

100 Sheppard Avenue E Toronto

Property Characteristics

Building Class	B
Building Size	273,672 sf
Total # of Floors	12
Average Floor Plate	22,806 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	28,715 sf
Total % Available	10.49 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 15.92

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	880	1,419	\$ 14.00	Net	Lease	Open	Immediate	Base Building

Location NW corner of Kenneth and Sheppard, east of Yonge

Parking Underground @ \$105.00 and surface @ \$140.00 per month. Both at 1:1000 ratio. (Plus taxes)



Co-operators Building 4211 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	154,857 sf
Total # of Floors	6
Average Floor Plate	25,810 sf
Year Built / Year Renovated	1985 / 1985
Total Available Area	20,934 sf
Total % Available	13.52 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.49

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	205	1,487	\$ 18.00	Net	Lease	Open	Immediate	Has six offices on glass, meeting room, utility room, large boardroom, kitchen and openspace for 11 workstations Open Area
	225	1,031	\$ 18.00	Net	Lease	Open	Immediate	
	242	1,362	\$ 18.00	Net	Lease	Open	Immediate	
3	303	959	\$ 18.00	Net	Lease	Open	Immediate	

Location East side of Yonge, north of York Mills

Parking Underground parking available - 100.00 + taxes/month.



Warner Brothers Building 4576 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	98,861 sf
Total # of Floors	7
Average Floor Plate	14,123 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	10,105 sf
Total % Available	10.22 %

Building Expenses 2009

Operating Costs	\$ 17.95
Realty Tax	
Other Costs	
Total Expenses	\$ 17.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	609x	935	\$ 11.50	Net	Lease	Open	Immediate	

Location Yonge Street, just south of Sheppard Avenue

Parking Parking Ratio - 2:1,000
Underground @ \$125.00 per month.



Madison Centre 4950 Yonge Street Toronto

Property Characteristics

Building Class	A
Building Size	355,363 sf
Total # of Floors	24
Average Floor Plate	14,807 sf
Year Built / Year Renovated	1986 / 1986
Total Available Area	33,931 sf
Total % Available	9.55 %

Building Expenses 2009

Operating Costs	\$ 9.00
Realty Tax	9.03
Other Costs	1.45
Total Expenses	\$ 19.48

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	314	1,322	\$ 20.00	Net	Lease	Open	Aug 1, 2009	Built out, mainly open space

Location Three blocks north of Sheppard

Parking Parking Ratio - 1:1,000
Unreserved underground parking @ \$120.75 per space.

Comments Vacant 1,500 sf concourse level storage space with direct access to shipping.



National Trust Building 5075 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	78,000 sf
Total # of Floors	10
Average Floor Plate	7,091 sf
Year Built / Year Renovated	1979 / 1979
Total Available Area	28,428 sf
Total % Available	36.45 %

Building Expenses 2009

Operating Costs	\$ 11.33
Realty Tax	7.31
Other Costs	1.30
Total Expenses	\$ 18.46

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	102	1,185	\$ 17.50	Net	Lease	Open	Immediate	Retail Space
4	401	1,191	\$ 17.50	Net	Lease	Open	Immediate	Base Building
8	804	1,476	\$ 17.50	Net	Lease	Open	Immediate	Base building condition.
	806	1,137	\$ 17.50	Net	Lease	Open	Immediate	

Location Three blocks north of Sheppard Avenue

Parking Underground Parking @ \$120.00 per month 1/1000



City Centre - Northeast Tower 5160 Yonge Street, Northeast Tower Toronto

Property Characteristics

Building Class	A
Building Size	392,494 sf
Total # of Floors	18
Average Floor Plate	23,088 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	47,789 sf
Total % Available	12.18 %

Building Expenses 2009

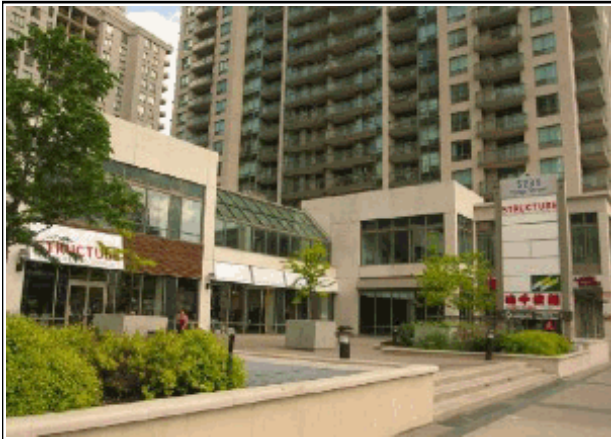
Operating Costs	\$ 9.92
Realty Tax	9.14
Other Costs	
Total Expenses	\$ 19.06

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	802	1,252	\$ 19.00	Net	Lease	Open	Immediate	Base Building, corner suite

Location Southwest corner of Park Home Avenue and Yonge Street

Parking Parking Ratio - 2.5:1,000
1,800 spaces of underground parking.

Comments Building is located on the Yonge Subway line at North York City Centre stop.



5231 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	
Total # of Floors	2
Average Floor Plate	
Year Built / Year Renovated	
Total Available Area	5,994 sf
Total % Available	

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 16.00

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	1,353	\$ 15.00	Net	Lease	Open	Immediate	High profile yonge street location. Pylon signage available. Lots of natural light.
	201	1,307	\$ 15.00	Net	Lease	Open	Immediate	High profile yonge street location. Pylon signage available. Lots of natural light. Contiguous to 4,641 s.f.

Parking Reserved st 1.5:1000 s.f. at \$125.00/month/space + taxes



Yonge Norton Centre 5255 Yonge Street Toronto

Property Characteristics

Building Class	A
Building Size	217,909 sf
Total # of Floors	15
Average Floor Plate	15,565 sf
Year Built / Year Renovated	1990 / 1990
Total Available Area	23,208 sf
Total % Available	10.65 %

Building Expenses 2009

Operating Costs	\$ 9.58
Realty Tax	8.08
Other Costs	1.55
Total Expenses	\$ 19.21

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	702	1,392	\$ 0.00	Net	Lease	Open	Immediate	Built Out

Location Southeast corner of Yonge Street and Norton Avenue

Parking Reserved underground @ \$135.00/stall/month (1stall per 1,000 sf leased).

Comments Net rent is negotiable.



Place Nouveau 5775 Yonge Street Toronto

Property Characteristics

Building Class	A
Building Size	271,401 sf
Total # of Floors	19
Average Floor Plate	15,078 sf
Year Built / Year Renovated	1990 / 1990
Total Available Area	32,868 sf
Total % Available	12.11 %

Building Expenses 2009

Operating Costs	\$ 11.21
Realty Tax	8.06
Other Costs	
Total Expenses	\$ 19.27

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	607	1,280	\$ 16.50	Net	Lease	Open	Immediate	Base building condition
10	1005	1,341	\$ 16.50	Net	Lease	Open	Immediate	3 offices, boardroom, reception, mail storage room, open area

Location East side of Yonge north of Finch Avenue

Parking Parking Ratio - 1:1,000
360 underground stalls, including handicapped spaces and 8 surface stalls.



York Mills Centre Phase 2 20 York Mills Road Toronto

Property Characteristics

Building Class	A
Building Size	112,042 sf
Total # of Floors	6
Average Floor Plate	18,674 sf
Year Built / Year Renovated	1986 / 1986
Total Available Area	27,481 sf
Total % Available	24.27 %

Building Expenses 2009

Operating Costs	\$ 10.48
Realty Tax	8.42
Other Costs	1.50
Total Expenses	\$ 20.40

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	203	898	\$ 0.00	Net	Lease	Open	Immediate	Built out

Location NE corner of Yonge Street & York Mills Road

Parking 735 stalls ventilated, heated, sprinklered. 1/1,000 sq.ft. parking ratio.