

JLL Hines

T3 STERLING ROAD



# SIGNATURE RESTAURANT OPPORTUNITY FOR LEASE

# T3 STERLING ROAD



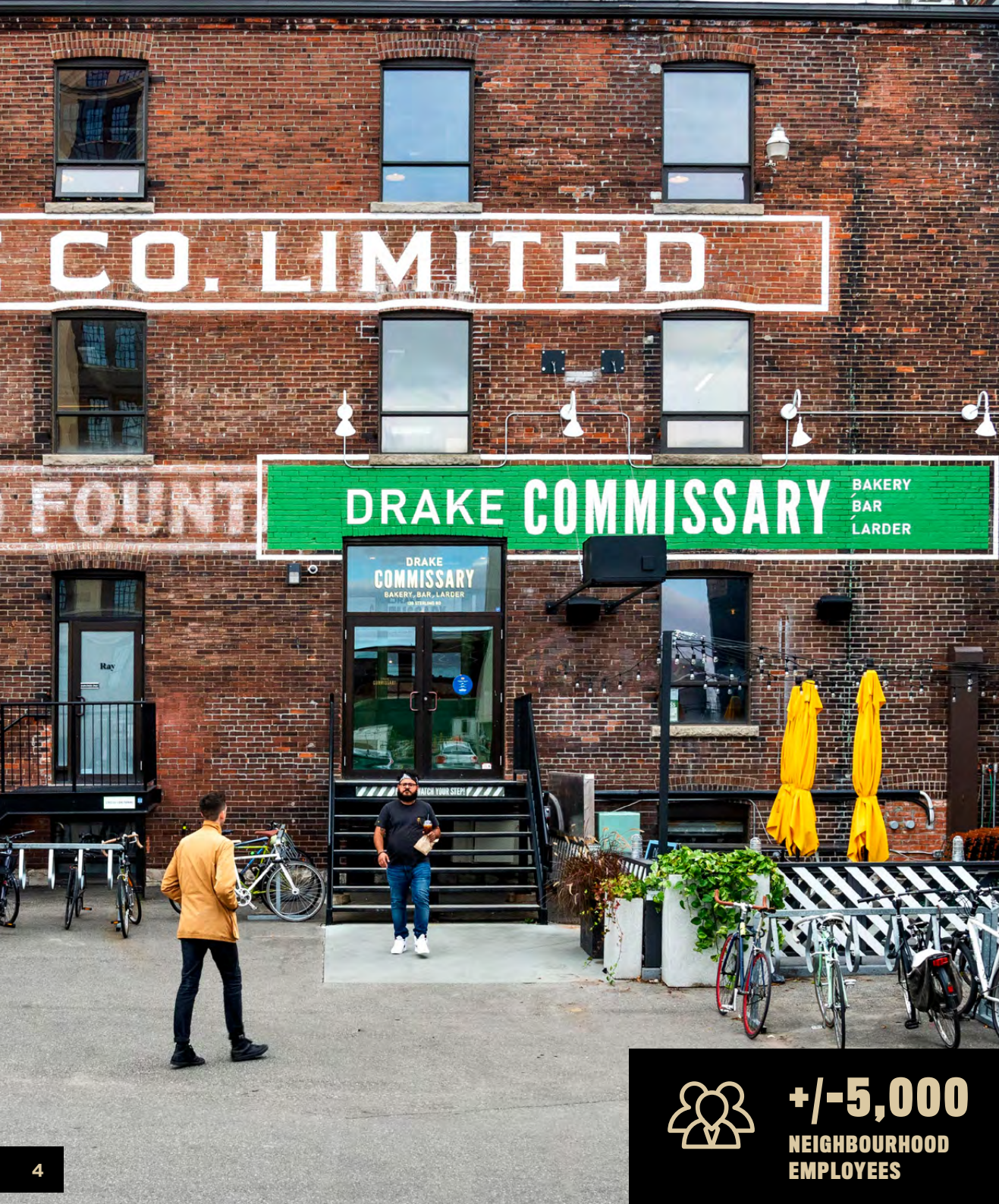


# T3 STERLING ROAD AT A GLANCE

T3 Sterling Road is a 420,000-square-foot heavy timber creative office development across three buildings in Toronto's Lower Junction neighborhood. T3 combines timber, transit and technology to create an inspired workplace tailored for the modern creative workforce. The buildings' interiors will feature open floorplans, exposed timber frames, and floor-to-ceiling warehouse-style windows to bring natural light deep inside the building.

The signature restaurant opportunity is comprised of 4,755 SF, will feature 17'4" ceiling heights and is located on the North-East corner of the West 190,000 SF office development. The two office buildings will feature an additional 9,600+ SF of retail over 4 unique spaces and will be well-suited for high quality food & beverage and coffee operators, health and wellness uses and retail / amenity concepts for the office users and the broader neighbourhood. The retail can be co-mingled with the office lobbies and social workspaces, blending the lines between office, retail, and hospitality.





**+/-5,000**  
NEIGHBOURHOOD  
EMPLOYEES



**40,000+**  
MOCA VISITORS  
ANNUALLY



**577,725**  
TOTAL  
POPULATION

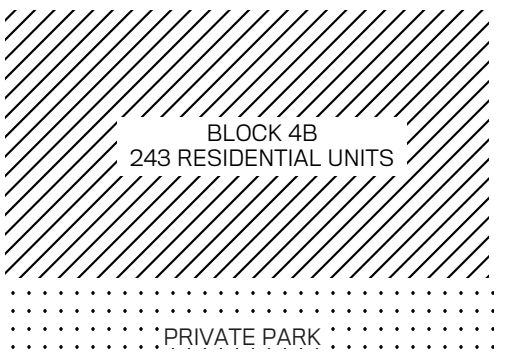
# A NEIGHBOURHOOD ON THE UP & UP

The Lower Junction, also known as the Junction Triangle, has always been a mecca of creativity, alive with an undercurrent of artists and entrepreneurs thriving in the historic buildings on Sterling Road. Today, neighbourhood is experiencing rapid gentrification providing the dynamic live/work/play amenities that its tenants seek out and demand. The Drake Commissary and Henderson Brewing Company sit immediately south of the site, while Forno Cultura is located at MOCA in the adjacent Tower Automotive Building.

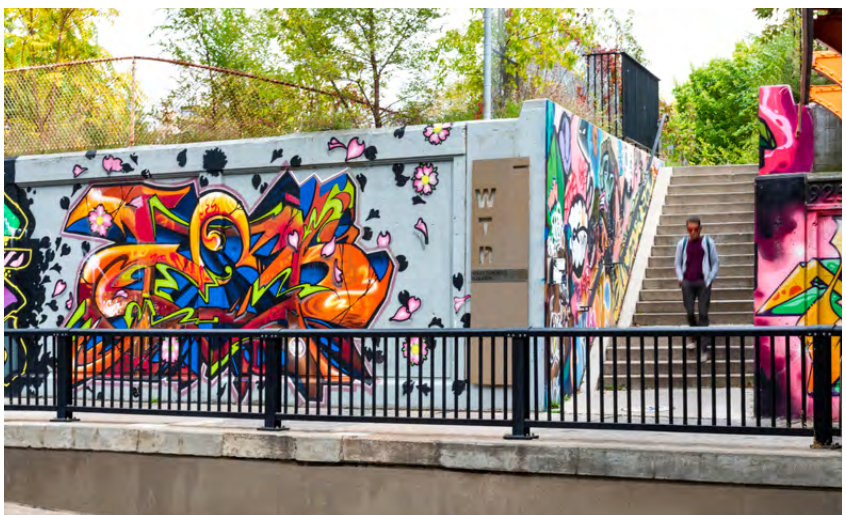
## NEIGHBOURHOOD TENANTS

TECHNOLOGY	MEDIA	ART GALLERIES	FOOD & BEVERAGE
 UBISOFT   FRESHBOOKS cloud accounting	 AZURE   ANANSI	 Museum Of Contemporary Art   Gallery TPW   Daniel Faria Gallery	 DRAKE COMMISSARY BAKERY, BAR, LARDER   Henderson BREWING COMPANY   FORNO CULTURA

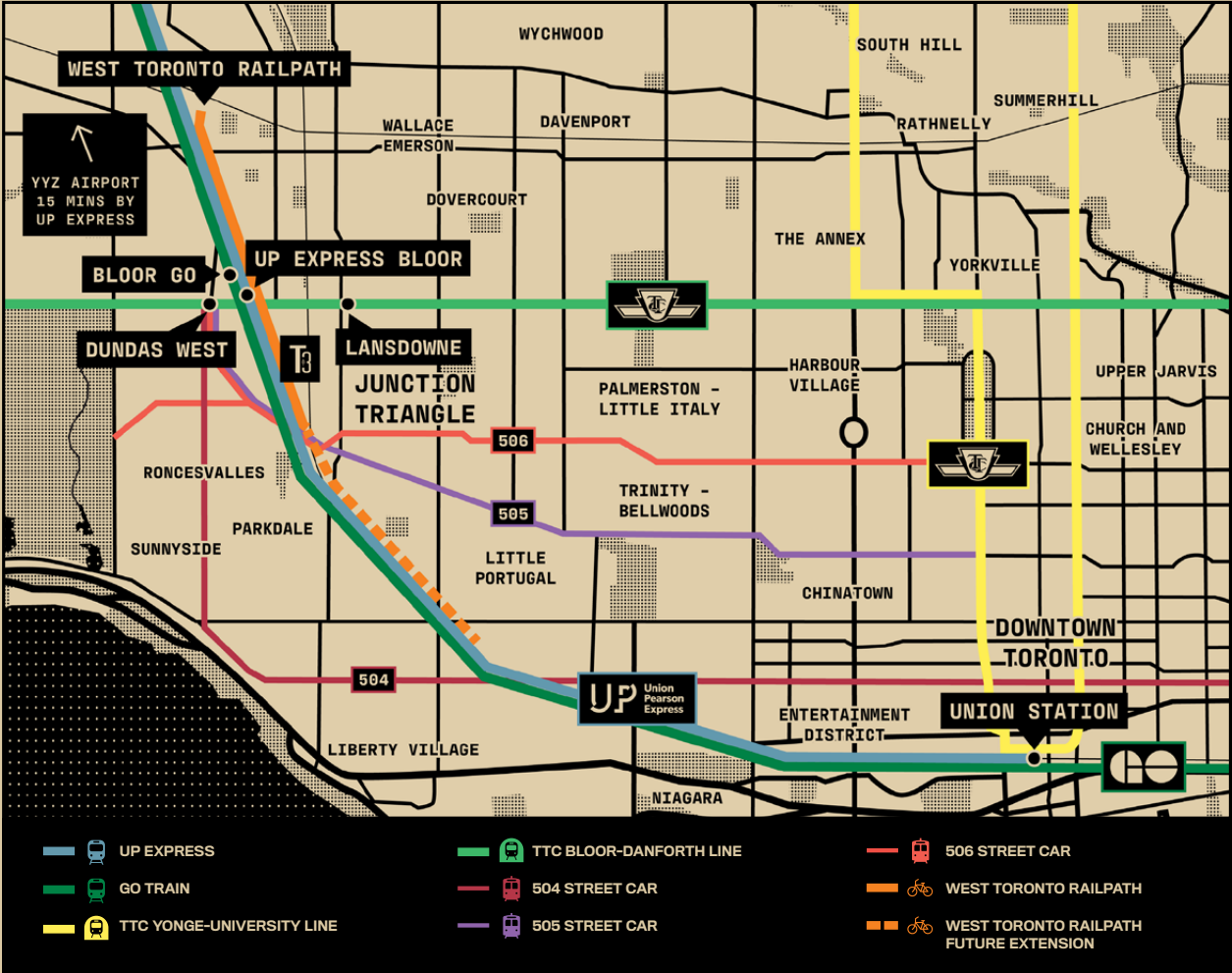
# T3 STERLING ROAD SITE MAP



- T3 STERLING ROAD
- SIGNATURE RETAIL PREMISES



# UNPARALLELED ACCESS



**8 MINUTE WALK**  
to Dundas West and Lansdowne Stations on the Bloor-Danforth Subway Line

**3 STREETCAR ROUTES**  
506 Carlton on College Street  
505 Dundas on Dundas Street West  
504 King on Roncesvalles Avenue

**208,540**  
Total Daily Ridership



**5 MINUTE WALK**  
to Bloor GO Station, providing access to Kitchener line and UP Express

**500 METRES**  
from proposed Bloor-Lansdowne Go Station, on the Barrie GO Train line

**105,485**  
Annual Ridership  
(from Bloor GO Station)



**7 MINUTES**  
to Union Station, from Bloor GO Station

**15 MINUTES**  
to Pearson International Airport, from Bloor GO Station

**511,000**  
Annual Ridership  
(from Bloor GO Station)



**2.1 KM**  
multi-use trail connecting downtown Toronto sits adjacent to the property

**= 100 TRANSIT SCORE**



# T3 STERLING ROAD SIGNATURE RESTAURANT OPPORTUNITY



**PREMISES:** 4,755 SF

**TERM:** 10 Years

**AVAILABLE:** Q1 2023

**DEAL TERMS:** Please Contact Listing Agents;  
Creative Structures To Be Considered

## HIGHLIGHTS:

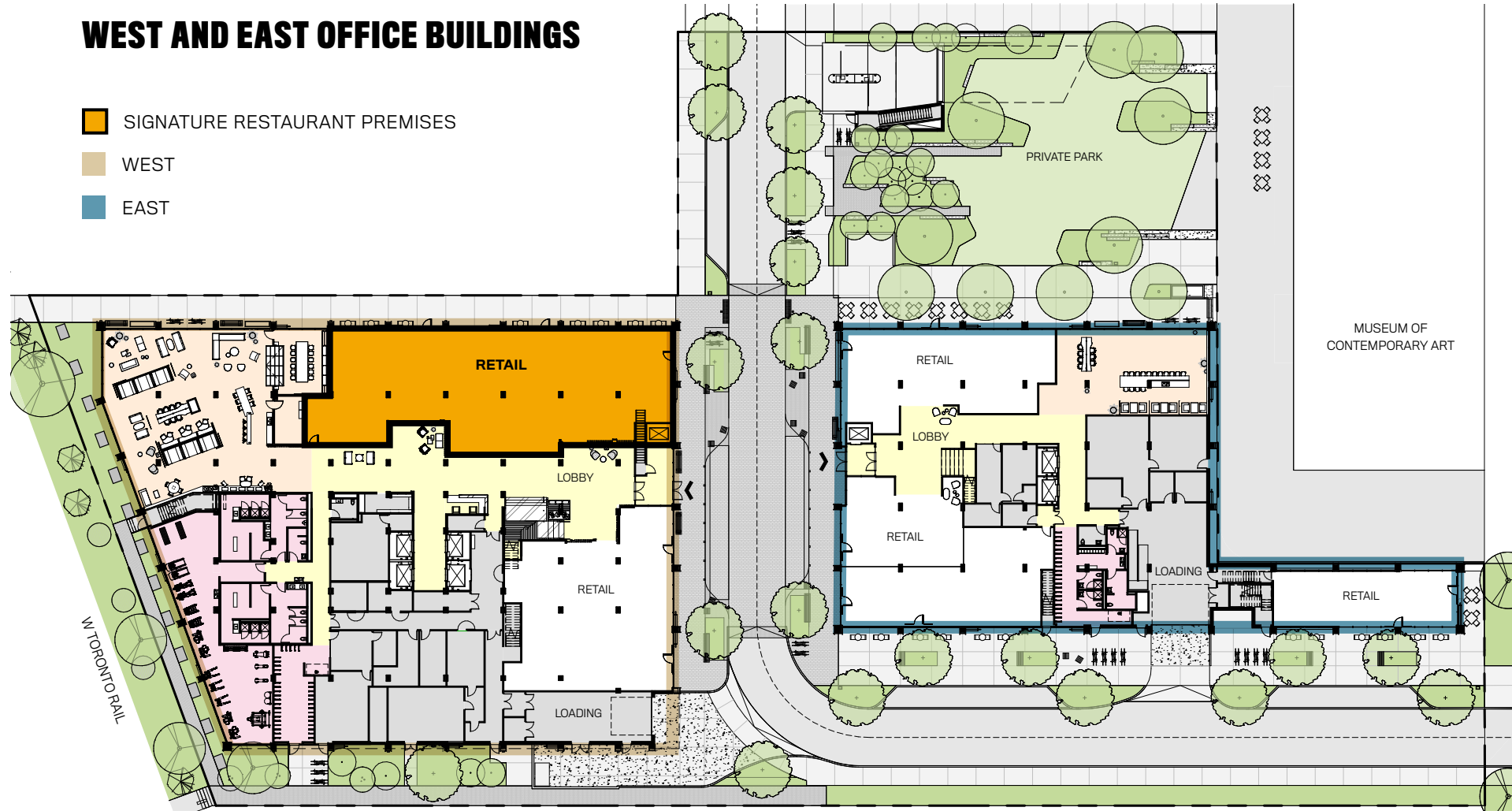
- Flagship full service restaurant opportunity in the heart of the Lower Junction
- Premises features beautiful exposed timber beams and ceiling heights in excess of 17'4"
- Patio opportunity adjacent to the potential public park
- Museum of Contemporary Art (MOCA) borders the development and is a major destination-based attraction
- Open concept design to promote interaction with the office lobby and coworking spaces, increasing activation and exposure
- Incredible access to the Bloor GO Station, Dundas West Subway Station and Lansdowne Subway Station, providing convenient access to Pearson International Airport, Union Station, and the Financial Core
- Imagination, Manufacturing, Innovation, Technology (IMIT) Grant-approved



# SITE PLAN

## WEST AND EAST OFFICE BUILDINGS

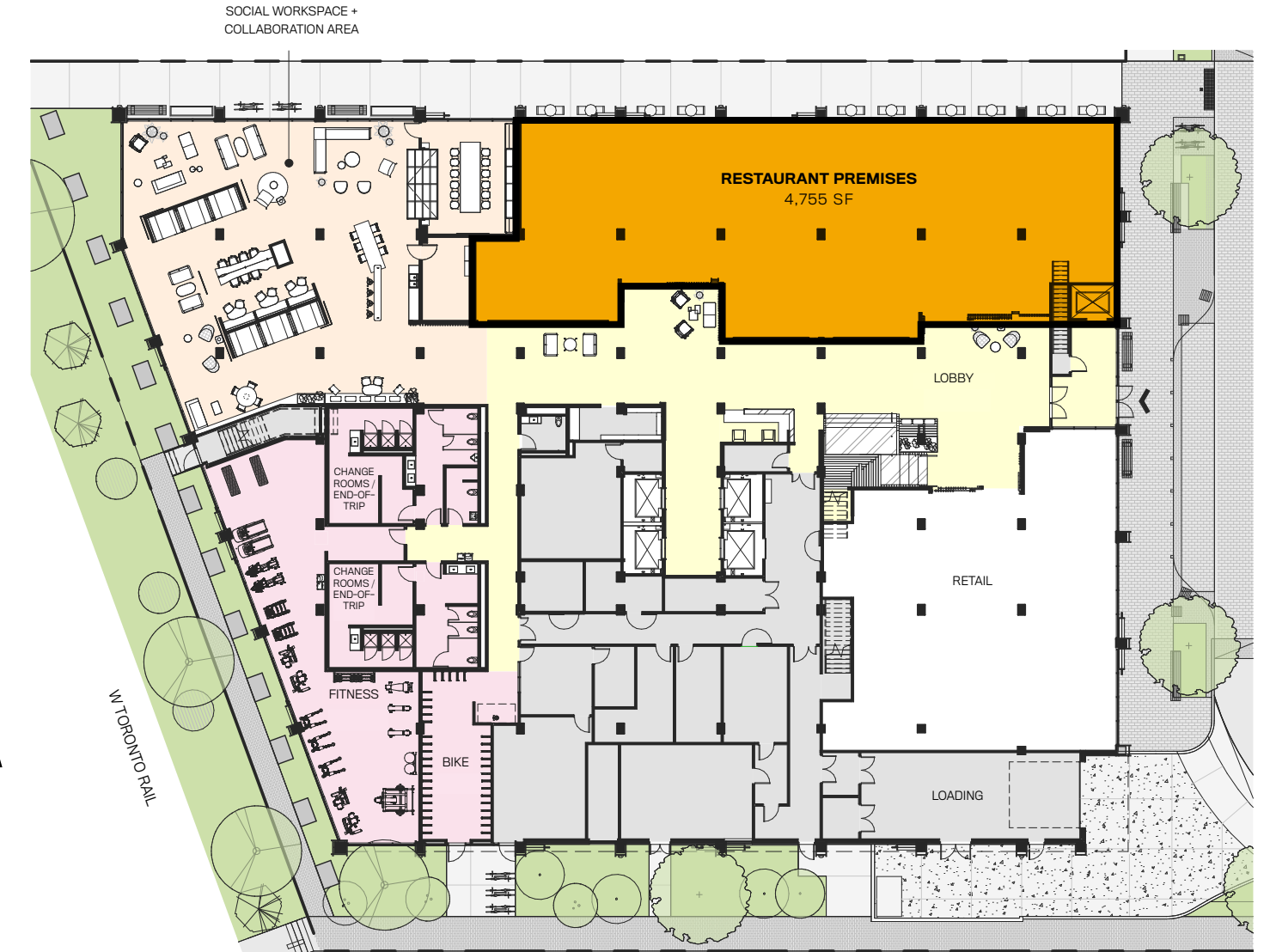
- SIGNATURE RESTAURANT PREMISES
- WEST
- EAST



## WEST BUILDING FLOOR PLAN

RESTAURANT PREMISES

# FLOOR PLAN



# Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 205 cities in 24 countries. Hines has approximately \$133.3 billion of assets under management, including \$71 billion for which Hines provides fiduciary investment management services, and \$62.3 billion for which Hines provides third-party property-level services. The firm has 165 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,393 properties, totaling over 459 million square feet. The firm's current property and asset management portfolio includes 539 properties, representing over 232 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit [www.hines.com](http://www.hines.com) for more information.





## AGENCY RETAIL GROUP

### GRAHAM SMITH\*

Senior Vice President  
+1 416 855 0914  
Graham.Smith@am.jll.com

### BRANDON GORMAN\*

Senior Vice President  
+1 416 855 0907  
Brandon.Gorman@am.jll.com

### AUSTIN JONES\*

Sales Representative  
+1 416 855 0939  
Austin.Jones@am.jll.com



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