

DOWNING STREET
THE SHER CORPORATION

AVAILABLE

PARLIAMENT & CO



WORK / LIVE / PLAY

AT QUEEN + PARLIAMENT

CURATED COMMERCIAL LOFTS



THE BUILDING

- SHARED AMENITIES
- HIGH-SPEED WIFI
- FRESH MARKET
- *AT YOUR SERVICE* CONCIERGE
- SHARED AMENITIES
- OUTDOOR LOUNGE
- EVENT SPACE

SOMETHING BIG, BOLD AND
COMPLETELY DIFFERENT
IS COMING TO
QUEEN + PARLIAMENT



DETAILS

AVAILABLE SPACE: FROM **429** TO **39,676 SF**
PRICE: STARTING FROM **\$359,900**
OCCUPANCY: TENTATIVE INTERIM SET FOR **FALL 2022**
PROPERTY TAXES: COMMERCIAL RATE **2% ***
* PROJECTED PROPERTY TAXES FOR 2022

OFFICE MEETS CONDO
OWN YOUR WORK SPACE



- TRANSIT SCORE **100**
- WALK SCORE **97**
- BIKE SCORE **75**

SELECT THE SPACE THAT
SUITS **YOUR NEED**

75 CURATED COMMERCIAL LOFTS
UNIQUE SIZE AND LAYOUT
SHARED **AMENITIES**
CUSTOMIZE THE LAYOUT AND FINISHES TO YOUR SATISFACTION

INTRODUCING A NEW CONCEPT

WELCOME TO THE SMART NEW CHOICE FOR MORE THAN JUST
OFFICE SPACE - WELCOME TO PARLIAMENT&CO



IT'S CUSTOMIZABLE FOR TAMI SECTOR AND THE CREATIVE CLASSES

BIG OR SMALL IT FITS ALL

Parliament&Co's new brick and beam warehouse style and built-in modern technology will transform the way you work and convey the image you and your brand want to project. The open concept, bright and airy loft-like spaces are a blank canvas to create the kind of office that will bring your business vision to life. From full floorplates to spacious work/live studios, the flexible spaces are tailor made and ready for your business.



STYLE "WITHOUT THE HEADACHES"

BRICK AND BEAM HERITAGE

Here's your chance to have "Class A" character brick and beam "industrial chic" work space to build your brand, your corporate culture and your business without the headaches of an aging property and the shortcomings of heritage properties. State-of-the-art smart spaces, future proofed wiring, HVAC efficiency and operable windows create customizable, comfortable, connected spaces you'll genuinely love to work in.

A STRESS-FREE RENTAL OPTION FOR

WORK / LIVE & PLAY

Parliament&Co is an exciting new concept: an affordable, flexible office, Work/Live & Play purchasing opportunity ideal for the TAMI sector, creative classes and entrepreneurs who want authentic brick and beam character but need reliable state-of-the-art space and technology, all in a location connected to everything you and your workforce are looking for.



IT'S IN CORKTOWN / AN UP AND COMING LOCATION

Strategically located in historically significant Corktown, at the crossroads of Parliament and Queen streets, Parliament&Co is adjacent to the city's fastest growing Arts and Innovation commercial hub and the burgeoning Corktown Commons/Canary District, an award-winning new residential condo community transforming Toronto's heritage East End and Don River Lands. Accessible, authentic and available.



"BE IN GOOD COMPANY"

YOUR OPPORTUNITY

Why not make a smart choice for your growing business with the attainability and flexibility of owning at Parliament&Co?

Parliament&Co gives your company the ability to attract and retain a quality workforce who want inspiring character environments and close proximity to all that the Downtown East Neighbourhood has to offer: transit at your door, dining, entertainment and culture on Queen Street, the Distillery District and St. Lawrence Market for night life.

And, it's an affordable option to be surrounded by like-minded and local business neighbours such as SAS Canada, Coca Cola, The Globe & Mail, Loyalty One, Scotiabank, George Brown College, Technicolor Creative Services and Google's new Sidewalk City - which means your business is in good company.

AFTER ALL, PARLIAMENT&CO IS ALL ABOUT THE COMPANY YOU KEEP

INTRODUCING

PARLIAMENT&CO

UP TO 39,676 SQ.FT.
OF PREMIUM
CHARACTER OFFICE
SPACE AVAILABLE
FOR SALE

A NEW WORKSPACE OPPORTUNITY AWAITS

LOCATED AT 187 PARLIAMENT STREET AT QUEEN

Parliament&Co is one of a kind. It feels like an historic warehouse conversion, only it's brand new and thoroughly high-tech. This opportunity is a fresh take on commercial ownership: effective curated business office lofts with shared amenities unlike anything you've seen before.
Make work yours.

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

CURATED COMMERCIAL LOFT SPACES:

- LARGE WAREHOUSE STYLE WINDOWS
- EXPOSED SPIRAL DUCT
- 10 FT. HIGH CEILINGS
- POLISHED CONCRETE FLOORS (EPOXY SEALED)
- P&CO AMENITIES INCLUDE: MEETING ROOMS, HOTELING SUITE, HI-SPEED WIFI, A 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, CONVENIENT DRY CLEANING SERVICE AND OCCUPANT PARKING

Rendering is Artist's Concept

OFFICE MEETS CONDO

*YOU OWN YOUR OFFICE LOFT, AND YOU CAN WORK
THERE OR RENT IT OUT – WHATEVER YOU PREFER,
BECAUSE IT'S YOURS.*

75 Curated Commercial Lofts, each with its own unique size and layout, share incredible amenities. High-speed Wifi and there's always a fresh pot of coffee brewing... included. Utilize At Your Service Concierge Service to reserve Meeting Rooms, Hoteling Suite for overnight stays, a Print Shop and more are available with your P&Co Credits – or pay as you go.

OWN YOUR WORK SPACE CUSTOMIZE THE LAYOUT AND FINISHES TO YOUR SATISFACTION. NEED MORE ROOM? A NUMBER OF COMMERCIAL LOFTS CAN EASILY BE COMBINED FOR A LARGER FOOTPRINT. DESIGNED TO WHAT YOU NEED. WE ARE HERE TO HELP.

WHY LEASE WHEN YOU CAN BUY? WITH A P&CO CURATED COMMERCIAL LOFT, INVEST IN YOUR PLACE OF BUSINESS AND BUILD EQUITY FOR THE FUTURE GROWTH.



Rendering is Artist's Concept

WHERE **VINTAGE WAREHOUSE VIBE** MEETS THE STREET



Rendering is Artist's Concept

INDUSTRIAL CHIC MEETS MODERN LOFT

ANYTHING BUT COMMON AMENITIES

Parliament&Co has one main lobby and a separate anchor office tenant lobby. Each lobby shares an industrial chic design aesthetic that provides a welcoming palette of natural and tactile materials inspired by history, powered by innovation.

**WELCOME TO PARLIAMENT&CO'S
MAIN LOBBY WITH 3 ELEVATORS**

- SOARING CEILINGS, OVERSIZED WINDOWS, BRIGHT & BOLD SPACE
- WEATHERED AND WHITEWASHED BRICK WALLS WITH AUTHENTIC WAREHOUSE STYLE
- OVERHEAD SLATS ADD WARMTH OF RECLAIMED WOOD
- NATURAL WOOD WINDOW BENCHES FOR EFFORTLESS RELAXED STYLE
- HAND FORGED BOX PLANTERS THAT ECHO THE BLACKENED STEEL OF THE WINDOWS
- POLISHED CONCRETE FLOORS
- 3 ELEVATOR CABS
- CONVENIENT & SECURE MAILBOXES

OPEN CONCEPT SPACES TO GROW YOUR BUSINESS



COLLABORATE IN COMFORT

OPEN CONCEPT, BRIGHT & AIRY. A LOFT-LIKE BLANK CANVAS AWAITS

- OPEN CONCEPT SHELL TO CREATE YOUR BRANDS STYLE AND CORPORATE CULTURE
- BIG, BRIGHT, FLEXIBLE SPACES
- GET STATE-OF-THE ART VRF (VARIABLE REFRIGERANT FLOW), SECURITY, ENERGY EFFICIENCY ABOVE TECH PROVINCIAL CODE
- EXPOSED CONCRETE CEILINGS AND COLUMNS
- IMPROVED COMFORT AND PRODUCTIVITY
- WASHROOM FACILITIES PROVIDED



Rendering is Artist's Concept

THE NEW WORK FROM HOME OUTLOOK

**CREATIVE TYPES WILL LOVE THE INDUSTRIAL LOOK OF OPEN PLANS,
CONCRETE FLOORS, HIGH CEILINGS AND LOFT WINDOWS**

Designed for small businesses and perfect for independent creative types, Parliament&Co's loft-like spaces smudge the boundaries between work and life on a daily basis. The Studio Collections are the perfect blank canvas spaces for creative types to foster their artistic and entrepreneurial ambitions. Choose from a variety of plan sizes to suit your business needs.

CURATED COMMERCIAL LOFT SPACES

WHETHER IT'S ONE FLOOR OR MULTIPLE FLOORS, FOR UP TO 39,676SQ.FT., PARLIAMENT&CO'S
OPEN PLANS ARE FLEXIBLE TO ADAPT TO YOUR OFFICE NEEDS

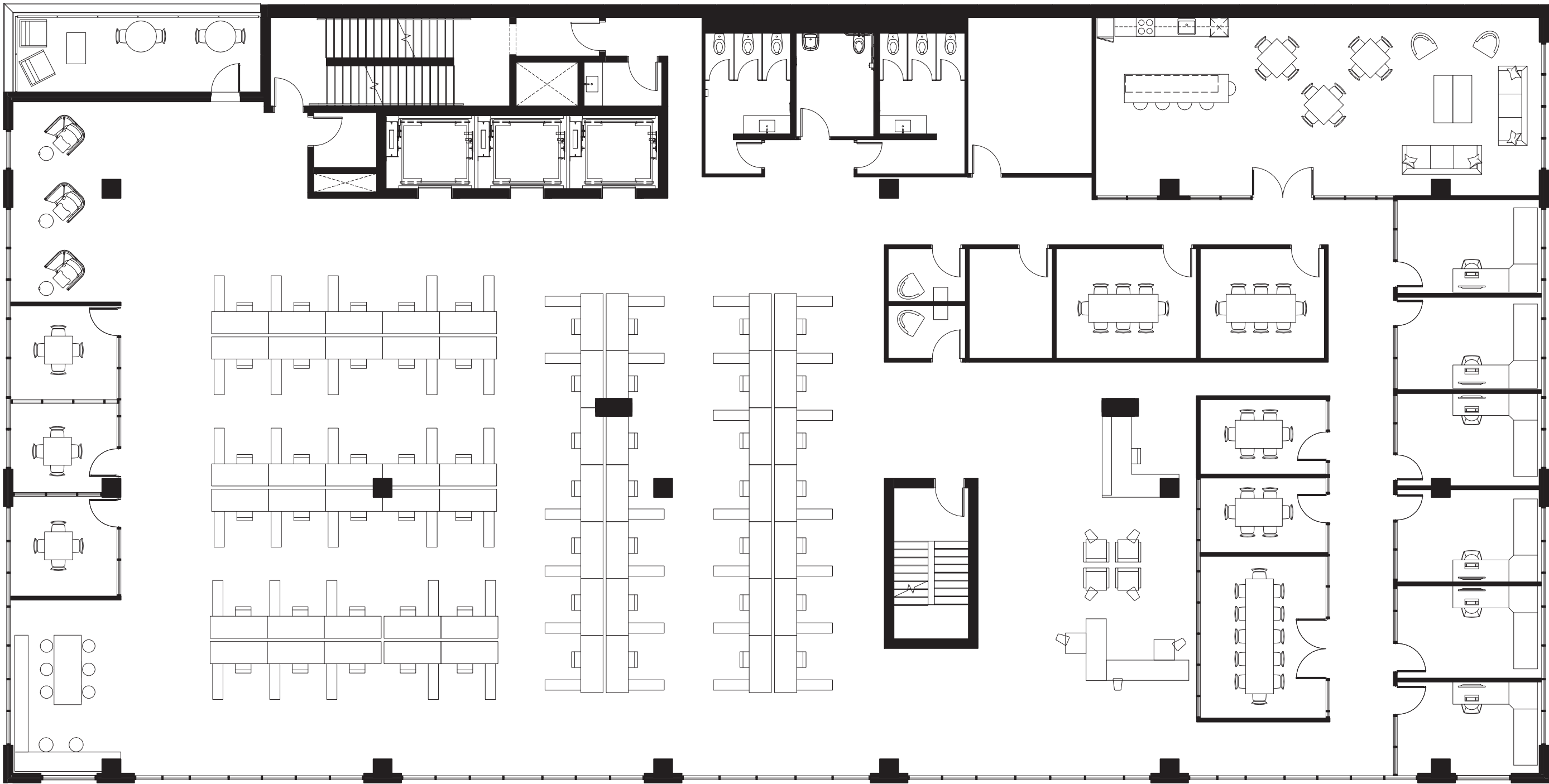
PARLIAMENT&CO'S FLEX FLOORS ARE THE PERFECT HUB
FOR THE GROWING TAMI - TECH, ADVERTISING, MEDIA
AND INFORMATION SECTOR

13,519 SQ.FT.
AT
\$795/SQ.FT.

**THIS OPEN PLAN HAS THE FLEXIBILITY TO ADAPT
& CHANGE AS YOUR COMPANY GROWS**

Make a big impression with brand new open concept office space. Parliament&Co delivers a clean canvas ready made for your brand culture and work style. Levels 2 - 4 offer the flexibility of customizable open plans allowing tenants the freedom to create a diverse work environment to please all working styles.

Private or public, sit or stand workstations, collaboration zones, a communal café or quiet retreats, you can tailor your space to your brand look, style and mantra.



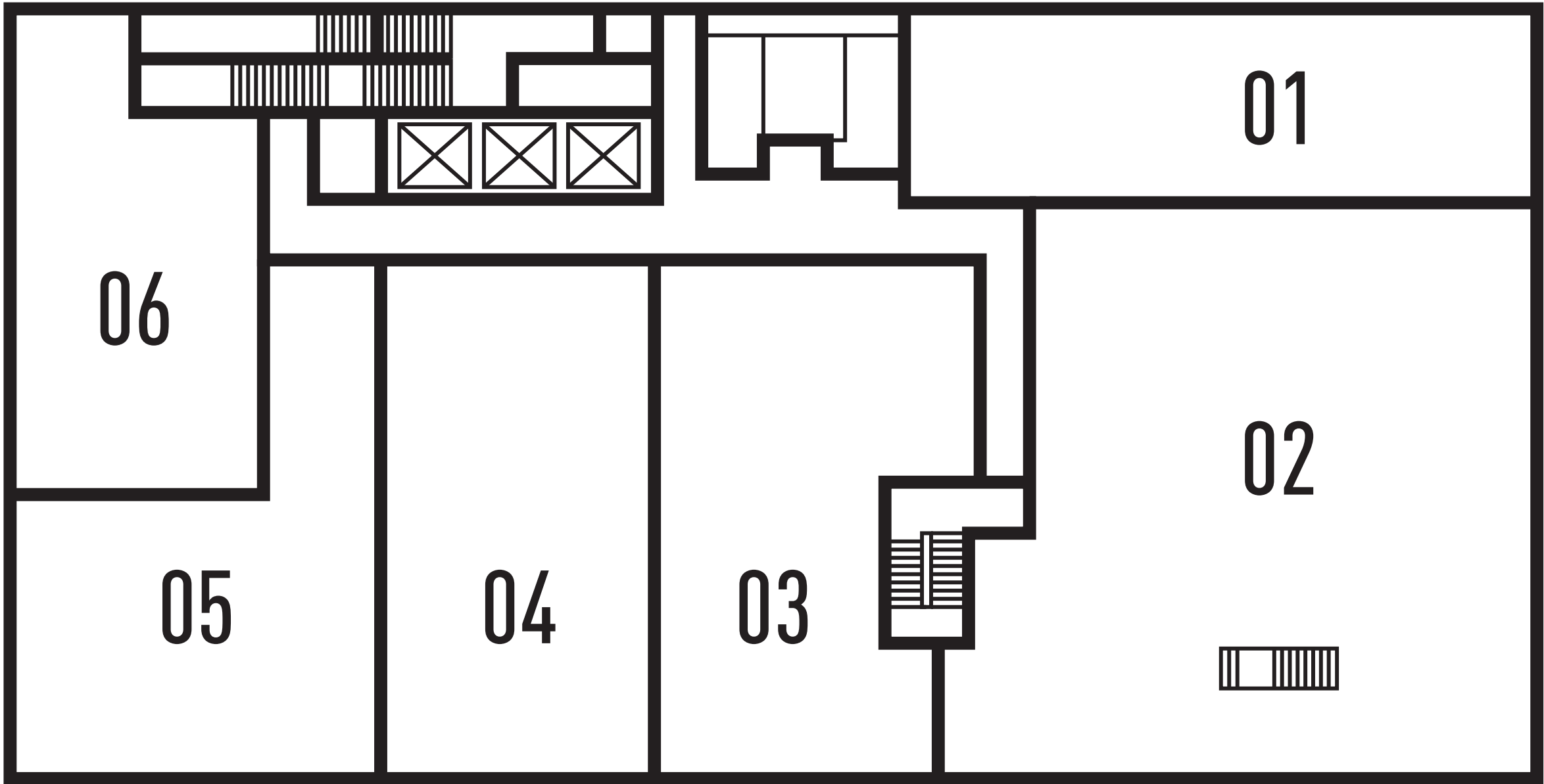
LEVEL 3 FLOORPLAN
Full Floor Sample plan shown - rentable area is 13, 519 sf.

CURATED COMMERCIAL LOFT SPACES

PARLIAMENT&CO'S UNIQUE HOSPITALITY
/ HOTEL FLOOR IS THE PERFECT FIT

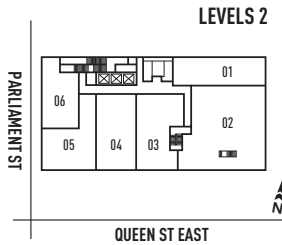
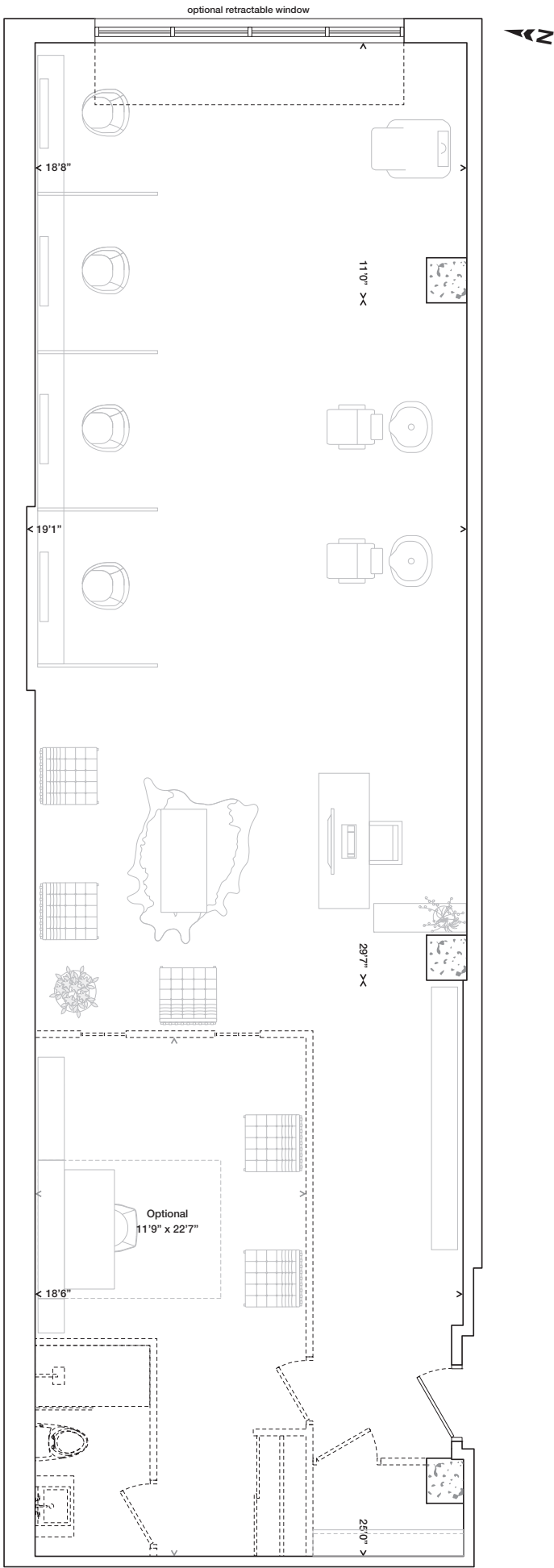
THIS IS TRULY THE NEXT LEVEL IN COMFORT
AND WORK / LIVE / PLAY BALANCE

CURATED COMMERCIAL LOFT SPACES MAY BE AVAILABLE TO BE COMBINED

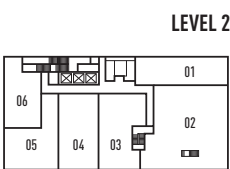
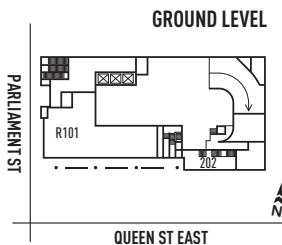
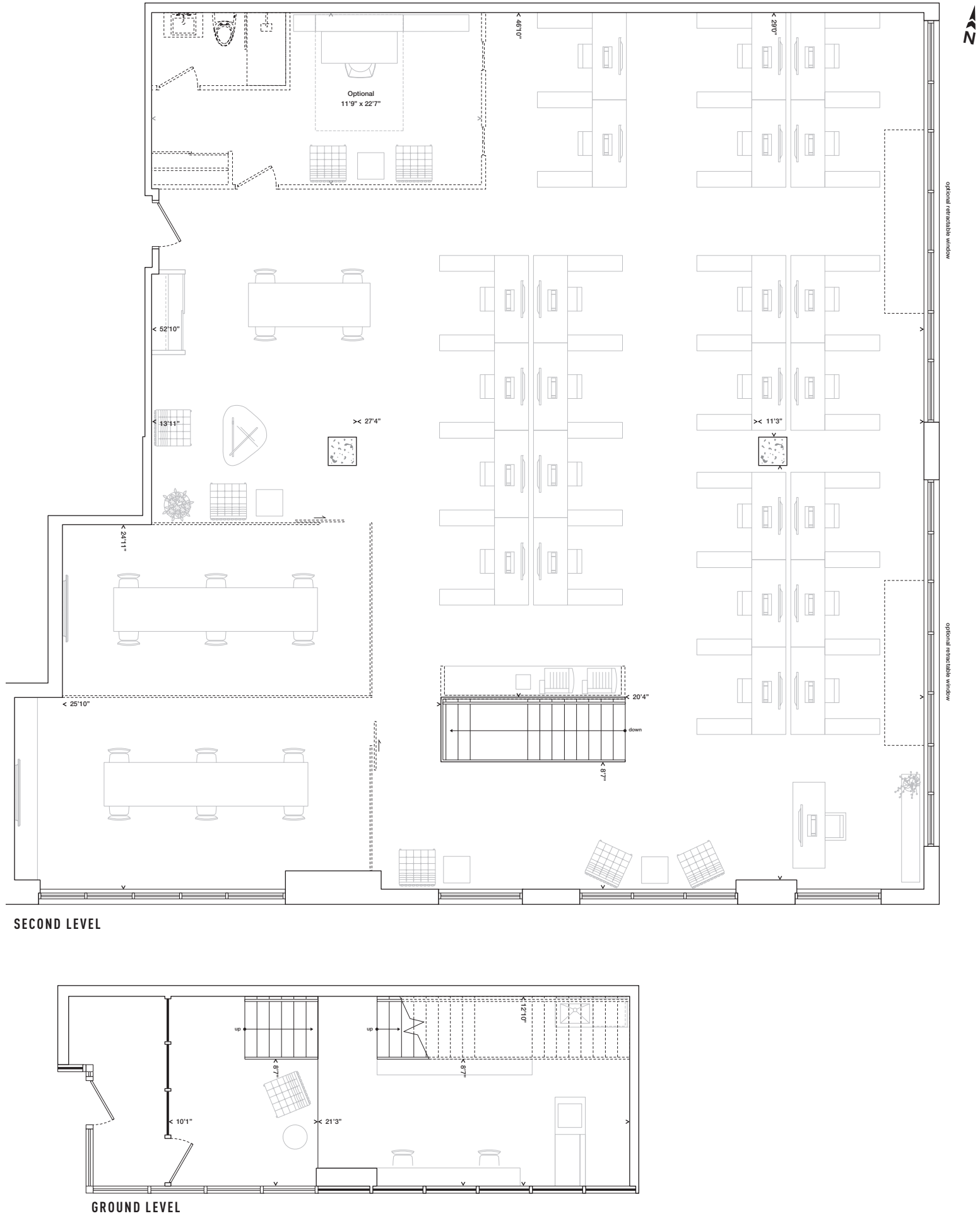


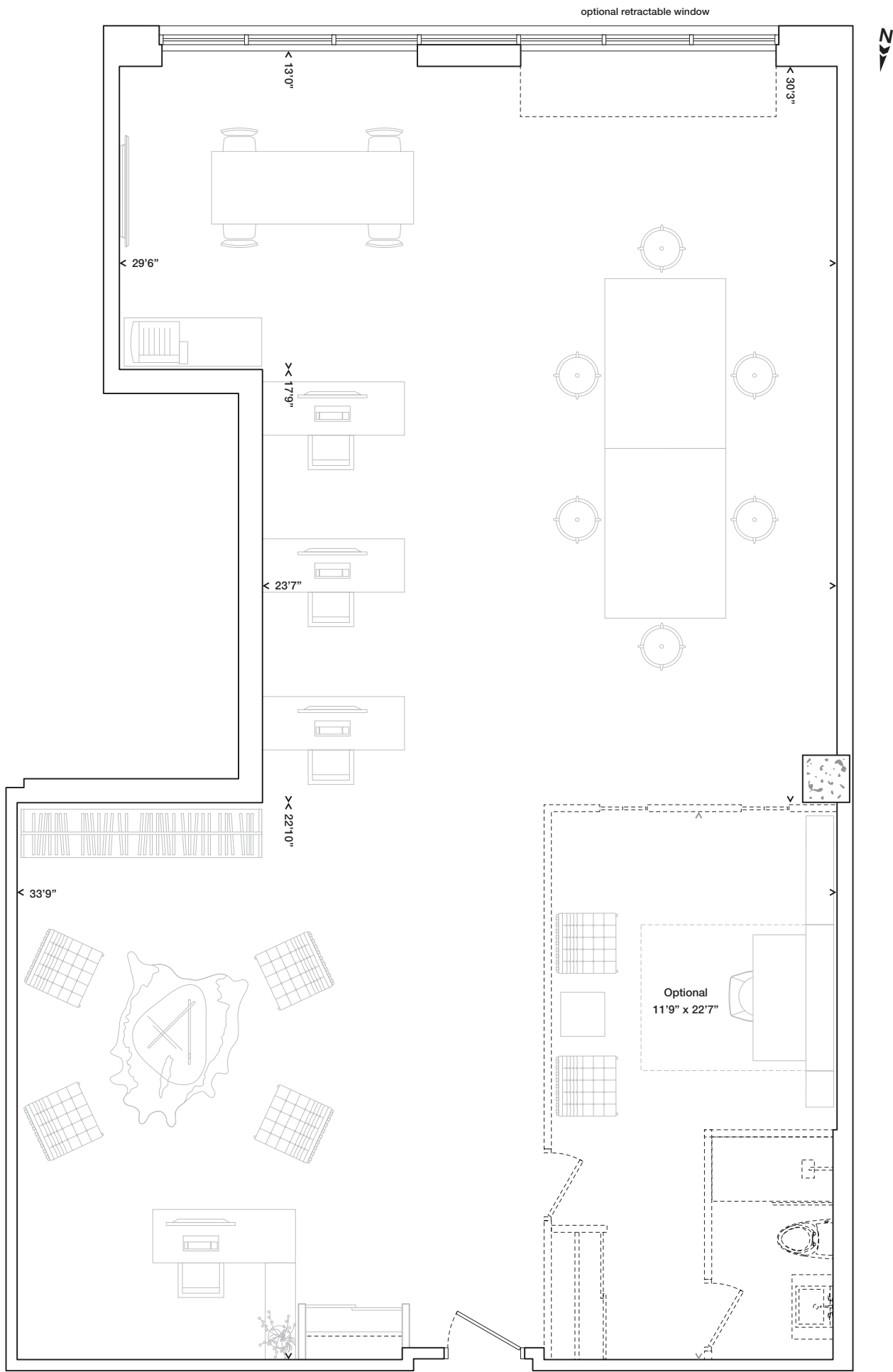
LEVEL 2 FLOORPLAN

PARLIAMENT&CO
201 EAST FACING
1,715 SF

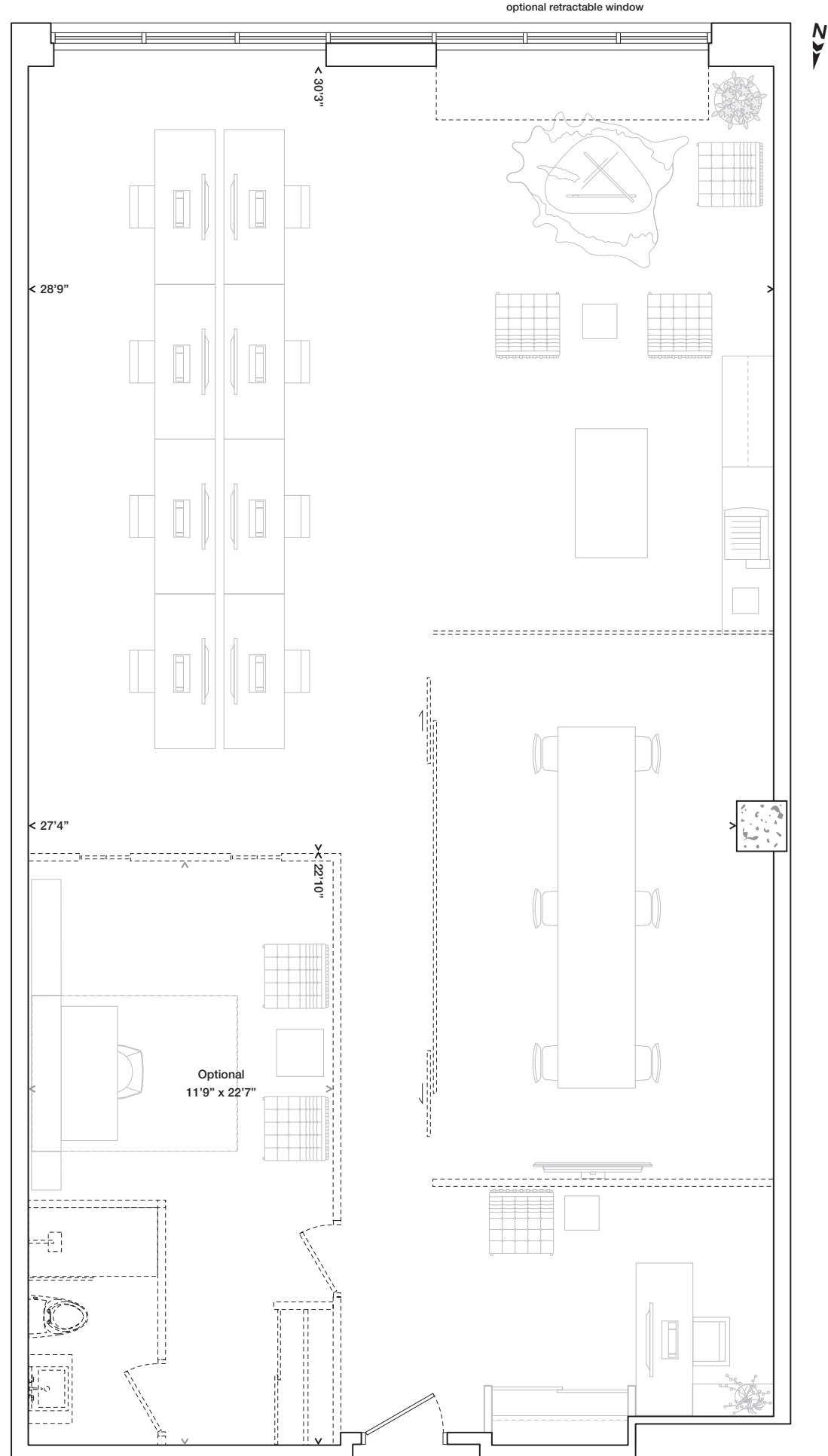
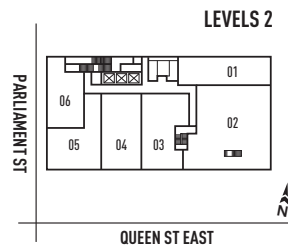


PARLIAMENT&CO
202 SOUTH AND EAST FACING
SECOND LEVEL 4,520 SF
GROUND LEVEL 606 SF
TOTAL 5,126 SF

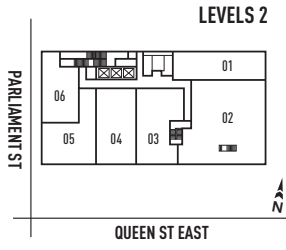


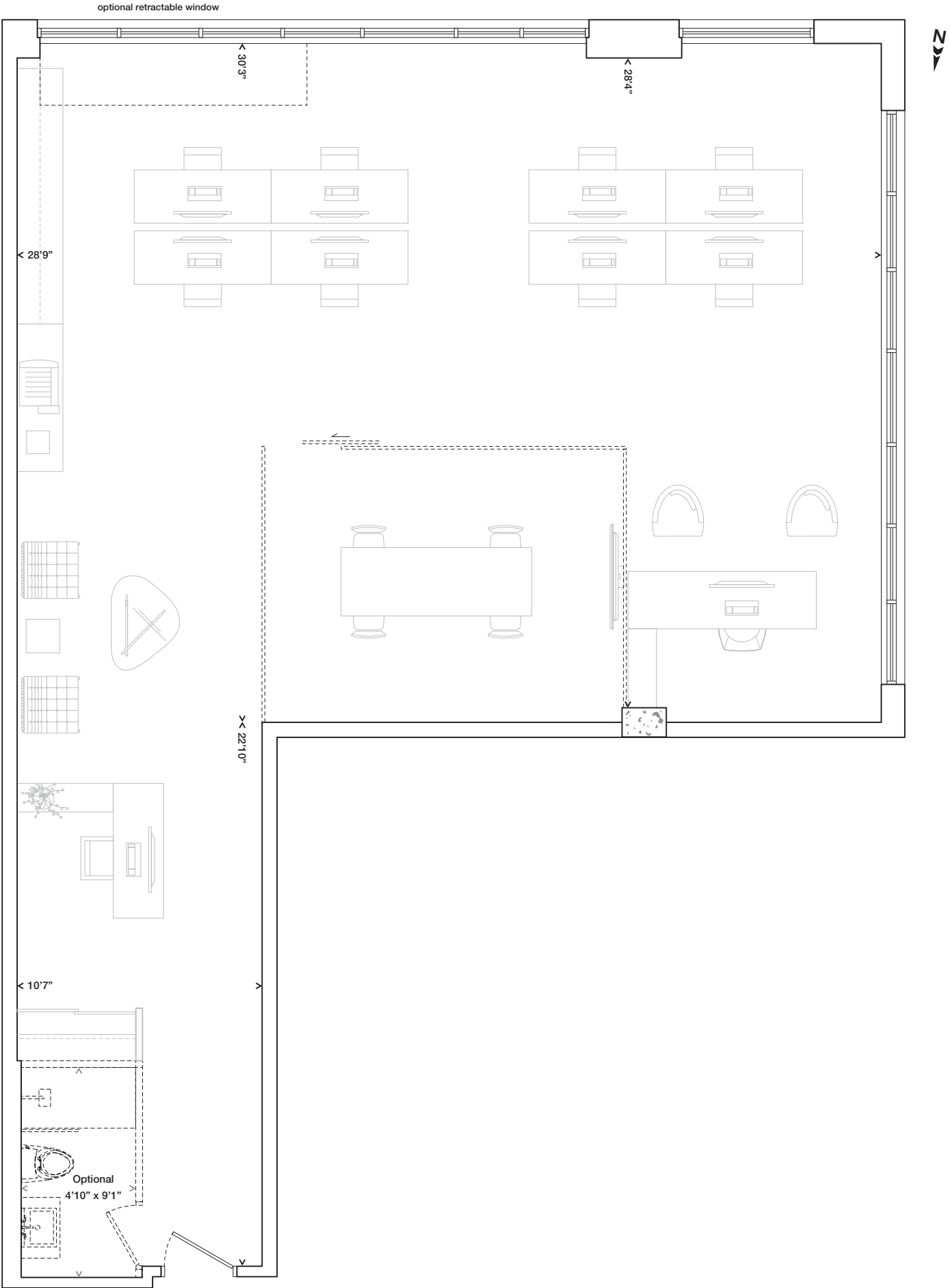


PARLIAMENT&CO
203 SOUTH FACING
2,152 SF

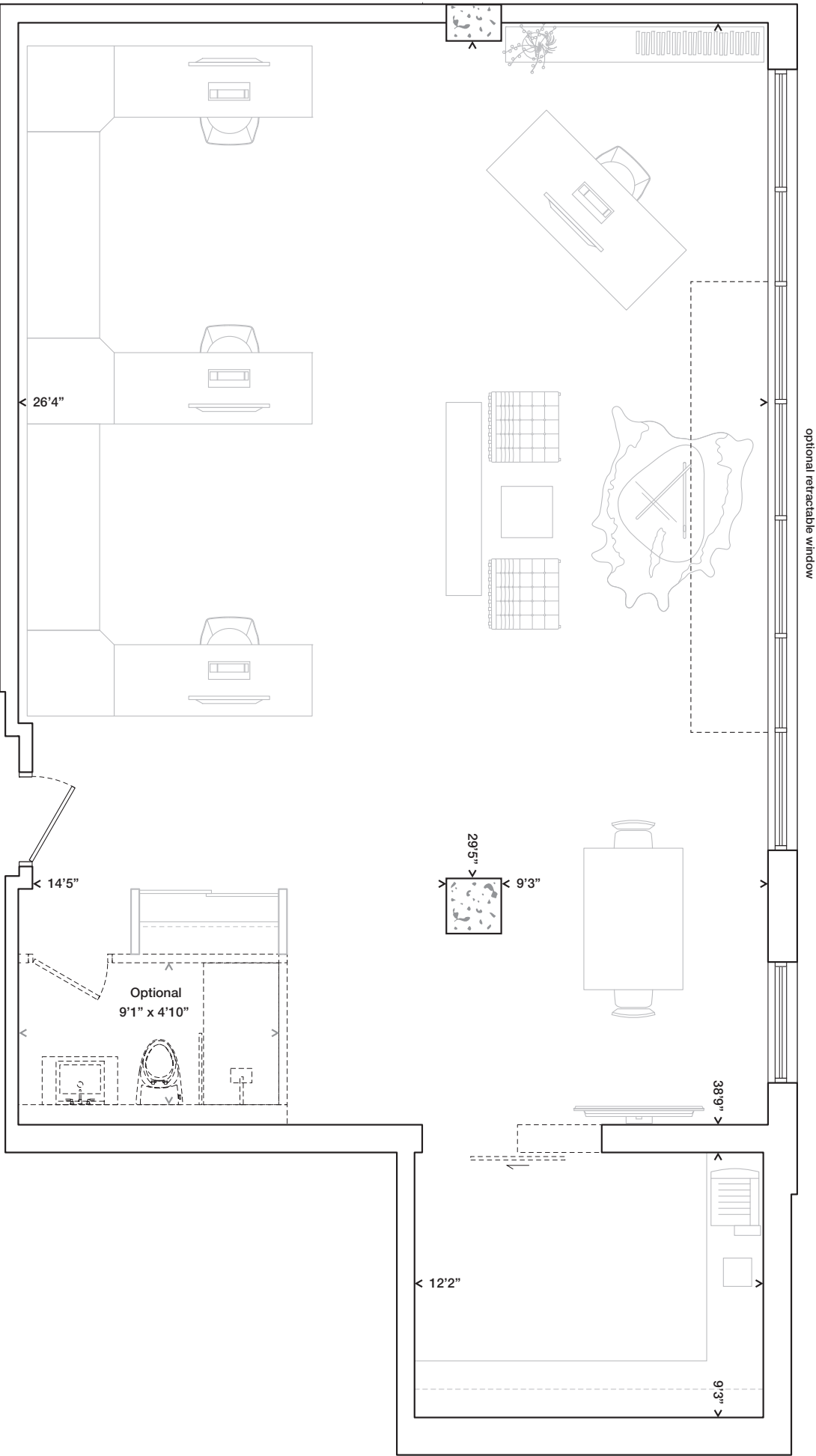
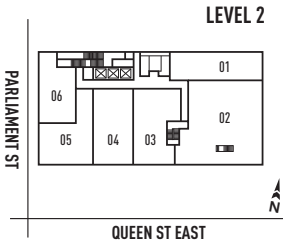


PARLIAMENT&CO
204 SOUTH FACING
2,066 SF

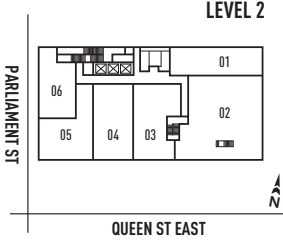




PARLIAMENT&CO
205 SOUTH AND WEST FACING
1,893 SF

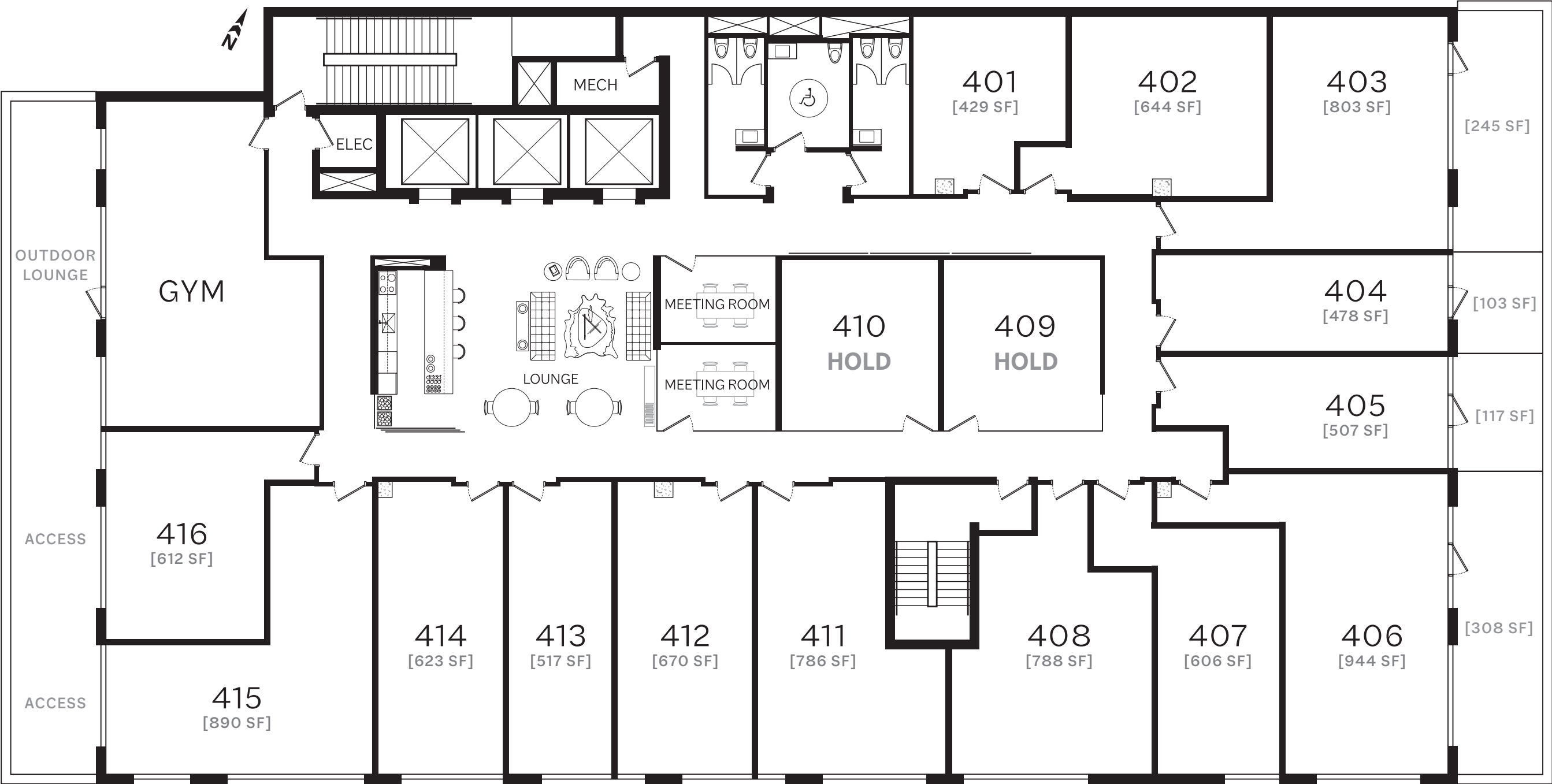


PARLIAMENT&CO
206 WEST FACING
1,599 SF



CURATED COMMERCIAL LOFT SPACES

RANGING FROM
429 TO 14,580 SQ.FT.
OF PREMIUM
CHARACTER OFFICE
SPACE AVAILABLE
FOR SALE



LEVEL 4 SAMPLE FLOORPLAN

COMPLIMENTARY AMENITIES

HIGH-SPEED WIFI

Super-fast, reliable wifi service is provided to all occupants on levels 2-5. [C]

AT YOUR SERVICE

A dedicated P&Co Concierge is available 9 am to 5 pm to handle your Meeting Room, Hoteling Suite and Desk Service requests along with other specialty services. [C]

THE LOUNGE

A comfortable and spacious place for respite, to unwind, kick back, de- stress and relax on a regular basis. [C]

LIBRARY

Within the lounge a regularly stocked area with newspapers, books and magazines. [C]

BOARD GAMES

A great selection of board games to enjoy with co- workers — if your favourite isn't there, just ask. [C]

UNLIMITED COFFEE

Complimentary coffee and fruit water are always available for all occupants, employees and guests. [C]

OUTDOOR TERRACE

The west facing fourth- level terrace, equipped with loungers is a great place to enjoy the fresh air of the outdoors. [C]

BARBECUE

Full size barbecue on the 4th level terrace is ideal to grill your lunch, catch some rays or have a post- work gathering on a summer night. [C]

AT YOUR DOOR

YOGA/WELLNESS

Head to the fourth level for a quiet space where you can stretch, relax and recharge. [C]

PARCEL DELIVERY

Upon receiving a parcel delivery, an automatic notification would be sent to a smart phone of its arrival for pick up from the secured storage area in the lobby. [C]

DOGS FRIENDLY

We love dogs — and you're welcome to bring your pooch to work and receive our custom P&Co dog bowl. [C]

DOG WASH

A complimentary dog wash area, equipped with all the grooming essentials, is available for your pet when their paws get dirty. [C]

BICYCLE STORAGE

Keep your wheels safe in the secured bicycle storage area on P1. [C]

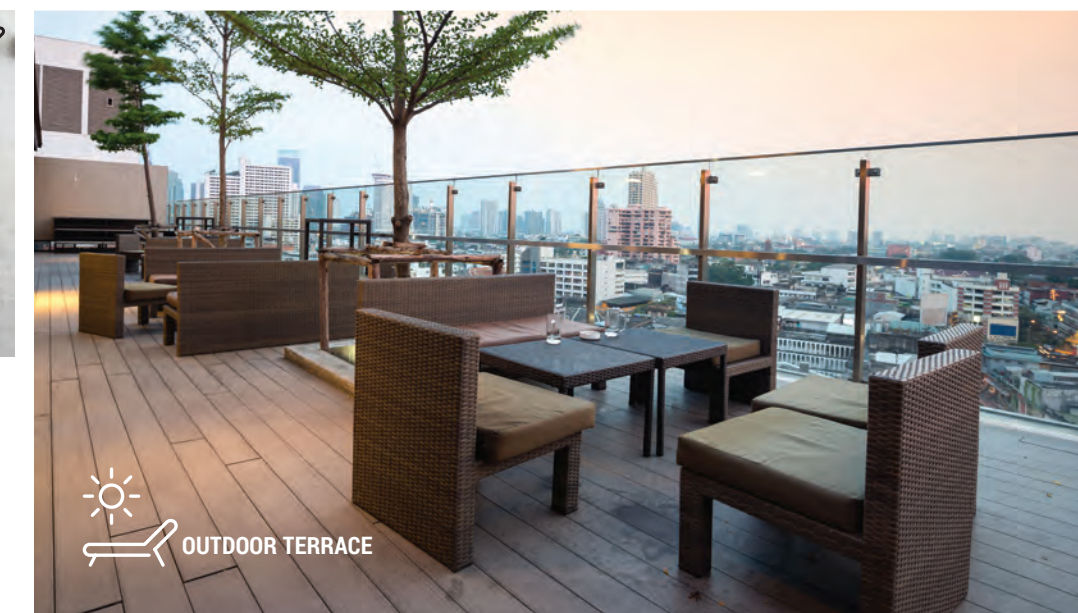
BIKE REPAIR STATION

If your bike needs some TLC, this complimentary, well-equipped station is the place to do your repairs. [C]

SHOWERS

Two showers are available to all commercial occupants, conveniently located next to the bicycle storage area. [C]

[C] - Complimentary



AMENITIES

AT YOUR DOOR

MEETING ROOMS

Book these medium to large spaces for meetings and presentations. Available to all commercial office occupants.
[EC / P]

HOTELING SUITE

Need a place to crash after working late? A fully- furnished hotel room is available.
[EC / P]

DESK SERVICE

Request breakfast, lunch and dinner service to be delivered to your door.
[EC / P]

PRINT SHOP

A dedicated print shop providing printing/ copying and scanning services for the daily needs of the occupants.
[EC / P]

FRESH MARKET

Fresh produce fruits and juices are stocked daily in the P&Co Lounge.
[EC / P]

PARKING

Parking spots are available for purchase on P1 and P2.
[P]

VISITOR PARKING

Short- or long term-paid parking is available around P&Co including parking along Queen St and Parliament St.
[P]

ROOFTOP EVENT SPACE

The stunning glass- enclosed space on the top floor is available for events and special occasions. This is a dedicated pay as you go service.
[P]

DRY CLEANING

Laundry and dry cleaning drop off/ pick up services for your attire is available.
[P]

[EC / P] - Earned Credits to Pay as You Go
[P] - Pay as You Use

PRINT SHOP



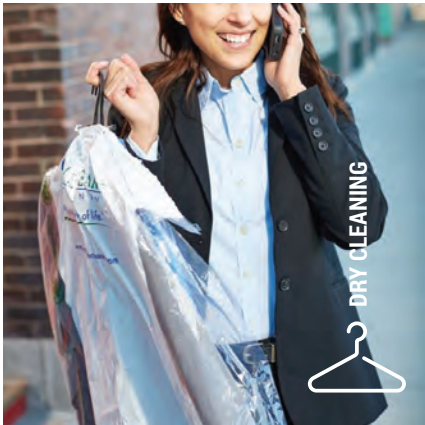
DESK SERVICE



FRESH MARKET



DRY CLEANING



HOTELING



MEETING ROOMS



EVENT SPACE



PARKING



VISITOR PARKING



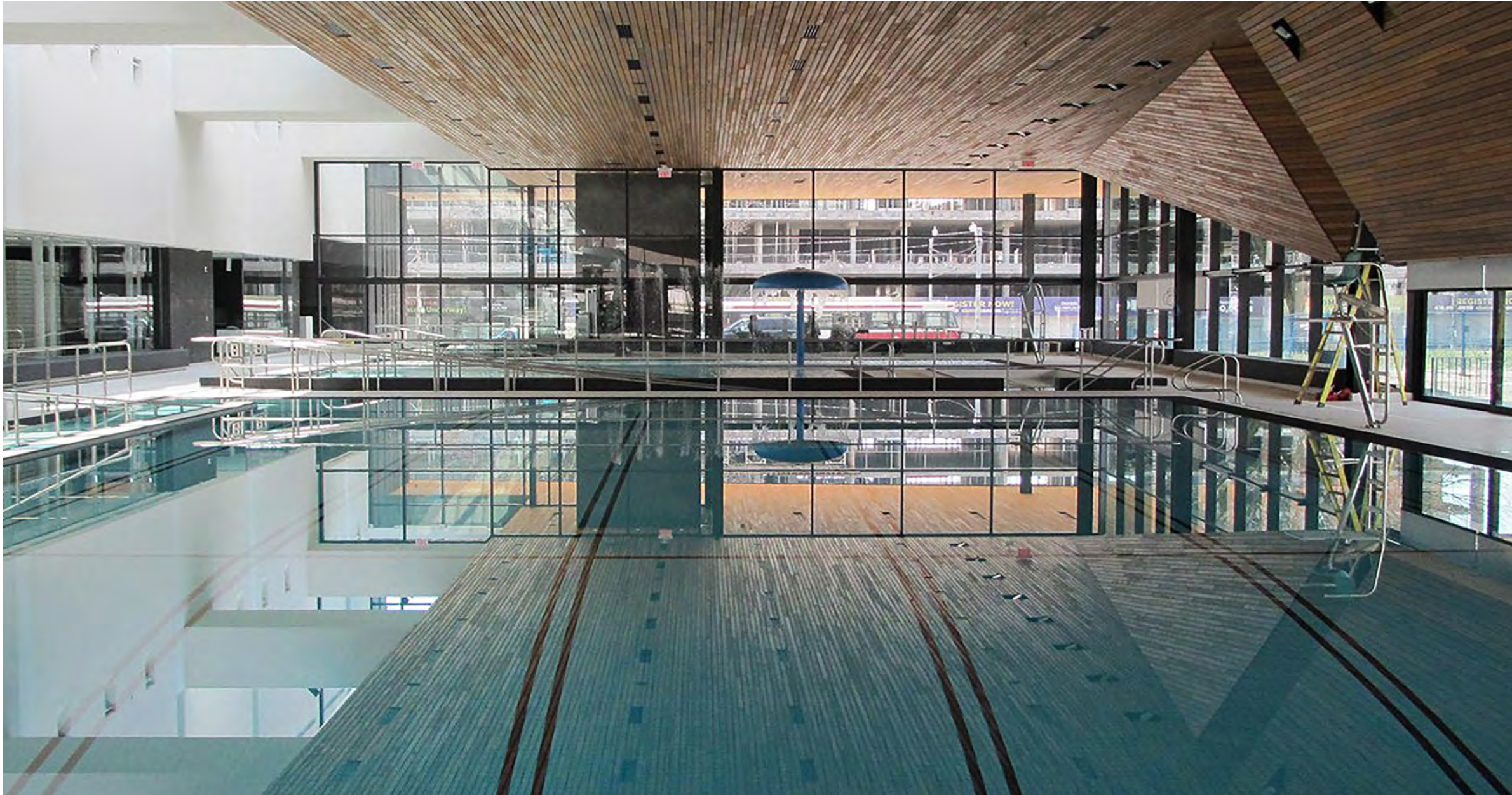


Corktown's Underpass Park + Event Space

THE NEW CORKTOWN

BOLD & CONFIDENT NEW ADDITIONS TO OLD TOWN

Heritage Spaces To Specialty Shops



Regent Park Community Centre

CORKTOWN IS AN UP & COMING LOCATION FOR WORK, LIVE & PLAY

Parliament&Co is part of the exciting revitalization and renewal sweeping Toronto's Old Town. To the north, Regent Park's transformation to successful market driven mixed-use neighbourhood is now renown; neighbouring Moss Park is undergoing a major refresh to state-of-the art community centric landmark and Corktown's condo boom has resulted in lively streets with new quality markets, parks, community events and plenty of urban hipsters and their dogs.

Dominion Pub & Kitchen



LOCATION & CONTEXT

The City of Toronto and local community agency, The 519, are united in their vision for the revitalization of the **MOSS PARK** Armoury and Arena grounds. The 500,000 square foot, award-winning design, state-of-the art facility for indoor and outdoor recreation, sports and community services will be a game changer for the neighbourhood. Tenants can participate in spectator sports, restaurants and fitness!

THE DISTILLERY DISTRICT is Downtown East's historic year-round destination for entertainment and events, bistros and bars, cafes and culture. A number of film, design, entertainment and artistic enterprises call this heritage collection of cobblestone streets and refurbished distillery buildings home. Tenants will gravitate to the Distillery District, night and day.

Neighbouring **CORKTOWN AND THE CANARY DISTRICT** are revitalized Old Town districts that are enjoying a huge renaissance as the new condo boom and lifestyle amenities move east. Tree-lined boulevards, art parks, cutting edge award-winning architecture and young professionals define this new urban landscape.

CONNECT ON FOOT

Great walk score, busy sidewalks and lots of places to pause along the way

CONNECT BY BIKE

Bike and Vespa accessibility and storage / Underground safe and secure bike stalls / Shower with change rooms

CONNECT BY TTC

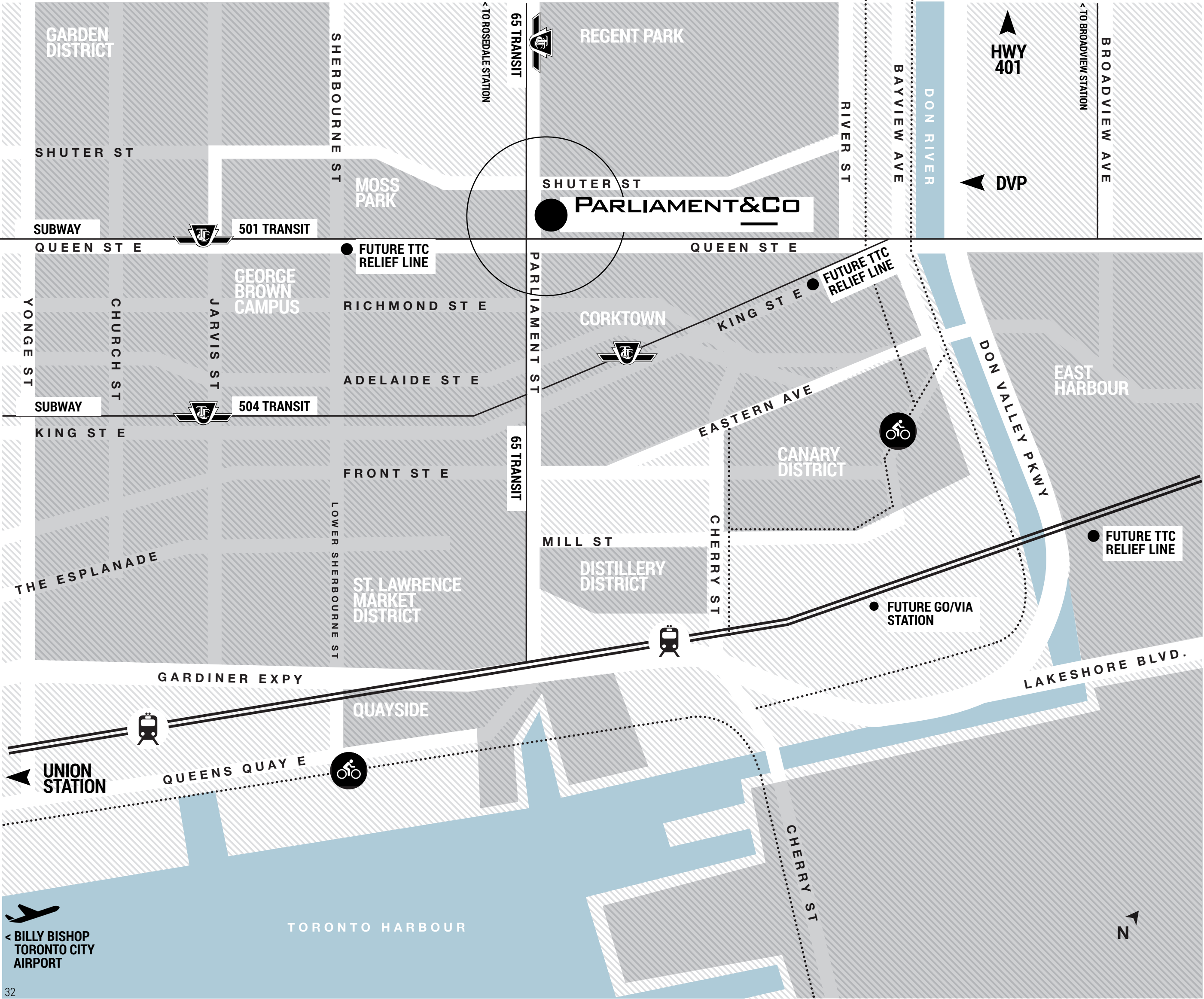
Connected at prime intersection of Parliament and Queen / Queen and Parliament Streetcar direct access / Queen/Yonge Subway system is minutes away from GO Train and VIA RAIL connections at Union Station / and future Canary Commons station

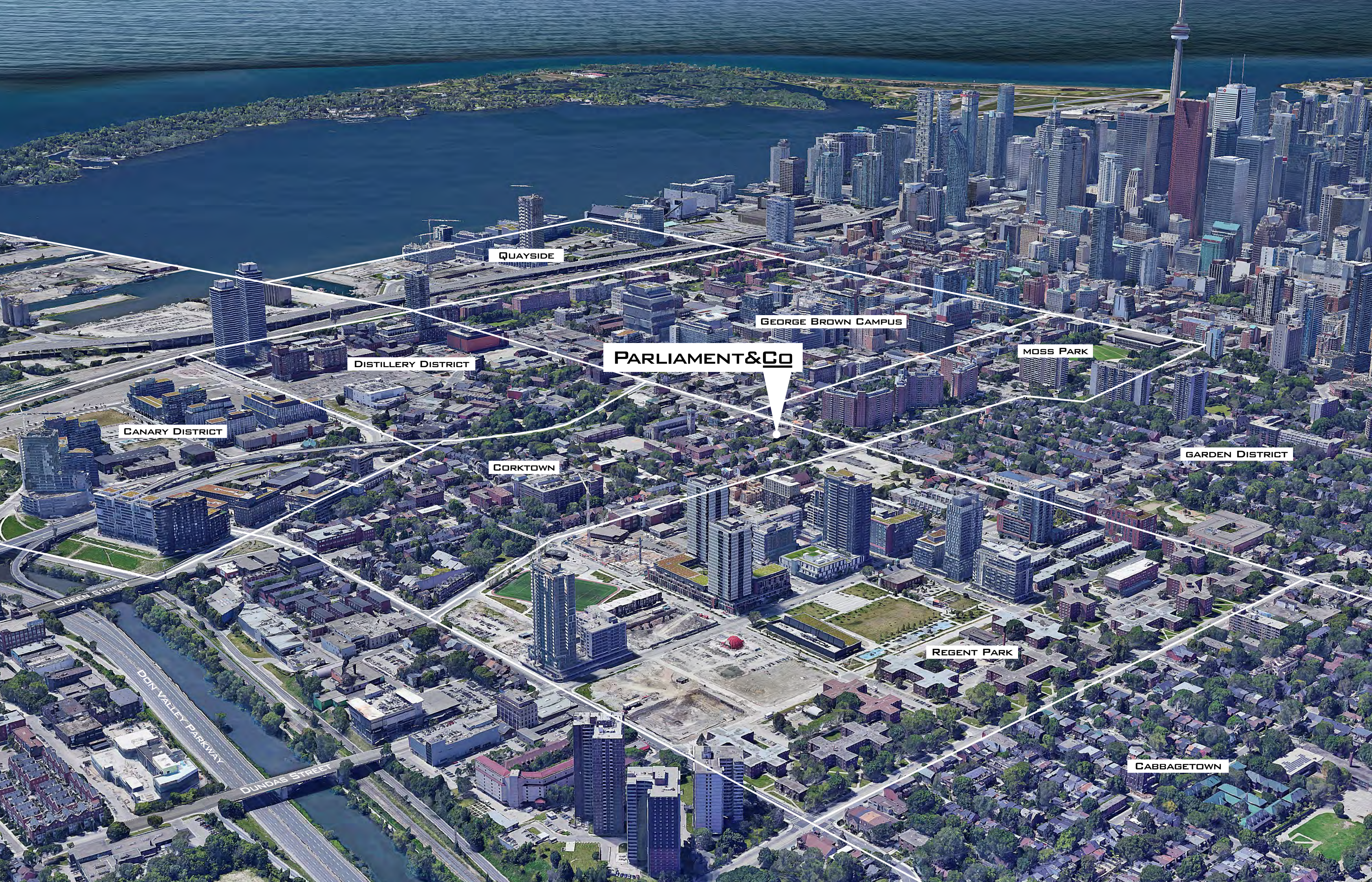
CAR CONNECTIONS

Heated secure parking underground / Provision for Electric Car charging station / Don Valley Parkway, Gardiner Expressway minutes away

FLIGHT CONNECTIONS

Out of town clients and guests have easy connections to Billy Bishop Airport Toronto City Airport (served by Porter Airlines and Air Canada)





QUAYSIDE

GEORGE BROWN CAMPUS

DISTILLERY DISTRICT

PARLIAMENT & CO

MOSS PARK

GARDEN DISTRICT

CORKTOWN

REGENT PARK

CABBAGETOWN

CANARY DISTRICT

QUEEN STREET

DON VALLEY PARKWAY

DUNDAS STREET

Chris / Sugoi Tattoo



Julie / Jool Inc. Custom Jeweller

Chris / Kiondo African Imports



PARLIAMENT & CONTEXT



Bruce and Stephanie / Roselle Bakery



James / Red Line Chef



Laura / Eles Designs

MEET YOUR NEIGHBOURS

ENTREPRENEURS, VISIONARIES, DISRUPTORS, ARTISTS, MAKERS & CREATORS
- YOU'LL BE IN GOOD COMPANY IN THIS VIBRANT COMMUNITY

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 respecting the historic character of this century-old brick and beam warehouse – and using it as an inspiration for *Parliament&Co.*

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



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



“Parliament&Co 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



the walsh group



Cushman & Wakefield is a leading global real estate services firm with revenue of \$6 billion, helping clients transform the way people work, shop, and live. With over 45,000 employees in more than 70 countries, C&W helps occupiers and investors optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions.

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* All renderings are artist's concept. Maps are not to scale. Prices, sizes, materials & specifications are subject to change without notice. E.&O.E.

*Sales Representative

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As applicable, we make no representation as to the condition of the property (or properties) in question.

