

CBRE

213

STERLING ROAD

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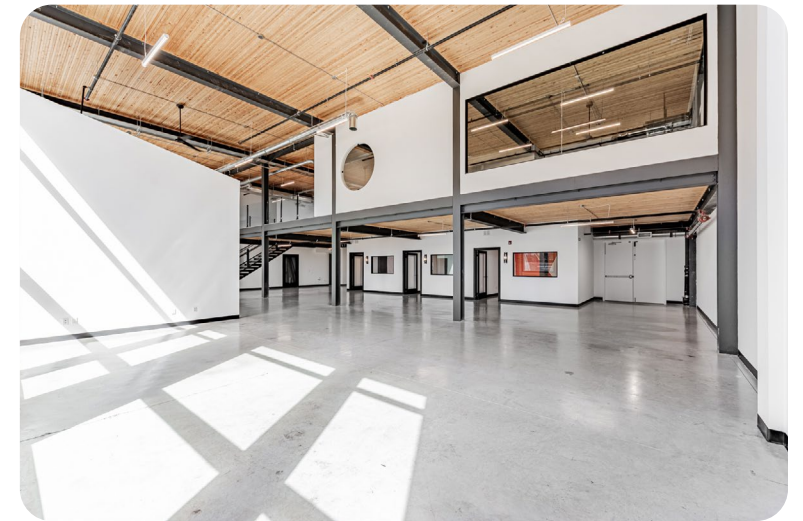
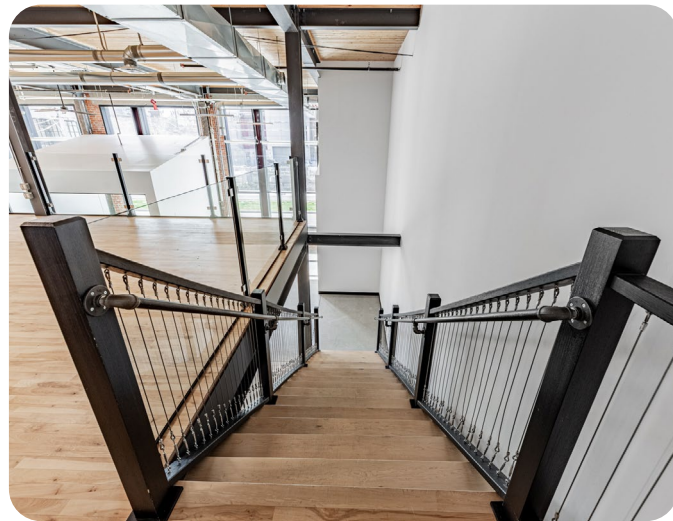
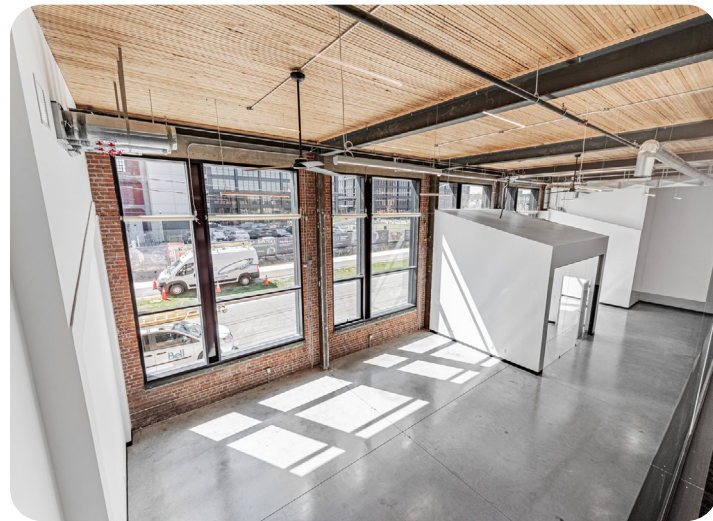
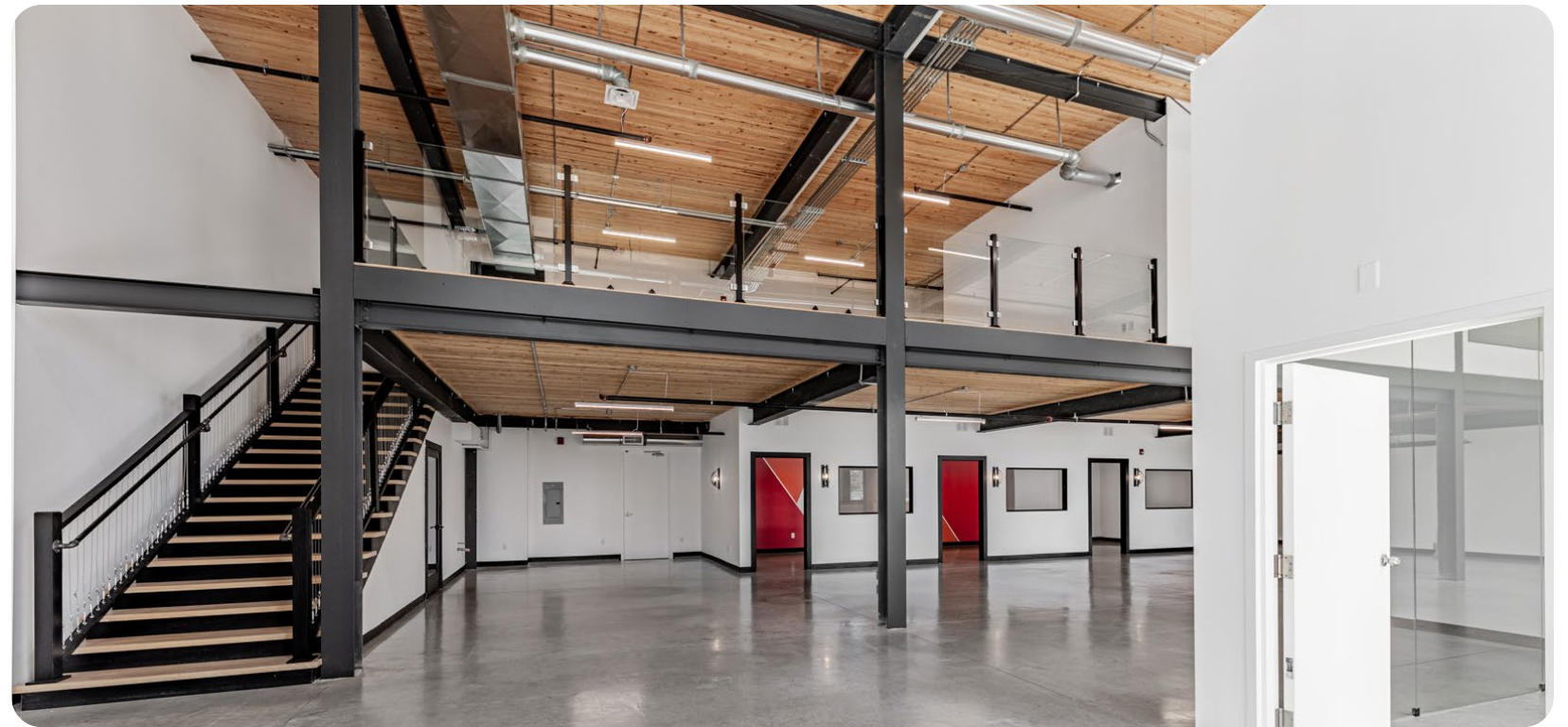
CBRE LIMITED
145 King St W, Suite 1100
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*Broker

Listing Details / Property Highlights

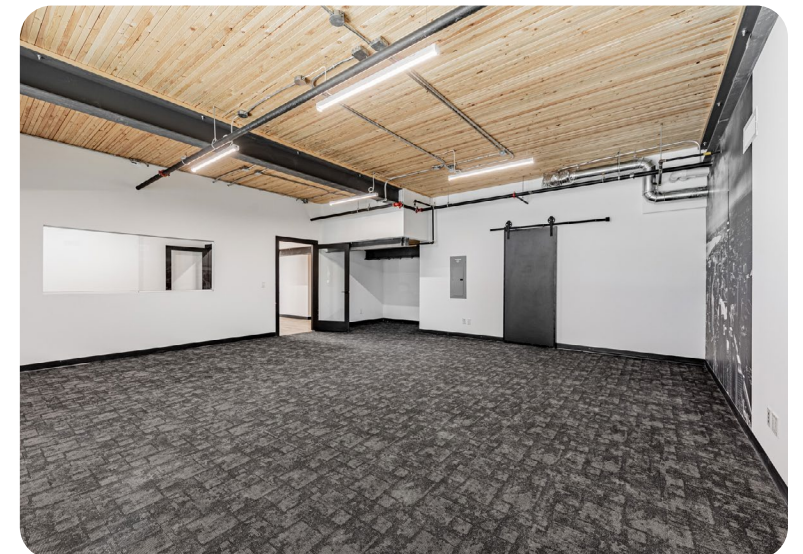
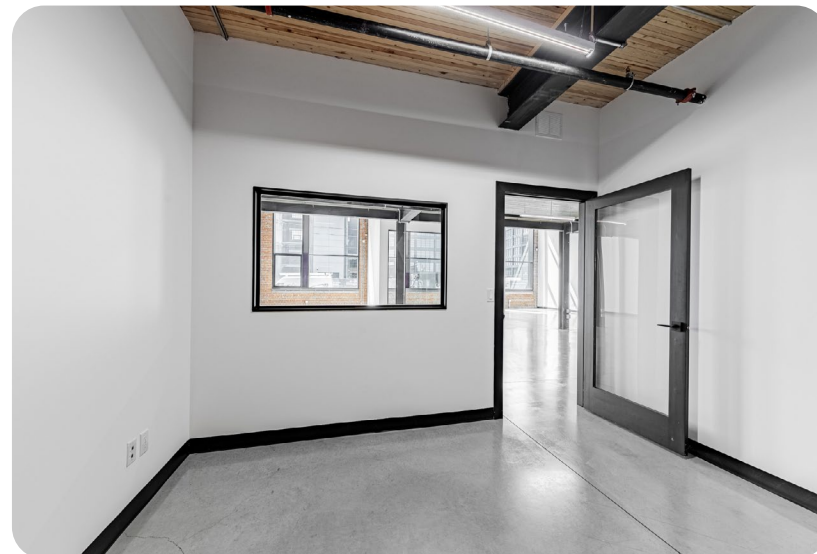
SIZE	Suite 100A	2,923 sq. ft.	(Avail. Immediate)
	Suite 100B	2,700 sq. ft.	(Avail. Immediate)
	Suite 101	3,864 sq. ft.	Leased
	Suite 106	3,165 sq. ft.	Leased
	Suite 108	3,350 sq. ft.	(Avail. Dec 1, 2026)
	Suite 110	2,156 sq. ft.	Leased
	Suite 206	6,913 sq. ft.	(Avail. Immediate)
SEMI GROSS RENT	Call listing agents to discuss		
ADDITIONAL RENT	Hydro: \$1.50 per sq. ft. Gas: \$0.50 per sq. ft.		
PROPERTY HIGHLIGHTS	Newly upgraded lobby Ceiling heights – 18-22ft. Abundance of natural light Freight elevator New HVAC Electrical distributed around perimeter		
CONNECTIVITY	Beanfield & Bell Fibre plus Rogers internet		
ON-SITE AMENITIES	Ethica Roastery & Café Crossfit fitness facility Visitor parking		





Suite 100

- Ground floor suite with an abundance of natural light.
- Mix of meeting rooms, offices, and open area.
- Mezzanine for additional workspace.

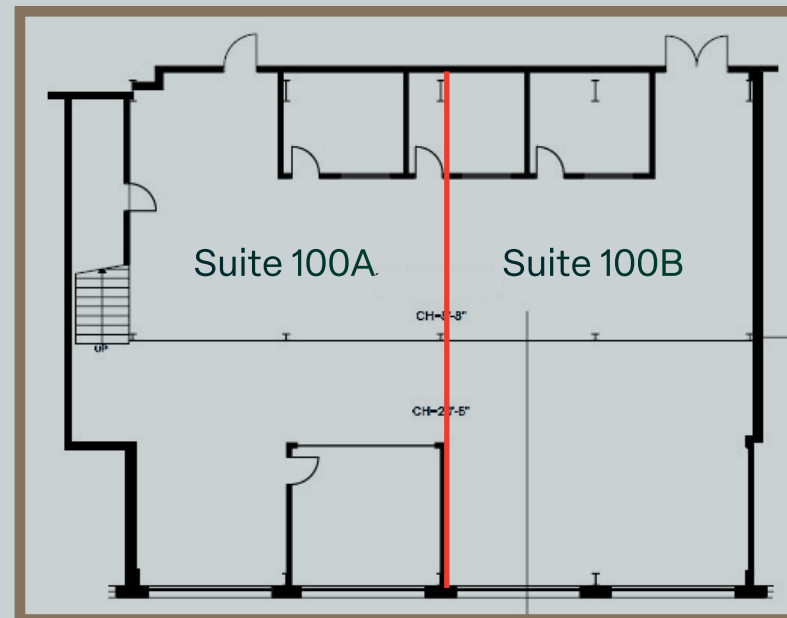


Suite 100A & 100B

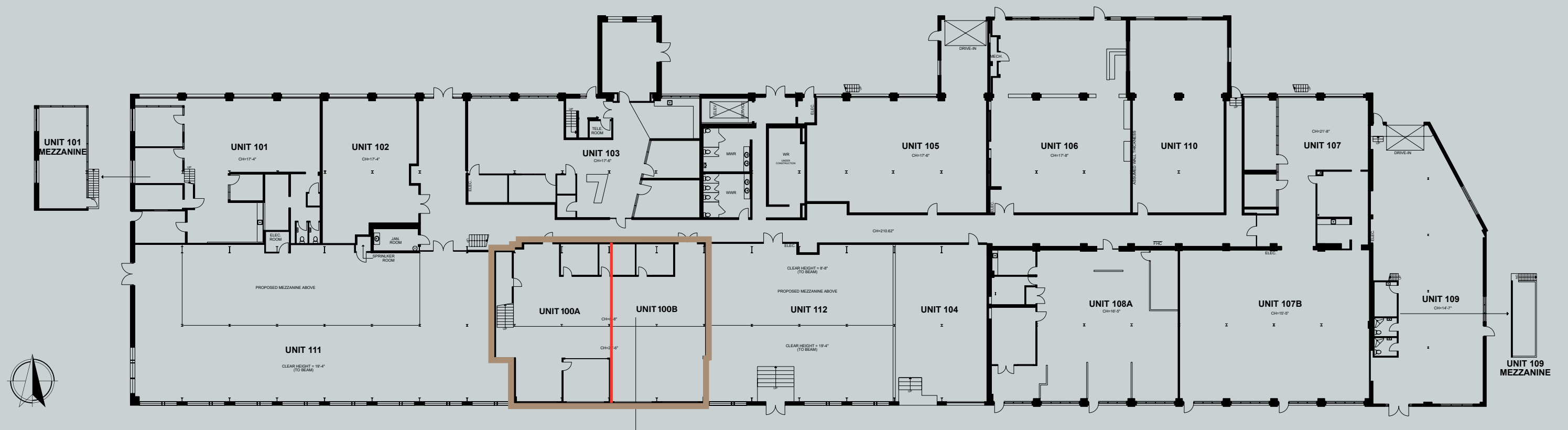
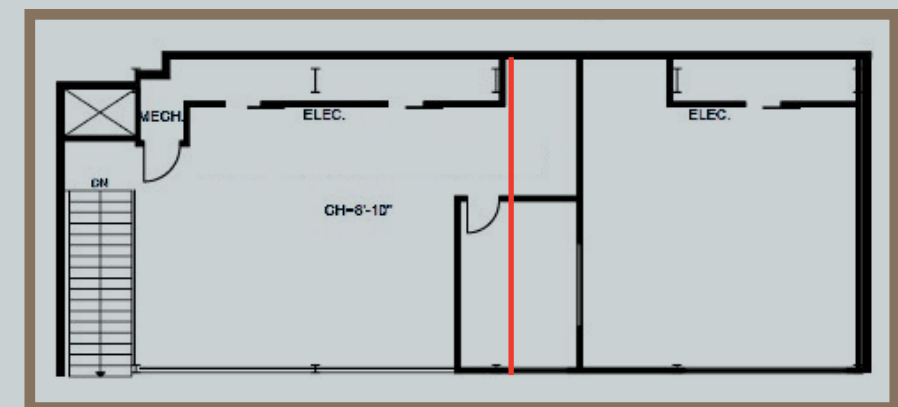
100A – 2,923 sq. ft.

100B – 2,700 sq. ft.

Ground Floor



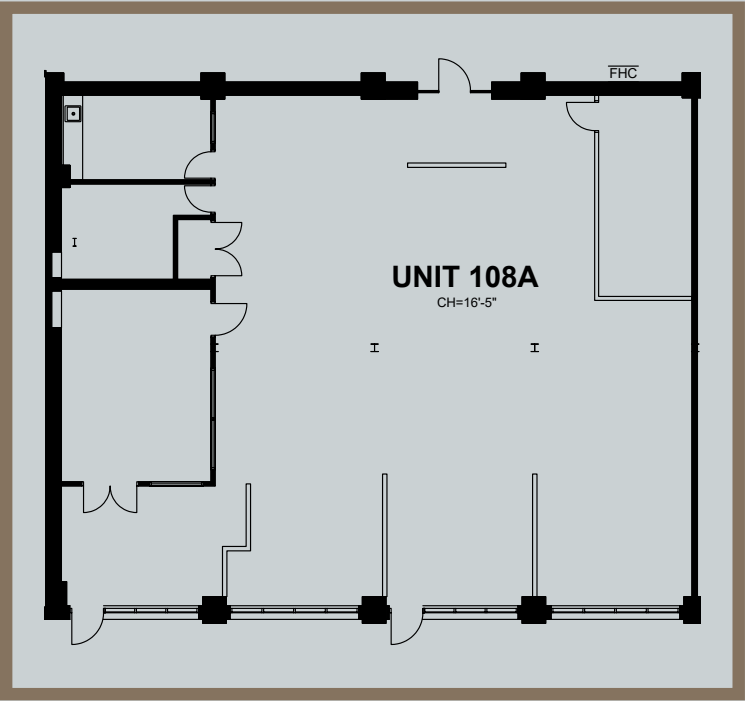
Mezzanine

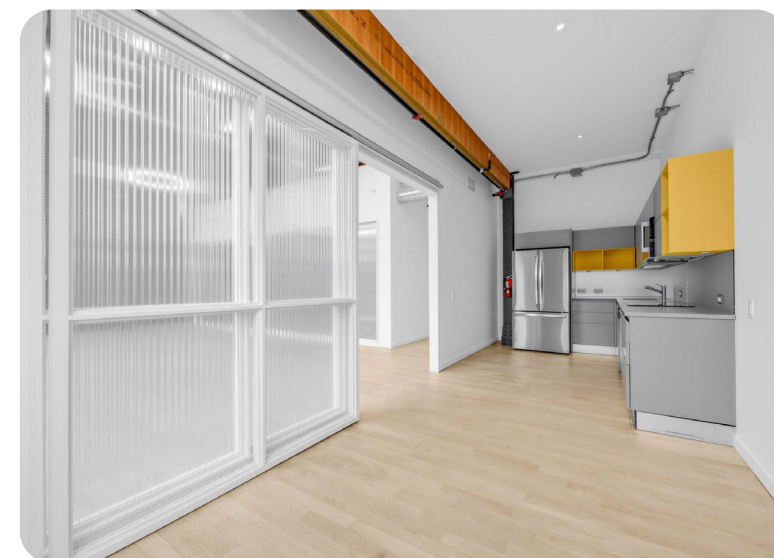
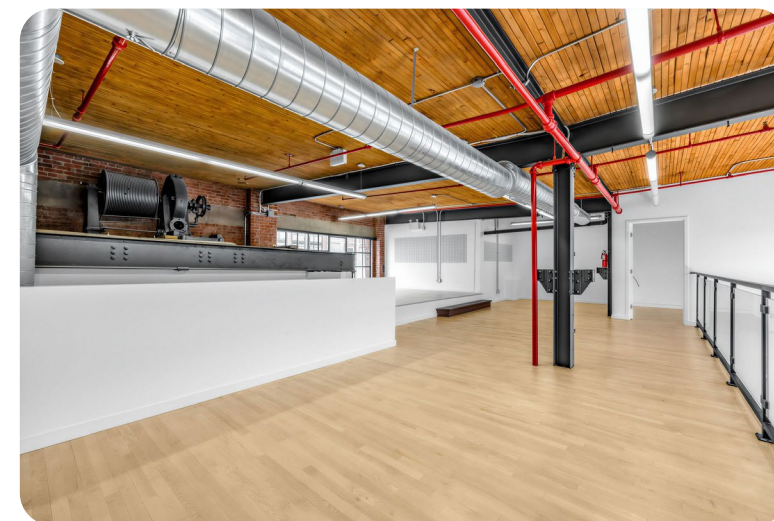
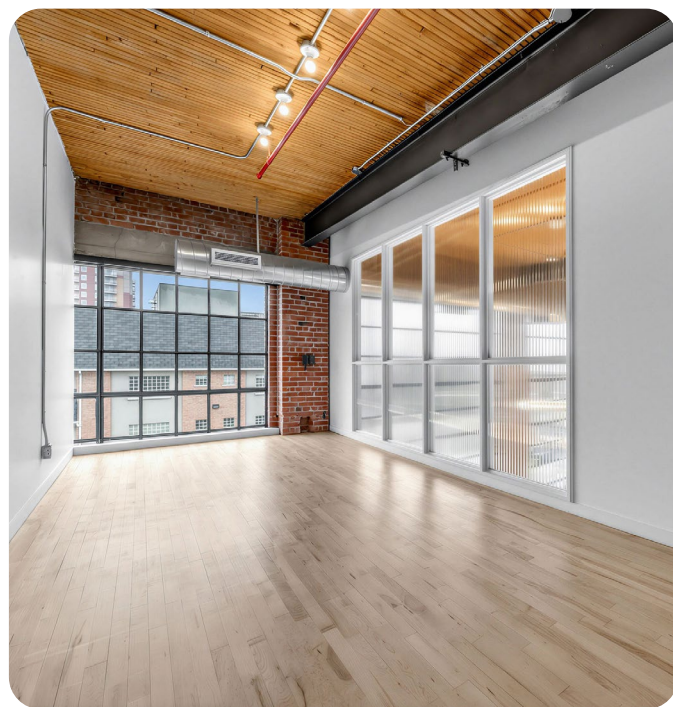
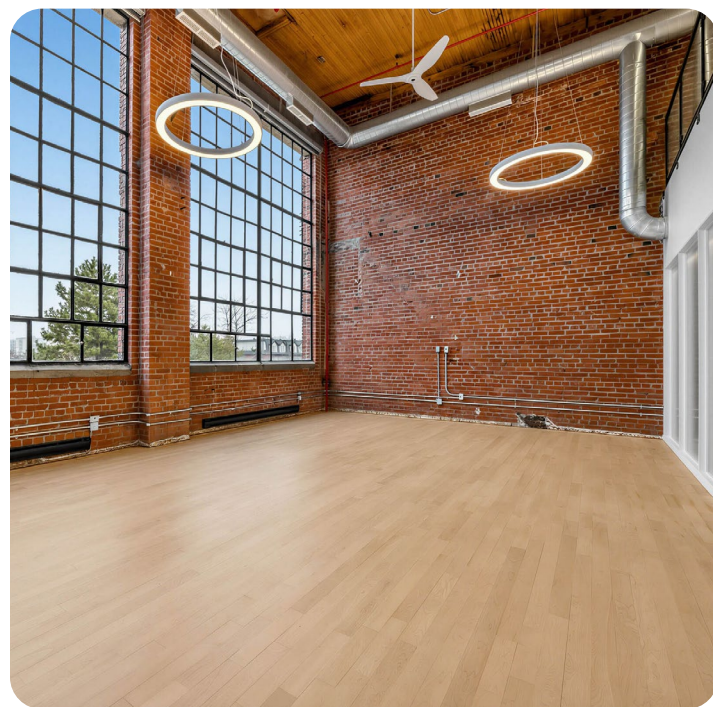
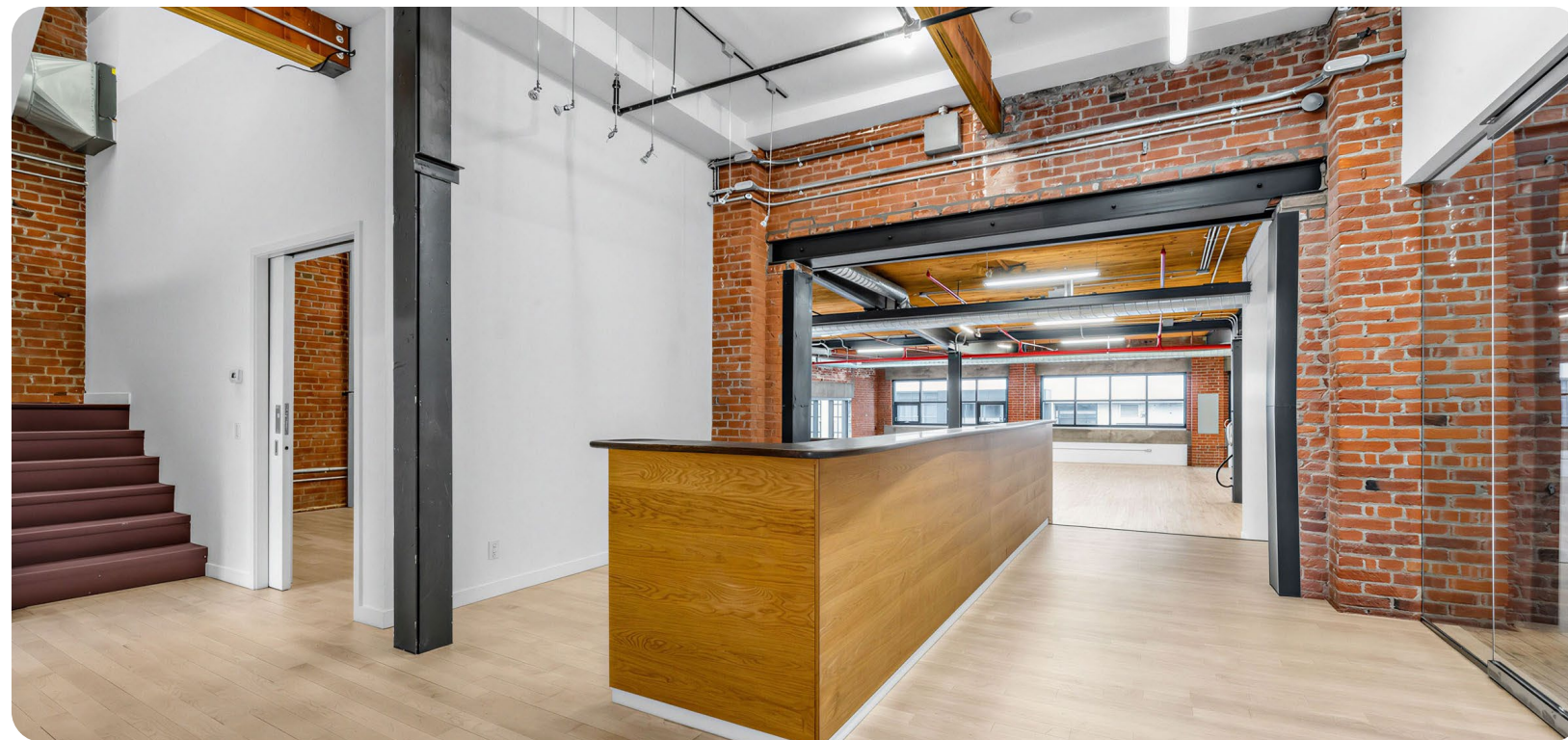
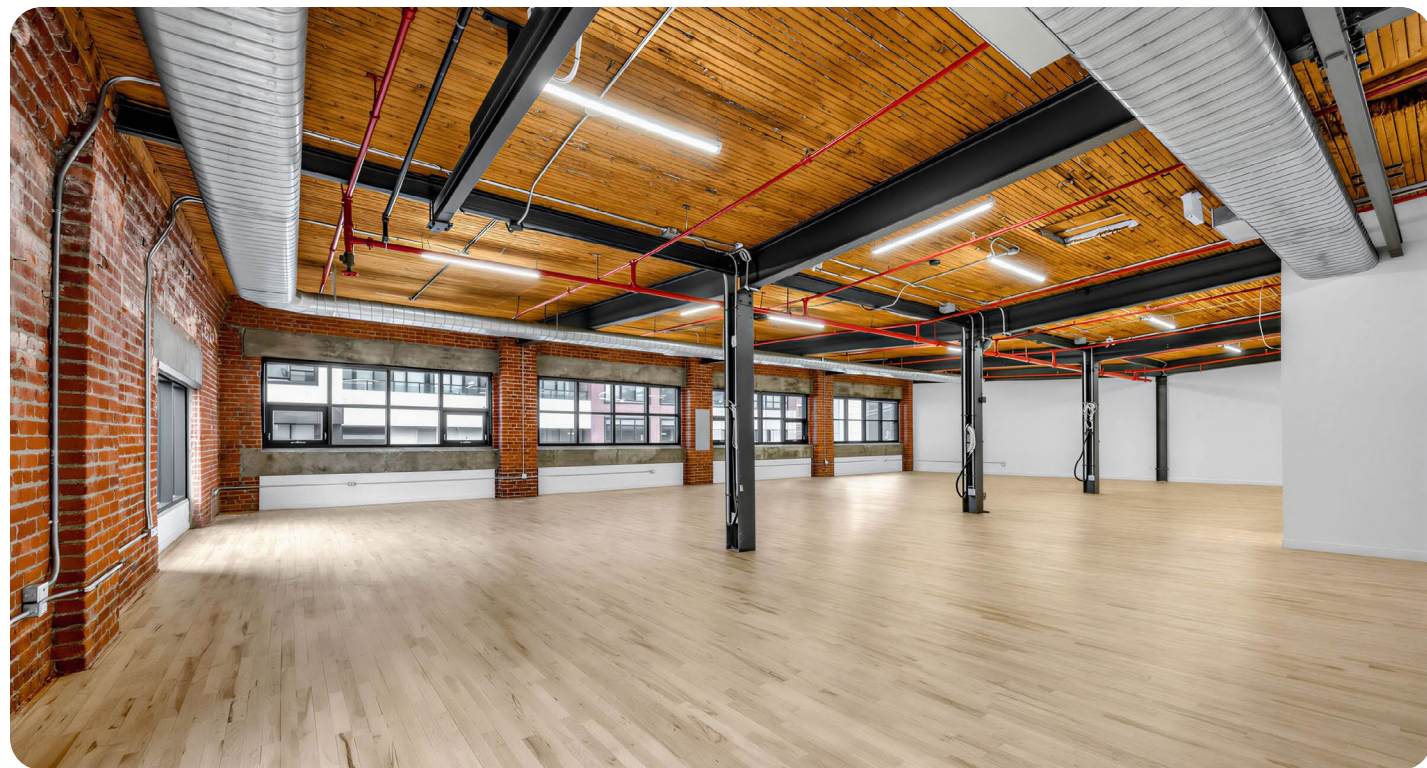


Suite 108

3,350 sq. ft.

- Direct street level access.





Suite 206

- This suite features an exclusive rooftop terrace.

Suite 206

6,913 sq. ft.

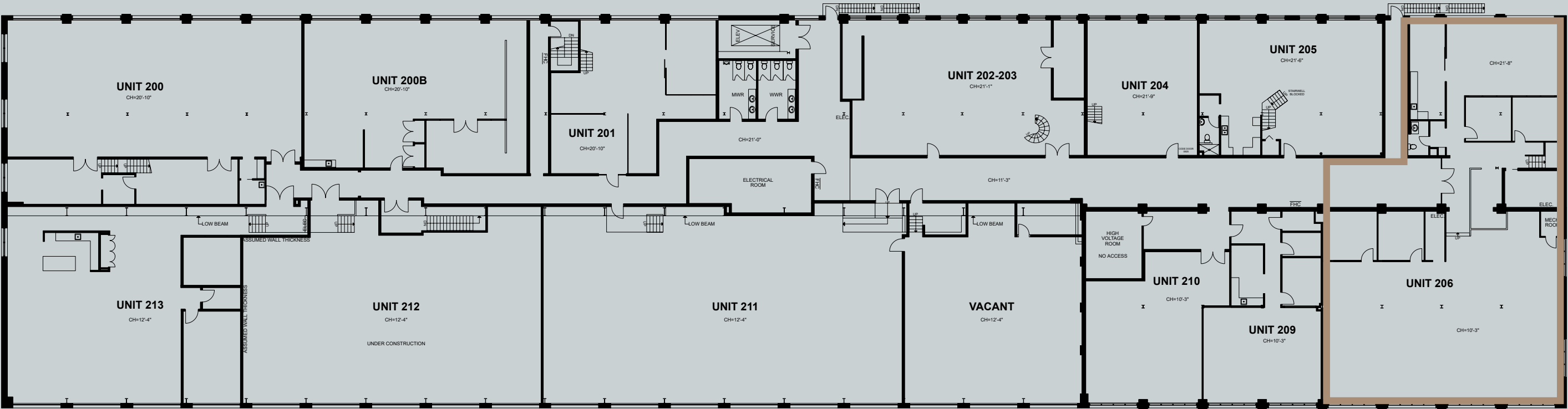
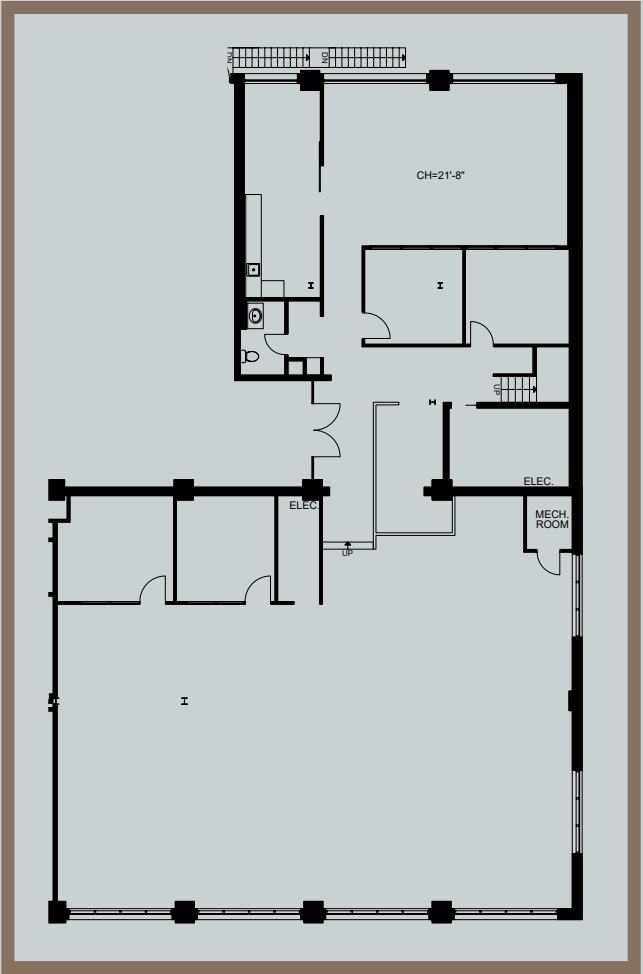
Main Floor – 5,868 sq. ft.

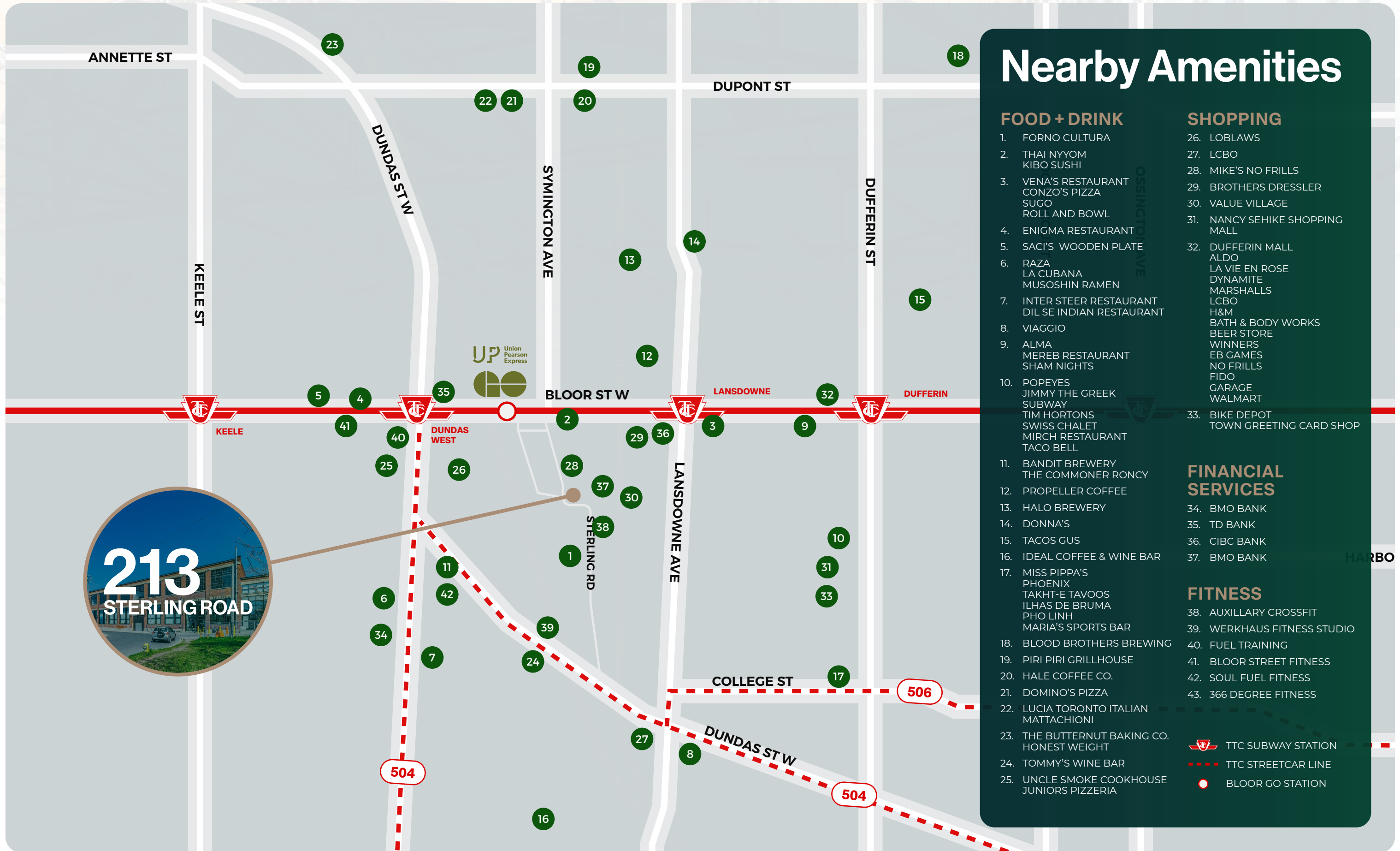
Mezzanine – 1,045 sq. ft.

This suite features an exclusive rooftop terrace.



Suite 206





Nearby Amenities

FOOD + DRINK

1. FORNO CULTURA
2. THAI NYYOM KIBO SUSHI
3. VENA'S RESTAURANT
CONZO'S PIZZA
SUGO
ROLL AND BOWL
4. ENIGMA RESTAURANT
5. SACI'S WOODEN PLATE
6. RAZA
LA CUBANA
MUSOSHIN RAMEN
7. INTER STEER RESTAURANT
DIL SE INDIAN RESTAURANT
8. VIAGGIO
9. ALMA
MEREB RESTAURANT
SHAM NIGHTS
10. POPEYES
JIMMY THE GREEK
SUBWAY
TIM HORTONS
SWISS CHALET
MIRCH RESTAURANT
TACO BELL
11. BANDIT BREWERY
THE COMMONER RONCY
12. PROPELLER COFFEE
13. HALO BREWERY
14. DONNA'S
15. TACOS GUS
16. IDEAL COFFEE & WINE BAR
17. MISS PIPPA'S
PHOENIX
TAKHT-E TAVOOS
ILHAS DE BRUMA
PHO LINH
MARIA'S SPORTS BAR
18. BLOOD BROTHERS BREWING
19. PIRI PIRI GRILLHOUSE
20. HALE COFFEE CO.
21. DOMINO'S PIZZA
22. LUCIA TORONTO ITALIAN
MATTACHIONI
23. THE BUTTERNUT BAKING CO.
HONEST WEIGHT
24. TOMMY'S WINE BAR
25. UNCLE SMOKE COOKHOUSE
JUNIORS PIZZERIA

SHOPPING

26. LOBLAWS
27. LCBO
28. MIKE'S NO FRILLS
29. BROTHERS DRESSLER
30. VALUE VILLAGE
31. NANCY SEHIKE SHOPPING MALL
32. DUFFERIN MALL
ALDO
LA VIE EN ROSE
DYNAMITE
MARSHALLS
LCBO
H&M
BATH & BODY WORKS
BEER STORE
WINNERS
EB GAMES
NO FRILLS
FIDO
GARAGE
WALMART
33. BIKE DEPOT
TOWN GREETING CARD SHOP

FINANCIAL SERVICES

34. BMO BANK
35. TD BANK
36. CIBC BANK
37. BMO BANK

FITNESS

38. AUXILLARY CROSSFIT
39. WERKHAUS FITNESS STUDIO
40. FUEL TRAINING
41. BLOOR STREET FITNESS
42. SOUL FUEL FITNESS
43. 366 DEGREE FITNESS

- TTC SUBWAY STATION
- TTC STREETCAR LINE
- BLOOR GO STATION

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