

# 213 Sterling Road

1,700 SF Up to 5,220 SF Beautiful Character Office

Bridger Hunt, Sales Representative  
416.666.4842  
[bhunt@lennard.com](mailto:bhunt@lennard.com)

Joseph Wise\*, Senior Vice President  
416.649.5909  
[jwise@lennard.com](mailto:jwise@lennard.com)

For Sublease: Office



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your business  
will *grow*.

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200-55 University Avenue, Toronto  
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\*Sales Representative

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Beautiful character office space available for sublease at Bloor Street W and Dundas Street W in the Junction Triangle.



Suite

**Suite 100**

Available Spaces

**Option A - 1,700 SF**

**Option B - 3,520 SF**

**Contiguous - 5,220 SF**



Semi-Gross Rent

**Contact Listing Agent**



Availability

**Immediate**

Sublease Term

**March 31, 2028**



Listing Agents

**Bridger Hunt**

Sales Representative

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Senior Vice President

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jwise@lennard.com

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## Property Highlights

- Beautiful character office space with expansive ceilings
- Mix of open concept and private offices, and a mezzanine
- Space has enormous windows and excellent natural light
- Furniture available for a plug and play solution
- Space can be leased in whole, or in part with Sublandlord retaining a portion
- Potential for “shared” sublease solution with common amenities within

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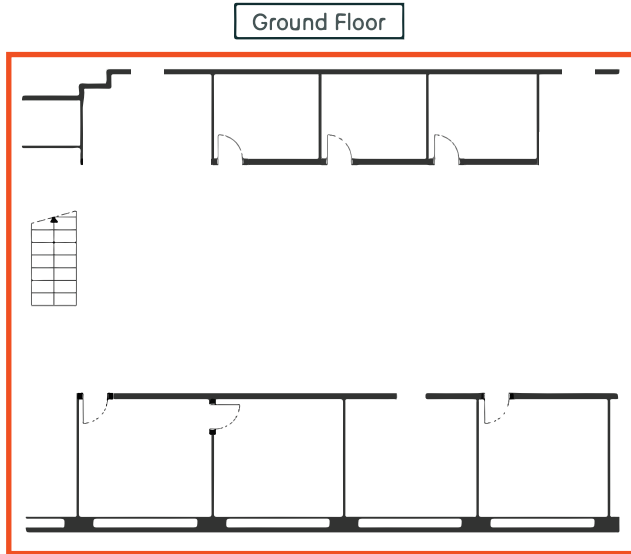
Floor Plan - Suite 100

Option A - 1,700 SF

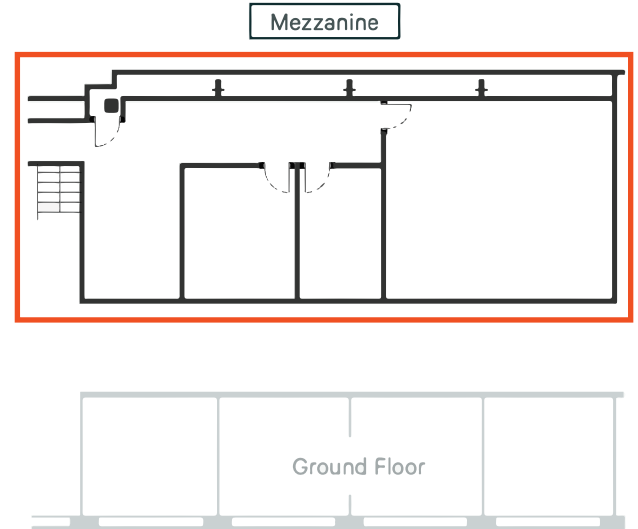
Option B - 3,520 SF

Contiguous - 5,220 SF

## Option A

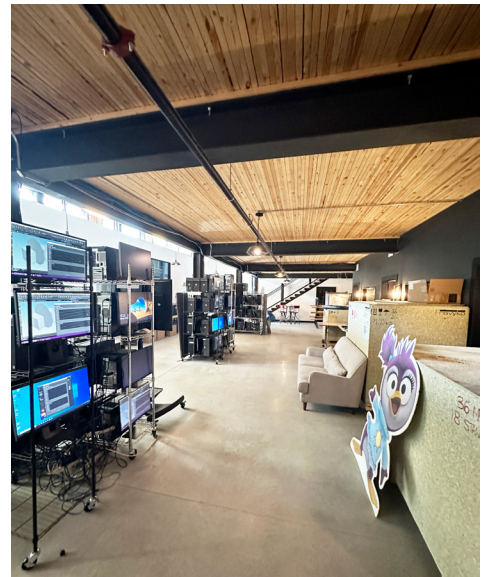


## Option B

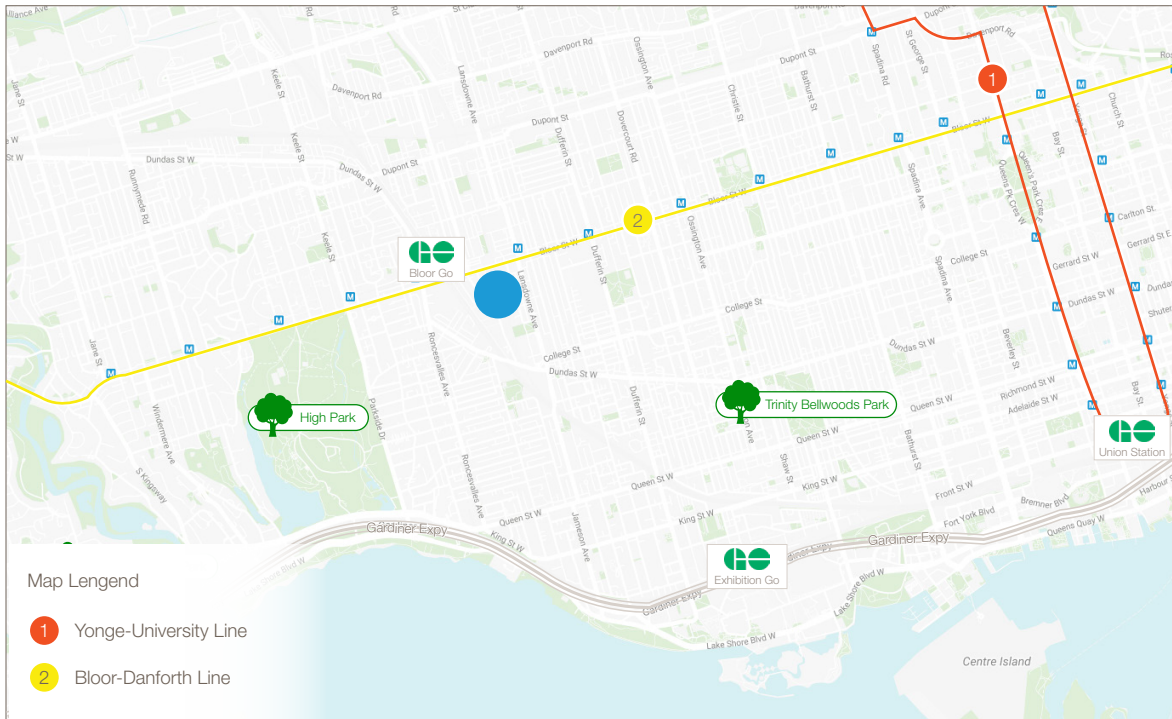


\*Spaces can be leased together or separately. Potential for "shared" sublease solution with common amenities within. Please call for further details.

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## What's Near By

213 Sterling Road is located at the corner of Bloor Street W and Dundas Street W at the Junction neighbourhood. This location offers convenient access to public transportation, with several streetcar and bus routes serving the area. It also offers variety of amenities including local shops and restaurants, parks and green spaces, schools and educational Institutions, and cultural attractions.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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