

163 Sterling Road

Building Features:

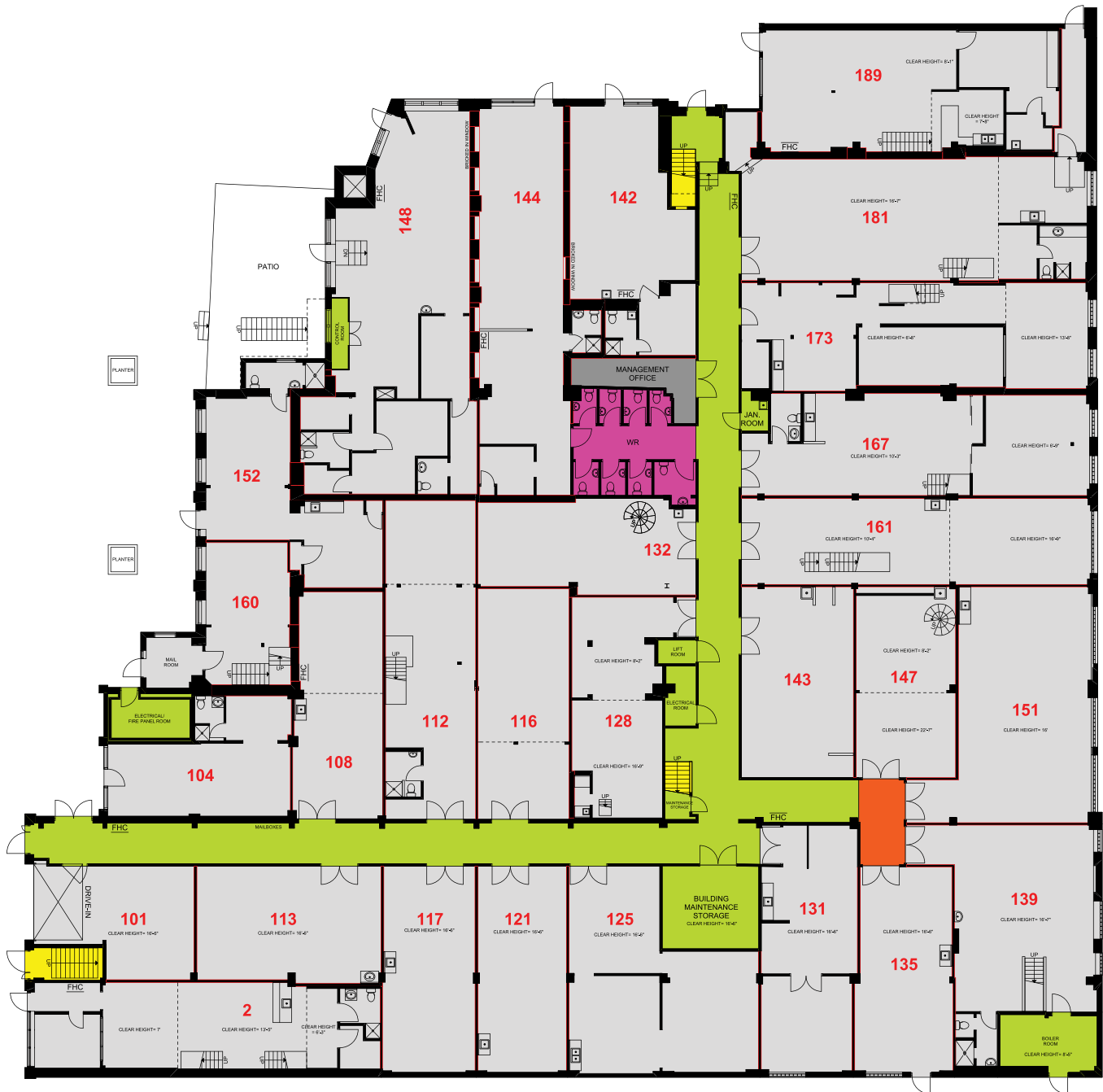
- › Brick and Beam
- › Natural Light
- › TTC Access
- › Hardwood Floors or Polished Concrete Floors
- › Light Industrial Uses Considered
- › High Ceilings
- › Walking distance to Bloor GO station

OFFICE SPACE AVAILABLE

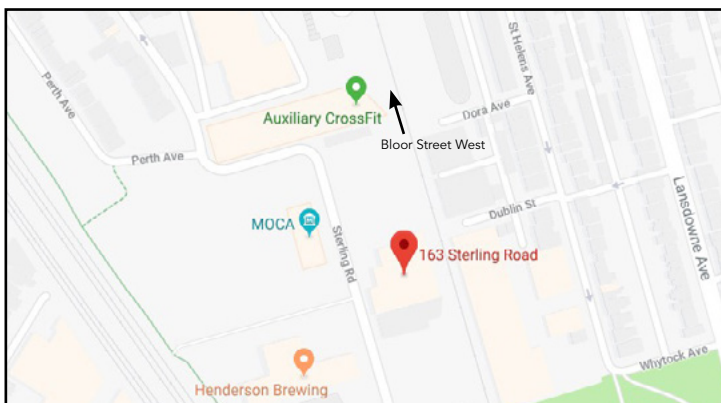
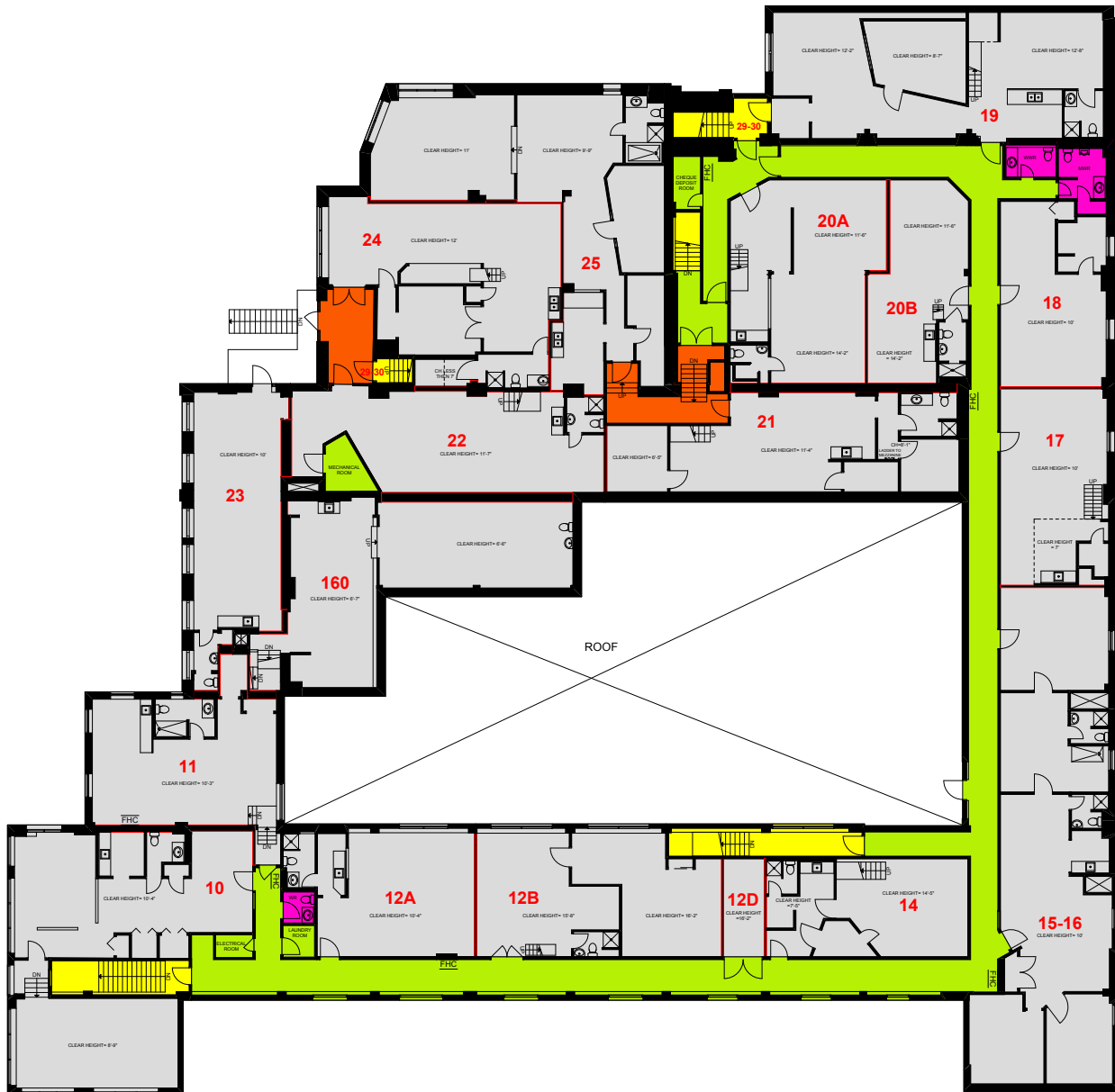
AVAILABLE UNITS

UNIT	AVAILABILITY	WASHROOM	KITCHENETTE	AC	FLOOR	TOTAL SF	ASKING RENT
189	Feb 1, 2022	YES	YES	YES	Main Level	2,400	\$4,990 + utilities
143	Jan 1, 2022	NO	Sink Only	NO	Main Level	700	\$2,360 + utilities
147	TBD	NO	Sink Only	YES	Main Level	1,000	\$3,000 + utilities
135	TBD	NO	Sink Only	NO	Main Level	700	\$2,250 + utilities
117	TBD	NO	Sink Only	NO	Main Level	700	\$2,250 + utilities
112	30 Days	YES	YES	YES	Main Level	1,600	\$3,490 + utilities

FLOOR PLANS – FIRST FLOOR



FLOOR PLANS – SECOND FLOOR



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ADVISORY SERVICES INC.

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