



Great West Life Building 200 Consumers Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	119,320 sf
Total # of Floors	9
Average Floor	13,258 sf
Year Built / Year Renovated	
Total Available	22,724 sf
Total % Available	19.04 %

Building Expenses 2008

Operating Costs	\$ 14.00
Realty Tax	
Other Costs	
Total Expenses	\$ 14.00

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	801	13,876	\$9.00	Net	Lease	Open	Immediate	Built out full floor with reception, boardroom, private offices, and open area.

Location East of Don Valley Parkway and North of Hwy 401

Parking Free surface parking at ratio of 4/1000 sq.ft.

Comments Signage potential. quality of build out is standard, could use some upgrading



Parkway Place 3 251 Consumers Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	177,450 sf
Total # of Floors	14
Average Floor	13,650 sf
Year Built / Year Renovated	
Total Available	26,774 sf
Total % Available	15.09 %

Building Expenses 2008

Operating Costs	\$ 15.85
Realty Tax	
Other Costs	
Total Expenses	\$ 15.85

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	400	15,876	\$12.50	Net	Lease	Open	Immediate	Base Building

Location East of Don Valley Parkway and North of Hwy 401

Parking 185 underground parking stalls and Surface Parking: 2,633 stalls @ \$33 each. Indoor Parking: \$61 per stall, reserved is \$117 per stall. Total ratio of 3.7/1,000 sf leased can be made available. Visitor parking is pay as you go \$9.00 daily max.

Comments Complex concourse has restaurant, cafe's, variety store, and ATM.
Potential building signage facing Highway 401.
Major Tenants: CH2M Hill, DapaSoft.



Parkway Place 1 255 Consumers Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	210,000 sf
Total # of Floors	5
Average Floor	42,000 sf
Year Built / Year Renovated	
Total Available	19,743 sf
Total % Available	9.40 %

Building Expenses 2008

Operating Costs	\$ 15.93
Realty Tax	
Other Costs	
Total Expenses	\$ 15.93

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	115	4,049	\$12.50	Net	Lease	Open	Immediate	Built out
	130	10,847	\$12.50	Net	Lease	Open	Immediate	32 inner offices with large open area

Location East of Don Valley Parkway and North of Hwy 401

Parking 185 underground parking stalls and Surface Parking: 2,633 stalls @ \$33 each. Indoor Parking: \$61 per stall, reserved is \$117 per stall. Total ratio of 3.7/1,000 sf leased can be made available. Visitor parking is pay as you go \$9.00 daily max.

Comments Complex concourse has restaurant, cafe's, variety store, and ATM.
Potential building signage facing Highway 401.
Major Tenants: IBM, Interactive Offices/Regus.



515 Consumers Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	85,664 sf
Total # of Floors	7
Average Floor	12,238 sf
Year Built / Year Renovated	
Total Available	29,313 sf
Total % Available	34.22 %

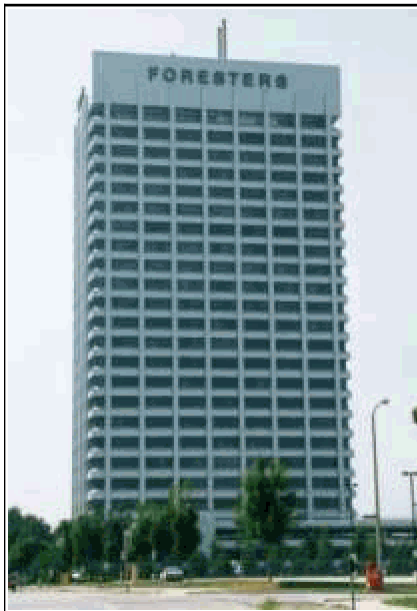
Building Expenses 2008

Operating Costs	\$ 4.65
Realty Tax	4.75
Other Costs	3.30
Total Expenses	\$ 12.70

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	600	12,482	\$7.00	Net	Lease	Open	Jul 1, 2009	

Location East of Don Valley Parkway and North of Hwy 401

Parking Free unreserved parking for year one; \$35/month thereafter (3:1,000 sf ratio).



IOF Building 789 Don Mills Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	324,619 sf
Total # of Floors	22
Average Floor	14,755 sf
Year Built / Year Renovated	
Total Available	38,773 sf
Total % Available	11.94 %

Building Expenses 2008

Operating Costs	\$ 8.40
Realty Tax	4.66
Other Costs	
Total Expenses	\$ 13.06

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	501	15,160	\$8.00	Net	Lease	Open	Immediate	Built out
11	1101	15,084	\$8.00	Net	Lease	Open	Immediate	

Location SE of Eglinton Avenue East and Don Mills Road

Parking Visitor Parking available. \$35 for surface parking (3:1000 ratio). \$60 for indoor parking (3:1000 ratio).

Comments Partial turnkey is included in the rate.



Duncan Mill Place 240 Duncan Mill Road Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	150,941 sf
Total # of Floors	8
Average Floor	18,868 sf
Year Built / Year Renovated	
Total Available	76,086 sf
Total % Available	50.41 %

Building Expenses 2008

Operating Costs	\$ 15.10
Realty Tax	
Other Costs	
Total Expenses	\$ 15.10

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	804	9,985	\$8.50	Net	Lease	Open	Immediate	

Location West of Don Mills Road, north of York Mills Road.

Parking \$55/mth for surface parking and \$65 for indoor parking. (4:1000 ratio).



1669 Eglinton Avenue W Toronto, Ontario

Property Characteristics

Building Class	C
Building Size	10,000 sf
Total # of Floors	2
Average Floor	5,000 sf
Year Built / Year Renovated	
Total Available	10,000 sf
Total % Available	100.00 %

Building Expenses 2008

Operating Costs	\$ 2.62
Realty Tax	
Other Costs	
Total Expenses	\$ 2.62

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Main Floor	100	5,000	\$18.00	Net	Lease	Open	Immediate	Entire building available. Ideal for school, office, or retail. Built out rooms ready for carpet and paint. Limited on site parking at rear. Minutes to Eglinton West subway.
2	200	5,000	\$18.00	Net	Lease	Open	Immediate	Entire building available. Ideal for school, office, or retail. Built out rooms ready for carpet and paint. Limited on site parking at rear. Minutes to Eglinton West subway.

Location Eglinton Ave W & Dufferin St



1674 Eglinton Avenue W Toronto, Ontario

Property Characteristics

Building Class	C
Building Size	12,400 sf
Total # of Floors	5
Average Floor	3,100 sf
Year Built / Year Renovated	
Total Available	12,400 sf
Total % Available	100.00 %

Building Expenses 2008

Operating Costs	\$ 9.26
Realty Tax	
Other Costs	
Total Expenses	\$ 9.26

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	3,100	\$5.00	Net	Lease	Open	Immediate	
3	300	3,100	\$5.00	Net	Lease	Open	Immediate	
4	400	3,100	\$5.00	Net	Lease	Open	Immediate	
5	500	3,100	\$5.00	Net	Lease	Open	Immediate	

Location Near Eglinton Avenue & Oakwood

Parking Free outdoor parking.



Don Valley Corporate Centre Phase 1 150 Ferrand Drive Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	208,163 sf
Total # of Floors	14
Average Floor	16,013 sf
Year Built / Year Renovated	
Total Available	33,595 sf
Total % Available	16.14 %

Building Expenses 2008

Operating Costs	\$ 9.62
Realty Tax	5.56
Other Costs	
Total Expenses	\$ 15.18

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	800x	8,465	\$10.00	Net	Sublease	To 2013-06-30	Immediate	

Location Eglinton Avenue East and The Don Valley Parkway

Parking 3/1000 sq.ft. free surface parking

Comments Building fully renovated in 2000, including new mechanical systems, security system, common areas. Shuttle bus services, Private daycare services, Generator capacity available, Cash Allowance included in rate.



Don Valley Corporate Centre Phase 2 250 Ferrand Drive Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	193,334 sf
Total # of Floors	15
Average Floor	16,111 sf
Year Built / Year Renovated	
Total Available	23,974 sf
Total % Available	12.40 %

Building Expenses 2008

Operating Costs	\$ 9.62
Realty Tax	5.56
Other Costs	
Total Expenses	\$ 15.18

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	800	16,661	\$8.50	Net	Lease	Open	Immediate	

Location In the Don Mills and Eglinton Avenue East area

Parking Free surface parking. Also parkette across the street at \$40 per stall.

Comments 3 restaurants in complex.



The Sunquest Building 130 Merton Street Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	59,000 sf
Total # of Floors	6
Average Floor	9,833 sf
Year Built / Year Renovated	
Total Available	54,000 sf
Total % Available	91.53 %

Building Expenses 2008

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	100	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent
2	200	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent
3	300	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent
4	400	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent
5	500	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent
6	600	9,000	\$20.00	Gross	Sublease	To 2010-08-14	Immediate	Full staff kitchen lunchroom. Head Landlord will consider termextension at market rent

Location North side of Merton Street, East side of Yonge Street



Herons Hill III 2005 Sheppard Avenue E Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	148,700 sf
Total # of Floors	8
Average Floor	18,588 sf
Year Built / Year Renovated	
Total Available	26,779 sf
Total % Available	18.01 %

Building Expenses 2008

Operating Costs	\$ 7.13
Realty Tax	9.64
Other Costs	
Total Expenses	\$ 16.77

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	400	10,502	\$10.50	Net	Lease	Open	Immediate	Built out with 8 offices, open area, and elevator exposure. Space is divisible.

Location Southeast corner of Sheppard Avenue East and Highway 404

Parking \$50 per unreserved stall. 455 outdoor spaces, 35 indoor spaces. Parking ratio of 3/1000 sq.ft.

Comments Fibre optic and cable connections available.



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	
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
7	701	9,000	\$18.00	Net	Sublease	To 2011-08-15	Immediate	

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

Parking Surface parking available nearby



2550 Victoria Park Avenue Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	171,897 sf
Total # of Floors	8
Average Floor	21,487 sf
Year Built / Year Renovated	
Total Available	56,179 sf
Total % Available	32.68 %

Building Expenses 2008

Operating Costs	\$ 11.89
Realty Tax	4.50
Other Costs	
Total Expenses	\$ 16.39

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	13,475	\$12.00	Net	Lease	Open	Immediate	Base building condition.

Location Victoria Park & Sheppard Avenue East

Parking Surface parking ratio is 3/1,000 sf leased at \$40 per stall.

Comments Amenities: Cafe, conference centre, and fitness facility on site.

Major Tenants: Monarch Development Corp, The Empire Life Insurance Company, Wells Fargo Financial.



211 Yonge Street Toronto, Ontario

Property Characteristics

Building Class	C
Building Size	51,451 sf
Total # of Floors	6
Average Floor	10,290 sf
Year Built / Year Renovated	
Total Available	10,113 sf
Total % Available	19.66 %

Building Expenses 2008

Operating Costs	\$ 16.75
Realty Tax	
Other Costs	
Total Expenses	\$ 16.00

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	10,113	\$12.00	Net	Lease	Open	Immediate	large open areas, high ceilings, operable windows, high exposure signage available and old style wood floors.

Location Southeast corner of Yonge Street and Shuter Street

Parking Nearby parking.



Investors Group Building 200 Yorkland Boulevard Toronto, Ontario

Property Characteristics

Building Class	A
Building Size	143,180 sf
Total # of Floors	12
Average Floor	14,318 sf
Year Built / Year Renovated	
Total Available	21,193 sf
Total % Available	14.80 %

Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 16.21

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200x	9,642	\$13.50	Net	Lease	Open	Jan 1, 2009	

Location East of Don Valley Parkway and North of Hwy 401

Parking Three level exterior parkade linked by a covered walkway with 372 parking spaces. \$40/ stall with parking ratio of 3/1000 sq.ft.



245 Yorkland Boulevard Toronto, Ontario

Property Characteristics

Building Class	B
Building Size	42,645 sf
Total # of Floors	3
Average Floor	14,215 sf
Year Built / Year Renovated	
Total Available	14,719 sf
Total % Available	35.05 %

Building Expenses 2008

Operating Costs	\$ 12.16
Realty Tax	4.83
Other Costs	
Total Expenses	\$ 16.99

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	14,719	\$10.00	Net	Lease	Open	Immediate	\$20.00/ sq.ft. allowance included. Space is in base building condition. Space is divisible.

Location East of Don Valley Parkway and North of Hwy 401

Parking Free surface parking at ratio of 3/1000 sq.ft.