

# 425 ADELAIDE STREET WEST

TORONTO, ONTARIO



## IMPROVED FULL FLOOR AVAILABLE

For further information, contact:

**Chris Vanexan\***  
Senior Sales Associate  
Direct 416 815 2376  
chris.vanexan@cbre.com

**Jeff Friedman\***  
Executive Vice President  
Direct 416 815 2363  
jeff.friedman@cbre.com

CB Richard Ellis Limited  
Real Estate Brokerage  
145 King Street West  
Suite 600  
Toronto, ON M5H 1J8  
T 416 362 2244  
F 416 362 8085  
www.cbre.ca

\* Sales Representative

## FOR LEASE

### AVAILABLE SPACE

2nd Floor	7,877 SF	Will divide
7th Floor	958 SF	Suite 702
8th Floor	532 SF	Suite 804

### NET RENT

Negotiable

### ADDITIONAL RENT (2008 Est.)

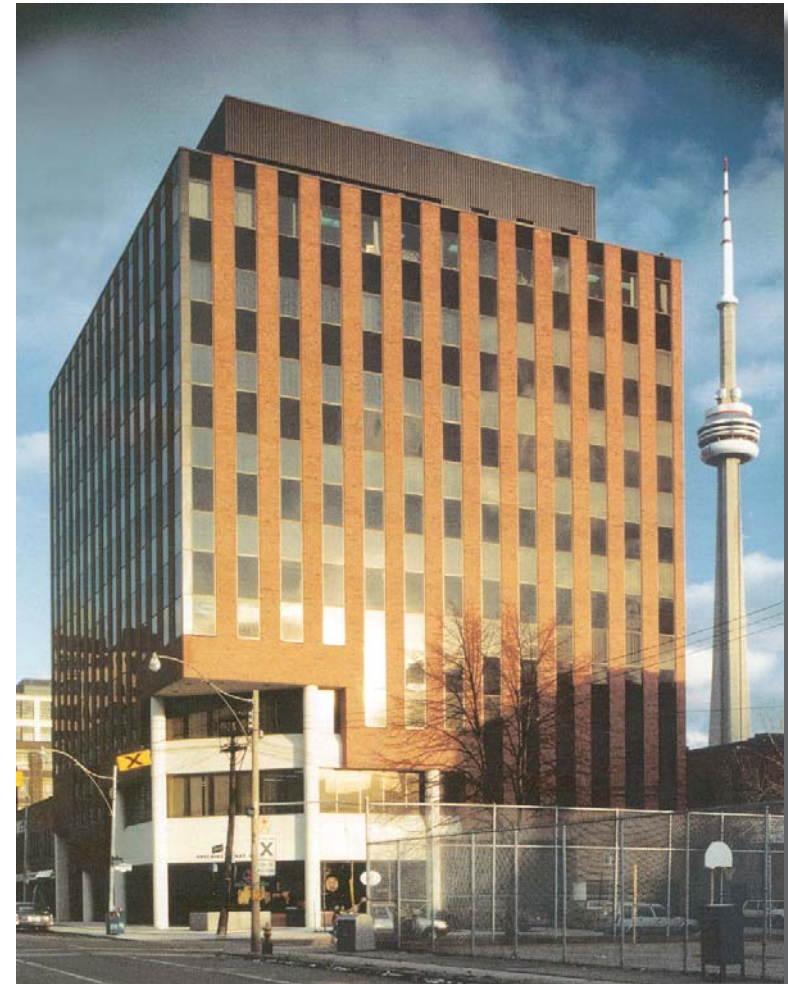
\$14.89 psf (insuite janitorial extra)

### COMMISSION

\$5.00 psf for 5-year transaction  
\$8.00 psf for 10-year transaction

### HIGHLIGHTS

- Renovated common areas
- Underground parking available
- 2nd floor is base building condition
- Ready for tenant improvements



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**CBRE**  
CB RICHARD ELLIS

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TORONTO, ONTARIO



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FULL FLOOR  
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**FOR LEASE**

**AVAILABLE SPACE**

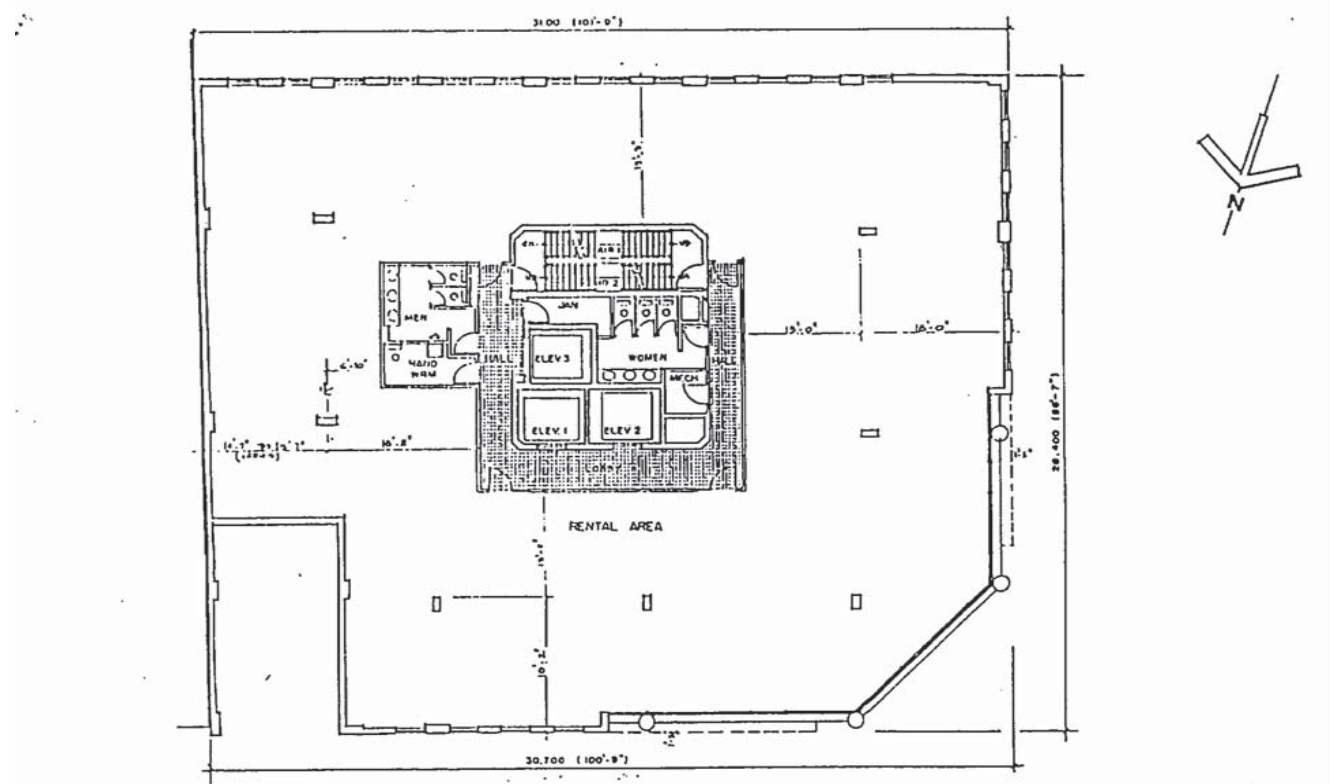
2nd Floor 7,877 SF Will divide

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# 500 King Street West, Toronto

15,000 to 19,500 sf sublet available



First Class  
Brick and Beam  
Space in the  
Heart of King and  
Spadina

## Available Space

3rd floor: 15,000 sq. ft.  
lower level: 4,543 sq. ft.

## Net Rent

Call listing agent for details

## Additional Rent

\$10.43 (2008 estimate)

## Features

Fully restored brick and beam building  
Mix of open space, private offices and meeting rooms  
Kitchen and washrooms on each floor  
Close to great restaurants, shopping and entertainment  
TTC at front door

## Sublease Term

April 30th, 2012

## Commission

\$0.90 per sf per year of sublease term

For information contact:

**Thomas Muha**

416-366-8544

tmuha@smithcompany.ca

**Shaun Rowe**

416-366-9317

srowe@smithcompany.ca

**Tony Hamilton**

416-366-7756

thamilton@smithcompany.ca

Smith Company Real Estate Services Inc. | Brokerage

401 Bay Street, P.O. Box 59, Suite 2704, Toronto, Ontario M5H 2Y4 | T. 416.366.7000 | F. 416.366.9800

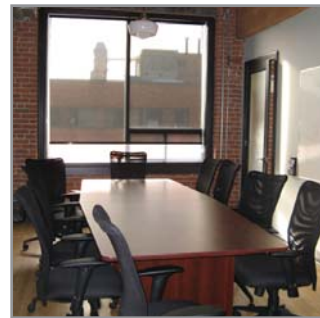
www.smithcompany.ca | info@smithcompany.ca

# 555 COLLEGE STREET

TORONTO, ONTARIO



FOR LEASE



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**Chris Vanexan\***  
Senior Sales Associate  
416 815 2376  
chris.vanexan@cbre.com

**Jeff Friedman\***  
Executive Vice President  
416 815 2363  
jeff.friedman@cbre.com

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## SPACE

3rd Floor: 7,250 SF

## NET RENT

\$18.00 psf

## ADDITIONAL RENT (2008 estimate)

\$11.47 psf

+ utilities & in-suite janitorial

## COMMISSION

\$5.00 psf for a 5-year transaction

\$8.00 psf for a 10-year transaction

## HIGHLIGHTS

- Renovated brick and beam building
- Flexible occupancy date
- Corner unit with several private offices and open area

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# 555 COLLEGE STREET

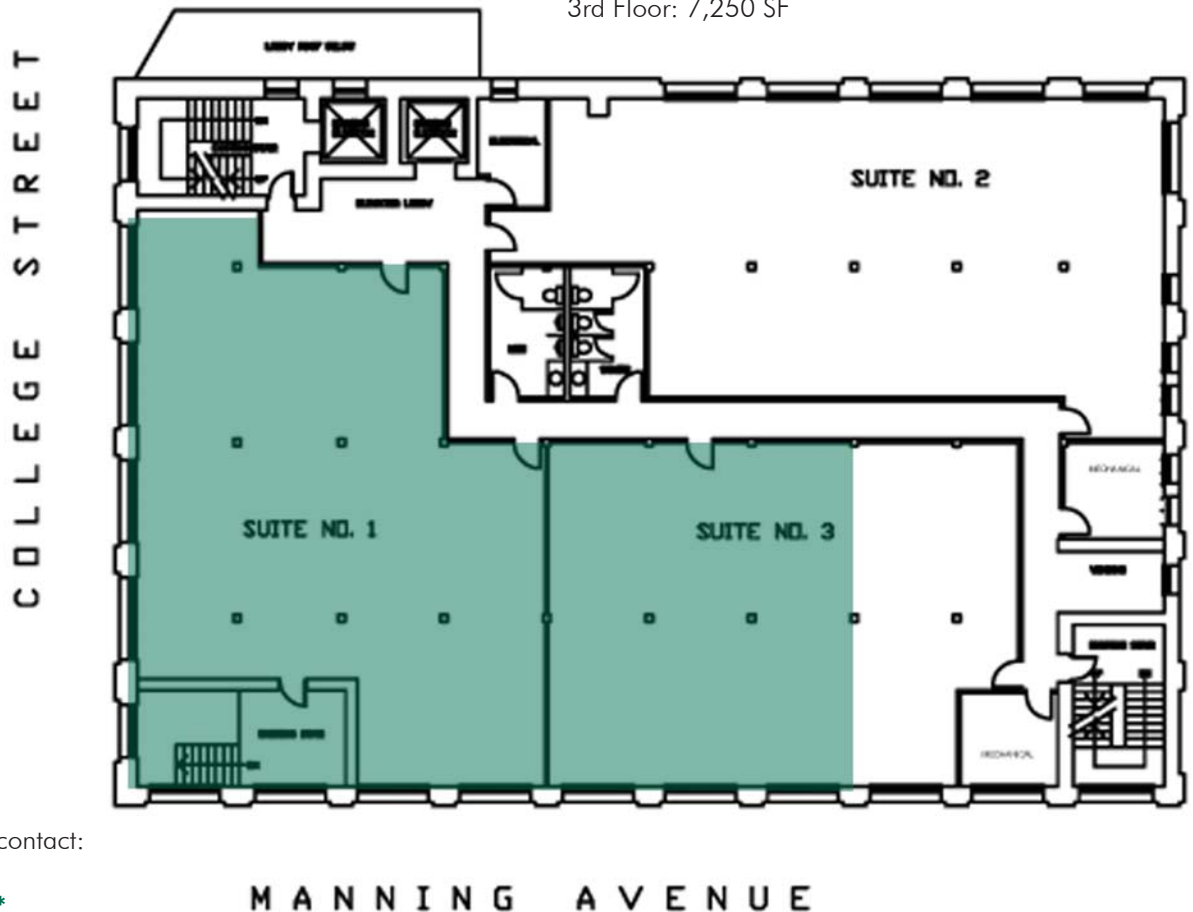
TORONTO, ONTARIO



FOR LEASE

## SPACE

3rd Floor: 7,250 SF



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MANNING AVENUE

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**CBRE**  
CB RICHARD ELLIS

\* Sales Representative

**READY FOR  
OCCUPANCY**

For more information, please contact:

**Scott William Harper\***  
Senior Sales Associate  
416 815 2365  
scott.harper@cbre.com

**Jeff A. Friedman\***  
Executive Vice President  
416 815 2363  
jeff.friedman@cbre.com

\*Sales Representative



## 1137 King Street West

**FIRST CAPITAL REALTY AND CB RICHARD ELLIS WELCOME  
YOUR ASSISTANCE IN LEASING THE AVAILABLE SPACE  
IN TORONTO'S NEWEST BRICK & BEAM DEVELOPMENT**

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Toronto, ON M5H 1J8

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**CBRE**  
CB RICHARD ELLIS

# 1137 KING STREET WEST

READY FOR OCCUPANCY

www.cbre.ca



## AVAILABLE SPACE

2nd Floor, 13,500 SF  
3rd Floor, 3,500 SF

## NET RENT

Years 1 - 5, \$22.00 psf  
Years 6 - 10, \$24.00 psf

## ADDITIONAL RENT

\$12.00 psf including hydro and janitorial

## UNDERGROUND PARKING

1 spot per 1,000 SF leased

## TENANT IMPROVEMENT ALLOWANCE

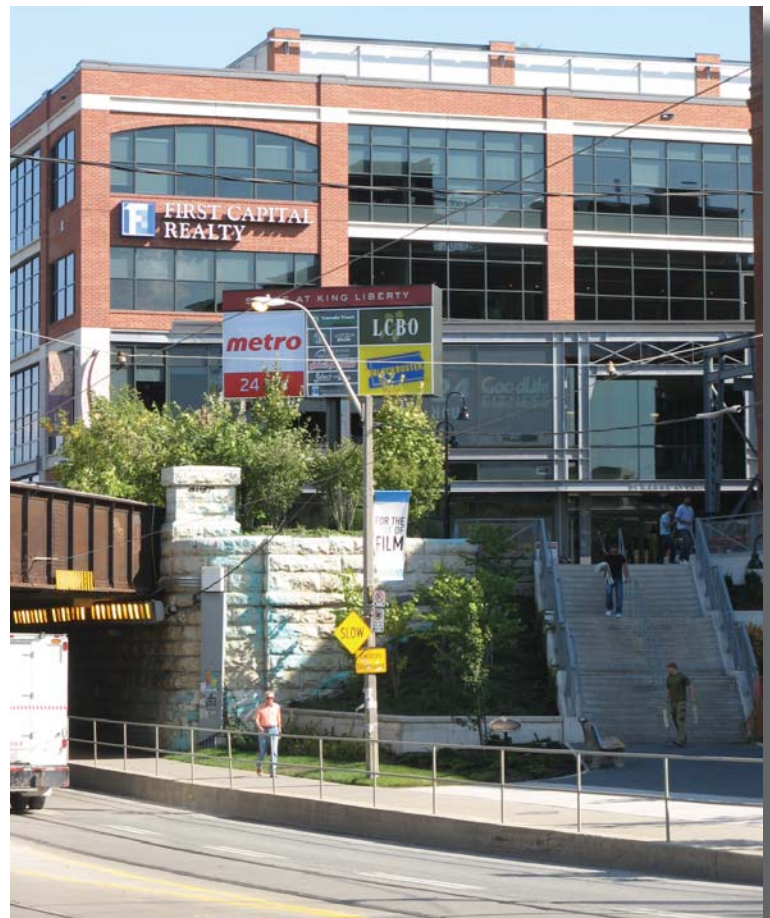
\$25.00 psf

## LEED CERTIFICATION

Applying to be Canada's first LEED certified, retrofit for the brick & beam class

## HIGHLIGHTS

- Exposed brick interiors with sand blasted brick beams
- Windows are operable



"All the comforts of modern office building with the character and charm of brick and beam"

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