

Kipling

158 STERLING  
ROAD







# Welcome to the Iconic AUTO BLDG. 158 Sterling Road

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# Building Highlights



10-storey building and 100,000 square feet of modernized office space



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



# Stacking Plan

Tenanted	10
900 Available Immediately - 9,192 SF	9
Tenanted	8
Tenanted702 Available Immediately 1,491 SF	7
Tenanted	6
Tenanted	5
Tenanted	4
Tenanted402 Available Immediately 2,338 SF401 Available Immediately 3,205 SF	3
Tenanted	2
Tenanted	1

## Current Tenant Mix

- 10Folks VFX
- 9Available
- 8Junction 59
- 7Nimiopere, The Biking Lawyer, Toronto Biennial of Art
- 6Zeidler
- 5Pride Toronto
- 4ReyFJ, 402 (2,338 sf Available), 401 (3205 Sf Available)
- 3MOCA
- 2MOCA
- 1MOCA, Forno Cultura

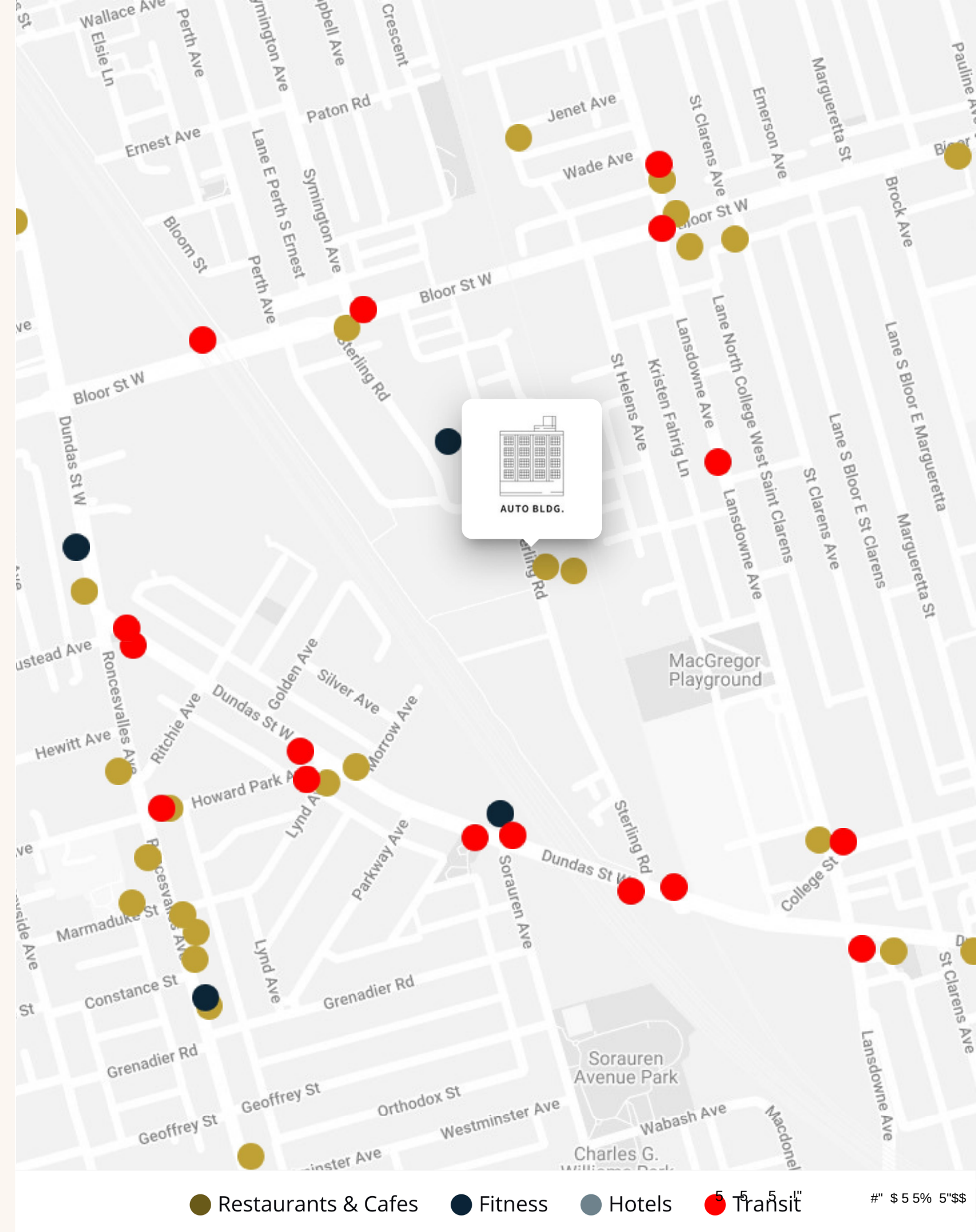


**AUTO BLDG.**

## Location

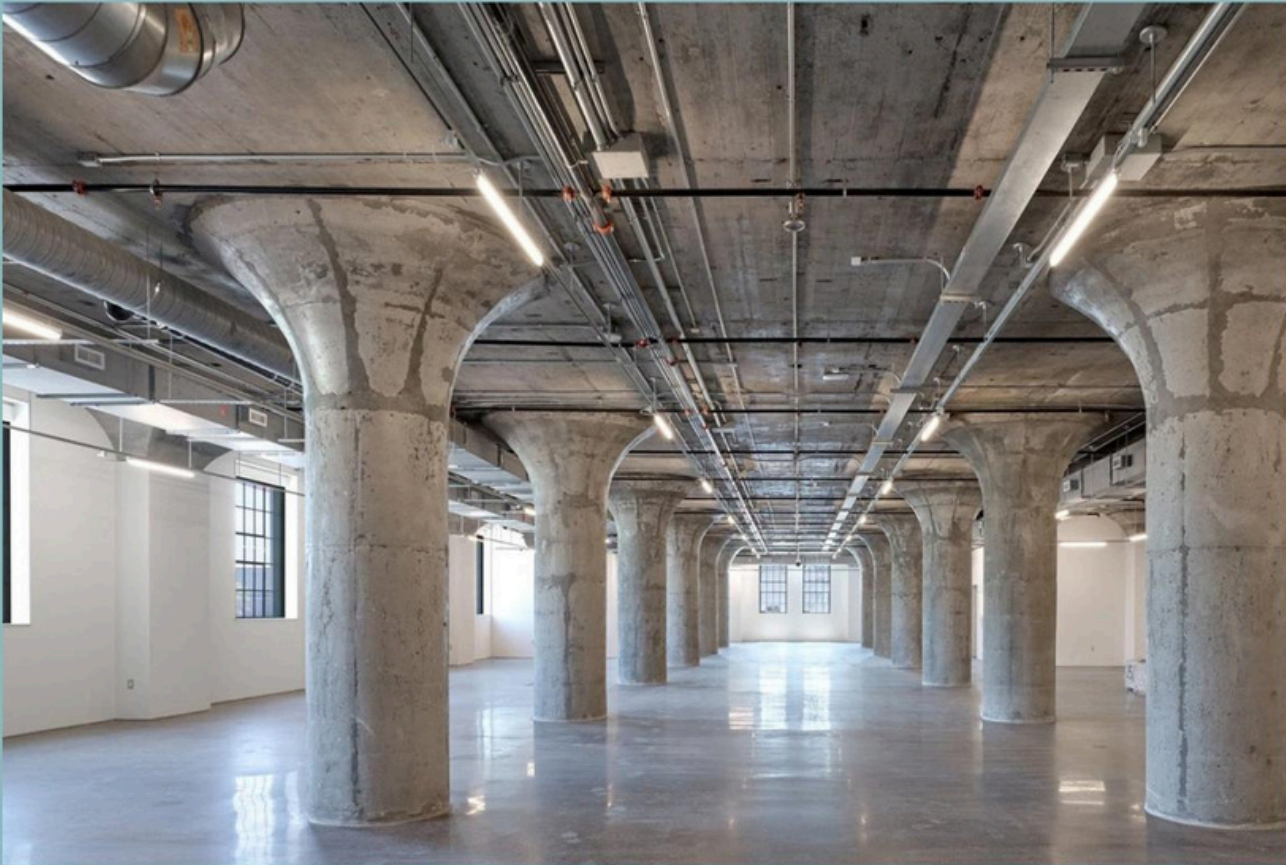
The AUTO BLDG. sits in the centre of a master planned community that will feature brand new residential and commercial offerings as well as a new community park. There are over 4,000 new residential units being built within a 10-minute walk from the subject property as well as a variety of new retail 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.

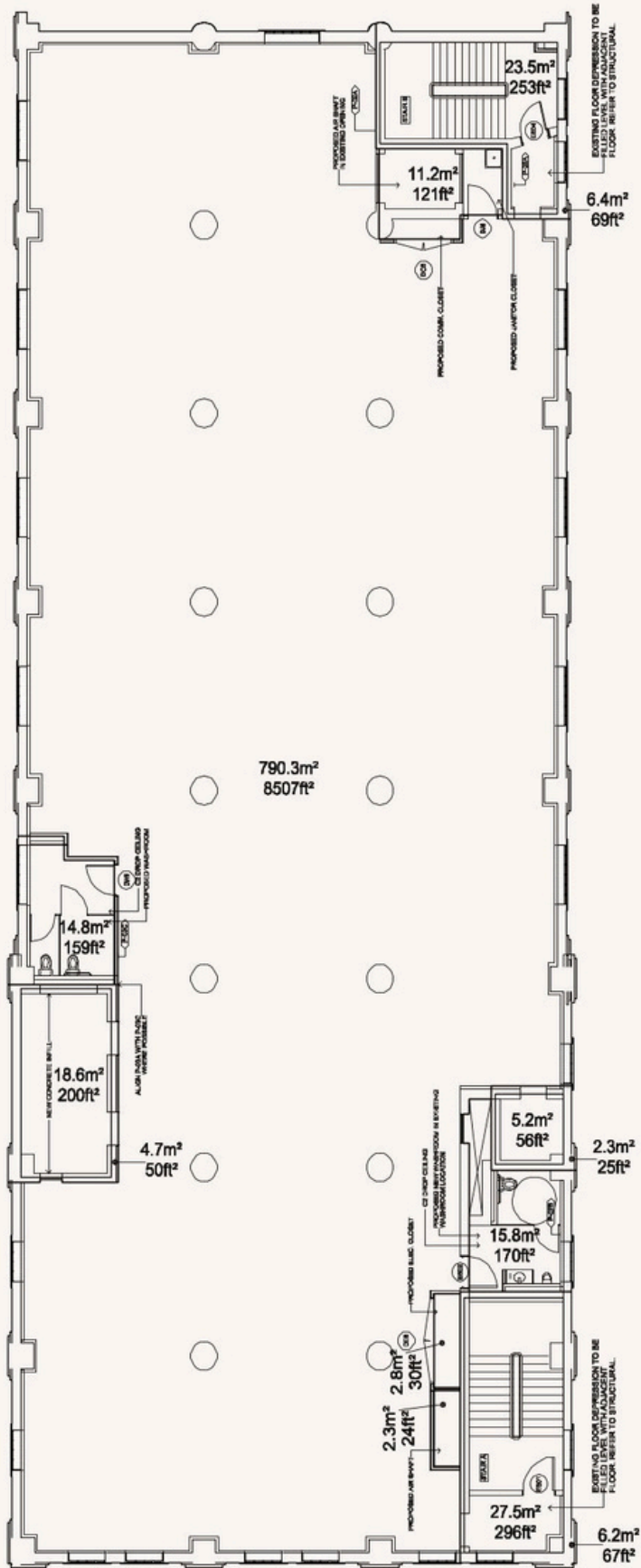




# Suite 900 | 9,222 SF

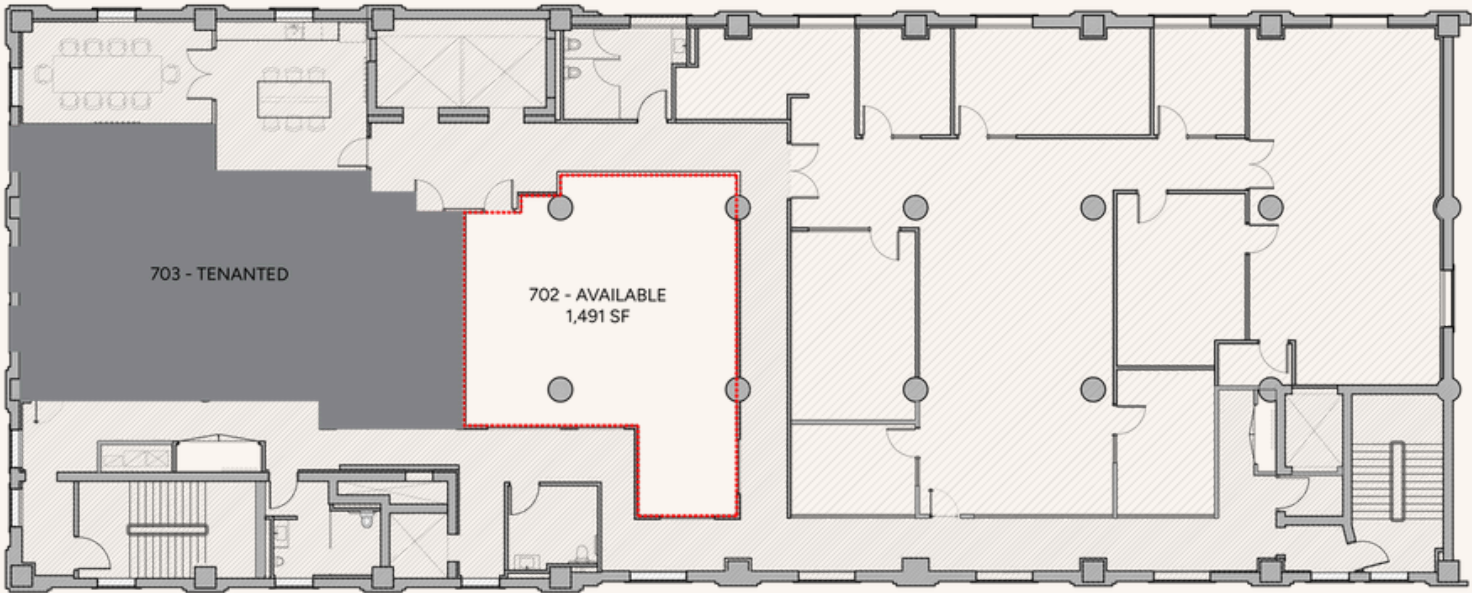


- Full floor opportunity!
- Expansive, unobstructed views of Toronto in all directions, including Lake Ontario
- Polished concrete floors with high ceilings and abundant natural light





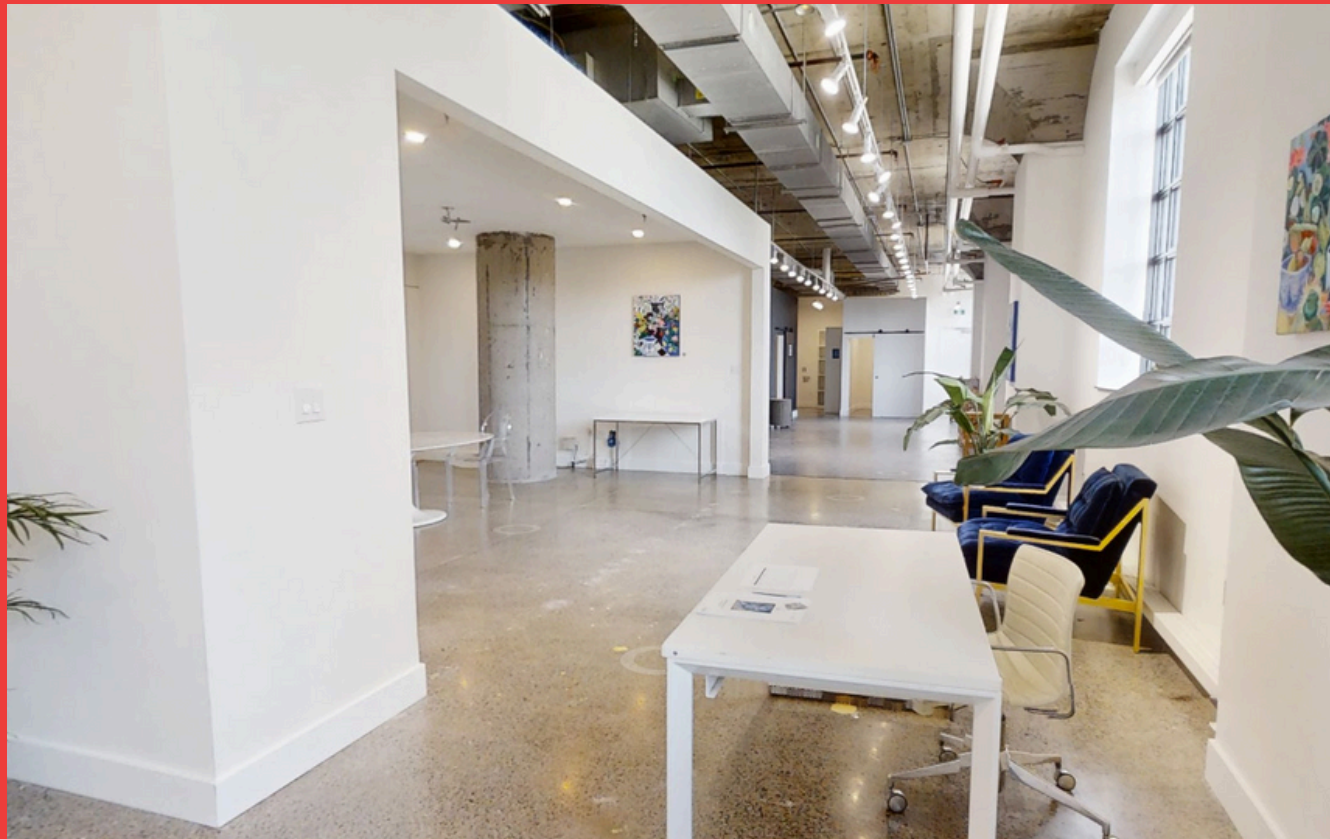
# Suite 702 | 1,491 SF



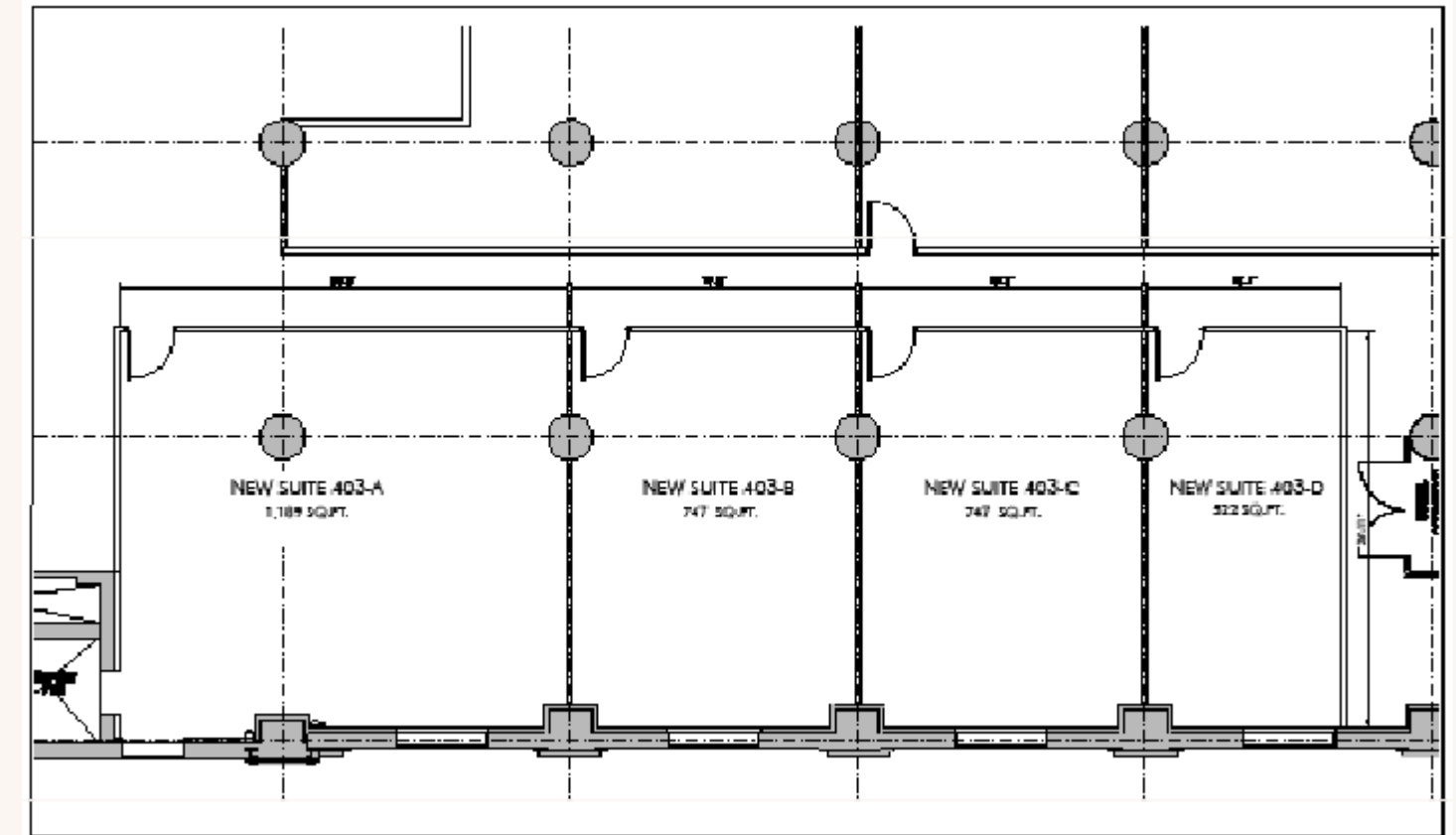
- Efficient, open-concept unit with high ceilings and abundant natural light
- Adjacent to new amenity spaces
- Brand-new accessible washrooms on floor



# Suite 401 | 522 to 3,205 SF (Divisible)



- Divisible in various configurations from 522 sf and upward
- Direct elevator access
- Efficient layout with breakout rooms and kitchenette

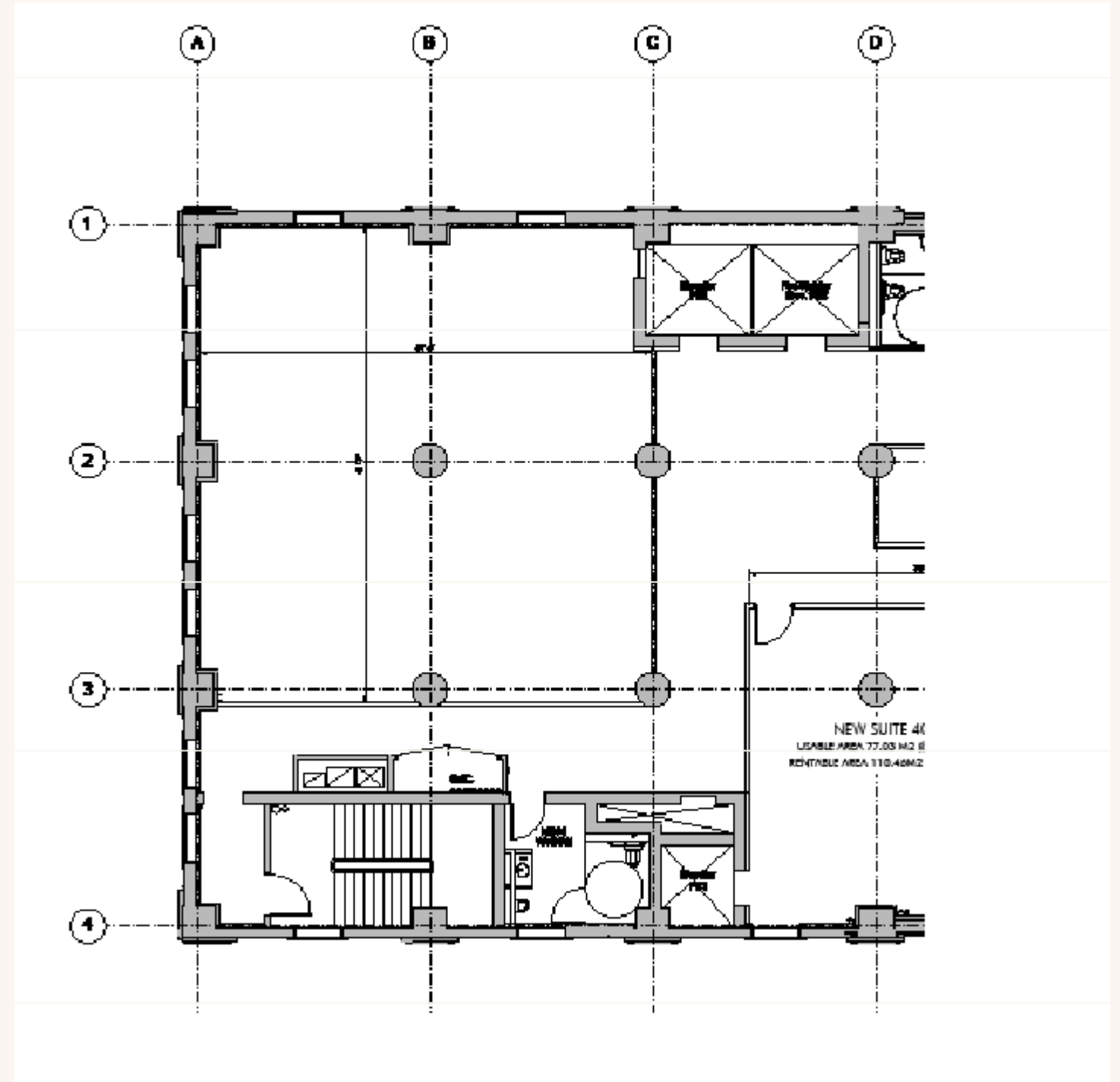




# Suite 402 | 2,338 SF



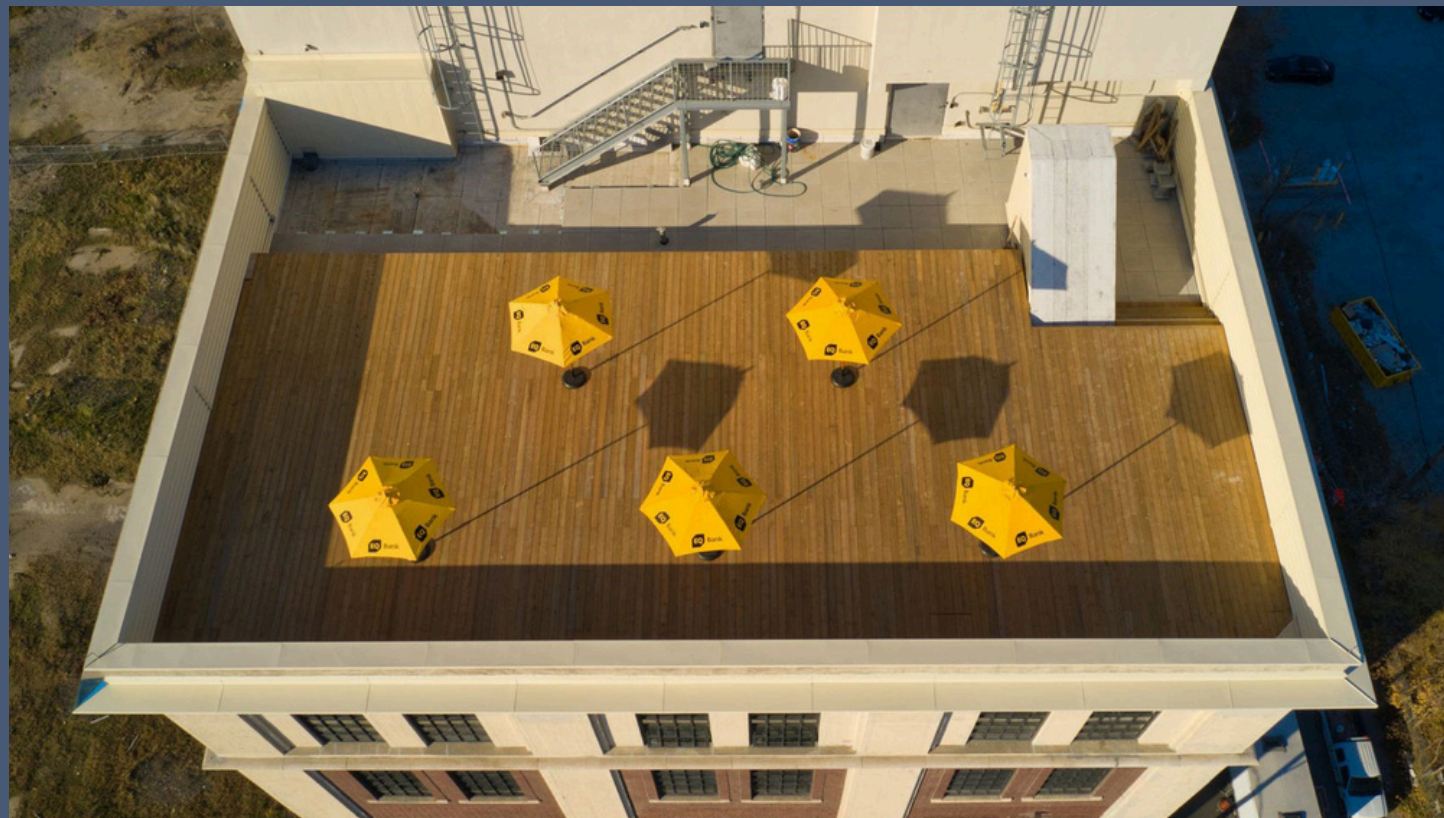
- Gorgeous open-concept space
- High ceilings and polished concrete
- Corner lunchroom
- Prominent elevator exposure on floor





# Best in Class Amenities

Tenant Lounge & Bookable Tenant Boardroom





# 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 Folds VFX in attracting top talent.

