

86 Parliament Street

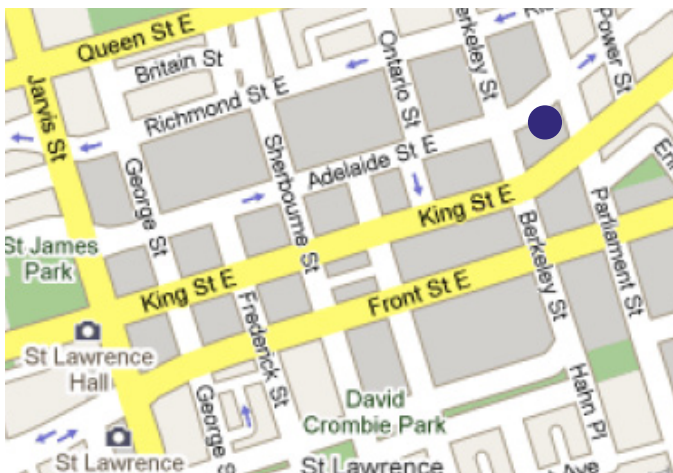
The Old Telegram Building

FULL FLOOR OPPORTUNITY IN A NEWLY RETROFITTED CHARACTER BUILDING



DETAILS

Third Floor:	5,000 sf
Net Rent	\$21.50 psf
T & O's	\$8.40 psf + hydro
Availability	Immediately



COMMENTS

- Character brick and beam space
- All new building systems and elevator
- Located in burgeoning King St. E “Design District”
- Asking rate includes base building package
- Call listing agents regarding additional tenant improvement allowance

contact information

Jeff Thomas Associate Vice President 416 205 9222 ext 221 jthomas@ashlarurban.com	Brent Jorgens Sales Representative 416 205 9222 ext 227 bjorgens@ashlarurban.com
---	--



ASHLAR

a member of **NAI Global**



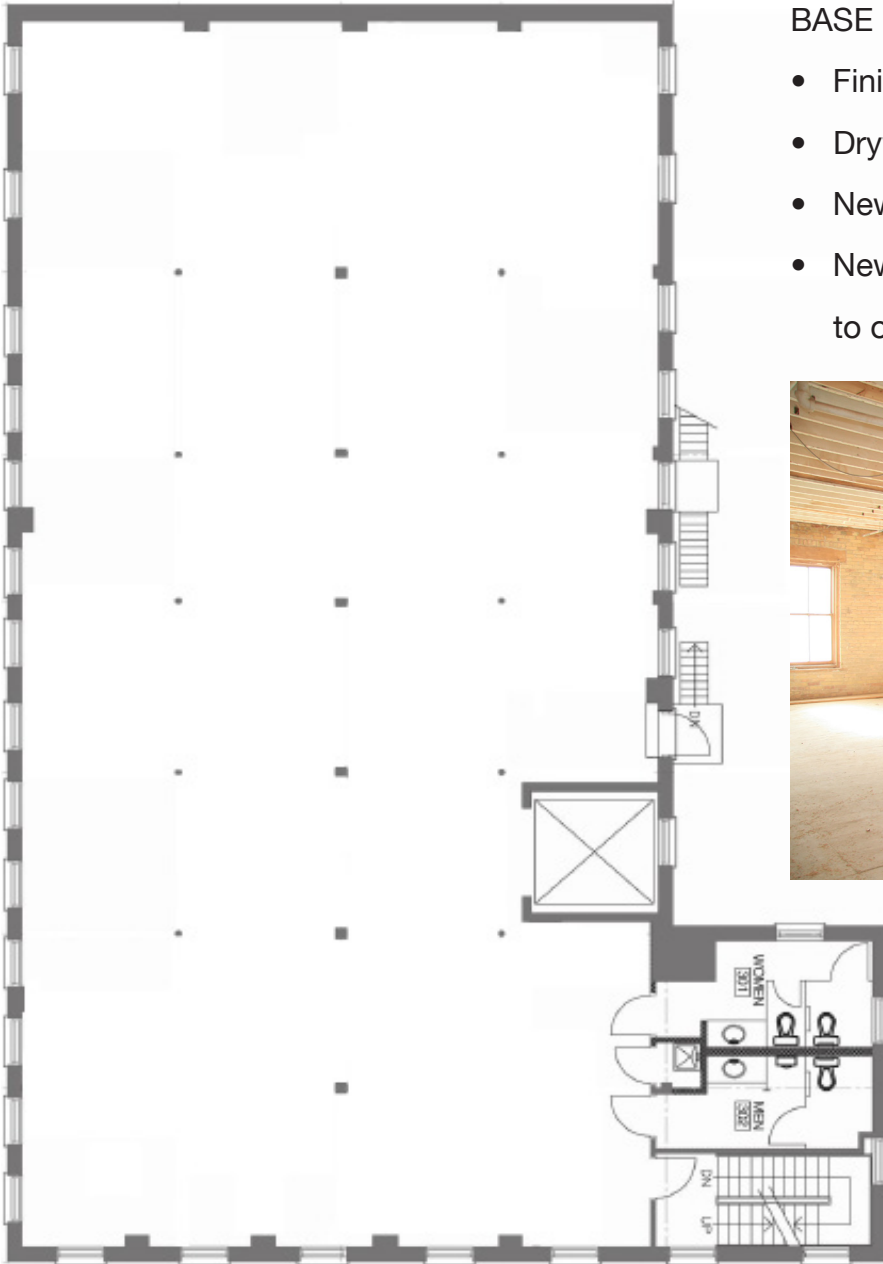
THE ROSE and THISTLE
GROUP LTD

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

86 Parliament Street

The Old Telegram Building

CLEAN SHELL READY FOR TENANT IMPROVEMENTS



BASE BUILDING PACKAGE

- Finished flooring - various options
- Drywalled ceiling
- New windows throughout - some operable
- New HVAC system and electrical service built to open plan



3rd Floor Plan



ASHLAR

a member of **NAI Global**



THE ROSE and THISTLE
GROUP LTD

contact information

Jeff Thomas
Associate Vice President
416 205 9222 ext 221
jthomas@ashlarurban.com

Brent Jorgens
Sales Representative
416 205 9222 ext 227
bjorgens@ashlarurban.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.