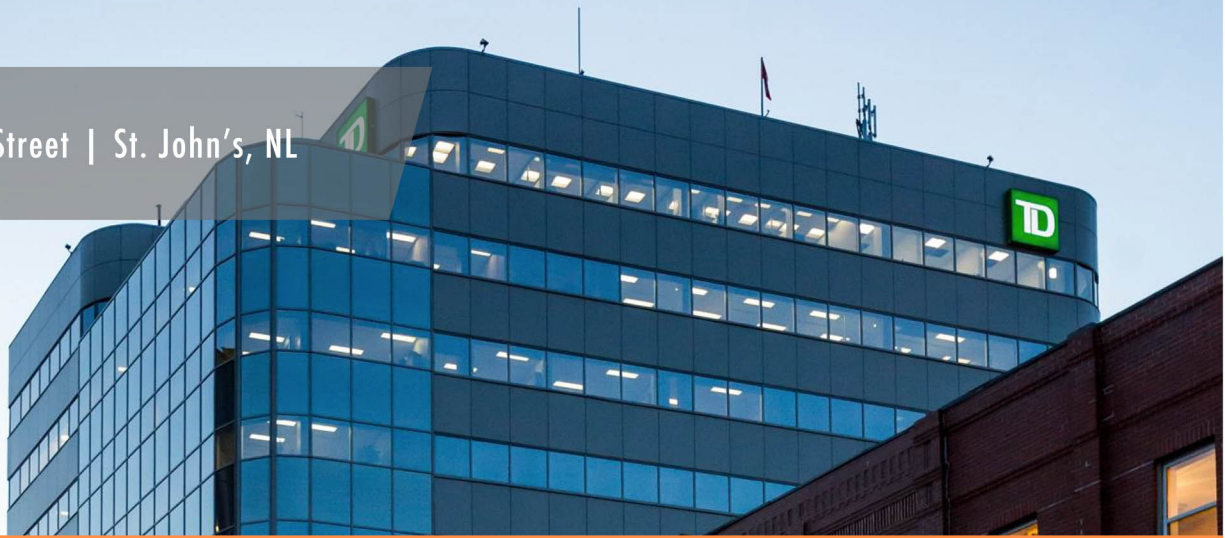


TD Place

Iconic Spaces. **Limitless Opportunity.**



TD PLACE
 140 Water Street | St. John's, NL
 FOR LEASE



DETAILS - TD PLACE

Landlord Legal Name:	SGNL Places Inc.
Year Built:	1980, Renovated 2015, 2023
Estimated Occupancy Date for Tenant Fixturing:	Immediate
Total RSF of Building:	99,000 sq. ft.
Available Spaces:	Contact for more information
Amenities:	Onsite Executive Centre, Water Street Amenities, Across from Alt Hotel.
Asking Base Rent:	To be negotiated
Additional Rent Estimate (Incl. Janitorial & Electricity):	\$12.06 sq. ft. (Operating Rent: 2023) \$4.22 sq. ft. (Tax: 2023)
Inducement:	Contact for more information
Parking Ratio and Costs:	1.29 per 1,000 sq.ft. (Surface \$140.00/space/month + HST) (Underground \$180.00/month + HST)
Signage Opportunity:	Directory board, wayfinding and suite entry signage



Figure 1: Main Lobby

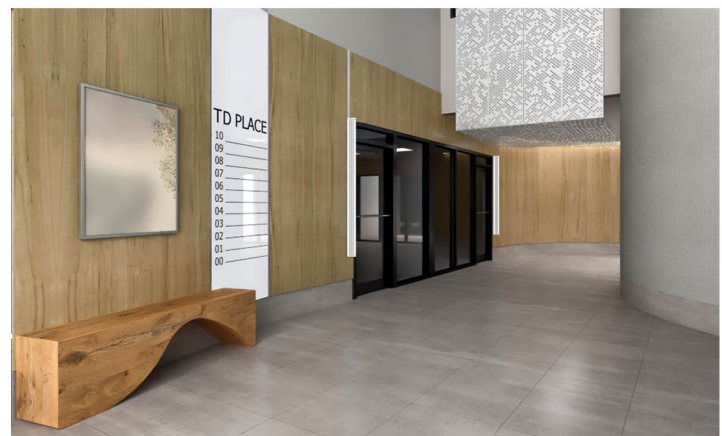
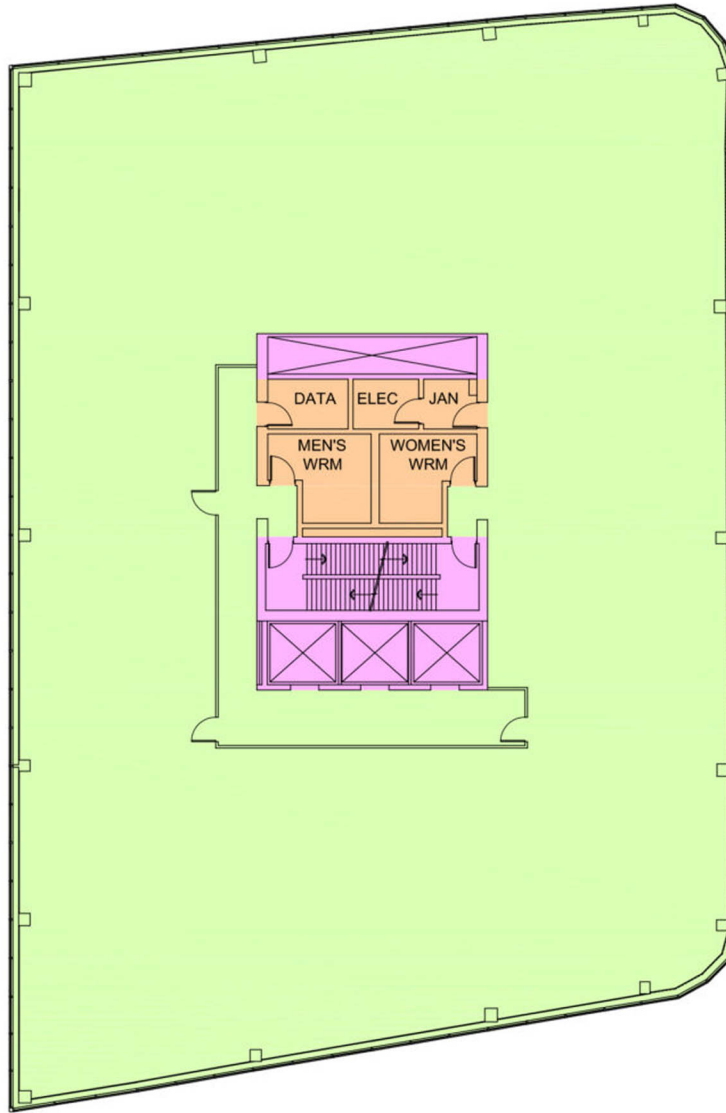


Figure 2: Main Lobby

TD Place

Standard Floor Plan



- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA
- DEMISING WALL

NOTE
This building has not been site verified by Space Database Inc. Drawings were provided to us by Slate Asset Management LP. Please report any drawing discrepancies or errors to a Space Database client service representative directly:
Toronto 416-516-8920
Toll Free 877-516-8920
Fax 416-516-0316
Email support@spacedatabase.com
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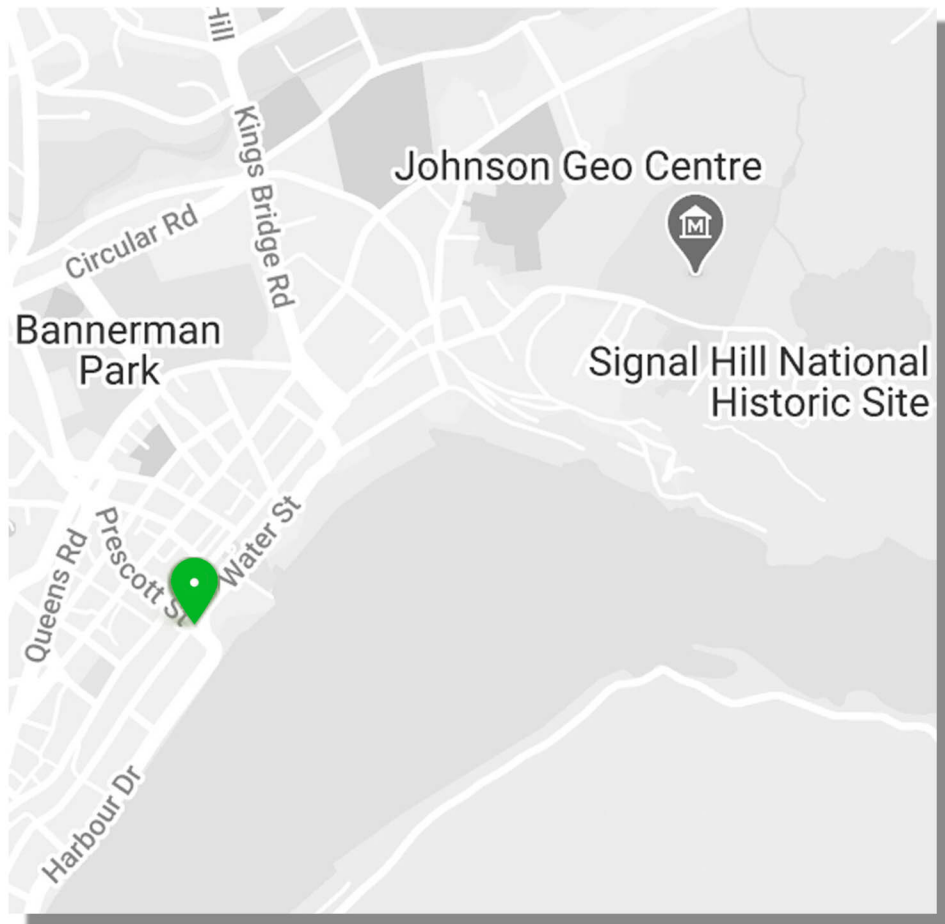


140 Water St
St. John's, NL

AREA SUMMARY

SUITE No.	RENTABLE AREA
FLOORPLATE	12,135 S.F.
TOTAL	12,135 S.F.

Iconic Spaces. **Limiteless Opportunity.**



VERACITY

Have questions about the property? Want to plan a visit?

Contact us today!

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duncan@veracity-cre.com