

Corktown

A PROJECT BY

SLATE

COREARCHITECTS



RAD MARKETING

Hamilton's First Affordable Luxury Condominium

Slate Asset Management is a global investment, development, and asset management firm focused on real assets.

<i>12</i>	Development Projects
<i>+20M</i>	Gross Floor Area In Development
<i>+8,400</i>	Units in Development
<i>\$2B</i>	Gross Residential Development Value
<i>\$3B</i>	Gross Industrial Development Value



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Slate's Development Pipeline Snapshot



	Junction House	Dixie Outlet Mall	One Delisle	100 Lombard
Location	Toronto, ON	Mississauga, ON	Toronto, ON	Toronto, ON



	685 Lake Shore	1 St. Clair Ave W	Steelport
Location	Toronto, ON	Toronto, ON	Hamilton, ON

Slate's Yonge & St. Clair Story

1 St. Clair
Ave East

2 St. Clair
Ave East

2 St. Clair
Ave West

21 St. Clair
Ave East

1 & 11
St. Clair
Ave West

30 St. Clair
Ave West

55 St. Clair
Ave West

15 Delisle
Ave

One Delisle
1496-1510
Yonge St.

40 St. Clair
Ave West

Slate's Yonge & St. Clair Story



ONE DELISLE



A New Architectural Landmark

- One Delisle launched May 2021
- 70% of the units sold in 8 weeks
- Architecture by international award-winning architect Jeanne Gang – her first project in Canada
- TIME Magazine most influential people in the world



Jeanne Gang, Founder/Partner Studio Gang Architecture

Named among 100 Most Influential People in the World, TIME Magazine



One Delisle

Toronto, ON

State of the Art Finishes in Slate Projects



The Hamilton Story

Slate's \$3.8 Billion Investment Creating Over 23,000 Jobs in Hamilton¹

- 800-acre waterfront industrial site recently acquired by Slate Asset Management
- One of the Largest Industrial Developments In North America
- Executing a parallel investment and revitalization strategy to Yonge & St. Clair





STEELPORT



Slate is the Largest Private Sector Investor in Hamilton

Steelport – Slate’s Aspirational Vision



Introducing Corktown In Downtown Hamilton

Introducing Corktown

View North



Introducing Corktown

Corktown East

Location 225 John Street South, Hamilton

Height 27 Storeys

Suites 372



Corktown

View North on John Street

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Corktown is brought to you by a celebrated project team, known for best-in-class mixed-use development across the Greater Toronto Area



mason studio



Janet
Rosenberg
& Studio

Vanderbrand

COREARCHITECTS

JORG



EllisDon



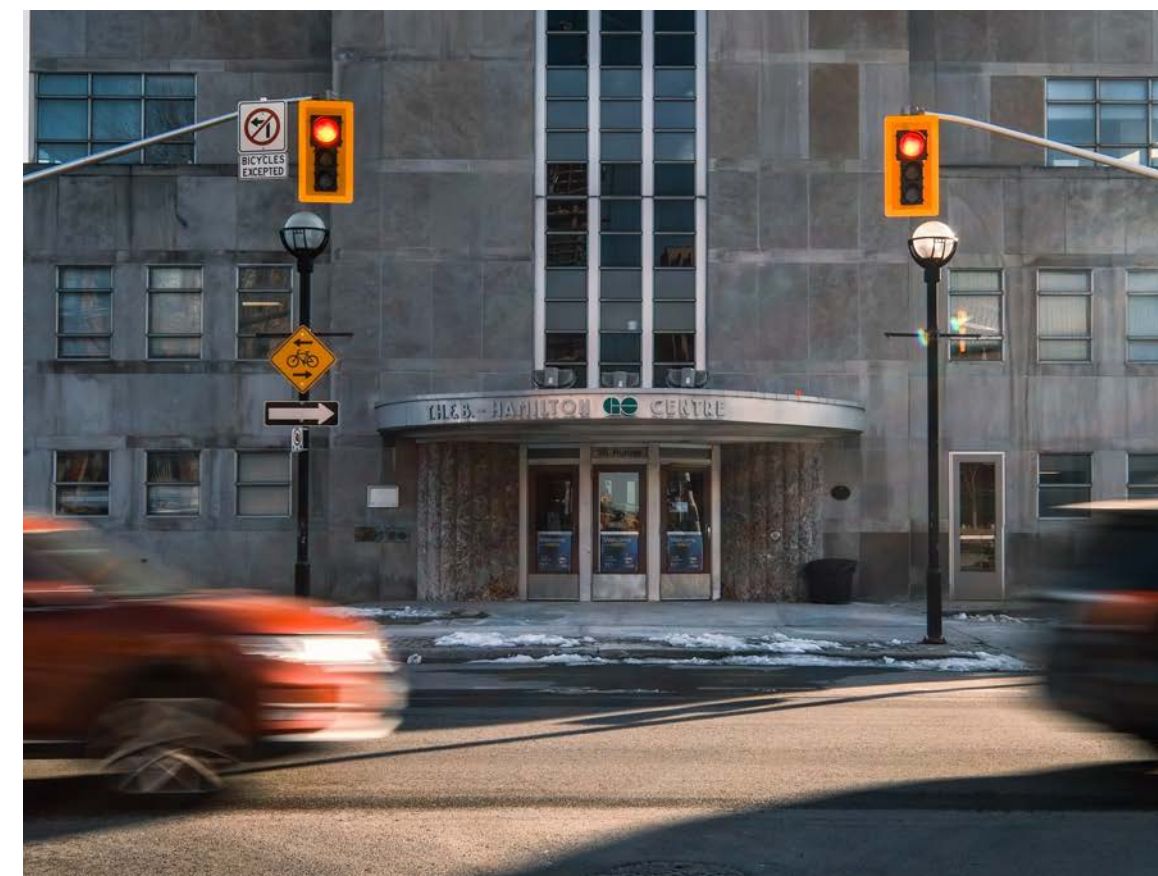
Partners

BMO



HAMILTON – the 6th Largest City in Ontario, 10th Largest City In Canada

- Major economic and infrastructure growth planned and budgeted at City and Provincial level
- Thriving film, technology, logistics, research industries
- 645,000 flying to and from John C. Munro Hamilton International Airport in 2022
 - 800,000 SF Amazon facility built with direct access to runway serving Ontario
- Close to the US Border
- Significant, stable, and growing immigrant and student population



Top Left: Hess Village, Hamilton, ON

Bottom Left: Hamilton GO Centre, Hamilton, ON

Right: King William Street, Hamilton, ON

OVERWHELMING DEMAND FOR STUDENT HOUSING



McMaster University¹

Canada's Top Research University

- +37,000 Students
- 17% Increase (YoY) in International Students
- Only 4,000 on-campus residences available
- 10 Minute Drive from Corktown



Mohawk College²

One of Canada's Best Colleges

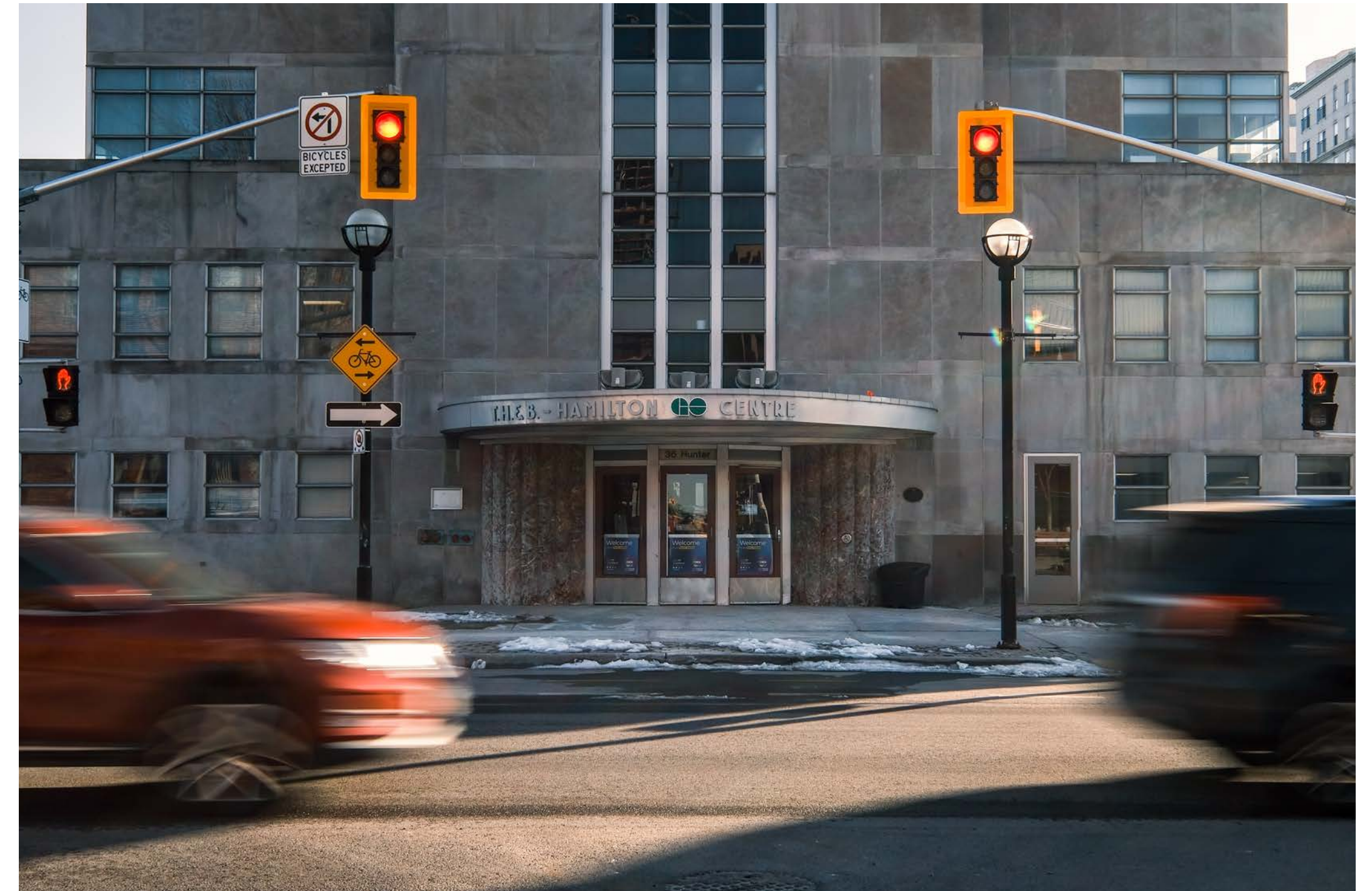
- +13,000 Students
- 31% Increase (YoY) in International Students
- Only 340 on-campus residences available
- 4 Minute Drive from Corktown

¹ McMaster University
² Mohawk College

Travel Easily Across the GTA with Access to Multi-Modal Transit Options

*Commute to Toronto in 45-min by car,
60-min by GO Train*

- 5-min walk to the Hamilton GO Centre
- 10-min drive to John C. Munro Hamilton International Airport
- 1-hr drive to U.S. Border at Lewiston Bridge
- 10-min drive to McMaster University
- Significant planned transit increases including a new Hamilton LRT to be delivered in the short-term



Hamilton GO Centre

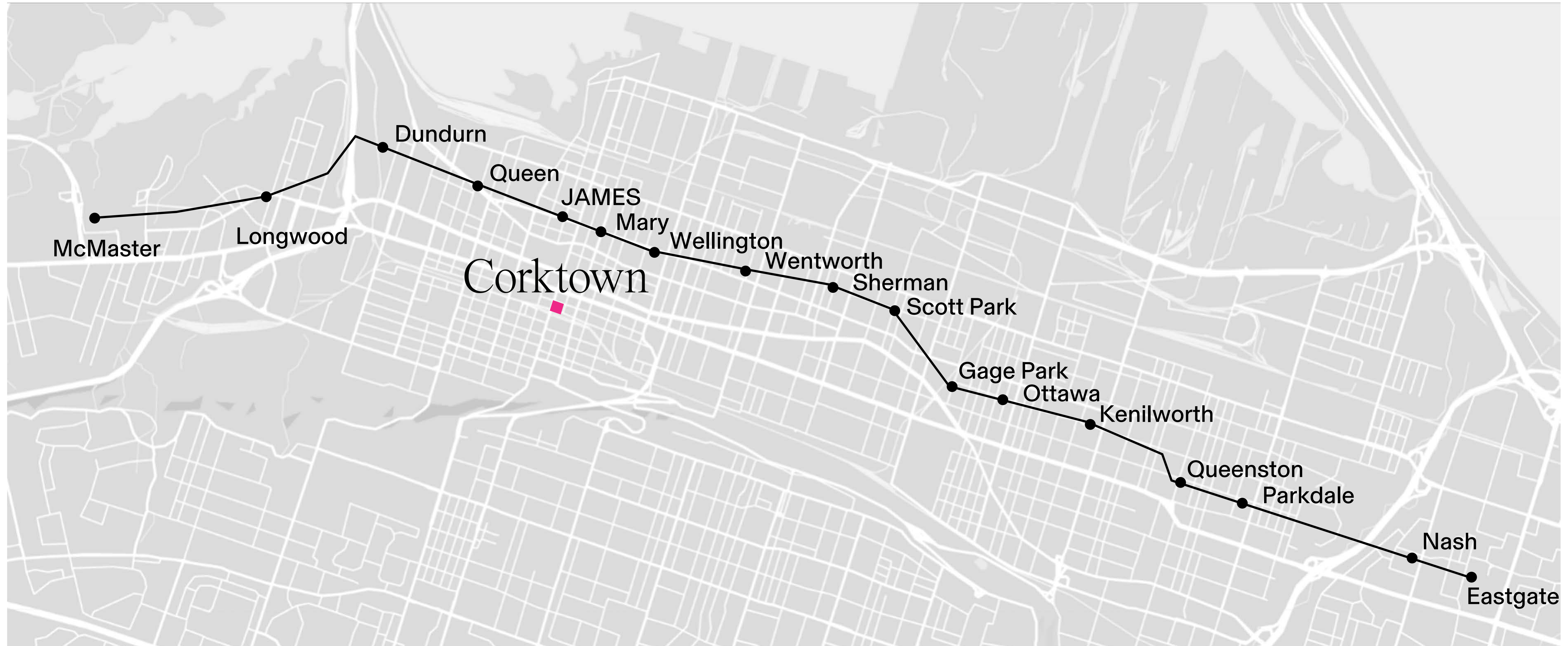
36 Hunter St E, Hamilton, ON

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Hamilton LRT – Local, Easy Commutes

James Station will be a short walk from Corktown



Invest in a Growing, Stable Market

1. The Market

- The city has seen steady market growth, with increasing property values and demand for housing, and is one of strongest rental markets in Ontario

2. Transit Expansion

- The new 18KM Hamilton LRT system has been granted \$3.4 billion in funding, building on established GO transit connectivity

3. Hamilton Waterfront Redevelopment

- The \$140 million waterfront redevelopment project aims to transform the West Harbour into a vibrant mixed-use community

4. Employment Growth

- Hamilton has a workforce of over 400,000 people with an unemployment rate of only 3.9%



Hamilton, ON

Invest in a Growing, Stable Market

5. Tech Growth

- The city's tech scene has grown by 52% over the last five years and is ranked as one of the top tech cities in North America for “opportunity”

6. Growth In Immigration

- Hamilton's population is expected to grow by 37% between 2016 and 2041 and nearly 70% of new residents are moving to the city's core

7. Entertainment

- The City's entertainment hub and the revitalization of the waterfront have a combined investment of \$640 million

8. Education

- McMaster University is ranking at #4 in Canada, enrolling over 37,000 students. Mohawk College, accepting 13,000 students annually, is regarded as one of the best colleges in Ontario



Hamilton, ON

**WITH OVER \$7 BILLION IN PRIVATE AND PUBLIC ECONOMIC INVESTMENTS,
HAMILTON IS SET TO BE ONE OF CANADA'S LARGEST GROWING CITIES.**

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Your clients can take advantage of Government policies to make their purchase even more affordable

First Home Savings Account (FHSA)

AMENDED - Prohibition on the Purchase of Residential Property by Non-Canadians



Students on McMaster University Campus¹

McMaster University

Hamilton, ON

¹McMaster University

Corktown's Standard is an Upgrade to Market

- Integrated appliances
- Wide plank flooring

Unparalleled amenities, suites, and outdoor space to residents

Architecture inspired by hotels around the world

95% of suites have outdoor space

Up to \$40,000 in standard finishes compared to other projects in Hamilton



Corktown
Hamilton, ON

Hotel-like, High Quality Amenities

- 24 Hour Concierge
- Smart Features: Amenity Booking (online/app)
- Automated parcel storage
- Amenities shared between both buildings



Corktown West

- Ground Floor Residential Lobby with Lounge
- 9th Floor Outdoor Terrace and Lounge Area
- 9th Floor Zero Edge Outdoor Pool
- 9th Floor Indoor Wellness Area

Corktown East

- Ground Floor Residential Lobby with Lounge
- 27th Floor Outdoor Terrace and Lounge Area
- 27th Floor Gym and Yoga Studio
- 27th Floor Multipurpose Co-Working Room



Residential Lobby with Lounge – Corktown East

27TH Floor Outdoor Terrace and Lounge Area – Corktown East



9th Floor Zero Edge Outdoor Pool – Corktown West





27th Floor Yoga Studio – Corktown East

Suites



Corktown Suite facing North

Affordable Luxury in Hamilton

Suites

- ~9' ceilings in principle areas¹
- Wide-plank laminate flooring throughout living areas
- Linen closet, with wire shelving²
- Smart Wi-Fi thermostat enabled

Kitchens

- Soft-closing precision doors and drawers throughout
- Stainless steel undermount sink
- Quartz countertop
- 24" or 30" appliances²
- Built-in convection wall oven, over the range microwave, electric cooktop, integrated panelized refrigerator, and dishwasher

Bathrooms

- Hard surface vanity top with integrated sink; soft close drawer
- Shower with frameless glass partition and wall tile and/or bathtub with tile surround²
- Matte black shower and vanity faucets
- Vanity wall sconce
- Flush pot light(s) on ceiling²

¹ Excluding any bulkheads and ceiling drops

² As per plan



Corktown

Suite facing East

Custom design by Mason Design Studio

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Bedroom with Walk In Closet



Den, Bedroom Configuration



Den, Office Configuration



Kitchen, Dark Palette with Island



Kitchen, Light Palette with Island



Bathroom, Light Palette with Shower

2028 Occupancy

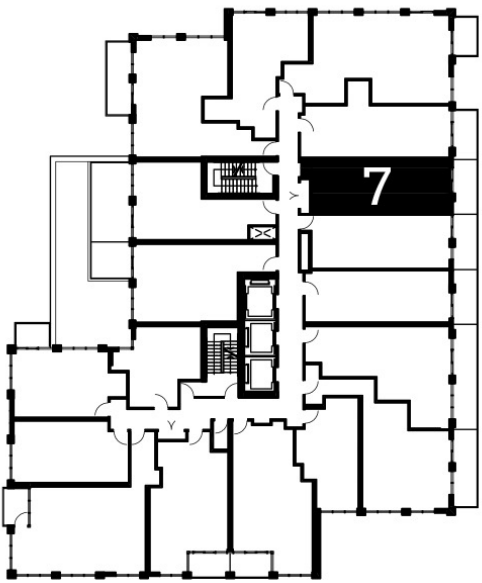
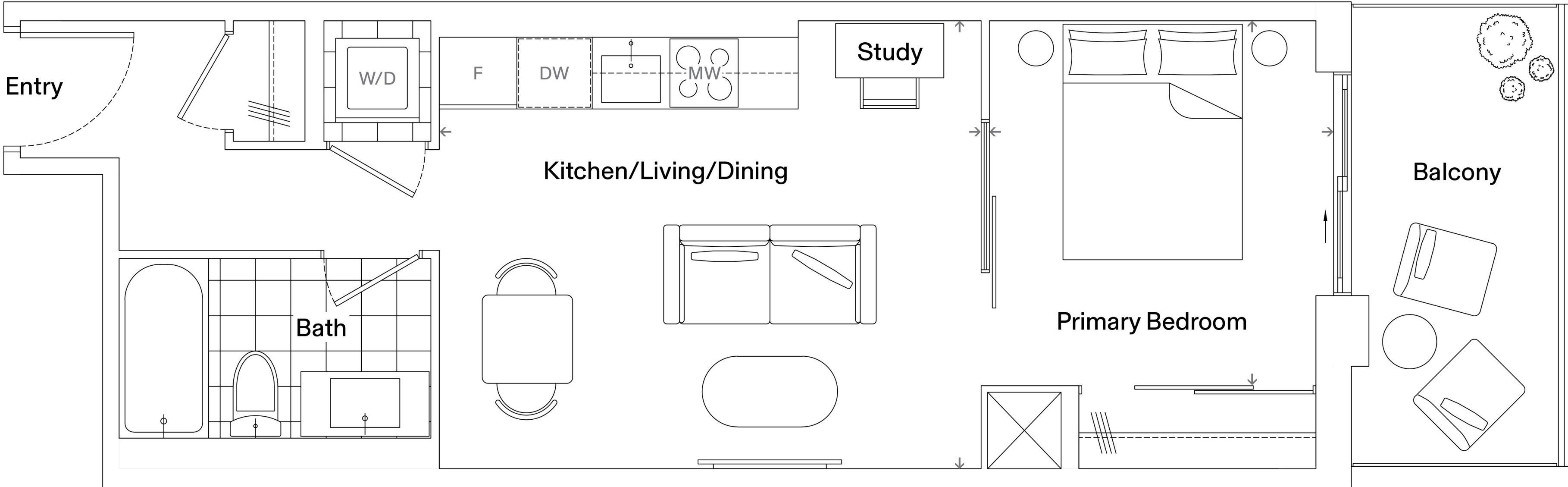
1B+S-01

Specifications

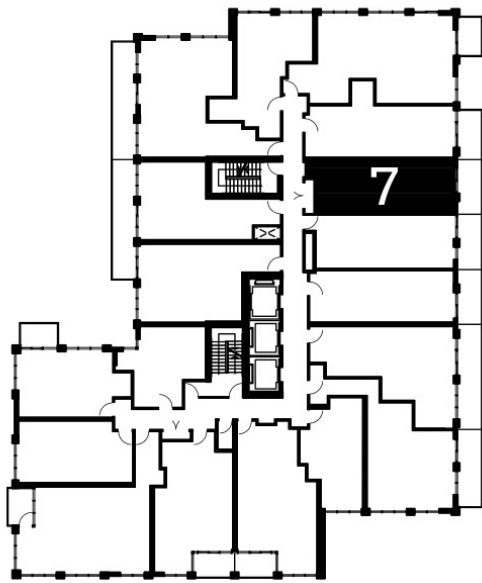
<i>Bedrooms</i>	1
<i>Bathrooms</i>	1
<i>Extras</i>	Study, Balcony
<i>Interior</i>	476 Square Feet
<i>Exterior</i>	76 Square Feet
<i>Total Area</i>	552 Square Feet

Dimensions

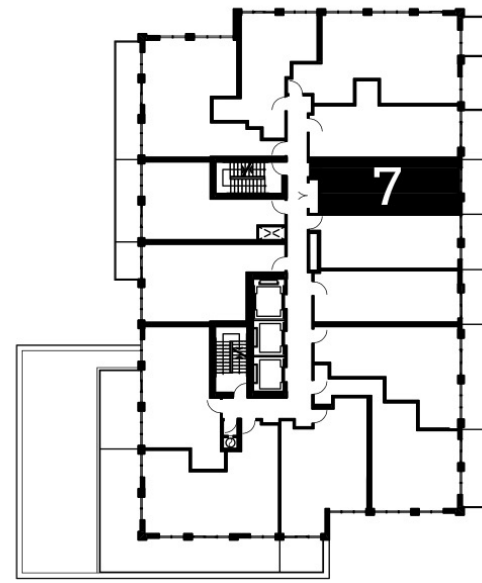
<i>Kitchen/Living/Dining</i>	15' 1" x 12' 6"
<i>Primary Bedroom</i>	9' 7" x 10' 2"



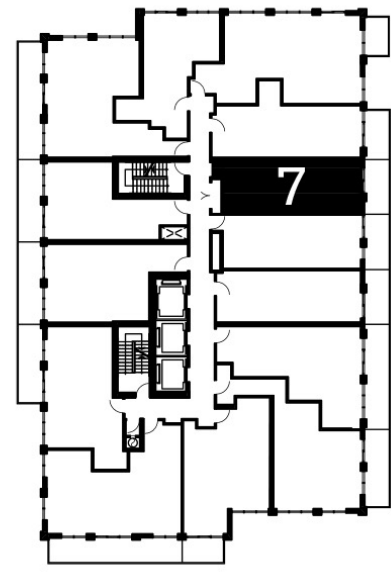
Floor 3



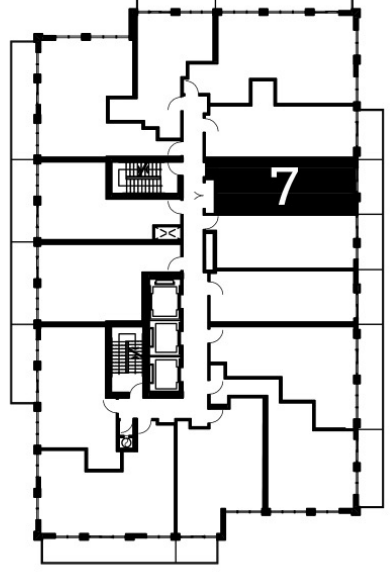
Floors 4-7



Floor 8



Floor 9



Floors 10-26



North



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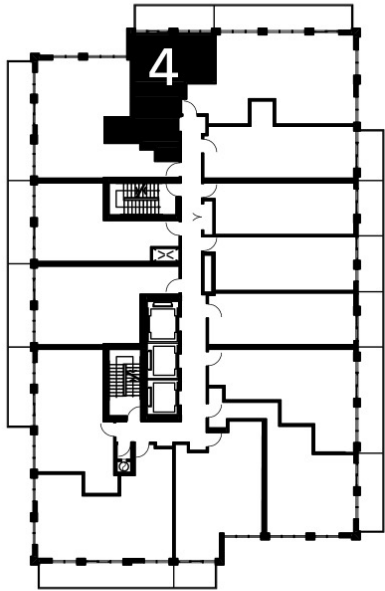
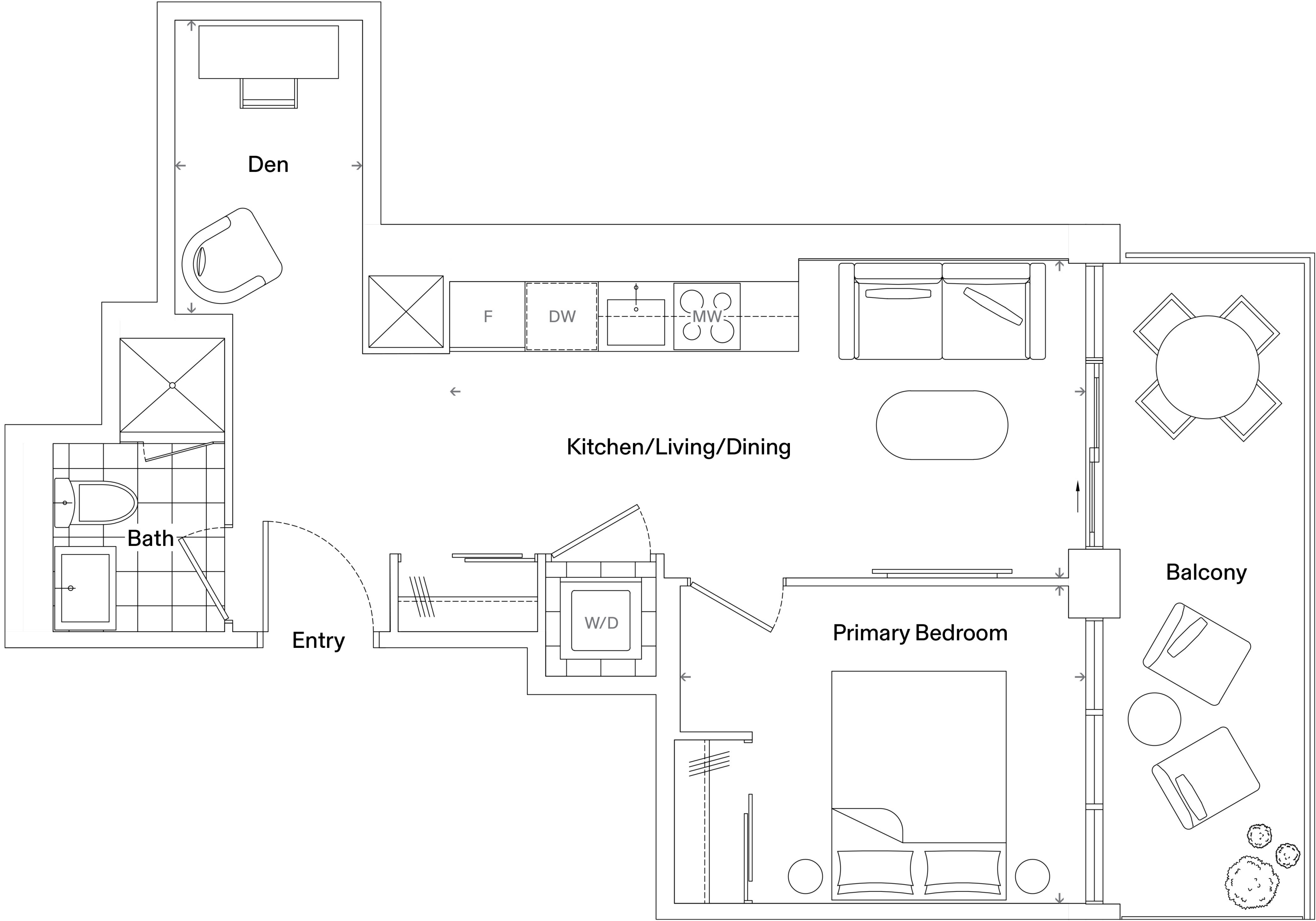
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Specifications

Bedrooms	1
Bathrooms	1
Extras	Den, Balcony
Interior	494 Square Feet
Exterior	112 Square Feet
Total Area	606 Square Feet

Dimensions

Kitchen/Living/Dining	18' 3" x 9' 1"
Primary Bedroom	11' 8" x 9' 1"
Den	5' 5" x 8' 5"



Floors 10-26



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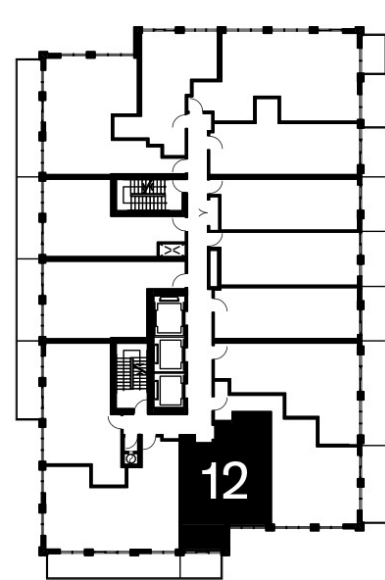
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Specifications

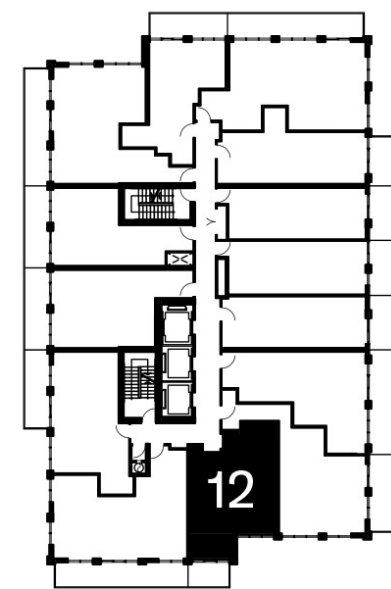
<i>Bedrooms</i>	2
<i>Bathrooms</i>	2
<i>Extras</i>	Balcony
<i>Interior</i>	624 Square Feet
<i>Exterior</i>	61 Square Feet
<i>Total Area</i>	685 Square Feet

Dimensions

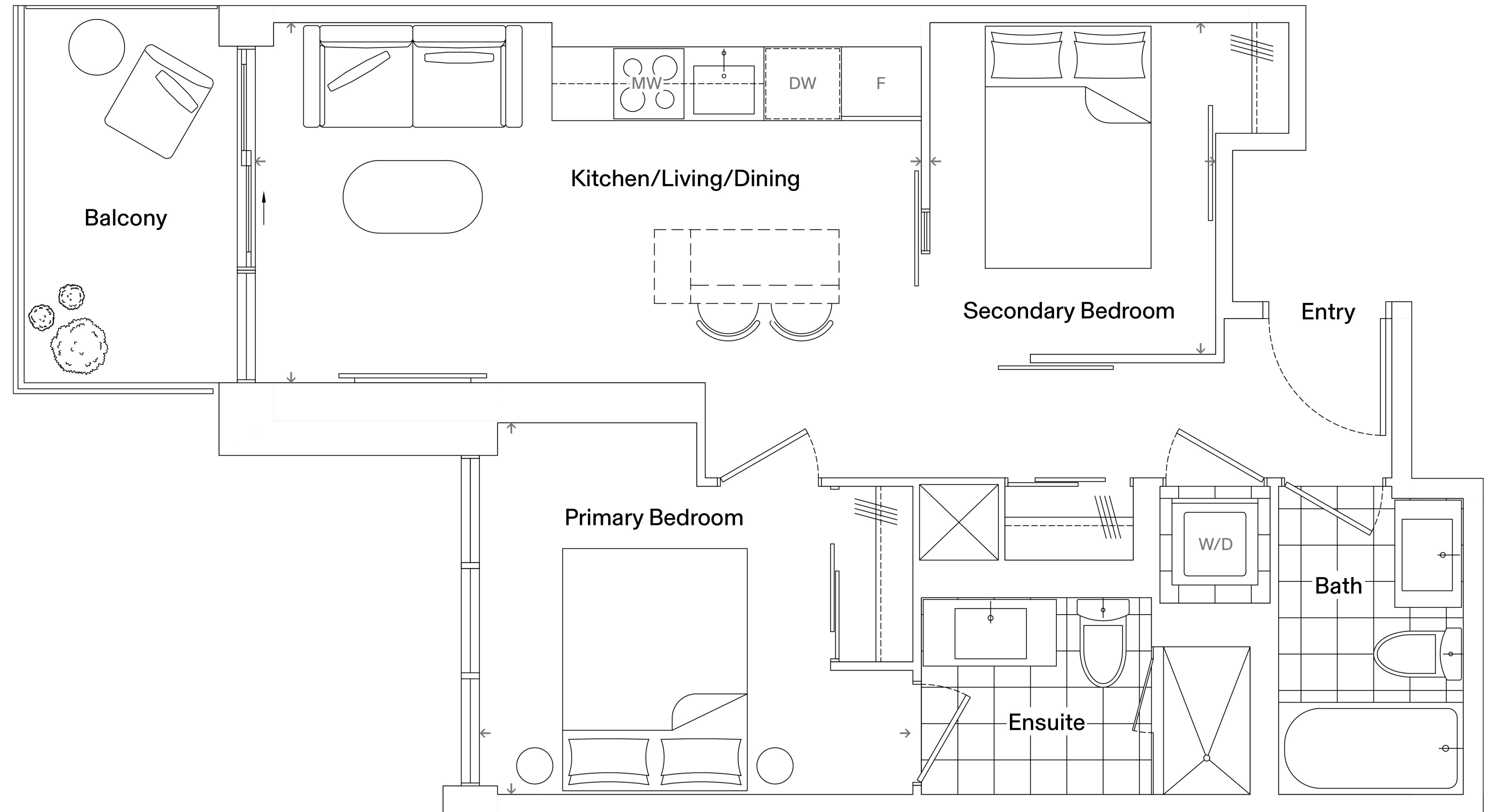
<i>Kitchen/Living/Dining</i>	18' 0" x 9' 9"
<i>Primary Bedroom</i>	11' 9" x 10' 1"
<i>Secondary Bedroom</i>	7' 9" x 9' 0"



Floor 9



Floors 10-26



North



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Thank You!

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