

CREIT - GTA AVAILABLE OFFICE SPACE – DECEMBER 2008

<p><u>175 BLOOR STREET EAST (SOUTH EAST CORNER OF BLOOR & CHURCH)</u> \$19.50 psf Net Asking Rate, with \$0.50 psf (~3%) annual increases Commission: \$1.00 psf per annum (years 1-5), \$0.60 per annum (years 6-10)</p>		
<p><i>- Ample parking, One block from Yonge & Bloor subway lines, Building Conference Centre, BOMA Go Green Environmental Award</i></p>		
<p>NORTH TOWER - Taxes & Operating 2009 Estimate: \$19.83 (\$8.96 cam, ~\$1.89 utilities & \$8.98 Tax)</p>		
<p>Suite 301 3,396 sf Available February 1, 2009. Built out space, 8 offices, open area</p>		
<p><u>SOUTH TOWER - Taxes & Operating 2009 Estimate: \$20.17 psf (\$9.44 cam, ~\$1.63 utilities & \$9.10 Tax)</u></p>		
<p>Suite 1001 6,735 sf Built out space, 9 offices, 3 boardrooms, kitchen, IT room</p>		
<p>Suite 909 1,983 sf Built out space. 4 offices, reception, kitchen / fax / storage</p>		
<p>Suite 503 2,272 sf Open area, kitchen, office, elevator exposure</p>		
<p>Suite 301 4,144 sf Open area, elevator exposure</p>		
<p><u>110 YONGE STREET (SOUTH WEST CORNER OF YONGE & ADELAIDE)</u> \$19.75 psf Net Asking Rate, +\$0.50 per annum; \$23.38 psf 2009 T&O (\$12.66 cam incl. utl. & \$10.70 Tax) Commission: \$1.00 psf per annum (years 1-5), \$0.60 per annum (years 6-10)</p>		
<p>No Space Currently Available</p>		
<p><u>525 UNIVERSITY AVENUE (SOUTH EAST CORNER OF UNIVERSITY & ELM)</u> \$19.75 psf Net Asking Rate, + \$0.50 per annum; \$17.53 psf 2009 T&O (\$8.76 cam incl. utl. & \$8.77 Tax) Commission: \$1.00 psf per annum (years 1-5), \$0.60 per annum (years 6-10)</p>		
<p>No Space Currently Available</p>		
<p><u>2001/2005 SHEPPARD AVE. E., HERON'S HILL (SE CORNER OF 404 & SHEPPARD)</u> \$10.50 psf Net Asking Rate, with \$0.50 psf annual increases Commission: \$1.00 psf per annum (years 1-5), \$0.60 per annum (years 6-10)</p>		
<p><i>-7 min/ 500m walk to TTC Subway/ Fairview Mall, deck surface & underground parking, onsite Restaurant & Fitness Club</i></p>		
<p>2005 SHEPPARD - Taxes & Operating 2009 Estimate: \$16.57 (\$9.91 cam including utilities & \$6.66 Tax)</p>		
<p>Suite 100 4,290 sf Available with 30 days notice</p>		
<p>Suite 400 10,502 sf Available with 30 days notice; 8 offices, open area, elevator exposure, bright space, good views; Divisible</p>		
<p>2001 SHEPPARD - Taxes & Operating 2009 Estimate: \$17.14 (\$10.25 cam including utilities & \$6.89 Tax)</p>		
<p>Suite 100 4,164 sf Ground floor space. Can be demised to approx. 1,872sf & 2,292sf. Possibility for separate access.</p>		
<p>Suite 120 971 sf Available with 30 days notice</p>		
<p>Suite 200 8,438 sf Available December 1, 2008; Divisible</p>		
<p><u>80 MICRO COURT (BIRCHMOUNT & McNABB), MARKHAM</u> \$11.50 psf Net, w/\$0.50 psf annual increases; \$12.39 psf 2009 T&O (\$9.87 cam incl. utl. & \$2.72 Tax) - Ample surface & covered parking</p>		
<p>No Space Currently Available</p>		
<p><u>243, 247, 251 NORTH SERVICE RD. W, (& DORVAL), BIRCH OAKS COMPLEX, OAKVILLE</u> \$11.00 psf Net Asking Rate, \$13.42 psf 2009 T&O (\$10.34 cam incl. utl. & \$3.08 Tax) Commission: \$0.80 psf per annum (years 1-5)</p>		
<p>Suite 106 1,513 sf 243 North Service Rd.</p>		
<p>Suite 308 1,009 sf 243 North Service Rd. Great small office, kitchen with private washroom</p>		
<p>Suite 201 1,053 sf 247 North Service Rd. Great small office built out</p>		
<p>Suite 100 2,292 sf 251 North Service Rd. Built out space. Great space for lawyer / accountant</p>		
<p>Suite 300 6,975 sf 251 North Service Rd. Full floor, built out space. Potential signage opportunity!</p>		
<p>STORAGE SPACE AVAILABLE FOR TENANTS!</p>		
<p>**For this Property contact only: Mark Pretty, Cushman & Wakefield LePage, (905) 501-6411, mark.pretty@ca.cushwake.com**</p>		

Carol Crawford
 Leasing Administrator
CREIT Management L.P./ Canadian Real Estate Investment Trust and
 175 Bloor St. E., North Tower, Suite 500
 416-926-7005 Fax: 416-925-7365
ccrawford@creit.ca / www.creit.ca

Scott Caverley
 Director, Office Leasing
CREIT Management L.P./ Canadian Real Estate Investment Trust
 175 Bloor St. E., North Tower, Suite 500
 (416) 628-7779 Fax: (416) 925-7365
scaverley@creit.ca / www.creit.ca



175 BLOOR BUILDING INFORMATION

LOCATION

South East Corner of Bloor and Church Street

NET AND ADDITIONAL RENT

\$19.50 psf Net, with \$0.50 psf (~3%) per annum annual increases;

\$19.83 psf 2009 Taxes & Operating Estimate North Twr (\$8.96 CAM, ~\$1.89 utilities & \$8.98 Tax)

\$20.17 psf 2009 Taxes & Operating Estimate South Twr (\$9.44 CAM, ~\$1.63 utilities & \$9.10 Tax)

AVAILABLE SPACE

North Tower		South Tower	
Unit	Square Feet	Unit	Square Feet
301	3,396	1001	6,735
		909	1,983
		503	2,272
		301	4,144

DESCRIPTION

- Class A office building
- 24 Hour Access Manned Security Desk
- One block from Yonge & Bloor subway lines
- Building conference center available to all tenants
- Secure underground parking
- Efficient 17,000 sf and 21,000 sf floor plates
- BOMA Go Green Environmental Award

CONTACT INFORMATION

SCOTT CAVERLEY

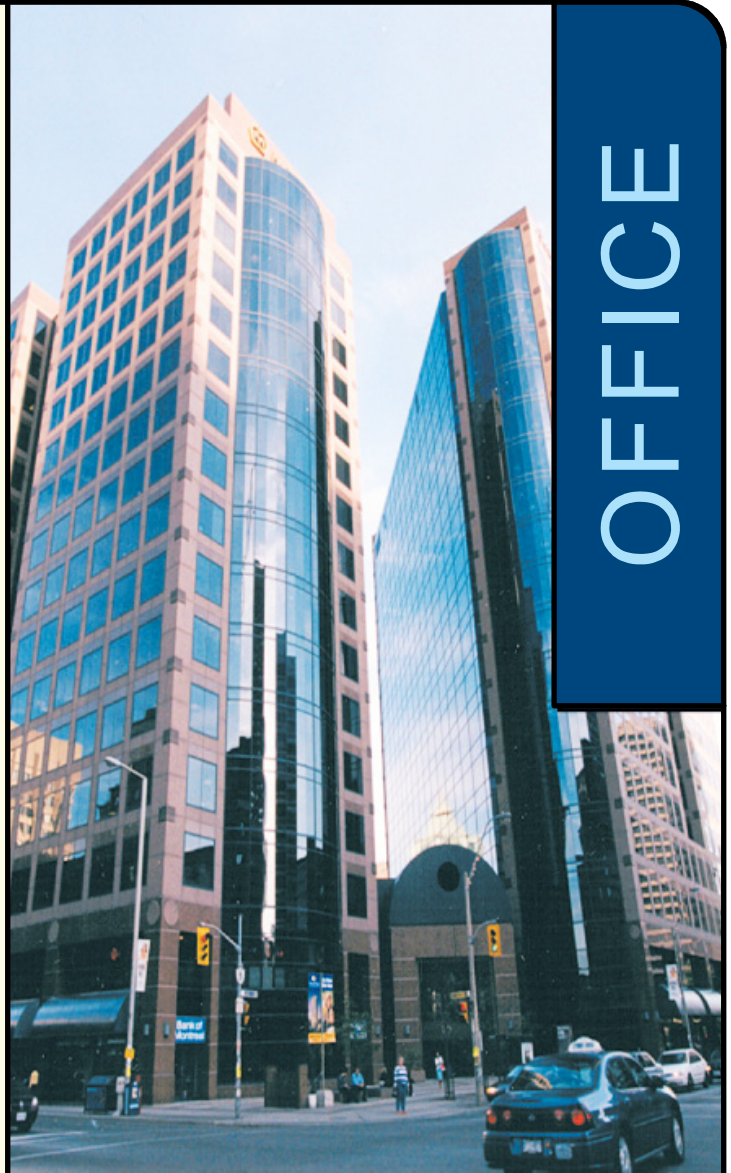
CREIT MANAGEMENT L.P.

175 Bloor Street East, North Tower, Suite 500

Toronto, Ontario M4W 3R8

T 416-628-7779 F 416-925-7365

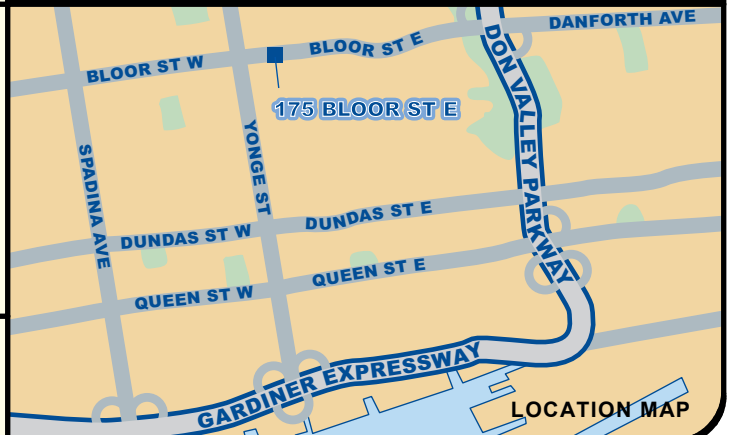
scaverley@creit.ca



175 Bloor Street East



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. August 2002



175 BLOOR ST. EAST BUILDING SPECIFICATIONS

BUILDING MANAGER & OWNER:

Landlord Legal Name: CREIT Management Limited, as general partner of CREIT Management L.P., agent for Canadian Property Holdings (Ontario) Inc. and OPTrust Office Inc.

Owner: Beneficial owner and manager is Canadian Real Estate Investment Trust (CREIT). CREIT is publicly traded on the TSE and further information including an annual report can be found at www.creit.ca. A 50% non managing interest in the complex is owned by a wholly-owned subsidiary of a Canadian Pension Fund.

YEAR BUILT: North Tower, Phase 1 – 1990; South Tower, Phase 2 – 1992

BUILDING HOURS: Monday to Friday 8:00 a.m. to 6:00 p.m. (24 hour card access)

HVAC: The building is equipped with a high capacity HVAC system designed to maximize occupancy comfort during the most extreme conditions. Each floor is equipped with approximately 36 control zones ranging from 29 to 39 per floor (approximately one per 550 square feet) and 20 cfm per 150 square feet. The HVAC system is operated from 8:00 a.m. to 6:00 p.m. and can be operated after hours at the following rates: **North Tower:** \$33.89 (plus GST) per hour during winter hours (November to March) and \$37.46 (plus GST) per hour during summer hours (April to October) and **South Tower:** \$32.04 (plus GST) per hour during winter hours (November to March) and \$35.60 (plus GST) per hour during summer hours (April to October).

TYPICAL FLOOR SIZE: North Tower – 19,800 sf (16 floors, 298,000 sq. ft. NRA); South Tower – 16,300 sq. ft. (18 floors, 273,000 sq. ft. NRA)

PARKING : 1 stall per 2,000 sf leased with additional monthly parking currently available. 269 underground stalls: **Unreserved \$195.00 per month, plus taxes; Reserved \$315.00 per month, plus taxes.** Significant visitors parking in the immediate area including directly across Church St., right behind the complex on Hayden and a large city lot 1 block west on Hayden.

SECURITY SYSTEMS: Video surveillance 24-hour/7-day, back-up diesel generators for building life safety systems, smoke/heat detectors, card access and Security personnel 24-hour/7-day. The Building is serviced by state of the art security systems and trained personnel who patrol both Building common and Tenant areas 24 hours per day, 365 days per week.

FIBRE CARRIERS: Bell, Rogers AT&T, On-Site Access, Toronto Hydro, Cogent Communications -www.cogentco.com

AVERAGE CEILING HEIGHTS: 8'9" – T-bar system, 30" x 30" ceiling tiles.

ELEVATORS: North Tower – 6 passengers, 1 freight, 1 parking shuttle; South Tower – 6 passengers, 1 freight, 1 parking shuttle

WASHROOM (PER FLOOR): Men's: 2 stalls, 2 urinals, 3 sinks. Women's 4 stalls, 3 sinks.

STORAGE: Storage space is available in the lower levels of the building at current market rates, currently \$19.50 per square foot Gross.

ENVIRONMENTAL: The Landlord has implemented a stringent environmental management program for this and all of its other properties to ensure a work place that is free of contaminants and hazards. 175 Bloor awarded the BOMA Go Green certification for implementing environmental best practices in all aspects of building management and operation.

LOADING DOCKS: Non hand delivered shipping/receiving is provided via two drive-in loading bays located at the rear of each tower. Physical access is controlled by an intercom and security camera system that is controlled by on-site Security. Pass-cards access the freight elevator (one per tower).

BUILDING/ AREA AMENITIES:

- The Building houses a travel agency, International News convenience store, Second Cup coffee shop, and three restaurants (Cultures, Piazza Manna, The Bishop and Belcher English Pub).
- Parking underground for Tenants and significant visitors parking in the immediate area.
- Building one block from Bloor Park health Club – www.sportsclub.com, restaurants, main shopping area and city parking lots
- The Building is located less than 1 Km drive from the Bloor Street exit off the DVP (or quicker access from Rosedale Valley Rd.)
- Barrier free access to the majority of the spaces within the Building, including washrooms, common areas and corridors.
- One block from Yonge and Bloor TTC Subway lines.
- Building Conference Centre (1,685 sf) at no additional charge for Tenants.
- BOMA Go Green Environmental Award

MAJOR TENANTS:

Leo Burnett, Towers Perrin, Canon Canada, Norr Architects.

The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice.

110 YONGE BUILDING INFORMATION

LOCATION

South west corner of Yonge and Adelaide Streets.

NET AND ADDITIONAL RENT

\$19.75 per square foot, with \$0.50 psf (~3%) per annum annual increases;

\$23.38 psf 2009 Taxes & Operating Estimate (\$12.66 CAM, including Utilities & \$10.70 Tax)

AVAILABLE SPACE

No Office Space Currently Available

DESCRIPTION

- Pedestrian underground walkway system (PATH), Subway access through underground
- 24 Hour Access and manned security desk
- Secured Underground parking

CONTACT INFORMATION

SCOTT CAVERLEY

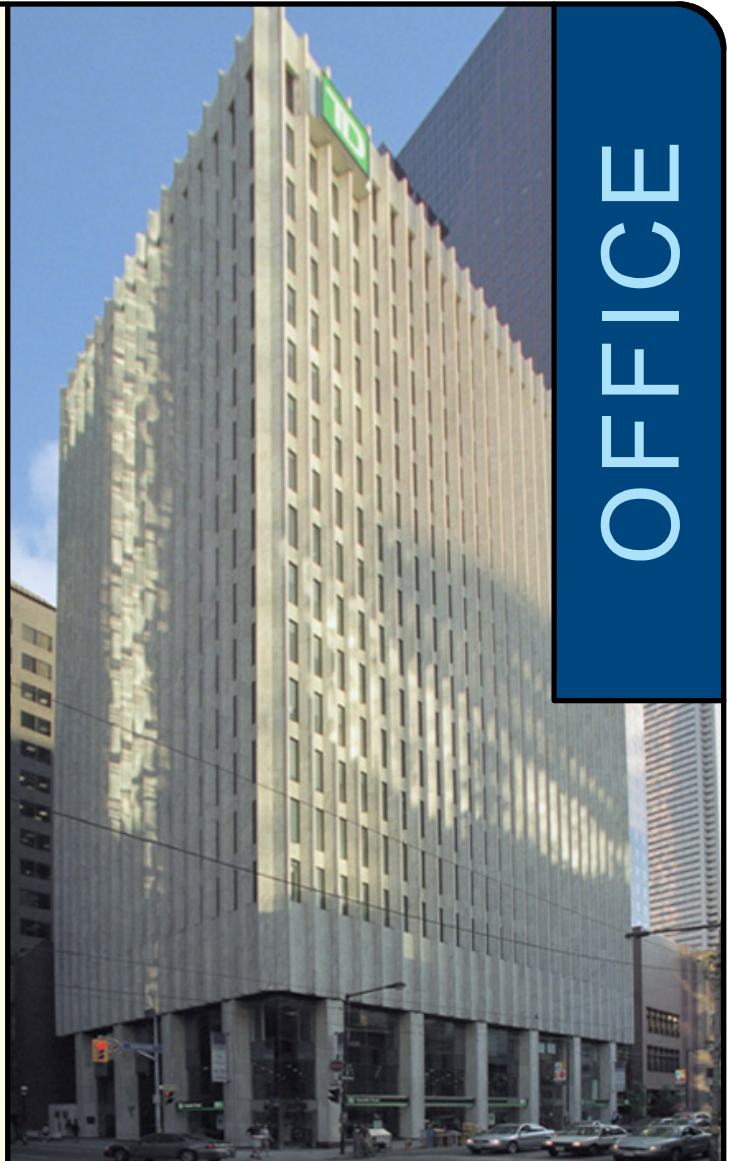
CREIT MANAGEMENT L.P.

175 Bloor Street East, North Tower, Suite 500
Toronto, Ontario M4W 3R8

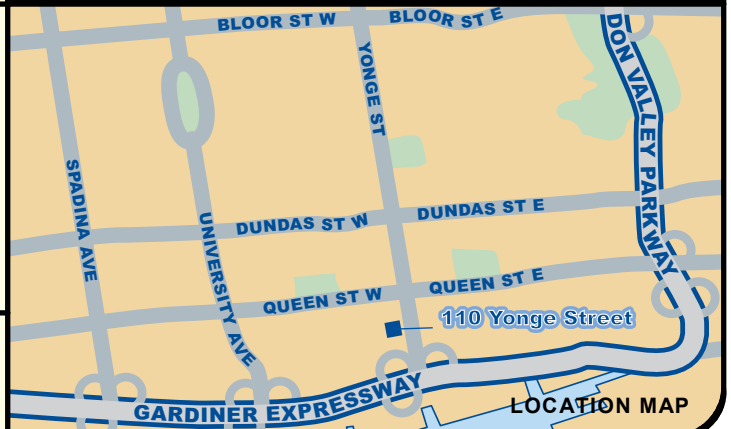
T 416-628-7779 F 416-925-7365

scaverley@creit.ca

OFFICE



110 Yonge
Street



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. August 2002

LOCATION MAP

525 UNIVERSITY BUILDING INFORMATION

LOCATION

University Avenue & Elm Street (South-East Corner)

NET AND ADDITIONAL RENT

\$19.75 per square foot;

\$17.53 psf 2009 Tax & Operating Estimate
(\$8.76 CAM, including Utilities & \$8.77 Tax).

AVAILABLE SPACE

No Office Space Currently Available

DESCRIPTION

- Class A office building
- Half a block from St. Patrick's subway station
- Virtually column free
- 24 Hour access with manned security desk
- Fibre optics and high speed copper broadband telecommunications capabilities
- 4 levels of secured underground parking with closed circuit monitoring

CONTACT INFORMATION

SCOTT CAVERLEY

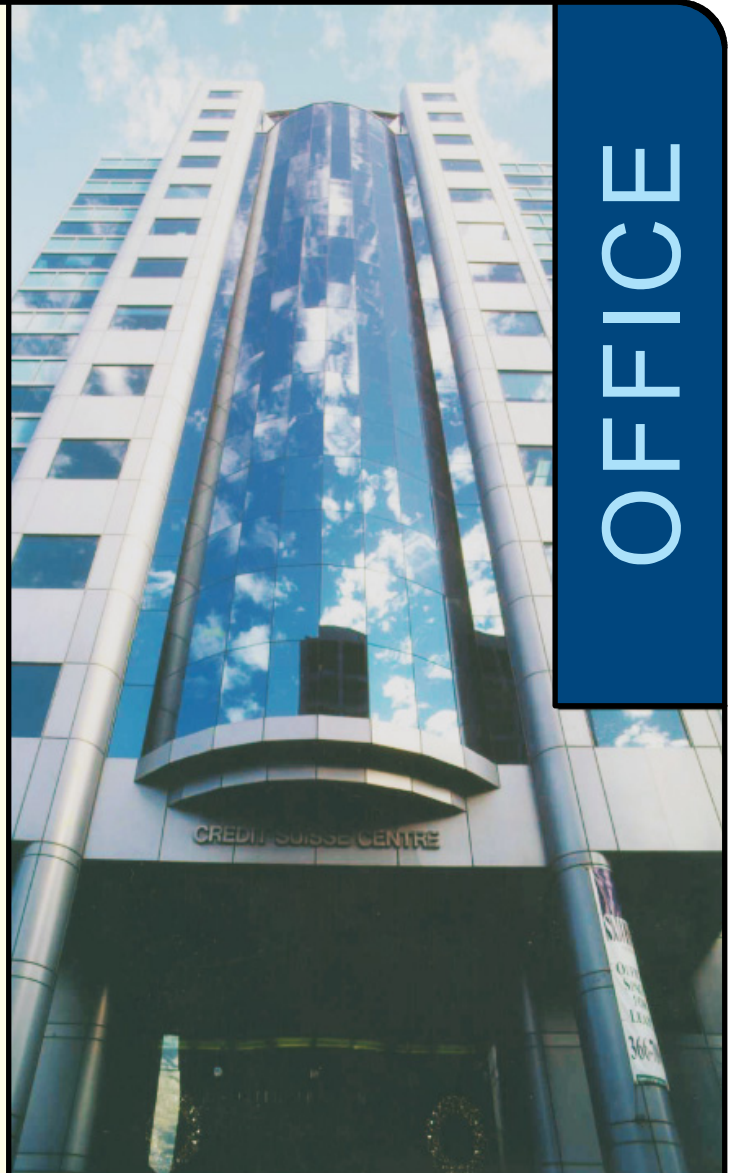
CREIT MANAGEMENT L.P.

175 Bloor Street East, North Tower, Suite 500

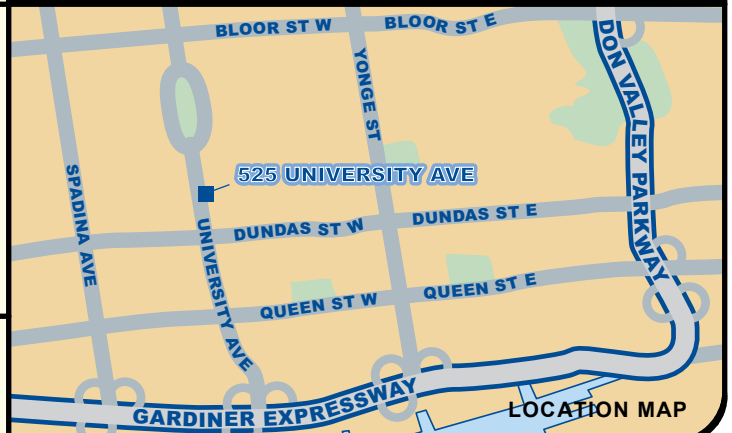
Toronto, Ontario M4W 3R8

T 416-628-7779 F 416-925-7365

scaverley@creit.ca



525 University Avenue



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. July 2002

OFFICE



Heron's Hill

2001/2005 SHEPPARD BUILDING INFORMATION

LOCATION

2001/2005 Sheppard, Toronto, Ontario

NET AND ADDITIONAL RENT

\$10.50 per square foot Net, with annual \$0.50 psf increases

\$16.57 p.s.f. T&O 2009 Estimate **2005 Sheppard** (\$9.91 CAM incl. utilities & \$6.66 Tax)

\$17.14 p.s.f. T&O 2009 Estimate **2001 Sheppard** (\$10.25 CAM incl. utilities & \$6.89 Tax)

2005 SHEPPARD

4,290 sf, Ste. 100
10,502 sf, Ste. 400

2001 SHEPPARD

4,164 sf, Ste 100
971 sf, Ste. 120
8,438 sf, Ste. 200 (Divisible)

DESCRIPTION

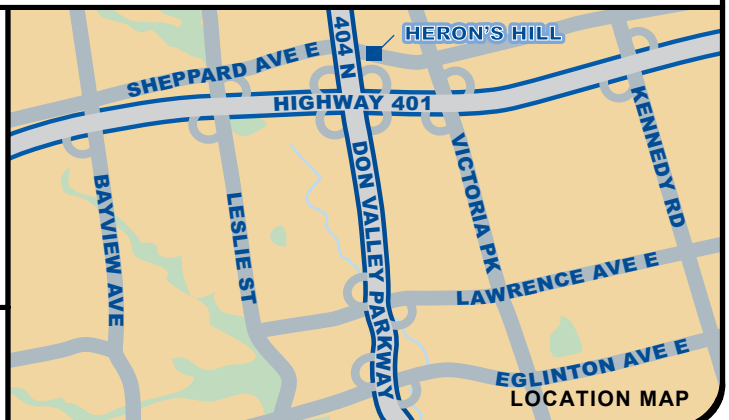
Well located at 404 & Sheppard, near DVP & 401.
Surface, deck and underground parking (3.5/1000sf)
Efficient 20,000 sf floor plate
7 minute walk to Don Mills subway
Onsite restaurant and fitness facility

CONTACT INFORMATION

CREIT Management L.P.
SCOTT CAVERLEY
T 416-628-7779 F 416-925-7365 scaverley@creit.ca



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. August 2002



Heron's Hill, 2001 & 2005 Sheppard Ave. East

SPECIFICATION SHEET

Legal Name: CREIT Management Limited, as agent for Canadian Properties Holdings (Ontario) Inc.

Building Owner & Manager: Beneficial owner and manager is Canadian Real Estate Investment Trust (CREIT). CREIT is publicly traded on the TSX and further information including an annual report can be found at www.creit.ca.

Complex: Property consists of 2 buildings; 2001 Sheppard Ave E built in 1984 and 2005 Sheppard Ave E built in 1989. They are both 8 floors and approximately 140,000 square feet each.

Location: Well located on the south east corner of Sheppard Ave East and Highway 404, with access off of Consumers Rd. Easy access and exposure to Highway #401 and #404. 7 minute / 500 metre walk to TTC/subway line and Fairview Shopping Centre.

Building Amenities: Onsite Restaurant and Fitness Facility featuring regular classes. Monthly rate for the fitness facility is \$21.67 per month with a 3 month minimum

Floor plates: Floor plates are approximately 19,600 square feet. The average gross up factor for single tenant floors is approximately 7% and for multi tenant floors approximately 17%

Building Hours of Operation: The buildings regular operating hours are 8:00am to 6:00pm Monday to Friday. After hours HVAC services are available, with a service fee of \$25.00 / hour for AC applies. Building Access system provides for convenient after hours facilities use (24/7 card access).

HVAC: The buildings are serviced by one each centrifugal, low pressure, 350 ton cooling, Trane Centravac water chiller, providing chilled water to 2 variable air volume handling units serving the tenant spaces. The chillers have been converted from R-11 to HCFC 123, considered to be the environmentally friendly refrigerant.

Two atmospheric hot water boilers, 2,250 MBH each per building generate hot water for the building heating system. Perimeter hot water, thermostatically controlled, wall-fin heaters interlocked with Variable Air Volume (VAV) distribution system achieve the heating of the premises.

In 2004, a new Siemens DDC control system is being installed to control both the lights and HVAC

Generator / Life Safety: Buildings are serviced by an emergency back up generator for all building life safety systems. Life Safety systems include lighting, fire systems, smoke detectors, and sprinklers in the majority of the space, soon to be all space. The generator is being upgraded, and at a marginal cost, tenants can purchase extra capacity as required for their own equipment. A rough preliminary cost estimate for an extra 20 KVA would be \$15,000 for initial hook up, plus \$2000 per annum for ongoing costs .

Communications: Bell and Rogers high speed connectivity are available at the building

Security Standards: The building has an Access Control System managing all perimeter doors and elevators, also available to tenants for access control of individual tenant areas. Telephone Entry System at the rear building entrances accommodates after hours deliveries and guests. Regular security personnel are on site Monday to Friday between 6pm and Midnight and Mobile Patrols are scheduled at regular intervals after these hours.

Planned upgrades: Building lobby, elevators, corridors and washroom improvements are being implemented, including new flooring, wall coverings, and featured seating area. This is a 5 year program to keep the building updated and modern in appearance.

Storage Area: A variety of storage options are available on site, including drive up, ranging from 50 to 1,000 square feet. Standard Storage rental rate is \$12.00 per sq ft.

Parking Ratio & Rates: 3.5 per 1,000 square feet leased. Surface and deck parking at \$40.00 per month plus taxes. Limited underground at \$70.00 per month, plus taxes, if available. Visitor parking is free if less than 15 minutes, \$1.50 per 30 minutes, up to \$8 daily max. Guests can have parking validated by Tenants. Preferred building front, visitor spots available for up to 90 minutes.

Environmental: The Landlord has implemented a stringent environmental management program for this and all of its other properties to ensure a work place that is free of contaminants and hazards.

Other:

- Loading docks are available at the rear of each building with access to the freight elevator.
- Standard tenant signage is provided by the premises entrance, floor direction signage, and in the building lobby directory.
- Buildings are fully handicapped accessible.
- Janitorial services are provided to the common areas & tenant's suites in keeping with a class A office building.
- Mail is delivered either to a central mailroom or directly to tenant's premises.
- Building construction and design standards apply.



80 Micro Court

80 MICRO COURT BUILDING INFORMATION

LOCATION

80 Micro Court, Markham, Ontario

NET AND ADDITIONAL RENT

\$11.50 psf Net, with \$0.50 psf annual increases;

\$12.39 psf 2009 Taxes & Operating Estimate
(\$9.87 CAM incl. utl. & \$2.72 Tax)

AVAILABLE SPACE

No Office Space Currently Available

DESCRIPTION

- Ample surface and underground parking
- Floorplate with well lit internal atrium

CONTACT INFORMATION

SCOTT CAVERLEY

CREIT MANAGEMENT L.P.

175 Bloor Street East, North Tower, Suite 500

Toronto, Ontario M4W 3R8

T 416-628-7779 F 416-925-7365

scaverley@creit.ca



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. August 2002

LOCATION MAP



OFFICE

Birch Oak

BIRCH OAK BUILDING INFORMATION

LOCATION

243-251 North Service Road West, at the corner of Dorval Drive, close to the Dorval Drive/QEW exit

NET AND ADDITIONAL RENT

\$11.00 per square foot;
 \$13.42 psf 2009 Taxes & Operating Estimate
 (\$10.34 CAM inc. utl. & \$3.008 Tax)

243 AVAILABLE SPACE

- 243 North Service Road: 1,513 sq. ft., Suite 106
- 243 North Service Road: 1,009 sq. ft., Suite 308

247 AVAILABLE SPACE

- 247 North Service Road: 1,053 sq. ft., Suite 201

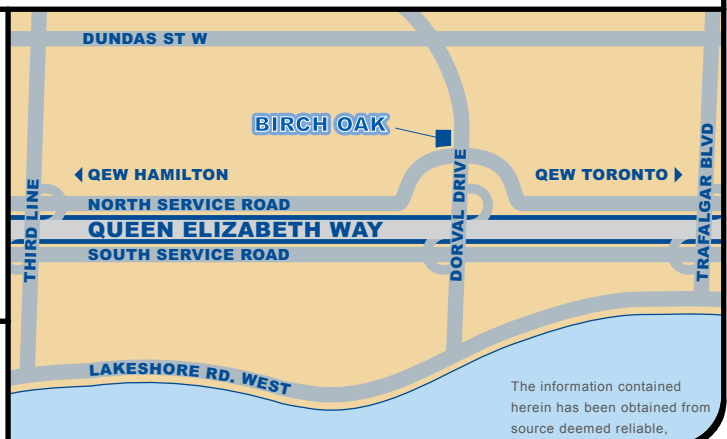
251 AVAILABLE SPACE

- 251 North Service Road: 2,292 sq. ft., Suite 100
- 251 North Service Road: 6,975 sq. ft., Suite 300

CONTACT INFORMATION

CUSHMAN & WAKEFIELD LEPAGE INC.
 Mark Pretty, T 905-501-6411 F 905-568-9441
mpretty@royallepage.com

CREIT Management L.P
 SCOTT CAVERLEY
 T 416-628-7779 F 416-925-7365
scaverley@creit.ca



The information contained herein has been obtained from source deemed reliable, however, we do not warrant its accuracy. The information herein may change from time to time without notice. The property may be withdrawn from the market without notice. June 2002

The information contained herein has been obtained from source deemed reliable.