

PARLIAMENT&CO

*presents*



# WAREHOUSE LOFTS

TORONTO



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**WAREHOUSELOFTS**

TORONTO



Parliament St & Queen St E,  
Toronto

Steps from Streetcar  
Transit

29 Live/Work Lofts

Starting From The  
\$900's

The Sher Corporation &  
Downing Street

# JUST EAST OF CENTRE, RIGHT WHERE YOU WANT TO BE



TORONTO ISLAND

LAKE ONTARIO

BILLY BISHOP AIRPORT

FINANCIAL DISTRICT

DOWNTOWN CORE

GOOGLE SIDEWALK CITY

BAYSIDE

GEORGE BROWN CAMPUS

DISTILLERY DISTRICT

MOSS PARK

CANARY DISTRICT

NEW CORKTOWN DISTRICT

GARDEN DISTRICT

RIVER CITY

NEW REGENT PARK

RIVERSIDE BRIDGE

DON VALLEY PARKWAY

CABBAGE TOWN

Dundas Street East

Gerrard Street East

Queen Street East

King Street East

Spadina Street

Queen Street East

Parliament Street

Church Street

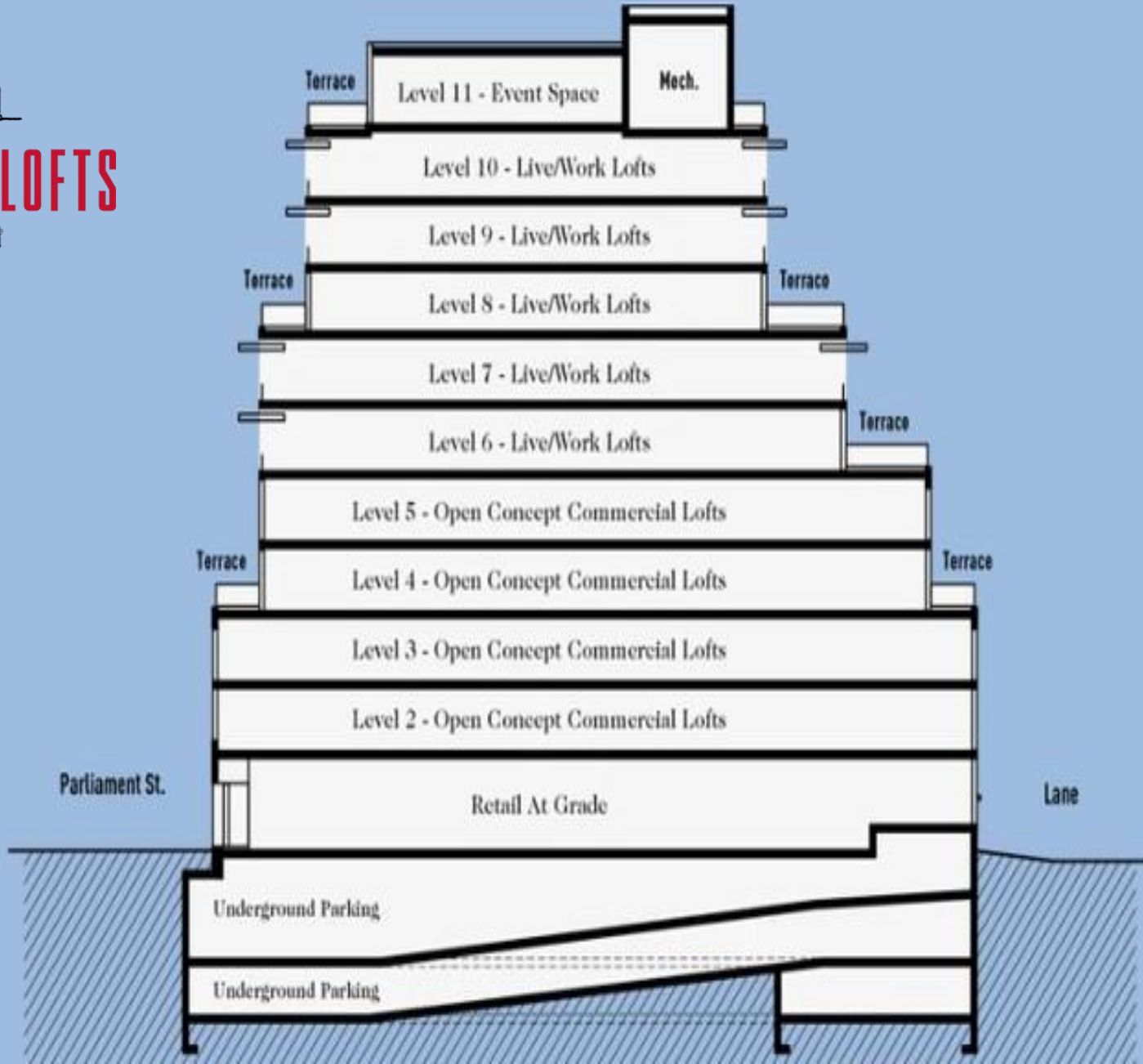
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# WAREHOUSELOFTS

TORONTO



THE *sher* CORPORATION

## BUILDING USES

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



# 5TH LEVEL – FIRST PHASE LIMITED RELEASE

	Loft #	Interior (sf)	Purchase Price	Loft #	Interior (sf)	Purchase Price	
<b>SOLD</b>	501	422 sf	\$355,900	510	433 sf	\$379,900	<b>SOLD</b>
<b>SOLD</b>	502	634 sf	\$534,900	511	764 sf	\$673,900	<b>SOLD</b>
	503	790 sf	\$696,900	512	652 sf	\$574,900	<b>SOLD</b>
<b>SOLD</b>	504	471 sf	\$409,900	513	503 sf	\$443,900	<b>SOLD</b>
<b>SOLD</b>	505	499 sf	\$435,900	514	606 sf	\$533,900	<b>SOLD</b>
<b>SOLD</b>	506	921 sf	\$819,900	515	857 sf	\$772,900	<b>SOLD</b>
<b>SOLD</b>	507	591 sf	\$515,900	516	594 sf	\$529,900	<b>SOLD</b>
<b>SOLD</b>	508	765 sf	\$674,900	517	529 sf	\$471,900	<b>SOLD</b>
<b>SOLD</b>	509	433 sf	\$379,900 <b>HOLD</b>	518	495 sf	\$441,900	<b>SOLD</b>

Curated Commercial Loft Spaces may be available to be combined. Prices are exclusive of HST.

# Phase Two Private Release

## Parliament&Co - 4th Level



## 4TH LEVEL – NEW LIMITED RELEASE

Loft #	Interior (sf)	Exterior (sf)	Purchase Price	Loft #	Interior (sf)	Exterior (sf)	Purchase Price
401	429 sf		\$359,900	409	440 sf		\$375,900 <b>HOLD</b>
402	644 sf		\$538,900	410	440 sf		\$375,900 <b>HOLD</b>
403	803 sf	245 sf	\$794,900	411	786 sf		\$699,900
404	478 sf	103 sf	\$479,900	412	670 sf		\$597,900
405	507 sf	117 sf	\$499,900	413	517 sf		\$449,900
406	944 sf	308 sf	\$921,900	414	623 sf		\$549,900
407	606 sf		\$534,900	415	890 sf	access	\$809,900
408	788 sf		\$702,900	416	612 sf	access	\$549,900

Curated Commercial Loft Spaces may be available to be combined. Prices are exclusive of HST.



# INVESTMENT CALCULATIONS



Unit size	606 sq. ft
Unit price	533,900
Downpayment 20%	106,780
Closing cost	20,000
Total investment	126,780
Mortgage Amount	427,120
Mortgage payment (per year)	26,947
Principal (first year)	11,200
Rent payment ( 45\$ per sq.)	27,270
Taxes	0
Maintenance	0
Appreciation ( 5% per year)	26,695
Total income	$26,695 + 11,200 + 575 = 38,470$
ROI	30% per year

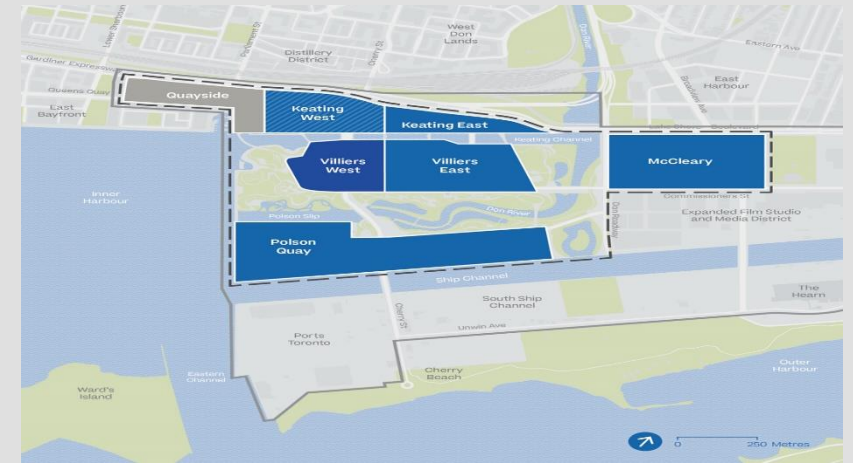


# SCHOOLS SURROUNDED





# LOCATED NEAR THE “IDEA DISTRICT”

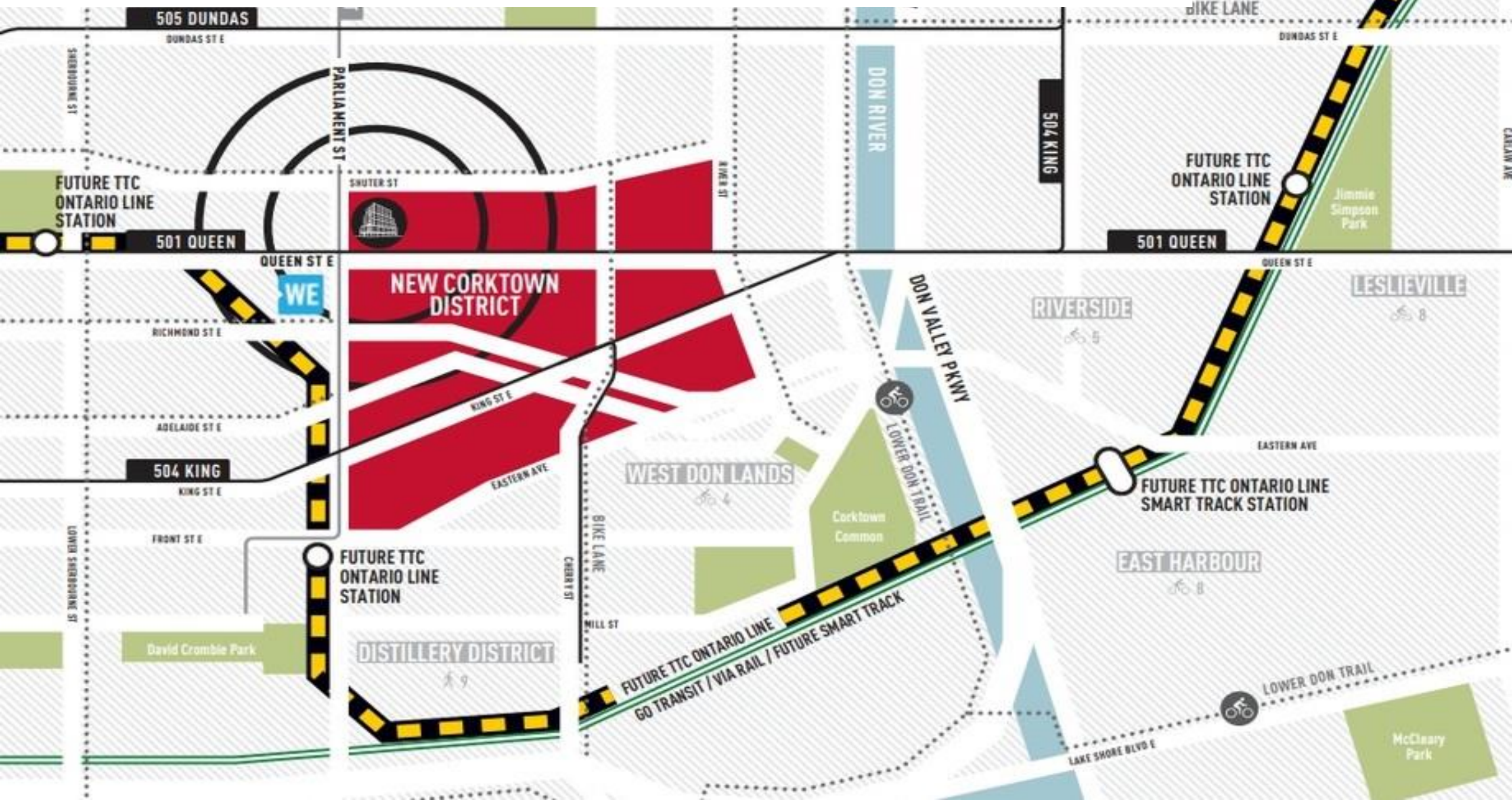


- ✓ **44,000 FULL TIME JOBS**
- ✓ **93,000 TOTAL JOBS**
- ✓ **\$14.2 BILLION**  
to annual GDP by 2040
- ✓ **A GLOBAL HUB FOR URBAN INNOVATION**  
anchored by a new Google campus,  
a new applied-research institute,  
and a new venture fund for Canadian  
companies
- ✓ **WATERFRONT LIGHT RAIL CONNECTING  
TO EAST HARBOUR**

An aerial photograph of Toronto, Ontario, Canada, showing the city skyline along the waterfront. The image includes the CN Tower, various skyscrapers, and green spaces. The text is overlaid on a light blue vertical bar on the left side of the image.

**EAST HARBOUR**  
TORONTO TO  
BECOME NEW  
**EMPLOYMENT**  
**DISTRICT**

# MINUTES AWAY FROM THE FUTURE CORKTOWN SUBWAY STATION





# NEAR THE BEAUTIFUL DISTILLERY DISTRICT



# ONTARIO LINE

 ABOVE GROUND  
 TUNNEL



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**WAREHOUSELOFTS**  
TORONTO

# SURROUNDED BY LOWER DON LANDS AND PORT LANDS REVITALIZATION



- **ONE OF THE LARGEST**  
waterfront revitalizations in the world
- **UNLOCKING 880 ACRES**  
for development / flood protection  
completed by 2023
- **\$1.25 BILLION**  
funded by three levels of government





# LOFTCONNECT™

CONVENIENCES THAT ENHANCE  
THE LIVING EXPERIENCE

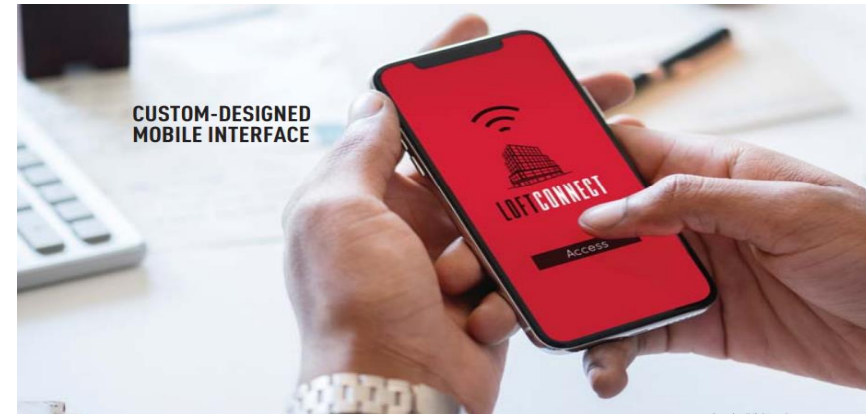
## FUTURE-PROOF TECH AT YOUR FINGERPRINTS

*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.

**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.

### 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.



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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.





# WAREHOUSE LOFTS TORONTO

🚶 Walk Score 97 | 🚇 Transit Score 100 | 🚲 Bike Score 75

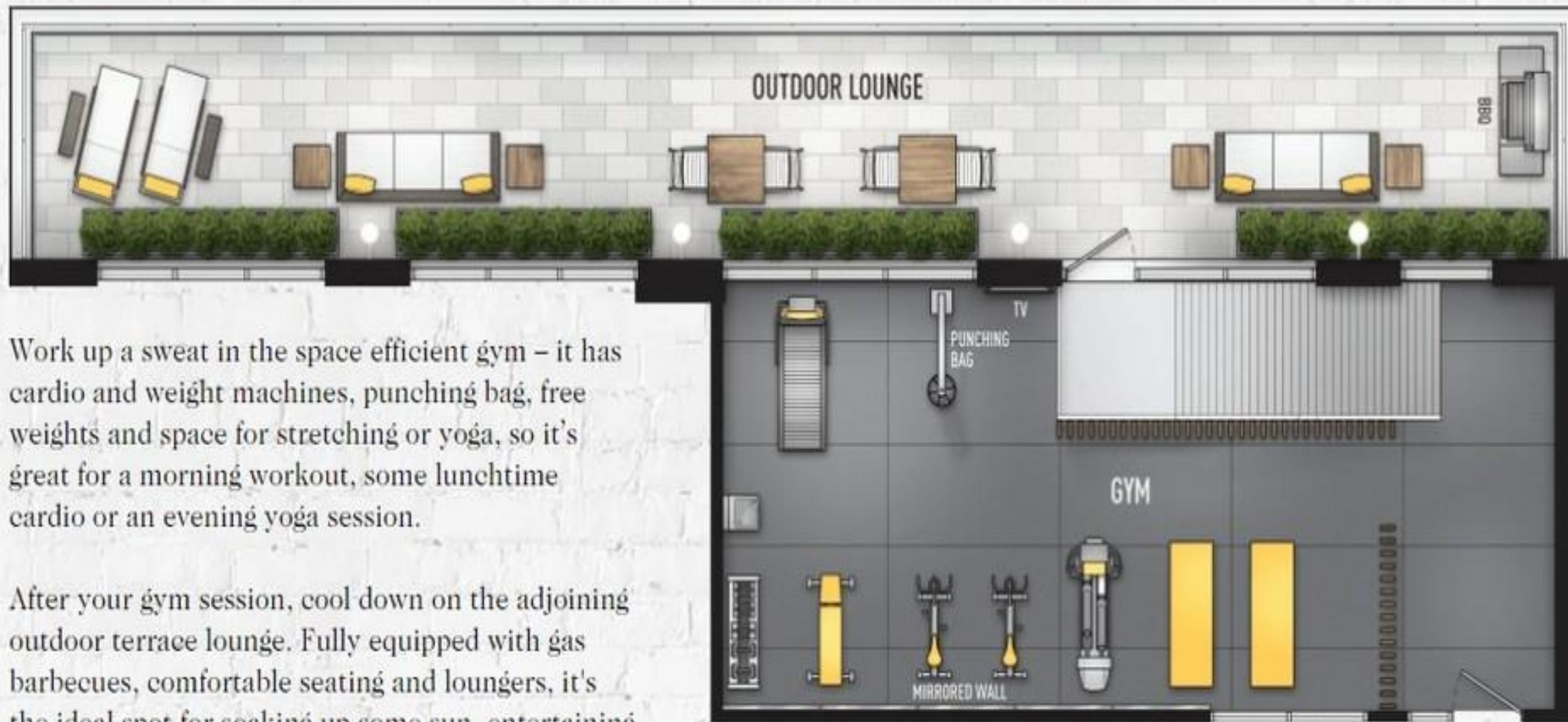
VIEW FROM THE 10TH LEVEL  
SOUTHEAST TO SOUTHWEST



VIEW FROM THE 10TH LEVEL  
NORTHWEST TO NORTHEAST



# BOUTIQUE AMENITIES



Work up a sweat in the space efficient gym – it has cardio and weight machines, 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 gas barbecues, comfortable seating and loungers, it's the ideal spot for soaking up some sun, entertaining friends or hosting a casual staff or client gathering.



# NOTHING ELSE LIKE IT

Something big, bold and completely different is coming 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 conversion loft 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 home – 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 at 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 home, you'll be surrounded by some pretty inspiring neighbors. 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 Sidewalk City are all in the neighbourhood, putting your small business in some very good company.



# 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 around.

Each loft features massive warehouse-style windows that let in lots of natural light – and when the windows retract completely, 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 – no waiting. 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.



Contact Maxim Baginskiy for private online appointment



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