



59 Adelaide Street E Toronto

Property Characteristics

Building Class	C
Building Size	52,327 sf
Total # of Floors	6
Average Floor Plate	4,757 sf
Year Built / Year Renovated	1960 / 1960
Total Available Area	1,841 sf
Total % Available	3.52 %

Building Expenses 2009

Operating Costs	\$ 13.08
Realty Tax	
Other Costs	
Total Expenses	\$ 13.08

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500x	1,841	\$ 14.00	Net	Lease	Open	Immediate	

Location South side of Adelaide Street, west of Church Street

Parking Public parking in vicinity



326 Adelaide Street W Toronto

Property Characteristics

Building Class	C
Building Size	15,755 sf
Total # of Floors	6
Average Floor Plate	3,151 sf
Year Built / Year Renovated	1968 / 1968
Total Available Area	7,766 sf
Total % Available	49.29 %

Building Expenses 2009

Operating Costs	\$ 10.25
Realty Tax	
Other Costs	
Total Expenses	\$ 10.25

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	201	1,497	\$ 11.75	Net	Lease	Open	Immediate	Built out with three offices.

Location North side of Adelaide Street, east of Peter Street

Parking Public parking nearby



Adelaide-Brant Centre 425 Adelaide Street W Toronto

Property Characteristics

Building Class	B
Building Size	78,758 sf
Total # of Floors	10
Average Floor Plate	8,751 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	5,975 sf
Total % Available	7.59 %

Building Expenses 2009

Operating Costs	\$ 15.43
Realty Tax	
Other Costs	
Total Expenses	\$ 15.43

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	201	1,816	\$ 10.00	Net	Lease	Open	Immediate	Base Building and ready for improvementsGross Rent excludes in-suite janitorial.
	202	1,669	\$ 10.00	Net	Lease	Open	Immediate	Base Building and ready for improvementsGross Rent excludes in-suite janitorial.

Location Southeast corner of Adelaide Street and Brant Street

Parking Underground parking available, ratio is 1:2100 and cost is \$85 per spot per month.

Comments Janitorial costs are extra.
Traditional style office premises.



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	
Total Expenses	\$ 18.43

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
13	1306	1,377	\$ 12.50	Net	Lease	Open	Jun 1, 2009	2 offices, reception, open area; hardwood/ carpet

Location Northeast corner of Yonge Street and College Street

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



120 Carlton Street Toronto

Property Characteristics

Building Class	C
Building Size	56,100 sf
Total # of Floors	4
Average Floor Plate	18,700 sf
Year Built / Year Renovated	
Total Available Area	1,642 sf
Total % Available	2.93 %

Building Expenses 2005

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
2	209	1,642	\$ 25.00	Semi-gross	Sublease	Open	Immediate	4 offices on glass and 4 centre office cubicles. Kitchenette and copy/storage room. Meeting room off entrance with built-in cabinets

Location Northeast corner of Jarvis Street and Carlton Street

Parking Three underground parking available.



19 Charlotte Street Toronto

Property Characteristics

Building Class	C
Building Size	27,465 sf
Total # of Floors	4
Average Floor Plate	9,155 sf
Year Built / Year Renovated	
Total Available Area	1,700 sf
Total % Available	6.19 %

Building Expenses 2008

Operating Costs	\$ 6.00
Realty Tax	
Other Costs	
Total Expenses	\$ 6.00

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	405	1,700	\$ 11.00	Net	Lease	Open	Immediate	Brick & beam, large windows; High ceilings, full kitchen; 4th floor walk up, freight elevator; Built-out offices.

Location East side of Charlotte Street, south of Adelaide Street

Parking Public parking in vicinity



Nash Building 179 John Street Toronto

Property Characteristics

Building Class	B
Building Size	72,030 sf
Total # of Floors	8
Average Floor Plate	9,004 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	1,771 sf
Total % Available	2.46 %

Building Expenses 2009

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

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	1,771	\$ 14.00	Net	Lease	Open	Jul 1, 2009	

Location North of Queen Street, east side of John Street

Parking Parking nearby



191 John Street Toronto

Property Characteristics

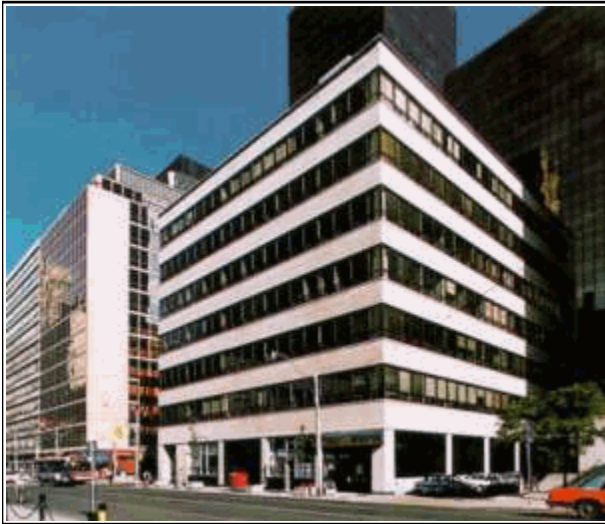
Building Class	C
Building Size	5,100 sf
Total # of Floors	3
Average Floor Plate	1,700 sf
Year Built / Year Renovated	
Total Available Area	1,800 sf
Total % Available	35.29 %

Building Expenses 2008

Operating Costs	\$ 9.40
Realty Tax	
Other Costs	
Total Expenses	\$ 9.40

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Main Floor	100	1,800	\$ 16.60	Net	Lease	Open	Immediate	

Parking 4 parking spaces at market rates.



133 Richmond Street W Toronto

Property Characteristics

Building Class	C
Building Size	65,000 sf
Total # of Floors	8
Average Floor Plate	9,286 sf
Year Built / Year Renovated	1955 / 1955
Total Available Area	6,742 sf
Total % Available	10.37 %

Building Expenses 2009

Operating Costs	\$ 14.97
Realty Tax	
Other Costs	
Total Expenses	\$ 14.97

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	206	1,683	\$ 14.00	Net	Lease	Open	Immediate	Built out with four offices, meeting room, open area, storage room and reception.
3	300	1,381	\$ 14.00	Net	Lease	Open	Immediate	Corner suite, 4 offices on glass, storage room, and reception

Location Southwest corner of Richmond Street and York Street

Parking Parking available nearby.



56 The Esplanade Toronto

Property Characteristics

Building Class	B
Building Size	72,000 sf
Total # of Floors	5
Average Floor Plate	18,000 sf
Year Built / Year Renovated	
Total Available Area	12,767 sf
Total % Available	17.73 %

Building Expenses 2009

Operating Costs	\$	11.00
Realty Tax		
Other Costs		1.48
Total Expenses	\$	12.48

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	211	1,853	\$ 18.00	Net	Lease	Open	Aug 1, 2009	Mix of offices, open area, boardroom, kitchenette, and copy/server room. Beautiful hardwood floors and high ceilings. Some exposed brick. Furniture available
	217	1,818	\$ 18.00	Net	Sublease	To 2010-09-30	Immediate	
3	310	1,689	\$ 18.00	Net	Sublease	to Dec. 31, 2010	Immediate	Built out with reception, meeting rooms, 3 offices, storage, and a kitchenette.

Location North side of The Esplanade, East of Yonge Street and West of Church Street.

Parking Public parking in the neighbourhood.



Excelsior Life Building/Counsel Court 36 Toronto Street Toronto

Property Characteristics

Building Class	B
Building Size	196,986 sf
Total # of Floors	13
Average Floor Plate	8,383 sf
Year Built / Year Renovated	1914 / 1958
Total Available Area	20,991 sf
Total % Available	10.66 %

Building Expenses 2009

Operating Costs	\$	19.39
Realty Tax		
Other Costs		
Total Expenses	\$	19.39

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	280	1,970	\$ 22.00	Net	Sublease	To 2013-04-30	Immediate	- New Finishes- Hardwood Floors- 3 Large Private Offices- Reception Area- Boardroom- Open Area- Kitchenette

Location Southwest corner of Toronto Street and Adelaide Street

Parking Reserved parking available at \$300.00



425 University Avenue Toronto

Property Characteristics

Building Class	B
Building Size	42,318 sf
Total # of Floors	9
Average Floor Plate	5,290 sf
Year Built / Year Renovated	1959 / 1959
Total Available Area	5,312 sf
Total % Available	12.55 %

Building Expenses 2009

Operating Costs	\$	15.60
Realty Tax		
Other Costs		
Total Expenses	\$	15.60

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	302	1,672	\$ 14.00	Net	Lease	Open	Immediate	Base Building

Location East side of University Avenue, south of Dundas Street

Parking No parking with building.



Phoenix House 439 University Avenue Toronto

Property Characteristics

Building Class	B
Building Size	170,667 sf
Total # of Floors	23
Average Floor Plate	8,127 sf
Year Built / Year Renovated	1974 / 1974
Total Available Area	18,413 sf
Total % Available	10.79 %

Building Expenses 2009

Operating Costs	\$ 9.50
Realty Tax	7.60
Other Costs	1.50
Total Expenses	\$ 18.60

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	800	1,815	\$ 16.00	Net	Lease	Open	Immediate	

Location East side of University Avenue, south of Dundas Street

Parking Parking available nearby.



615 Yonge Street Toronto

Property Characteristics

Building Class	C
Building Size	14,250 sf
Total # of Floors	6
Average Floor Plate	2,850 sf
Year Built / Year Renovated	2000 / 2000
Total Available Area	9,200 sf
Total % Available	64.56 %

Building Expenses 2006

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
3	300	1,900	\$ 21.00	Semi-Gross	Lease	Open	Immediate	<input type="checkbox"/> Full floor <input type="checkbox"/> Meeting room and three offices on glass, reception and open area, good natural light
4	400	1,500	\$ 21.00	Semi-gross	Lease	Open	Immediate	<input type="checkbox"/> Built out with two offices on glass and three internal offices and open area, good natural light

Location East side of Yonge Street, north of Gloucester Street