

Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Brampton</b>											
14 Abacus Road	Lease	1	10,000	\$ 10.50	Immediate	2007 \$ 7.26	Open	T.B.A.	Area comprises a mixture of private offices, open work area, boardroom, lunchroom, and lab area that; could easily be converted to offices. Divisible to 5,000 sf.	Mr. Darius Trohak 416-620-2821 Mr. Mark Burns 416-620-2835 Colliers International 416-626-1600	
2000 Clark Boulevard	Lease	2	1,889	\$ 15.00	Immediate	2007	Open	T.B.A.	Second floor office space. Combination of open and enclosed area. Upgraded leaseholds throughout; Contiguous with Suite 200 for 5,276 sf.	Mr. Aaron Arsenault 416-791-7248 Mr. David Hoffman 416-791-7241 Colliers International 416-492-2000	\$ 0.80 / Sq.Ft. per annum
	Lease	2	3,407	\$ 15.00	Immediate	2007	Open	T.B.A.	Second floor office space. Combination of open and enclosed area. Upgraded leaseholds throughout; Contiguous with Suite 201 for 5,276 sf.	Mr. Aaron Arsenault 416-791-7248 Mr. David Hoffman 416-791-7241 Colliers International 416-492-2000	\$ 0.80 / Sq.Ft. per annum
2 County Court Boulevard Two County Court Boulevard	Lease	1	975	\$ 15.00	Immediate	2008 \$ 11.00	Open	T.B.A.	Occupancy in 30 days.;	Mr. Mark Burns 416-620-2835 Colliers International 416-626-1600	
<b>Burlington</b>											
460 Brant Street Upper Canada Place	Lease	1	1,441	\$ 10.00	Immediate	2008 \$ 11.33	Open	T.B.A.	Premises are in base building condition ready for tenant improvements. Landlord is providing a; turnkey allowance.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
	Lease	1	2,394	\$ 10.00	Immediate	2008 \$ 11.33	Open	T.B.A.	Premises are in basebuilding condition ready for tenant improvements. Landlord is providing a; turnkey allowance.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
	Lease	2	5,446	\$ 10.00	Immediate	2008 \$ 11.33	Open	T.B.A.	Premises are in basebuilding condition ready for tenant improvements. Landlord is providing a; turnkey allowance.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
3210 Harvester Road											

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<b>Burlington</b>											
3210 Harvester Road	Lease	1	10,210	\$ 15.00	Immediate	2007 \$ 10.00	Open	T.B.A.	Additional expenses to be confirmed.;	Mr. Alex Waclawski 416-620-2852 Mr. Glenn Forrest 416-620-2823 Colliers International 416-626-1600	
1111 International Boulevard EMC2 Building	Lease	6	4,989	\$ 18.75	Immediate	2008 \$ 10.35	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
1122 International Boulevard RBC Building	Lease	1	14,482	\$ 18.75	Feb 1, 2009	2008 \$ 10.50	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
	Lease	4	19,898	\$ 18.75	Feb 1, 2009	2008 \$ 10.50	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
	Lease	7	19,898	\$ 18.75	Feb 1, 2009	2008 \$ 10.50	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
N/A International Boulevard Westbury Business Park - Phase III	Lease	1	18,639	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
	Lease	2	17,558	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
	Lease	3	19,333	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum

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<b>Burlington</b>											
N/A International Boulevard Westbury Business Park - Phase III	Lease	4	19,333	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
	Lease	5	19,333	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
	Lease	6	19,333	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
	Lease	7	19,333	\$ 17.50	Jan 1, 2012	2005 \$ 9.90	Open	T.B.A.	Occupancy 12 months from lease signing. \$20 psf turnkey on a 10 yr. lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	\$0.80 psf / annum
5050 South Service Road Citibank Building	Lease	2	24,100	\$ 15.00	Immediate	2008 \$ 10.25	Open	T.B.A.	Premises are built out and are complete with offices, kitchen, meeting rooms and open area.; 173 seats and 12 offices.	Mr. Adam Dauphinee 416-620-2872 Mr. Mark Burns 416-620-2835 Colliers International 416-626-1600	
<b>Markham</b>											
50 Acadia Avenue Acadia Office Park	Lease	3	3,290	\$ 11.00	Immediate	2008 \$ 10.24	Open	T.B.A.	2 offices, reception, boardroom and open space.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	3	2,435	\$ 11.00	Immediate	2008 \$ 10.24	Open	T.B.A.	Reception, boardroom, 3 offices, open space and kitchenette.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-626-1600 Colliers International 416-492-2000	
55 Allstate Parkway	Lease	1	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Efficient Green building systems, build to suit tenant needs.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	

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<b>Markham</b>											
55 Allstate Parkway	Lease	2	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Signature office development on prestigious Allstate Parkway.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	3	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Efficient Green building systems, build to suit tenant needs.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	4	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Signature office development on prestigious Allstate Parkway.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	5	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Signature office development on prestigious Allstate Parkway.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	6	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Efficient Green building systems, build to suit tenant needs.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	7	24,326		Nov 2, 2009	2008 \$ 12.75	Open	T.B.A.	Signature office development on prestigious Allstate Parkway.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
80 Centurian Drive	Lease	1	1,108	\$ 17.50	Immediate	2008	Open	T.B.A.	Lease is on a semi-gross basis; includes office cleaning and waste removal. 1 office, open area; and boardroom.	Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000	\$0.80 psf per annum.
	Lease	2	779	\$ 17.50	Immediate	2008	Open	T.B.A.	Lease is on a semi-gross basis; includes office cleaning and waste removal. 1 office and open area.;	Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000	
90 Centurian Drive	Lease	2	1,141	\$ 17.50	Immediate	2008 \$ 8.78	Open	T.B.A.	Lease is on a semi-gross basis; includes office cleaning and waste removal. 4 offices and open area.; Bright corner suite.	Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000	\$0.80 per rentable square foot per annum
	Lease	2	1,349	\$ 17.50	Immediate	2008 \$ 8.78	Open	T.B.A.	Lease is on a semi-gross basis. 3 offices, boardroom, kitchenette and storage.;	Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000	
300 John Street Thornhill Square Offices	Lease	2	3,000	\$ 10.00	Immediate	2008 \$ 10.11	Open	T.B.A.	Landlord to build out space. Office/retail use.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	\$0.75 psf/annum
	Lease	6	1,230	\$ 10.00	Immediate	2008 \$ 10.11	Open	T.B.A.	Open space, newly finished model suite.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	

**Mississauga**

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<b>Mississauga</b>											
6115 Edwards Boulevard	Lease	1	7,819	\$ 14.50	Immediate	2008 \$ 4.00	Open	T.B.A.	High-end finishes throughout the space. Mix of private offices and open spaces.; Signage opportunity on building.	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	\$4 net psf - 5 yrs; \$8 net psf - 10 yrs.
	Lease	2	7,819	\$ 14.50	Immediate	2008 \$ 4.00	Open	T.B.A.	High-end finishes throughout the space. Mix of private offices and open spaces.; Signage opportunity on building.	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	\$4 net psf - 5 yrs; \$8 net psf - 10 yrs.
	Lease	2	9,681	\$ 14.50	Immediate	2008 \$ 4.00	Open	T.B.A.	High-end finishes throughout the space. Mix of private offices and open spaces.; Signage opportunity.	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
2520 Haines Road	Lease	2	6,000	\$ 12.00	Immediate	2008	Open	T.B.A.	Low gross rate for very functional second floor walk up space.; Seven private offices, boardroom, lunchroom and large open concept for balance.	Mr. Garry Watts 416-620-2857 Mr. Jeff Gordon 416-620-2879 Colliers International 416-626-1600	\$0.80 Per Sq. Ft. per annum
6605 Hurontario Street	Lease	6	1,350	\$ 16.00	Immediate	2008 \$ 11.00	Open	T.B.A.	Executive penthouse. TMI is estimated and includes insuite janitorial.; Rates includes a \$20 T.I. allowance.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
2141 North Sheridan Way	Lease	1	17,743	\$ 19.50	Dec 1, 2009	2009 \$ 11.50	Open	T.B.A.	Pre-lease Mississauga's next great office building. Highest quality finishes. Two storey lobby.; \$30 allowance included.	Mr. Scott Watson 416-620-2804 Mr. Timothy Paton 416-620-2886 Colliers International 416-626-1600	
	Lease	2	22,812	\$ 19.50	Dec 1, 2009	2009 \$ 11.50	Open	T.B.A.	\$30 improvement allowance included.;	Mr. Scott Watson 416-620-2804 Mr. Timothy Paton 416-620-2886 Colliers International 416-626-1600	
	Lease	3	24,421	\$ 19.50	Dec 1, 2009	2009 \$ 11.50	Open	T.B.A.	Efficient floor plates with great architectural detail.; \$30 allowance included.	Mr. Scott Watson 416-620-2804 Mr. Timothy Paton 416-620-2886 Colliers International 416-626-1600	
	Lease	4	24,421	\$ 19.50	Dec 1, 2009	2009 \$ 11.50	Open	T.B.A.	Hotel onsite with conference facility, restaurant and fitness.; \$30 allowance included.	Mr. Scott Watson 416-620-2804 Mr. Timothy Paton 416-620-2886 Colliers International 416-626-1600	

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<b>Mississauga</b>											
2141 North Sheridan Way	Lease	5	24,421	\$ 19.50	Dec 1, 2009	2009 \$ 11.50	Open	T.B.A.	Quick access to Go Station, Mississauga transit at the door.; \$30 allowance included.	Mr. Scott Watson 416-620-2804 Mr. Timothy Paton 416-620-2886 Colliers International 416-626-1600	
<b>Oakville</b>											
2381 Bristol Circle Winston Office Centre	Lease	1	15,000	\$ 18.50	Jan 1, 2009	2008 \$ 10.50	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
2401 Bristol Circle Winston Office Centre	Lease	2	2,231	\$ 18.50	Nov 1, 2008	2008 \$ 9.75	Open	T.B.A.	;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
	Lease	2	4,363	\$ 18.50	Immediate	2008 \$ 9.75	Open	T.B.A.	Space is comprised of two adjacent suites of 3,485 sq.ft. and 878 sq.ft. separated by a hallway.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
2421 Bristol Circle Winston Business Park	Lease	1	20,000	\$ 18.50	Feb 1, 2009	2008 \$ 9.75	Open	T.B.A.	Availability date to be determined. Efficient floor plate with low gross up factor.; Lots of natural light.	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
	Lease	2	20,000	\$ 18.50	Feb 1, 2009	2008 \$ 9.75	Open	T.B.A.	Availability date to be determined. Efficient floor plate with low gross up factor.; Lots of natural light.	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
1540 Cornwall Road	Lease	2	2,361	\$ 16.50	Immediate	2008 \$ 9.02	Open	T.B.A.	Suite contains 5 offices, boardroom, open area and kitchen.;	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
	Lease	2	907	\$ 16.50	Immediate	2008 \$ 9.02	Open	T.B.A.	Built out office space.;	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
	Lease	2	4,400	\$ 16.50	Immediate	2008 \$ 9.02	Open	T.B.A.	Built out with quality finishes.;	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	

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<b>Oakville</b>											
277 Lakeshore Road E White Oak Centre	Lease	2	709	\$ 16.50	Immediate	2008 \$ 13.00	Open	T.B.A.	Office space in downtown Oakville's premiere office building.; Numerous amenities in the area.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
1315 North Service Road East LIUNA Centre	Lease	1	14,343	\$ 21.50	Immediate	2008 \$ 12.50	Open	T.B.A.	Net Rent: \$21.50 per sq.ft. years 1-5; \$24.50 per sq.ft. years 6-10;	Mr. Adam Dauphinee 416-620-2872 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	2	22,098	\$ 21.50	Oct 1, 2009	2008 \$ 12.50	Open	T.B.A.	Net Rent: \$21.50 per sq.ft. years 1-5; \$24.50 per sq.ft. years 6-10;	Mr. Adam Dauphinee 416-620-2872 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	3	24,270	\$ 21.50	Oct 1, 2009	2008 \$ 12.50	Open	T.B.A.	Net Rent: \$21.50 per sq.ft. years 1-5; \$24.50 per sq.ft. years 6-10;	Mr. Adam Dauphinee 416-620-2872 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	4	24,270	\$ 21.50	Immediate	2008 \$ 12.50	Open	T.B.A.	Net Rent: \$21.50 per sq.ft. years 1-5; \$24.50 per sq.ft. years 6-10;	Mr. Adam Dauphinee 416-620-2872 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	5	24,270	\$ 21.50	Oct 1, 2009	2008 \$ 12.50	Open	T.B.A.	Net Rent: \$21.50 per sq.ft. years 1-5; \$24.50 per sq.ft. years 6-10;	Mr. Adam Dauphinee 416-620-2872 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
1660 North Service Road East	Lease	1	2,000	\$ 25.00	Immediate	2008	Open	T.B.A.	Brand new space. Flexible lease term, space is built out and provides for a lot of natural light.; Square footage is approximate. High quality leaseholds in place.	Mr. Christopher Burans 416-620-2866 Mr. Ian Carter 416-620-2867 Colliers International 416-626-1600	\$0.80 per sq. ft.
178 South Service Road E	Lease	1	3,536	\$ 15.00	Immediate	2008 \$ 10.92	Open	T.B.A.	Attractive and bright space on the ground floor. Base building condition.;	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
2265 Upper Middle Road East Westbury Corporate Centre	Lease	1	3,947	\$ 20.95	Immediate	2008 \$ 11.15	Open	T.B.A.	Spec construction. \$25.00 allowance on a 10 year lease.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
2275 Upper Middle Road East Westbury Corporate Centre											

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<b>Oakville</b>											
2275 Upper Middle Road East Westbury Corporate Centre	Lease	2	6,303	\$ 20.95	Immediate	2008 \$ 11.15	Open	T.B.A.	Brand new model suite. Built out and ready for your finishing touches.;	Mr. David Whalley 416-620-2842 Mr. Domenic Galati 416-620-2834 Mr. Ron Jasinski 416-620-2801 Colliers International 416-626-1600	
<b>Richmond Hill</b>											
30 East Beaver Creek Road Beaver Creek Corporate Centre	Lease	1	1,249	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	1 office and open space, contiguous to suite 115 for a total of 3,985 sq.ft.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000 Colliers International 416-626-1600	
	Lease	1	1,517	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	Open space plan. Contiguous to suites 102 and 112 for a total of 9,693 sq.ft.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000 Colliers International 416-626-1600	
	Lease	1	3,000	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	Reception, 6 offices, boardroom, kitchen, storage and open space.; Contiguous to suites 100 and 102 for a total of 9,693 sq.ft.	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000 Colliers International 416-626-1600	\$1.00 per rentable sq. ft. per annum
	Lease	1	5,176	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	Contiguous to suites 100 and 112 for a total of 9,693 sq.ft. Building signage opportunity.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000 Colliers International 416-626-1600	
	Lease	2	1,670	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	5 offices and boardroom.;	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000 Colliers International 416-626-1600	
	Lease	2	2,739	\$ 11.00	Immediate	2008 \$ 10.63	Open	T.B.A.	Space is built out with reception area, several offices, boardroom, kitchen and open area.; Second floor accessible by stairs or elevator.	Mr. Glenn Thackeray 416-620-2884 Mr. Jim Brown 416-791-7224 Colliers International 416-626-1600 Colliers International 416-492-2000	
29 East Wilmot Street											

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<b>Richmond Hill</b>											
29 East Wilmot Street	Lease	1	21,005	\$ 18.50	Immediate	2008	Open	T.B.A.	Ground and second floor plus partial mezzanine. Perimeter and private offices, meeting rooms, large; lunchroom and parking ratio of 4:1,000 sq.ft. Stunning 2 storey lobby entrance. Utilities and janitorial not included with gross rate.	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$0.80 psf per annum
N/A Via Renzo Urban Edge Business Centre Phase 2	Lease	1	19,292	\$ 21.00	Nov 1, 2009	2008	Open	T.B.A.	Taxes and operating costs to be determined. Ready for fixturing March 2009.; \$35 psf office improvement allowance included with rates.	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	2	20,126	\$ 21.00	Nov 1, 2009	2008	Open	T.B.A.	Taxes and operating costs to be determined. Ready for fixturing March 2009.; \$35 psf office improvement allowance included with rates.	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
<b>Toronto</b>											
207 Adelaide Street E	Lease	3	1,347	\$ 14.50	Immediate	2008 \$ 12.50	Open	T.B.A.	Bright built out space with exposed ceilings and kitchenette.;	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
466 Bathurst Street	Lease	1	8,000		Immediate		Open	T.B.A.	Rental rate and operating expenses TBD. 11' ceiling heights and column free. Ample parking.;	Ms. Mary Mowbray 416-643-3740 Colliers International 416-777-2200	
	Lease	2	8,000		Immediate		Open	T.B.A.	Rental rate and operating expenses TBD. 11' ceiling heights and column free. Ample parking.;	Ms. Mary Mowbray 416-643-3740 Colliers International 416-777-2200	
49 Bathurst Street	Lease	-1	2,500	\$ 16.00	Immediate	2008 \$ 6.64	Open	T.B.A.	Renovated Brick & Beam. Spaces are built out and ready for occupancy. Hydro & janitorial extra.;	Ms. Mary Mowbray 416-643-3740 Colliers International 416-777-2200	
146 Bloor Street W Famous Players Building											

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
146 Bloor Street W Famous Players Building	Lease	3	44,365	\$ 15.00	Immediate	2008 \$ 19.00	Open	T.B.A.	Space consists of floors 3-7 and is divisible.; \$10 allowance per sq.ft. Contact Sales Representative for more information.	Mr. Matthew Dickinson 416-643-3766 Colliers International 416-777-2200	
	Lease	4	44,365	\$ 15.00	Immediate	2008 \$ 19.00	Open	T.B.A.	Space consists of floors 3-7 and is divisible.; \$10 allowance per sq.ft. Contact Sales Representative for more information.	Mr. Matthew Dickinson 416-643-3766 Colliers International 416-777-2200	
	Lease	5	44,365	\$ 15.00	Immediate	2008 \$ 19.00	Open	T.B.A.	Space consists of floors 3-7 and is divisible.; \$10 allowance per sq.ft. Contact Sales Representative for more information.	Mr. Matthew Dickinson 416-643-3766 Colliers International 416-777-2200	
	Lease	6	44,365	\$ 15.00	Immediate	2008 \$ 19.00	Open	T.B.A.	Space consists of floors 3-7 and is divisible.; \$10 allowance per sq.ft. Contact Sales Representative for more information.	Mr. Matthew Dickinson 416-643-3766 Colliers International 416-777-2200	
	Lease	7	44,365	\$ 15.00	Immediate	2008 \$ 19.00	Open	T.B.A.	Space consists of floors 3-7 and is divisible.; \$10 allowance per sq.ft. Contact Sales Representative for more information.	Mr. Matthew Dickinson 416-643-3766 Colliers International 416-777-2200	
2 Carlton Street Carlton Towers	Lease	7	593	\$ 12.50	Nov 1, 2008	2008 \$ 17.94	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	
	Lease	8	2,004	\$ 12.50	Dec 1, 2008	2008 \$ 17.94	Open	T.B.A.	The space is built out with 3 offices, kitchenette and reception and open area.; Corner unit with great natural light.	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	
	Lease	14	626	\$ 12.50	Immediate	2008 \$ 17.94	Open	T.B.A.	The space is built out with reception and 1 office.;	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	
	Lease	15	940	\$ 12.50	Jan 1, 2009	2008 \$ 17.94	Open	T.B.A.	2 offices and open space;	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	
20 Carlton Street											

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Office Lease & Sublease Availabilities  
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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
20 Carlton Street	Lease	1	877	\$ 24.00	Immediate	2008	Open	T.B.A.	Small reception, meeting room, 1 office and open area.; Unit comes with free parking, hardwood floors and operable windows with access to swimming pool, sauna, gym and outdoor running track.	Mr. Chris Fyvie 416-643-3713 Mr. Patrick Egan 416-791-7200 Colliers International 416-777-2200	
155 Consumers Road Honeywell Building	Lease	1	25,000	\$ 11.00	Immediate	2007 \$ 3.42	Open	T.B.A.	Unique single storey building. Excellent access, corner location. Zoning allows for many uses.; Includes one truck level door and one drive-in door. Divisible to increments of 5,000 sq.ft.	Mr. Steven Babor 416-791-7205 Colliers International 416-492-2000	
505 Consumers Road	Lease	3	5,336	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	12 offices, boardroom, kitchen and open area. Net rent is \$7 on an "as is" basis with escalations; over the term.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	6	2,742	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	Base build condition. Net rent is \$7 on an "as is" basis with escalations over the term.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	8	2,184	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	Space is raw and in base build condition; northeast view.; Net rent is \$7 on an "as is" basis with escalations over the term.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$4.50 psf for 5 yr, \$7.00 psf for 10 yr
	Lease	9	780	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	4 private offices and reception area. Net rent is \$7 on an "as is" basis with escalations over the term.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	10	3,706	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	Offices and open area. Net rent is \$7 on an "as is" basis with escalations over the term.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
515 Consumers Road	Lease	1	3,484	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	6 offices and boardroom. Net rent is \$7 on an "as is" basis with escalations over the term.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
515 Consumers Road	Lease	2	2,480	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	8 offices, reception area and server room. Net rent is \$7 on an "as is" basis; with escalations over the term.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	3	873	\$ 7.00	Nov 1, 2008	2008 \$ 13.00	Open	T.B.A.	2 Offices, storage room and open area.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	3	2,309	\$ 7.00	Jan 1, 2009	2008 \$ 13.00	Open	T.B.A.	Private office, large open area, server room and storage room.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	5	5,570	\$ 7.00	Immediate	2008 \$ 13.00	Open	T.B.A.	Mix of private offices and boardroom. Net rent is \$7 on an "as is" basis with escalations over; the term.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	6	12,482	\$ 7.00	Jul 1, 2009	2008 \$ 13.00	Open	T.B.A.	;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	7	12,482	\$ 7.00	Jul 1, 2009	2008 \$ 13.00	Open	T.B.A.	;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
100 Cowdray Court Kennedy Court Phase 1	Lease	3	1,700	\$ 9.90	Immediate	2008 \$ 14.50	Open	T.B.A.	Built out suite with 7 private offices & boardroom.;	Mr. Aaron Arsenault 416-791-7248 Mr. Jim Brown 416-791-7224 Colliers International 416-492-2000	\$0.90 psf per annum
354 Davenport Road Designers Walk	Lease	1	1,821	\$ 17.00	Immediate	2007 \$ 14.10	Open	T.B.A.	Office/showroom space.;	Mr. David Clarke 416-643-3782 Colliers International 416-777-2200	
	Lease	2	4,000	\$ 17.00	Immediate	2007 \$ 14.10	Open	T.B.A.	Full floor, high end improvements with skylight.;	Mr. David Clarke 416-643-3782 Colliers International 416-777-2200	
1050 Don Mills Road Block F	Lease	2	4,935	\$ 19.00	Apr 1, 2009	2008 \$ 14.80	Open	T.B.A.	Rates include a \$25 psf allowance. December 1, 2008; Part of the new Shops at Don Mills lifestyle centre.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
1050 Don Mills Road Block F	Lease	2	2,236	\$ 19.00	Apr 1, 2009	2008 \$ 14.80	Open	T.B.A.	Rates include a \$25 psf allowance. December 1, 2008; Part of the new Shops at Don Mills lifestyle centre.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	2,795	\$ 19.00	Apr 1, 2009	2008 \$ 14.80	Open	T.B.A.	Rates include a \$25 psf allowance. December 1, 2008; Part of the new Shops at Don Mills lifestyle centre.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	3,580	\$ 19.00	Apr 1, 2009	2008 \$ 14.80	Open	T.B.A.	Rates include a \$25 psf allowance. Available for fixturing in December 1, 2008; Part of the new Shops at Don Mills lifestyle centre.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
1070 Don Mills Road Block N	Lease	2	8,303	\$ 19.00	Dec 1, 2008	2008 \$ 14.80	Open	T.B.A.	Available for fixturing in September 2008. Up to 23,000 sf contiguous.; A \$25 psf allowance is included in these rates.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-777-2200	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	3,720	\$ 19.00	Dec 1, 2008	2008 \$ 14.80	Open	T.B.A.	Available for fixturing in September 2008. Up to 23,000 sf contiguous.; A \$25 psf allowance is included in these rates.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	4,220	\$ 19.00	Dec 1, 2008	2008 \$ 14.80	Open	T.B.A.	Available for fixturing in September 2008. Up to 23,000 sf contiguous.; A \$25 psf allowance is included in these rates.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	4,260	\$ 19.00	Dec 1, 2008	2008 \$ 14.80	Open	T.B.A.	Available for fixturing in September 2008. Up to 23,000 sf contiguous.; A \$25 psf allowance is included in these rates.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years
	Lease	2	2,030	\$ 19.00	Dec 1, 2008	2008 \$ 14.80	Open	T.B.A.	Available for fixturing in September 2008. Up to 23,000 sf contiguous.; A \$25 psf allowance is included in these rates.	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-777-2200 Colliers International 416-626-1600	\$5 psf - 5 years; \$8 psf - 10 years

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
1090 Don Mills Road	Lease	2	17,395	\$ 12.00	Immediate	2008 \$ 15.52	Open	T.B.A.	Full floor coming available in fall 2008.;	Mr. Jason Book 416-643-3729 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-777-2200	\$5 psf - 5 year; \$8 psf - 10 year
1 Eglinton Avenue E	Lease	1	1,737	\$ 15.50	Immediate	2008 \$ 19.60	Open	T.B.A.	Retail space in base building condition.;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	\$1.00/sf/annum
	Lease	7	3,765	\$ 15.50	Immediate	2008 \$ 19.60	Open	T.B.A.	Raw space. Divisible;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	\$1.00/sf/annum
10 Gateway Boulevard	Lease	1	7,930	\$ 19.00	Immediate	2008	Open	T.B.A.	Clean institutional space. Mix of private offices and larger rooms that could be used; for classrooms or office space. Ravine level. Rate is semi-gross.	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	\$1 per sq.ft. per annum
155 Gordon Baker Road	Lease	1	3,368	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Built out space, contiguous to suite 105. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	\$1 psf
	Lease	1	10,238	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Open space with large reception off main atrium. Possible to divide space. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	\$1 psf
	Lease	1	17,813	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	TI Allowance of \$20.00 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	\$1 psf
	Lease	1	1,136	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Available June 2008. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	

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Municipality	Availability	Floor	Available	Net Rate	Availability	Expense Year	Term	Parking	Comments	Listing	Commission
Address	Type		Area (s.f.)		Date	Total Add'l				Representative(s)	
Building Name						Expenses					
<b>Toronto</b>											
155 Gordon Baker Road	Lease	1	550	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Available June 2008. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	1	1,659	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Available June 2008. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	1	441	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Available June 2008. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	2	2,669	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Built-out space. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	3	3,299	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Internal facing atrium. Allowance of \$20 psf.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
	Lease	3	3,868	\$ 12.50	Immediate	2008 \$ 15.43	Open	T.B.A.	Corner unit. Elevator exposure. Net rate includes \$20 psf improvement allowance.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	
700-780 Gordon Baker Road	Lease	1	2,510	\$ 10.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Ideal offices for a professional group. Situated near the main entrance of the building, with a retail storefront entrance. T.I. allowance included.	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	
	Lease	1	2,335	\$ 10.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Two private offices, boardroom area and open area with file storage.; Lots of natural light, and ground floor exposure.	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
700-780 Gordon Baker Road	Lease	2	950	\$ 10.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Open and bright.; Build private offices or leave as open concept, as landlord has included a tenant improvement allowance.	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	
1 Greensboro Drive Mantella Building	Lease	2	3,836	\$ 11.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Full floor; 9,377 sq.ft. that can be divided. Existing leaseholds in place.;	Mr. Glenn Thackeray 416-620-2884 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5 psf for a 5 year term; \$8 psf for a 10 yr term
	Lease	2	5,541	\$ 11.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Full floor; 9,377 sq.ft. that can be divided. Existing leaseholds in place.;	Mr. Glenn Thackeray 416-620-2884 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	
	Lease	3	2,337	\$ 11.00	Immediate	2008 \$ 10.00	Open	T.B.A.	5 offices, boardroom, kitchen, reception & storage.;	Mr. Glenn Thackeray 416-620-2884 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	
800 Islington Avenue	Lease	1	19,395	\$ 9.00	Immediate	2007	Open	T.B.A.	Office unit in an industrial building.; Various unit sizes exist. Gross rate.	Mr. Albert Maierhofer 416-620-2830 Mr. Mark Sevenpifer 416-620-2828 Ms. Sally Fitzpatrick 416-620-2818 Colliers International 416-626-1600	
	Lease	2	20,457	\$ 9.00	Immediate	2008	Open	T.B.A.	Front office space in an industrial building.; Various unit sizes exist. Gross rate.	Mr. Albert Maierhofer 416-620-2830 Mr. Mark Sevenpifer 416-620-2828 Ms. Sally Fitzpatrick 416-620-2818 Colliers International 416-626-1600	
53 Jarvis Street King George Square	Lease	1	684	\$ 30.00	Dec 1, 2008	2003	Open	T.B.A.	Lots of natural light, high ceilings, court yard view, exposed concrete floors; and ceiling. Onsite parking	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
172 King Street E	Lease	-1	1,950	\$ 25.00	Mar 1, 2009	2008 \$ 12.00	Open	T.B.A.	Allowance is negotiable.;	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
	Lease	1	2,700	\$ 25.00	Mar 1, 2009	2008 \$ 12.00	Open	T.B.A.	;	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	

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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
172 King Street E	Lease	2	1,957	\$ 25.00	Mar 1, 2009	2008 \$ 12.00	Open	T.B.A.	Negotiable allowance.;	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
	Lease	3	1,957	\$ 25.00	Mar 1, 2009	2008 \$ 12.00	Open	T.B.A.	Allowance is negotiable.;	Mr. Daniel Holmes 416-643-3463 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
1207 King Street W	Lease	2	5,000	\$ 20.00	Immediate	2008 \$ 7.21	Open	T.B.A.	15 ft. ceilings, hardwood floors, large new windows, walkout to rooftop.; Rate excludes hydro and gas (based on usage)	Ms. Mary Mowbray 416-643-3740 Colliers International 416-777-2200	
121 King Street W Standard Life Centre	Lease	8	4,291	\$ 26.50	Immediate	2008 \$ 24.63	Open	T.B.A.	;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	11	2,486	\$ 26.50	Immediate	2008 \$ 24.63	Open	T.B.A.	9 offices, kitchenette and reception;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	11	3,340	\$ 26.50	Immediate	2008 \$ 24.63	Open	T.B.A.	;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	12	21,834	\$ 26.50	Immediate	2008 \$ 24.63	Open	T.B.A.	;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	15	21,834	\$ 26.50	Immediate	2008 \$ 24.63	Open	T.B.A.	Full floor available.;	Mr. Tim Bristow 416-643-3408 Mr. Tobin Davis 416-643-3744 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	

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<b>Toronto</b>											
409 King Street W	Lease	4	4,000	\$ 18.00	Immediate	2008 \$ 10.00	Open	T.B.A.	;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
	Lease	5	4,800	\$ 18.00	Immediate	2008 \$ 10.00	Open	T.B.A.	Model suite. Currently under construction.;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
305 Milner Avenue Metro East Corporate Centre - Phase 2	Lease	3	2,900	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Model suite with 3 offices, new paint & carpet installed.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5 - 5 year/\$8 - 10 year
	Lease	3	1,814	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Base building. Two private offices. Includes new paint/ carpet from landlord samples.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5 - 5 year/\$8 - 10 year
	Lease	3	2,361	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Consists of 2 offices and boardroom with open area. Includes new paint/ carpet from landlord samples.	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5 - 5 year/\$8 - 10 year
	Lease	3	1,353	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	3 offices, boardroom, kitchen & reception.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	
	Lease	7	11,446	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Base building condition with elevator exposure. Includes new paint/ carpet from landlord samples.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5.00 psf/annum (5 yr), \$8.00 psf/annum (10 yr)
	Lease	9	3,164	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Base build condition; elevator exposure. Includes new paint/ carpet from landlord samples.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	\$5 psf (5 years), \$8 psf (10 years)
	Lease	9	3,850	\$ 9.50	Immediate	2008 \$ 14.24	Open	T.B.A.	Base building condition. Includes new paint/ carpet from landlord samples.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
325 Milner Avenue Tele-Direct Tower 1	Lease	9	19,411	\$ 10.00	Immediate	2008 \$ 15.08	Open	T.B.A.	;	Mr. Jim Brown 416-791-7224 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	10	12,500	\$ 10.00	Immediate	2008 \$ 15.08	Open	T.B.A.	Space can be divided.;	Mr. Jim Brown 416-791-7224 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	12	3,932	\$ 10.00	Immediate	2008 \$ 15.08	Open	T.B.A.	Amenities in building, ample parking. Net rent negotiable.;	Mr. Jim Brown 416-791-7224 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$1.00 psf/annum (up to 10 years)
	Lease	15	2,927	\$ 10.00	Immediate	2008 \$ 15.08	Open	T.B.A.	;	Mr. Jim Brown 416-791-7224 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
5 Park Home Avenue City Centre Northeast Low Rise	Lease	3	17,912	\$ 17.00	Immediate	2008 \$ 18.58	Open	T.B.A.	Full floor with dedicated elevator lobby. Large open area with private offices, training room and kitchen.	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	5	3,584	\$ 17.00	Immediate	2008 \$ 18.58	Open	T.B.A.	Corner suite with glazing on 3 sides. Three offices and open area.; Elevator exposure.	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
151 Placer Court	Lease	1	10,000	\$ 12.75	Immediate	2008 \$ 11.00	Open	T.B.A.	Mix of private offices and open space that can be divided. Opportunity for signage.; Back up generator capacity, UPS access, IT support for your most demanding requirements, high speed internet access.	Mr. Jim Brown 416-791-7224 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$0.80 psf
135 Queen's Plate Drive Woodbine Place	Lease	1	700	\$ 14.50	Immediate	2008 \$ 14.00	Open	T.B.A.	Built out with high quality leaseholds including full height doors.;	Mr. Adam Dauphinee 416-620-2872 Mr. Domenic Galati 416-620-2834 Colliers International 416-626-1600	
	Lease	2	2,000	\$ 14.50	Immediate	2008 \$ 14.00	Open	T.B.A.	;	Mr. Adam Dauphinee 416-620-2872 Mr. Domenic Galati 416-620-2834 Colliers International 416-626-1600	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
135 Queen's Plate Drive Woodbine Place	Lease	4	3,300	\$ 14.50	Immediate	2008 \$ 14.00	Open	T.B.A.	Immediate occupancy. Built out with high quality leaseholds including full height doors.;	Mr. Adam Dauphinee 416-620-2872 Mr. Domenic Galati 416-620-2834 Colliers International 416-626-1600	
	Lease	5	2,353	\$ 14.50	Immediate	2008 \$ 14.00	Open	T.B.A.	Built out with high quality leaseholds including full height doors.;	Mr. Adam Dauphinee 416-620-2872 Mr. Domenic Galati 416-620-2834 Colliers International 416-626-1600	
	Lease	5	3,342	\$ 14.50	Feb 1, 2009	2008 \$ 14.00	Open	T.B.A.	;	Mr. Adam Dauphinee 416-620-2872 Mr. Domenic Galati 416-620-2834 Colliers International 416-777-2200	
1 Richmond Street W	Lease	1	3,103		Immediate	2008 \$ 18.09	Open	T.B.A.	Net rent negotiable. Additional rent excludes gas and cleaning.;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	Contact agent for further details.
45 Sheppard Avenue E North York Square	Lease	2	2,273	\$ 16.00	Immediate	2008 \$ 17.35	Open	T.B.A.	Newly upgraded commom areas. Turnkey available.;	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	
	Lease	5	1,863	\$ 16.00	Immediate	2008 \$ 17.35	Open	T.B.A.	Available Immediately. Turnkey available.;	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	
	Lease	7	2,177	\$ 16.00	Immediate	2008 \$ 17.35	Open	T.B.A.	8 private offices, boardroom;	Mr. Aaron Arsenault 416-791-7248 Colliers International 416-492-2000	
40 Sheppard Avenue W Intercon Building	Lease	2	2,529	\$ 16.50	Immediate	2008 \$ 18.05	Open	T.B.A.	The suite is built out with 2 offices, large open area, boardroom, kitchen and storage.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
	Lease	8	6,114	\$ 16.50	Immediate	2008 \$ 18.05	Open	T.B.A.	Top floor with skylights. Suite is in base building condition with elevator exposure.;	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
250 Tempo Avenue											

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Office Lease & Sublease Availabilities  
November, 2008



Municipality	Availability	Floor	Available	Net Rate	Availability	Expense Year	Term	Parking	Comments	Listing	Commission
Address	Type		Area (s.f.)		Date	Total Add'l				Representative(s)	
Building Name						Expenses					
<b>Toronto</b>											
250 Tempo Avenue	Lease	1	5,612	\$ 13.50	Immediate	2008	Open	T.B.A.	Large open office area. Well appointed individual offices. Boardroom, kitchen, washrooms within; subject area, ample lighting with large windows and skylights. Climate controlled roof mounted Hvac. Option to choose from landlord's standard finishes. 15 parking spaces. Semi-gross rate + GST.	Mr. Fred Cope 416-620-2829 Mr. Patrick Egan 416-791-7200 Colliers International 416-492-2000 Colliers International 416-626-1600	\$1.00 psf per annum
75 The Donway W	Lease	2	1,250	\$ 7.50	Nov 1, 2008	2008 \$ 14.64	Open	T.B.A.	Recently improved. Built out with sizeable office.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	2	1,456	\$ 7.50	Nov 1, 2008	2008 \$ 14.64	Open	T.B.A.	Newly improved reception area and with offices and open area.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	3	1,780	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Move in ready. Lots of open space.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	3	1,188	\$ 7.50	Nov 1, 2008	2008 \$ 14.64	Open	T.B.A.	Lots of open space with perimeter offices.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	4	1,631	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Open space with offices. Great views to downtown.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	4	760	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Available for medical use. Vacant and move in ready; Freshly painted.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	5	709	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Available for medical use. Vacant. Lots of light.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	6	3,957	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. High end quality finishes. New paint and carpet. 11 offices, boardroom, kitchen and; reception area. Open space with offices. Elevator exposure.	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	7	1,610	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Private office with open space. Great corner suite.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
75 The Donway W	Lease	8	4,163	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	8	927	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Built out with offices and open area.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	8	858	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Built out with 2 offices and open area. Ready to move-in.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	9	2,422	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Lots of open space wiht private bathroom.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	10	773	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Built out with offices, kitchen and open area.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	11	1,400	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Built out with offices.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	11	1,047	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Built out with offices, kitchen and open area.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Lease	14	2,690	\$ 7.50	Immediate	2008 \$ 14.64	Open	T.B.A.	Vacant. Move in ready. Built out with offices and kitchen.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
81 The East Mall	Lease	1	1,500	\$ 11.50	Immediate	2007 \$ 14.76	Open	T.B.A.	Open space. Landlord will provide full turnkey allowance.; Lots of natural light.	Mr. Domenic Galati 416-620-2834 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	
	Lease	2	6,800	\$ 9.50	Immediate	2007 \$ 14.76	Open	T.B.A.	Open space. Landlord will provide full turnkey allowance.; Lots of natural light.	Mr. Domenic Galati 416-620-2834 Ms. Tristan Scott 416-620-2849 Colliers International 416-626-1600	
55 Town Centre Court Canada Life Centre	Lease	2	3,162	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	
	Lease	3	10,901	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	Open plan, base building condition. Space can be divided. Contiguous with 301 to 14,640 sf.;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	\$4 on a 5 year; \$8 on 10 year

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Office Lease & Sublease Availabilities  
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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
55 Town Centre Court Canada Life Centre	Lease	5	12,941	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	Built-out space with several private offices, reception, internal washrooms, kitchen and large; open area.	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	\$4 on a 5 year; \$8 on 10 year
	Lease	5	1,335	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	5 offices, reception, copy room.;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-626-1600 Colliers International 416-777-2200	\$4 on a 5 year; \$8 on 10 year
	Lease	5	1,297	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	
	Lease	6	1,244	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	
	Lease	6	1,146	\$ 12.00	Immediate	2008 \$ 13.67	Open	T.B.A.	;	Mr. Glenn Thackeray 416-620-2884 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	
488 Wellington Street W The Duke - West Building	Lease	-1	3,989	\$ 22.00	Mar 30, 2009	2008 \$ 10.60	Open	T.B.A.	Renovated loft style building with exposed brick and beams.;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
	Lease	2	8,775	\$ 22.00	Dec 31, 2008	2008 \$ 10.60	Open	T.B.A.	Lots of natural light and high exposed ceilings.;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
	Lease	3	12,166	\$ 22.00	Immediate	2008 \$ 10.60	Open	T.B.A.	Available with 60 days notice.;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
504 Wellington Street W	Lease	1	4,131	\$ 19.00	Immediate	2007 \$ 12.00	Open	T.B.A.	Great built out studio space in the heart of downtown west.;	Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
525 Wilson Avenue Allen Park Business Centre	Lease	1	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality	Availability	Floor	Available	Net Rate	Availability	Expense Year	Term	Parking	Comments	Listing	Commission
Address	Type		Area (s.f.)		Date	Total Add'l				Representative(s)	
Building Name						Expenses					
<b>Toronto</b>											
525 Wilson Avenue Allen Park Business Centre	Lease	2	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	3	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	4	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	5	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	6	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	7	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	8	26,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	9	20,000	\$ 21.00	Jan 1, 2010	2008 \$ 16.00	Open	T.B.A.	;	Mr. Chris Fyvie 416-643-3713 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
1055 Yonge Street 1055 Yonge Street	Lease	2	1,513	\$ 16.00	Immediate	2008 \$ 13.02	Open	T.B.A.	Built out and ready to go.;	Mr. Bob Robertson 416-643-3785 Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
	Lease	3	1,342	\$ 16.00	Immediate	2008 \$ 13.02	Open	T.B.A.	;	Mr. Bob Robertson 416-643-3785 Mr. Daniel Holmes 416-643-3463 Colliers International 416-777-2200	
1881 Yonge Street Yonge Balliol Centre	Lease	4	1,509	\$ 15.00	Immediate	2008 \$ 18.71	Open	T.B.A.	Inducements are negotiable.;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	5	1,561	\$ 18.50	Immediate	2008 \$ 18.71	Open	T.B.A.	Model suite; Built out with 2 offices, 3 workstations, copy/storage room, boardroom and reception; area. Elevator exposure. Furniture in place and available (cost to be negotiated).	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	\$1.00 psf/annum
	Lease	5	2,758	\$ 15.00	Immediate	2008 \$ 18.71	Open	T.B.A.	The space is in base building condition.;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	7	1,373	\$ 15.00	Immediate	2008 \$ 18.71	Open	T.B.A.	The suite is built out with 3 offices and open space.;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	7	1,820	\$ 15.00	Immediate	2008 \$ 18.71	Open	T.B.A.	;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
661 Yonge Street	Lease	4	4,000	\$ 24.50	Immediate	2008	Open	T.B.A.	Built out with great natural light and operable windows.;	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	\$5.00psf/5 yr., \$8.00psf/10 yr.
55 York Street											

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Office Lease & Sublease Availabilities  
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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
55 York Street	Lease	2	3,268	\$ 18.00	Immediate	2008 \$ 20.39	Open	T.B.A.	The suite is built out with 4 offices, 3 workstations in open area and kitchenette.; Furniture can be made available.	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	2	1,281	\$ 18.00	Immediate	2008 \$ 20.39	Open	T.B.A.	2 offices, open concept;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
	Lease	14	805	\$ 18.00	Immediate	2008 \$ 20.39	Open	T.B.A.	Meeting room, open concept;	Mr. Daniel Holmes 416-643-3463 Mr. Tim Bristow 416-643-3408 Ms. Heather Boake 416-643-3706 Colliers International 416-777-2200	
235 Yorkland Boulevard	Lease	2	2,171	\$ 12.00	Immediate	2008 \$ 14.50	Open	T.B.A.	5 offices, boardroom;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
245 Yorkland Boulevard	Lease	3	14,719	\$ 10.00	Immediate	2008 \$ 16.99	Open	T.B.A.	\$20.00/ sq.ft. allowance included. Space is in base building condition.; Space is divisible.	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$5.00 Psf-5 Yr Term,\$8.00 Psf-10 Yr Term
<b>Vaughan</b>											
3700 Steeles Avenue W Weston Gardens Office Tower	Lease	3	1,382	\$ 15.00	Immediate	2008 \$ 10.19	Open	T.B.A.	Open floor plan, corner offices.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	\$4.00 psf - 5 yr term; \$7.00 psf - 10 yr term
	Lease	4	2,664	\$ 15.00	Immediate	2008 \$ 10.19	Open	T.B.A.	Open area;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Sale Price	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Brampton</b>											
7900 Hurontario Street	Sale	2	1,000	\$ 299,000.00	May 1, 2009	2008		T.B.A.	Various sizes available. Additional expenses to be determined. Contact agent for more details.;	Mr. Dominique Bredin 416-620-2882 Mr. Sanjiv Chadha 416-620-2875 Colliers International 416-626-1600	
	Sale	3	1,000	\$ 320,000.00	May 1, 2009	2008		T.B.A.	Various sizes available. Additional expenses to be determined. Contact agent for more details.;	Mr. Dominique Bredin 416-620-2882 Mr. Sanjiv Chadha 416-620-2875 Colliers International 416-626-1600	
	Sale	4	1,000	\$ 340,000.00	May 1, 2009	2008		T.B.A.	Various sizes available. Additional expenses to be determined. Contact agent for more details.;	Mr. Dominique Bredin 416-620-2882 Mr. Sanjiv Chadha 416-620-2875 Colliers International 416-626-1600	
	Sale	5	1,000	\$ 349,000.00	May 1, 2009	2008		T.B.A.	Various sizes available. Additional expenses to be determined. Contact agent for more details.;	Mr. Dominique Bredin 416-620-2882 Mr. Sanjiv Chadha 416-620-2875 Colliers International 416-626-1600	
<b>Mississauga</b>											
5225 Orbitor Drive Matheson Executive Complex	Sale	1	4,202	\$ 710,000.00	Immediate	2008 \$ 5.50		T.B.A.	High end leaseholds in boardroom & kitchen. Approximately 900 sq.ft. of storage/ warehouse space.;	Mr. Domenic Galati 416-620-2834 Colliers International 416-626-1600	2.5% Net
<b>Toronto</b>											
1585 Markham Road Markham Place	Sale	2	2,616	\$ 549,360.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,004	\$ 210,840.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,004	\$ 210,840.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,629	\$ 342,090.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,323	\$ 277,830.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Sale Price	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
1585 Markham Road Markham Place	Sale	2	1,004	\$ 210,840.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,912	\$ 401,520.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	2	1,004	\$ 210,840.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	3	1,000	\$ 210,000.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	3	1,305	\$ 274,050.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	3	1,000	\$ 210,000.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	4	1,994	\$ 418,740.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	4	1,567	\$ 329,070.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	4	993	\$ 208,530.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%
	Sale	4	993	\$ 208,530.00	Immediate	2008		T.B.A.	Open concept. Build-out available at \$35 per sq. ft. Underground parking units at \$20,000 each.;	Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	2.5%

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Office Lease & Sublease Availabilities  
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Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Sale Price Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Sale & Lease Comments	Listing Representative(s)	Sale Commission Lease Commission
<b>Richmond Hill</b>											
N/A Via Renzo Urban Edge Business Centre Phase 1	Sale & Lease	2	1,812	\$ 453,000.00 \$ 21.00	Oct 1, 2009	2008	Open	T.B.A.	Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions available.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Sale & Lease	2	1,877	\$ 469,250.00 \$ 21.00	Oct 1, 2009	2008	Open	T.B.A.	Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions available.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Sale & Lease	2	1,322	\$ 330,607.00 \$ 21.00	Oct 1, 2009	2008	Open	T.B.A.	Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions available.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Sale & Lease	2	1,567	\$ 391,620.00 \$ 21.00	Immediate	2008	Open	T.B.A.	Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions available.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
	Sale & Lease	2	1,606	\$ 401,620.00 \$ 21.00	Oct 1, 2009	2008	Open	T.B.A.	Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions available.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality	Availability	Floor	Available	Sale Price	Availability	Expense Year	Term	Parking	Sale & Lease Comments	Listing	Sale Commission
Address	Type		Area (s.f.)	Net Rate	Date	Total Add'l				Representative(s)	Lease Commission
Building Name						Expenses					
<b>Richmond Hill</b>											
N/A Via Renzo	Sale & Lease	3	18,543	\$ 4,635,750.00	Oct 1, 2009	2008	Open	T.B.A.	Divisible. Sale price is \$250 per sq.ft. Turn-key solutions available. Taxes and operating costs to be determined. Occupancy November 2008. Turn-key solutions; available.	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
Urban Edge Business Centre Phase 1				\$ 21.00							

Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Brampton</b>											
8 Nelson Street W Brampton Executive Centre	Sublease	6	14,014	\$ 12.00	Immediate	2008 \$ 14.53	to Aug. 30, 2010	T.B.A.	Built out. Up to 60 underground parking stalls at \$35 per stall per month.;	Mr. Glenn Thackeray 416-620-2884 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600	
8177 Torbram Road Royal Bank Building	Sublease	1	15,976	\$ 12.00	Immediate	2008 \$ 13.58	to Apr. 29, 2011	T.B.A.	Space consists of the entire 2nd floor and part of the ground floor.;	Mr. David Moretti 416-643-3712 Mr. Domenic Galati 416-620-2834 Colliers International 416-777-2200 Colliers International 416-626-1600	
	Sublease	2	15,976	\$ 12.00	Immediate	2008 \$ 13.58	to Apr. 29, 2011	T.B.A.	Space consists of the entire 2nd floor and part of the ground floor.;	Mr. David Moretti 416-643-3712 Mr. Domenic Galati 416-620-2834 Colliers International 416-777-2200 Colliers International 416-626-1600	
<b>Markham</b>											
60 Columbia Way Valleywood Corporate Centre (Phase 1)	Sublease	1	9,167	\$ 14.00	Immediate	2008 \$ 11.78	to Dec. 30, 2011	T.B.A.	Sublease to December 30, 2011. Move in condition. Space is well suited for the user in need of many; private well-appointed offices. Sublease with the furniture may be a possibility.	Mr. Scott Sutherland 416-791-7229 Colliers International 416-492-2000	\$1 psf per year of the remaining term
155 Commerce Valley Drive E	Sublease	1	3,000		Immediate	2008	minimum 3 years	T.B.A.	Rate negotiable. Minimum 3 year term. Co-location data centre premises with raised floor, backup; power, extra cooling, enhanced security, etc. Square footage is approximate. Space is expandable. Contact agent for pricing details.	Mr. Ryan McIver 416-643-3749 Colliers International 416-777-2200	
<b>Mississauga</b>											
405 Britannia Road E Britannia Business Centre	Sublease	2	2,180	\$ 9.00	Immediate	2008 \$ 8.73	to Oct. 30, 2009	T.B.A.	Kitchenette and large boardroom. Move-in condition.;	Mr. Christopher Burans 416-620-2866 Mr. Justin Dupas 416-620-2887 Colliers International 416-626-1600	
5090 Explorer Drive											

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Mississauga</b>											
5090 Explorer Drive	Sublease	2	2,885	\$ 12.00	Immediate	2008 \$ 12.58	to Aug. 31, 2010	T.B.A.	Built out suite with perimeter offices, kitchen, boardroom and open area.; Longer term available with head landlord.	Mr. Christopher Burans 416-620-2866 Colliers International 416-626-1600	
5750 Explorer Drive Hershey Building	Sublease	1	9,033	\$ 19.50	Dec 1, 2008	2008 \$ 11.50	to Nov. 30, 2018	T.B.A.	Base building condition. Allowance of \$40 per sq.ft.; Low additional rent.	Mr. Peter W Davies 416-643-3739 Colliers International 416-777-2200	
5025 Orbitor Drive Heritage Phase 1 (Building 1-6)	Sublease	4	757	\$ 9.00	Immediate	2007 \$ 10.53	to May 31, 2013	T.B.A.	Open concept with private entrance. Ready to move in.;	Mr. John Reid 416-643-3455 Colliers International 416-777-2200	
5045 Orbitor Drive Heritage Phase 2 (Buildings 7-12)	Sublease	1	2,563	\$ 3.00	Immediate	2008 \$ 11.00	to Feb. 28, 2012	T.B.A.	;	Mr. Toby Tobiason 416-643-3459 Colliers International 416-777-2200	
2 Robert Speck Parkway Mississauga Executive Centre	Sublease	5	10,627	\$ 13.50	Immediate	2008 \$ 15.99	to Jan. 31, 2012	T.B.A.	Data recovery centre; dedicated generator located in parking garage of building.; Pre-action fire suppression system. Dedicated air-conditioning system within the premises. Over 6,400 sq.ft. of raised floor area.	Mr. Adam Dauphinee 416-620-2872 Mr. Tim Bristow 416-643-3408 Colliers International 416-777-2200 Colliers International 416-626-1600	
4 Robert Speck Parkway Mississauga Executive Centre	Sublease	3	3,782	\$ 15.00	Immediate	2008 \$ 15.37	to Jan 30, 2010	T.B.A.	Built out with perimeter offices, kitchenette, and open area.; Premises was originally one of Oxford's model suites.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600	
<b>Pickering</b>											
1815 Ironstone Manor Tribute Corporate Centre	Sublease	1	10,862	\$ 10.95	Immediate	2007 \$ 5.13	to Jan. 31, 2010	T.B.A.	Open area and private offices, stunning 2 storey reception area.; Additional rent to be determined.	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
<b>Richmond Hill</b>											
30 Leek Crescent 404 Tech Centre	Sublease	1	11,445	\$ 15.00	Immediate	2007 \$ 11.25	to Aug. 14, 2011	T.B.A.	Traditional layout of perimeter offices and open area. Large meeting rooms and lunch room.; Brand new finishes. Double entrance glass doors; prime exposure off ground floor lobby.	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-626-1600 Colliers International 416-492-2000	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Richmond Hill</b>											
30 Leek Crescent 404 Tech Centre	Sublease	3	6,350	\$ 14.00	Immediate	2007 \$ 11.25	to Dec. 31, 2010	T.B.A.	Workstations, large open area, boardroom and kitchen. Term expiry is subject to final confirmation.;	Mr. Patrick Cowie 416-791-7223 Mr. Patrick Egan 416-791-7200 Colliers International 416-492-2000	
45 Vogell Road Commerce Point	Sublease	1	7,233	\$ 14.00	Immediate	2008 \$ 11.63	to Jan. 31, 2014	T.B.A.	Term to January 31, 2014. Incredible conference centre with audio visual capabilities.; Strong sublandlord covenant.	Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
<b>Toronto</b>											
4 Banigan Drive	Sublease	1	8,400		Immediate	2008	minimum 3 years	T.B.A.	Rate negotiable. Minimum 3 year term. Co-location data centre premises with raised floor, backup; power, extra cooling, enhanced security, etc. Square footage is approximate. Space is expandable. Contact agent for pricing details.	Mr. Ryan McIver 416-643-3749 Colliers International 416-777-2200	
360 Bay Street Lehndorff Building	Sublease	7	5,556	\$ 17.50	Immediate	2008 \$ 18.62	to Dec. 31, 2012	T.B.A.	New build out consisting of 9 large offices, large boardroom, 2 meeting rooms, secure operations; room, server room, large open area, servery and storage room.	Mr. Aaron Pilon 416-643-3426 Mr. Michael Sheahan 416-777-2200 Colliers International 416-777-2200	\$5 psf for 4 year sublease term
372 Bay Street Sterling Tower	Sublease	5	3,901	\$ 18.00	Immediate	2008 \$ 18.78	to July 31, 2012	T.B.A.	Newly finished office space in move in condition. Plug and play opportunity with cabling and wiring; in place. Elevator exposure.	Mr. Ryan McIver 416-643-3749 Colliers International 416-777-2200	
483 Bay Street Bell-Trinity North Tower	Sublease	-1	24,515	\$ 12.00	Jan 1, 2009	2008 \$ 18.97	to Feb. 28, 2018	T.B.A.	Building's conference centre.;	Mr. Scott Mulligan 416-643-3422 Mr. Tobin Davis 416-643-3744 Colliers International 416-777-2200	
	Sublease	1	14,318	\$ 15.00	Sep 1, 2009	2008 \$ 18.97	to Feb. 28, 2018	T.B.A.	4,000 to 6,000 sq. ft. units are available.;	Mr. Scott Mulligan 416-643-3422 Mr. Tobin Davis 416-643-3744 Colliers International 416-777-2200	

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Office Lease & Sublease Availabilities  
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<b>Toronto</b>											
175 Bloor Street E Crown Life Place, South Tower	Sublease	7	8,936	\$ 18.00	Immediate	2008 \$ 18.90	to Sep. 30, 2012	T.B.A.	14 private offices, boardroom, kitchen & storage. Move in condition. Net rental rate is negotiable.; Elevator exposure.	Mr. John Reid 416-643-3455 Colliers International 416-777-2200	
	Sublease	13	4,922	\$ 19.00	Immediate	2008 \$ 18.61	to Sep. 30, 2017	T.B.A.	Open concept and elevator exposure with lots of light. Net rate negotiable.;	Mr. Bob Robertson 416-643-3785 Colliers International 416-777-2200	
3250 Bloor Street W Clarica Centre - East Tower Phase 3	Sublease	12	3,238	\$ 15.00	Immediate	2008 \$ 20.66	to Nov. 30, 2011	T.B.A.	Built out with open area, two offices, meeting room, boardroom and storage area. Fully furnished.; TMI includes janitorial services.	Mr. Ian Carter 416-620-2867 Mr. Jason Book 416-643-3729 Colliers International 416-777-2200 Colliers International 416-626-1600	
515 Consumers Road	Sublease	3	1,363	\$ 6.50	Immediate	2008 \$ 13.00	to Dec. 31, 2008	T.B.A.	Sublease to December 31, 2008. Net rent is \$6.50 on an "as is" basis.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-492-2000	
32 Eastern Avenue	Sublease	2	4,000	\$ 14.50	Immediate	2008	to Oct. 31, 2009	T.B.A.	Kitchen and open plan with a loading dock. Semi-gross rate; hydro and gas are billed separately.; Office or light industrial use only. Longer term available.	Mr. David Clarke 416-643-3782 Colliers International 416-777-2200	
5405 Eglinton Avenue W Centennial Centre	Sublease	1	1,947	\$ 7.00	Immediate	2008 \$ 12.37	to June 29, 2009	T.B.A.	Attractive ground floor unit. Includes newer carpet, internal washrooms and servery with water.; Space also has three internal offices.	Mr. Adam Dauphinee 416-620-2872 Colliers International 416-626-1600 Colliers International 416-492-2000	
8 King Street E	Sublease	8	1,136	\$ 18.50	Immediate	2008 \$ 19.50	to Apr. 29, 2014	T.B.A.	3 offices, open area/ reception. Space is less than 1 year old.;	Mr. John Paddon 416-643-3737 Colliers International 416-777-2200	
	Sublease	17	1,714	\$ 16.50	Immediate	2008 \$ 19.50	to Jun. 30, 2012	T.B.A.	3 offices, a board room, open area for 4 and reception.; Fantastic views, motivated sublandlord and the furniture can be made available.	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	
	Sublease	17	1,075	\$ 16.50	Immediate	2008 \$ 19.50	to Jun. 30, 2012	T.B.A.	Corner unit; 3 offices or 2 offices and a boardroom with reception.;	Mr. Chris Fyvie 416-643-3713 Colliers International 416-777-2200	

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
100 King Street W First Canadian Place	Sublease	60	30,826		Immediate	2008 \$ 30.08	to Jan. 30, 2010	T.B.A.	Built out premises with perimeter offices and open area. Call to discuss rental rate.; Short term sublease or new 10 year direct lease. Head landlord will not extend out short term. Divisible	Mr. Graeme Young 416-643-3461 Mr. Ryan McIver 416-643-3749 Colliers International 416-777-2200	
370 King Street W Toronto Showmart Centre	Sublease	3	6,248		Jan 1, 2009	2008 \$ 16.70	to Mar. 30, 2015	T.B.A.	2 private patios on King Street, 6 private offices, boardroom, storage, open area, lunch room.; Great improvements. Current market rent; contact listing agent for details.	Mr. Jason Book 416-643-3729 Colliers International 416-777-2200	
461 King Street W	Sublease	-1	17,565	\$ 17.50	Immediate	2008	to Feb. 27, 2011	T.B.A.	Built out; high ceilings. Divisible to 11,000 sf; Semi-gross rate does not include hydro, gas and in-suite janitorial.	Mr. Rick Comish 416-643-3425 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
2 Queen Street E Maritime Life Tower	Sublease	10	15,637	\$ 23.50	Immediate	2008 \$ 22.68	to Nov. 29, 2015	T.B.A.	2 boardrooms, 2 kitchens and open space. Elevator exposure. Furniture available.;	Mr. Brad Lawrence 416-643-3427 Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
543 Richmond Street W The Atrium	Sublease	2	3,686	\$ 10.00	Immediate	2007 \$ 9.55	to Oct. 30, 2009	T.B.A.	Open plan, ready for immediate occupancy. 16 month term, Landlord willing to extend.;	Mr. Chris Fyvie 416-643-3713 Mr. David Clarke 416-643-3782 Colliers International 416-777-2200	
200 Ronson Drive	Sublease	1	7,417	\$ 12.50	Immediate	2008 \$ 15.66	to Mar. 31, 2014	T.B.A.	Newly built out suite with open area, reception area, 2 meeting rooms, kitchen, lots of natural; light. Divisible to 4,000 sq.ft.	Mr. Patrick Cowie 416-791-7223 Mr. Scott Watson 416-620-2804 Colliers International 416-492-2000 Colliers International 416-626-1600	
80 Spadina Avenue	Sublease	1	5,400	\$ 20.00	Immediate	2008 \$ 5.30	to Apr. 29, 2010	T.B.A.	Additional rent is a 2008 estimate and does not include hydro or in-suite janitorial.; Suite contains large boardroom, high ceilings and kitchenette.	Mr. Brad Lawrence 416-643-3427 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
155 University Avenue											

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
155 University Avenue	Sublease	6	10,380	\$ 20.00	Immediate	2008 \$ 19.98	to Jun. 30, 2012	T.B.A.	Full floor, perimeter offices and some open area with kitchen, staff lounge and meeting rooms.; Call to discuss rental rate.	Mr. David Moretti 416-643-3712 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
375 University Avenue University Centre South Tower	Sublease	8	1,000	\$ 1,200.00	Immediate	2008	Flexible	T.B.A.	Shared sublease, suites 802, 803, 806 and 807 available at \$1200.00/mth. Suite 808 at \$1800.00/mth.; Brand new office space and furniture. Common reception, kitchen and copy room included in rates. Flexible terms , up to 2 years.	Mr. Tobin Davis 416-643-3744 Colliers International 416-777-2200	
55 University Avenue	Sublease	11	3,325	\$ 19.00	Immediate	2008 \$ 20.32	to Jan. 29, 2010	T.B.A.	4 offices on windows, boardroom, kitchen/ storage area, large open area;	Mr. Rick Comish 416-643-3425 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
26 Wellington Street E Wellington Square	Sublease	2	4,609	\$ 16.00	Immediate	2008 \$ 24.50	to Oct.31, 2017	T.B.A.	Mostly open with 2 offices and kitchenette. Bright large windows.; Net rate \$16.00 yrs. 1-4, \$18.00 yrs. 5-9.	Mr. Peter W Davies 416-643-3739 Colliers International 416-777-2200	
100 Yonge Street	Sublease	15	4,200	\$ 24.00	Immediate	2007 \$ 24.57	to Jan. 31, 2015	T.B.A.	One year net free rent.;	Mr. David Moretti 416-643-3712 Mr. Scott Mulligan 416-643-3422 Ms. Ashley Wedlock 416-643-3477 Colliers International 416-777-2200	
4950 Yonge Street Madison Centre	Sublease	2	2,765	\$ 20.00	Immediate	2008 \$ 19.45	to Aug. 31, 2010	T.B.A.	Very efficient layout with 9 offices and kitchenette.;	Mr. Aaron Arsenault 416-791-7248 Mr. Patrick Cowie 416-791-7223 Colliers International 416-777-2200	
5160 Yonge Street City Centre - Northeast Tower	Sublease	18	4,026	\$ 19.50	Immediate	2008 \$ 18.84	to Dec. 31, 2016	T.B.A.	Newly renovated suite; Outstanding client area with numerous meeting rooms.; Elevator exposure. High end leasehold finishes	Mr. Tyler Kenny 416-626-1600 Colliers International 416-626-1600	
10 York Mills Road York Mills Centre Phase 3											

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Office Lease & Sublease Availabilities  
November, 2008



Municipality Address Building Name	Availability Type	Floor	Available Area (s.f.)	Net Rate	Availability Date	Expense Year Total Add'l Expenses	Term	Parking	Comments	Listing Representative(s)	Commission
<b>Toronto</b>											
10 York Mills Road York Mills Centre Phase 3	Sublease	6	32,935		Immediate	2007 \$ 20.16	to Feb. 28, 2009	T.B.A.	\$0 Net Rate! Internal staircase.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Mulligan 416-643-3422 Ms. Nancy Searchfield 416-643-3774 Colliers International 416-777-2200 Colliers International 416-492-2000	
	Sublease	7	21,475		Immediate	2007 \$ 20.16	to Feb. 28, 2009	T.B.A.	\$0 Net Rate! Internal staircase.;	Mr. Patrick Cowie 416-791-7223 Mr. Scott Mulligan 416-643-3422 Ms. Nancy Searchfield 416-643-3774 Colliers International 416-777-2200 Colliers International 416-492-2000	
36 York Mills Road York Mills Centre Phase 1	Sublease	2	3,370	\$ 10.00	Immediate	2007 \$ 19.94	to Sep. 29, 2011	T.B.A.	High quality improvements with perimeter offices and open areas.; Net Rate is Negotiable. Space is not divisible.	Mr. Peter W Davies 416-643-3739 Colliers International 416-777-2200	\$1.00/sf/annum