




“A” Class Competitive Sublease

Building Photo Address	SF Expiry	Building Gross Rate PSF Sublease Gross Rate PSF	Comments
 120 Adelaide St W	6,200 sf Dec 31, 2011	\$53.51 \$40.51	<ul style="list-style-type: none"> ▶ Sublease on the market for 6 months ▶ Space is divisible
 130 Adelaide St W	10,280 sf Dec 31, 2010	\$56.54 \$56.54	<ul style="list-style-type: none"> ▶ Sublease on the market for 6 months ▶ High quality improvements
 161 Bay St	4,527 sf Aug 30, 2010	\$70.85 \$60.65	<ul style="list-style-type: none"> ▶ Sublease on the market for 8 months ▶ Will provide turnkey space ▶ Bonus: \$1.50 psf
 181 Bay St	4,521 sf Nov 31, 2010	No Posted Rate \$52.85	<ul style="list-style-type: none"> ▶ Sublease on the market for 3 months ▶ Has \$60.00 psf improvements - shows well
 200 Bay St	10,057 sf Aug 31, 2010	\$70.39 \$70.39	<ul style="list-style-type: none"> ▶ Sublease on the market for 2 weeks ▶ Ready for occupancy
 100 King St W	6,439 sf Jun 30, 2012	\$58.09 \$59.04	<ul style="list-style-type: none"> ▶ Sublease on the market for 10 months ▶ Ready for occupancy
 130 King St W	5,475 sf Apr 30, 2010	\$59.14 \$46.14	<ul style="list-style-type: none"> ▶ Sublease on the market for 2 months
 145 King St W	24,692 sf Mar 30, 2012	\$54.83 \$54.83	<ul style="list-style-type: none"> ▶ Sublease on the market for 9 months ▶ Agents have indicated net rates are negotiable

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Building Photo Address	SF Term	Building Rate Sublease Rate	Comments
 1 Queen St E	5,748 sf Feb 29, 2013	\$51.85 \$54.35	▶ Sublease on the market for 1 month
 2 Queen St E	15,637 sf Nov 29, 2015	\$46.75 \$46.25	▶ Sublease on the market for 6 months ▶ Trying to terminate
 79 Wellington St W	8,000 sf Jun 1, 2009	\$58.63 \$58.63	▶ Available Jun 1, 2009 ▶ Will provide turnkey space
 100 Wellington St W	6,261 sf Oct 31, 2010 6,184 sf Jul 31, 2016	\$59.90 \$53.90 \$59.90 \$56.90	▶ Sublease on the market for 3 months ▶ Ready for occupancy
 100 Yonge St	4,200 sf Jun 31, 2015	No Posted Rate \$48.57	▶ Sublease on the market for 10 months ▶ Offering 1 year net free rent
 110 Yonge St	5,817 sf Jun 30, 2012	\$43.64 \$41.64	▶ New to the market ▶ Nicely improved
 70 York St	6,238 sf Oct 31, 2012	\$52.61 \$52.61	▶ Agents have indicated net rates are negotiable