

# THE BREWER LOFTS

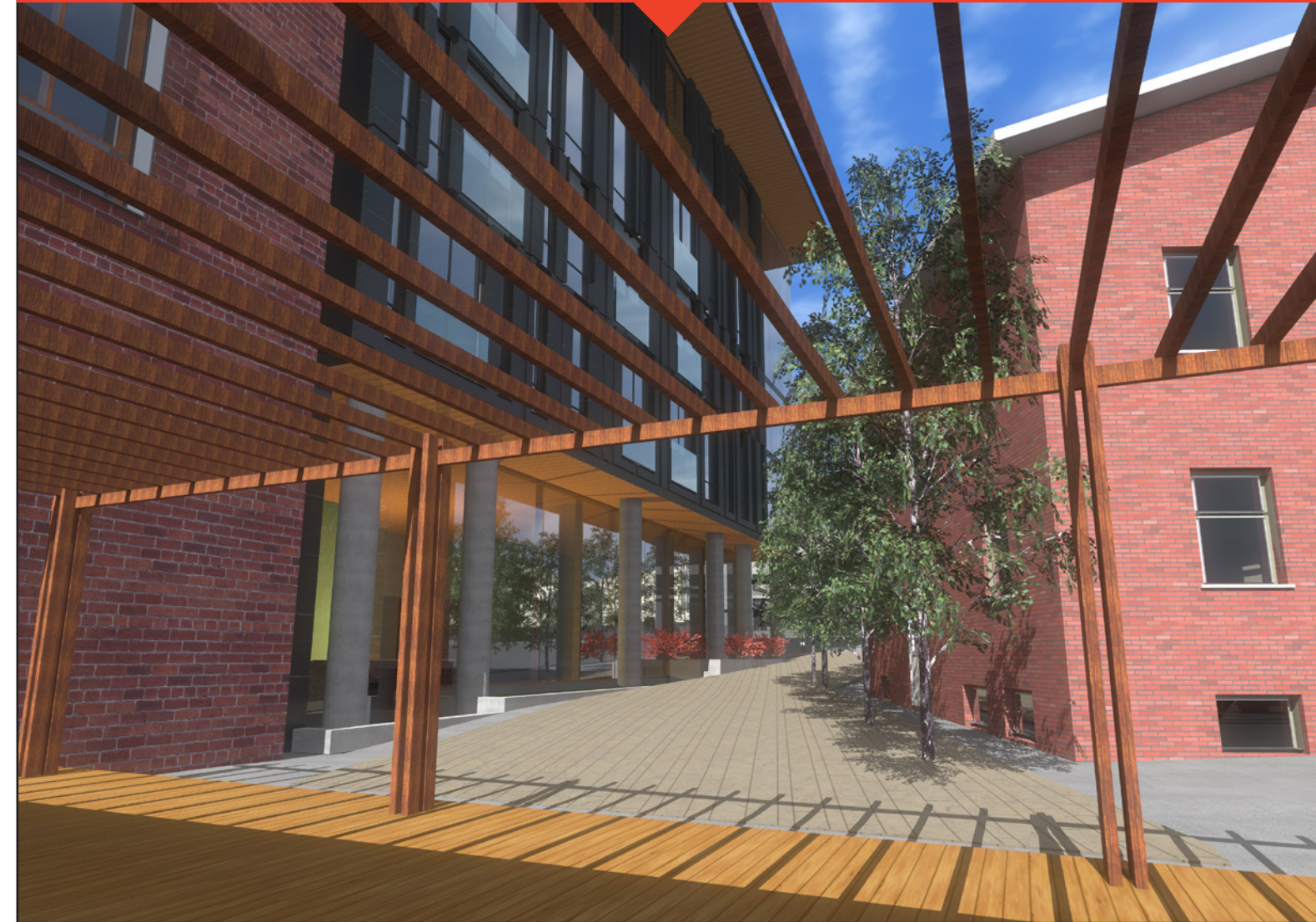
S U D B U R Y  C A N A D A

UNIQUE  
EXCLUSIVE  
HISTORIC  
TIMELESS  
SOPHISTICATED  
  
MODERN LIVING  
IN AN  
URBAN SETTING

## THE BREWER LOFTS

**The Brewer Lofts are a unique opportunity for modern living in a historic setting.**

A limited offering of 50 lofts available for purchase that range in size from 500 to over 2000 sqft. With ceiling heights from 10' to 25' and an impressive list of features, The Brewer Lofts will be the new standard for condominium living in Sudbury.







THE BREWER LOFTS

BUS STOP  
6  
7  
Sudbury  
Stop #  
1375  
Schedule information:  
TOW ZONE





## WALK THERE

Living in an urban setting brings new opportunities that encourage simplicity and discovery. Whether it be the local tennis club, accessibility to the lake, or preparing for dinner - everything is close at hand to give you a new perspective on life.



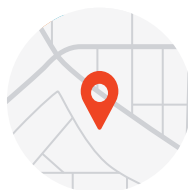
To groceries

2  
MIN



To downtown

12  
MIN



To the beach

26  
MIN





# WHAT'S NEARBY

In the ever-changing downtown community - the one constant is the easy access to everyday products, services, facilities and businesses within a short walk or drive. Whether it be a grocery or hardware store, restaurant or bar, tennis club or skating - The Brewer Lofts is close to everything.

## DAILY CONVENIENCES & AMENITIES

- |                           |                       |
|---------------------------|-----------------------|
| 1. Dumas                  | 9. BMO                |
| 2. Sudbury Steam Cleaners | 10. CIBC              |
| 3. Shoppers Drug Mart     | 11. Petro-Canada      |
| 4. I.D.A. Pharmacy        | 12. Skin MediSpa      |
| 5. Uptown Cleaners        | 13. Esquire Tailors   |
| 6. RBC                    | 14. Canada Post       |
| 7. TD Bank                | 15. Eat Local Sudbury |
| 8. Scotiabank             |                       |

## DINE & DRINK

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. Fromagerie Elgin              | 9. 84 Station                |
| 2. Gus's Restaurant              | 10. Cafe Petit Gateau        |
| 3. Laughing Buddha               | 11. SRO Nightclub            |
| 4. Townehouse Tavern             | 12. Oscars Restaurant        |
| 5. Pizza One                     | 13. Motley Kitchen           |
| 6. Hardrock Gastropub            | 14. Old Rock (two locations) |
| 7. La Casa Mexicana              | 15. Vespa Street Kitchen     |
| 8. The Grand Nightclub & Theatre | 16. Speakeasy                |

## SHOPPING

- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. LCBO                         | 8. City Centre Mall            |
| 2. The Beer Store               | 9. Jan Browning Boutique       |
| 3. Kelly Lake Building Supplies | 10. Evans Home Building Centre |
| 4. Sherwin Williams Paint Store | 11. Bay Used Books             |
| 5. Reg Wilkinson Mens Wear      | 12. Comics North               |
| 6. Stitch & Stone               | 13. Querney's Office Supplies  |
| 7. Sixty Six                    | 14. Fiorino's at the Port      |

## SCHOOLS, CULTURAL INSTITUTIONS & CIVIC SERVICES

- |  |                                       |
|--|---------------------------------------|
| 1. Montessori School of Sudbury                          | 10. Laurentian School of Architecture |
| 2. YMCA  | 11. Alexander Public School           |
| 3. Queen's Athletic Field & Sudbury Indoor Tennis Centre | 12. Service Ontario                   |
| 4. Sudbury Community Arena                               | 13. Service Canada Centre             |
| 5. Sudbury Theatre Centre                                | 14. City Hall                         |
| 6. Sudbury Courthouse                                    | 15. Police Station                    |
| 7. Theatre Cambrian                                      | 16. Fire Station                      |
| 8. Sudbury Secondary School                              | 17. Transit Hub                       |
| 9. Sudbury Public Library                                | 18. Princess Anne Public School       |





# BUILDING FEATURES



## 1. EXPOSED EXTERIOR BRICK WALL

The brewery has been brick since its opening in 1907 and it will continue to be brick into the future. A full restoration of the exterior surfaces will take the building into its new life for the next 100 years.



## 2. WELCOMING LORNE & VICTORIA ST. ENTRANCES

A full restoration of the Brew House on the East will restore the glory of this amazing space that connects to the new common West entrance. Historic documents and artifacts from the brewery's history will be on display for owners and guests alike.



## 3. INTERIOR ENCLOSED NOISE BARRIER

The building is directly opposite an operating rail line. With that, in all lofts that face to the east, architects ALLIANCE (aA) has come up with an elegant solution that maintains the interior brickwork and provides an unexpected interior space to compliment the incredible volume and scale.



## 4. CAFÉ

The Brewer Lofts is a true mixed-use residential building and is offering for sale the space that was once the retail store and lab for Northern Breweries. Whether it becomes a café, a diner, or a brew pub, the options are there to allow a local restaurateur to build this as their own.





## BUILDING FEATURES (CON'T)



### 5. INDOOR PARKING

Within the existing building and a new garage to be built, owners will be able to purchase secured indoor parking for one or more vehicles. The Brewer Lofts will also introduce 'vertical garages' that take advantage of the ceiling heights to be able to provide stackable parking.



### 6. ROOFTOP PATIO

A panoramic rooftop patio on the South end of the building will allow owners and their guests to experience the city from a viewpoint not offered before. Add sun, BBQs and loungers - beer please!



### 7. PUBLIC ART AND LANDSCAPING

The Brewer Lofts is creating the dialogue with local and international artists and designers to consider several exterior Public Art installations which may include sculpture, mural arts, lighting installations and innovative landscaping features inspired by the North.



### 8. INTERIOR COMMON SPACE

Inside of the massive structure are two rooms which lend themselves to become amazing amenity space. Uses include an exercise room, an art gallery, a yoga studio and flexible event space for private gatherings and community functions.



### 9. MODERN WINDOWS AND TRIM

Along with the full restoration of the exterior facade includes the installation of modern windows that highlight the generous ceiling heights and openness to natural light.





# C O N D O   A M E N I T I E S



## 1. MODERN KITCHENS

Modern, clean and sleek, AYA Kitchens will be supplying the cabinetry for the lofts with a variety of finishes available for owners to choose from. Appliances will be offered in stainless steel as standard with optional upgrades for a panel ready built in look.



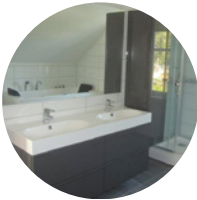
## 2. TALL CEILINGS, DOORS & WINDOWS

The Brewer Lofts will have ceiling heights that range from 10' to over 25'! With this exceptional volume and space, oversize 8' doors and large windows will be standard.



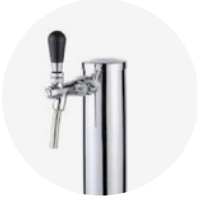
## 3. FULLY SPRINKLERED AND ACCESSIBLE

Throughout the historic building and new 5-story tower, the latest Ontario Building Codes and standards will be in place. Full sprinklers throughout for fire protection along with generous corridors and loft layouts to allow universal accessibility for all.



## 4. HIGH QUALITY STANDARDS AND FINISHES

Throughout the building we are going to celebrate the architecture of the historic building by invoking standards and finishes which respect the past while providing a completely modern approach to celebrate the next 100 years of its history and residents within.



## 5. BEER TAP SYSTEM

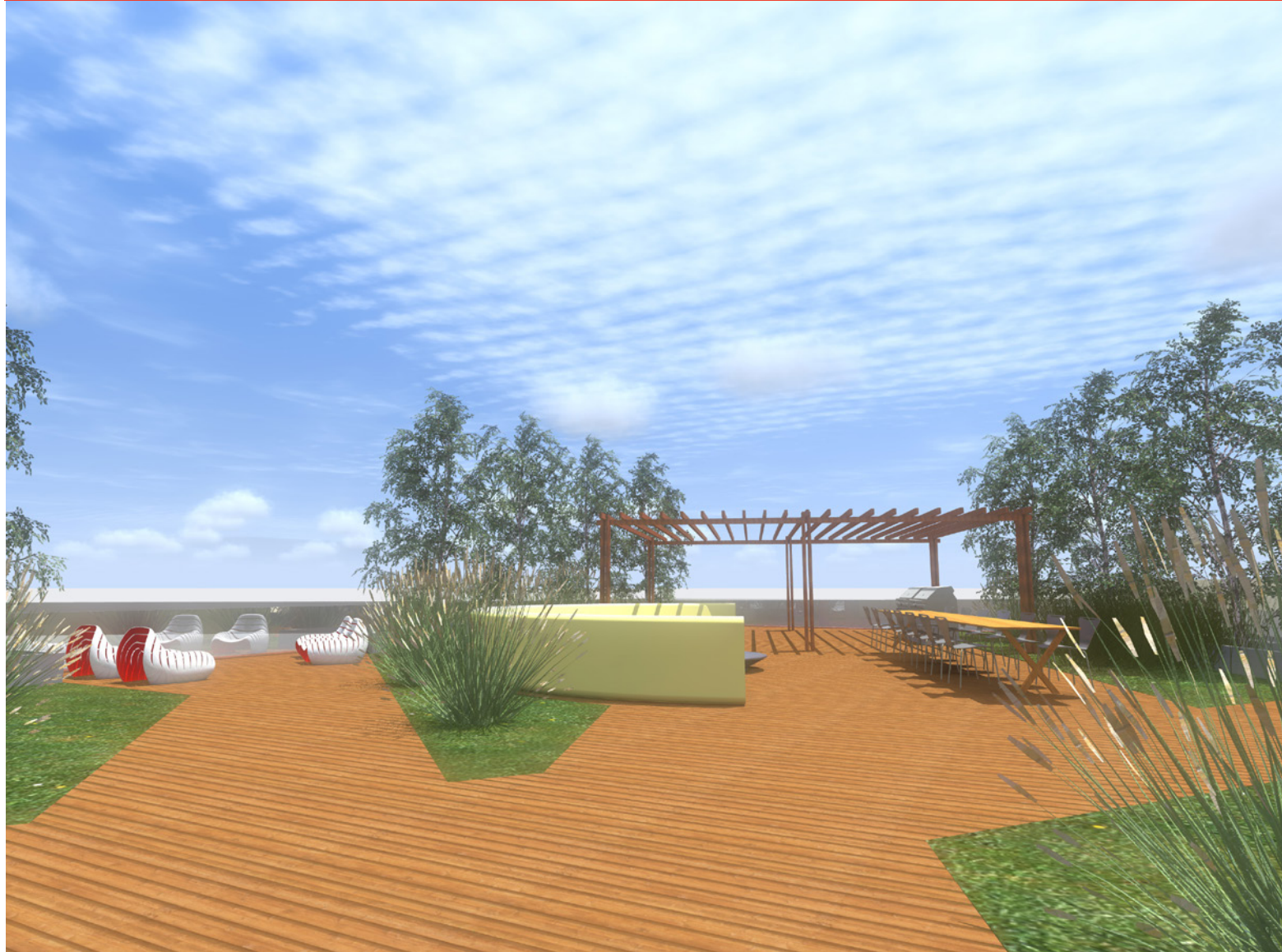
A standard feature will be a tap system that will allow owners the ability to pour and serve Stack beer, the official brewery of The Brewer Lofts.



## O U R T E A M

“Individual commitment to a group effort - that is what makes a team work,  
a company work, a society work, a civilization work.”

- Vince Lombardi



### OLDENBURGinc.

OLDENBURGinc was born as an outlet for the business and creative interests of Greg Oldenburg who has worked his entire career in design and marketing. Working with corporate clients, design companies, architects and fabricators of all varieties, he has led and guided projects with some the largest companies in Canada and around the world.

Born and raised in Sudbury, now living in Toronto – his desire to problem solve and push the creative process has led him back to his hometown to develop The Brewer Lofts and bring forward this new concept for the city and residents.

### TRIBURY CONSTRUCTION

Tribury Construction is Northern Ontario's premier construction management firm with over \$350 million of work completed since 1995. Through the use of modern reporting software, unparalleled experience and loyalty of valued vendors and trades, Tribury has contributed to countless private and public projects.

Through ingenuity, curiosity and unique insights of the construction practice, Tribury knows the meaning of quality, budgets and completion dates. As the market leader in green construction, Tribury brings their thinking and innovation to everything they do.

### ARCHITECTS ALLIANCE

Innovative and Adventurous. Progressive and Resourceful. Creative and Provocative.

aA believes in the intensity and vitality of cities: each of our buildings and public spaces is a conscious act of city-building. Through each project we articulate a compelling and appropriate response to context, and an urbane response to density that enriches the public realm and the experience of city life.

### SPECIALIZED VENDORS

In addition to those noted here, OLDENBURGinc. has assembled a five-star group of consultants and vendors to participate and contribute to the project.

With a focus on local procurement and the selection of highly skilled advisers ranging from structural and acoustic engineering to legal and accounting advice, The Brewer Lofts and its owners and residents will be in good hands in these early stages and through the years to come.



GET IN TOUCH



# THE BREWER LOFTS

MODEL SUITE & SALES OFFICE

185 LORNE STREET

(ENTER FROM THE ENTRANCE ON ALDER STREET, SOUTH OF WILLOW)

YOURLOFT @ THEBREWERLOFTS.COM

THEBREWERLOFTS.COM





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OFFICIAL  
BEER

**WE LIVE UP HERE**

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PUBLIC ART  
CURATOR



---

OFFICIAL  
CREATOR SPACE

**THEBREWERLOFTS.COM**

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