

WAREHOUSELOFTS

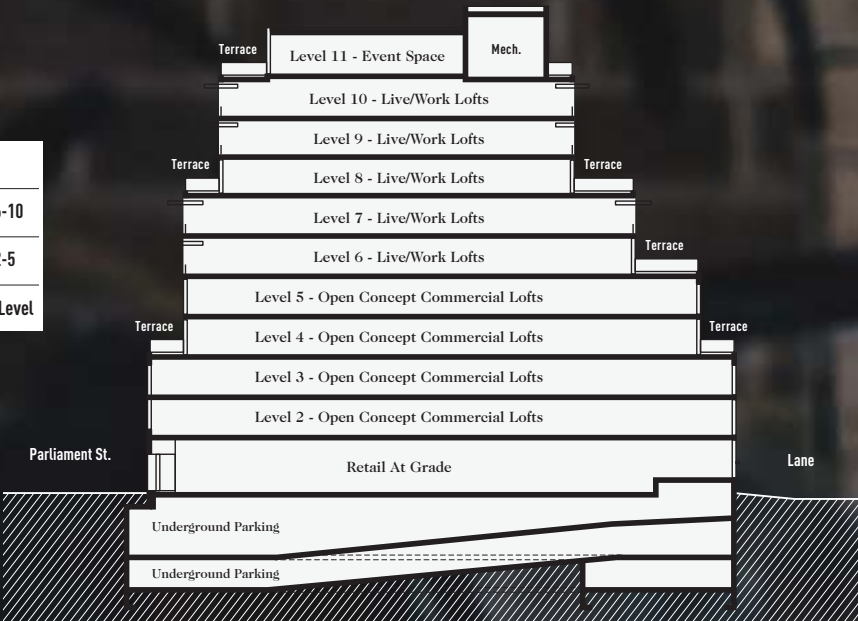
TORONTO





The Building Composition

Event Space	Level 11
Live/Work Lofts	Levels 6-10
Commercial Lofts	Levels 2-5
Retail	Ground Level



NOTHING ELSE LIKE IT

Something big, bold and completely different is coming next to the corner of Queen and Parliament:

*Warehouse Lofts **Toronto**.*

Thanks to the unique commercial zoning, this exciting concept is a complete reimagining of urban live/work space. Nothing else in the GTA comes close.

Located in the top five levels of the heritage-inspired Parliament&Co boutique mid-rise, it offers the *raw, industrial aesthetic* of a *loft conversion* with the *modern technology* and *guaranteed quality of a brand-new build* – truly the best of both worlds.

You can live there and run a creative business, tech firm or other interesting startup out of your loft – you'll be joining an inspiring community of makers, thinkers, dreamers and doers.

What could be more inspiring?

THE BUILDING IS UNBEATABLE – AND SO IS THE LOCATION.

*Warehouse Lofts **Toronto*** is located next to the corner of Queen and Parliament in New Corktown, just east of downtown in one of the city's fastest-growing arts and innovation hubs.

It's an amazing place to live – the perfect mix of heritage homes and cutting-edge condos in an up-and-coming neighbourhood that's poised for great things. Plus, if you operate a business out of your loft, you'll be surrounded by some pretty inspiring neighbours.

The WE Global Learning Centre, SAS Canada, Coca Cola, The Globe & Mail, Loyalty One, Scotiabank, George Brown College, Technicolor Creative Services and Google's new Quayside project are all in the neighbourhood, putting your business in some very good company.

*Warehouse Lofts **Toronto**.*

It's live/work you'll love.

WAREHOUSE LOFTS **TORONTO HAS APPROVALS IN PLACE, WITH CONSTRUCTION STARTING IN 2020.**

BOLDLY GO

QUEEN AND PARLIAMENT – READY FOR ITS CLOSE-UP

Most live/work designations tend to be ground level spaces. But in *Warehouse Lofts Toronto*, you can run an *ad agency* on the 6th level, a *photography studio* on the 8th, a *fashion studio* on the 10th, and live large right where you work.

Warehouse Lofts Toronto, also offers main level retail with large warehouse-inspired windows, fronted with wide sidewalks and trees in wood planters, creating a pedestrian-friendly vibe.

Levels 2 to 5 are dedicated to commercial space, with big, open areas ideal for larger businesses. Then above that? That's where you'll find *Warehouse Lofts Toronto*, making up levels 6 to 10. And it's topped off with an event space on the 11th level, which features an expansive terrace and a gathering space with jaw-dropping city views.

Put it all together, and you've got a dynamic community of residents, entrepreneurs, workers and guests that come together to create something truly great.





Rendering is an artist's impression.

INDUSTRIAL CHIC MEETS MODERN TECH



ANYTHING BUT COMMON

The intimate main lobby welcomes you with an *“Industrial Age meets Silicon Valley”* vibe, featuring warm painted brick, polished concrete floors and natural textures and finishes.

In addition to the comfortable seating, the lobby has a high-tech feature you'll love: an automated parcel delivery system which connects directly to your smartphone.

Waiting for a delivery?

The UPS driver or Amazon courier can come in, scan your package, and a locker door opens. As soon as they've placed it inside and closed the door, you get a notification. Then you just scan your smartphone to access the secure locker and the package is yours!





Rendering is an artist's impression.

HERITAGE DESIGN – MODERN EVERYTHING

This beautiful building only looks old. After all, it's inspired by the historic structures that surround it, including the century-old WE Charity Global Learning Centre nearby. At *Warehouse Lofts Toronto*, everything from the walls to the elevators to the digital operating system is brand new and state-of-the-art.

Big, bold spaces offer all the character of a traditional warehouse conversion with none of the drawbacks. Like soaring 10-foot ceilings – paired with a modern VRF heating & cooling system that will keep you comfortable all year round.

Each loft features massive warehouse-style windows that let in lots of natural light – and when the windows retract completely in some lofts, they reveal a clean chic modern interior Juliet guard, turning your indoor space into an airy outdoor haven.

Plus, lofts on levels 6 and 8 offer large expansive terraces, with stunning skyline and green views, a rare find in any building in the city.

The three industrial-style elevators have an industrial heritage vibe; they're high-speed and fully connected to the digital infrastructure of the building. So when you leave your loft or arrive at the garage, they sense you and show up automatically for shorter wait times. And they're just one of the features in a building that's designed to respond to you. Holy Batman!

And because *Warehouse Lofts Toronto* is a new build, your loft also comes with something else you'd never get with a building conversion: a **Tarion Warranty**.

It really is the best of both worlds: *inspired by history, powered by innovation.*





Rendering is an artist's impression.

OPEN TO POSSIBILITIES

GET YOUR JUICES FLOWING...

Designed for entrepreneurially-minded residents looking for unique warehouse-inspired living, these gorgeous out-of-this-world loft spaces blur the line between live and work in the best possible way.





Rendering is an artist's impression.

OPEN TO POSSIBILITIES

Ranging from 961 to 1,674 square feet, these roomy lofts have 10-foot ceilings with appealingly wide, shallow layouts and huge industrial-style windows.

And those amazing floor-to-ceiling windows do more than let in light: some retract to open up your space to the great outdoors – what warehouse loft conversion can say that?



Rendering is an artist's impression.

THE LOFT EXPERIENCE





Rendering is an artist's impression.

FLEXIBLE SPACES

All the bedrooms can just as easily be offices or meeting rooms. These generous, flexible spaces feature enormous signature industrial sliding doors, keeping a sense of openness and light throughout the space. Even the interior bedrooms/offices get lots of natural light, with tall windows that face into the rest of the space.

Finishes are beautifully raw and industrial. Polished concrete or wide plank laminate floors and brick veneer feature walls give each loft a true warehouse feel.

AMAZING KITCHENS AND BATHROOMS

The Italian galley kitchens are appropriately glorious – 13 feet long and higher than standard, with clean lines, integrated appliances with an induction cooktop. The large kitchen islands are ideal for everything from food prep to parties to impromptu stand-up meetings.

Bathrooms are spa-inspired, with Italian finishes and luxury touches like soaker tubs and spa showers. Plus, each loft has a full-sized laundry facility, and some have dedicated storage areas available.



THE VIEW

SOUTHEAST
TO
SOUTHWEST

10th
level

SOUTHEAST - 10TH LEVEL



8th
level

SOUTHEAST - 8TH LEVEL



6th
level

SOUTHEAST - 6TH LEVEL



SOUTH

SOUTHWEST



SOUTH

SOUTHWEST



SOUTH

SOUTHWEST



NORTHWEST - 10TH LEVEL



NORTHWEST - 8TH LEVEL



NORTHWEST - 6TH LEVEL

THE VIEW

NORTHWEST
TO
NORTHEAST



NORTH

NORTHEAST



NORTH

NORTHEAST



NORTH

NORTHEAST

EFFICIENT AMENITIES

Work up a sweat in the space efficient gym – it has cardio machines, a punching bag, free weights and space for stretching or yoga, so it's great for a morning workout, some lunchtime cardio or an evening yoga session.

After your gym session, cool down on the adjoining outdoor terrace lounge. Fully equipped with a gas barbecue, comfortable seating and loungers, it's the ideal spot for soaking up some sun, entertaining friends or hosting a casual staff or client gathering.

UNDERGROUND PARKING FOR CARS AND BIKES

The two-level underground garage has parking for 41 cars, including spaces that are equipped with rough-in for electric vehicle charging stations.

It also has bicycle storage with a bike repair station on P1 and the first of its kind in Canada, an adjoining European-style shower facility – employees can pop in after their bike commute and come to work fresh.

WASH THOSE PAWS

The garage level also has a pet washing station, a handy spot to wash muddy paws without tracking in dirt or messing up the bathroom in your loft.





Illustration is approximate.



WORK UP A SWEAT
ON THE PUNCHING BAG



PET WASHING AREA



EV CHARGING ROUGH-IN



YOGA AREA

LOFTCONNECT™ CONVENIENCES THAT ENHANCE THE LIVING EXPERIENCE

FUTURE-PROOF TECH AT YOUR FINGERPRINTS

Warehouse Lofts Toronto is powered by **LoftConnect™**, a digital platform that connects you to the building, lets you control things from your smart-phone or in-loft digital control panel, that makes life simple and easy in so many ways.

TECHNOLOGY ENTRY

Use your phone to open the front door, either in person or remotely. Have someone coming in to walk your dog? It's easy to let them in, whether you're at home or on the go. Forgot to lock your door or turn on your alarm when you left? You can do it in an instant, from wherever you are.

When you arrive at your loft front door, sensors pick up your phone or fob – there's no need to pull it out of your pocket or purse to scan it. So if you've got an armful of groceries, the door will sense you and open automatically.

LoftConnect™ also enables building management to communicate with you in an unobtrusive way. If window cleaners are scheduled to be working on a certain day, you'll get a message on your smart-phone as well as on the screen in your loft.

THE ELEVATOR KNOWS WHEN YOU NEED IT

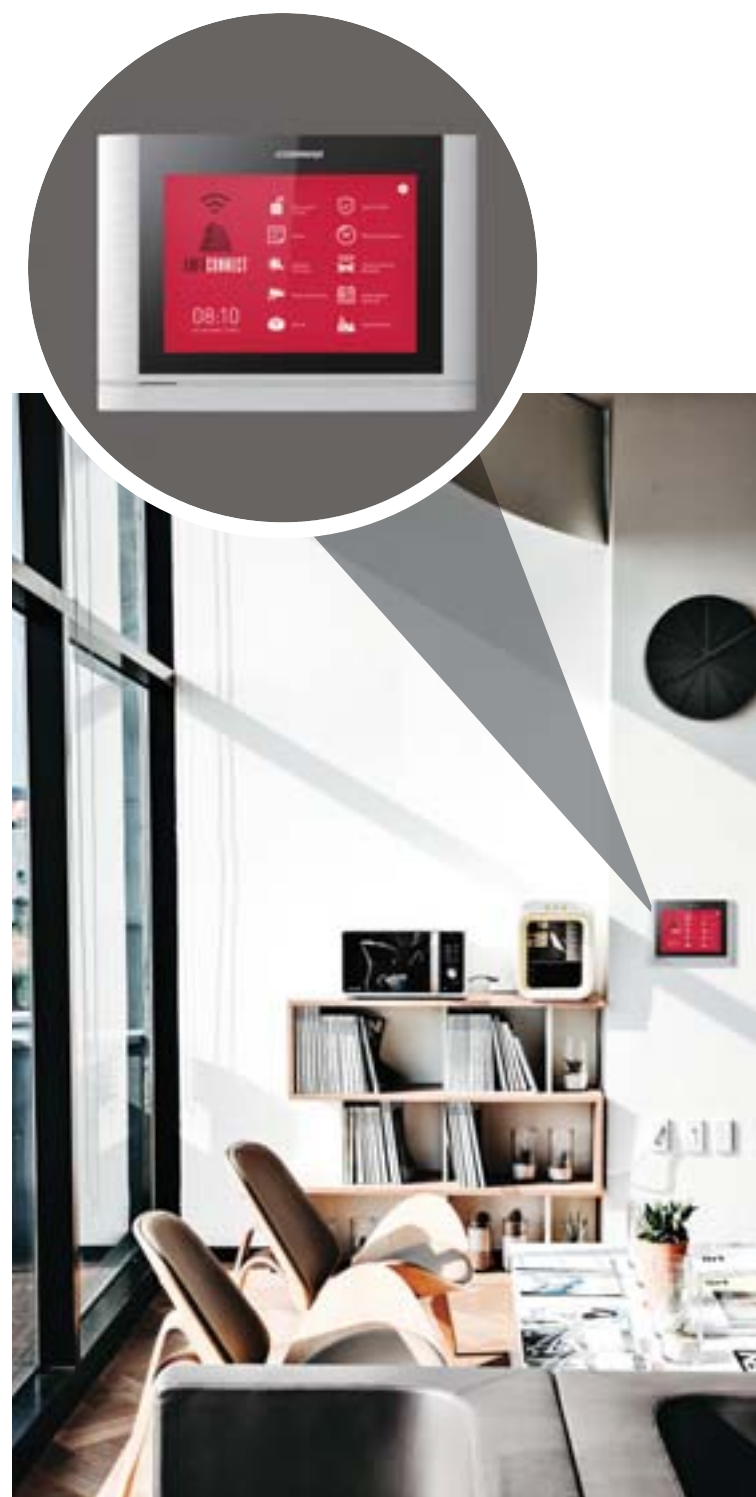
Use **LoftConnect™** to turn on your alarm as you leave your loft, and the system will immediately summon the elevator to your level.

The system will also recognize your license plate as you pull into the garage, so an elevator will be ready and waiting when you get out of your car.

LoftConnect™ also lets you remotely control the temperature in your loft (great for energy savings while you're away). *Available upgrades also include remote control blinds and lights.*

KEEPING YOU SAFE

Cameras are placed strategically throughout the building, and the system allows you to see the live-feed of the entryways, so you always know who you're letting in.



CUSTOM-DESIGNED MOBILE INTERFACE



Image is artist's impression.



Lock your loft with your smartphone. Unique password generation makes it easy to securely track service providers coming in your home.



Want to see the lobby entry or the secondary entrance? The system lets you access entryway cameras on all your devices.



Use the digital thermostat to control the temp (whether you're home or away) to enhance comfort and reduce energy consumption.



Get into the underground parking automatically with license plate recognition technology. Program access for your guest's arrival and reserve a visitor parking spot.



Get notices directly from Property Management instantly, even when you're out of town, and respond easily with questions or concerns.



The automated parcel delivery system lets you know when you have a parcel waiting in a secured locker in the lobby.



Arm your digital system when leaving your loft, the system will automatically call an elevator to your level to reduce your wait time.



Digital panel shows weekly menus and private bookings as provided by the 11th level Event Space.



The control panel shows weekly weather and up-to-the-minute local TTC updates for your convenience.



Check the in-loft control panel for Warehouse Lofts resident-only specials by local merchants in the New Corktown District.



THE HOOD

Queen and Parliament is hitting its stride as *the next downtown hub for business and residential living*. With the exciting renewal of the *Moss Park and Regent Park neighbourhoods*, the *revitalized Canary District*, *New Corktown*, *George Brown College campus*, and the iconic *Distillery District* all nearby, you're at the center of a dynamic, evolving part of the city.

And while there are plenty of new condo communities populating this area with young, urban residents – the *Canary District* and *River City developments* have both changed the face of these traditionally industrial neighbourhoods – they aren't the only residents impacting in the area.

Exciting, innovative businesses are staking their claim to this part of town as well, making for a high-energy mix of commercial and residential that makes this an enviable place to live, work and play.

GOOGLE LIVES HERE

Tech giant and visionary developer Alphabet Inc., Google's parent company, has chosen Quayside at Toronto's eastern waterfront for their city of the future. The \$1.3 billion, 12-acre arts and innovation district will house Google's new state-of-the-art Canadian headquarters as well as residential, office and commercial space.

TRANSIT SCORE 100

WALK SCORE 97

BIKE SCORE 75

GET AROUND

The transit and walk scores here are pretty much unbeatable: the super-central **Queen and Parliament** location makes it incredibly easy to get around town.

TTC IT. With the 501 Queen, the 504 King and the 65 Parliament, streetcars and buses will get you where you want to go. Plus, there's a future TTC Ontario relief line slated for Queen, and a GO/VIA station planned near Cherry Street, so transit options will only get better.

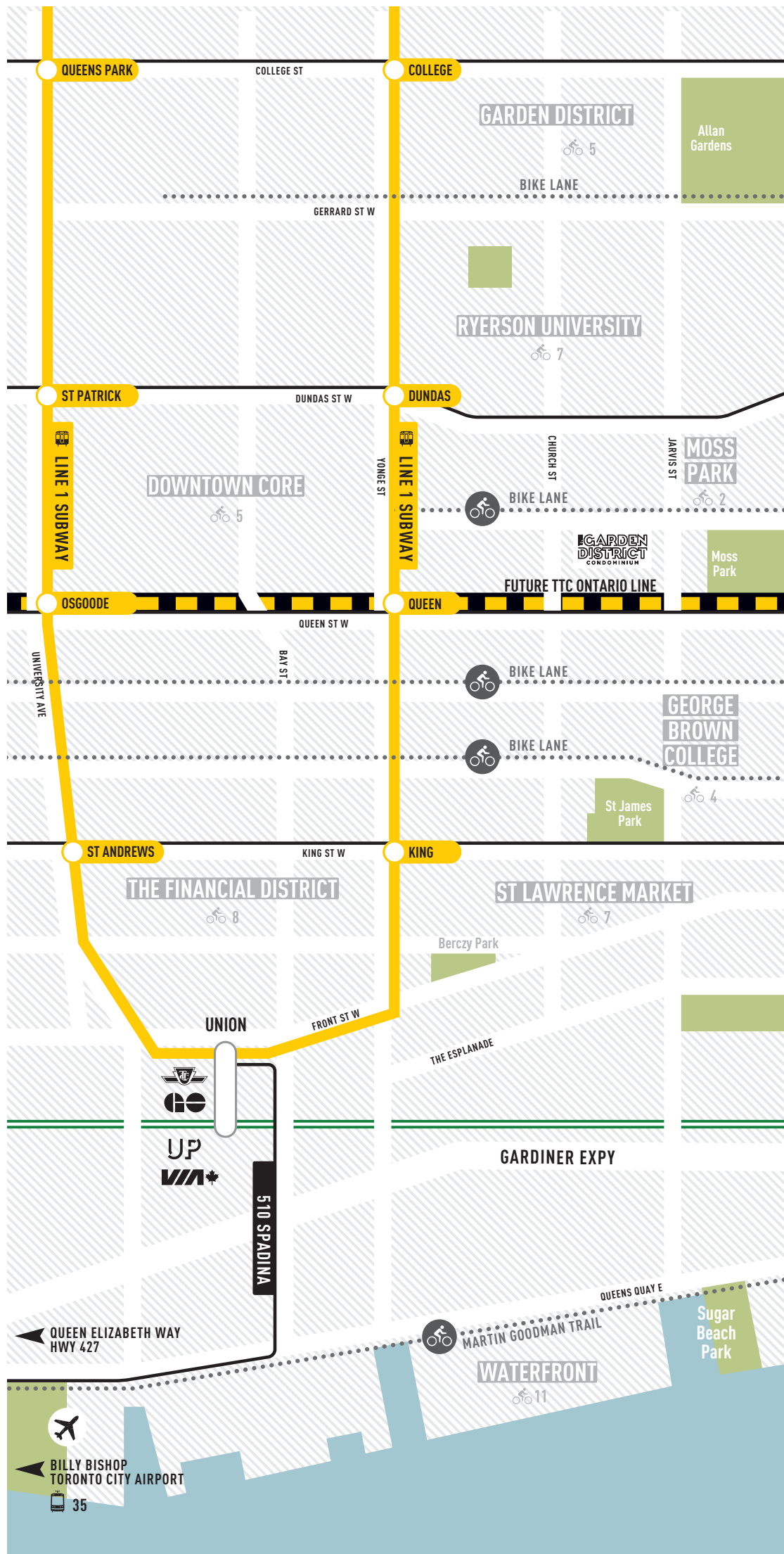
WALK. You're a 15-minute stroll from Yonge, a five-minute walk to the amazing shops and restaurants in the Distillery District, 10 to St. Lawrence Market, and about three to the incredible new 150,000 square foot indoor/outdoor Moss Park Community Centre. Take a

wander over the lovely Riverside Bridge, shop at the Underpass Farmers' Market, walk to the Eaton Centre, shop the cool stores on Queen, and take in the tree-lined streets, mix of heritage and modern architecture, art parks, and creative shops and businesses.

RIDE. Cycling through this bike-friendly 'hood is a great way to commute and enjoy the lovely Martin Goodman Trail and the vehicle-free Toronto Islands. **Warehouse Lofts Toronto** has plenty of bicycle parking for tenants and employees alike, with a bike repair station and shower facilities designed for those commuting in on two wheels.

DRIVE. While you hardly need a car in a neighbourhood this central and well-served by transit, if you need to head west or north, both the Gardner Expressway and the DVP are close by.

FLY. Whether it's business or pleasure, getting out of town and back again is a snap. Billy Bishop Airport is a short Uber or streetcar ride away, so it's easy for out-of-town guests and clients to get to you – or for you to get to them. This award-winning urban airport is serviced by Porter Airlines and Air Canada, with shuttles to Union Station and other key locations in the city.



Map is approximate.

On WalkScore.com,
Warehouse Lofts Toronto
located at 187 Parliament
Street scores:



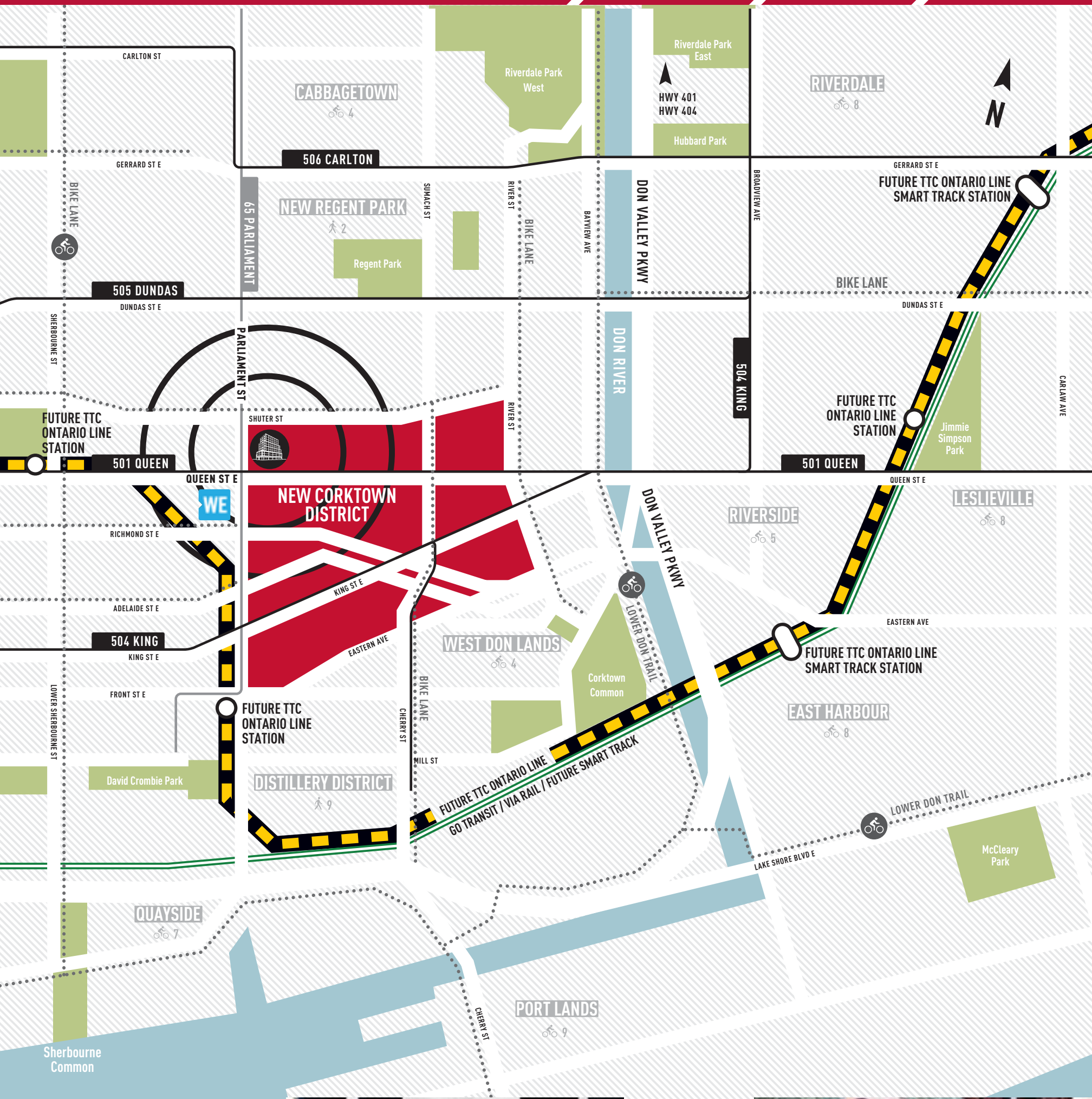
TRANSIT SCORE / 100



WALK SCORE / 97



BIKE SCORE / 75





James RED LINE CHEF

FACES AROUND NEW CORKTOWN

ENTREPRENEURS,
VISIONARIES,
DISRUPTORS,
ARTISTS AND
CREATORS
– You'll be in good
company in this
vibrant community.



Laura ELES DESIGNS



Chris KIONDO AFRICAN IMPORTS



Bruce and Stephanie ROSELLE BAKERY



Julie JOOL INC. CUSTOM JEWELLER

UP-AND-COMING LOCATION

Warehouse Lofts
Toronto is playing a big part in the revitalization sweeping Toronto's Old Town. Regent Park's transformation to successful market-driven, mixed-use neighbourhood has become a model for successful urban renewal. Neighbouring Moss Park is undergoing a major refresh, and Corktown's condo boom has livened up the area with interesting people, quality markets, parks, community events and more.



Chris SUGOI TATTOO

JUST EAST OF CENTRE, RIGHT WHERE YOU WANT TO BE

TORONTO ISLAND

PORT LANDS

QUAYSIDE

WATERFRONT

DISTILLERY DISTRICT

CANARY DISTRICT

RIVER CITY

NEW CORKTOWN DISTRICT

RIVERSIDE BRIDGE

Queen Street East

DON VALLEY
PARKWAY

Don River

Dundas Street East

King Street East

River Street

Shuter Street

King Street East



LAKE ONTARIO

BILLY BISHOP AIRPORT

FINANCIAL DISTRICT

DOWNTOWN CORE

GEORGE BROWN COLLEGE

MOSS PARK

RYERSON UNIVERSITY

Queen Street East

Church Street

Parliament Street

GARDEN DISTRICT

NEW REGENT PARK

Gerrard Street East

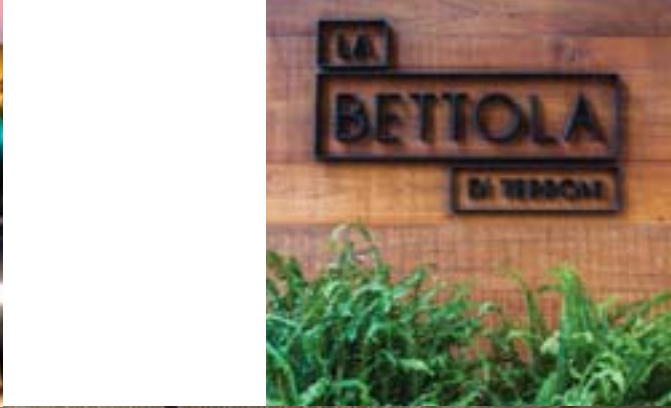
CABBAGE TOWN



WAREHOUSELOFTS
TORONTO

Boundary lines depicting the neighbourhoods are approximate.





THE MAIN EVENT SPACE



Rendering is an artist's impression.



LIVE DOWNSTAIRS, MEET UPSTAIRS

The double-height glass cube that tops the building is a beautiful *rooftop event space* that's a destination in itself. Airy and open, with the same industrial aesthetic as the rest of the building, it's an inviting space for all to enjoy.

With incredible city views and a glorious rooftop terrace, the top floor of *Warehouse Lofts Toronto* will be an exciting destination for entertainment, dining, events, product launches or parties – and it's just an elevator ride away from work/home.

VIEW LOOKING SOUTHWEST



11TH LEVEL PROPOSED LAYOUT

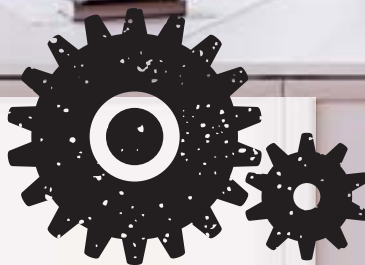


Illustration is approximate.



OWN YOUR SPACE OVER LEASING

Warehouse Lofts **Toronto** commercial spaces are all completely customizable to your needs.



OPEN CONCEPT WORKSPACE

Your office could be a collaboration space. The spacious open plans make it easy to incorporate meeting areas, work tables, shared work setups, retail spaces and more.

A BLANK CANVAS

OPEN CONCEPT COMMERCIAL SPACE

BRIGHT & AIRY
FLEXIBLE
SPACES

COLLABORATE
IN COMFORT

STATE-OF-
THE-ART
VRF SYSTEM
& SECURITY

ABOVE-CODE
ENERGY
EFFICIENCY

EXPOSED
CONCRETE
COLUMNS

COMFORT AND
PRODUCTIVITY

SYNERGY IN PARTNERSHIP



“I am passionate about creating exceptional value and experiences for our purchasers.”

Daniel Odorico, Founder
THE DOWNING STREET GROUP

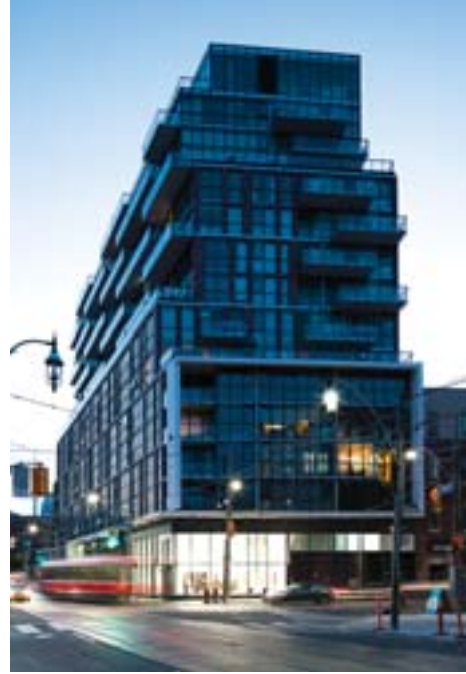
DOWNING
❖ STREET

INTEGRITY. TRUST. EXPERIENCE.

Founded in 1986, The Downing Street Group is a full-service developer with a keen focus on transforming the urban landscape with revitalized real estate investments that add value and enhance the communities with which they integrate.

Recently, The Downing Street Group was a catalyst for change at Parliament and Queen East with the striking conversion of the former “Marty Millionaire” furniture building into the celebrated WE Charity Global Learning Centre, respecting the historic character of this century-old brick and beam warehouse – and using it as an inspiration for *Warehouse Lofts Toronto*.

downingstreet.com



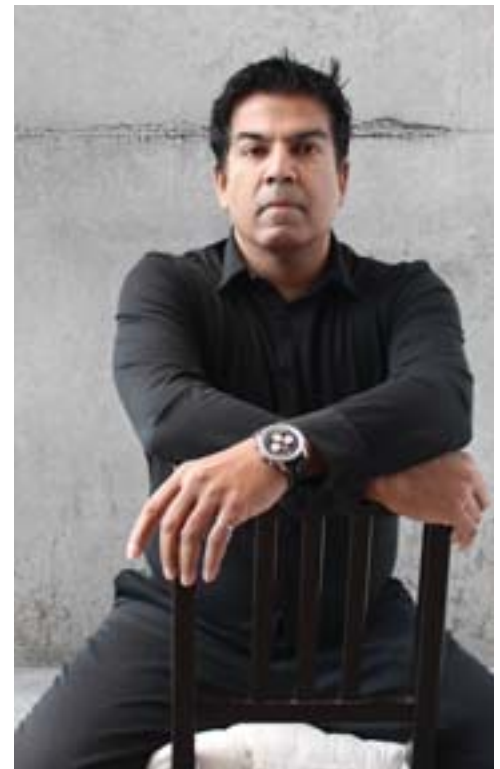


“Toronto is an exciting canvas for new development – I’m thrilled to be involved with a concept that’s pushing the envelope of what live/work can be, while respecting the area’s rich heritage.”

Shakeel Walji, Partner. Creative.
THE SHER CORPORATION



THE
sher
CORPORATION



POINT. FOCUS. DIRECTION.

Armed with a strong understanding of urban design and a future-focused approach to real estate, The Sher Corporation develops high-quality residences that add value to the architectural landscape. Sher is dedicated to creating outstanding residences that push the design envelope, while seamlessly weaving into the existing urban fabric.

With over 26 years of experience in the real estate market, principal Shakeel Walji brings an unparalleled understanding of development that is uncommon in today’s marketplace. Possessing a strong background as a professional engineer and a creative flair for design, he fully understands the development process from concept to execution.

The Sher Corporation is devoted to enriching the lives of homeowners with high-quality spaces that incorporate the latest trends in architecture and design with timeless forms. An incredible portfolio and an excellent reputation with clients keeps Sher closely attuned to the real estate landscape.

shercorp.ca

VISIONARY TEAM



“Warehouse Lofts **Toronto is an opportunity to create truly inspiring spaces that will enrich the urban life of those that will work, live and play here.”**

– Harry Kohn. Founder KOHN ARCHITECTS

**ARCHITECT AND
INTERIOR ASSOCIATES
KOHN ARCHITECTS**

Having sensitively and successfully completed the restoration and modernization of the WE Global Learning Centre for The Downing Street Group, the Kohn Partnership Architects are back as lead architect and interior designers for the all-new Warehouse Lofts Toronto. Guided by founding partner Harry Kohn, the team once again brings their high-quality design, aesthetic sensibility, technical innovation and sustainable principles to the Corktown neighbourhood.

kohnarchitects.com

**BRANDING, CREATIVE
AND STRATEGY
THE WALSH GROUP**

The Walsh Group is a full-service land development consultancy. They work with developers, providing the ideas and expertise they need to go from empty lot to finished building, with knowledgeable support at every stage along the way.

They offer a remarkable breadth of expertise, designing floor plans and building envelopes, determining amenities and layouts, connecting developers with industry-leading designers, landscapers, architects and consultants, and engaging potential buyers through thoughtfully-designed sales centres and integrated marketing materials.

Whatever your needs, they have the in-house skills to make it happen.

thewalshgroup.ca

Kohn



the walsh group