



FOR LEASE

# AUTO BLDG.

158 Sterling Road

## AVAILABLE FLOORS

**5th Floor**  
Move-In Ready  
9,244 sq. ft.

**9th Floor**  
Open Design  
9,222 sq. ft.

Welcome to the AUTO BLDG. in Toronto's west end Junction Triangle neighbourhood.

Built in 1919, 158 Sterling Road is an early example of a high rise industrial building with exposed concrete structural framing and was rumored to be the tallest building in Toronto. Award-winning developer Castlepoint Numa undertook world class renovations bringing all mechanical and electrical systems into the modern era while restoring and respecting the early-20th century heritage and integrity of the building. The Auto BLDG. mixes historical architectural features with contemporary design to meet the needs of the modern office tenant.

**Patrick Dolan\***

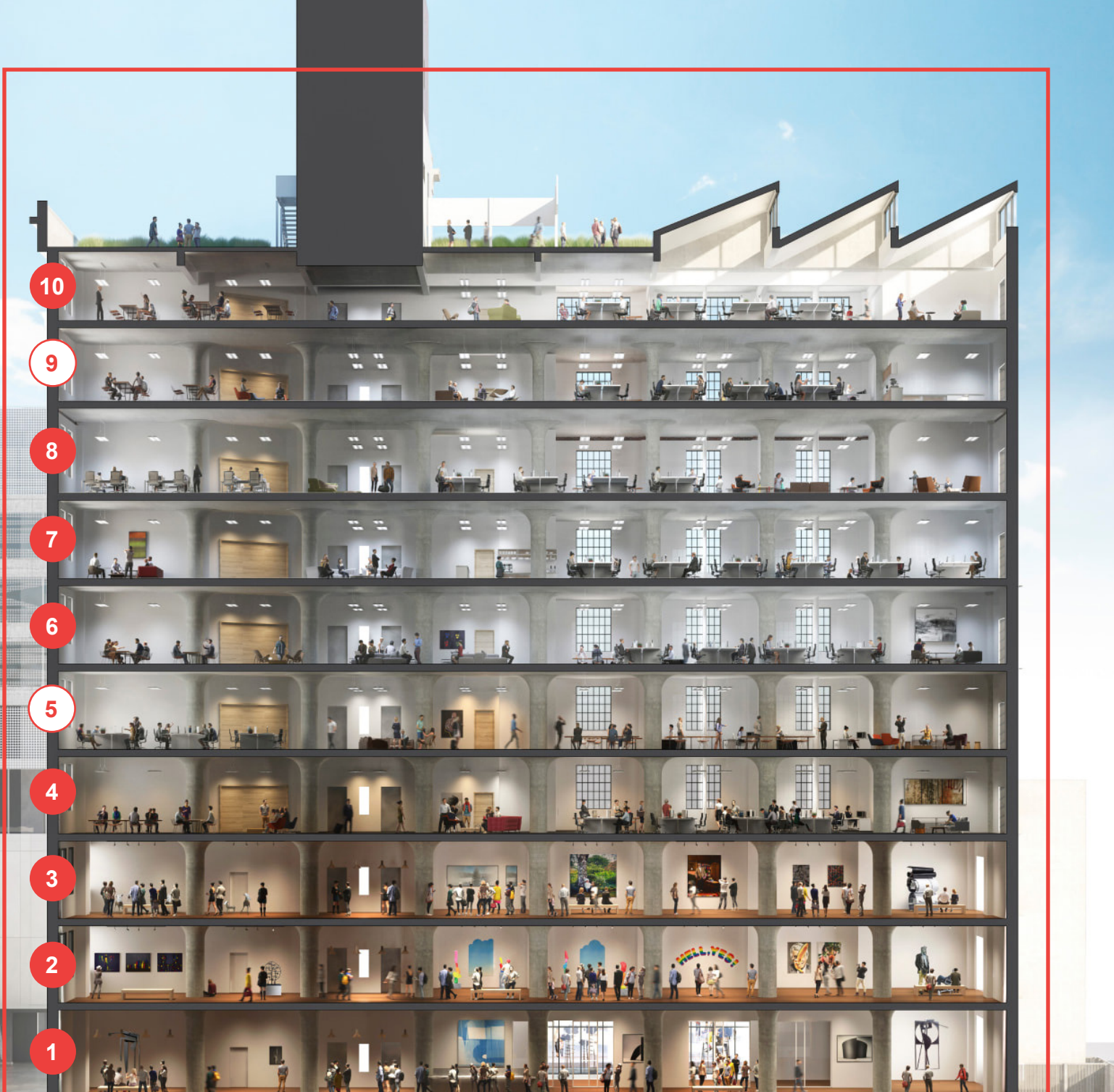
Kipling Realty Management Inc.

416.979.2308

[pdolan@kiplingrealty.com](mailto:pdolan@kiplingrealty.com)

\*Broker of Record

**Kipling**



## CURRENT TENANT MIX

1 - MOCA, Forno Cultura

2 - MOCA

3 - MOCA

4 - Akin Collective, **AVAILABLE**, Toronto Biennial of Art

5 - **AVAILABLE**

6 - Zeidler

7 - Pride Toronto

8 - Junction 59

9 - **AVAILABLE**

10 - Folks VFX

*This highly visible landmark is at the centre of Toronto's newest office node for those in the creative and digital sector, as well as the Museum of Contemporary Art Toronto (MOCA).*





# Building Highlights

## AVAILABLE FLOORS

**5th Floor**  
Move-In Ready  
9,244 sq. ft.

**9th Floor**  
Open Design  
9,222 sq. ft.

## BUILDING RATES:

Net Rate: Negotiable  
Total Additional Rent: \$15 PSF

- 100,000 square feet of modernized office space
- 10-storey building
- Located in the heart of Toronto's Junction Triangle south of Bloor Street and North of Dundas Street
- Nearby Bloor Line subway stations at Dundas West and Lansdowne Ave
- Three streetcar routes service the property (504, 505 and 506 cars)
- Union Pearson Express and Go Transit six minute walk
- Major redevelopment and master-planned communities bringing new residential, retail, and public plaza adjacent to the property
- Anchored by the Museum of Contemporary Art
- On-site amenities include Forno Cultura, parking, secured bike room and storage



**Kipling**





# Building Specifications

## ***LEADING TECHNOLOGY***

High-speed internet, closed loop heat pump HVAC system, new operable double-glazed windows, 24-hour security, two elevator banks.

## ***WORLD-CLASS***

Restored and refurbished original heritage architectural features with modernized entrances on both east and west side of the building.

## ***DESIGN FLEXIBILITY***

Full floor plates available with private elevator access. Custom fit-out opportunity on the 9th floor or move-in ready solution on the 5th floor.

## ***CURATED TENANT MIX***

Join AUTO BLDG community of industry leaders including Zeidler Architects and Folks VFX in attracting top talent.

**Kipling**

# Suite 402 | 3,205 SF

## **DETAILS:**

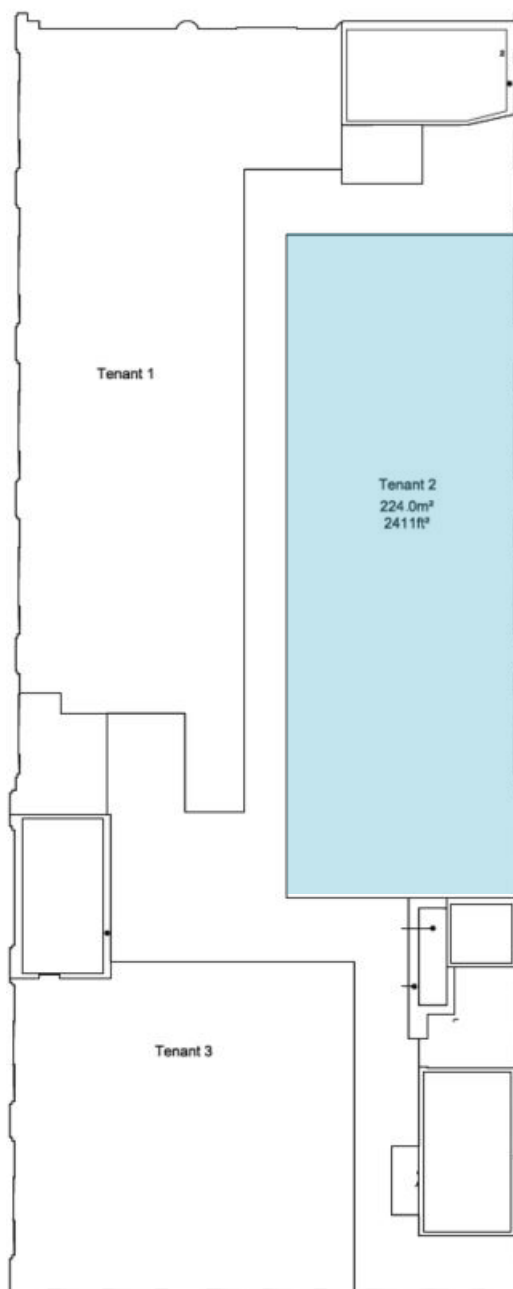
SIZE: 3,205 SF  
NET RENT: Negotiable  
ADDITIONAL: \$15.00  
PARKING: TBD  
POSSESSION: TBD

## **FEATURES:**

- Polished concrete floor
- Built-out physio space
- Direct elevator access
- See virtual tour



[Click here for virtual tour](#)



**Kipling**



# 5th Floor | 9,244 SF

## DETAILS:

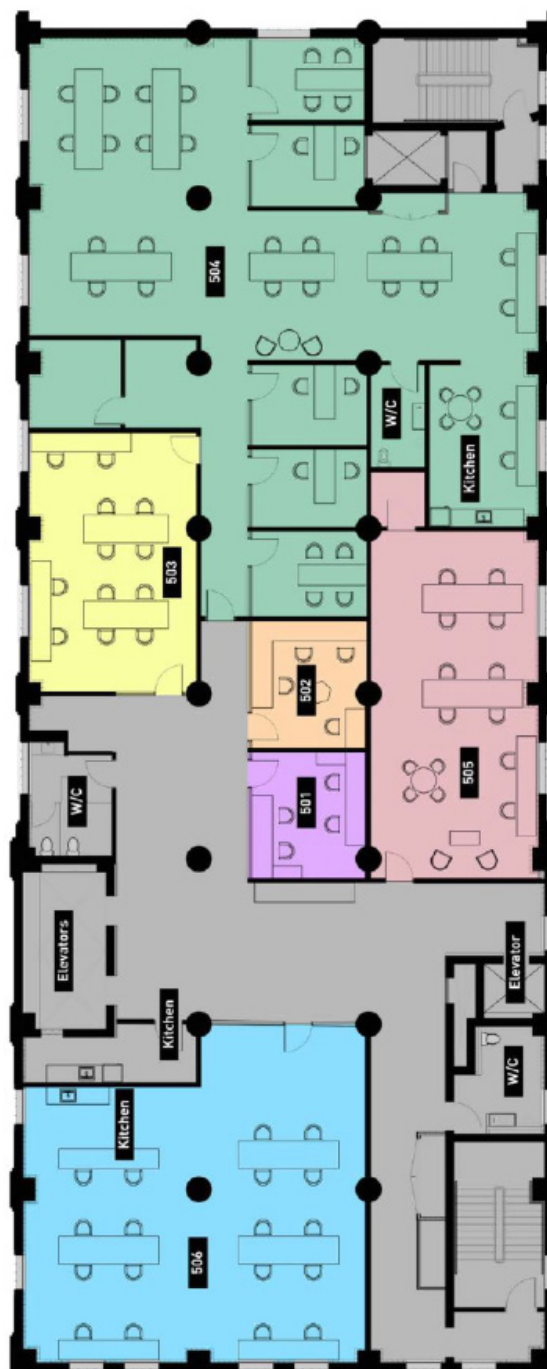
SIZE: 9,244 SF  
NET RENT: Negotiable  
ADDITIONAL: \$15.00  
PARKING: Six Spots  
POSSESSION: Immediate

## FEATURES:

- Polished concrete floor
- 15 feet high ceilings
- Abundance of natural light
- Built-out offices and boardroom

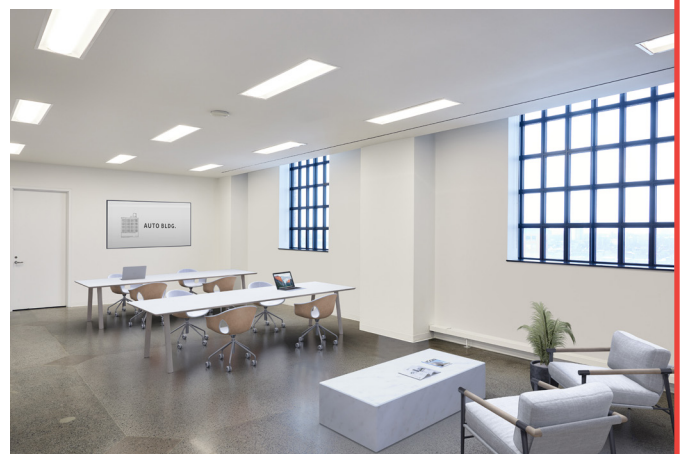
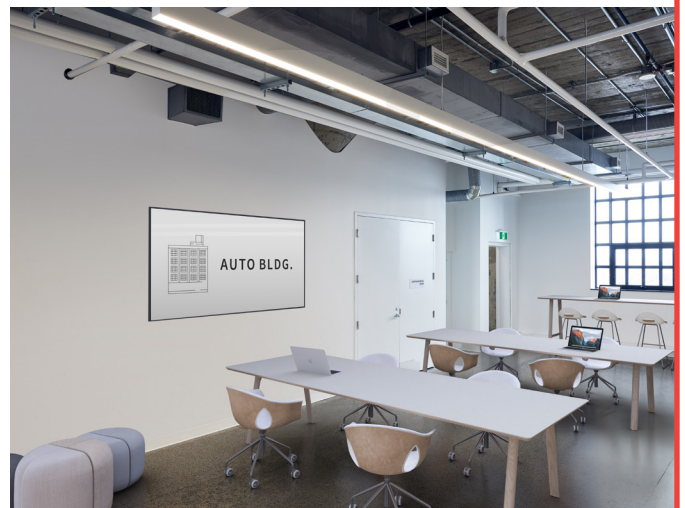
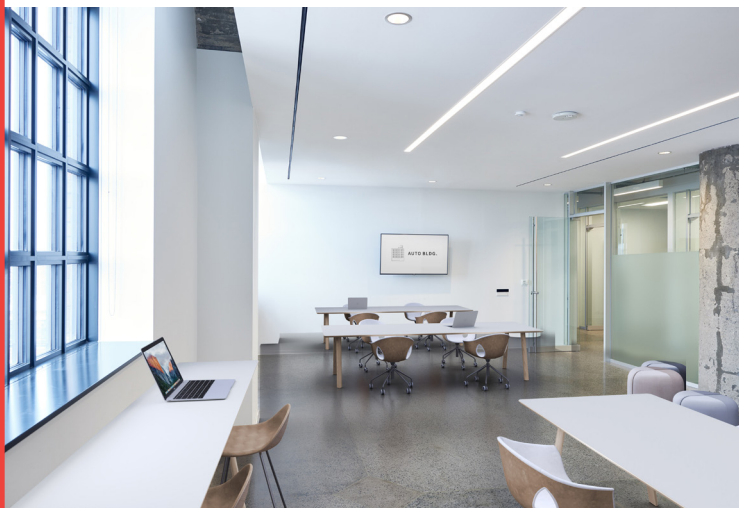


[Click here for virtual tour](#)



Kipling





5th Floor

# 9th Floor | 9,222 SF

## DETAILS:

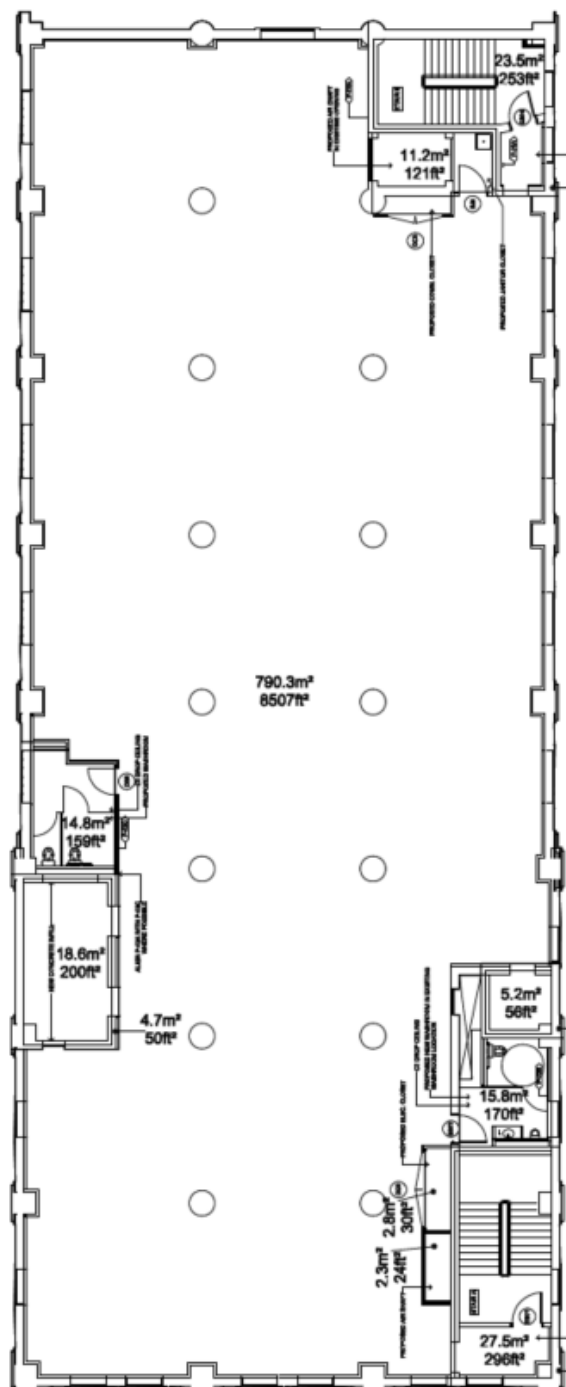
SIZE:	9,222 SF
NET RENT:	Negotiable
ADDITIONAL RENT:	\$15.00
PARKING:	Six Spots
POSSESSION:	Immediate

## FEATURES:

- Polished concrete floor
- High ceilings
- Rooftop terrace access
- Direct elevator access
- Fully customizable space

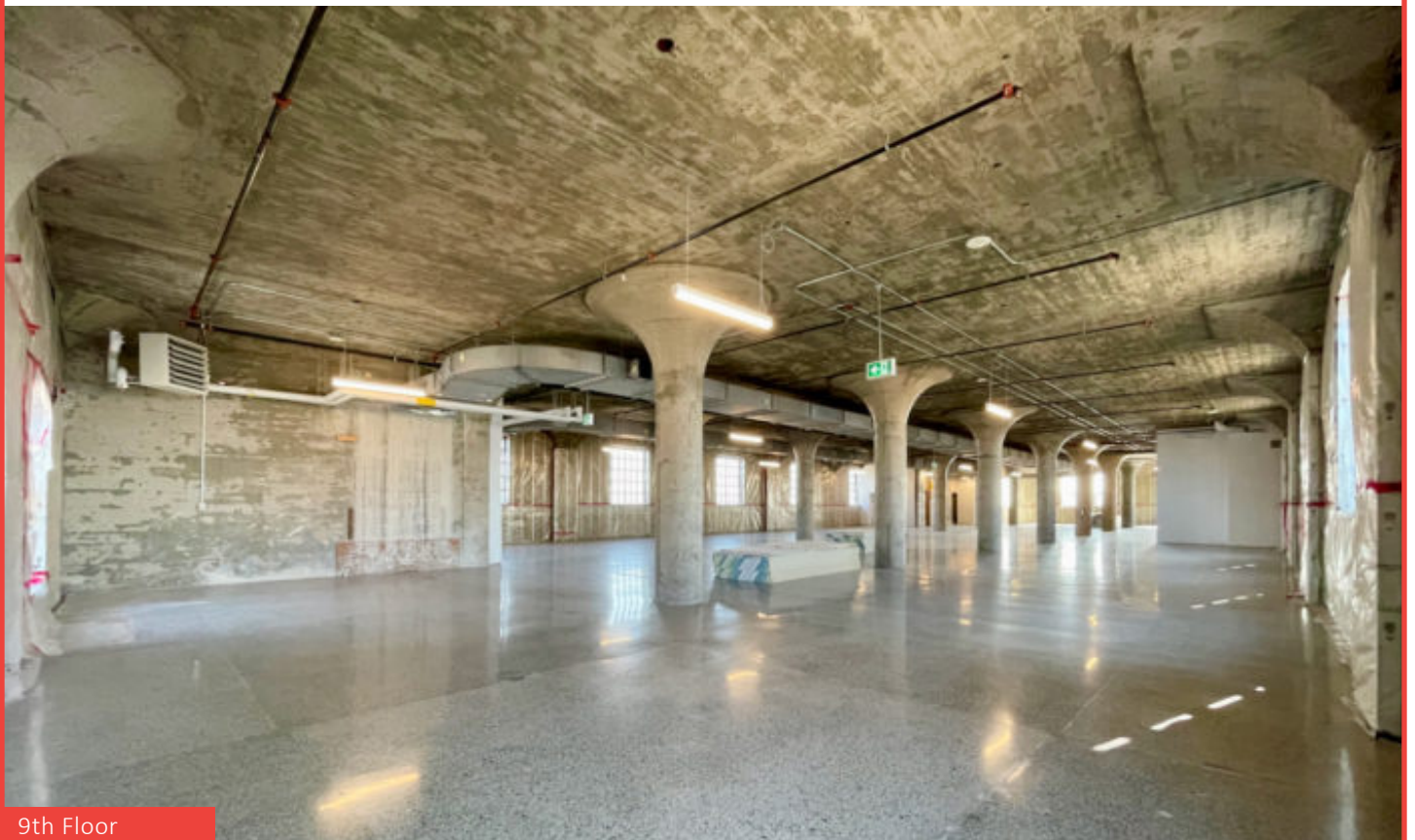
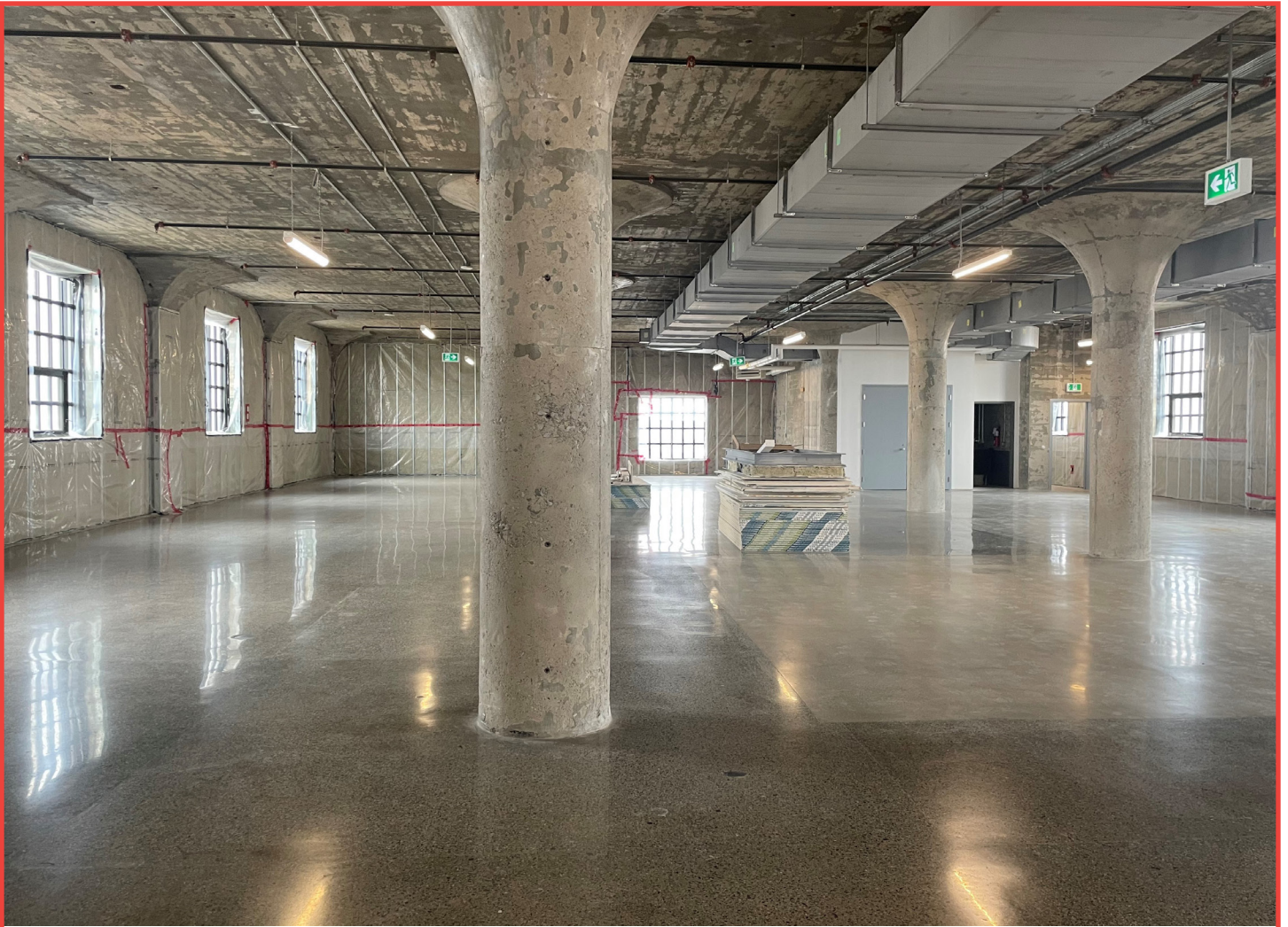


[Click here for virtual tour](#)



Kipling





9th Floor





Rooftop Terrace



Building Exterior



Lobby



Entrance



# Junction Triangle Development

The AUTO BLDG. sits in the centre of a master planned community that will feature brand new residential and commercial offerings as well as a new community park. There are over 4,000 new residential units being built within a 10-minute walk from the subject property as well as a variety of new retail and office developments. At the corner of Bloor and Dundas, a 10-acre redevelopment will feature nine residential towers and additional commercial space. The Junction Triangle is truly on the rise and now is the perfect time to join other industry leaders in calling the AUTO BLDG. home!

The AUTO BLDG. is perfectly serviced by transportation with the Bloor GO Station and TTC Dundas West Station within walking distance. Travel between the Junction and downtown Toronto or to Pearson Airport in under 30 minutes. Bike trails run adjacent to the property for cyclists.

