


PARLIAMENT&CO

CURATED COMMERCIAL SPACES

Parliament&Co is a fully commercial zoned and approved development.



 THE LOUNGE

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 HOLD
402	644 sf		\$538,900	410	440 sf		\$375,900 HOLD
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.

BUILDING FEATURES

- 11-storey loft building combining a multitude of uses
- Convenient downtown location at Queen&Parliament
- Retail space at grade (approx. 3,000 sf)
- **Open concept commercial lofts on levels 2-5**
- Live/work lofts on levels 6-10
- Event space on level 11 (approx. 6,300 sf indoor/outdoor)
- Two levels of underground parking

LOCAL DEPOSIT STRUCTURE

\$5,000 on signing
 Balance to 5% in 30 days
 5% in 90 days
 5% in 180 days
 5% in 370 days
 Total 20% deposit (15% in the first year)

INTERNATIONAL DEPOSIT STRUCTURE

\$10,000 on signing
 Balance of 10% in 30 days
 10% in 90 days
 10% in 180 days
 5% in 370 days
 Total 35% deposit (30% in the first year)

CURATED COMMERCIAL LOFT SPACES

- Large warehouse style windows
- Exposed spiral duct
- 10ft high ceilings†
- Polished concrete floors (epoxy sealed)
- P&Co Amenities include: Meeting Rooms, Hoteling Suite, Hi-Speed WiFi, The Lounge, Library, Board Games, Fresh Market, Unlimited Coffee, Desk Service, At Your Service (concierge), Print Shop, Outdoor Lounge, Yoga/Wellness, Dog Friendly Environment and Washing Area, Secured Parcel Delivery, Event Space, Showers, Bike Storage and Repair Station, Laundry and Occupant Parking
 — to learn more, ask Sales Representative

PARKING \$75,000 (to be placed on a waiting list, ask Sales Person)

MONTHLY MAINTENANCE FEE The fee includes P&Co Amenities, Gas and Water at 59.5¢ per sf. Hydro is metered separately.

PROPERTY TAXES Commercial Rate 2.0%*

OCCUPANCY Tentative interim occupancy is set for Fall 2022

LAWYERS

Cheques should be made payable to Harris Sheaffer LLP, In Trust
 * - projected property taxes for 2022 † - approximately, as per plan

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THE
 sher
 CORPORATION

DOWNING
 STREET

All prices, figures and materials are preliminary and subject to change without notice. E.&O.E.