



208 Adelaide Street W Toronto

Property Characteristics

Building Class	C
Building Size	12,938 sf
Total # of Floors	3
Average Floor Plate	3,235 sf
Year Built / Year Renovated	2004 / 2004
Total Available Area	2,600 sf
Total % Available	20.10 %

Building Expenses 2008

Operating Costs	\$ 17.24
Realty Tax	
Other Costs	
Total Expenses	\$ 17.24

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	100	2,600	\$ 16.00	Net	Lease	Open	Immediate	

Location North side of Adelaide Street West, just west of Simcoe Street.

Parking Parking in the area.



218 Adelaide Street W Toronto

Property Characteristics

Building Class	C
Building Size	5,307 sf
Total # of Floors	4
Average Floor Plate	1,769 sf
Year Built / Year Renovated	1980 / 1980
Total Available Area	1,728 sf
Total % Available	32.56 %

Building Expenses 2009

Operating Costs	\$ 16.35
Realty Tax	
Other Costs	
Total Expenses	\$ 16.35

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	1,728	\$ 9.65	Net	Lease	Open	Immediate	Built-out, 1 private office, meetingroom, 2 piece washroom and large open area



The Commodore Building 317 Adelaide Street W Toronto

Property Characteristics

Building Class	B
Building Size	123,600 sf
Total # of Floors	10
Average Floor Plate	12,360 sf
Year Built / Year Renovated	1929 / 1929
Total Available Area	7,351 sf
Total % Available	5.95 %

Building Expenses 2008

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
4	406	1,351	\$ 27.00	Semi-gross	Lease	Open	Immediate	Built out with two offices, kitchen, and boardroom. Large windows, fluted concrete columns.

Location Southeast corner of Adelaide Street and Peter Street

Parking Public parking nearby

Comments Divisible



The Ace Building 410 Adelaide Street W Toronto

Property Characteristics

Building Class	B
Building Size	60,000 sf
Total # of Floors	6
Average Floor Plate	12,000 sf
Year Built / Year Renovated	1938 / 1938
Total Available Area	2,297 sf
Total % Available	3.83 %

Building Expenses 2009

Operating Costs	\$ 6.50
Realty Tax	
Other Costs	
Total Expenses	\$ 6.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	2,297	\$ 20.00	Net	Lease	Open	Immediate	

Location North side of Adelaide Street, west of Spadina Avenue

Parking Public parking nearby

Comments Ceiling height is 11-11.5 ft. bay size is 23' by 25'.



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	7,764 sf
Total % Available	9.86 %

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.
7	701	1,789	\$ 10.00	Net	Lease	Open	Immediate	
8	805	1,000	\$ 10.00	Net	Lease	Open	Immediate	

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.



490 Adelaide Street W Toronto

Property Characteristics

Building Class	C
Building Size	14,230 sf
Total # of Floors	3
Average Floor Plate	3,558 sf
Year Built / Year Renovated	
Total Available Area	1,368 sf
Total % Available	9.61 %

Building Expenses 2008

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
1	100	1,368	\$ 18.00	Semi-gross	Lease	Open	Immediate	Quoted semi-gross rent excludes hydro. Brick and beam space with abundant natural light. Freight elevator shipping. Renovated open space.

Location North side of Adelaide Street, west of Maud Street

Parking Public parking nearby



Liberty Village 1 Atlantic Avenue Toronto

Property Characteristics

Building Class	C
Building Size	26,046 sf
Total # of Floors	2
Average Floor Plate	13,023 sf
Year Built / Year Renovated	1950 / 1950
Total Available Area	8,287 sf
Total % Available	31.82 %

Building Expenses 2009

Operating Costs	\$ 8.00
Realty Tax	
Other Costs	
Total Expenses	\$ 8.00

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	105	2,206	\$ 15.00	Net	Lease	Open	Immediate	Reception area, new kitchen, 2 private offices, studio area, and open area
	120	2,011	\$ 20.00	Net	Lease	Open	Immediate	

Location East side of Atlantic Avenue, south of Liberty Street

Parking Close to GO Transit and TTC. Parking is readily available.



28 Atlantic Avenue Toronto

Property Characteristics

Building Class	C
Building Size	5,000 sf
Total # of Floors	2
Average Floor Plate	2,500 sf
Year Built / Year Renovated	
Total Available Area	2,500 sf
Total % Available	50.00 %

Building Expenses 2008

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
Main Floor	100	2,500	\$ 15.00	Net	Lease	Open	Immediate	Lease rate is negotiable. Built out with three offices and two large open areas. Additional basement storage is available.



The John Brunswick Building 99 Atlantic Avenue Toronto

Property Characteristics

Building Class	B
Building Size	106,600 sf
Total # of Floors	4
Average Floor Plate	21,320 sf
Year Built / Year Renovated	
Total Available Area	17,528 sf
Total % Available	16.44 %

Building Expenses 2009

Operating Costs	\$ 10.68
Realty Tax	
Other Costs	
Total Expenses	\$ 10.68

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	314	1,253	\$ 15.50	Net	Lease	Open	Immediate	
	315	2,400	\$ 15.50	Net	Lease	Open	Immediate	
4	411	1,300	\$ 15.50	Net	Lease	Open	Immediate	
	414	1,155	\$ 15.50	Net	Lease	Open	Immediate	
	416	1,268	\$ 15.50	Net	Lease	Open	Immediate	
	418	1,000	\$ 15.50	Net	Lease	Open	Immediate	

Location East of Dufferin St, south of King St W.

Parking Limited parking on site



49 Bathurst Street Toronto

Property Characteristics

Building Class	B
Building Size	31,750 sf
Total # of Floors	5
Average Floor Plate	5,292 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	8,305 sf
Total % Available	26.16 %

Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 6.64

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Lower Level	Lower	2,500	\$ 16.00	Net	Lease	Open	Immediate	Renovated Brick & Beam. Space is built out, open concept with 3 offices, galley kitchen and private washrooms. Hydro & janitorial extra.

Location Southeast corner of Bathurst St and Wellington St.

Parking Parking is available on site at a ratio of 1/1,200 sf at \$100 per month.

Comments Common areas have been recently renovated. Additional rent is estimated and does not include hydro.



Adrian Building 8 Camden Street Toronto

Property Characteristics

Building Class	C
Building Size	6,000 sf
Total # of Floors	3
Average Floor Plate	2,000 sf
Year Built / Year Renovated	
Total Available Area	3,623 sf
Total % Available	60.38 %

Building Expenses 2008

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
Main Floor	101	1,745	\$ 26.00	Gross	Lease	Open	Immediate	Reception areas, boardroom, general work area and 3 piece washroom
2	200	1,878	\$ 26.00	Gross	Lease	Open	Immediate	Reception areas, boardroom, general work area and 3 piece washroom

Comments Gross rental rate is all inclusive.



20 Camden Street Toronto

Property Characteristics

Building Class	C
Building Size	15,200 sf
Total # of Floors	3
Average Floor Plate	3,800 sf
Year Built / Year Renovated	
Total Available Area	15,200 sf
Total % Available	100.00 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 7.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Lower Level	B1	1,950	\$ 10.00	Net	Sublease	To 2011-07-31	Immediate	Floors can be leased separately or in combination.
	B2	1,850	\$ 10.00	Net	Sublease	To 2011-07-31	Immediate	Floors can be leased separately or in combination.

Location North side of Camden Street, west of Spadina Avenue

Parking 2 Boulevard parking spots for entire building



21 Camden Street Toronto

Property Characteristics

Building Class	C
Building Size	8,196 sf
Total # of Floors	5
Average Floor Plate	2,049 sf
Year Built / Year Renovated	
Total Available Area	2,056 sf
Total % Available	25.09 %

Building Expenses 2008

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
4	400	2,056	\$ 28.00	Semi-gross	Lease	Open	Immediate	Full floor office open concept. New electrical and paint. new maple flooring, trim, and baseboards. new studio lighting throughout, new washrooms (one with showers)

Location South side of Camden Street, west of Spadina Avenue.

Parking Public parking in vicinity.



Dufferin Liberty Centre 219 Dufferin Street Toronto

Property Characteristics

Building Class	B
Building Size	208,000 sf
Total # of Floors	3
Average Floor Plate	52,000 sf
Year Built / Year Renovated	1908 / 1908
Total Available Area	36,377 sf
Total % Available	17.49 %

Building Expenses 2009

Operating Costs	\$	3.14
Realty Tax		
Other Costs		
Total Expenses	\$	4.69

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Lower Level	1B	2,683	\$ 22.95	Net	Lease	Open	Immediate	Built out with three offices, private entrance to Dufferin St, and kitchen.
	3B	2,171	\$ 22.95	Net	Lease	Open	Immediate	
1	100x	1,725	\$ 22.95	Net	Lease	Open	Immediate	Open Concept, access to Japanese garden Under Negotiations
	103B	2,903	\$ 22.95	Net	Lease	Open	Aug 1, 2009	
	108a	2,240	\$ 22.95	Net	Lease	Open	Immediate	
	112C	2,455	\$ 22.95	Net	Lease	Open	Immediate	
	117C	1,742	\$ 22.95	Net	Lease	Open	Immediate	
	6A	2,653	\$ 22.95	Net	Lease	Open	Aug 1, 2009	
2	203C	2,150	\$ 22.95	Net	Lease	Open	Oct 1, 2009	Open concept space
	204B	1,396	\$ 22.95	Net	Lease	Open	Immediate	
	209C & 211	2,122	\$ 22.95	Net	Lease	Open	Immediate	
	224C	1,209	\$ 22.95	Net	Lease	Open	Immediate	
3	302B***	2,543	\$ 22.95	Net	Lease	Open	Immediate	Two offices, mezzanine area, 25 FT. Ceilings

Location Southeast corner of Liberty Street and Dufferin Street

Parking Parking: 1 space per 1,850 sq. ft. at \$95.00 per month + GST

Comments Hydro and in-suite janitorial services are extra



24 Duncan Street Toronto

Property Characteristics

Building Class	B
Building Size	13,500 sf
Total # of Floors	6
Average Floor Plate	2,700 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	2,746 sf
Total % Available	20.34 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 15.40

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	2,746	\$ 13.00	Net	Lease	Open	Immediate	Net rental rate is negotiable. Full floor opportunity with high ceiling and lots of natural light. Three offices, open area, large boardroom, server room, and kitchenette.

Location Northwest corner of Duncan Street and Adelaide Street

Parking Public parking in vicinity

Comments Additional rent includes hydro.



Liberty Market Building 171 East Liberty Street Toronto

Property Characteristics

Building Class	A
Building Size	149,390 sf
Total # of Floors	3
Average Floor Plate	49,280 sf
Year Built / Year Renovated	2004 / 2004
Total Available Area	34,392 sf
Total % Available	23.02 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 7.80

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	202	1,007	\$ 20.00	Net	Lease	Open	Immediate	
	206	1,620	\$ 20.00	Net	Lease	Open	Immediate	
	252	2,225	\$ 20.00	Net	Lease	Open	Immediate	
3	320	2,805	\$ 20.00	Net	Lease	Open	Immediate	

Location East Liberty Street and Hanna Avenue

Parking \$75.00/month, 180 stalls on property including visitor parking.

Comments Hydro is separately metered and directly billed to tenants.



King West Centre 33-35 Fraser Avenue Toronto

Property Characteristics

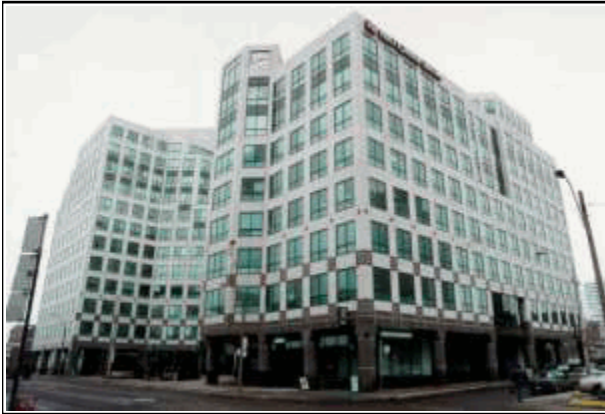
Building Class	B
Building Size	55,000 sf
Total # of Floors	2
Average Floor Plate	18,333 sf
Year Built / Year Renovated	1930 / 1930
Total Available Area	6,390 sf
Total % Available	11.62 %

Building Expenses 2009

Operating Costs	\$ 11.25
Realty Tax	
Other Costs	
Total Expenses	\$ 11.25

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Ground Floor	101	1,381	\$ 12.75	Net	Lease	Open	Immediate	Open concept space with high ceilings, and ktichenette.
2	2P-201	1,942	\$ 15.75	Net	Lease	Open	Immediate	Bright open plan suitewith large operablewindows

Location King and Dufferin



310 Front Street W, Tower A Toronto

Property Characteristics

Building Class	B
Building Size	113,240 sf
Total # of Floors	8
Average Floor Plate	16,177 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	9,517 sf
Total % Available	8.40 %

Building Expenses 2008

Operating Costs	\$ 10.44
Realty Tax	8.10
Other Costs	1.89
Total Expenses	\$ 20.43

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	630	1,571	\$ 17.00	Net	Lease	Open	Immediate	

Location Northwest corner of Front Street and Windsor Street



528-530 Front Street W Toronto

Property Characteristics

Building Class	B
Building Size	
Total # of Floors	
Average Floor Plate	
Year Built / Year Renovated	
Total Available Area	1,400 sf
Total % Available	

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 10.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Main Floor	100	1,400	\$ 20.00	Net	Lease	Open	Jul 1, 2009	Freestanding building. Additional rent does not include hydro.

Location North side of Front Street, east of Portland Street



43 Hanna Avenue Toronto

Property Characteristics

Building Class	RB
Building Size	240,000 sf
Total # of Floors	5
Average Floor Plate	48,000 sf
Year Built / Year Renovated	
Total Available Area	9,232 sf
Total % Available	3.85 %

Building Expenses 2009

Operating Costs	\$	3.25
Realty Tax		3.25
Other Costs		1.00
Total Expenses	\$	7.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	401	1,560	\$ 25.95	Semi-Gross	Lease	Open	Immediate	Open area with new hardwood floors.

Location Northeast corner of Hanna Avenue and Liberty 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	3rd floor corner unit.. Character building.. Mix of offices, open area and kitchen

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.



636 King Street W Toronto

Property Characteristics

Building Class	A
Building Size	9,000 sf
Total # of Floors	2
Average Floor Plate	3,000 sf
Year Built / Year Renovated	
Total Available Area	9,000 sf
Total % Available	50.00 %

Building Expenses 2009

Operating Costs	\$	5.50
Realty Tax		
Other Costs		
Total Expenses	\$	5.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
LowerLevel	LL	3,000	\$ 15.00	Net	Lease	Open	Immediate	
Main Floor	100	3,000	\$ 15.00	Net	Lease	Open	Immediate	
2	200	3,000	\$ 15.00	Net	Lease	Open	Immediate	



645 King Street W Toronto

Property Characteristics

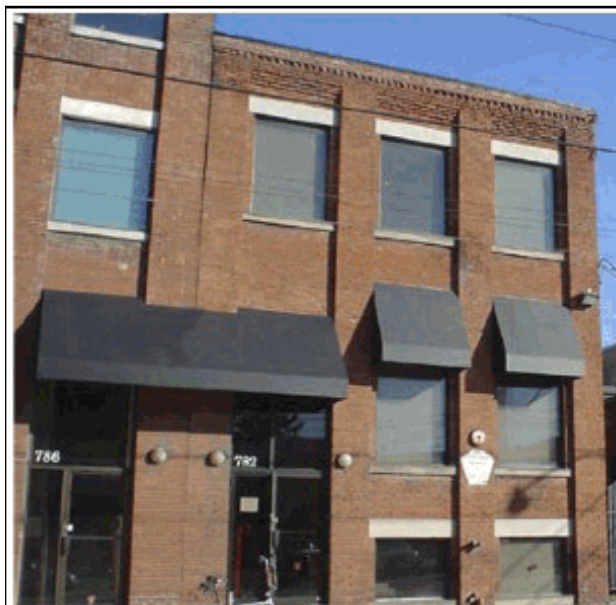
Building Class	C
Building Size	13,200 sf
Total # of Floors	6
Average Floor Plate	2,640 sf
Year Built / Year Renovated	
Total Available Area	2,640 sf
Total % Available	20.00 %

Building Expenses 2008

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	200	2,640	\$ 28.00	Gross	Lease	Open	Immediate	Full floor opportunity. Elevator opens to reception. Built out with two offices, kitchenette, and private washroom.

Location Southwest corner of King Street and Bathurst Street



782 King Street W Toronto

Property Characteristics

Building Class	B
Building Size	6,837 sf
Total # of Floors	3
Average Floor Plate	2,279 sf
Year Built / Year Renovated	
Total Available Area	6,737 sf
Total % Available	98.54 %

Building Expenses 2008

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
Main Floor	100	2,255	\$ 25.00	Net	Lease	Open	Immediate	Additional rent is \$750 per month per floor.
2	200	2,241	\$ 25.00	Net	Lease	Open	Immediate	Additional rent is \$750 per month per floor.
3	300	2,241	\$ 25.00	Net	Lease	Open	Immediate	Additional rent is \$750 per month per floor.



905 King Street W Toronto

Property Characteristics

Building Class	A
Building Size	110,803 sf
Total # of Floors	7
Average Floor Plate	15,829 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	81,615 sf
Total % Available	73.66 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.16

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	2,181	\$ 15.00	Net	Lease	Open	Oct 1, 2009	Data centre

Location Southwest corner of King and Strachan Avenue

Parking 1.0/1,000 sq.ft. Leased

Comments Building offers all tenants access to a private work-out facility - free of charge. Building runs 7/24.



20-30 Maud Street Toronto

Property Characteristics

Building Class	C
Building Size	37,637 sf
Total # of Floors	5
Average Floor Plate	7,527 sf
Year Built / Year Renovated	
Total Available Area	1,626 sf
Total % Available	4.32 %

Building Expenses 2009

Operating Costs	\$ 7.70
Realty Tax	
Other Costs	
Total Expenses	\$ 7.70

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	307	1,626	\$ 18.00	Net	Sublease	Open	Jul 1, 2009	

Location West side of Maud Street, north of Adelaide Street

Parking On site parking. \$102.50



Carpet Factory 67 Mowat Avenue Toronto

Property Characteristics

Building Class	B
Building Size	69,000 sf
Total # of Floors	5
Average Floor Plate	11,500 sf
Year Built / Year Renovated	1925 / 1925
Total Available Area	7,062 sf
Total % Available	10.23 %

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
2	230	2,772	\$ 27.00	Net	Lease	Open	Immediate	
3	335	2,640	\$ 27.00	Semi-Gross	Lease	Open	Aug 1, 2009	Contiguous to 4,290 sq.ft. Bright brick and beam space including reception area, boardroom, 4 semi-private and 1 private office. Full kitchen and west view. Demising the space to 3,300 or 2,640 sf would be considered.

Location East side of Mowat Avenue, just south of King Street.

Parking Plus public parking in vicinity.



Toronto New Media Centre 111 Peter Street Toronto

Property Characteristics

Building Class	A
Building Size	236,252 sf
Total # of Floors	9
Average Floor Plate	26,250 sf
Year Built / Year Renovated	1972 / 1972
Total Available Area	30,648 sf
Total % Available	12.97 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 15.33

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	104	1,353	\$ 15.00	Net	Lease	Open	Immediate	
	108	1,807	\$ 15.00	Net	Lease	Open	Immediate	
	126	2,621	\$ 15.00	Net	Lease	Open	Immediate	
5	504	1,277	\$ 15.00	Net	Lease	Open	Immediate	
6	601x	1,733	\$ 15.00	Net	Lease	Open	Immediate	
	607	1,245	\$ 15.00	Net	Lease	Open	Immediate	
	608	1,635	\$ 15.00	Net	Lease	Open	Immediate	
	626	1,611	\$ 15.00	Net	Lease	Open	Immediate	
7	710	2,028	\$ 15.00	Net	Lease	Open	Oct 1, 2009	
9	903	1,714	\$ 15.00	Net	Lease	Open	Immediate	

Location East side of Peter Street, south of Richmond Street

Parking Public parking in vicinity - indoor parking ratio is 1:2,900 and cost is \$250 per stall per month.

Comments Net rent includes a \$15 psf tenant improvement allowance.



The Atrium 543 Richmond Street W Toronto

Property Characteristics

Building Class	C
Building Size	147,242 sf
Total # of Floors	2
Average Floor Plate	36,811 sf
Year Built / Year Renovated	1991 / 1991
Total Available Area	7,689 sf
Total % Available	5.22 %

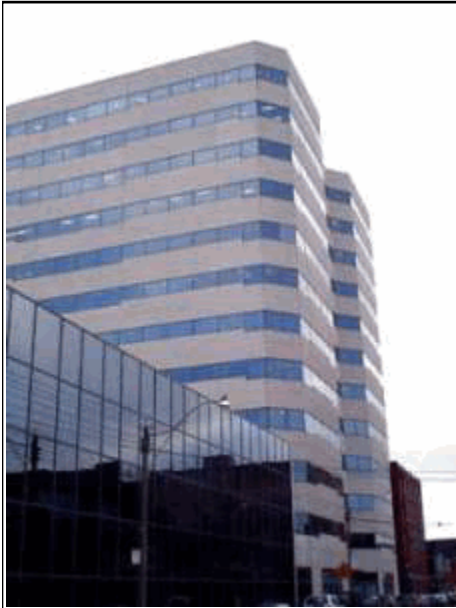
Building Expenses 2009

Operating Costs	\$ 9.55
Realty Tax	
Other Costs	
Total Expenses	\$ 9.55

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	123	1,295	\$ 14.00	Net	Lease	Open	Immediate	
	128	1,178	\$ 14.00	Net	Lease	Open	Immediate	
2	220	1,530	\$ 14.00	Net	Lease	Open	Immediate	

Location South side of Richmond Street, east of Bathurst Street

Parking 1.0/2,000 sf Leased - \$110.00/mth + taxes



The Tower 555 Richmond Street W Toronto

Property Characteristics

Building Class	B
Building Size	254,880 sf
Total # of Floors	12
Average Floor Plate	25,488 sf
Year Built / Year Renovated	1988 / 1988
Total Available Area	30,030 sf
Total % Available	11.78 %

Building Expenses 2009

Operating Costs	\$ 10.70
Realty Tax	
Other Costs	
Total Expenses	\$ 10.70

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	308	1,700	\$ 10.00	Net	Lease	Open	Immediate	
	313	1,677	\$ 15.00	Net	Lease	Open	Immediate	
4	405	1,210	\$ 15.00	Net	Lease	Open	Aug 1, 2009	
5	502x	1,830	\$ 16.00	Net	Lease	Open	Immediate	Great open concept. Kitchen. Panoramic views. Best in building.
6	602x	2,102	\$ 15.00	Net	Lease	Open	Immediate	Finished with numerous offices etc.
	626	2,127	\$ 15.00	Net	Lease	Open	Immediate	
11	1100	2,300	\$ 15.00	Net	Lease	Open	Immediate	Finished. Great views. Elevator exposure.

Location South side of Richmond Street, east of Bathurst Street

Parking Public parking nearby.



100 Simcoe Street Toronto

Property Characteristics

Building Class	A
Building Size	61,592 sf
Total # of Floors	5
Average Floor Plate	12,318 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	3,991 sf
Total % Available	6.48 %

Building Expenses 2009

Operating Costs	\$ 12.11
Realty Tax	7.73
Other Costs	
Total Expenses	\$ 19.84

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Ground Floor	100	1,491	\$ 18.00	Net	Lease	Open	Immediate	Improved
	105	2,500	\$ 18.00	Net	Lease	Open	Immediate	5 offices, boardroom, kitchen, reception, open area

Location Southwest corner of Adelaide Street and Simcoe Street

Parking Parking available nearby.



116 Simcoe Street Toronto

Property Characteristics

Building Class	A
Building Size	14,000 sf
Total # of Floors	4
Average Floor Plate	3,500 sf
Year Built / Year Renovated	
Total Available Area	1,362 sf
Total % Available	9.73 %

Building Expenses 2009

Operating Costs	\$ 19.78
Realty Tax	
Other Costs	
Total Expenses	\$ 19.78

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	301	1,362	\$ 18.50	Net	Lease	Open	Oct 1, 2009	Improved suite, three private offices, reception area and boardroom.

Location Northwest corner of Adelaide Street and Simcoe Avenue

Parking Public parking in vicinity

Comments Traditional style office space.



26 Soho Street Toronto

Property Characteristics

Building Class	B
Building Size	61,060 sf
Total # of Floors	4
Average Floor Plate	12,212 sf
Year Built / Year Renovated	
Total Available Area	3,266 sf
Total % Available	5.35 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 13.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	203	2,266	\$ 16.75	Net	Lease	Open	Immediate	Breathtaking cornersuite with gleaming hardwood floors and large windows. Open plan with boardroom on glass and kitchenette.

Location West side of Soho Street, north of Queen Street

Parking Public parking in area

Comments Brick & Beam Building. Additional rent excludes in-suite janitorial services.



49 Spadina Avenue Toronto

Property Characteristics

Building Class	B
Building Size	87,000 sf
Total # of Floors	5
Average Floor Plate	14,500 sf
Year Built / Year Renovated	1920 / 1920
Total Available Area	7,485 sf
Total % Available	8.60 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 7.75

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	100	1,600	\$ 20.00	Net	Lease	Open	Immediate	
4	400	2,000	\$ 20.00	Net	Lease	Open	Immediate	
5	500	2,400	\$ 20.00	Net	Lease	Open	Immediate	

Location East side of Spadina Avenue, north of Front Street

Comments Additional rent does not include hydro which is \$1.10 per sq.ft.



96 Spadina Avenue Toronto

Property Characteristics

Building Class	A
Building Size	86,400 sf
Total # of Floors	9
Average Floor Plate	10,800 sf
Year Built / Year Renovated	1938 / 1938
Total Available Area	20,378 sf
Total % Available	23.59 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 9.29

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	202	1,500	\$ 21.00	Net	Lease	Open	Immediate	
	210	1,738	\$ 21.00	Net	Lease	Open	Immediate	
3	305	1,640	\$ 21.00	Net	Lease	Open	Immediate	hardwood floors and large operable windows
4	401	1,639	\$ 21.00	Net	Lease	Open	Immediate	
	402	1,068	\$ 21.00	Net	Lease	Open	Immediate	
	402A	1,375	\$ 21.00	Net	Lease	Open	Immediate	
	406	1,257	\$ 21.00	Net	Lease	Open	Immediate	
	409	1,000	\$ 21.00	Net	Lease	Open	Immediate	

Location Spadina Avenue and Adelaide Street West

Parking Public parking in the immediate vicinity

Comments Additional rent excludes hydro and in-suite janitorial costs.



The Tower Building 110 Spadina Avenue Toronto

Property Characteristics

Building Class	A
Building Size	124,000 sf
Total # of Floors	10
Average Floor Plate	12,400 sf
Year Built / Year Renovated	1928 / 1928
Total Available Area	13,606 sf
Total % Available	10.97 %

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
2	207	2,789	\$ 18.00	Gross	Sublease	to Jun. 30, 2010	Immediate	Combination of private offices, reception, open area, meeting room and kitchen.
6	609	1,430	\$ 30.00	Semi-gross	Lease	Open	Immediate	Large windows. Hydro \$1.65 psf
7	701	1,516	\$ 30.00	Semi-gross	Lease	Open	Immediate	Hardwood floor, fluted concrete columns, and large windows. Hydro \$1.65 psf
8	810	1,527	\$ 30.00	Semi-gross	Lease	Open	Immediate	Fluted concrete columns, large windows, and hardwood floors. Hydro \$1.65 psf

Location Northwest corner of Spadina Avenue and Adelaide Street

Parking Public parking in vicinity.



The Reading Building 116 Spadina Avenue Toronto

Property Characteristics

Building Class	B
Building Size	52,500 sf
Total # of Floors	7
Average Floor Plate	6,563 sf
Year Built / Year Renovated	1925 / 1925
Total Available Area	11,514 sf
Total % Available	21.93 %

Building Expenses 2009

Operating Costs	\$ 9.25
Realty Tax	
Other Costs	
Total Expenses	\$ 9.25

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	103	1,209	\$ 13.75	Net	Lease	Open	Immediate	Combination of built out and open space w/ private washroom and shower!
2	204	1,912	\$ 14.75	Net	Lease	Open	Immediate	loft space w/ boardroom on glass and and kitchenette.

Location West side of Spadina Avenue, north of Adelaide Street

Parking Public parking in vicinity



147 Spadina Avenue Toronto

Property Characteristics

Building Class	C
Building Size	10,000 sf
Total # of Floors	2
Average Floor Plate	10,000 sf
Year Built / Year Renovated	
Total Available Area	1,578 sf
Total % Available	15.78 %

Building Expenses 2009

Operating Costs	
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	207	1,578	\$ 13.75	Net	Lease	Open	Immediate	Open plan with storage, offering high wood ceilings and columns

Location East side of Spadina Avenue, south of Queen Street



76 Stafford Street Toronto

Property Characteristics

Building Class	B
Building Size	
Total # of Floors	3
Average Floor Plate	
Year Built / Year Renovated	1953 /
Total Available Area	27,267 sf
Total % Available	

Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 34,354.92

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	201	1,600	\$ 22.00	Semi-Gross	Lease	Open	Immediate	Unique Brick and Beam loft offices, newly renovated building. Semi gross rate excludes hydro and gas.
3	301	2,000	\$ 22.00	Semi-Gross	Lease	Open	Immediate	Unique Brick and Beam loft offices, newly renovated building. Semi gross rate exclude hydro and gas.
	302	1,000	\$ 22.00	Semi-Gross	Lease	open	Immediate	Unique Brick and Beam loft offices, newly renovated building. Semi gross rate excludes hydro and gas.

Location King/Strachan



103 Walnut Avenue Toronto

Property Characteristics

Building Class	A
Building Size	
Total # of Floors	2
Average Floor Plate	2,377 sf
Year Built / Year Renovated	
Total Available Area	7,131 sf
Total % Available	

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 4.33

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
0	LL	2,377	\$ 9.00	Net	Lease	Open	Immediate	Open Area
1	100	2,377	\$ 18.00	Net	Lease	Open	Immediate	Fully built out with a reception area, 2 private offices, full private washrooms & open area
2	200	2,377	\$ 18.00	Net	Lease	Open	Immediate	Fully built out with 4 private offices, kitchen, full private washroom and 2 meeting/boardrooms

Location King & Spadina



Wellington West 277 Wellington Street W, Phase 1 Toronto

Property Characteristics

Building Class	B
Building Size	95,078 sf
Total # of Floors	9
Average Floor Plate	11,885 sf
Year Built / Year Renovated	1990 / 1990
Total Available Area	4,274 sf
Total % Available	4.50 %

Building Expenses 2009

Operating Costs	\$ 11.07
Realty Tax	8.31
Other Costs	1.60
Total Expenses	\$ 20.98

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	802	1,264	\$ 19.00	Net	Lease	Open	Immediate	

Location Southeast corner of Wellington Street. and Blue Jays Way

Parking \$285/month plus taxes for reserved parking on a 1/1,000 sf leased basis.



504 Wellington Street W Toronto

Property Characteristics

Building Class	RB
Building Size	18,219 sf
Total # of Floors	3
Average Floor Plate	4,555 sf
Year Built / Year Renovated	
Total Available Area	17,297 sf
Total % Available	94.94 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 12.00

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	100	2,735	\$ 19.00	Net	Lease	Open	Immediate	

Location North side of Wellington between Spadina & Portland

Comments Excludes in-suite janitorial service.



The Portland Centre 517 Wellington Street W Toronto

Property Characteristics

Building Class	C
Building Size	121,000 sf
Total # of Floors	4
Average Floor Plate	30,250 sf
Year Built / Year Renovated	1910 / 1910
Total Available Area	6,856 sf
Total % Available	5.67 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 10.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	204	1,400	\$ 20.00	Net	Lease	Open	Apr 1, 2010	Additional rent does not include hydro.
3	301	1,556	\$ 20.00	Net	Lease	Open	Jul 1, 2009	Additional rent does not include hydro.

Location Southeast corner of Wellington Street and Portland Street

Parking Parking is available on the premises 1 per 1,200 sq.ft. leased at \$100.00 per month.