



Hines



FLAGSHIP RETAIL OPPORTUNITIES 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. Located in Toronto's Lower Junction Neighbourhood, T3 combines timber, transit and technology to create an inspired workplace tailored for the modern creative workforce. The buildings' interiors will feature exposed timber frames, and floor-to-ceiling warehouse-style with 174" clear heights on the ground floor.

Over 14,000 SF of retail including a signature restaurant opportunity: 4,730 SF, plus 9,600+ SF of retail over 6 unique spaces, 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.

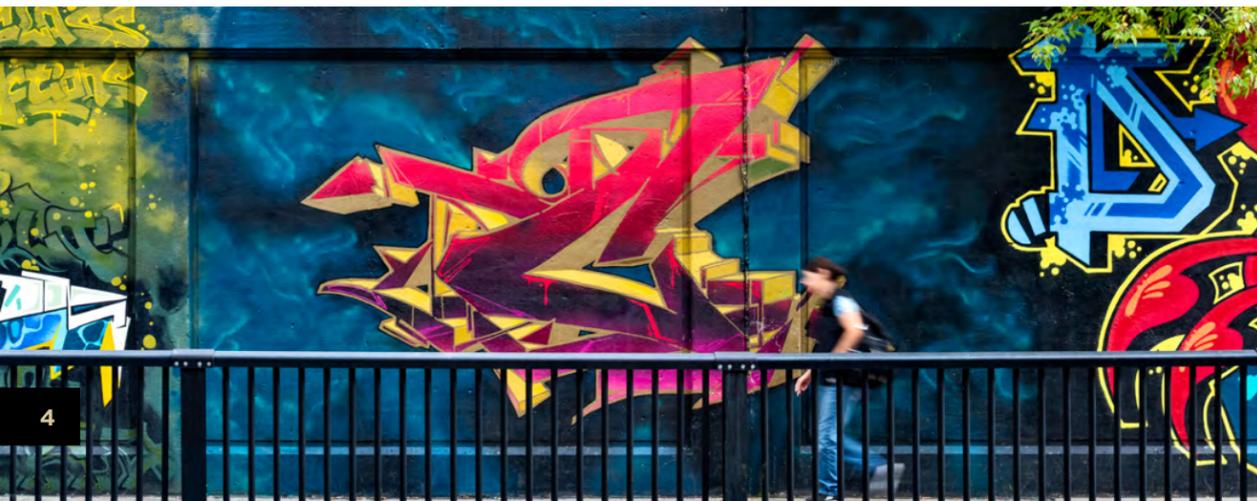




 **+/-5,000**
NEIGHBOURHOOD
EMPLOYEES



 **40,000**
MOCA VISITORS
ANNUALLY
Source: MOCA.ca



 **577,725**
TOTAL POPULATION
Source: Statistics Canada, 2022

A NEIGHBOURHOOD ON THE UP & UP

The Lower Junction 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. Spaccio, Henderson Brewing Company, Ethica Coffee Roasters and Forno Cultura are all immediately adjacent to the site.

NEIGHBOURHOOD TENANTS

TECHNOLOGY	MEDIA	ART GALLERIES	FOOD & BEVERAGE
	AZURE	Museum Of Contemporary Art	SPACCIO
		Gallery TPW	
		Daniel Faria Gallery	

A RISING NEIGHBOURHOOD. A CONNECTED LOCATION.

The Lower Junction has a rich industrial past, with a strong community of working artists. Today, the word is out, and the neighbourhood is on the rise. With the arrival, the Museum of Contemporary Art, Spaccio, Henderson Brewing and Forno Cultura (across the lane from the T3 Sterling Road), this neighbourhood is having a breakout moment – and the whole city is paying attention.

\$83,500 / YR

Average Household Income
of Junction Triangle Residents

9/10

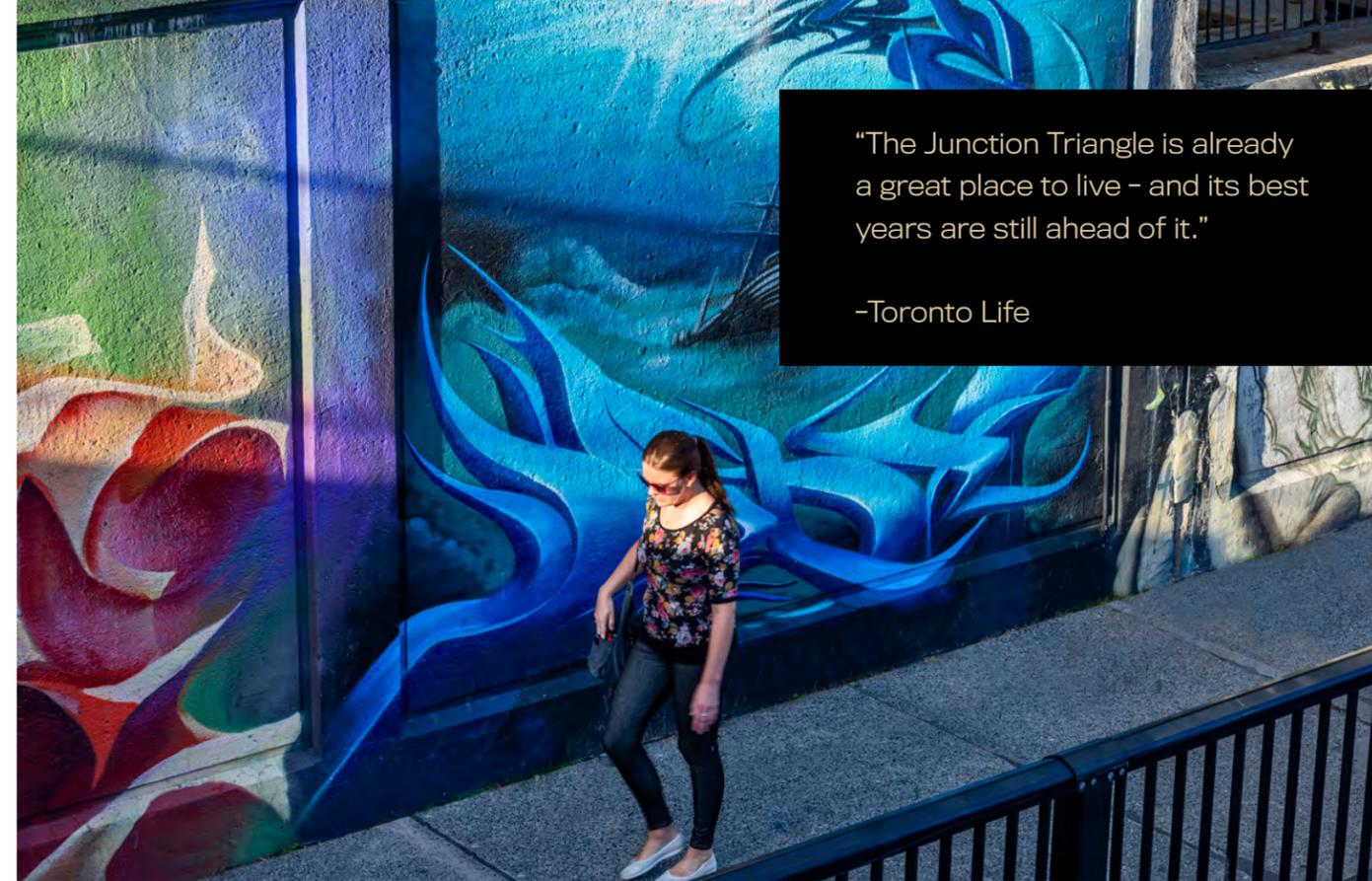
Junction Triangle Residents
Hold a Degree

6.00%

Total Increase in Population
(2011 to 2016)

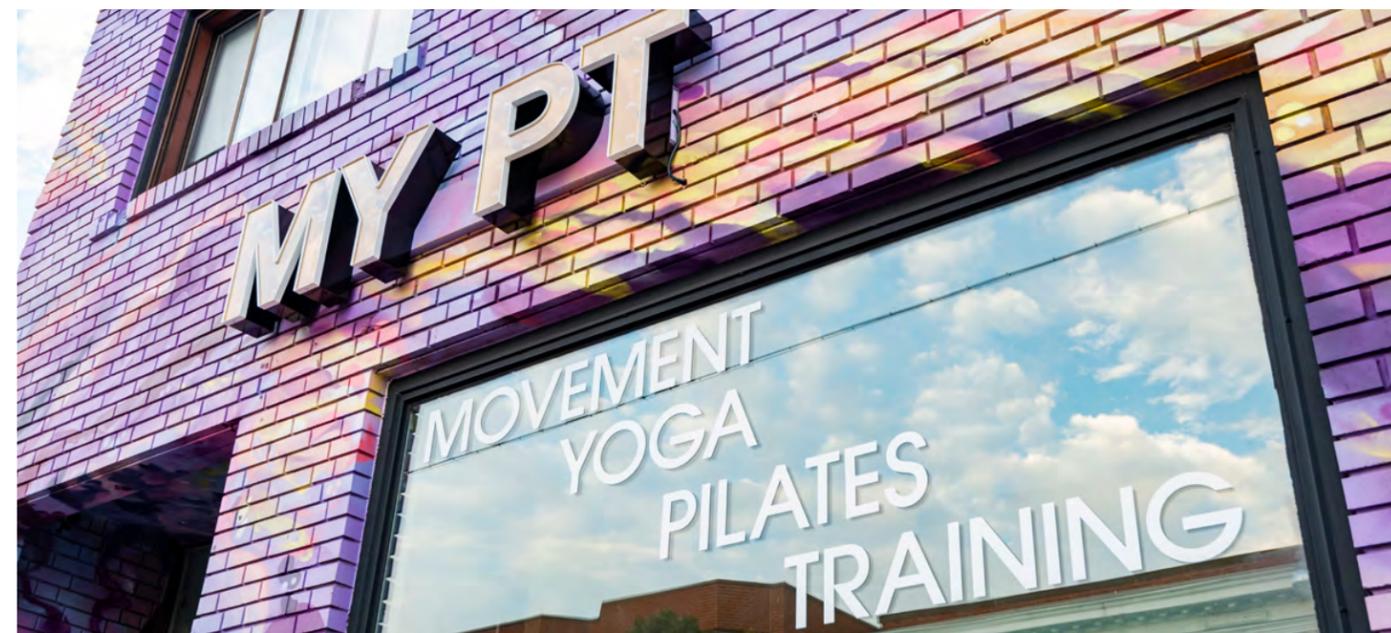
MILLENIALS

Are the Dominant Age Group
in the Junction Triangle



“The Junction Triangle is already a great place to live – and its best years are still ahead of it.”

–Toronto Life



“With the arrival of Toronto’s Museum of Contemporary Art (MOCA) last fall, Sterling Road is newly hip, its appeal broadening beyond the small cadre of tuned-in artists and bohemian types who for years have had it to themselves.”

–New York Times

T3 STERLING ROAD FLAGSHIP RETAIL OPPORTUNITY



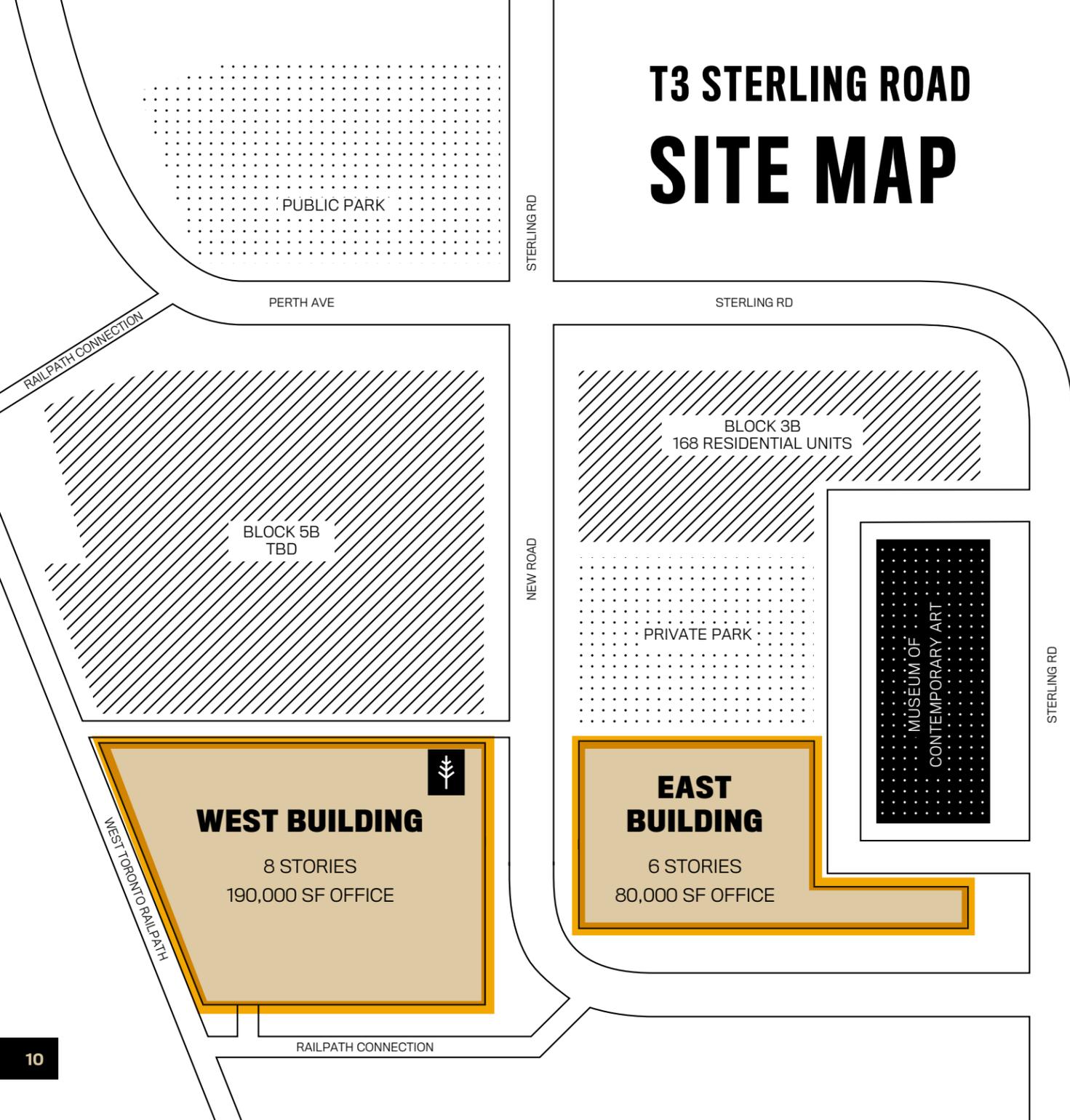
WEST BUILDING	EAST BUILDING	AVAILABLE: Q2 2023
Unit 1: 4,730 SF	Unit 1: 2,177 SF	TERM: 10 Years
Unit 2: 1,184 SF	Unit 2: 1,920 SF	DEAL TERMS: Please Contact Listing Agents; Creative Structures To Be Considered
Unit 3: 1,582 SF	Unit 3: 1,041 SF	
	Unit 4: 1,523 SF	

HIGHLIGHTS:

- Flagship retail opportunity in the Lower Junction including a 4,730 square foot signature restaurant opportunities
- Beautifully exposed timber beams and soaring ceiling heights
- 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



T3 STERLING ROAD SITE MAP



- T3 STERLING
- AVAILABLE FOR LEASE
- ✎ FLAGSHIP RETAIL PREMISES

SITE PLAN



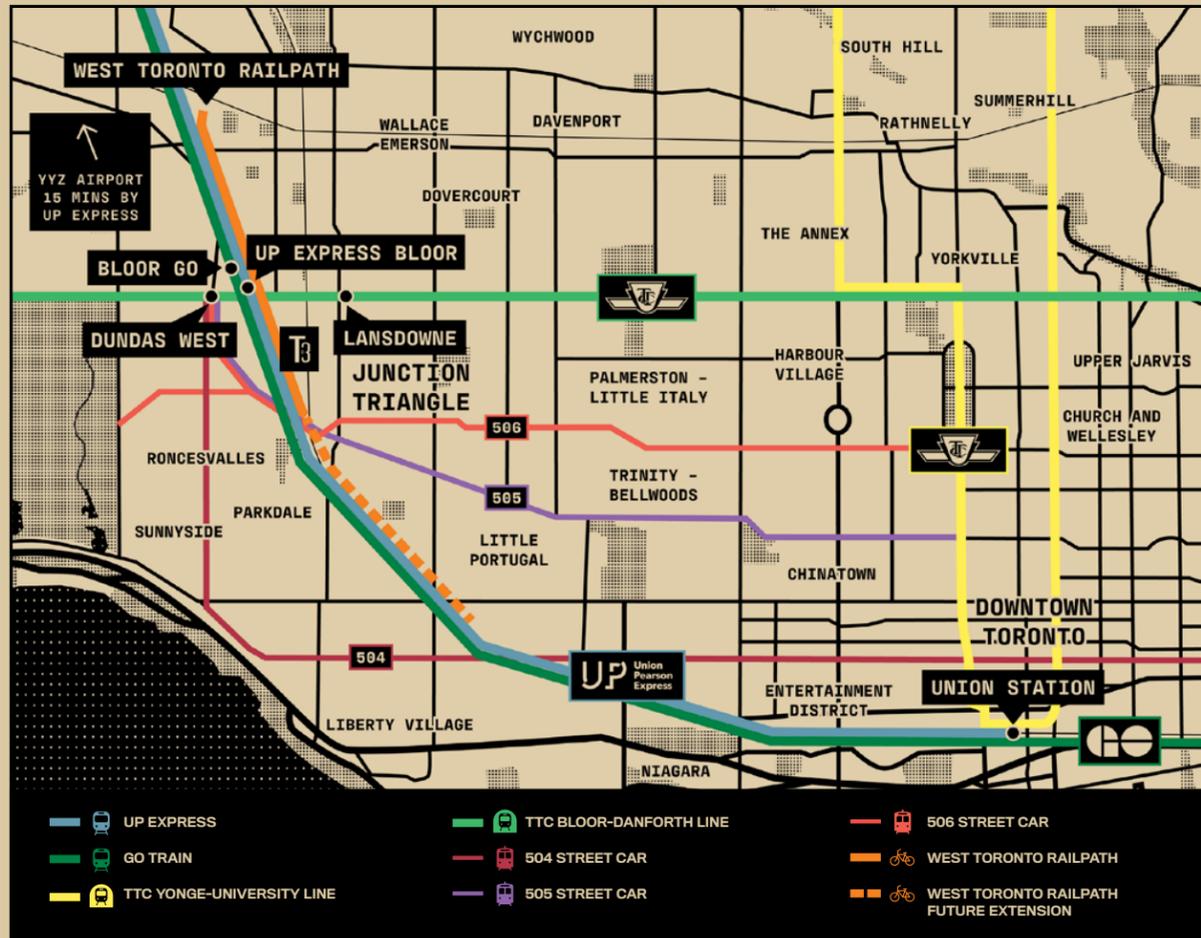
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#	AREA DEVELOPMENTS	# UNITS
1	Dundas / Bloor by Choice REIT	1,303
2	Bloor / Ruttan by Lamb Development	289
3	Sterling / Bloor by Kingsett	189
4	Dundas / Howard Park by Lamb Developments	128
#	UNDER DEVELOPMENT	# UNITS
5	1319 Bloor West / KingSett Capital	799
6	72 Perth / Castlepoint Numa	108
7	House of Assembly / Marlin Spring	243
8	1439 Bloor West / Neudorfer	169

RETAIL MAP

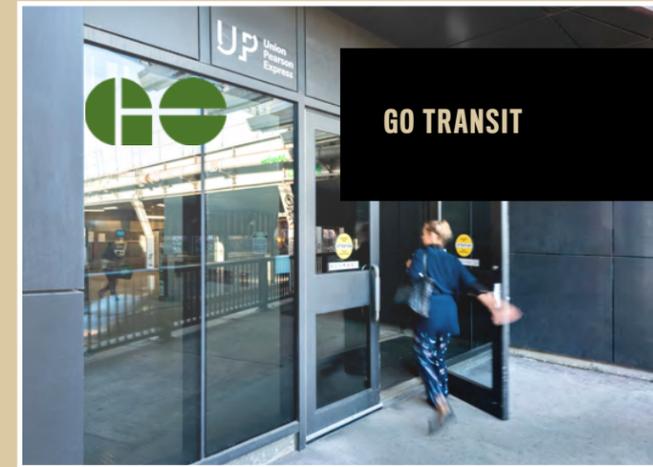
UNPARALLELED ACCESS



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)

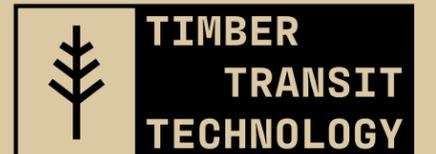


2.1 KM
multi-use trail connecting downtown Toronto connected directly to the property

Expansion of WTRP to Abell Street (just north of King Street) adding another 2km of trail approved and under construction.

SECOND ONLY TO UNION STATION FOR TRANSIT CONNECTIVITY

= 100 TRANSIT SCORE



Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 285 cities in 28 countries. Hines oversees investment assets under management totaling approximately \$90.3 billion¹. In addition, Hines provides third-party property-level services to 373 properties totaling 114.2 million square feet.

Historically, Hines has developed, redeveloped or acquired approximately 1,530 properties, totaling over 511 million square feet. The firm currently has more than 198 developments underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information. ¹ Includes both the global Hines organization as well as RIA AUM as of December 31, 2021.





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