



North York Square 45 Sheppard Avenue E Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	127,454 sf
Total # of Floors	9
Average Floor	14,162 sf
Year Built / Year Renovated	
Total Available	6,313 sf
Total % Available	4.95 %

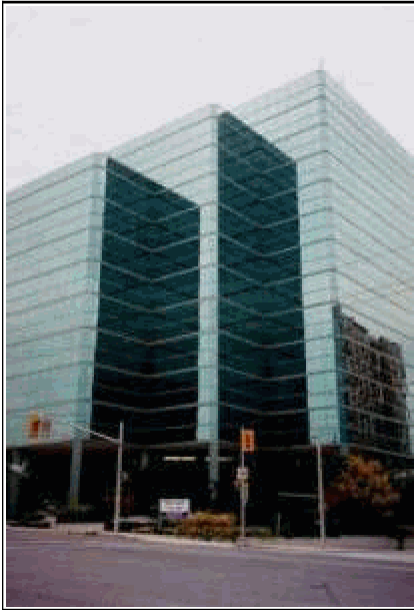
Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.35

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	211	2,273	\$16.00	Net	Lease	Open	Immediate	Newly upgraded common areas. Turnkey available.
5	510	1,863	\$16.00	Net	Lease	Open	Immediate	Available Immediately. Turnkey available.
7	703	2,177	\$16.00	Net	Lease	Open	Immediate	8 private offices, boardroom

Location On Sheppard Avenue East near Yonge Street.

Parking Metered surface parking on site for visitors. 125 surface spaces. 295 Underground parking spaces for tenants.(1:1800 sf ratio).



100 Sheppard Avenue E Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	273,672 sf
Total # of Floors	12
Average Floor	22,806 sf
Year Built / Year Renovated	
Total Available	3,219 sf
Total % Available	1.18 %

Building Expenses 2008

Operating Costs	\$ 15.39
Realty Tax	
Other Costs	
Total Expenses	\$ 15.39

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	502	1,800	\$14.00	Net	Lease	Open	Immediate	Base Building Base Building

Location NW corner of Kenneth and Sheppard, east of Yonge

Parking Underground @ \$105.00 and surface @ \$140.00 per month. Both at 1:1000 ratio. (Plus taxes)



110 Sheppard Avenue E Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	160,599 sf
Total # of Floors	10
Average Floor	16,060 sf
Year Built / Year Renovated	
Total Available	59,912 sf
Total % Available	37.31 %

Building Expenses 2008

Operating Costs	\$ 8.71
Realty Tax	7.06
Other Costs	2.06
Total Expenses	\$ 17.83

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	105	2,281	\$14.00	Net	Lease	Open	Immediate	
6	630x	1,939	\$14.00	Net	Lease	Open	May 1, 2009	

Location Northeast corner of Kenneth and Sheppard Avenue.

Parking Underground parking on three levels at \$115.00 per stall (1:900 ratio). Move-in condition.



Intercon Building 40 Sheppard Avenue W Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	100,204 sf
Total # of Floors	8
Average Floor	12,526 sf
Year Built / Year Renovated	
Total Available	8,643 sf
Total % Available	8.62 %

Building Expenses 2008

Operating Costs	\$ 18.05
Realty Tax	
Other Costs	
Total Expenses	\$ 18.05

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	206	2,529	\$16.50	Net	Lease	Open	Immediate	The suite is built out with 2 offices, large open area, boardroom, kitchen and storage.

Location Northwest corner of Yonge Street

Parking \$130.00 plus applicable taxes
Parking Ratio - 1:1,000

Comments Building Renovations Planned



Yonge Corporate Centre - Phase 1 4100 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	215,765 sf
Total # of Floors	6
Average Floor	35,961 sf
Year Built / Year Renovated	
Total Available	18,852 sf
Total % Available	8.74 %

Building Expenses 2008

Operating Costs	\$ 10.54
Realty Tax	9.55
Other Costs	1.38
Total Expenses	\$ 21.47

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	407	2,230	\$19.50	Net	Lease	Open	Immediate	Built out

Location Just north of York Mills Road and Yonge Street.

Parking Unreserved \$121.98/month/permit Reserved \$205.20/month/permit



Warner Brothers Building 4576 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	98,861 sf
Total # of Floors	7
Average Floor	14,123 sf
Year Built / Year Renovated	
Total Available	24,282 sf
Total % Available	24.56 %

Building Expenses 2008

Operating Costs	\$ 17.95
Realty Tax	
Other Costs	
Total Expenses	\$ 17.95

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	2,795	\$11.50	Net	Lease	Open	Immediate	
6	606	2,988	\$11.50	Net	Lease	Open	Immediate	

Location Yonge Street, just south of Sheppard Avenue

Parking Parking Ratio - 2:1,000
Underground @ \$125.00 per month.



Royal Bank Building 5001 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	310,630 sf
Total # of Floors	20
Average Floor	16,349 sf
Year Built / Year Renovated	
Total Available	22,711 sf
Total % Available	7.31 %

Building Expenses 2008

Operating Costs	\$ 8.90
Realty Tax	8.70
Other Costs	
Total Expenses	\$ 17.60

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
15	1502	2,400	\$15.00	Net	Lease	Open	Feb 1, 2009	Built out.

Location Northeast corner of Yonge Street and Hollywood Avenue

Parking Underground parking available @ \$100.00 per month (1:1000 ratio).

Comments RBC branch and two coffee shops in building



Trimark Tower 5140 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	539,994 sf
Total # of Floors	23
Average Floor	23,425 sf
Year Built / Year Renovated	
Total Available	3,959 sf
Total % Available	0.73 %

Building Expenses 2008

Operating Costs	\$ 7.88
Realty Tax	8.59
Other Costs	1.50
Total Expenses	\$ 17.97

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	505	1,679	\$19.00	Net	Lease	Open	Immediate	
23	2360	2,280	\$19.00	Net	Lease	Open	Immediate	

Location Near Yonge Street & Park Home Avenue

Parking Indoor Parking Ratio - 1:1,000
\$123.91 unreserved, \$247.82 reserved underground.



City Centre - Northeast Tower 5160 Yonge Street, Northeast Tower Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	392,494 sf
Total # of Floors	18
Average Floor	23,088 sf
Year Built / Year Renovated	
Total Available	17,786 sf
Total % Available	4.53 %

Building Expenses 2008

Operating Costs	\$ 18.84
Realty Tax	
Other Costs	
Total Expenses	\$ 18.84

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	520	2,990	\$19.00	Net	Sublease		Immediate	Built out space with quality improvements

Location Southwest corner of Park Home Avenue and Yonge Street

Parking Parking Ratio - 2.5:1,000
1,800 spaces of underground parking.

Comments Building is located on the Yonge Subway line at North York City Centre stop.



Yonge Norton Centre 5255 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	217,909 sf
Total # of Floors	15
Average Floor	15,565 sf
Year Built / Year Renovated	1990 / 1990
Total Available	42,151 sf
Total % Available	19.34 %

Building Expenses 2008

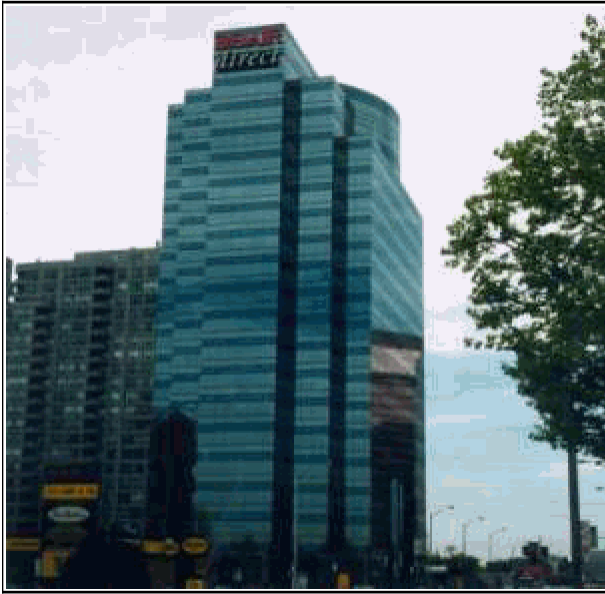
Operating Costs	\$ 9.12
Realty Tax	8.00
Other Costs	1.55
Total Expenses	\$ 18.67

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	705	2,343	\$0.00	Net	Lease	Open	Immediate	Built out traditional office
11	1101	2,567	\$0.00	Net	Lease	Open	Immediate	Model suite, built out
	1110	1,554	\$18.00	Net	Lease	Open	Immediate	The space is built out with 3 offices on glass. Net rate negotiable.

Location Southeast corner of Yonge Street and Norton Avenue

Parking Reserved underground @ \$135.00/stall/month (1stall per 1,000 sf leased).

Comments Net rent is negotiable.



Place Nouveau 5775 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	271,401 sf
Total # of Floors	19
Average Floor	15,965 sf
Year Built / Year Renovated	
Total Available	31,108 sf
Total % Available	11.46 %

Building Expenses 2008

Operating Costs	\$ 10.75
Realty Tax	8.16
Other Costs	
Total Expenses	\$ 18.91

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
10	1005	2,953	\$16.50	Net	Lease	Open	Immediate	Built out
12	1215x	2,316	\$16.50	Net	Lease	Open	Immediate	base building with elevator exposure

Location East side of Yonge north of Finch Avenue

Parking Parking Ratio - 1:1,000
360 underground stalls, including handicapped spaces and 8 surface stalls.