



**\*TENANT INDUCEMENT PACKAGE  
\$10 TI & 5 MONTHS GROSS RENT FREE\***

## AVAILABLE SPACE

Floor	Square Feet	Net	T/O	Gross
-1	3,672	\$30.00	\$17.25	\$47.25
	Retail space. Ideal for furniture showroom.			
1	1,594	\$50.00	\$17.25	\$67.25
	Retail space. Ideal for furniture showroom.			
3	3,792	\$19.75	\$17.25	\$37.00
	Available immediately. Built out.			
4	3,793	\$19.75	\$17.25	\$37.00
	Available immediately. Built out.			

**LOCATION** South side of King Street, just west of Church Street.

**NET RENT** \$19.75 per square foot per year

**ADD. RENT** \$17.25 per square foot per year (2008 Estimate)

**ALLOWANCE** \$10 psf. tenant inducement plus 5 months gross rent free  
(Based on a new 5 year transaction)

**PARKING** Abundant in the area.

**FLOOR SIZE** 3,790 square feet

**COMMISSION** \$1.00 p.s.f./yr. for a 5 year term.

**COMMENTS**

- Building under new ownership.
- Boutique building located just east of the financial core.
- All vacancies are built out with a mixture of offices and open area.

**CONTACT: DAVE DENOBLE or PAUL SMITH 416.366.7000**

**For plans or general information ask for Jen Bebenek or Adam Walman**

Smith Company Commercial 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

