

UNDER CONSTRUCTION!



18 York Street
www.18york.com

- ❖ Future home of PricewaterhouseCoopers LLP
- ❖ Building is located at the northwest corner of York & Bremner, south of Union Station.
- ❖ Direct connection to Go Transit, TTC Subway and PATH through York Street Pedway into Skywalk and Union Station.
- ❖ Extensive and varied amenities within a 10 minute walk.

Building Total Rentable Area: Approx. 657,106 sq. ft.
(BOMA '96) Estimated Occupancy: Q3 2011 (Q1 2011 Fixturing)

Available Area: Office

~~3rd Floor: 26,169 sq. ft.~~ **Leased**

Low Rise Floors 4 – 16: Approx. 26,169 sq. ft. per Floor

17th Floor: Approx. 15,469

High Rise Floors 18 – 26: Approx. 26,930 sq. ft. per Floor **Leased**

Net Rental Rate:

Office: yrs 1-5 at \$31.00 net, psf/annum – Incl. \$25.00 TI Allowance

Office: yrs 6-10 at \$34.00 net, psf/annum – Incl. \$25.00 TI Allowance

Additional Rents: (2011 Estimates)

Operating Costs	\$ 9.31
Realty Taxes	\$ 11.86
Hydro	\$ 2.25
Total	\$ 23.42 psf/annum

Parking: 1: 3,200 sq. ft. (unreserved)

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term

\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Peter L. Staff, Broker of Record
(416) 552-5159 / peter.staff@gwlra.com



**Commerce Court – West
199 Bay Street**

www.commerce-court.com

- ❖ One of Canada's premiere addresses in the heart of the downtown financial core, the Commerce Court complex comprises four office towers and a retail concourse totaling 2 million square feet.
- ❖ Direct access to both the King Street subway and the PATH underground concourse network.
- ❖ Retail amenities include 58 specialty shops and a 600 seat food court area.



Currently Vacant

Suite 1520: 7,728 sq. ft. (base building)
12th Floor: 22,351 sq. ft. (base building)
14th Floor: 22,561 sq. ft. (improved)

Upcoming Availabilities

2nd Floor: 18,994 sq. ft. (Dec. 2010)
3rd Floor: 22,556 sq. ft. (July 2009)
6th, 7th Floor: 22,400 sq. ft. (Dec. 2010)
8th Floor: 22,546 sq. ft. (April 2010)
9th Floor: 22,470 sq. ft. (Dec. 2010)
10th Floor: 22,462 sq. ft. (April 2010)
13th Floor: 22,352 sq. ft. (April 2010)
15th Floor: 14,140 sq. ft. (Dec. 2010)

Net Rental Rate – 10 Year Term

Years 1-5 \$28.00 psf/annum on an "As Is" basis
Years 6-10 \$32.00 psf/annum on an "As Is" basis

Additional Rents: (2008 Estimates)

Operating Costs	\$ 14.02
Realty Taxes	\$ 14.62
Hydro	\$ 1.40
Total	\$ 30.04 psf/annum

Parking: 1:3,500 sq. ft.

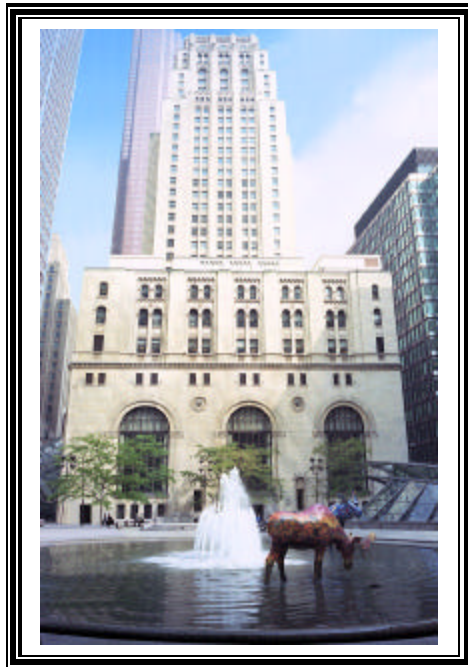
Reserved Underground: \$545.74 /space/month, plus applicable taxes
Unreserved Underground: \$341.78 /space/month, plus applicable taxes

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Peter L. StafI, Broker of Record - (416) 552-5159/ peter.stafI@gwlra.com
Will Jephcott, Manager, Leasing - (416) 552-5217/ william.jephcott@gwlra.com



**Commerce Court – North
25 King Street West**

www.commerce-court.com

- ❖ Direct access to both the King Street subway and the PATH underground concourse network

Available Area: Office

Suite 2875: 839 sq. ft. (great corner view, facing N.W.)

31st Floor: 3,851 sq. ft. (base building, new ceiling, penthouse-full floor)

Net Rental Rate

\$24.00 psf/annum on an “As Is” basis or

\$26.00 net, psf/annum – Incl. \$30.00 TI Allowance

Additional Rents: (2008 Estimates)

Operating Costs	\$ 14.02
Realty Taxes	\$ 14.97
Hydro	\$ 1.40
Total	\$ 30.39 psf/annum

Parking: 1:3,500 sq. ft.

Reserved Underground: \$545.74 /space/month, plus applicable taxes

Unreserved Underground: \$341.78 /space/month, plus applicable taxes

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term

\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Will Jephcott, Manager, Leasing

(416) 552-5217 / William.jephcott@gwlra.com



4 King Street West

- ❖ Direct access to both the King Street Subway and the PATH.
- ❖ PATH retail shopping, food and banking services available.



Available Area: Office

2nd Floor: 21,050 sq. ft., Available July 2009
3rd Floor: 21,276 sq. ft., Available July 2009
Suite 1415: 2,266 sq. ft. Available April 2009

Net Rental Rate

\$22.00 net psf/annum, "As Is"

Information Package available for 2nd and 3rd Floor

Additional Rents: (2008 Estimates)

Operating Costs	\$ 10.52
Realty Taxes	\$ 9.48
Hydro	\$ 1.99
Total	\$ 21.99 psf/annum

LEASING CONTACT

Mike Kennedy, Salesperson
(416) 552-5145 / mike.kennedy@gwlra.com



5140 Yonge Street
www.5140yonge.com

- ❖ Complex forms part of North York Civic Centre and Mel Lastman Square.
- ❖ Concourse retail shopping available and Yonge Street subway access.

Available Area:

Suite 2360: 2,280 sq. ft. approximately (base building)

Net Rental Rate

\$19.00 net psf/annum on an "As Is" basis

Additional Rents: (2008 Estimates)

Operating Costs	\$ 7.88
Realty Taxes	\$ 8.59
Hydro	<u>\$ 1.50</u>
Total	\$17.97 psf/annum

Parking: 1:1,000 sq. ft.

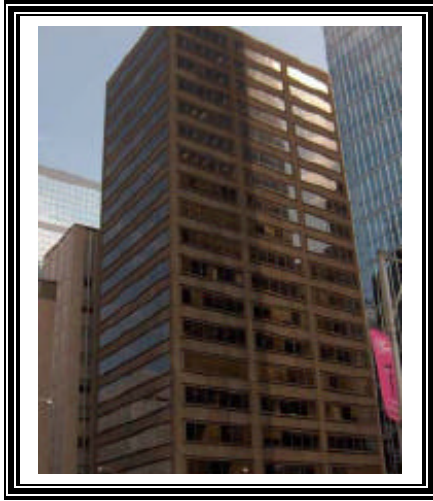
Reserved underground:	\$247.82 /space/month
Unreserved Underground:	\$123.91 /space/month

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Will Jephcott, Manager, Leasing
(416) 552-5217 / William.Jephcott@gwlra.com



155 University Avenue

- ❖ Steps from Osgoode Subway, 500 metres to Union Station.
- ❖ 25 metres from PATH connection.
- ❖ Excellent location – University & King.
- ❖ Clean renovated lobby with Starbucks attached.

155 University Avenue

Suite 1410: 1,098 sq. ft (improved), available immediately

Net Rental Rate

\$22.00 net psf/annum, "As Is"

Additional Rents: (2008 Estimates)

Operating Costs	\$ 9.48
Realty Taxes	\$ 8.51
Hydro	<u>\$ 2.00</u>
Total	\$ 19.99 psf/annum

LEASING CONTACT

Mike Kennedy, Salesperson
(416) 552-5145 / mike.kennedy@gwlra.com



Commerce Court – Retail

www.commerce-court.com

- ❖ One of Canada's premiere addresses in the heart of the downtown financial core, the Commerce Court complex comprises four office towers and a retail concourse totaling 2 million square feet.
- ❖ Direct access to both the King Street subway and the PATH underground concourse network.
- ❖ Retail amenities include 58 specialty shops and a 600 seat food court area.

Available Area: Retail

Suite C252: 5,642 sq. ft. usable area (Vault), **Aggressive Rates!**
Suite C111: 367 sq. ft. usable area (Non food use), **Juice Vendor?**
Suite C134: 1,627 sq. ft. usable area (available January 2009)
Suite C140: 754 sq. ft. usable area (Non food use)
Suite C178: 2,594 sq. ft. usable area (former Lounge), **Aggressive Rates!**
Suite C226: 5,235 sq. ft. usable area (ensuite washrooms, Subconcourse), **Aggressive Rates!**

Net Rental Rate

Enquire within

Additional Rents: (2008 Estimates)

Retail (non Food Prep)

Operating Costs	\$ 15.61
Realty Taxes	\$ 14.96
Hydro Estimate	\$ 1.66
Total	\$ 32.23 psf/annum

Parking: N/A

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Mike Kennedy, Salesperson

(416) 552-5145 / mike.kennedy@gwlra.com



33 Yonge Street

www.33yonge.com

- ❖ Biff's/Shopsy's/Houston/Quiznos, all Restaurants located within the building.
- ❖ Shopping and Theater nearby.
- ❖ Close proximity to the PATH connection and Union Station.

Available Area: Retail

Suite 104: 3,925 sq. ft. (Base building - restaurant space) - \$30.00/\$35.00 on 10 yr term, "As Is."

Additional Rents: (2008 Estimates)

Retail

Operating Costs	\$10.10
Realty Taxes	\$11.26
Hydro	\$ 3.53
Total	\$24.89

Parking: 1:2,500 sq. ft.

Reserved Underground:	\$570.00 /space/month
Unreserved Underground:	\$350.00 /space/month

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

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(416) 552-5217 / William.Jephcott@gwlr.com



**Toronto College Park
Phase I – 444 Yonge Street**

www.torontocollegepark.com

- ❖ Richtree Restaurant, Carlu, Winners, A&P (24 Hours)
- ❖ Restaurants, Banking, Concourse Shopping.
- ❖ Direct access to College Subway station.

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(416) 552-5217 /
William.jephcott@gwlra.com

Available Area: Retail

444 Yonge - Market Level

Suite M10: 2,080 sq. ft. (non food use)
Suite F8: 1,252 sq. ft. (non food use)

717 Bay - Liberties

100% Leased

Available Area: Office

444 Yonge – College Level

Suite C14M: 906 sq. ft. – 2nd Floor, staircase access (looks onto Yonge St.)

Net Rental Rate

M10 - \$15.00 net/psf "As Is"
C14M – **Very Aggressive Rates!**

Additional Rents: (2008 Estimates)

Market Level		College Level	
Operating Costs	\$ 24.26	Operating Costs	\$ 20.09
Realty Taxes	\$ 6.29	Realty Taxes	\$ 6.29
Hydro	<u>\$ metered</u>	Hydro	<u>\$ metered</u>
Total	\$ 30.55	Total	\$ 26.38

Parking:

N/A

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term



200 University Avenue

www.200university.com

- ❖ Building is located near St. Patrick subway station and offers restaurants, news stands, and full service Dry Cleaning.
- ❖ Within walking distance to GO Train, Shopping and Toronto's Entertainment District.
- ❖ Column free floor plates and full height windows.



Available Area: Office

100% LEASED!

Net Rental Rate

Additional Rents: (2008 Estimates)

Operating Costs	\$ 9.35
Realty Taxes	\$ 10.29
Hydro	\$ 1.80
Total	\$ 21.44 psf/annum

Parking: 1: 1,100 sq. ft.

\$250.00 /space/month, plus applicable taxes,
Unreserved

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Will Jephcott, Manager, Leasing
(416) 552-5217 / William.jephcott@gwlra.com



Commerce Court – East
21 Melinda Street
www.commerce-court.com

- ❖ One of Canada's premiere addresses in the heart of the downtown financial core, the Commerce Court complex comprises four office towers and a retail concourse totaling 2 million square feet.
- ❖ Direct access to both the King Street subway and the PATH underground concourse network.
- ❖ Retail amenities include 58 specialty shops and a 600 seat food court area.



Available Area:

100% LEASED!

Additional Rents: (2008 Estimates)

Operating Costs	\$ 14.02
Realty Taxes	\$ 14.97
Hydro	\$ 1.40
Total	\$ 30.39 psf/annum

Parking: 1:3,500 sq. ft.

Reserved Underground:	\$545.74 /space/month, plus applicable taxes
Unreserved Underground:	\$341.78 /space/month, plus applicable taxes

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Mike Kennedy, Salesperson
(416) 552-5145 / mike.kennedy@gwlra.com



**Commerce Court – South
30 Wellington Street**
www.commerce-court.com

- ❖ One of Canada's premiere addresses in the heart of the downtown financial core, the Commerce Court complex comprises four office towers and a retail concourse totaling 2 million square feet.
- ❖ Direct access to both the King Street subway and the PATH underground concourse network.
- ❖ Retail amenities include 58 specialty shops and a 600 seat food court area.

Available Area:

100% LEASED!

Additional Rents: (2008 Estimates)

Operating Costs	\$ 14.02
Realty Taxes	\$ 14.97
Hydro	\$ 1.40
Total	\$ 30.39 psf/annum

Parking: 1:3,500 sq. ft.

Reserved Underground:	\$545.74 /space/month, plus applicable taxes
Unreserved Underground:	\$341.78 /space/month, plus applicable taxes

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Will Jephcott, Manager, Leasing
(416) 552-5217 / William.jephcott@gwlra.com



330 University Avenue
www.330university.com

- ❖ Building is located near St. Patrick subway station and offers restaurants, news stands, and full service Dry Cleaning.
- ❖ Within walking distance to Go Train, Shopping and Toronto's Entertainment District.

330 University Avenue

100% LEASED!

Additional Rents: (2008 Estimates)

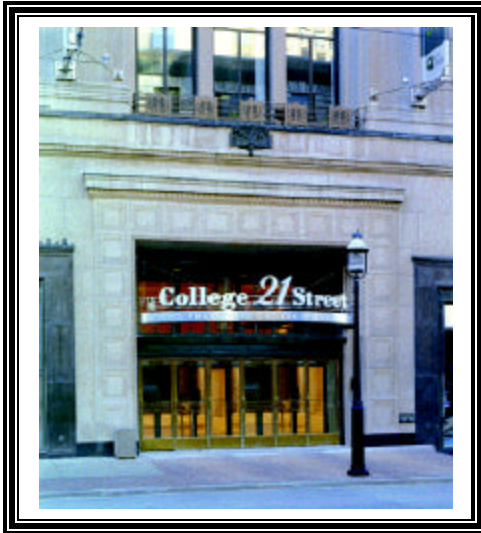
Operating Costs	\$ 8.95
Realty Taxes	\$ 10.45
Hydro	\$ 1.15
Total	\$ 20.55 psf/annum

Parking: Limited

Unreserved: \$180.00 /space/month, plus applicable taxes
Reserved: \$230.00 /space/month, plus applicable taxes

LEASING CONTACT

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(416) 552-5217 / WilliamJephcott@gwlra.com



**Toronto College Park
444 Yonge Street**

www.torontocollegepark.com

- ❖ Direct access to College Subway station.
- ❖ Restaurants, Banking, Concourse Shopping.

21 College Street: Office

100% LEASED!

Additional Rents: (2008 Estimates)

Operating Costs	\$ 13.55
Realty Taxes	\$ 6.29
Hydro	\$ 1.80
Total	\$ 21.64 psf/annum

Parking:

Limited parking available

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term
\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

Mike Kennedy, Salesperson
(416) 552-5145 / mike.kennedy@gwlra.com



180 Queen Street W.

- ❖ The Building is steps from subway and street car line.
- ❖ On-site fitness facility, cafeteria and daycare.
- ❖ Walking distance to financial core, entertainment district and eclectic Queen Street.



Available Area: Office

100% LEASED!

Parking: 1: 2,100 sq. ft.

Covered Deck

Unreserved: \$180.00 /space/month, plus applicable taxes

Reserved: \$230.00 /space/month, plus applicable taxes

Below Grade (44 stalls available)

\$350.00/space/month, plus applicable taxes

Additional Rents: (2008 Estimates)

Operating Costs	\$ 9.64
Realty Taxes	\$ 13.79
Hydro	\$ 1.50
Total	\$ 24.93 psf/annum

Commission: (Subject to GWLRA commission policy)

\$5.00/sq. ft. on a 5 yr term

\$8.00/sq. ft. on a 10 yr term

LEASING CONTACT

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