



## 1 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	116,200 sf
Total # of Floors	8
Average Floor	16,600 sf
Year Built / Year Renovated	1985 / 1985
Total Available	8,862 sf
Total % Available	7.63 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.60

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	C3	1,737	\$15.50	Net	Lease	Open	Immediate	Retail space in base building condition.
3	301	1,166	\$13.00	Net	Sublease	To 2011-07-31	Jan 3, 2009	Suite is built out with reception area, boardroom, meeting rooms, and open area.
5	502	2,194	\$14.50	Net	Sublease	to June 29, 2012	Immediate	

**Location** Southeast corner of Yonge Street & Eglinton Avenue East

**Parking** Reserved underground parking.  
88 Below ground stalls. 1/1,400 sf leased. \$175/month.



## Hayhurst Building 55 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	74,620 sf
Total # of Floors	8
Average Floor	10,660 sf
Year Built / Year Renovated	1960 / 1960
Total Available	33,715 sf
Total % Available	45.18 %

### Building Expenses 2008

Operating Costs	\$ 14.81
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 14.81</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	209	1,724	\$10.00	Net	Lease	Open	Immediate	Built out with one office, boardroom, kitchen, storage and open area.

**Location** South side of Eglinton Avenue East, East side of Yonge Street



## 90 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	173,606 sf
Total # of Floors	9
Average Floor	21,701 sf
Year Built / Year Renovated	1981 / 1981
Total Available	106,155 sf
Total % Available	61.15 %

### Building Expenses 2008

Operating Costs	\$ 18.50
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 18.50</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	410x	1,356	\$18.00	Net	Lease	Open	Dec 1, 2008	
6	601	1,974	\$18.00	Net	Lease	Open	Dec 1, 2008	Minimum 5 year deal.

**Location** North side of Eglinton Avenue East, East side of Yonge Street

**Parking** Underground parking is \$160.00 for single stall and \$140.00 for tandem stall. 1/1,000 sf leased.



## 150 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	113,359 sf
Total # of Floors	10
Average Floor	11,336 sf
Year Built / Year Renovated	1959 / 1959
Total Available	7,523 sf
Total % Available	6.64 %

### Building Expenses 2008

Operating Costs	\$ 17.30
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 17.30</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	402	2,497	\$12.00	Net	Lease	Open	Immediate	Parking available, minimum 3 year deal. Plumbing accessible.
8	805x	1,190	\$12.00	Net	Lease	Open	Immediate	

**Location** North side of Eglinton Avenue East, East side of Yonge Street



## 161 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	59,598 sf
Total # of Floors	8
Average Floor	8,514 sf
Year Built / Year Renovated	1970 / 1970
Total Available	4,458 sf
Total % Available	7.48 %

### Building Expenses 2008

Operating Costs	\$ 16.27
Realty Tax	
Other Costs	
Total Expenses	\$ 16.27
Escalation Type	Base Year

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	201	1,948	\$13.00	Net	Lease	Open	Immediate	Perimeter offices, boardroom and open area.

**Location** Southeast corner of Redpath Street & Eglinton Avenue East

**Parking** Indoor Parking ratio is 1/1500 at a rate of \$148.00. Outdoor parking is \$136.00.



## Yonge Eglinton Centre - Canada Trust 20 Eglinton Avenue W Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	301,958 sf
Total # of Floors	22
Average Floor	15,098 sf
Year Built / Year Renovated	1974 / 1974
Total Available	24,844 sf
Total % Available	8.23 %

### Building Expenses 2008

Operating Costs	\$ 19.95
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 19.95</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
11	1111*	1,462	\$16.00	Net	Lease	Open	Immediate	Improved
14	1403	1,361	\$16.50	Net	Lease	Open	Immediate	

**Location** North side of Eglinton Avenue West, West side of Yonge Street

**Parking** Indoor parking available at \$150.00 per stall per month - subject to change



## 505 Eglinton Avenue W Toronto, Ontario

### Property Characteristics

Building Class	C
Building Size	17,052 sf
Total # of Floors	5
Average Floor	4,263 sf
Year Built / Year Renovated	
Total Available	1,900 sf
Total % Available	11.14 %

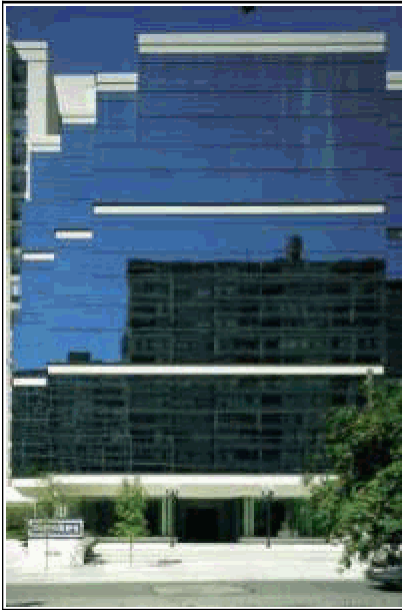
### Building Expenses 2008

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	400	1,148	\$0.00	Semi-Gross	Lease	Open	Immediate	4th Floor built-out with large boardroom, 2 offices, reception and open area. Existing plumbing available

**Location** Southwest corner of Eglinton Avenue West & Tarlton Road

**Parking** Municipality parking available across the street.



## 40 Holly Street Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	68,083 sf
Total # of Floors	10
Average Floor	7,565 sf
Year Built / Year Renovated	1987 / 1987
Total Available	5,808 sf
Total % Available	8.53 %

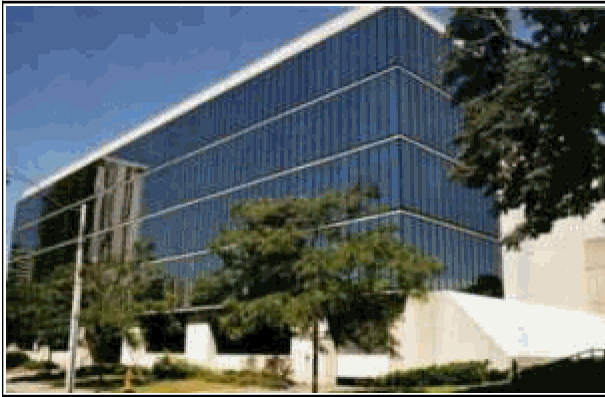
### Building Expenses 2008

Operating Costs	\$ 9.00
Realty Tax	6.49
Other Costs	1.20
<b>Total Expenses</b>	<b>\$ 16.69</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	103x	1,043	\$14.00	Net	Lease	Open	Feb 1, 2009	3 offices, open space & reception

**Location** North side of Soudan Avenue, West side of Holly Street

**Parking** 18 parking spaces available at \$120.00/month. 1/1,000 sf leased.



## 477 Mount Pleasant Road Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	224,333 sf
Total # of Floors	5
Average Floor	37,389 sf
Year Built / Year Renovated	1960 / 1960
Total Available	50,693 sf
Total % Available	22.60 %

### Building Expenses 2008

Operating Costs	\$ 4.21
Realty Tax	4.38
Other Costs	4.61
<b>Total Expenses</b>	<b>\$ 13.20</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	105x	2,357	\$12.00	Net	Lease	Open	Immediate	
2	201	2,400	\$12.00	Net	Lease	Open	Immediate	- Great midtown location - Steps away to TTC- Close proximity to amenities- Up to 18,000 sq ft contiguous space

**Location** North side of Davisville Avenue, East side of Mt Pleasant

**Parking** Unreserved parking \$125.00 per month - 1/1,000 sf



## Yonge Balliol Centre 1881 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	86,180 sf
Total # of Floors	8
Average Floor	12,311 sf
Year Built / Year Renovated	1988 / 1988
Total Available	9,021 sf
Total % Available	8.87 %

### Building Expenses 2008

Operating Costs	\$ 11.57
Realty Tax	7.14
Other Costs	
<b>Total Expenses</b>	<b>\$ 18.71</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	404	1,509	\$15.00	Net	Lease	Open	Immediate	Inducements are negotiable.
7	700	1,820	\$15.00	Net	Lease	Open	Immediate	

**Location** Northeast corner of Yonge Street & Balliol Street

**Parking** Reserved parking \$125 per stall per month.



## 2040 Yonge Street Toronto, Ontario

### Property Characteristics

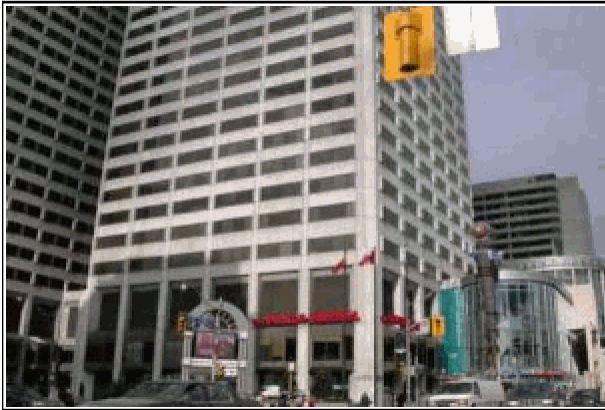
Building Class	B
Building Size	
Total # of Floors	2
Average Floor	3,000 sf
Year Built / Year Renovated	
Total Available	1,305 sf
Total % Available	

### Building Expenses 2007

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 14.00

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	201	1,305	\$13.00	Net	Lease	Open	Immediate	The space is built out.

**Location** Just south of Lola Road, West side of Yonge Street



## Canada Square 2190 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	131,200 sf
Total # of Floors	6
Average Floor	26,240 sf
Year Built / Year Renovated	1987 / 1987
Total Available	5,773 sf
Total % Available	4.40 %

### Building Expenses 2008

Operating Costs	\$ 12.00
Realty Tax	6.70
Other Costs	1.99
<b>Total Expenses</b>	<b>\$ 20.69</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601	1,573	\$16.00	Net	Lease	Open	Immediate	2 offices, kitchen, open area and meeting room

**Location** North side of Berwick Avenue, West side of Yonge Street



## Canada Square 2200 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	223,230 sf
Total # of Floors	17
Average Floor	13,131 sf
Year Built / Year Renovated	1968 / 1968
Total Available	100,019 sf
Total % Available	44.81 %

### Building Expenses 2008

Operating Costs	\$ 10.92
Realty Tax	7.35
Other Costs	1.99
<b>Total Expenses</b>	<b>\$ 20.26</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	101	2,269	\$16.00	Net	Lease	Open	Immediate	Open area, excellent for shipping. located off of main lobby, high ceilings.
6	601	1,487	\$16.00	Net	Lease	Open	Immediate	4 offices, meeting room and Receptio
	604	2,115	\$16.00	Net	Lease	Open	Immediate	Built out with 4 offices, boardroom, reception and kitchen

**Location** South side of Eglinton Avenue West, West side of Yonge Street

**Parking** Lots of parking available.



## 2221 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	C
Building Size	60,775 sf
Total # of Floors	6
Average Floor	8,682 sf
Year Built / Year Renovated	1955 / 1955
Total Available	4,419 sf
Total % Available	7.27 %

### Building Expenses 2007

Operating Costs	\$ 15.66
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 15.66</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	202	1,504	\$12.00	Net	Lease	Open	Immediate	
5	503B	1,860	\$12.00	Net	Lease	Open	Immediate	

**Location** South side of Eglinton Avenue East, East side of Yonge Street



## Yonge Eglinton Centre 2300 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	469,088 sf
Total # of Floors	30
Average Floor	17,374 sf
Year Built / Year Renovated	1975 / 1975
Total Available	15,895 sf
Total % Available	3.39 %

### Building Expenses 2008

Operating Costs	\$ 19.95
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 19.95</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	808	1,404	\$16.00	Net	Lease	Open	Immediate	
10	1001	2,051	\$16.50	Net	Lease	Open	Immediate	The space is in base building condition with great view.
20	2002x	1,596	\$16.00	Net	Lease	Open	Immediate	

**Location** North side of Eglinton Avenue West, West side of Yonge Street

**Parking** Valet parking is available at no additional cost. 1/700 sf leased. \$170/month.

**Comments** Can provide up to 40,000 square feet contiguous.



## 2345 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	111,172 sf
Total # of Floors	10
Average Floor	12,352 sf
Year Built / Year Renovated	1990 / 1990
Total Available	2,597 sf
Total % Available	2.34 %

### Building Expenses 2008

Operating Costs	\$ 17.02
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 16.82</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	805	1,580	\$15.00	Net	Lease	Open	Feb 1, 2009	Built out with 2 offices, kitchen and open space

**Location** 40 meters North of Yonge and Eglinton on the East side of Yonge Street



## 3080 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	201,749 sf
Total # of Floors	6
Average Floor	33,625 sf
Year Built / Year Renovated	1975 / 1975
Total Available	1,208 sf
Total % Available	0.60 %

### Building Expenses 2008

Operating Costs	\$ 16.45
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 16.45</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	1028	1,208	\$17.00	Net	Lease	Open	Immediate	

**Location** North side of Lawrence Avenue West, West side of Yonge Street

**Parking** 17 underground parking spaces.  
\$155.00 per space per month