



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

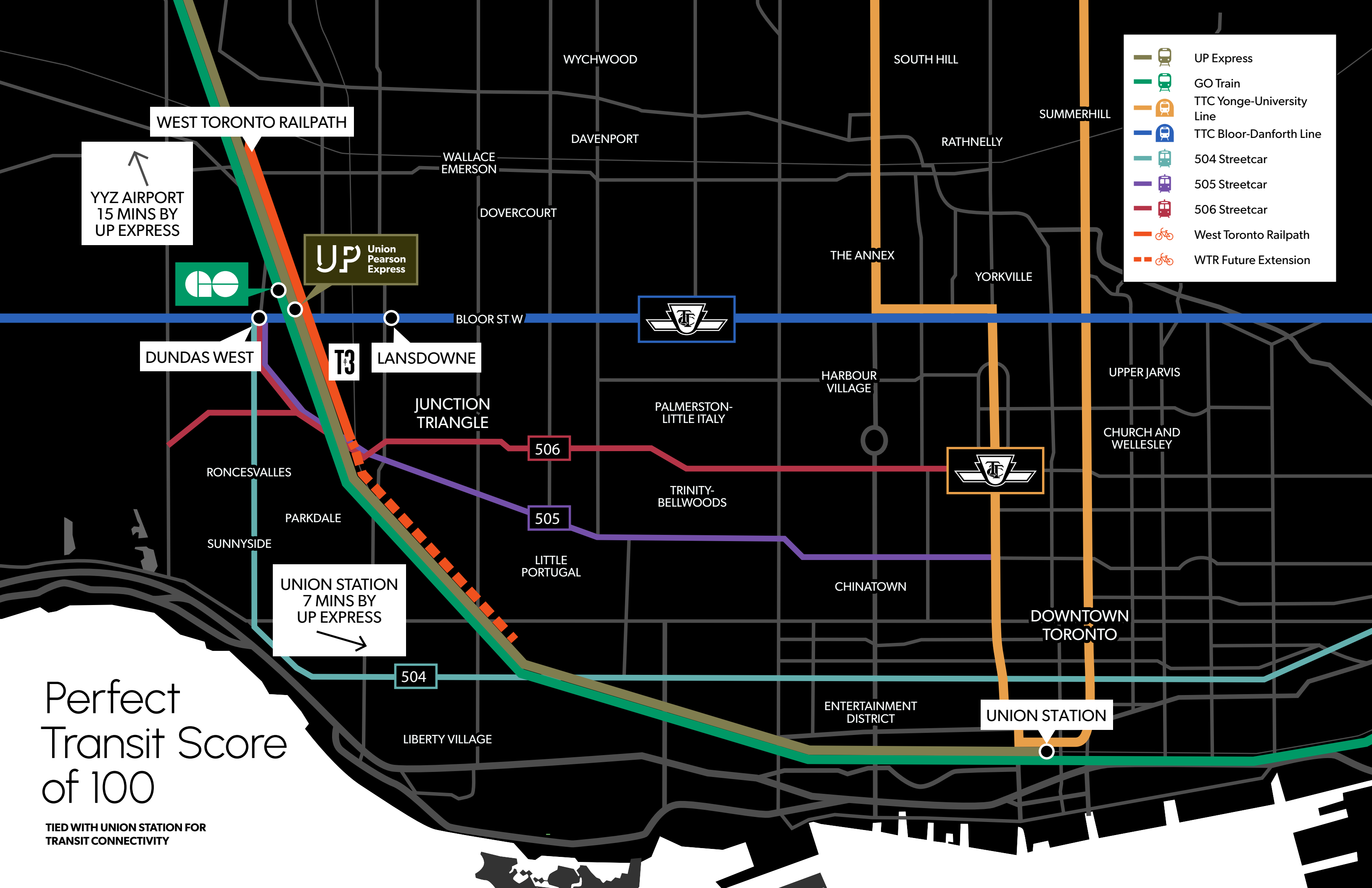
- Cycling route connects directly to the site

## 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**

LANSDOWNE

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...

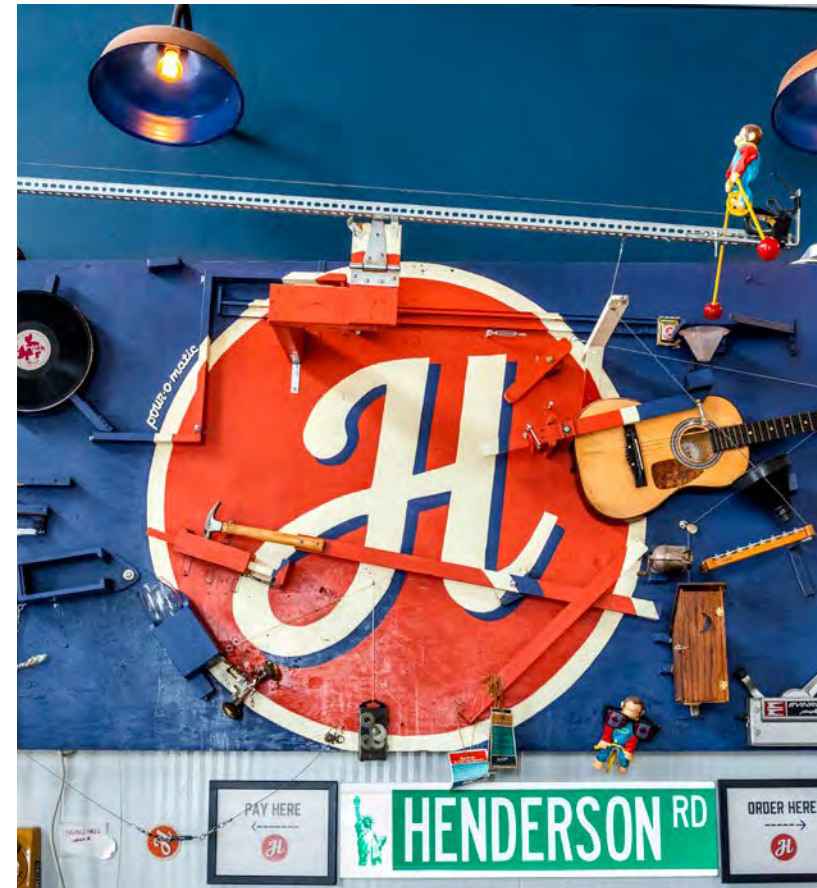


### CAMPUS FOR THE COMMUNITY

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

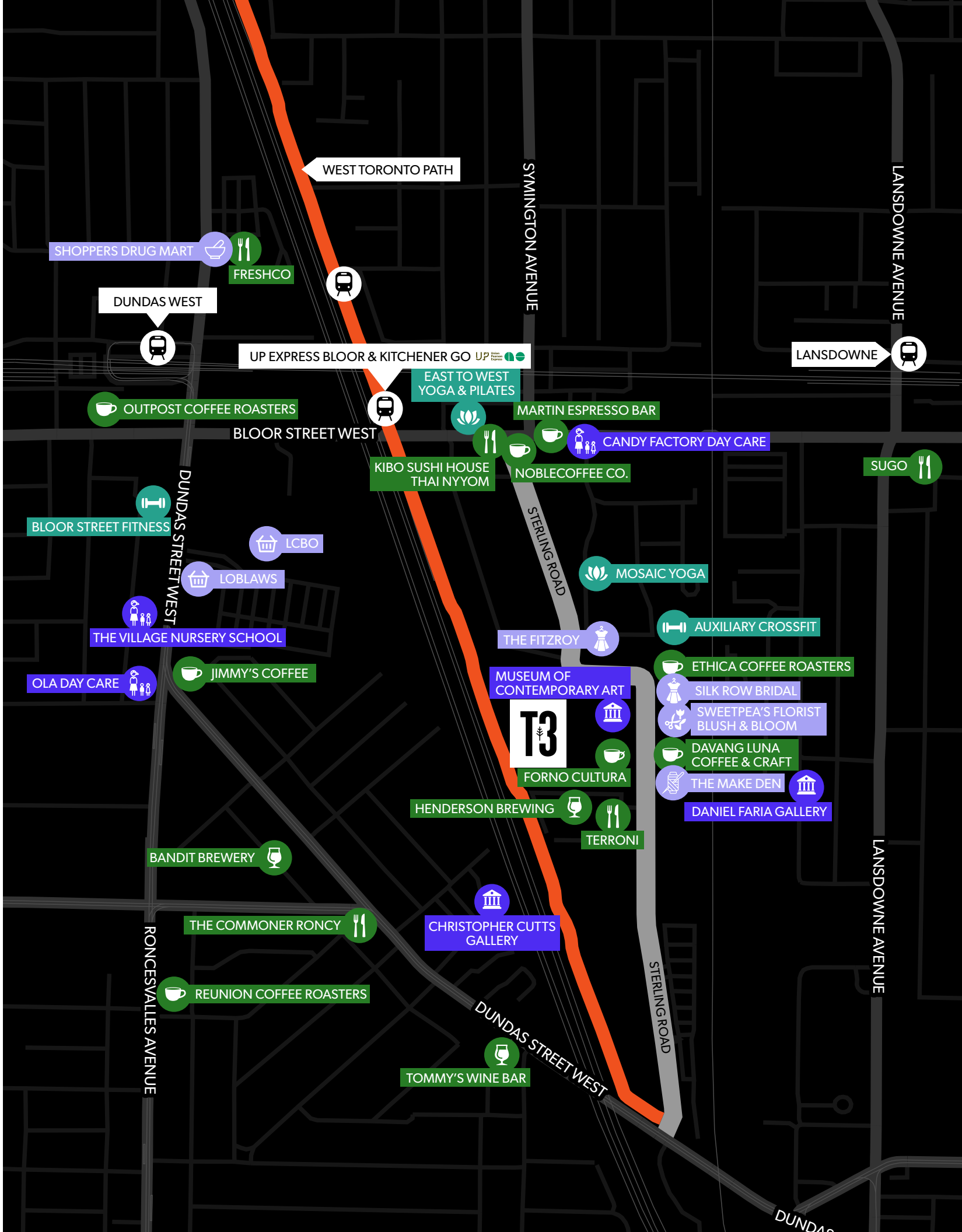
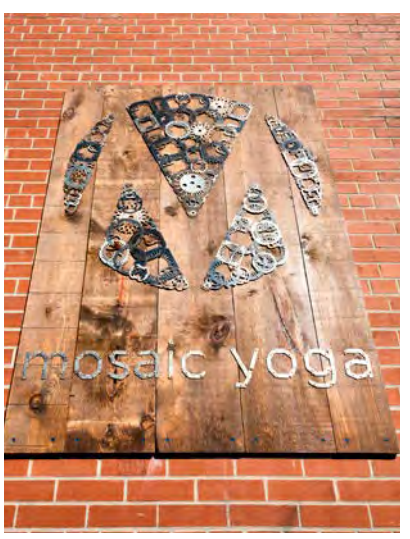
### PRIVATE PARK ACTIVATION

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





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.

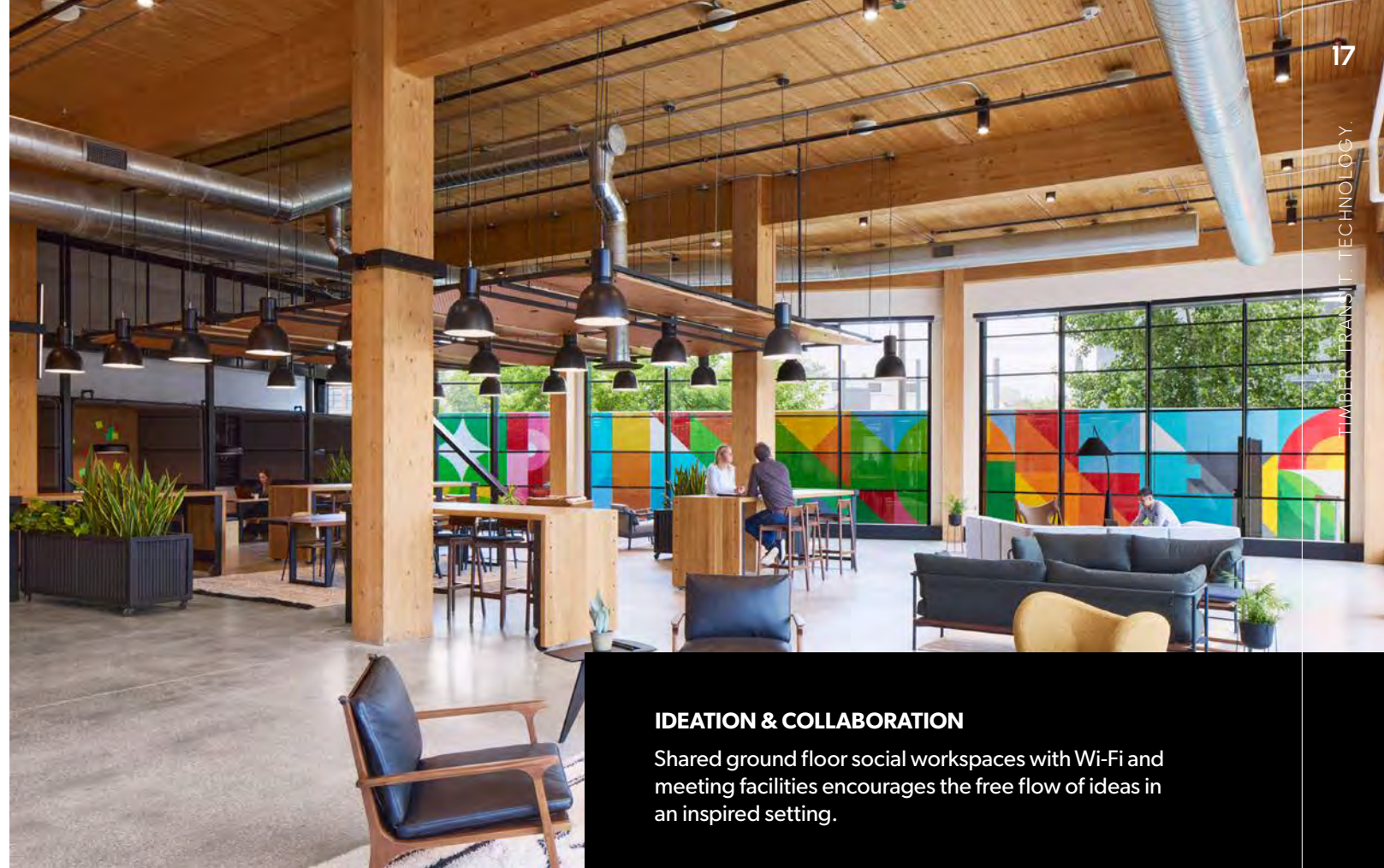


VIEW HINES  
SUSTAINABILITY REPORT



# 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.





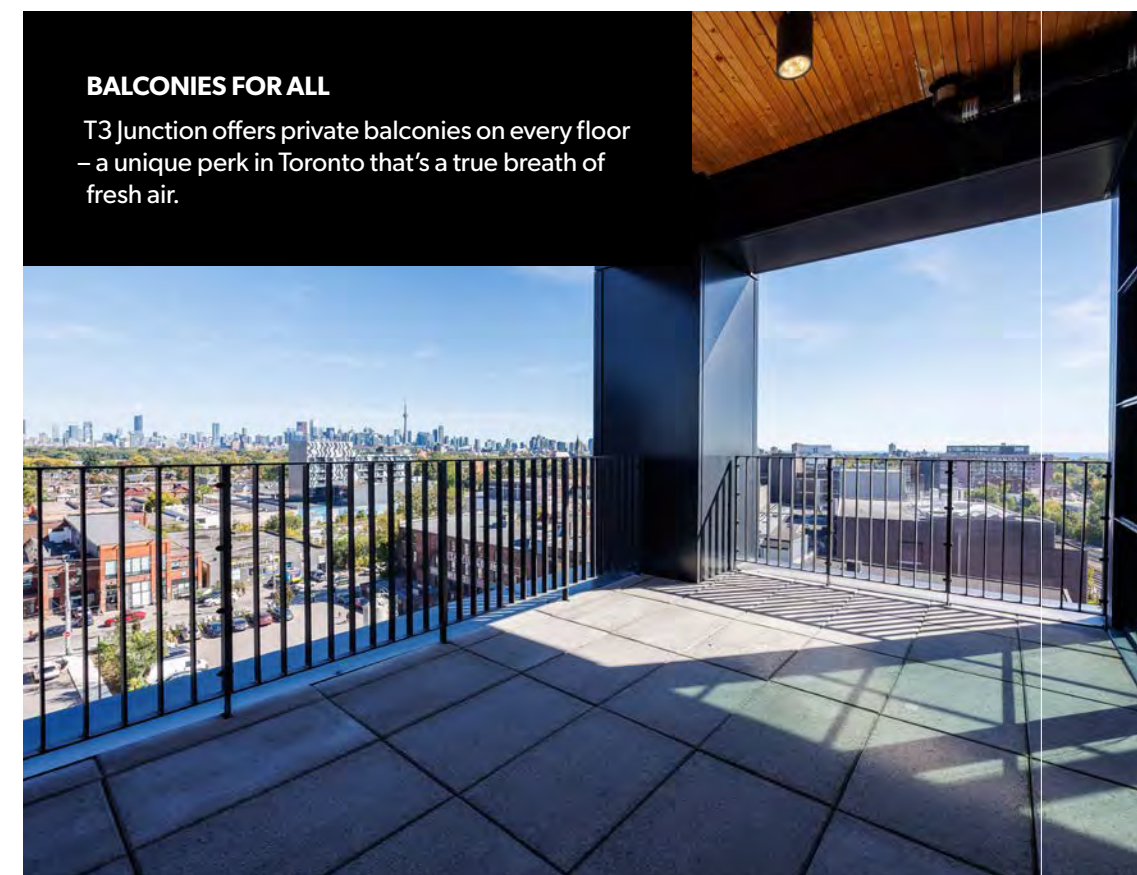
### CITY-VIEW ROOFTOP

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

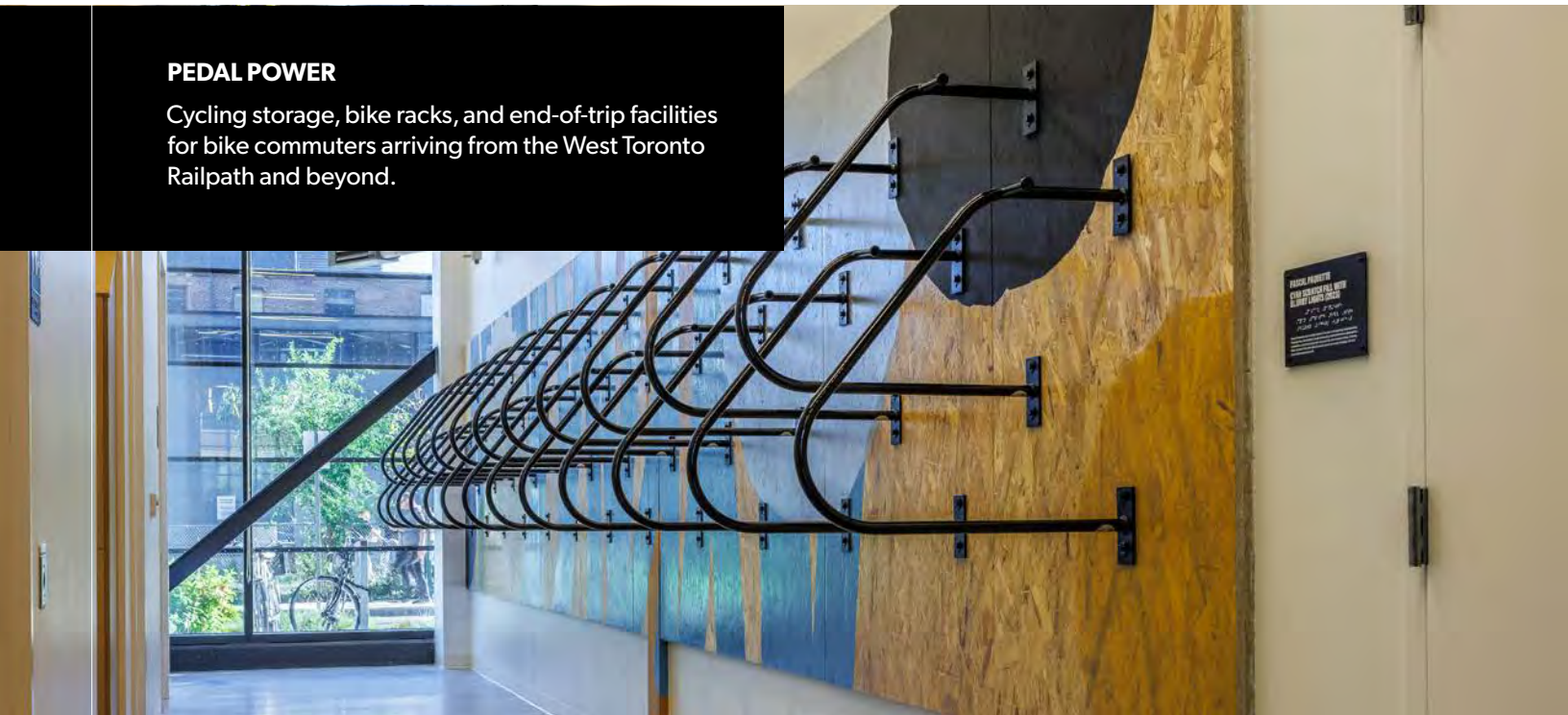
T3 Junction offers private balconies on every floor – a unique perk in Toronto that's a true breath of fresh air.





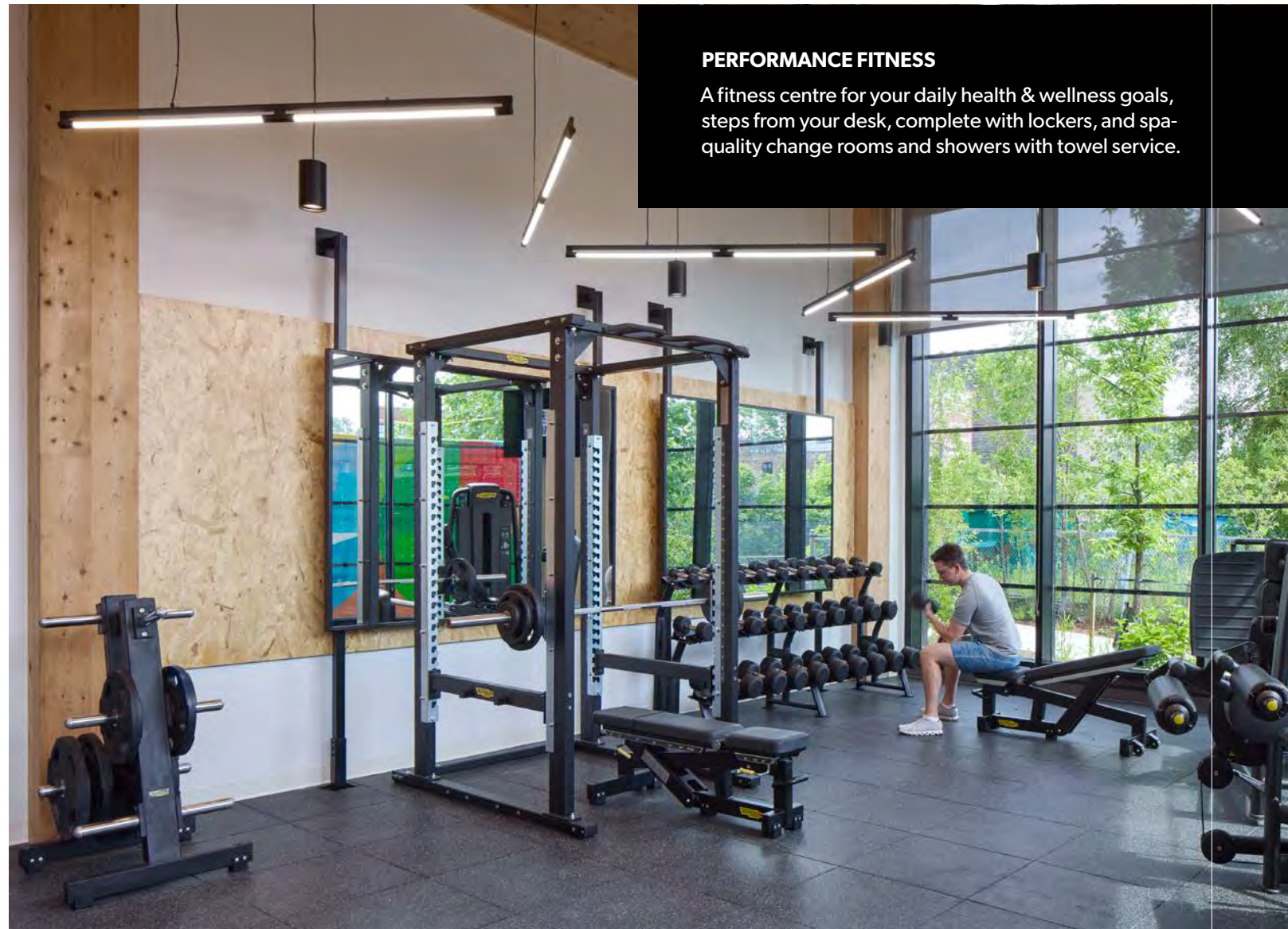
**PEDAL POWER**

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 spa-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

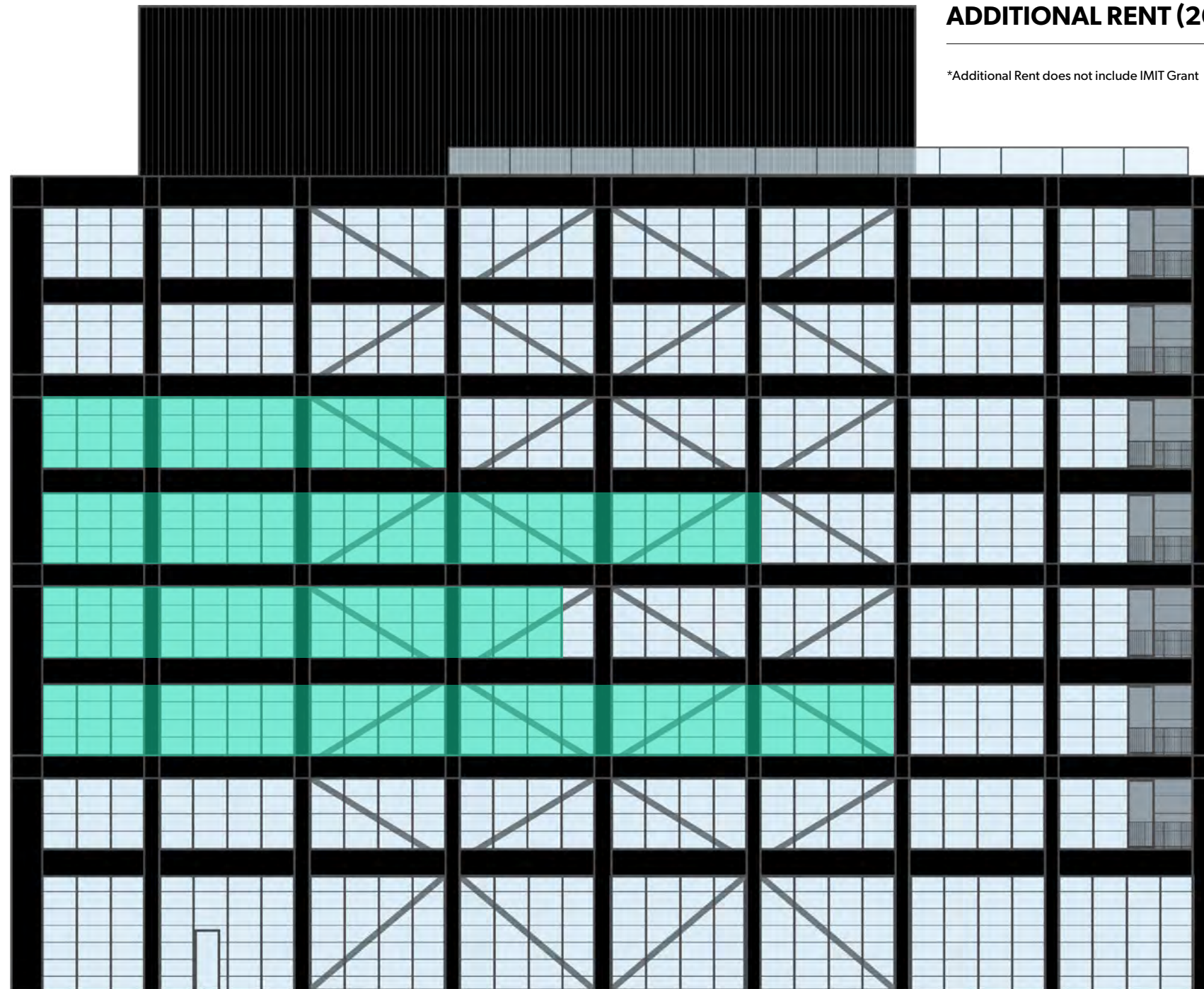


# West Building

**8 STOREYS**  
**124,000 SF OFFICE AVAILABLE**

**LEASED**

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



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

\*Additional Rent does not include IMIT Grant

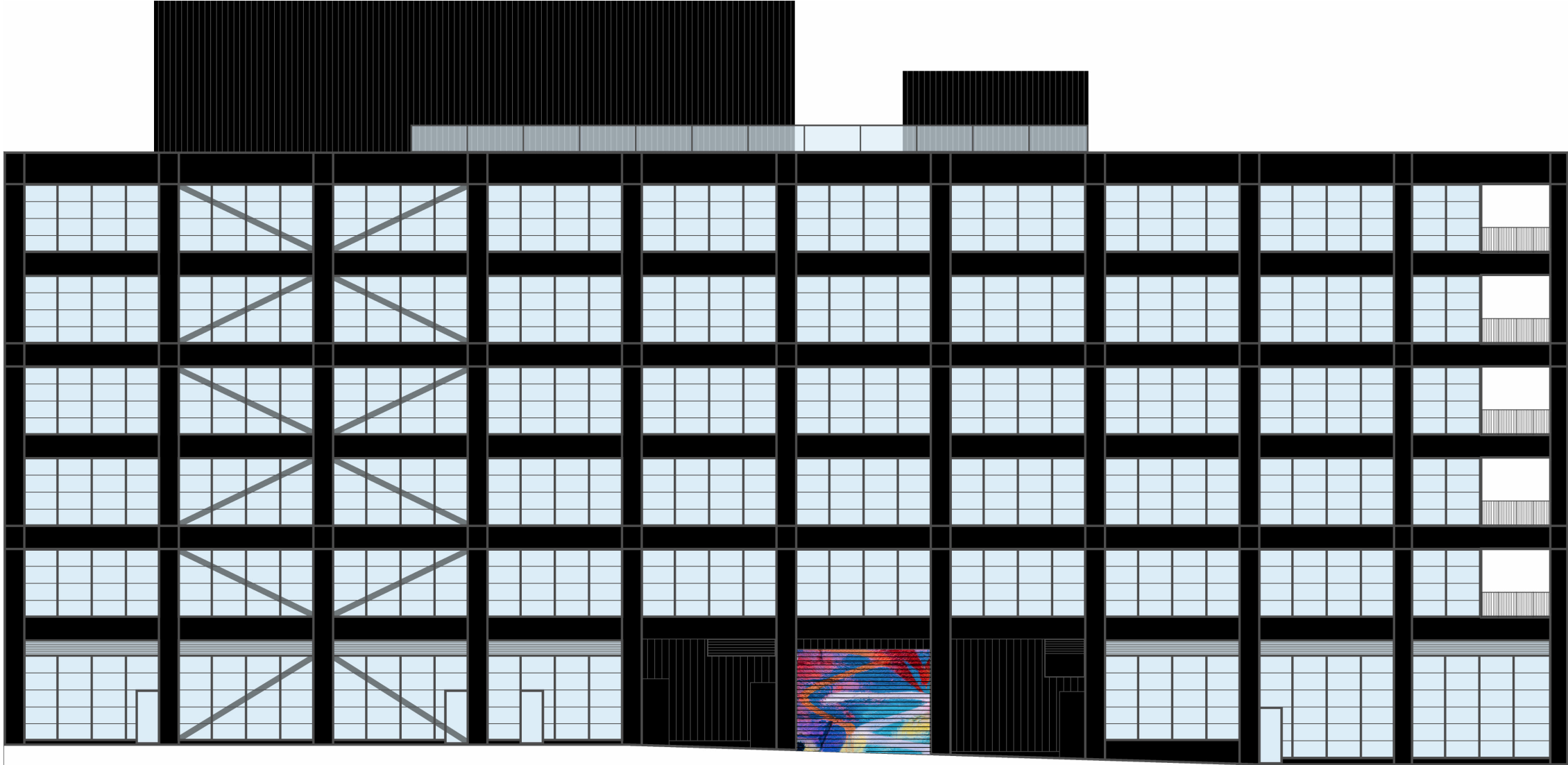
# East Building

**6 STOREYS**  
**~85,000 SF OFFICE AVAILABLE**

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

\*Additional Rent does not include IMIT Grant

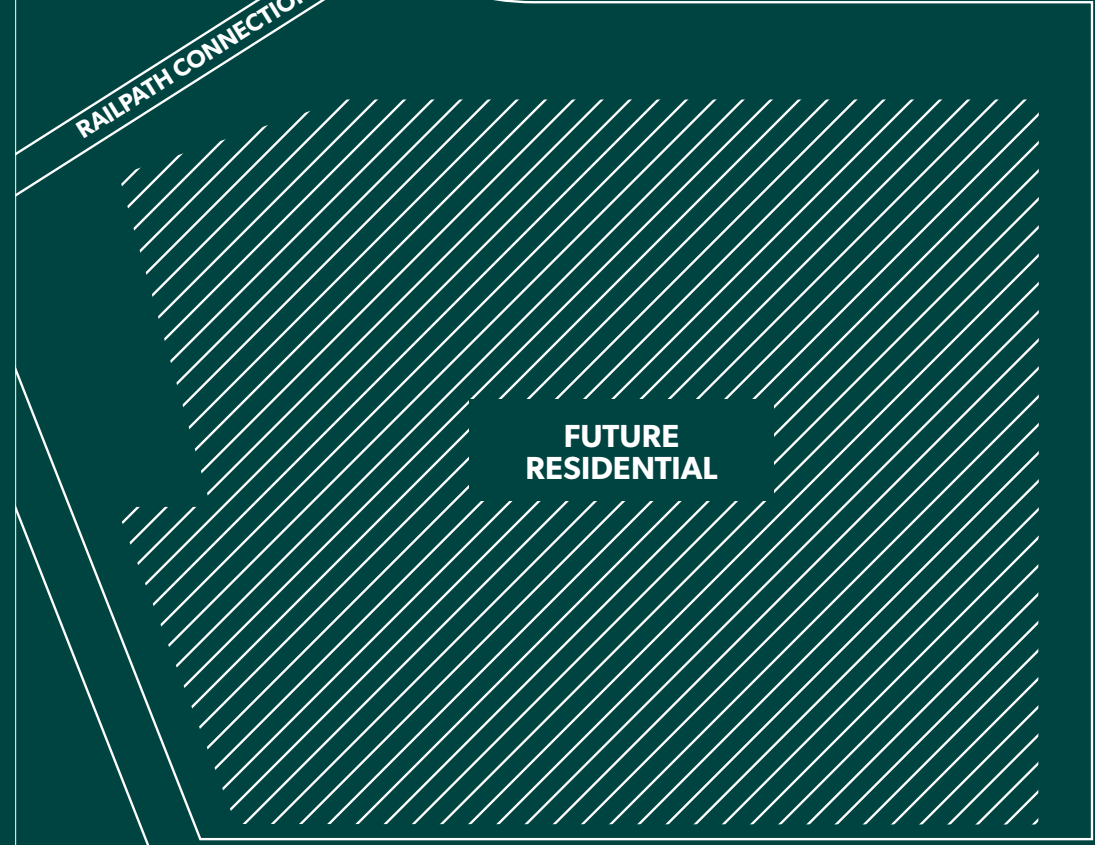
<b>ROOFTOP</b>
<b>6TH FLOOR</b> 15,938 SF
<b>5TH FLOOR</b> 16,916 SF
<b>4TH FLOOR</b> 16,916 SF
<b>3RD FLOOR</b> 16,916 SF
<b>2ND FLOOR – MODEL SUITE</b> 16,916 SF
<b>GROUND FLOOR</b> LOBBY & RETAIL





PERTH AVE

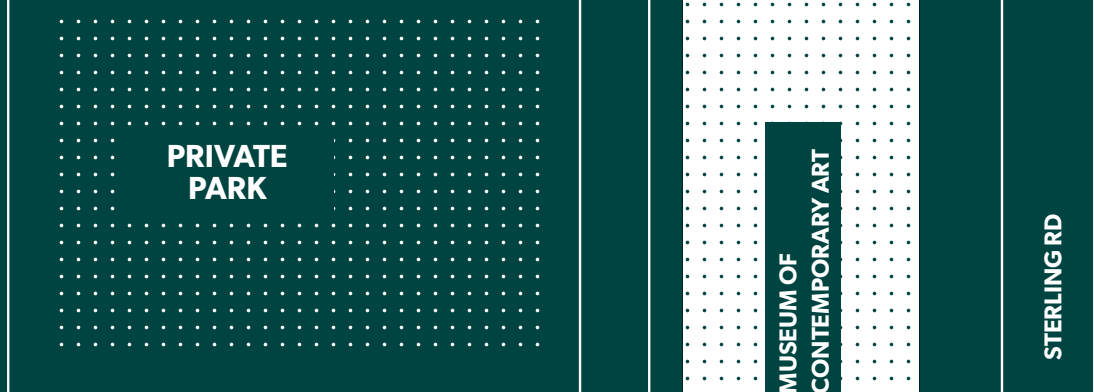
STERLING RD



RAILPATH CONNECTION



RAILPATH CONNECTION



STERLING RD

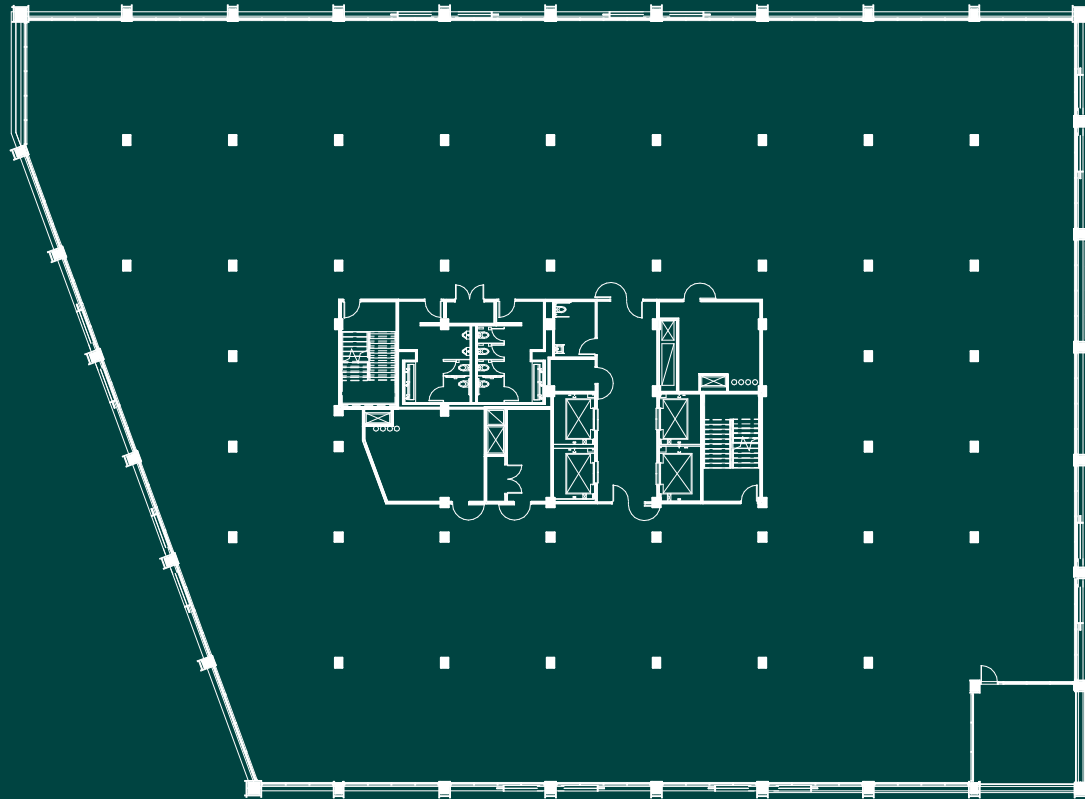
# T3 Junction Site Map



# 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

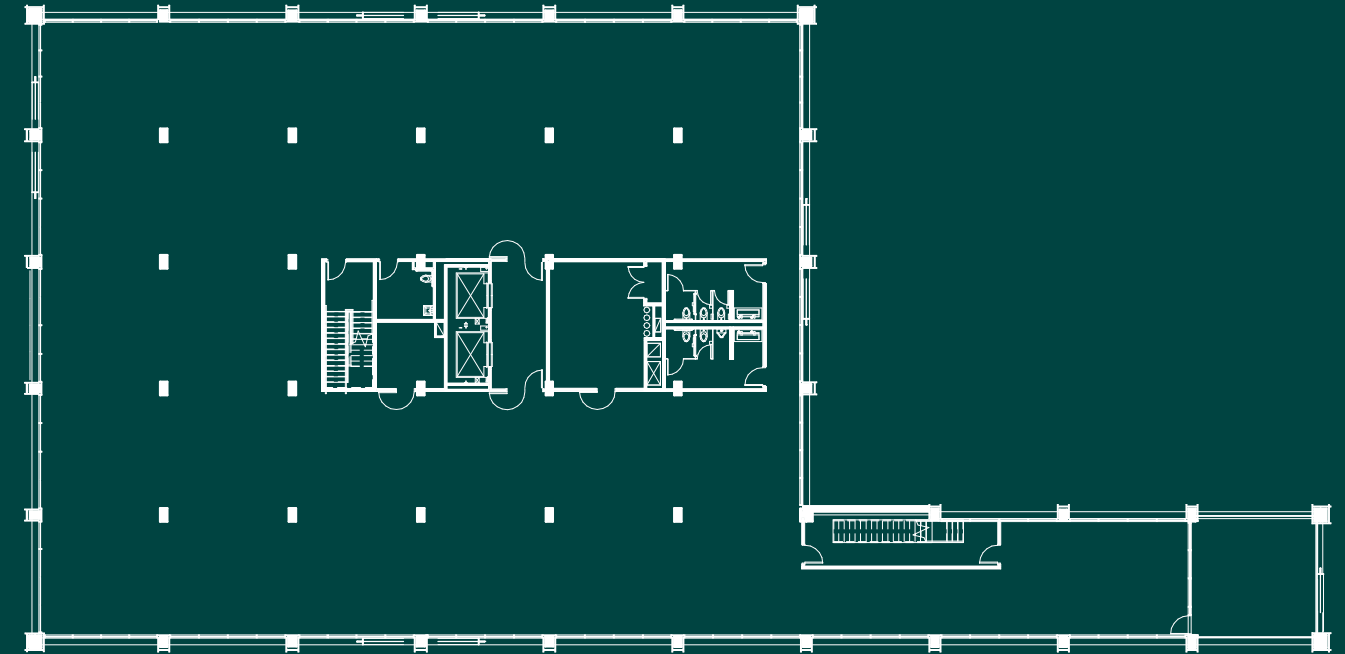
Modern, highly efficient HVAC

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

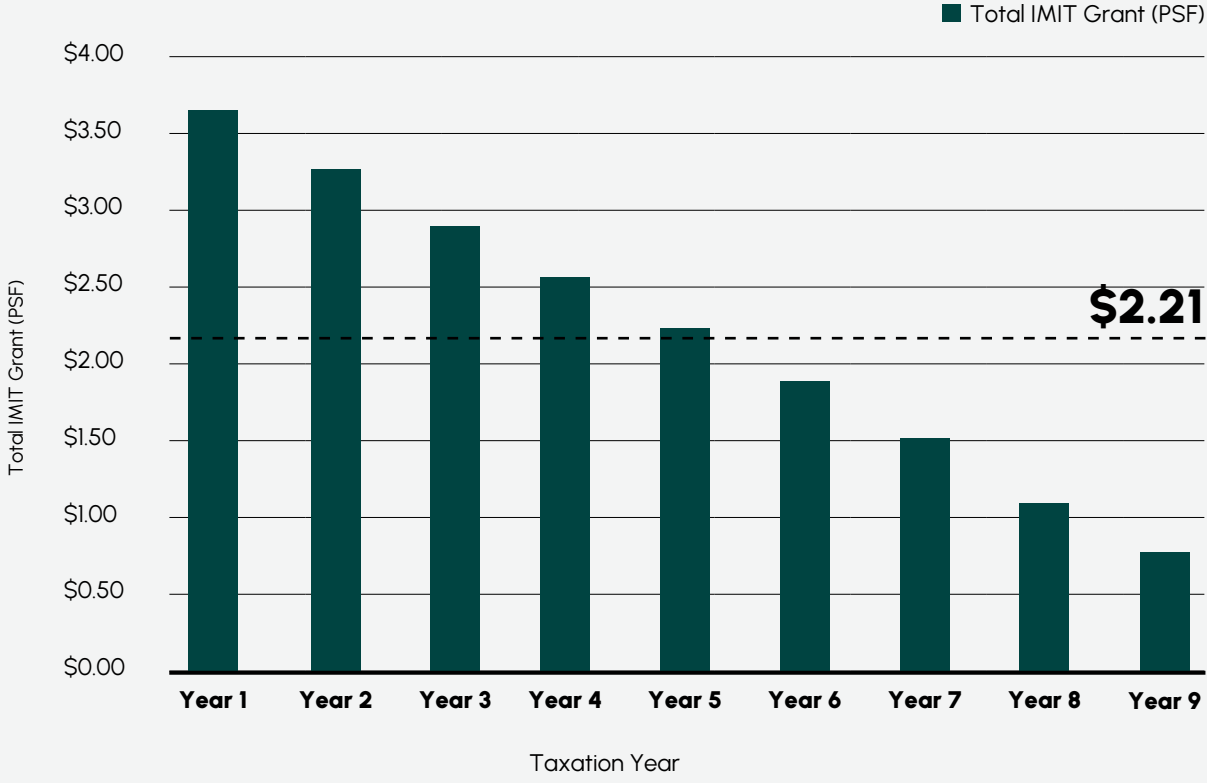
Access to West Building gym and locker facilities



# IMIT Grant Summary

## WEST BUILDING

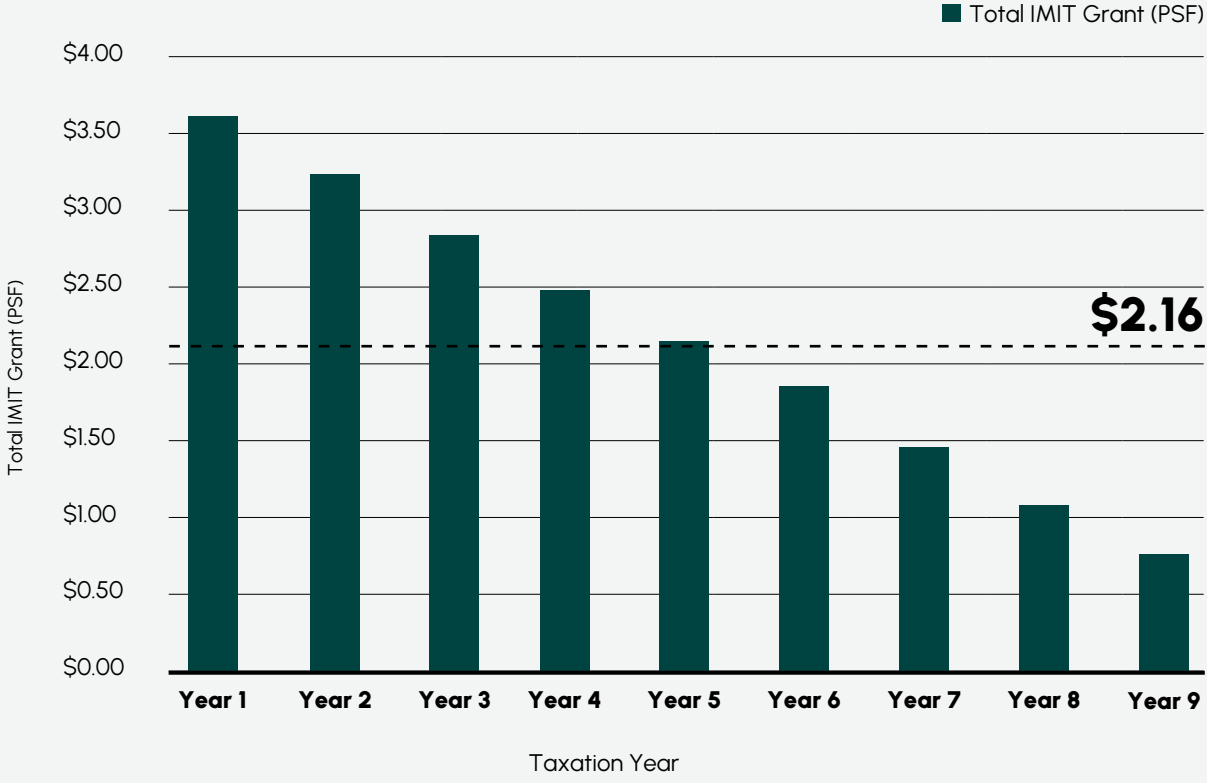
150 STERLING RD



# IMIT Grant Summary

## EAST BUILDING

152 STERLING RD







**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

**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

**MICHAEL MASOTTI**

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

**CBRE LIMITED**

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

**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

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.

\*Sales Representative \*\*Broker