

FOR LEASE

THE **AUTO BLDG**

158 STERLING ROAD

**DRONE
VIDEO
LINK**



**METROPOLITAN
COMMERCIAL**

THE AUTO BLDG:

A RICH & STORIED HISTORY

Built in 1919 by Northern Aluminium Company, which later became Alcan Aluminium, 158 Sterling Road is an essential piece of Toronto's architectural and industrial heritage. Working in conjunction with engineer C.A.P. Turner, architect J.W. Schreiber designed the AUTO BLDG reportedly based on the American parent company's Pittsburgh headquarters. Architecturally, the building is an early example in Toronto of a high rise industrial building with exposed concrete structural framing. Rumored to be the tallest building in Toronto for a short period, the AUTO BLDG is the notable landmark within the Junction Triangle neighbourhood.

Commencing in 2015, award-winning developer Castlepoint Numa undertook world class renovations over a 3-year period, bringing all mechanical systems into the 21st century while restoring and respecting the early-20th century heritage and integrity of the building.

Anchored by the Museum of Contemporary Art, which opened in 2018, the AUTO BLDG has become the destination of choice for companies who are leaders in their respective fields, including Zeidler Architects, Junction 59 Ad Agency, Folks VFX, and Forno Cultura.



“In Toronto, An Industrial Stretch Has Its Breakout Moment

Sterling Road is newly hip, thanks to the arrival of
the Museum of Contemporary Art.”

The
New York
Times



“The Junction Triangle is already
a great place to live
—and its best years are still ahead of it.”

TORONTO
LIFE

STACKING PLAN



AVAILABLE

JUNCTION59



AVAILABLE



AVAILABLE

MOCA

MOCA

MOCA FORNO CULTURA

AUTO BLDG

NOW LEASING



4TH FLOOR

OPEN CONCEPT UNIT
PRIVATE ELEVATOR
3,207 SF

5TH FLOOR

VARIOUS POSSIBLE
CONFIGURATIONS
UP TO 9,244 SF

9TH FLOOR

PRIVATE ROOFTOP
360° CITY VIEWS
9,222 SF

DRONE VIDEO LINK

LEADING TECHNOLOGY

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

DESIGN FLEXIBILITY

Custom fit-out opportunities with various possible configurations - from 2,339 SF to 9,244 SF full floor plates.

WORLD-CLASS RESTORATION

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

CURATED TENANT MIX

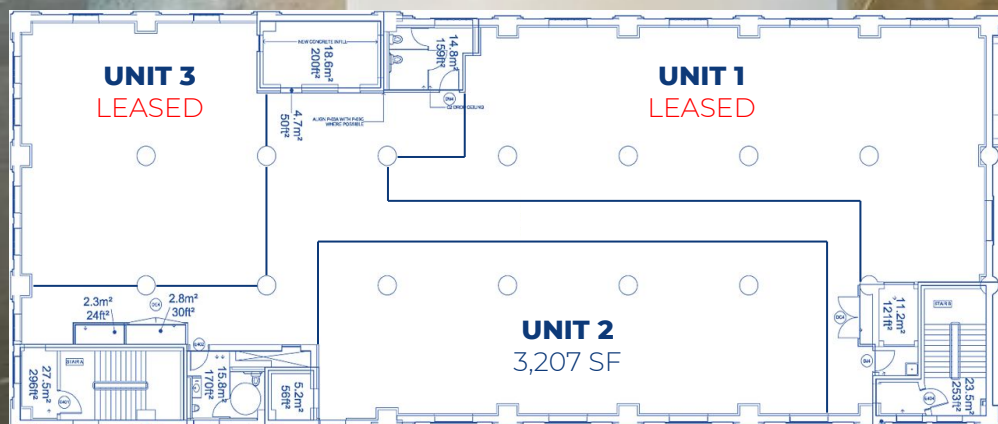
Join AUTO BLDG community of industry leaders in hiring and retaining the best talent to work for your company.





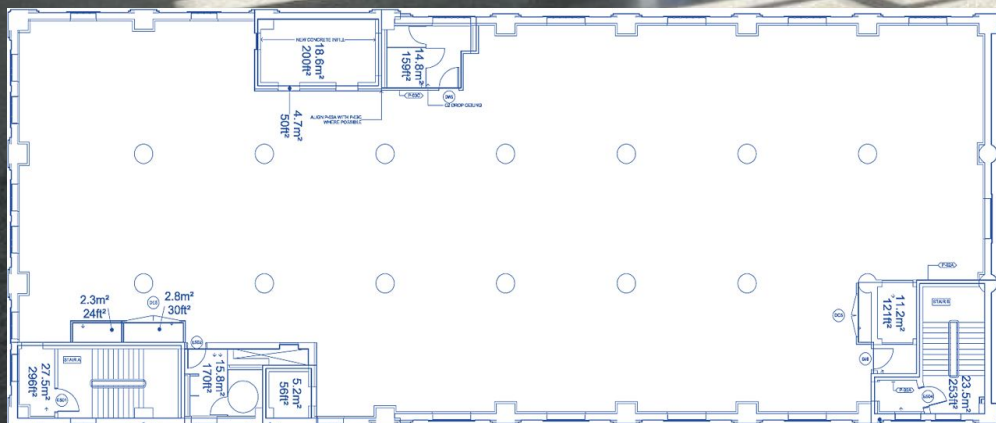
4th FLOOR

SIZE	3,207 SF
NET RENT	PLEASE CONTACT AGENTS
TMI	\$15.00
PARKING	2 SPOTS
POSSESSION	IMMEDIATE
TERM	MINIMUM 3 YEARS
FEATURES	<ul style="list-style-type: none"> • POLISHED CONCRETE FLOOR • HIGH CEILINGS • ABUNDANCE OF NATURAL LIGHT • PRIVATE ELEVATOR



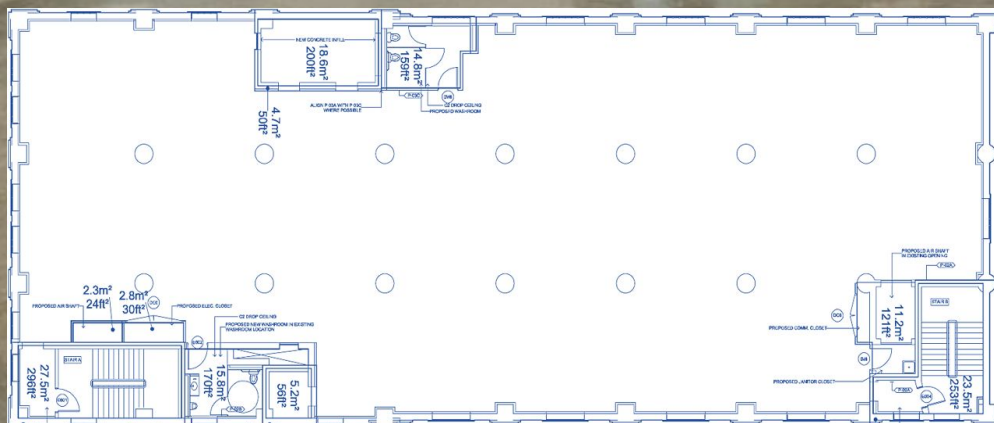
5th FLOOR

SIZE	VARIOUS CONFIGURATIONS TO 9,244 SF
NET RENT	PLEASE CONTACT AGENTS
TMI	\$15.00
PARKING	UP TO 6 SPOTS
POSSESSION	IMMEDIATE
TERM	MINIMUM 3 YEARS
FEATURES	<ul style="list-style-type: none">• POLISHED CONCRETE FLOOR• HIGH CEILINGS• ABUNDANCE OF NATURAL LIGHT• BUILT-OUT OFFICES & BOARDROOM



9th FLOOR

SIZE	9,222 SF
NET RENT	PLEASE CONTACT AGENTS
TMI	\$15.00
PARKING	6 SPOTS
POSSESSION	IMMEDIATE
TERM	MINIMUM 10 YEARS
FEATURES	<ul style="list-style-type: none">• PRIVATE ROOFTOP TERRACE• BREATHTAKING 360° VIEWS• DIRECT ELEVATOR ACCESS• POLISHED CONCRETE FLOORS



CONNECTIVITY



WEST TORONTO RAIL PATH

- The West Toronto Railpath runs 2.1 kms south from Cariboo Ave to Dundas St West (at Sterling Road).
- Starting at the north end, there are accessible entrances at Cariboo Ave, behind the Osler Fish Warehouse, Ruskin Ave, Wallace Ave, Ernest Ave, Randolph Ave and at Dundas St West at Sterling Road, with stairs at Bloor St West and Dupont St.



SUBWAY - 9 mins

- Bloor Line subway stations at Dundas St West and Lansdowne Ave
- 3 streetcar routes service the AUTO BLDG: Roncesvalles Ave (504 King), Dundas St West (505 Dundas) & College St (506 Carlton)

UP UNION PEARSON EXPRESS - 6 mins

- Bloor to Union Station: 8 minutes
- Bloor to Pearson Airport: 17 minutes



GO TRANSIT - 6 mins

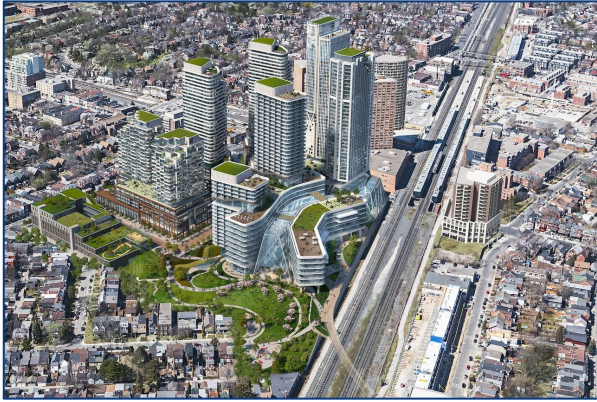
- Kitchener GO Train
- Future Bloor-Lansdowne Station on the Barrie GO Train line

TRANSIT
CONNECTIVITY
SECOND BEST
IN TORONTO
BEHIND
UNION STATION



PERFECT
TRANSIT
SCORE
100

GROWTH & DEVELOPMENT



CHOICE REIT MASTER-PLANNED COMMUNITY

The redevelopment of the 10-acre site at the corner of Bloor and Dundas Streets seeks to bring strategic commercial and residential density to Toronto's west-end neighbourhood. Situated at the intersection of the Bloor-Danforth Subway line, the development will integrate a significant new transit hub that will foster connections with Go Trains, the UP Express, and major streetcar routes.

The mixed-use development will be sixty percent residential units and amenities and forty percent commercial space. Nine residential towers, containing a mix of condos and purpose-built rental units, are located on the northern and western edges of the site along Bloor and Dundas Streets.

THE JUNCTION TRIANGLE IS ON THE RISE

Several nearby commercial and residential redevelopment projects are currently underway in various stages of development such as; T3 Sterling Road (mixed-use) The Giraffe Condos (residential), 1405 Bloor Street West (residential), 1423-1437 Bloor St W (residential) & 201 Sterling Road (residential), Enigma On The Park (mixed-use) & 2376 Dundas Street West (mixed-use).

Currently, there are over 4,000 new residential units being built within a 10-minute walk of the subject property; as well as a variety of new retail/office developments on the horizon.



TRANSIT CONNECTIVITY

With a perfect transit score of 100, the AUTO BLDG is perfectly serviced by transportation with the Bloor Go Station and TTC Dundas West Station within walking distance.

Bloor GO Station has been recently transformed to extend service to both GO and Union Pearson Express guests. Union Pearson Express offers reliable 25-minute travel between downtown Toronto and Pearson Airport.

Dundas West station is on the Line 2 (Bloor-Danforth) subway line. The station, which is the north-western terminus of the 504A King and 505 Dundas streetcar routes, has two streetcar platforms and five bus bays to allow riders to transfer between connecting routes.

MASTER PLANNED COMMUNITY

- Residential / Commercial
- Commercial / Office
- Auto Building (Gallery / Exhibition / Office)
- Community Park / Open Space
- Future Residential / Commercial
- Townhouses

PERTH AVENUE
KITCHENER GO TRANSIT LINE

1

PERTH AVENUE REALIGNMENT

2

5B

5C

5D

5A

STERLING ROAD

3B

3D

3A

3C

NEW PRIVATE ROAD

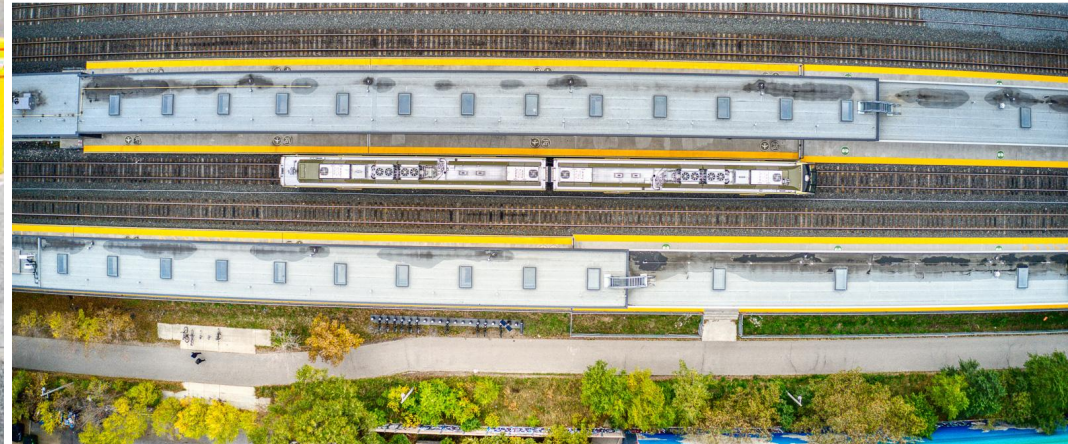
4B

4C

4A

STERLING ROAD

- Block 1** - Townhouses
- Block 2** - Community Park
- Block 3A** - Commercial / Office
- Block 3B** - Residential / Commercial
- Block 3C** - Office / Museum (Auto Building)
- Block 3D** - Plaza / Open Space
- Block 4A** - Commercial / Office
- Block 4B** - Residential
- Block 4C** - Open Space
- Block 5A** - Commercial / Office
- Block 5B** - Residential / Commercial
- Block 5C** - Future Residential / Commercial
- Block 5D** - Open Space





METROPOLITAN
COMMERCIAL

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