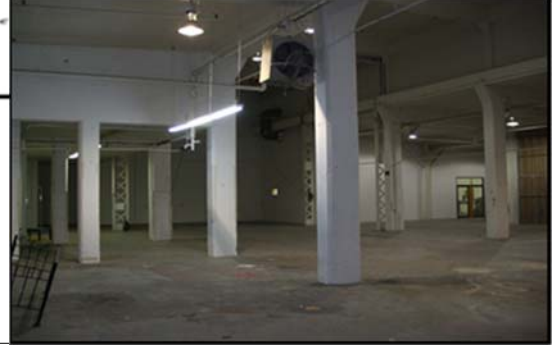
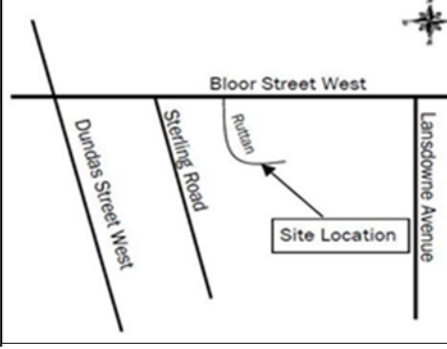


# LEASING OPPORTUNITY

**221-227 STERLING ROAD  
TORONTO, ONTARIO**

## INDUSTRIAL DESIGN LOFT BUILDING

### PROPERTY PROFILE



**ADDRESS:** 221-227 Sterling Road, Toronto, Ontario

**LOCATION:** TTC Access at Lansdowne subway, in the heart of the junction triangle. Exciting new communities are growing around the radius of this location.

**THE PROPERTY:** Post modern industrial century building, high ceilings in some units - just under 30 feet. Just leased 9,510 square feet to Auxilliary Crossfit Gym our newest tenant to 225 Sterling Road.

<b>AVAILABILITY:</b>	<u>Unit #</u>	<u>Size</u>	<u>Availability</u>
	Unit 106A	1,100 sq.ft	Immediate
	Unit 200C	4,733 sq.ft	Immediate

**PARKING:** Abundance of Parking.

**RENTAL RATES:** Unit 106A - \$1,600/month gross rent, Unit 200C - \$5,000/month gross rent. Gross Rents include CAM/TMI & UTILITIES – heat, hydro, water.

### INCREDIBLE SPACE OPPORTUNITY FOR:

- INDUSTRIAL DESIGN FIRMS
- DIGITAL MEDIA
- FABRICATION SHOPS
- ART CREATION & GALLERIES
- COMPUTER TECHNOLOGY FIRMS
- START UP INCUBATORS
- URBAN LIFESTYLE BUSINESS - GYMS, WELLNESS INNOVATORS

### LEASING CONTACT



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