

## LuCliff Place 700 Bay Street Toronto

### Property Characteristics

Building Class	B
Building Size	174,835 sf
Total # of Floors	24
Average Floor Plate	7,285 sf
Year Built / Year Renovated	1976 / 1976
Total Available Area	5,385 sf
Total % Available	3.08 %

### Building Expenses 2009

Operating Costs	\$ 18.02
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 17.98</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601x	543	\$ 14.00	Net	Lease	Open	Immediate	
	603	607	\$ 14.00	Net	Lease	Open	Immediate	
	609	607	\$ 14.00	Net	Lease	Open	Immediate	

**Location** West side of Bay Street, south of Gerrard Street



## 1200 Bay Street Toronto

### Property Characteristics

Building Class	B
Building Size	89,540 sf
Total # of Floors	12
Average Floor Plate	8,140 sf
Year Built / Year Renovated	1968 / 1968
Total Available Area	558 sf
Total % Available	0.62 %

### Building Expenses 2009

Operating Costs	\$ 17.75
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 17.05</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	606	558	\$ 17.00	Net	Lease	Open	Immediate	Boardroom facility available totenants

**Location** Northwest corner of Bay Street & Bloor Street West

**Parking** Public parking on Cumberland St.

**Comments** Storage space available. Boardroom facility available to tenants.



## 1235 Bay Street Toronto

### Property Characteristics

Building Class	B
Building Size	78,102 sf
Total # of Floors	12
Average Floor Plate	8,678 sf
Year Built / Year Renovated	1973 / 1973
Total Available Area	1,767 sf
Total % Available	2.26 %

### Building Expenses 2007

Operating Costs	\$ 19.10
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 19.10</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601A	651	\$ 14.50	Net	Lease	Open	Immediate	

**Location** North side of Bloor Street West, East side of Bay Street

**Parking** Public lot behind building.



## 60 Bloor Street W Toronto

### Property Characteristics

Building Class	B
Building Size	224,958 sf
Total # of Floors	15
Average Floor Plate	16,068 sf
Year Built / Year Renovated	1973 / 1973
Total Available Area	6,816 sf
Total % Available	3.03 %

### Building Expenses 2009

Operating Costs	\$	13.05
Realty Tax		9.90
Other Costs		1.35
Total Expenses	\$	24.27

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	410B	746	\$ 19.00	Net	Lease	Open	Immediate	Net rent not quoted.

**Location** Northeast corner of Bay Street & Bloor Street

**Parking** No direct parking. Parking available in surrounding area.

**Comments** Building plan is Centre Core. Net Rent is "As Is".



## Park Hyatt 170 Bloor Street W Toronto

### Property Characteristics

Building Class	B
Building Size	52,950 sf
Total # of Floors	11
Average Floor Plate	6,619 sf
Year Built / Year Renovated	1930 / 1930
Total Available Area	24,318 sf
Total % Available	45.93 %

### Building Expenses 2009

Operating Costs	\$	22.60
Realty Tax		
Other Costs		
Total Expenses	\$	22.60

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	708	616	\$ 22.00	Net	Lease	Open	Immediate	
	710	358	\$ 22.00	Net	Lease	Open	Immediate	
11	1104	615	\$ 22.00	Net	Lease	Open	Immediate	

**Location** North side of Bloor Street West, West side of Avenue Road

**Parking** Public lots in the area.



## 344 Bloor Street W Toronto

### Property Characteristics

Building Class	C
Building Size	40,000 sf
Total # of Floors	6
Average Floor Plate	6,667 sf
Year Built / Year Renovated	
Total Available Area	346 sf
Total % Available	0.87 %

### Building Expenses 2009

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	606	346	\$ 18.00	Gross	Lease	Open	Immediate	<input type="checkbox"/> Windows are operable <input type="checkbox"/> All spaces are ready for occupancy

**Location** North side of Bloor Street West, West side of Spadina Road

**Parking** Lots of parking



## Carlton Towers 2 Carlton Street Toronto

### Property Characteristics

Building Class	B
Building Size	214,095 sf
Total # of Floors	18
Average Floor Plate	14,273 sf
Year Built / Year Renovated	1959 / 1959
Total Available Area	9,726 sf
Total % Available	4.54 %

### Building Expenses 2009

Operating Costs	\$ 14.55
Realty Tax	3.88
Other Costs	
<b>Total Expenses</b>	<b>\$ 18.43</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
14	1422	626	\$ 12.50	Net	Lease	Open	Immediate	2 offices and reception

**Location** Northeast corner of Yonge Street and College Street

**Parking** On site parking from \$150.00 plus tax per month.



## 27 Carlton Street Toronto

### Property Characteristics

Building Class	C
Building Size	17,524 sf
Total # of Floors	5
Average Floor Plate	4,381 sf
Year Built / Year Renovated	1957 / 1957
Total Available Area	2,025 sf
Total % Available	7.34 %

### Building Expenses 2007

Operating Costs	\$ 16.00
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 16.00</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	204	537	\$ 0.00	Net	Lease	Open	Immediate	Rate negotiable.
4	404	363	\$ 0.00	Net	Lease	Open	Immediate	Rate negotiable.

**Location** South side of Carlton Street, east of Yonge Street

**Parking** Meter parking situated close by.



## 247 Davenport Road Toronto

### Property Characteristics

Building Class	C
Building Size	6,400 sf
Total # of Floors	3
Average Floor Plate	3,200 sf
Year Built / Year Renovated	
Total Available Area	1,400 sf
Total % Available	21.88 %

### Building Expenses 2009

Operating Costs	\$ 16.50
Realty Tax	
Other Costs	
Total Expenses	\$ 13.00

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	203	200	\$ 13.00	Net	Lease	Open	Immediate	Built Out

**Location** South side of Davenport Road, West side of Avenue Road



## 161 Eglinton Avenue E Toronto

### Property Characteristics

Building Class	B
Building Size	59,598 sf
Total # of Floors	8
Average Floor Plate	8,514 sf
Year Built / Year Renovated	1970 / 1970
Total Available Area	3,251 sf
Total % Available	5.45 %

### Building Expenses 2009

Operating Costs	\$ 16.77
Realty Tax	
Other Costs	
Total Expenses	\$ 16.27
Escalation Type	Base Year

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	504	545	\$ 13.00	Net	Lease	Open	Immediate	Built out with two offices and open area
6	608	758	\$ 13.00	Net	Lease	Open	Immediate	

**Location** Southeast corner of Redpath Street & Eglinton Avenue East

**Parking** Indoor Parking ratio is 1/1500 at a rate of \$148.00. Outdoor parking is \$136.00.



## 505 Eglinton Avenue W Toronto

### Property Characteristics

Building Class	C
Building Size	17,052 sf
Total # of Floors	5
Average Floor Plate	4,263 sf
Year Built / Year Renovated	
Total Available Area	385 sf
Total % Available	2.26 %

### Building Expenses 2009

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	385	\$ 0.00	Semi-Gross	Lease	Open	Immediate	

**Location** Southwest corner of Eglinton Avenue West & Tarlton Road

**Parking** Municipality parking available across the street.



## 124 Merton Street Toronto

### Property Characteristics

Building Class	C
Building Size	58,800 sf
Total # of Floors	5
Average Floor Plate	11,760 sf
Year Built / Year Renovated	1974 / 1974
Total Available Area	4,371 sf
Total % Available	7.43 %

### Building Expenses 2008

Operating Costs	\$ 12.00
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 12.00</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	508	725	\$ 14.00	Net	Lease	Open	Immediate	Nicely built out space with 2 offices and open space.

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

**Parking** Parking in vicinity.



## 60 St Clair Avenue E Toronto

### Property Characteristics

Building Class	B
Building Size	79,318 sf
Total # of Floors	10
Average Floor Plate	7,932 sf
Year Built / Year Renovated	1971 / 1971
Total Available Area	13,326 sf
Total % Available	16.80 %

### Building Expenses 2009

Operating Costs	\$ 14.30
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 14.30</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
9	907	287	\$ 15.00	Net	Lease	Open	Immediate	1 office and waiting room

**Location** Northeast corner of Ferndale Avenue & St. Clair Avenue East

**Parking** 1-2 prkg in bldg.; additional next door @ \$185 + tax



## Padulo Building 1 St Clair Avenue W Toronto

### Property Characteristics

Building Class	B
Building Size	84,464 sf
Total # of Floors	12
Average Floor Plate	7,039 sf
Year Built / Year Renovated	1967 / 1967
Total Available Area	8,565 sf
Total % Available	10.14 %

### Building Expenses 2009

Operating Costs	\$ 10.50
Realty Tax	6.73
Other Costs	1.85
<b>Total Expenses</b>	<b>\$ 19.08</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
11	1101x	471	\$ 15.50	Net	Lease	Open	Immediate	

**Location** Southwest corner of Yonge Street & St. Clair Avenue West

**Parking** No parking on site. Public parking lot nearby.



## Esso Place 55 St Clair Avenue W Toronto

### Property Characteristics

Building Class	B
Building Size	244,772 sf
Total # of Floors	9
Average Floor Plate	27,197 sf
Year Built / Year Renovated	1981 / 1981
Total Available Area	35,520 sf
Total % Available	14.51 %

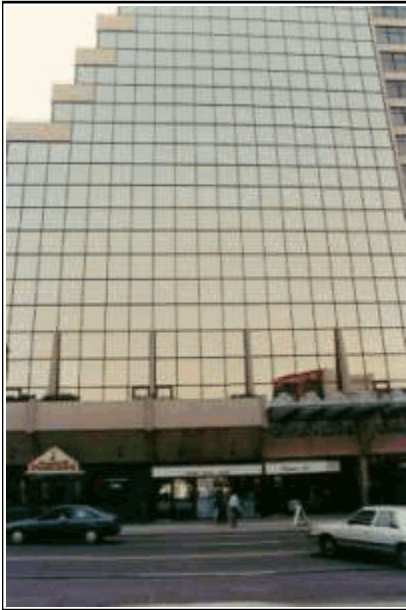
### Building Expenses 2009

Operating Costs	\$ 11.54
Realty Tax	6.73
Other Costs	
<b>Total Expenses</b>	<b>\$ 18.22</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	126	726	\$ 18.00	Net	Lease	Open	Immediate	1 office and open area

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

**Parking** Surface parking available nearby



## 890 Yonge Street Toronto

### Property Characteristics

Building Class	C
Building Size	56,958 sf
Total # of Floors	12
Average Floor Plate	5,178 sf
Year Built / Year Renovated	1984 / 1984
Total Available Area	2,424 sf
Total % Available	4.26 %

### Building Expenses 2009

Operating Costs	\$ 15.20
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 15.76</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	783	\$ 12.00	Net	Lease	Open	Immediate	Built out with four offices and a open area

**Location** North side of Davenport Road, West side of Yonge Street

**Parking** Underground - \$85



## 920 Yonge Street Toronto

### Property Characteristics

Building Class	C
Building Size	95,400 sf
Total # of Floors	10
Average Floor Plate	10,600 sf
Year Built / Year Renovated	1974 / 1974
Total Available Area	4,475 sf
Total % Available	4.69 %

### Building Expenses 2007

Operating Costs	\$ 14.00
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 14.00</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	807	704	\$ 12.00	Net	Lease	Open	Immediate	Semi-gross rate includes hydro and janitorial.

**Location** North side of Davenport Road, West side of Yonge Street

**Parking** Building parking available



## Bulger Building 1300 Yonge Street Toronto

### Property Characteristics

Building Class	B
Building Size	99,803 sf
Total # of Floors	8
Average Floor Plate	12,475 sf
Year Built / Year Renovated	1971 / 1971
Total Available Area	12,178 sf
Total % Available	12.20 %

### Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 15.74

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	512	345	\$ 13.00	Net	Lease	Open	Immediate	Open space.

**Location** Northwest corner of Yonge Street & Woodlawn Avenue

**Parking** 80 parking stalls. Reserved Parking Ratio is 1/2500



## Canada Square 2200 Yonge Street Toronto

### Property Characteristics

Building Class	A
Building Size	223,230 sf
Total # of Floors	17
Average Floor Plate	13,131 sf
Year Built / Year Renovated	1968 / 1968
Total Available Area	64,835 sf
Total % Available	29.04 %

### Building Expenses 2009

Operating Costs	\$	11.65
Realty Tax		7.02
Other Costs		1.99
Total Expenses	\$	20.26

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
9	901	668	\$ 16.00	Net	Lease	Open	Immediate	open area

**Location** South side of Eglinton Avenue West, West side of Yonge Street

**Parking** Lots of parking available.



## 3080 Yonge Street Toronto

### Property Characteristics

Building Class	B
Building Size	201,749 sf
Total # of Floors	6
Average Floor Plate	33,625 sf
Year Built / Year Renovated	1975 / 1975
Total Available Area	1,638 sf
Total % Available	0.81 %

### Building Expenses 2009

Operating Costs	\$ 16.90
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 16.90</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	5030	430	\$ 17.00	Net	Lease	Open	Nov 1, 2009	

**Location** North side of Lawrence Avenue West, West side of Yonge Street

**Parking** 17 underground parking spaces.  
\$155.00 per space per month