



1200 Bay Street Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	89,540 sf
Total # of Floors	12
Average Floor	8,140 sf
Year Built / Year Renovated	1968 / 1968
Total Available	10,656 sf
Total % Available	11.90 %

Building Expenses 2008

Operating Costs	\$ 17.05
Realty Tax	
Other Costs	
Total Expenses	\$ 17.05

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	403	818	\$17.00	Net	Lease	Open	Immediate	Boardroom facility available totenants
5	504	745	\$17.00	Net	Lease	Open	Immediate	Boardroom facility available totenants
6	606	558	\$17.00	Net	Lease	Open	Immediate	Boardroom facility available totenants

Location Northwest corner of Bay Street & Bloor Street West

Parking Public parking on Cumberland St.

Comments Storage space available. Boardroom facility available to tenants.



1240 Bay Street Toronto, Ontario

Property Characteristics

Building Class	C
Building Size	84,432 sf
Total # of Floors	9
Average Floor	10,554 sf
Year Built / Year Renovated	1971 / 1971
Total Available	8,845 sf
Total % Available	10.48 %

Building Expenses 2008

Operating Costs	\$ 16.25
Realty Tax	
Other Costs	
Total Expenses	\$ 16.25

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	401	886	\$12.00	Net	Lease	Open	Immediate	Open area

Location Southwest corner of Cumberland Street & Bay Street

Parking No on Site Parking. Public parking nearby.

Comments Building plan is Side Core.



Greenwin Square 365 Bloor Street E Toronto, Ontario

Property Characteristics

Building Class	C
Building Size	272,908 sf
Total # of Floors	20
Average Floor	15,162 sf
Year Built / Year Renovated	1972 / 1972
Total Available	56,387 sf
Total % Available	20.66 %

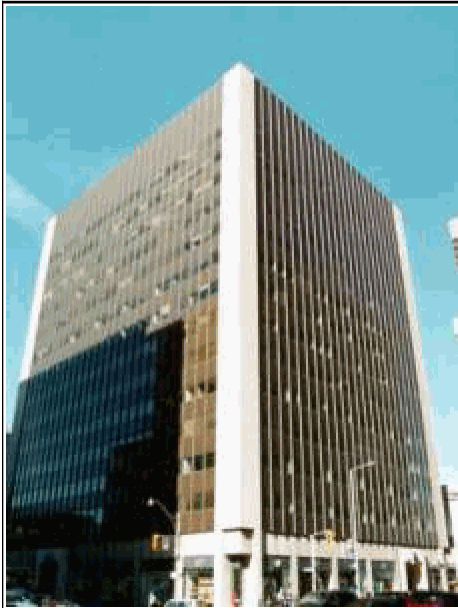
Building Expenses 2008

Operating Costs	\$ 17.73
Realty Tax	
Other Costs	
Total Expenses	\$ 17.73

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
10	1002	926	\$13.00	Net	Lease	Open	Immediate	

Location South side of Bloor Street East, East side of Mt Pleasant Road

Parking Ample underground parking at \$135.00 per stall per month.



60 Bloor Street W Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	224,958 sf
Total # of Floors	15
Average Floor	17,304 sf
Year Built / Year Renovated	1973 / 1973
Total Available	11,793 sf
Total % Available	5.24 %

Building Expenses 2008

Operating Costs	\$ 12.69
Realty Tax	9.80
Other Costs	1.32
Total Expenses	\$ 23.81

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	410B	746	\$0.00	Net	Lease	Open	Immediate	
11	1102	956	\$19.00	Net	Lease	Open	Immediate	The space is built out with private office, meeting room and open area. Net rate negotiable.

Location Northeast corner of Bay Street & Bloor Street

Parking No direct parking. Parking available in surrounding area.

Comments Building plan is Centre Core. Net Rent is "As Is".



77 Bloor Street W Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	342,810 sf
Total # of Floors	20
Average Floor	19,045 sf
Year Built / Year Renovated	1971 / 1971
Total Available	31,065 sf
Total % Available	9.06 %

Building Expenses 2008

Operating Costs	\$ 11.47
Realty Tax	8.36
Other Costs	1.32
Total Expenses	\$ 21.15

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
11	1102	776	\$20.00	Net	Lease	Open	Immediate	The space is built out.
	1107	776	\$15.00	Net	Lease	Open	Immediate	Built out

Location South side of Bloor Street West, West side of Bay Street

Parking Unreserved Covered: 159.60/month. Reserved Covered: \$210.90/month.

Comments Building plan is Centre Core. Net Rent is "As Is".



Park Hyatt 170 Bloor Street W Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	52,950 sf
Total # of Floors	11
Average Floor	6,619 sf
Year Built / Year Renovated	1930 / 1930
Total Available	21,870 sf
Total % Available	41.30 %

Building Expenses 2008

Operating Costs	\$ 22.60
Realty Tax	
Other Costs	
Total Expenses	\$ 22.60

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	708	616	\$18.00	Net	Lease	Open	Immediate	
9	908	616	\$18.00	Net	Lease	Open	Immediate	
11	1104	615	\$18.00	Net	Lease	Open	Immediate	Hotel amenities available to tenants.
	1108	615	\$18.00	Net	Lease	Open	Immediate	
	1110	811	\$18.00	Net	Lease	Open	Immediate	

Location North side of Bloor Street West, West side of Avenue Road

Parking Public lots in the area.



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	31,419 sf
Total % Available	42.11 %

Building Expenses 2008

Operating Costs	\$ 14.81
Realty Tax	
Other Costs	
Total Expenses	\$ 14.81

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	304	930	\$10.00	Net	Lease	Open	Immediate	4 offices
8	806x	852	\$10.00	Net	Lease	Open	Immediate	

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	79,855 sf
Total % Available	46.00 %

Building Expenses 2008

Operating Costs	\$ 18.50
Realty Tax	
Other Costs	
Total Expenses	\$ 18.50

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	420x	904	\$18.00	Net	Lease	Open	Dec 1, 2008	

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	
Total Expenses	\$ 17.30

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	403	1,000	\$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 %

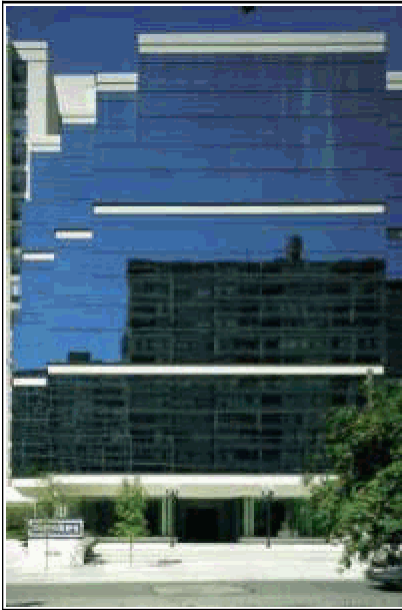
Building Expenses 2008

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
5	504	545	\$13.00	Net	Lease	Open	Immediate	Two offices and open area
6	608x	758	\$13.00	Net	Lease	Open	Mar 1, 2009	

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.



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
Total Expenses	\$ 16.69

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	102	811	\$14.00	Net	Lease	Open	Immediate	2 offices

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.



St Clair Business Center 21 St Clair Avenue E Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	108,143 sf
Total # of Floors	15
Average Floor	7,725 sf
Year Built / Year Renovated	1970 / 1970
Total Available	16,966 sf
Total % Available	15.69 %

Building Expenses 2008

Operating Costs	\$ 12.85
Realty Tax	5.72
Other Costs	
Total Expenses	\$ 18.57

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	403	833	\$14.00	Net	Lease	Open	Immediate	New model suite, 1 private office, open area

Location South side of St Clair Avenue East, Just East of Yonge Street

Parking Two public parking lots in one block radius. No parking in building.



60 St Clair Avenue E Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	79,318 sf
Total # of Floors	10
Average Floor	7,932 sf
Year Built / Year Renovated	1971 / 1971
Total Available	9,398 sf
Total % Available	11.85 %

Building Expenses 2008

Operating Costs	\$ 14.30
Realty Tax	
Other Costs	
Total Expenses	\$ 14.30

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
10	1002	732	\$12.00	Net	Lease	Open	Immediate	The space is built out with 2 offices, meeting room and kitchen. Available in 60-90 days.

Location Northeast corner of Ferndale Avenue & St. Clair Avenue East

Parking 1-2 prkg in bldg.; additional next door @ \$185 + tax



30 St Clair Avenue W Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	171,744 sf
Total # of Floors	17
Average Floor	10,734 sf
Year Built / Year Renovated	1986 / 1986
Total Available	5,463 sf
Total % Available	3.18 %

Building Expenses 2008

Operating Costs	\$ 11.57
Realty Tax	8.18
Other Costs	
Total Expenses	\$ 19.75

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	204	648	\$18.00	Net	Lease	Open	Immediate	Open area

Location South side of St Clair Avenue East, Just West of Yonge Street

Parking \$175.00 unreserved.
\$225.00 reserved.
103 Below ground stalls.



Esso Place 55 St Clair Avenue W Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	244,772 sf
Total # of Floors	9
Average Floor	27,197 sf
Year Built / Year Renovated	1981 / 1981
Total Available	39,300 sf
Total % Available	16.06 %

Building Expenses 2008

Operating Costs	\$ 11.55
Realty Tax	6.67
Other Costs	
Total Expenses	\$ 18.22

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	406	868	\$18.00	Net	Lease	Open	Immediate	built out with two offices, and open area

Location South side of St. Clair Avenue, just west of Yonge Street

Parking Surface parking available nearby



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	99,741 sf
Total % Available	44.68 %

Building Expenses 2008

Operating Costs	\$ 10.92
Realty Tax	7.35
Other Costs	1.99
Total Expenses	\$ 20.26

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	216	691	\$20.00	Net	Lease	Open	Immediate	Retail or office space.
9	901	668	\$16.00	Net	Lease	Open	Immediate	open area

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

Parking Lots of parking available.