



Dundee Place 1 Adelaide Street E Toronto

Property Characteristics

Building Class	A
Building Size	570,592 sf
Total # of Floors	30
Average Floor Plate	21,133 sf
Year Built / Year Renovated	1990 / 1990
Total Available Area	26,486 sf
Total % Available	4.64 %

Building Expenses 2009

Operating Costs	\$	12.41
Realty Tax		14.24
Other Costs		1.27
Total Expenses	\$	27.92

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
23	2340	2,398	\$ 34.00	Net	Lease	Open	Immediate	Immediately Built out suite with elevator exposure. Mix of private office and open area.

Location Southeast corner of Adelaide Street and Yonge Street

Parking \$300/mo. unreserved; \$400/mo. reserved; 259 stalls underground (3 levels)



20 Adelaide Street E Toronto

Property Characteristics

Building Class	B
Building Size	163,800 sf
Total # of Floors	15
Average Floor Plate	27,265 sf
Year Built / Year Renovated	1987 / 1972
Total Available Area	21,105 sf
Total % Available	12.88 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.42

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	402	2,534	\$ 18.00	Net	Lease	Open	Immediate	Model suite with 3 offices and open area. South exposure. 3 offices, open area

Location Northwest corner Adelaide Street & Victoria Street.

Parking Indoor parking rate: \$220.50



Richmond Adelaide Centre 120 Adelaide Street W Toronto

Property Characteristics

Building Class	A
Building Size	423,923 sf
Total # of Floors	26
Average Floor Plate	16,305 sf
Year Built / Year Renovated	1966 / 1966
Total Available Area	33,290 sf
Total % Available	7.85 %

Building Expenses 2009

Operating Costs	\$	12.39
Realty Tax		11.70
Other Costs		1.25
Total Expenses	\$	25.34

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
19	1900	2,412	\$ 28.00	Net	Lease	Open	Immediate	Model suite with elevator exposure. Four private offices, with open area, boardroom and kitchen.

Location North side of Adelaide Street, east of York Street

Parking \$310/mth unreserved; \$480/mth reserved. 699 stalls underground (multi-level).



Oxford Tower 130 Adelaide Street W Toronto

Property Characteristics

Building Class	A
Building Size	600,517 sf
Total # of Floors	35
Average Floor Plate	18,781 sf
Year Built / Year Renovated	1979 / 1989
Total Available Area	28,870 sf
Total % Available	4.81 %

Building Expenses 2009

Operating Costs	\$	11.41
Realty Tax		12.75
Other Costs		1.25
Total Expenses	\$	25.41

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
22	2200	1,362	\$ 25.41	Net	Sublease	To 2013-10-31	Immediate	. Built out office space. 1 large executive corner office with hardwood flooring. 2 regular sized offices, open area & kitchenette
33	3302	1,700	\$ 29.00	Net	Lease	Open	Immediate	

Location Northeast corner of Adelaide Street and York Street

Parking \$310/mth unreserved; \$480/mth reserved. 699 stalls underground (multi-level).



Prudential Building 141 Adelaide Street W Toronto

Property Characteristics

Building Class	B
Building Size	178,620 sf
Total # of Floors	18
Average Floor Plate	9,923 sf
Year Built / Year Renovated	1973 / 1973
Total Available Area	21,603 sf
Total % Available	12.09 %

Building Expenses 2009

Operating Costs	\$ 10.98
Realty Tax	10.35
Other Costs	2.00
Total Expenses	\$ 23.33

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
11	1100	1,046	\$ 22.50	Net	Lease	Open	Immediate	
14	1470	1,451	\$ 22.50	Net	Lease	Open	Immediate	

Location Southwest corner of Adelaide Street and York Street

Parking Underground parking spots at \$325.00/month. Additional parking available nearby.



Royal Bank Plaza North Tower 200 Bay Street, Royal Bank Plaza North Tower Toronto

Property Characteristics

Building Class	AAA
Building Size	455,262 sf
Total # of Floors	26
Average Floor Plate	18,781 sf
Year Built / Year Renovated	1976 / 1989
Total Available Area	174,798 sf
Total % Available	38.40 %

Building Expenses 2009

Operating Costs	\$	13.87
Realty Tax		17.52
Other Costs		1.00
Total Expenses	\$	32.39

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
22	2220C	2,000	\$ 18.00	Net	Sublease	1 to 5 Years	Immediate	Contact agent for details on net rent. 6 private offices, open area, new carpet, furniture available

Location Southwest corner of Bay Street and Wellington Street

Parking \$420 reserved, \$357.50 P1 unreserved, \$304.50 P2 P3 unreserved. 660 stalls on three levels.



320 Bay Street Toronto

Property Characteristics

Building Class	A
Building Size	263,592 sf
Total # of Floors	18
Average Floor Plate	16,729 sf
Year Built / Year Renovated	1929 / 1985
Total Available Area	2,866 sf
Total % Available	1.09 %

Building Expenses 2009

Operating Costs	\$ 10.53
Realty Tax	11.61
Other Costs	1.50
Total Expenses	\$ 23.64

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
15	1500	2,866	\$ 19.00	Net	Sublease	To 2011-12-30	Immediate	10 offices, boardroom, reception, some open area Elevator exposure.

Location Southwest corner of Bay Street and Adelaide Street

Parking Parking available in adjacent lots.



Northern Ontario Building 330 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	155,400 sf
Total # of Floors	16
Average Floor Plate	10,360 sf
Year Built / Year Renovated	1929 / 1929
Total Available Area	13,935 sf
Total % Available	8.97 %

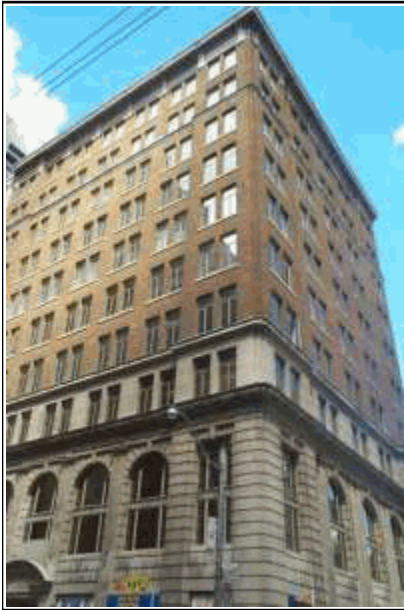
Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 18.81

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	509	2,313	\$ 20.00	Net	Lease	Open	Immediate	open area and computer room
6	602	1,440	\$ 20.00	Net	Lease	Open	Immediate	
	611	1,060	\$ 20.00	Net	Lease	Open	Dec 1, 2009	

Location Northwest corner of Bay Street and Adelaide Street

Parking Public parking in vicinity, net rates increase \$0.50 per annum,



Metro Trust Building 357 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	51,962 sf
Total # of Floors	10
Average Floor Plate	5,196 sf
Year Built / Year Renovated	1921 / 1921
Total Available Area	21,563 sf
Total % Available	41.50 %

Building Expenses 2009

Operating Costs	
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
5	502	1,740	\$ 18.00	Net	Lease	Open	Immediate	6 offices, open space, kitchenette
7	700	1,252	\$ 18.00	Net	Lease	Open	Immediate	3 offices open space
8	800	1,465	\$ 18.00	Net	Lease	Open	Immediate	Elevator exposure, mix of offices and open space

Location Northeast corner of Bay Street and Temperance Street

Parking Parking available nearby.



Lehndorff Building 360 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	48,786 sf
Total # of Floors	10
Average Floor Plate	26,295 sf
Year Built / Year Renovated	1954 / 1992
Total Available Area	12,877 sf
Total % Available	26.39 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 18.74

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	401	2,760	\$ 18.00	Net	Lease	Open	Immediate	Build out consists of 4 large offices, meeting room & kitchenette Build out consists of 4 large offices, meeting room & kitchenette

Location Northwest corner of Bay Street and Temperance Street

Parking Public parking nearby.



Sterling Tower 372 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	97,992 sf
Total # of Floors	22
Average Floor Plate	4,666 sf
Year Built / Year Renovated	1930 / 1930
Total Available Area	21,934 sf
Total % Available	22.38 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 18.88

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
9	902	2,168	\$ 18.50	Net	Lease	Open	Immediate	Built out with five private offices, meeting room and kitchen. Hardwood floors.
15	1502	1,016	\$ 15.00	Net	Sublease	To 2012-12-31	Immediate	2 offices and open area
19	1902	1,837	\$ 18.50	Net	Lease	Open	Immediate	

Location Southwest corner of Bay Street and Richmond Street

Parking Parking available nearby.



Munich Re Centre 390 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	345,837 sf
Total # of Floors	31
Average Floor Plate	11,528 sf
Year Built / Year Renovated	1972 / 1972
Total Available Area	2,276 sf
Total % Available	0.66 %

Building Expenses 2009

Operating Costs	\$	11.33
Realty Tax		9.75
Other Costs		
Total Expenses	\$	21.08

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	804	2,276	\$ 21.00	Net	Sublease	to Nov. 29, 2012	Immediate	

Location Northwest corner of Bay Street and Richmond Street

Parking Public parking in vicinity



Simpson Tower 401 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	358,580 sf
Total # of Floors	32
Average Floor Plate	22,108 sf
Year Built / Year Renovated	1967 / 1984
Total Available Area	95,835 sf
Total % Available	26.73 %

Building Expenses 2009

Operating Costs	\$	23.17
Realty Tax		10.02
Other Costs		
Total Expenses	\$	23.17

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
12	1200	2,675	\$ 22.00	Net	Lease	Open	Immediate	Built out with 6 offices, open area and storage
15	1500	2,912	\$ 22.00	Net	Lease	Open	Immediate	Built out
23	2300	2,287	\$ 22.00	Net	Lease	Open	Immediate	

Location Southeast corner of Bay Street and Queen Street

Parking Public parking nearby.



Maher Building 144 Front Street W Toronto

Property Characteristics

Building Class	C
Building Size	110,215 sf
Total # of Floors	7
Average Floor Plate	18,369 sf
Year Built / Year Renovated	1918 / 1918
Total Available Area	5,836 sf
Total % Available	5.30 %

Building Expenses 2009

Operating Costs	\$ 15.21
Realty Tax	
Other Costs	
Total Expenses	\$ 15.21

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	475	2,152	\$ 18.00	Net	Lease	Open	Immediate	Open Area

Location North side of Front Street, west of University Avenue

Parking Parking available nearby.

Comments Additional rent to be confirmed.



151 Front Street W, Phase 1 Toronto

Property Characteristics

Building Class	B
Building Size	261,584 sf
Total # of Floors	10
Average Floor Plate	26,158 sf
Year Built / Year Renovated	1955 / 1955
Total Available Area	6,988 sf
Total % Available	2.67 %

Building Expenses 2007

Operating Costs	\$ 18.82
Realty Tax	8.62
Other Costs	
Total Expenses	\$ 27.44

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601	1,667	\$ 100.00	Net	Lease	Open	Immediate	Additional rent is estimated for 2009.

Location South side of Front Street, west of York Street

Parking Parking available nearby



8 King Street E Toronto

Property Characteristics

Building Class	C
Building Size	139,300 sf
Total # of Floors	20
Average Floor Plate	10,360 sf
Year Built / Year Renovated	1915 / 1929
Total Available Area	10,775 sf
Total % Available	7.74 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.02

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	208	2,622	\$ 19.00	Net	Lease	Open	Immediate	New lobby and common areas Tenant improvements allowance available
5	509	2,690	\$ 19.00	Net	Lease	Open	Immediate	base building condition, character fit out option available
6	601	1,761	\$ 19.00	Net	Lease	Open	Immediate	tenant improvement allowance permitted
8	838	1,385	\$ 19.00	Net	Lease	Open	Immediate	2 offices, southwest exposure
17	1705	1,714	\$ 14.50	Net	Sublease	to Jun. 29, 2012	Immediate	3 offices, a boardroom, open area for 4, and reception. Fantastic views, motivated sublandlord and the furniture can be made available.

Location Northeast corner of King Street and Yonge Street

Parking Parking in vicinity.



10 King Street E Toronto

Property Characteristics

Building Class	C
Building Size	52,455 sf
Total # of Floors	15
Average Floor Plate	8,383 sf
Year Built / Year Renovated	1960 / 1958
Total Available Area	9,618 sf
Total % Available	18.34 %

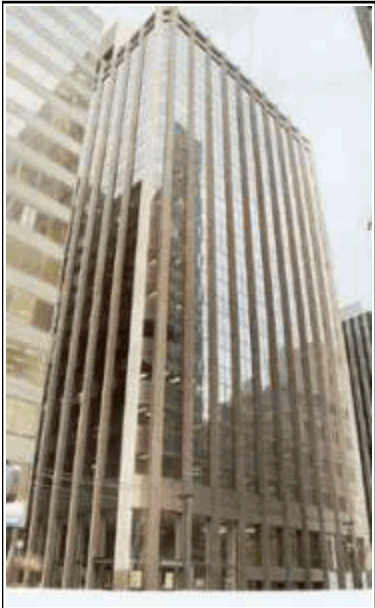
Building Expenses 2009

Operating Costs	\$ 18.76
Realty Tax	
Other Costs	
Total Expenses	\$ 18.76

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7,8	700	2,153	\$ 18.00	Net	Lease	Open	Immediate	Ample windowsNew lobbyColumn free spaces
	701	2,102	\$ 18.00	Net	Lease	Open	Immediate	base building condition Ample windowsNew lobbyColumn free spaces
8	810	2,857	\$ 18.00	Net	Lease	Open	Immediate	built out with private offices and open area Ample windowsNew lobbyColumn free
12	1202	2,053	\$ 18.00	Net	Lease	Open	Immediate	Ample windowsNew lobbyColumn free

Location North side of King Street, east of Yonge Street

Parking Parking available nearby.



18 King Street E Toronto

Property Characteristics

Building Class	B
Building Size	219,490 sf
Total # of Floors	18
Average Floor Plate	12,194 sf
Year Built / Year Renovated	1968 / 1968
Total Available Area	8,211 sf
Total % Available	3.74 %

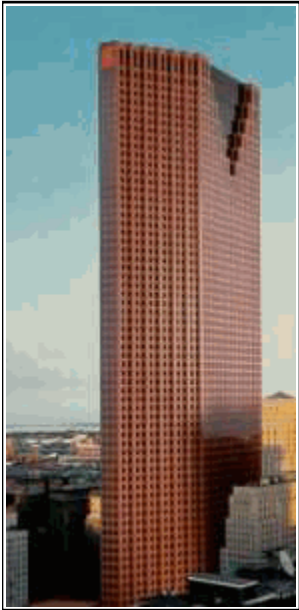
Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.41

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	501	2,700	\$ 23.00	Net	Lease	Open	Immediate	Base building, elevator exposure

Location Northwest corner of King Street & Victoria Street

Parking Underground: \$275 + tax (reserved). 1 space per 3,500 square feet leased, net rates increase \$0.50 per annum, rates include approximately \$25.00 psf allowance



Scotia Plaza 40 King Street W Toronto

Property Characteristics

Building Class	AAA
Building Size	1,446,131 sf
Total # of Floors	68
Average Floor Plate	16,729 sf
Year Built / Year Renovated	1988 / 1985
Total Available Area	100,987 sf
Total % Available	6.98 %

Building Expenses 2009

Operating Costs	
Realty Tax	18.84
Other Costs	
Total Expenses	\$ 32.94

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
35	3510	1,362	\$ 35.00	Net	Lease	Open	Immediate	Move-in condition

Location Northeast corner of King Street and Bay Street

Parking Parking rates include taxes.
Unreserved \$350.00 per month,
Reserved \$550.00 per month



145 King Street W Toronto

Property Characteristics

Building Class	A
Building Size	619,037 sf
Total # of Floors	28
Average Floor Plate	22,108 sf
Year Built / Year Renovated	1984 / 1984
Total Available Area	68,405 sf
Total % Available	11.05 %

Building Expenses 2009

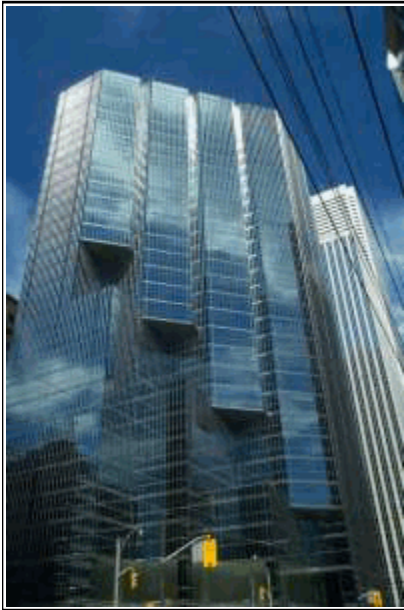
Operating Costs	\$ 10.44
Realty Tax	14.78
Other Costs	1.60
Total Expenses	\$ 26.82

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
17	1720	2,550	\$ 28.50	Net	Lease	Open	Immediate	Built out space with offices, open area and kitchen.

Location Southwest corner of King Street and York Street

Parking \$237/mth Unreserved, \$350 /mth Reserved

Comments Building is owned by BCIMC



Sun Life Centre East Tower 150 King Street W Toronto

Property Characteristics

Building Class	A
Building Size	526,161 sf
Total # of Floors	28
Average Floor Plate	19,487 sf
Year Built / Year Renovated	1986 / 1986
Total Available Area	40,502 sf
Total % Available	7.70 %

Building Expenses 2009

Operating Costs	\$	13.41
Realty Tax		15.11
Other Costs		
Total Expenses	\$	28.52

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
20	2010	1,040	\$ 29.50	Net	Lease	Open	Immediate	Open area

Location Northeast corner of King Street and University Avenue

Parking Underground, unreserved rate: \$260.00



One Queen East 1 Queen Street E Toronto

Property Characteristics

Building Class	A
Building Size	342,541 sf
Total # of Floors	27
Average Floor Plate	16,311 sf
Year Built / Year Renovated	1991 / 1991
Total Available Area	17,598 sf
Total % Available	5.14 %

Building Expenses 2009

Operating Costs	\$ 26.26
Realty Tax	
Other Costs	
Total Expenses	\$ 26.26

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	850	1,764	\$ 22.00	Net	Lease	Open	Immediate	
19	1901	1,400	\$ 22.00	Net	Lease	Open	Immediate	

Location Southeast corner of Queen Street and Yonge Street

Parking \$250/mth unreserved for parking.



Thomson Building 65 Queen Street W Toronto

Property Characteristics

Building Class	B
Building Size	169,846 sf
Total # of Floors	24
Average Floor Plate	26,295 sf
Year Built / Year Renovated	1969 / 1992
Total Available Area	15,384 sf
Total % Available	9.06 %

Building Expenses 2009

Operating Costs	\$	13.66
Realty Tax		8.93
Other Costs		1.75
Total Expenses	\$	24.34

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	301	2,414	\$ 23.00	Net	Sublease	Open	Immediate	
6	615	2,254	\$ 23.00	Net	Lease	Open	Immediate	Built out with four large offices and servery
11	1100	2,708	\$ 23.00	Net	Lease	Open	Immediate	Built out with 6 offices, boardroom and kitchen.
18	1808	1,683	\$ 23.00	Net	Lease	Open	Immediate	Space is in raw condition.

Location South side of Queen Street, west of Bay Street

Parking No onsite parking. Spots available at nearby parking lots.



Victoria Building 80 Richmond Street W Toronto

Property Characteristics

Building Class	C
Building Size	99,299 sf
Total # of Floors	21
Average Floor Plate	4,965 sf
Year Built / Year Renovated	1936 / 1936
Total Available Area	5,687 sf
Total % Available	5.73 %

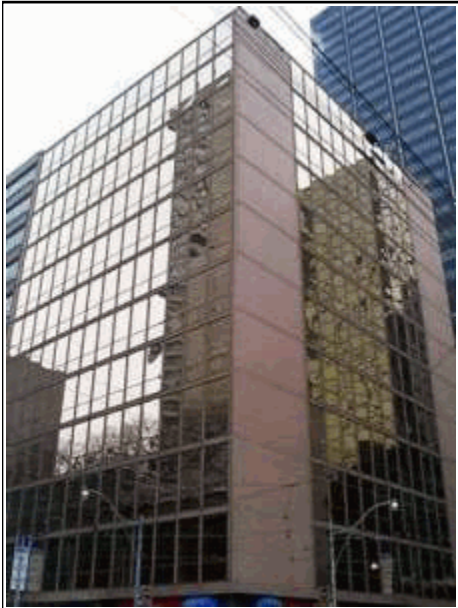
Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.79

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	301	2,607	\$ 19.00	Net	Lease	Open	Immediate	Includes \$25.00 T.I.
6	607	1,128	\$ 19.00	Net	Lease	Open	Immediate	Includes \$25.00 T.I.
18	1801	1,336	\$ 14.00	Net	Sublease	To 2011-06-30	Immediate	Space built out with 2 large offices, boardroom, reception area, and kitchenette with microwave and small fridge.

Location North side of Richmond Street, west of Bay Street

Parking Parking available in the area.



121 Richmond Street W Toronto

Property Characteristics

Building Class	C
Building Size	69,689 sf
Total # of Floors	13
Average Floor Plate	5,807 sf
Year Built / Year Renovated	1957 / 1957
Total Available Area	2,410 sf
Total % Available	3.46 %

Building Expenses 2009

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

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	2,410	\$ 12.00	Net	Lease	Open	Immediate	Space is built out with 2 offices, open area and kitchenette

Location South side of Richmond Street, east of York Street



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	9,077 sf
Total % Available	13.96 %

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
	302	1,173	\$ 14.00	Net	Lease	Open	Immediate	3 offices, open area and reception

Location Southwest corner of Richmond Street and York Street

Parking Parking available nearby.



9 Temperance Street Toronto

Property Characteristics

Building Class	C
Building Size	9,933 sf
Total # of Floors	4
Average Floor Plate	1,987 sf
Year Built / Year Renovated	
Total Available Area	1,964 sf
Total % Available	19.77 %

Building Expenses 2009

Operating Costs	\$	14.03
Realty Tax		8.88
Other Costs		
Total Expenses	\$	22.91

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	400	1,964	\$ 13.00	Net	Lease	Open	Immediate	Built out

Location South side of Temperance Street, west of Yonge Street

Parking Parking available nearby.



20 Toronto Street Toronto

Property Characteristics

Building Class	B
Building Size	140,338 sf
Total # of Floors	14
Average Floor Plate	14,644 sf
Year Built / Year Renovated	1963 / 1929
Total Available Area	30,695 sf
Total % Available	21.87 %

Building Expenses 2009

Operating Costs	\$ 18.95
Realty Tax	
Other Costs	
Total Expenses	\$ 18.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	420	2,963	\$ 15.00	Net	Sublease	Open	Immediate	Offices, kitchen, reception, open work space as well as a private outdoor patio.
9	901	2,395	\$ 16.00	Net	Lease	Open	Immediate	
	960	2,395	\$ 16.00	Net	Lease	Open	Immediate	
12	1201	2,078	\$ 16.00	Net	Lease	Open	Immediate	

Location West side of Toronto Street, south of Adelaide Street

Parking Surface parking nearby



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	46,373 sf
Total % Available	23.54 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.43

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	260	1,970	\$ 20.00	Net	Lease	Open	Immediate	- New Finishes- Hardwood Floors- 3 Large Private Offices- Reception Area- Boardroom- Open Area- Kitchenette
4	410	2,954	\$ 20.00	Net	Lease	Open	Immediate	open area, \$25 TI allowance included
5	502	1,432	\$ 20.00	Net	Lease	Open	Immediate	
9	910	2,325	\$ 20.00	Net	Lease	Open	Immediate	

Location Southwest corner of Toronto Street and Adelaide Street

Parking Reserved parking available at \$300.00



Metropolitan Place 1 University Avenue Toronto

Property Characteristics

Building Class	A
Building Size	257,225 sf
Total # of Floors	19
Average Floor Plate	14,290 sf
Year Built / Year Renovated	1984 / 1984
Total Available Area	7,392 sf
Total % Available	2.87 %

Building Expenses 2009

Operating Costs	\$ 12.23
Realty Tax	11.75
Other Costs	
Total Expenses	\$ 23.98

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	402	1,236	\$ 27.00	Net	Sublease	to Oct. 30, 2012	Immediate	

Location Northeast corner of Front Street & University Avenue

Parking 75 stalls underground, reserved.
\$325 plus taxes per stall per month.



40 University Avenue Toronto

Property Characteristics

Building Class	B
Building Size	226,846 sf
Total # of Floors	13
Average Floor Plate	16,729 sf
Year Built / Year Renovated	1971 / 1985
Total Available Area	20,622 sf
Total % Available	9.09 %

Building Expenses 2009

Operating Costs	\$	10.65
Realty Tax		6.94
Other Costs		1.75
Total Expenses	\$	19.34

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	420	2,810	\$ 19.50	Net	Lease	Open	Immediate	The suite is in base building condition. Built out
9	903	2,252	\$ 19.50	Net	Lease	Open	Immediate	

Location Southwest corner of University Avenue and Wellington Street

Parking Monthly parking is available at Metro Hall.

Comments Tenant improvement allowance included within the posted rate



55 University Avenue Toronto

Property Characteristics

Building Class	B
Building Size	253,001 sf
Total # of Floors	18
Average Floor Plate	13,316 sf
Year Built / Year Renovated	1978 / 1978
Total Available Area	42,872 sf
Total % Available	16.95 %

Building Expenses 2009

Operating Costs	\$ 11.41
Realty Tax	9.42
Other Costs	
Total Expenses	\$ 20.83

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	608	1,904	\$ 25.50	Net	Lease	Open	Immediate	
7	704	1,865	\$ 25.50	Net	Lease	Open	Immediate	Reception, 3 offices, boardroom, kitchen, and storage
9	910	2,185	\$ 25.50	Net	Lease	Open	Immediate	
10	1010	1,910	\$ 25.50	Net	Lease	Open	Aug 1, 2009	Elevator exposure, 5 private offices, reception, kitchen & open area
16	1604	1,914	\$ 25.50	Net	Lease	Open	Jan 1, 2010	

Location Northeast corner University Avenue and Wellington Street

Parking 188 spaces on 3 underground levels;
unreserved: \$220 per stall per month - ratio 1/2,000 sf



155 University Avenue Toronto

Property Characteristics

Building Class	B
Building Size	182,442 sf
Total # of Floors	21
Average Floor Plate	9,122 sf
Year Built / Year Renovated	1972 / 1972
Total Available Area	2,243 sf
Total % Available	1.23 %

Building Expenses 2009

Operating Costs	\$	9.07
Realty Tax		8.61
Other Costs		2.00
Total Expenses	\$	19.68

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	303	1,000	\$ 22.00	Net	Lease	Open	Immediate	Improved
14	1410	1,243	\$ 22.00	Net	Lease	Open	Immediate	Improved

Location Northeast corner of University Avenue and Pearl Street

Parking Can provide a stall at \$325 per month.



MICC 170 University Avenue Toronto

Property Characteristics

Building Class	C
Building Size	92,967 sf
Total # of Floors	13
Average Floor Plate	7,151 sf
Year Built / Year Renovated	1960 / 1960
Total Available Area	11,723 sf
Total % Available	12.61 %

Building Expenses 2009

Operating Costs	\$ 9.49
Realty Tax	9.77
Other Costs	1.35
Total Expenses	\$ 20.61

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
9	903	1,324	\$ 18.50	Net	Lease	Open	Immediate	2 offices and 1 meeting room.
Penthouse	1300	2,023	\$ 18.50	Net	Lease	Open	Immediate	Penthouse walk up suite from 12th floor.

Location Southwest corner of University and Adelaide Street. West.

Parking Parking: Available through landlord close to building.



DBRS Tower 181 University Avenue Toronto

Property Characteristics

Building Class	A
Building Size	286,545 sf
Total # of Floors	22
Average Floor Plate	13,645 sf
Year Built / Year Renovated	1975 / 1975
Total Available Area	29,044 sf
Total % Available	10.14 %

Building Expenses 2009

Operating Costs	\$ 14.06
Realty Tax	12.61
Other Costs	0.90
Total Expenses	\$ 27.57

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	406	1,525	\$ 15.00	Net	Sublease	to Feb. 27, 2012	Immediate	Built-out functional self-contained space; Furniture may be available. Approximately 1,525 sq.ft.

Location Northeast corner of University Avenue and Adelaide Street

Parking Unreserved \$310 (including taxes) and reserved \$480; 5 level underground parking. 609 underground stalls.



Norwich Union Building 60 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	92,212 sf
Total # of Floors	12
Average Floor Plate	8,383 sf
Year Built / Year Renovated	1958 / 1958
Total Available Area	8,801 sf
Total % Available	9.54 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 19.47

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
10	1001	2,150	\$ 17.50	Net	Lease	Open	Immediate	

Location Southwest corner of Yonge Street and Melinda Street



67 Yonge Street Toronto

Property Characteristics

Building Class	C
Building Size	102,147 sf
Total # of Floors	16
Average Floor Plate	6,810 sf
Year Built / Year Renovated	1983 / 1983
Total Available Area	15,354 sf
Total % Available	15.03 %

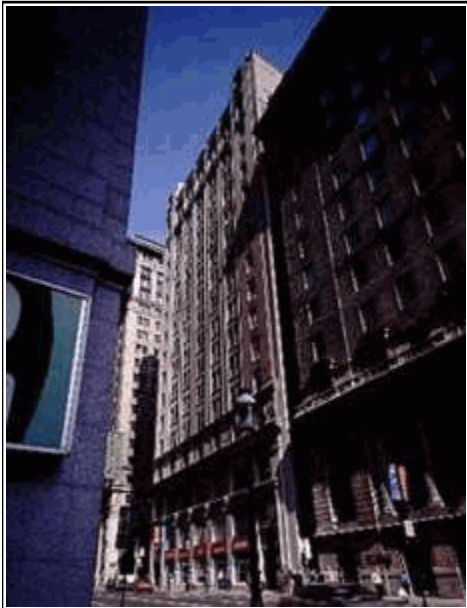
Building Expenses 2009

Operating Costs	\$ 18.88
Realty Tax	
Other Costs	
Total Expenses	\$ 18.88

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	502	2,222	\$ 17.50	Net	Lease	Open	Immediate	
7	700	2,886	\$ 17.50	Net	Lease	Open	Jul 1, 2009	
10	1000	1,900	\$ 15.00	Gross	Sublease	To 2009-09-30	Immediate	Large Boardroom with kitchen amenities
15	1500	1,950	\$ 12.00	Net	Lease	Open	Immediate	4 offices, meeting room, kitchen

Location East side of Yonge Street, south of King Street

Parking Public parking in vicinity



Canadian Pacific Building 69 Yonge Street Toronto

Property Characteristics

Building Class	C
Building Size	74,394 sf
Total # of Floors	15
Average Floor Plate	5,314 sf
Year Built / Year Renovated	1914 / 1914
Total Available Area	23,086 sf
Total % Available	31.03 %

Building Expenses 2009

Operating Costs	\$ 20.34
Realty Tax	
Other Costs	
Total Expenses	\$ 20.34

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	310	1,326	\$ 10.00	Net	Lease	Open	Immediate	

Location Southeast corner of Yonge Street and King Street

Parking Additional parking available nearby.



Canada Trust Building 110 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	152,078 sf
Total # of Floors	19
Average Floor Plate	8,449 sf
Year Built / Year Renovated	1965 / 1965
Total Available Area	15,070 sf
Total % Available	9.91 %

Building Expenses 2009

Operating Costs	\$ 12.66
Realty Tax	10.70
Other Costs	
Total Expenses	\$ 23.36

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601	2,097	\$ 19.75	Net	Lease	Open	Immediate	

Location Southwest corner of Adelaide Street and Yonge Street

Parking Rates for unreserved and reserved ranging from \$220 to \$413/mo for underground parking. Three levels underground.



55 York Street Toronto

Property Characteristics

Building Class	B
Building Size	121,651 sf
Total # of Floors	16
Average Floor Plate	8,110 sf
Year Built / Year Renovated	1929 / 1929
Total Available Area	20,233 sf
Total % Available	16.63 %

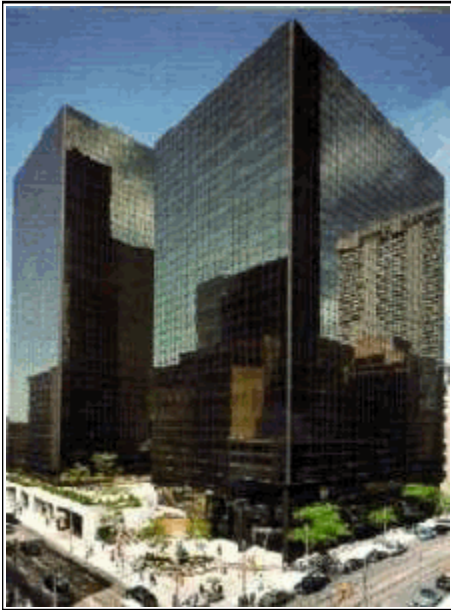
Building Expenses 2009

Operating Costs	\$ 11.03
Realty Tax	7.26
Other Costs	2.60
Total Expenses	\$ 20.89

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	202	1,281	\$ 18.50	Net	Lease	Open	Immediate	2 offices, open concept
12	1202	1,280	\$ 12.50	Net	Sublease	To 2014-06-30	Immediate	Attractive space, 2 years new, move-in condition. Includes reception, 1 office, open area, and kitchen/copy room.

Location East side of York Street, north of Front Street

Parking Parking nearby



National Bank Building 150 York Street Toronto

Property Characteristics

Building Class	A
Building Size	365,108 sf
Total # of Floors	20
Average Floor Plate	18,255 sf
Year Built / Year Renovated	1982 / 1982
Total Available Area	6,939 sf
Total % Available	1.90 %

Building Expenses 2009

Operating Costs	\$	12.49
Realty Tax		12.29
Other Costs		0.90
Total Expenses	\$	25.68

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
18	1820	1,100	\$ 17.00	Net	Sublease	To 2011-05-31	Immediate	Kitchen with plumbing, Reception, 2 offices, boardroom and open area lounge

Location Northwest corner of York Street and Adelaide Street

Parking Reserved \$480; unreserved \$310 (including tax). 609 stalls underground (5 levels).