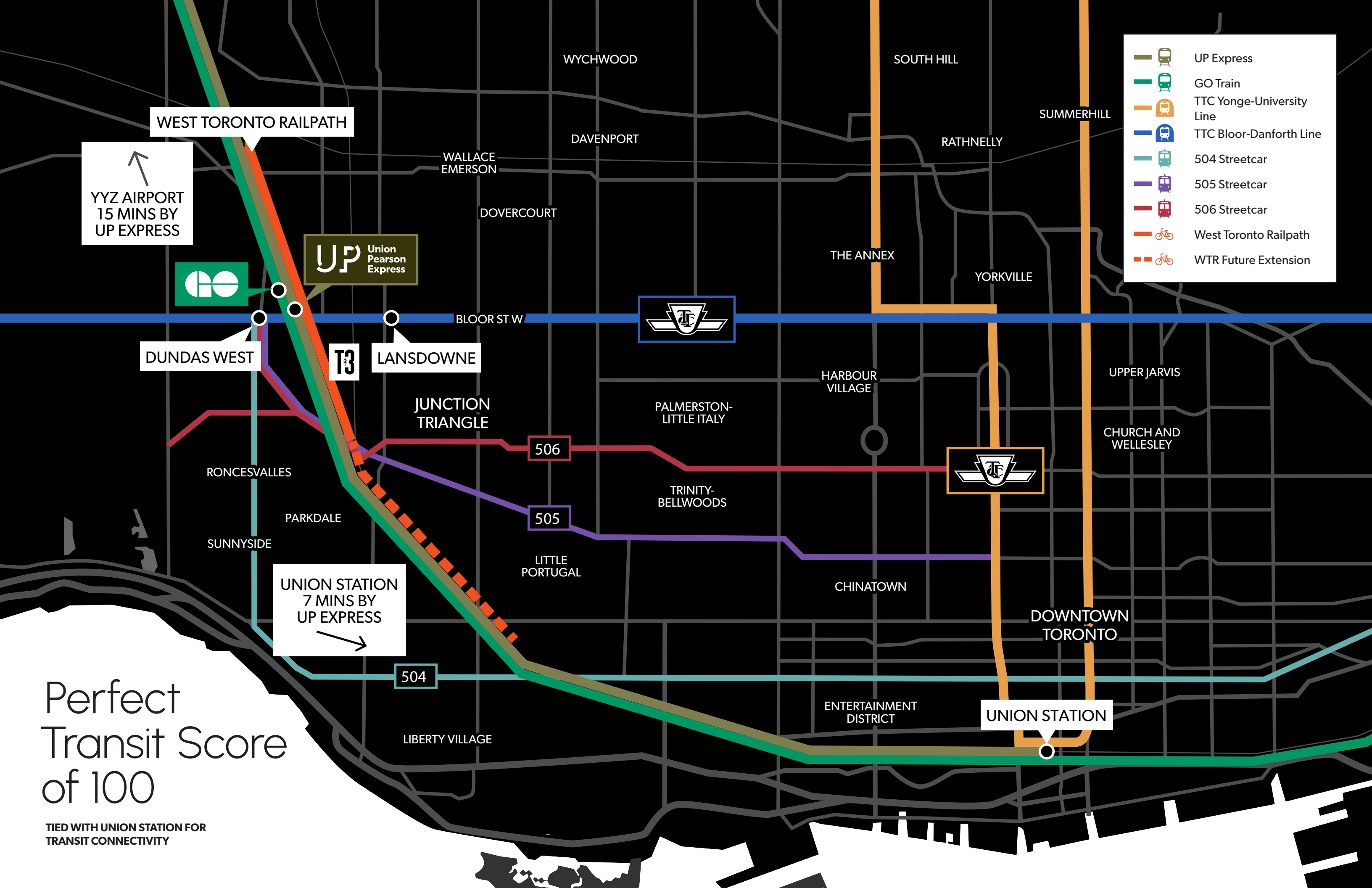
- Cycling route connects directly to the site

PARKING RATIO

- 1/3,000 SF



WEST TORONTO RAILPATH



- UP Express
- GO Train
- TTC Yonge-University Line
- TTC Bloor-Danforth Line
- 504 Streetcar
- 505 Streetcar
- 506 Streetcar
- West Toronto Railpath
- WTR Future Extension

↑
 YYZ AIRPORT
 15 MINS BY
 UP EXPRESS

UP
 Union
 Pearson
 Express

DUNDAS WEST

T3

LANSDOWNNE

BLOOR ST W



THE ANNEX

YORKVILLE

HARBOUR VILLAGE

UPPER JARVIS

CHURCH AND WELLESLEY

JUNCTION TRIANGLE

506



TRINITY-BELLWOODS

505

RONCESVALLES

PARKDALE

LITTLE PORTUGAL

CHINATOWN

DOWNTOWN TORONTO

UNION STATION
 7 MINS BY
 UP EXPRESS
 →

504

LIBERTY VILLAGE

ENTERTAINMENT DISTRICT

UNION STATION

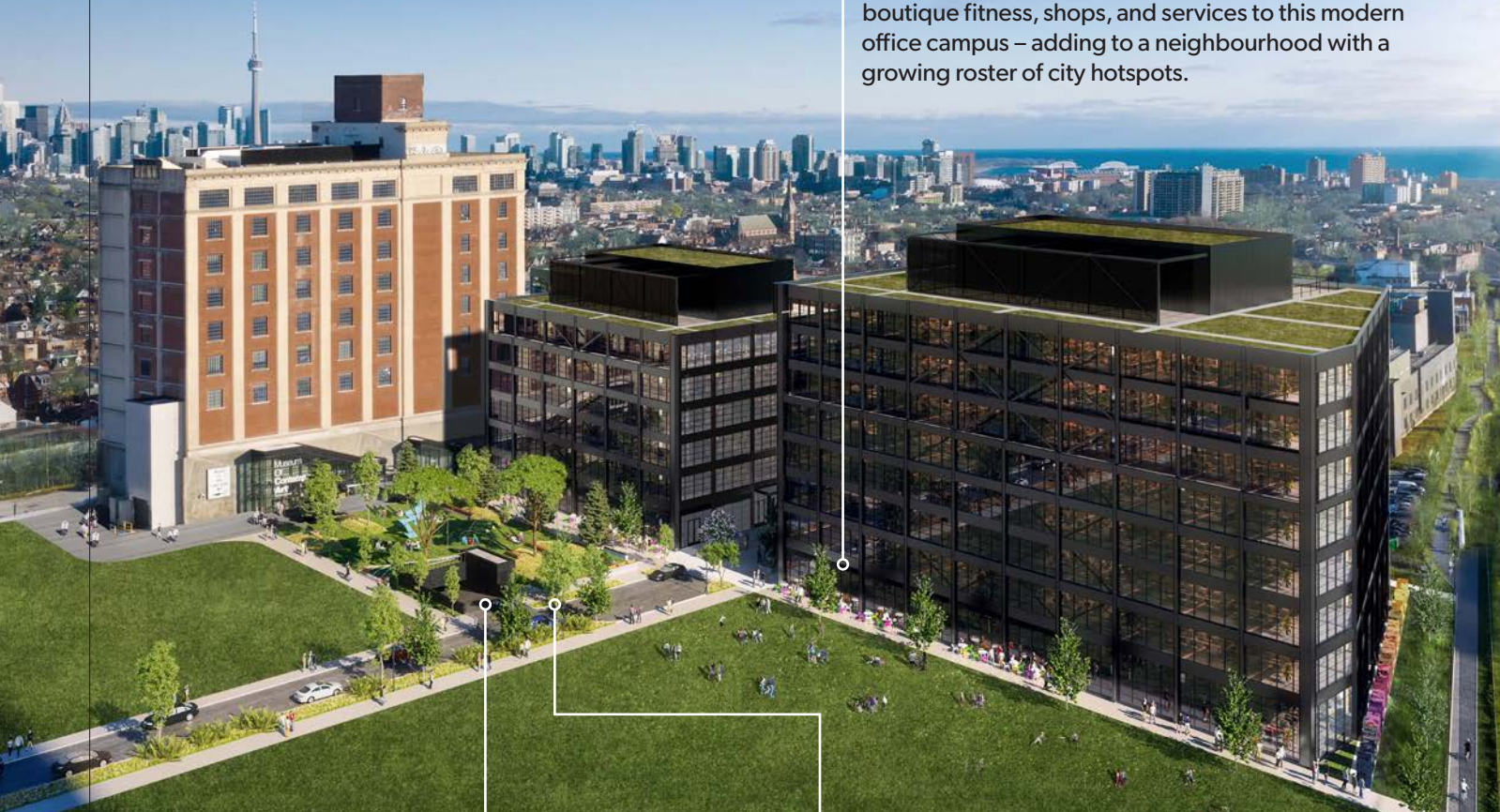
Perfect
 Transit Score
 of 100

TIED WITH UNION STATION FOR
 TRANSIT CONNECTIVITY

T3 Junction is a cultural hotspot onsite...

RETAIL ON GROUND FLOOR

T3 Junction brings chef-driven restaurants, local cafés, boutique fitness, shops, and services to this modern office campus – adding to a neighbourhood with a growing roster of city hotspots.



next door...



CAMPUS FOR THE COMMUNITY

New public spaces throughout the T3 Junction campus revitalizes the surrounding grounds, brings in the community, and elevates the experience for tenants.

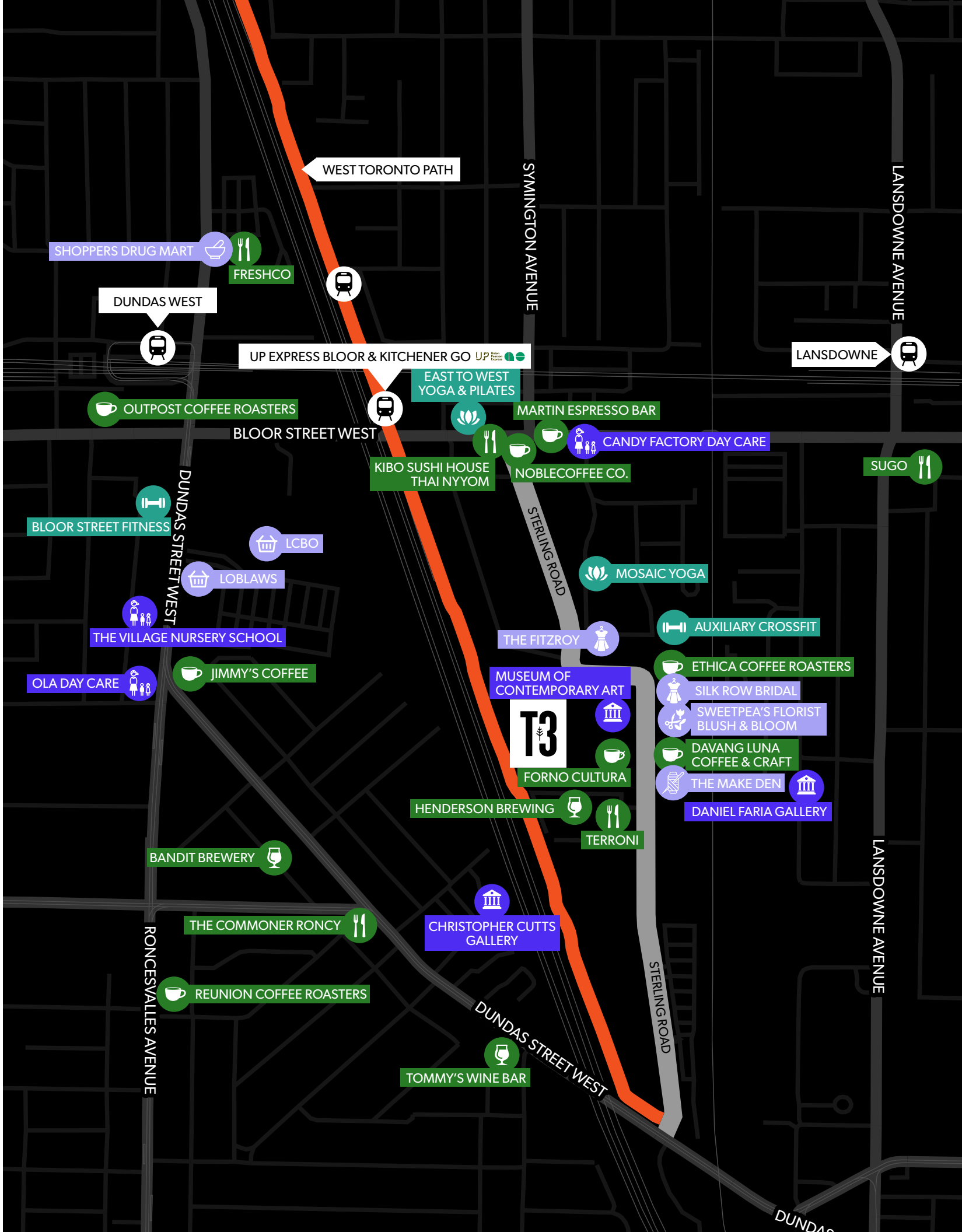
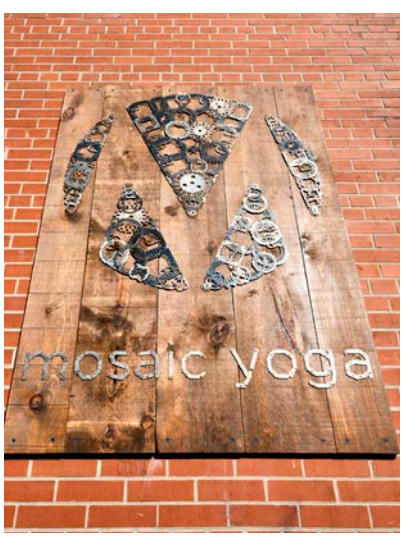
PRIVATE PARK ACTIVATION

A private park space co-programmed with the MOCA is the stage for café patios, food trucks, cultural events, and partnerships throughout the year.

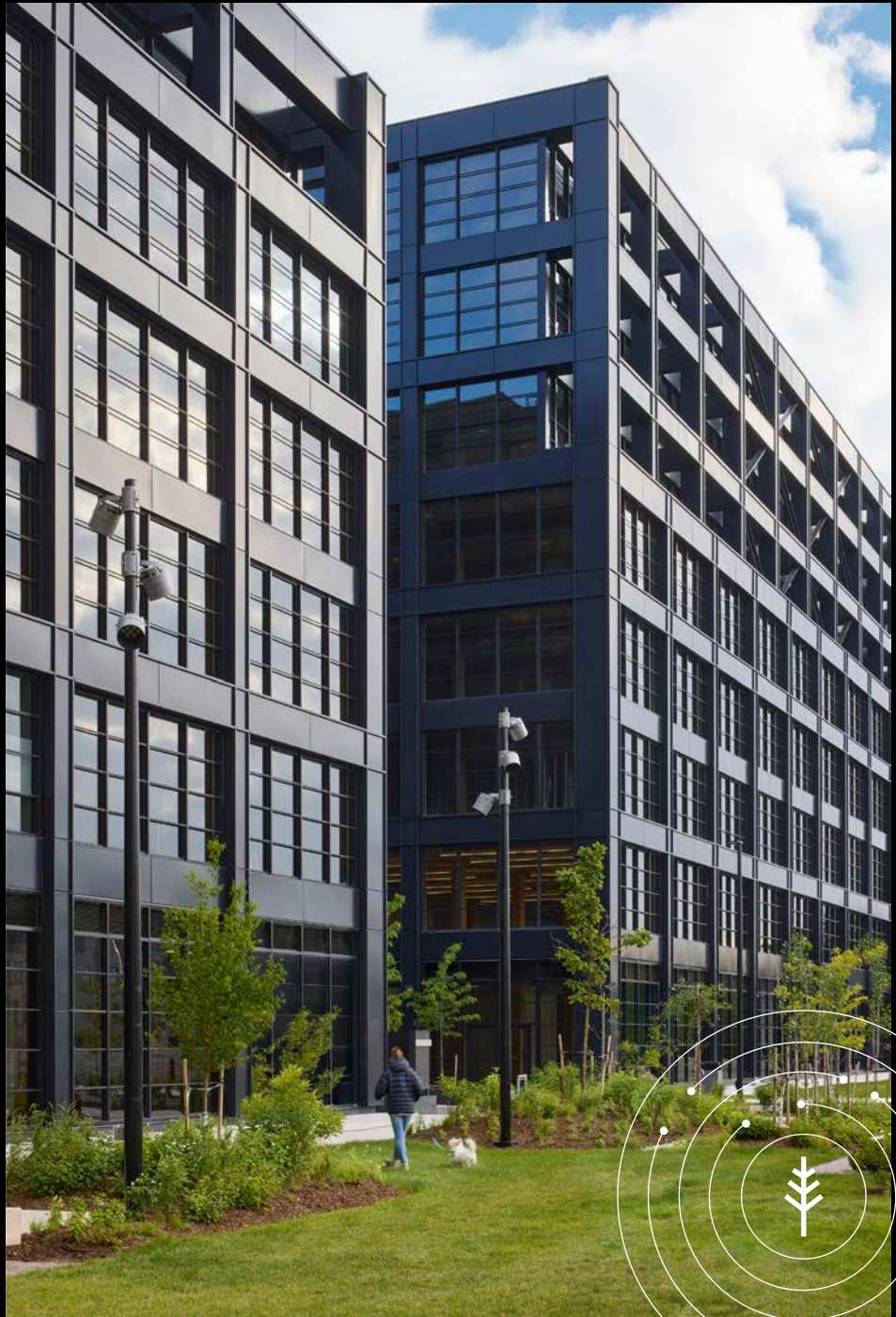


...and across the street

T3 JUNCTION IS SURROUNDED BY ART, FOOD, DRINKS, PARKS & MORE



- WEST TORONTO PATH
- SHOPPERS DRUG MART
- FRESHCO
- DUNDAS WEST
- UP EXPRESS BLOOR & KITCHENER GO UP
- EAST TO WEST YOGA & PILATES
- MARTIN ESPRESSO BAR
- SYMINGTON AVENUE
- LANSDOWNE AVENUE
- LANSDOWNE
- OUTPOST COFFEE ROASTERS
- BLOOR STREET WEST
- KIBO SUSHI HOUSE THAI NYIOM
- NOBLECOFFEE CO.
- CANDY FACTORY DAY CARE
- SUGO
- BLOOR STREET FITNESS
- DUNDAS STREET WEST
- LCBO
- LOBLAWS
- MOSAIC YOGA
- STERLING ROAD
- THE VILLAGE NURSERY SCHOOL
- JIMMY'S COFFEE
- AUXILIARY CROSSFIT
- OLA DAY CARE
- BANDIT BREWERY
- HENDERSON BREWING
- ETHICA COFFEE ROASTERS
- THE FITZROY
- MUSEUM OF CONTEMPORARY ART
- SILK ROW BRIDAL
- SWEETPEA'S FLORIST BLUSH & BLOOM
- T3
- FORNO CULTURA
- DAVANG LUNA COFFEE & CRAFT
- THE MAKE DEN
- DANIEL FARIA GALLERY
- TERRONI
- RONCESVALLES AVENUE
- THE COMMONER RONCY
- CHRISTOPHER CUTTS GALLERY
- REUNION COFFEE ROASTERS
- TOMMY'S WINE BAR
- LANSDOWNE AVENUE
- DUNDAS STREET WEST
- STERLING ROAD
- DUNDAS



TIMBER
TRANSIT
TECHNOLOGY

T3 Junction is Sustainable



PROTECTING OLD GROWTH

T3 Junction's timber structure comes from young trees, which are readily renewable and protect our old-growth forests.



CARBON SEQUESTRATION

An estimated 3,646 metric tons of carbon is stored in the timber structure of this modern office campus.



LESS CO2 PRODUCED

Compared with steel or concrete, T3 Junction's timber construction avoids emitting approximately 1,411 metric tons of carbon dioxide into our atmosphere.



LEED CERTIFIED

T3 Junction is LEED Gold certified, and embodies the highest standards for sustainability and health. From highly efficient power and heating systems to clean building materials to biophilia and natural light, this building is healthy for the planet, and the people who work here.

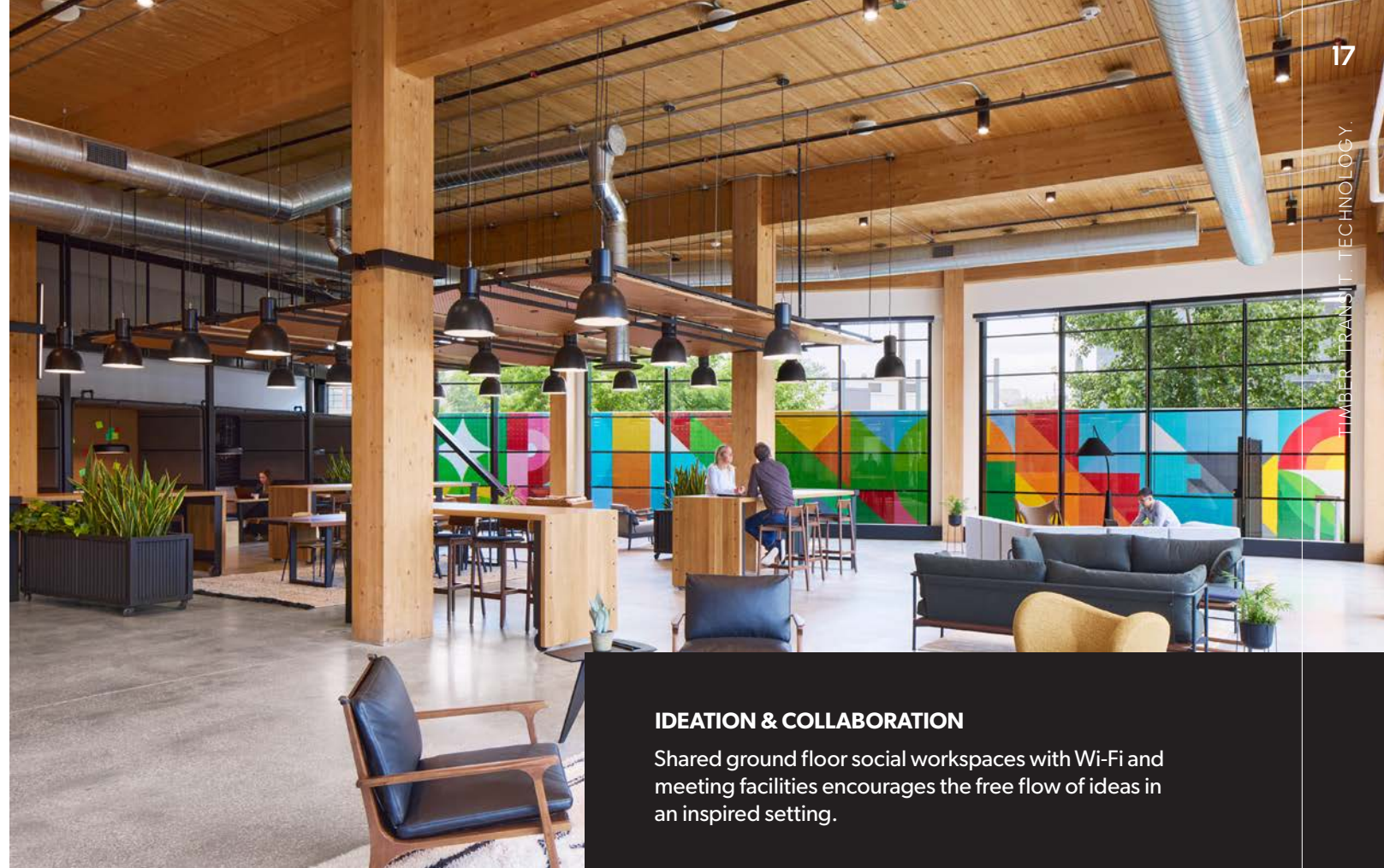


VIEW HINES
SUSTAINABILITY REPORT

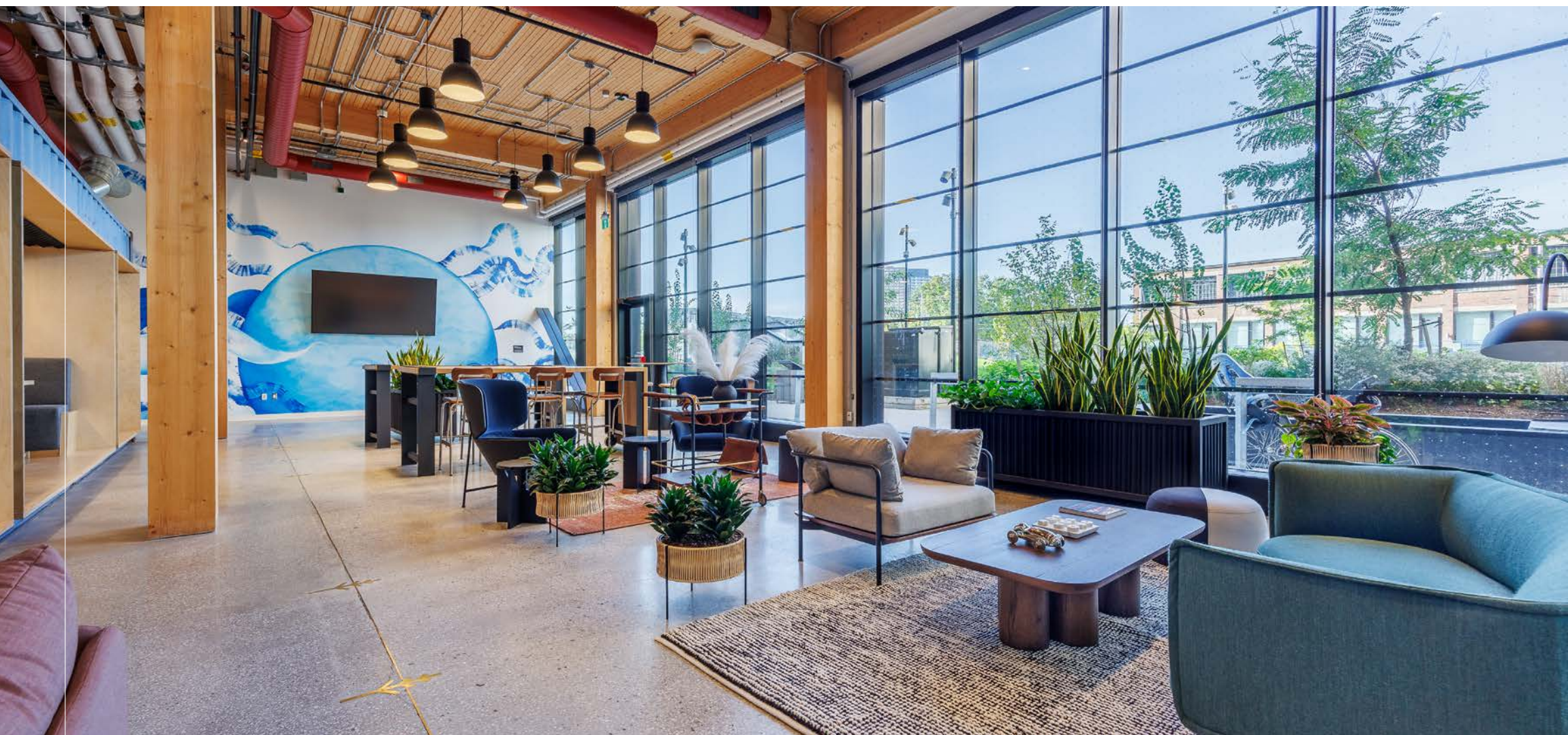


T3 Junction Inspires

WITH AMENITIES THAT FUTURE - FORWARD TEAMS DEMAND



IDEATION & COLLABORATION
 Shared ground floor social workspaces with Wi-Fi and meeting facilities encourages the free flow of ideas in an inspired setting.





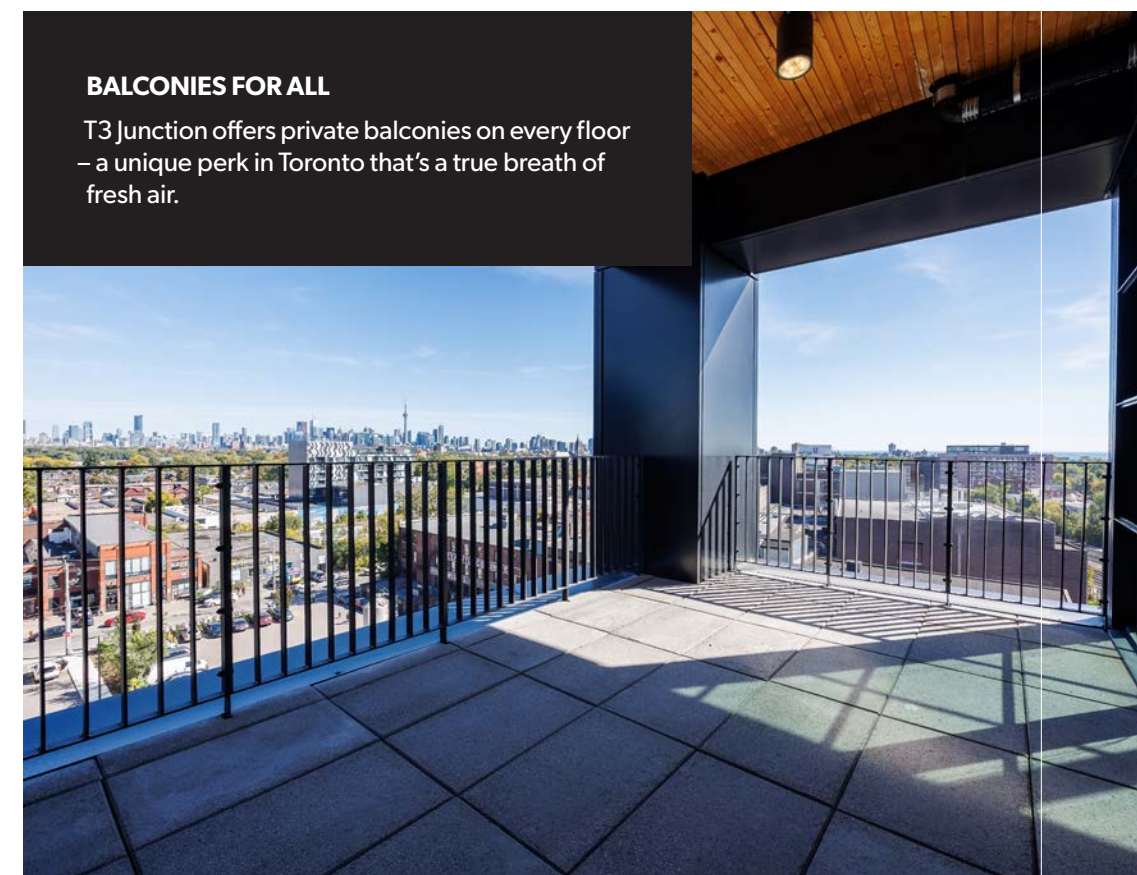
CITY-VIEW ROOFTOP

Two rooftop lounges offer expansive views of the Downtown skyline and surrounding Junction neighbourhood – perfect for employee events, sunset happy hours, and breakaway spring meetings.



BALCONIES FOR ALL

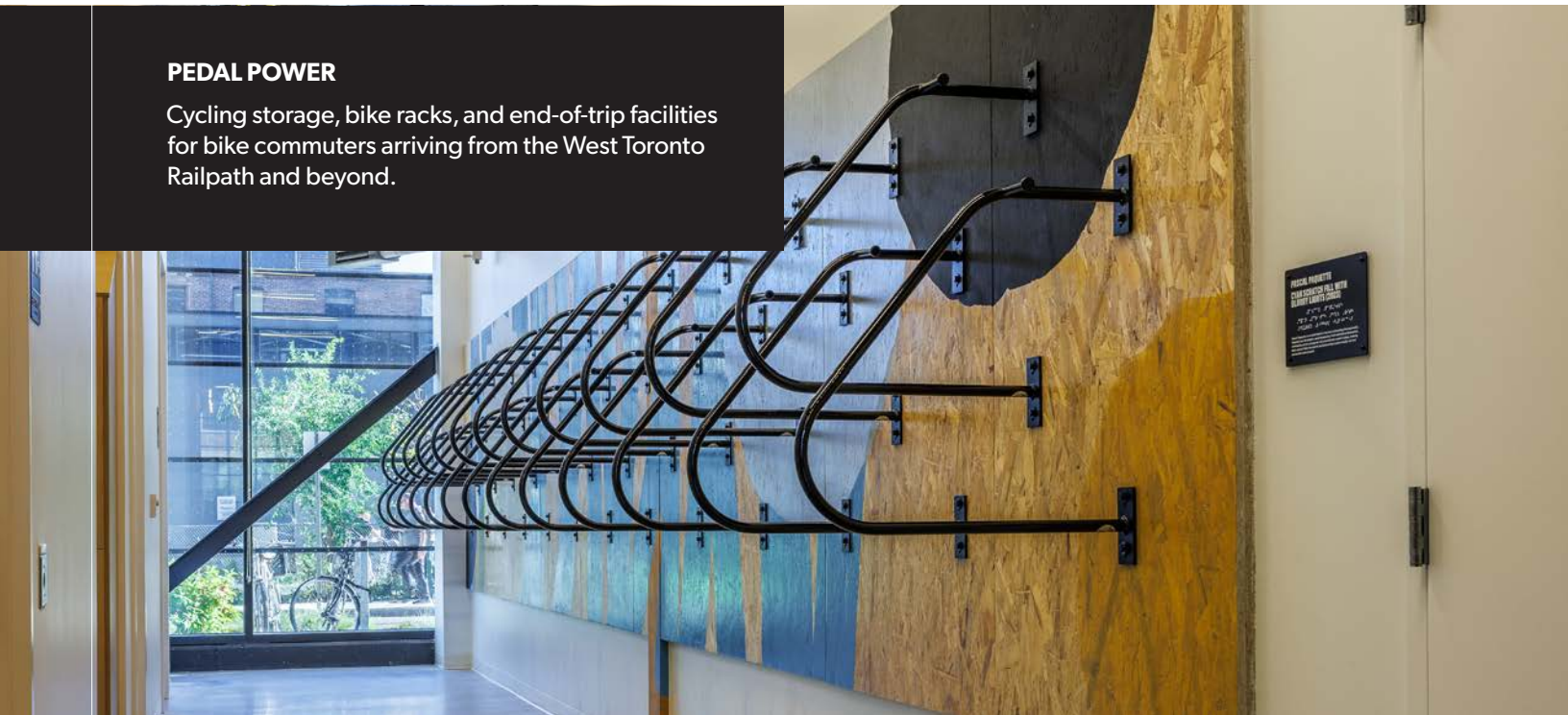
T3 Junction offers private balconies on every floor – a unique perk in Toronto that's a true breath of fresh air.





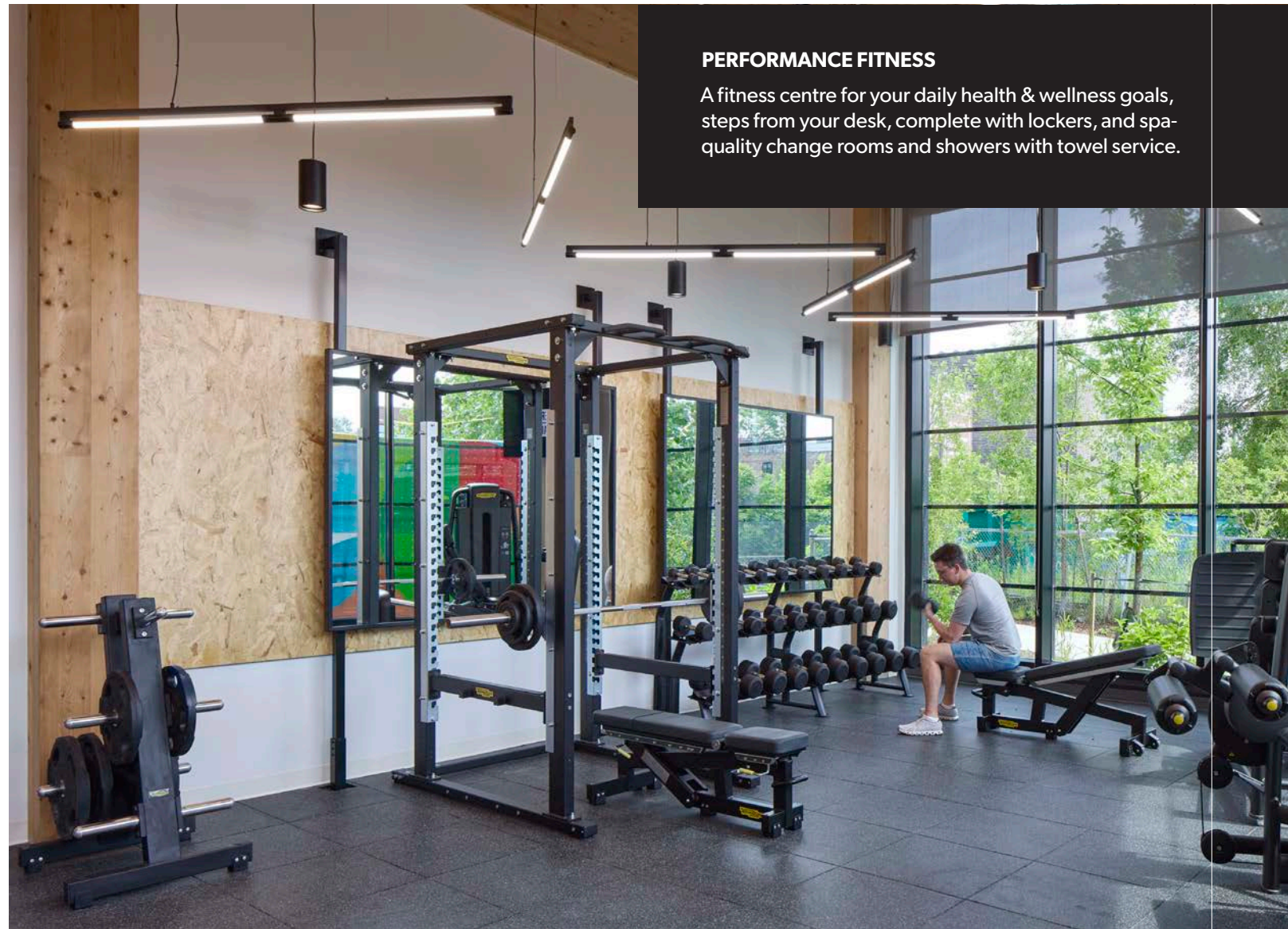
PEDAL POWER

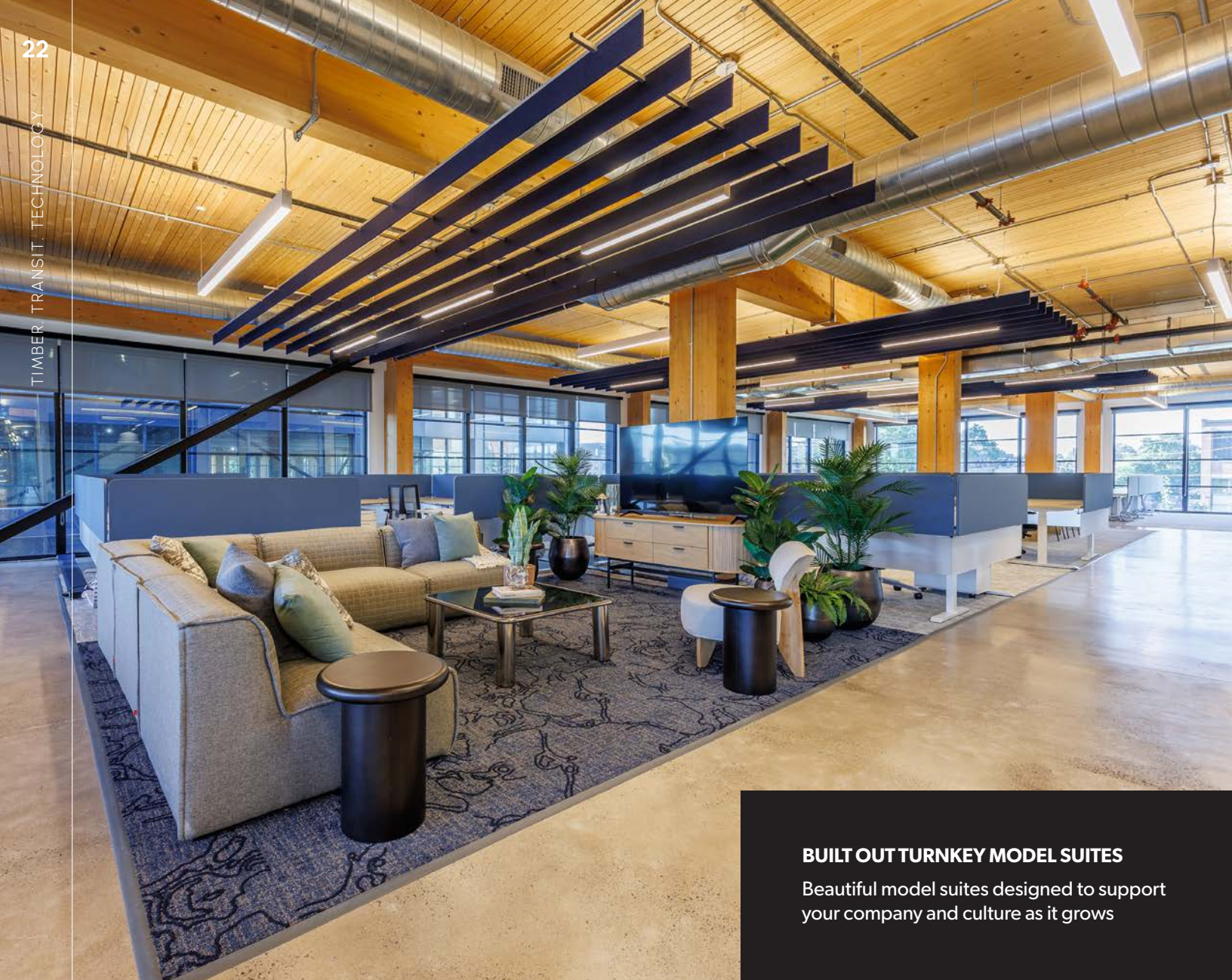
Cycling storage, bike racks, and end-of-trip facilities for bike commuters arriving from the West Toronto Railpath and beyond.



PERFORMANCE FITNESS

A fitness centre for your daily health & wellness goals, steps from your desk, complete with lockers, and spaa-quality change rooms and showers with towel service.





BUILT OUT TURNKEY MODEL SUITES
Beautiful model suites designed to support your company and culture as it grows

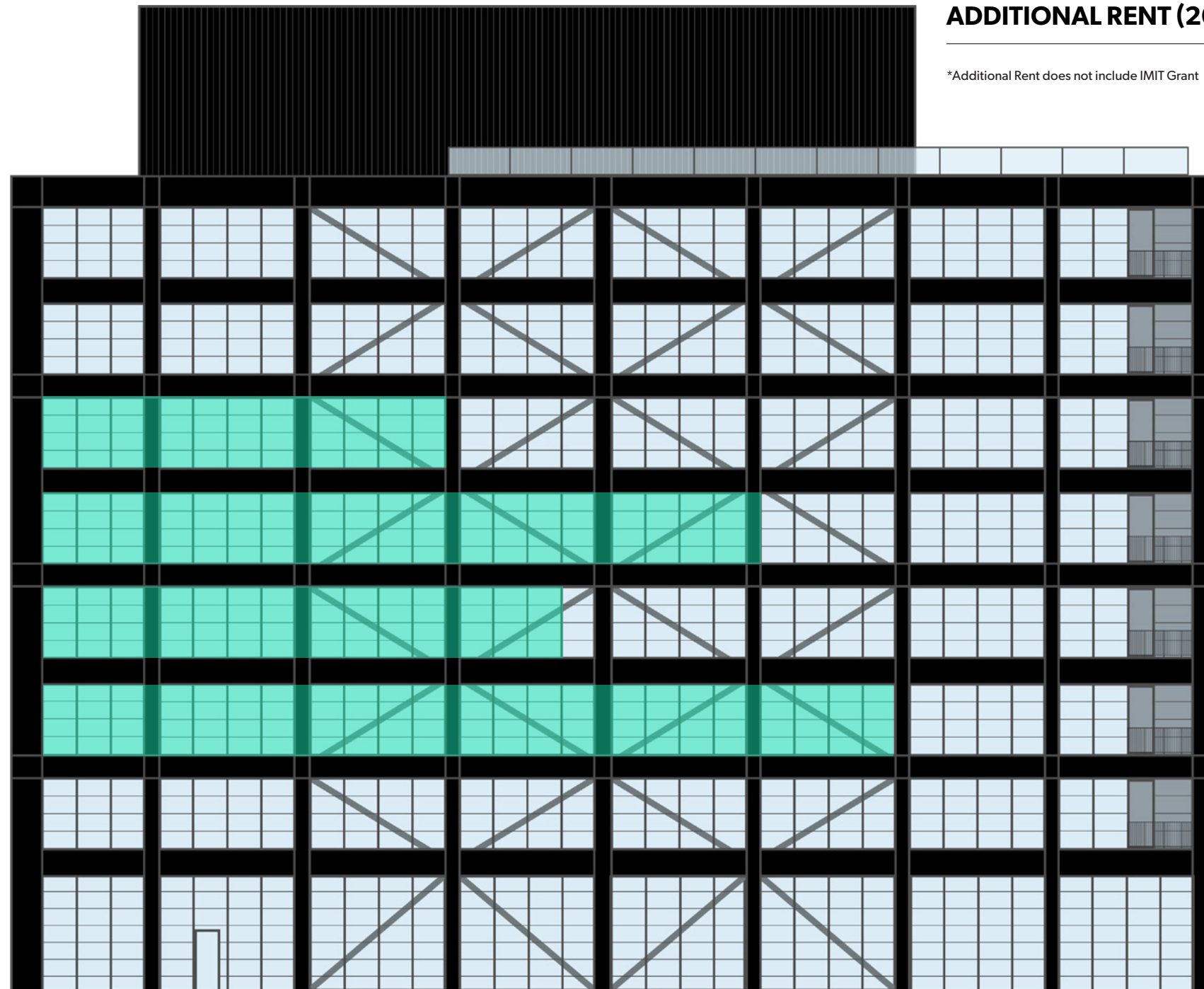


West Building

8 STOREYS
124,000 SF OFFICE AVAILABLE

LEASED

ROOFTOP
8TH FLOOR 26,377 SF
7TH FLOOR 26,377 SF
6TH FLOOR 13,144 SF
5TH FLOOR 8,801 SF
4TH FLOOR 15,203 SF
3RD FLOOR - MODEL SUITE 6,255 SF
2ND FLOOR 27,804 SF
GROUND FLOOR LOBBY & RETAIL



NET RENT	Contact Agent
PARKING RATIO	1/3,000 SF
IMIT GRANT	\$3.62 PSF
ADDITIONAL RENT (2025 EST)*	\$22.86

*Additional Rent does not include IMIT Grant

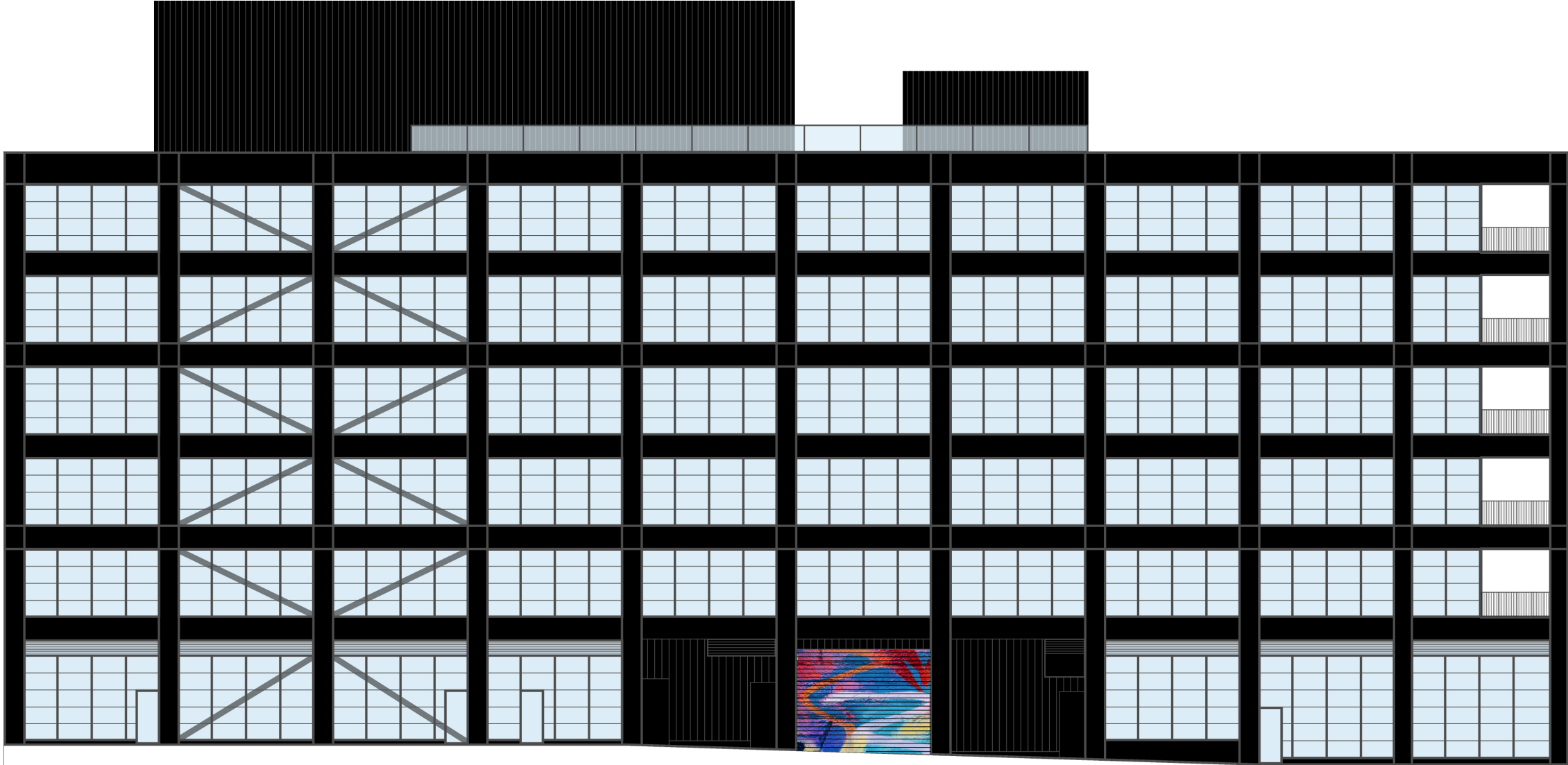
East Building

6 STOREYS
~85,000 SF OFFICE AVAILABLE

NET RENT	Contact Agent
PARKING RATIO	1/3,000 SF
IMIT GRANT	\$3.62 PSF
ADDITIONAL RENT (2025 EST)*	\$22.86

*Additional Rent does not include IMIT Grant

ROOFTOP
6TH FLOOR 15,938 SF
5TH FLOOR 16,916 SF
4TH FLOOR 16,916 SF
3RD FLOOR 16,916 SF
2ND FLOOR - MODEL SUITE 16,916 SF
GROUND FLOOR LOBBY & RETAIL



PUBLIC
PARK

STERLING RD

T3 Junction Site Map

PERTH AVE

STERLING RD

RAILPATH CONNECTION

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

RESIDENTIAL

PRIVATE
PARK

PRIVATE
PARK

RAILPATH CONNECTION

MUSEUM OF
CONTEMPORARY ART

STERLING RD

THE
FOUNDRY
FUTURE DEVELOPMENT

WEST TORONTO RAILPATH

WEST
BUILDING

150 STERLING RD

EAST
BUILDING

152 STERLING RD

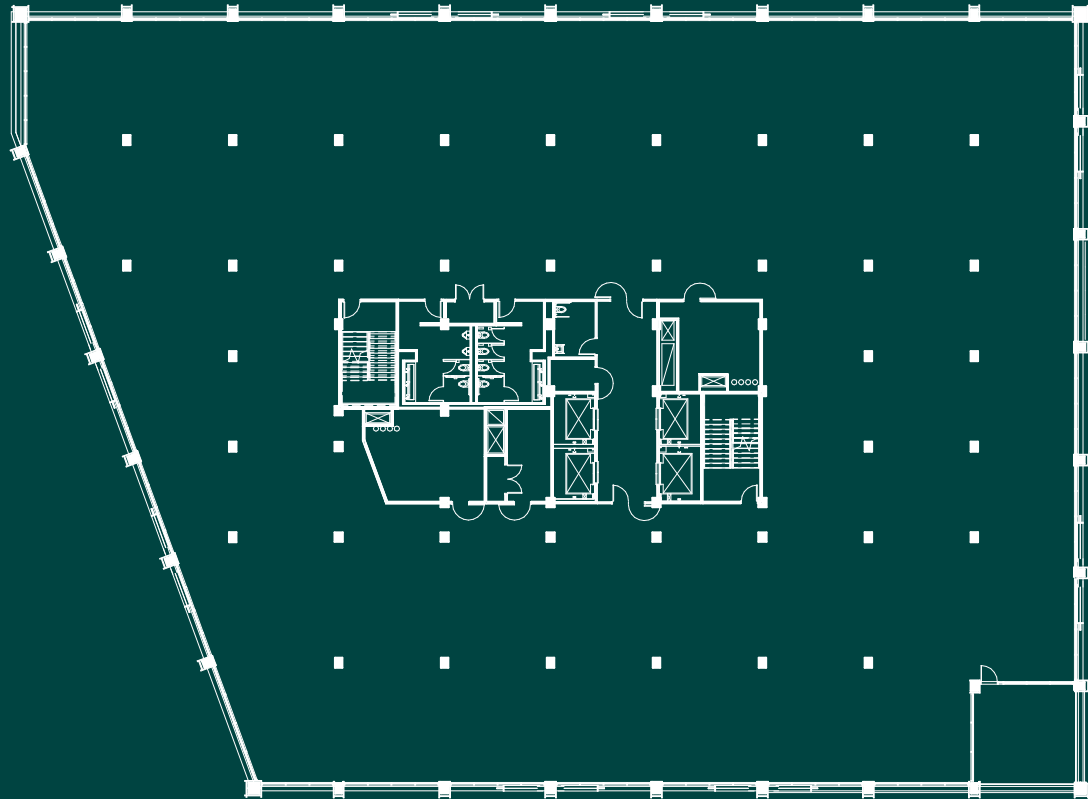
RAILPATH CONNECTION



West Building

8 STOREYS
~190,000 SF OFFICE

FLOOR PLAN FLOORS 2 - 8



BUILDING SPECIFICATIONS

Total Office Size: ~190,000 SF
Floors: 8

Typical Floor Plate: 27,500 SF

3,100 SF social workspace and employee collaboration area

7,500 SF of retail at-grade

3,300 SF state-of-the-art gym and locker facilities

BOTH BUILDINGS HAVE

Generous core depths and column spacing for planning flexibility

Designed to accommodate employee density of 100 SF per person

Private Tenant Balcony

Floor to ceiling windows

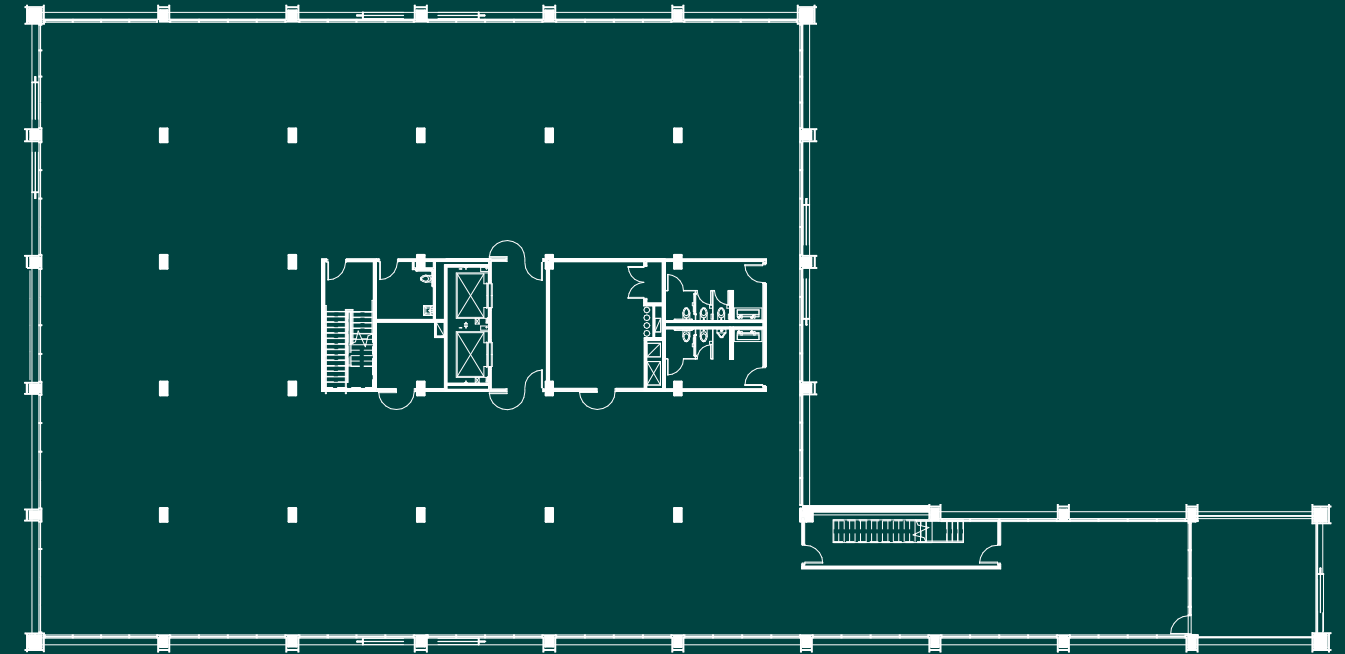
Modern, highly efficient HVAC

Poured concrete floors and exposed timber ceiling

East Building

6 STOREYS
~85,000 SF OFFICE

FLOOR PLAN FLOORS 2 - 6



BUILDING SPECIFICATIONS

Total Office Size: ~85,000 SF
Floors: 6

Typical Floor Plate: 16,000 SF

1,600 SF social workspace and employee collaboration area

6,500 SF of retail at-grade

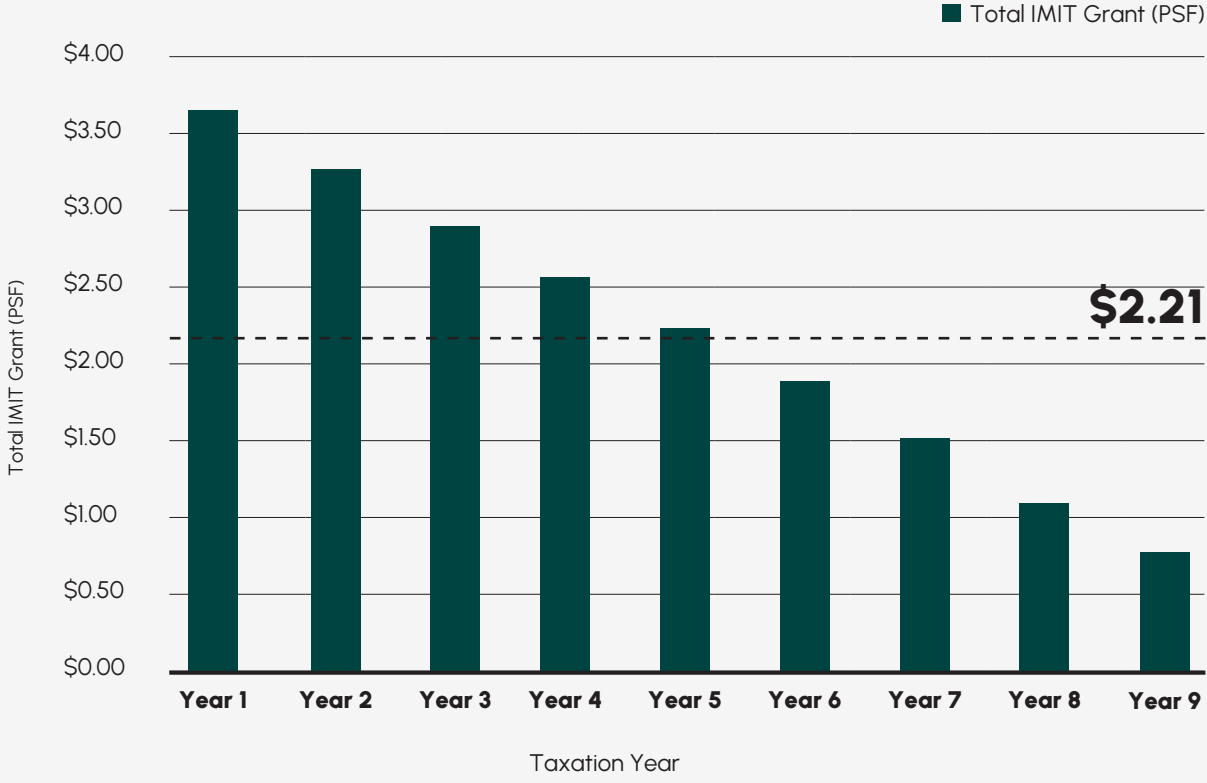
Access to West Building gym and locker facilities



IMIT Grant Summary

WEST BUILDING

150 STERLING RD

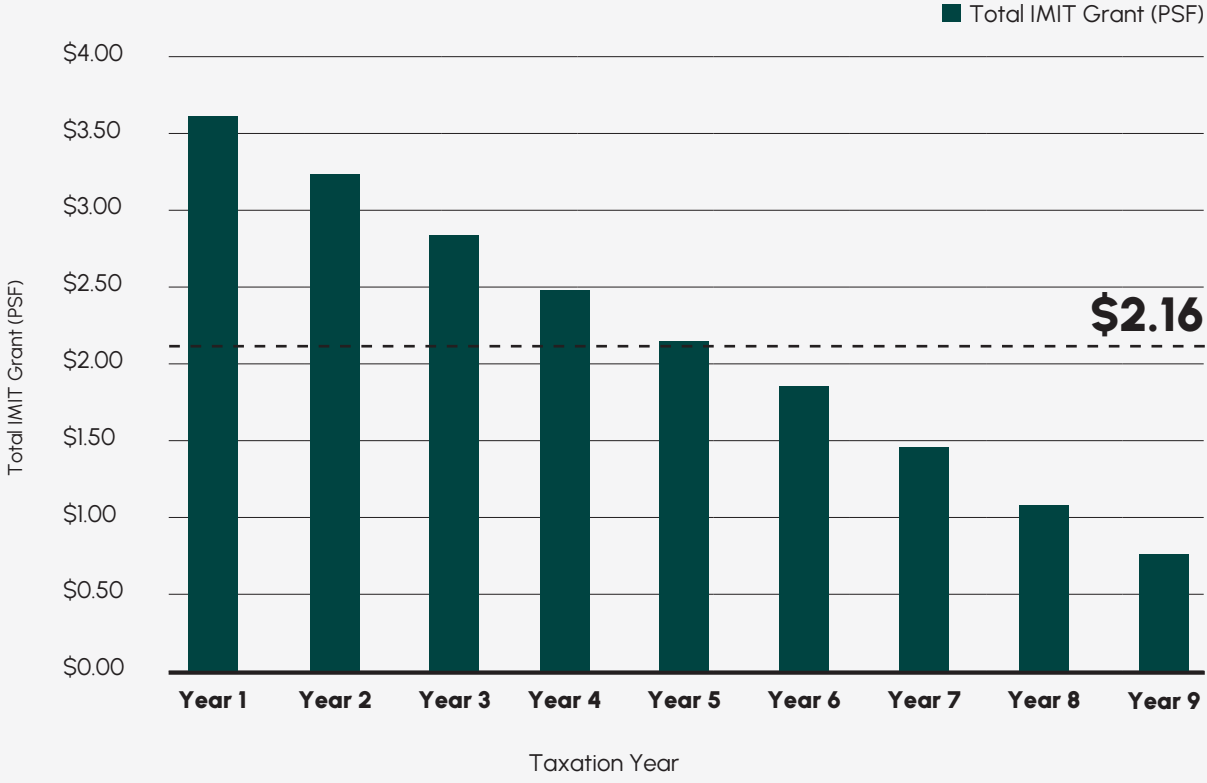


\$2.21

IMIT Grant Summary

EAST BUILDING

152 STERLING RD



\$2.16





T3 OFFICE
JUNCTION DONE
DIFFERENTLY

T3 JUNCTION

THIS IS THE HOME OF THE NEXT GREAT
TORONTO SUCCESS STORY.
MAKE IT YOURS.

Hines



hazelview
INVESTMENTS

CBRE

OFFICE FOR LEASE | 150 & 152 STERLING ROAD | JUNCTION TRIANGLE | TORONTO

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*Sales Representative **Broker