

T3

STERLING

ROAD





THE NEW STERLING STANDARD

T3 Sterling Road is 415,000 square feet of heavy timber office across three buildings. Rich in industrial soul and stacked with amenities, T3 is in a connected Toronto neighbourhood that's buzzing with creative energy.

A TRANSIT-CONNECTED CULTURAL HOTSPOT

This location is one of the best in the city for transit – and a rising destination for Toronto culture, life, and work.

SOLID, SUSTAINABLE TIMBER

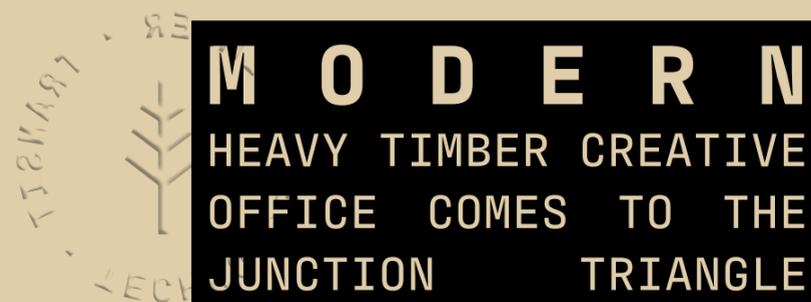
These striking timber and steel buildings ooze industrial soul, and embody a modern, renewable future for office design.

LOWER COSTS PER EMPLOYEE

Smarter floorplans, higher specs, soaring ceilings, and natural light keep employees happy. Shared amenities keep them here longer. IMIT Grant Approved. Costs are lower. Everyone wins.

A MAGNET FOR TOP TALENT

This connected office hub will help top companies attract and retain the finest minds in the city. And WELL, LEED and Wired Score standards will keep them happy and healthy here for years.





STERLING HEALTH & SAFETY

Global leadership

With experience in 27 countries around the world, and centralized building operations and construction expertise, Hines will operate T3 Sterling Road with best-in-class health protocols in place, to ensure your employees are safe, healthy, and can come to work with peace of mind.

Well Living Lab partnership

After a six-decade history of creating innovative, sustainable real estate, Hines has learned to lead with future-forward thinking. Today, building attributes affect our health and safety more than ever before. Hines has partnered with The Well Living Lab, Delos, and the Mayo Clinic to implement technologies to reduce the risk of respiratory virus transmission in work environments.

Tenant health and wellness: systems and certifications

Systems and practices at T3 are optimized for health and wellness. State of the art HVAC systems provides superior Indoor Air Quality (IAQ). Glass technology throughout the building maximizes natural light. Hines is also pursuing WELL Certification to foster comprehensive well-being and the best in air quality standards. These are just a few of the features and initiatives that ensure market-leading health and safety for our tenants at T3 Sterling Road.



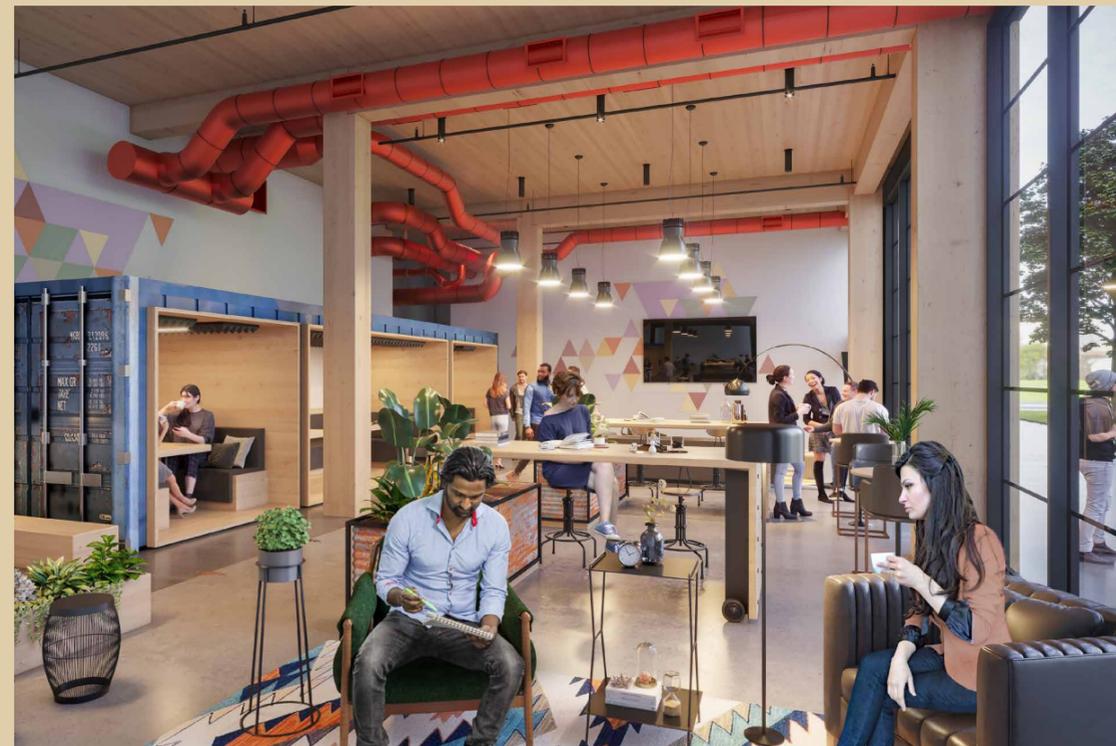
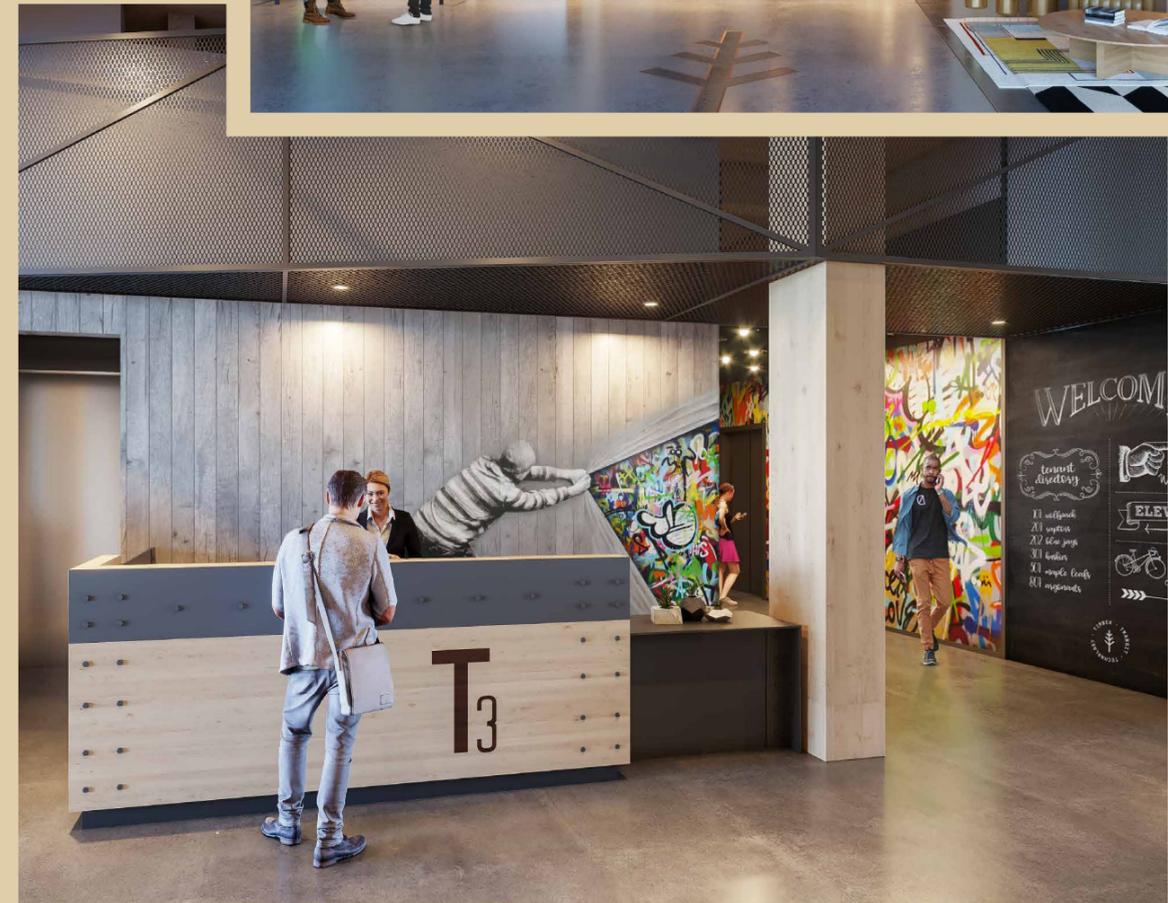
Superior property management

Hines consistently ranks well above its peers in tenant satisfaction by providing superior property management and tenant responsiveness – this is well recognized through third-party research. Hines put in place its first Pandemic Response Plan over 15 years ago; the plan was activated in January 2020 in response to COVID-19. Moreover, Hines can draw on lessons learned across the globe as different countries experience the same events but with different timelines and variables. This learning allows Hines to be better prepared to serve you and your employees as the situation evolves.

Sustainability and productivity

Timber is not only 100% renewable, recyclable and nontoxic; it is also known to have productivity and wellness benefits. Employees exposed to wood during their workday have higher levels of wellbeing and take less leave. Perhaps most importantly, timber also has natural antibacterial/antimicrobial properties and outperforms other typical construction materials in this respect.

**TIMBER POSSESSES NATURAL
ANTIMICROBIAL AND
ANTIBACTERIAL PROPERTIES**





THE POWER OF T3

T3 Sterling Road combines timber, transit, and technology to create the kind of inspired workplace today's talent loves.

TIMBER

Heavy timber design delivers warm interiors, industrial character, and next-generation sustainability – all aligned closely to today's innovative work culture.

TRANSIT

T3 Sterling Road boasts an unbeatable Transit Score of 100, with a location that's in walking distance to two key TTC Bloor subway line stops, three streetcar routes, a GO Train stop, the UP Express, and the West Toronto Railpath.

TECHNOLOGY

T3 Sterling Road is fully future-proofed, with WiredScore Platinum Certification, 5G capacity, advanced building systems, highly efficient workspace design, and amenities tailored for the modern creative workforce.

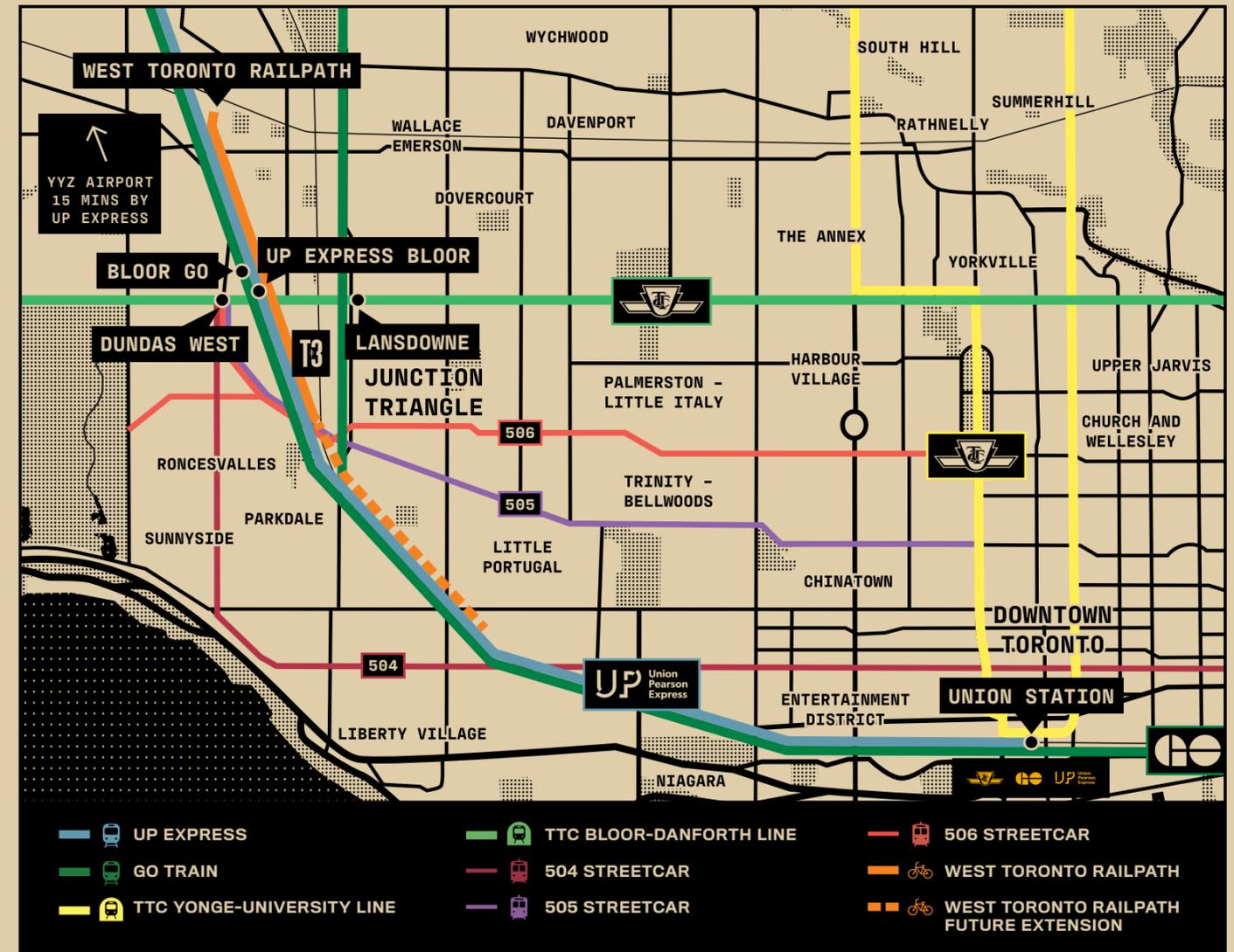


STERLING IS CONNECTED

Perfect Transit Score of 100



SECOND ONLY TO UNION STATION FOR TRANSIT CONNECTIVITY



UP EXPRESS

- The UP Express Bloor Station, 5 - 7 minute walk from T3 Sterling Road
- To Union Station, 7 minutes
- To Pearson Airport, 15 minutes

GO TRANSIT

- Kitchener GO Train (via Bloor Station @ Dundas) currently serves the site
- Proposed Bloor-Lansdowne Station on the Barrie GO Train line

TTC

- Bloor Line subway stations at Dundas West and Lansdowne, 8 - 10 minutes away on foot
- Three streetcar routes service T3 Sterling Road, running on College Street (506 Carlton), Dundas Street West (505 Dundas) and Roncesvalles Avenue (504 King)

WEST TORONTO RAILPATH

- The much-used and beloved north/south cycling route connects directly to the site via an adjacent pathway

THE FUTURE IS STERLING

Industrial evolution

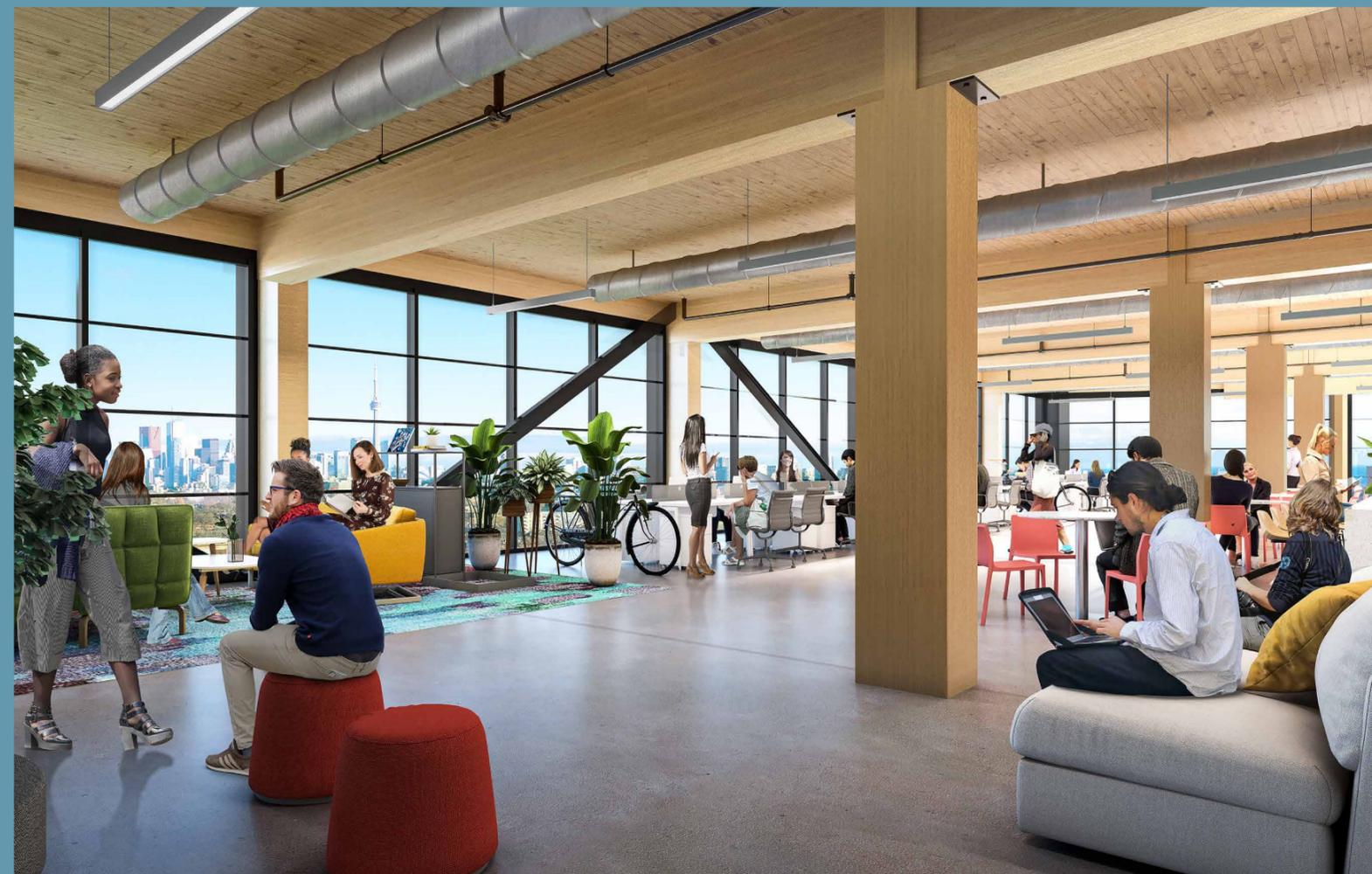
T3 Sterling Road is a modern building, but it exudes the rich industrial character that today's teams love. Framed by timber and steel, the interiors feature airy 11' 9" ceilings, and floor-to-ceiling warehouse-style windows bring natural light deep inside the building. The overall feel is of a classic loft, purpose-built for the modern workforce.

Next-gen timber

The warmth, texture, and renewability of timber make for happier workplaces – and more productive teams. T3 Sterling Road is best-in-class heavy timber office.

The future of office

T3 Sterling Road is fully stacked for modern teams. Lighting, HVAC systems, WiredScore Platinum, and highly efficient, dense floorplans are calibrated for optimal performance. This is a modern destination for creative work at the highest level.

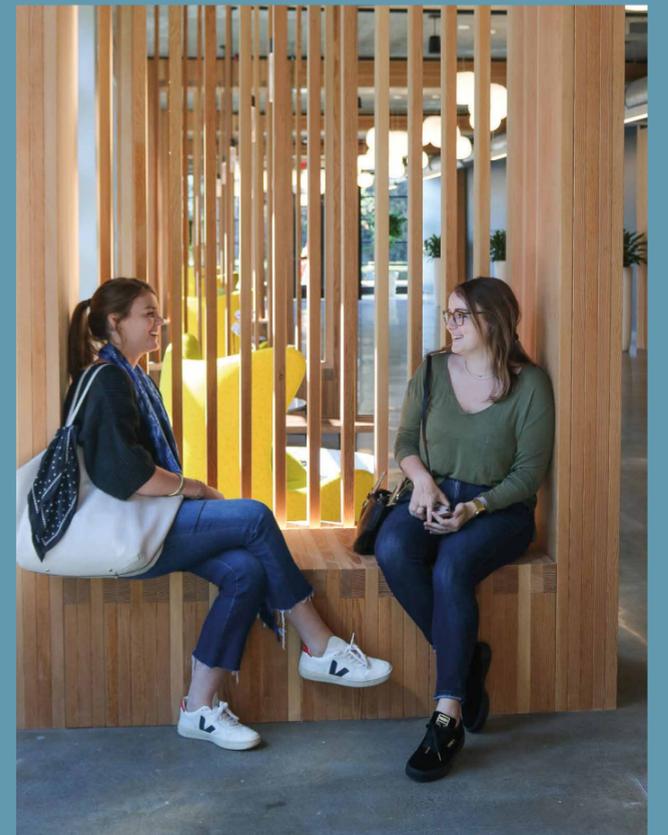


BEAUTIFULLY EFFICIENT

Lower costs. Higher satisfaction.

T3 Sterling Road is designed to reduce overall costs, and supercharge productivity. These timber-defined spaces naturally empower new ideas, creativity, and collaboration. WELL Standards certification means that T3 supports your health and well-being in every way. Open, airy floorplans with smooth flow, high ceilings, and big windows accommodate a higher density – and boost employee satisfaction. Smart onsite amenities like separate workspaces and employee collaboration areas, fitness facilities, and retail options complement work life – and reduce turnover. Industrial timber is the defining aesthetic, so fitout costs and tenant improvements are minimized. And with an approved IMIT Grant in place, tenants will save even more.

All of this leads to a lower cost per employee – in an uplifting work environment.



STERLING IS SUSTAINABLE

A top priority for today's innovative companies

The world is waking up to heavy timber as a sustainable building material, and T3 Sterling Road is at the leading edge of this movement. This matters enormously to today's workforce.



“Sustainability Matters in the Battle for Talent”
–Harvard Business Review



YOU PLANT, WE PLANT

T3 Sterling Road is proud to contribute to a greener future through our tree planting initiative. So far, over 3,000 trees have been planted in the “T3 Sterling Road” forest, creating sustainable livelihoods for local farming communities and empowering local youth.



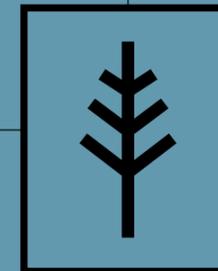
PROTECTING OLD GROWTH

T3 Sterling Road's timber structure comes from young trees, which are more readily renewable and protect our old-growth forests.



CARBON SEQUESTRATION

An estimated 3,646 metric tons of carbon will be stored in the timber structure of this modern office campus.



LESS CO2 PRODUCED

Compared with steel or concrete, T3 Sterling Road's timber construction avoids emitting approximately 1,411 metric tons of carbon dioxide into our atmosphere.



LEED CERTIFIED

T3 Sterling Road is targeting LEED Gold certification, and will embody the highest standards for sustainability and health. From highly efficient power and heating systems to clean building materials to biophilia and natural light, this building is healthy for the planet, and the people who will work here.

STERLING INSPIRES

With amenities that future-forward teams demand

Expansive fitness for anytime movement – with club-calibre changerooms and lockers. Rooftop patios with skyline views, plus balconies on every floor. Shared social workspaces with a sense for high design. Indoor bike parking and facilities for arrival and takeoff. Bites, boutiques, and beverages on site and all around you (with more on the way in the fast-changing neighbourhood). These are the amenities that keep modern teams inspired.



PERFORMANCE FITNESS

A fitness centre for your daily personal best, steps from your desk, complete with lockers, changerooms, and showers.

IDEATION & COLLABORATION

Shared ground floor social workspaces with Wi-Fi and meeting facilities will encourage the free flow of ideas in an inspired setting.

PEDAL POWER

Extensive cycling storage, bike racks, and end-of-trip facilities for bike commuters arriving from the West Toronto Railpath and beyond.

CITY-VIEW ROOFTOP

A rooftop lounge surveys the city and the Sterling Road neighbourhood – perfect for employee events, sunset happy hours, and breakaway spring meetings.

BALCONIES FOR ALL

T3 offers our tenants private balconies on every floor – an unheard-of perk in Toronto that's a true breath of fresh air.

CULTURE & RETAIL

T3 Sterling Road is bringing 14,000 square feet of chef-driven restaurants, local cafes, boutique fitness, shops, and services to this modern office campus – adding to a neighbourhood with a growing roster of city hotspots.

POCKET PARKS

A private park space co-programmed with the MOCA will be the stage for café patios, food trucks, cultural events, and partnerships throughout the year. New public spaces throughout the T3 Sterling Road campus will total 23,500 square feet, revitalizing the surrounding grounds and elevating the experience for tenants.



STERLING UP CLOSE

T3 Sterling Road by the numbers

THREE BUILDINGS

WEST BUILDING
8 STORIES
190,000 SF OFFICE

EAST BUILDING
6 STORIES
85,000 SF OFFICE

THE FOUNDRY
8 STORIES
115,000 SF OFFICE

NOW LEASING

COMING SOON

*EAST AND WEST BUILDINGS ARE AVAILABLE FOR LEASE-UP AS A SINGLE COMBINED CAMPUS.



DAYLIGHT GALORE

- Floor to ceiling windows for plentiful daylight
- Low-E vision glass windows with loft-style mullions

FUTURE-PROOF BUILDING SYSTEMS

- WiredScore Platinum Certification
- 5G future-proofed
- Designed to accommodate a density of 1 person/100 sf
- 4 elevators (West Building), 2 elevators (East Building)

TARGETED CERTIFICATIONS:



TOP-TIER ACCESSIBILITY

- Transit Score of 100
- 120+ bicycle storage spaces
- Dedicated parking with EV charging stations
- 24/7 security onsite
- 2 parkade elevators

LEADING SUSTAINABILITY

- Targeting LEED Gold and WELL certification
- Inherent benefits of timber construction
- IMIT Grant approved

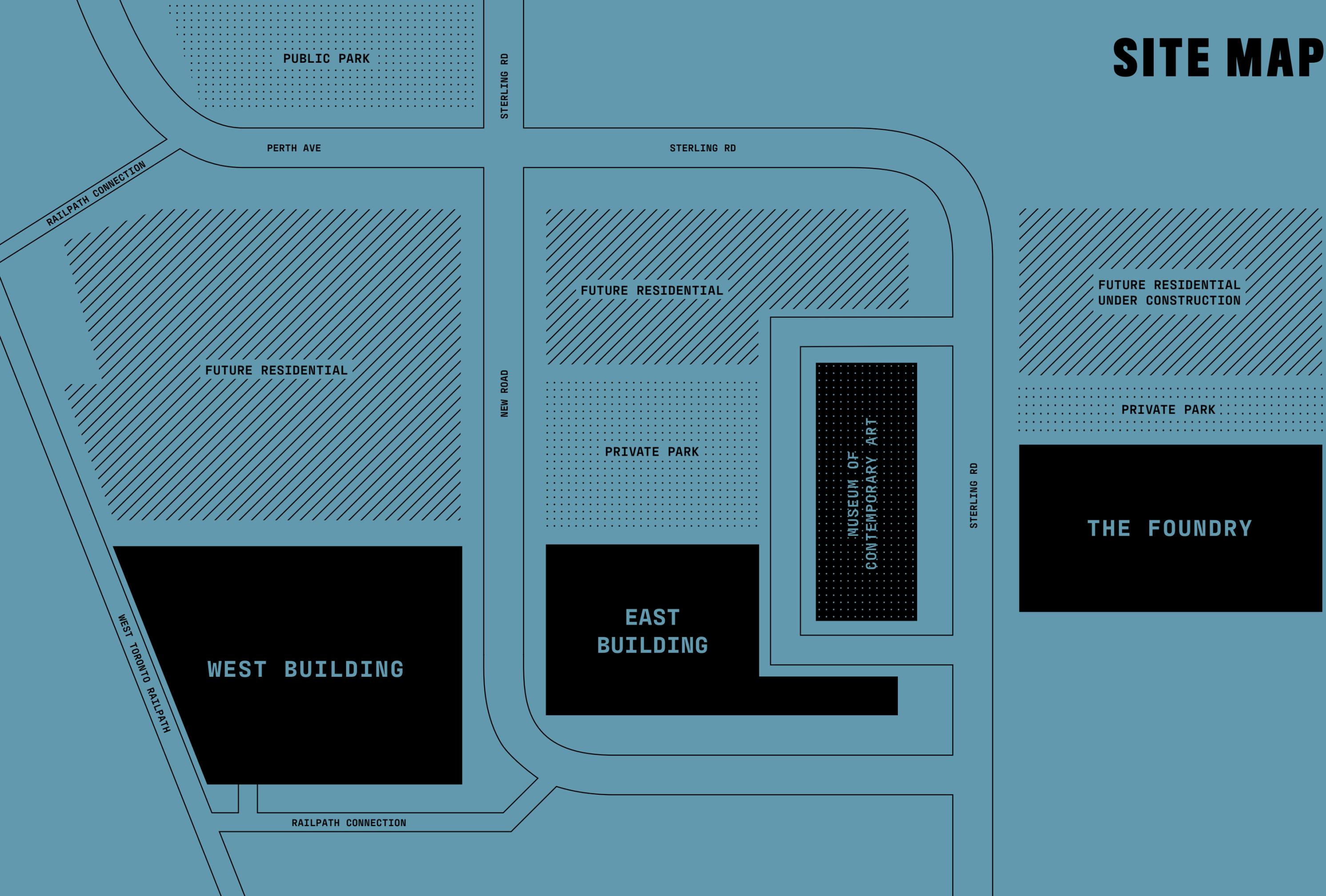
FLEXIBLE FLOORPLANS

- 11' 9" ceilings
- Option for bridge between East and West Buildings

HEALTH & WELLNESS

- Cutting-edge building systems providing superior Indoor Air Quality
- Access to outdoor space and significant natural light indoors
- Natural antimicrobial/antibacterial properties of timber
- Superior property management and cleaning procedures

SITE MAP



PUBLIC PARK

PERTH AVE

STERLING RD

STERLING RD

RAILPATH CONNECTION

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

NEW ROAD

PRIVATE PARK

FUTURE RESIDENTIAL UNDER CONSTRUCTION

PRIVATE PARK

THE FOUNDRY

WEST BUILDING

EAST BUILDING

MUSEUM OF CONTEMPORARY ART

STERLING RD

RAILPATH CONNECTION

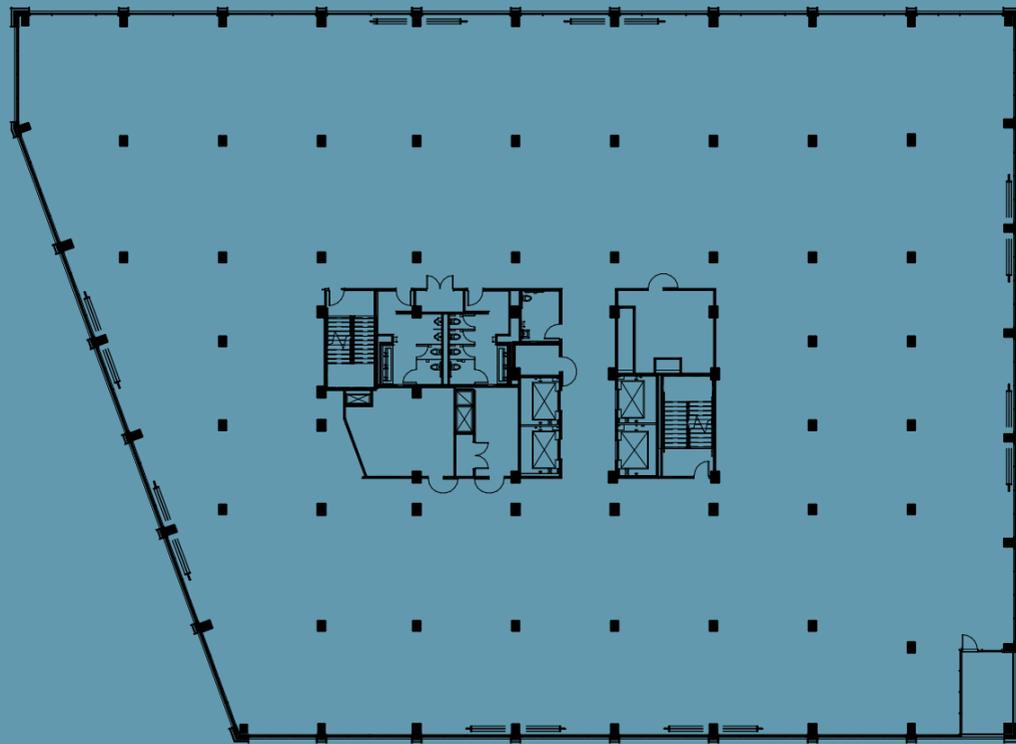
WEST TORONTO RAILPATH

WEST BUILDING

8 STORIES

190,000 SF OFFICE

FLOORPLAN FLOORS 2 - 8



BUILDING SPECIFICATIONS

Building size: 190,000 sf

Floors: 8

Typical Floor Plate: 27,850 sf

Generous core depths and column spacing for planning flexibility

4,100 sf social workspace and employee collaboration area

7,700 sf of retail at-grade

Designed to accommodate employee density of 100 sf per person

Private Tenant Balcony

3,500 sf state-of-the-art gym and locker facilities

Floor to ceiling windows

Modern, highly efficient HVAC

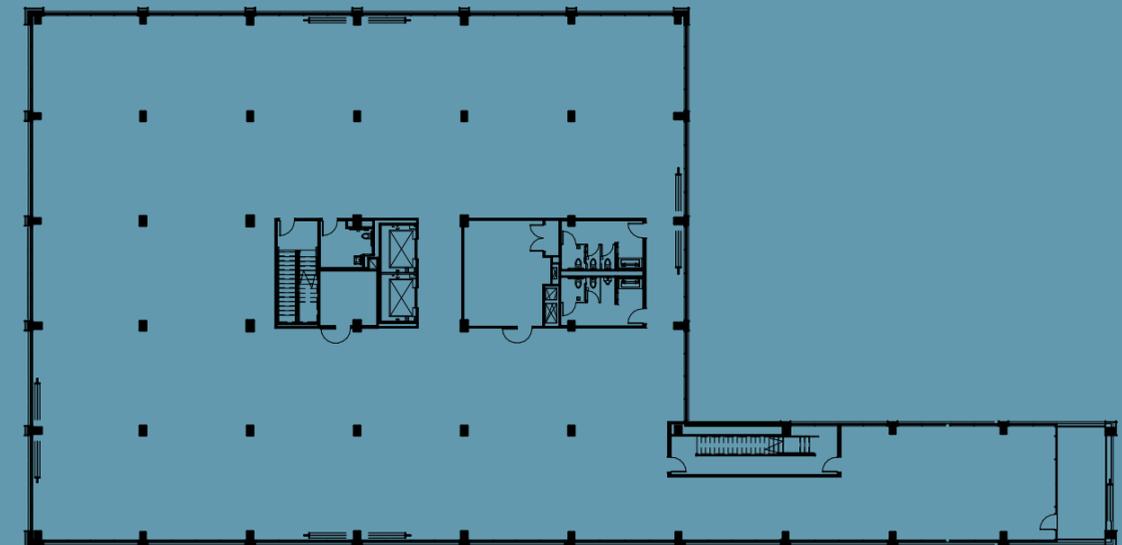
Poured concrete floors and exposed timber ceiling

EAST BUILDING

6 STORIES

85,000 SF OFFICE

FLOORPLAN FLOORS 2 - 6



BUILDING SPECIFICATIONS

Building size: 85,000 sf

Floors: 6

Typical Floor Plate: 17,250 sf

Generous core depths and column spacing for planning flexibility

1,750 sf social workspace and employee collaboration area

6,700 sf of retail at-grade

Designed to accommodate employee density of 100 sf per person

Private Tenant Balcony

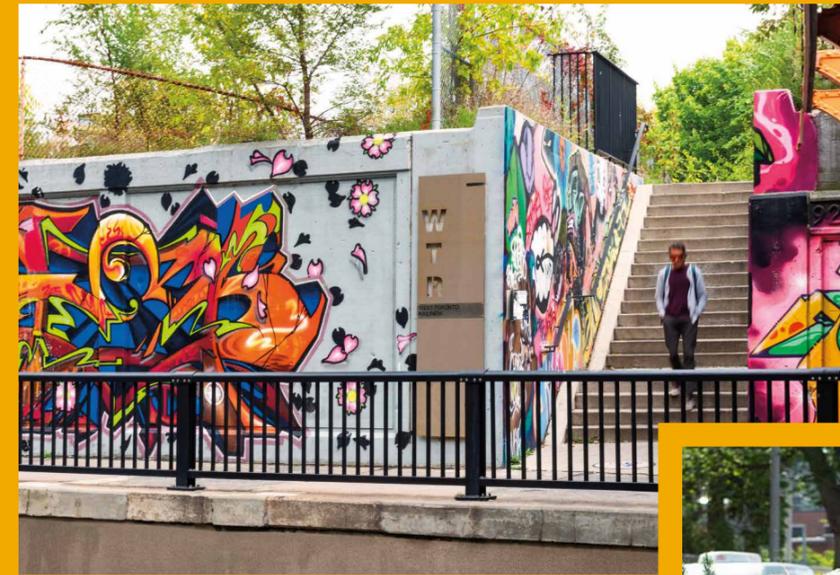
Access to West Building gym and locker facilities

Floor to ceiling windows

Modern, highly efficient HVAC

Poured concrete floors and exposed timber ceiling

STERLING ROAD CONNECTS IN EVERY WAY



**Connect to
your future,
in a booming
neighbourhood
that everyone
is talking about.**



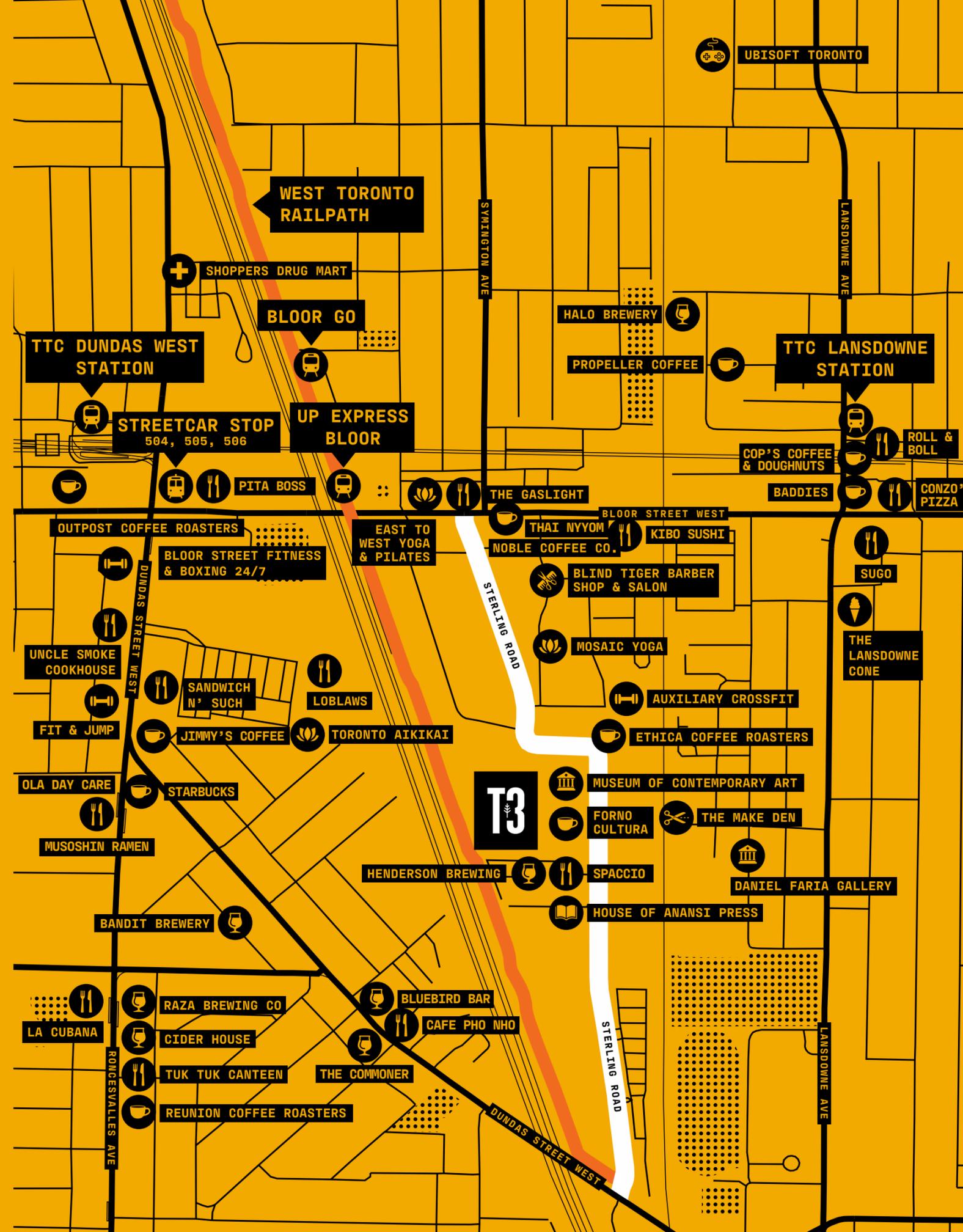
“With the arrival of Toronto’s Museum of Contemporary Art (MOCA) last fall, Sterling Road is newly hip, its appeal broadening beyond the small cadre of tuned-in artists and bohemian types who for years have had it to themselves.”

–New York Times

STERLING ROAD ESSENTIALS

**A rising neighbourhood.
A connected location.**

The Lower Junction has a rich industrial past, with a strong community of working artists. Today, the word is out, and the neighbourhood is on the rise. With the arrival the Museum of Contemporary Art, Drake Commissary, Henderson Brewing and Forno Cultura (across the lane from T3 Sterling Road), this neighbourhood is having a breakout moment – and the whole city is paying attention.



STERLING IS MOVING UP

The Junction is a neighbourhood in the midst of transformation

The Junction Triangle and its surrounding neighbourhoods are on the move. Household income, real estate values, and education levels are all trending upward. Professional families are moving in. So this connected location draws from talent across the city – and just down the street.



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

–Toronto Life



\$83,500 / YR
AVERAGE HOUSEHOLD
INCOME OF JUNCTION
TRIANGLE RESIDENTS

6.00%
TOTAL INCREASE
IN POPULATION
(2011 TO 2016)

9/10
JUNCTION TRIANGLE
RESIDENTS HOLD A
D E G R E E

MILLENNIALS
ARE THE DOMINANT
AGE GROUP IN THE
JUNCTION TRIANGLE

T3 IS GLOBAL

T3 Minneapolis

This innovative, 221,000-square-foot, seven-story mass timber office building is located in the fast growing North Loop neighborhood of downtown Minneapolis.

Hines partnered with Vancouver-based Michael Green Architecture in conjunction with the DLR Group on the project. T3 offers more than 12,000 square feet of ground floor retail space and a 10,000+-square-foot tenant amenity area that includes a fitness center, a robust social workspace, over 100 stalls of bike parking and an expansive rooftop patio.

Delivered 2016



T3 West Midtown, Atlanta

T3 West Midtown is a 205,000-square-foot heavy timber office development, located within Atlantic Station in the flourishing Midtown submarket.

Hines worked with Hartshorne Plunkard Architecture (HPA) as the design architect and DLR Group as architect of record. The project delivers an exceptional depth and breadth of amenities including fitness, dining, rooftop terraces, bike storage and collaboration areas - in addition to the thriving retail village of Atlantic Station.

Delivered 2019

FACEBOOK

T3 MINNEAPOLIS



T3 WEST MIDTOWN



FURTHER T3 PROJECTS IN THE WORKS

TORONTO/BAYSIDE

VANCOUVER

CHICAGO

DENVER

RALEIGH

NASHVILLE

ATLANTA

FORT LAUDERDALE

SYDNEY, AUSTRALIA

AND OTHERS...

Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 255 cities in 27 countries. Hines oversees investment assets under management totaling approximately \$83.6 billion¹. In addition, Hines provides third-party property-level services to more than 367 properties totaling 138.3 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,486 properties, totaling over 492 million square feet. The firm currently has more than 171 developments underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world.

Visit [hines.com](https://www.hines.com) for more information.



¹Includes both the global Hines organization as well as RIA AUM as of June 30, 2021.

INDUSTRIAL SOUL

WELLNESS & SAFETY

**MODERN CREATIVE
WORKSPACE**

CONNECTED LOCATION

SUSTAINABLE MODEL

**ATTRACT &
RETAIN TALENT**

**HIGHER DENSITY
& EFFICIENCY**



**This is the home of the next great
Toronto success story. Make it yours.**



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