

Case Study

50 Wellington Street
Toronto, Ontario

50 Wellington Street East, Toronto, Ontario, illustrated Ashlar's focus on, and continued success in mid-market office product in the financial core and its peripheries. This 34,000 square foot building, which was sold in 2004, features retail tenancies at grade with both national and local full-floor office tenants above.

With large-scale public entities, and international and local pension funds continually strengthening their hold on the majority of Toronto's inventory, Ashlar's client-based focus on entrepreneurial investors and developers in this segment of the Toronto marketplace was a strategic success. Through years of leasing and investment interaction with the owner of this specific asset, Ashlar was able to present them with an unsolicited exit strategy that met the clients' return objectives. This exit strategy resulted in the sale of the building to a recently formed Real Estate Investment Trust (REIT).

The transaction, in its entirety, was completed in approximately six weeks, and Ashlar continues to perform for both vendor and purchaser regarding other leasing and investment opportunities. This was the fourth consecutive comparable trade in the area, in which Ashlar was the broker for all.



ASHLAR

a member of **NAI Global**

Ashlar Urban Realty Inc.

Real Estate Brokerage

350 Bay Street, Suite 400
Toronto, ON
M5H 2S6

416 205 9222

www.ashlarurban.com