



Studio City 366 Adelaide Street E Toronto

Property Characteristics

Building Class	C
Building Size	92,600 sf
Total # of Floors	5
Average Floor Plate	18,520 sf
Year Built / Year Renovated	
Total Available Area	4,767 sf
Total % Available	5.15 %

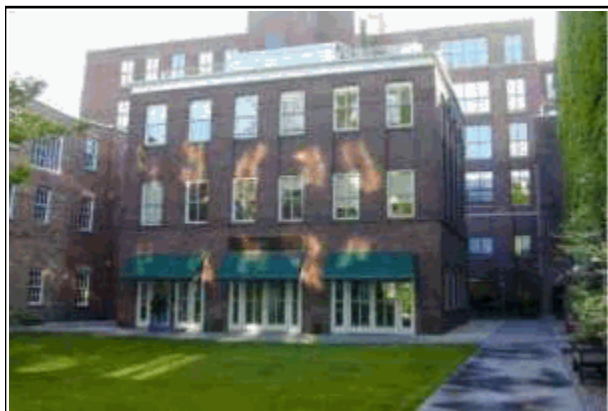
Building Expenses 2009

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
3	339	1,797	\$ 27.00	Semi-gross	Lease	Open	Immediate	

Location North side of Adelaide Street, west of Sherbourne Street

Parking Public parking in vicinity



Berkeley Castle 2 Berkeley Street Toronto

Property Characteristics

Building Class	B
Building Size	87,938 sf
Total # of Floors	6
Average Floor Plate	12,460 sf
Year Built / Year Renovated	1865 / 1865
Total Available Area	8,220 sf
Total % Available	9.35 %

Building Expenses 2009

Operating Costs	\$ 13.75
Realty Tax	
Other Costs	
Total Expenses	\$ 13.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	101	1,590	\$ 15.00	Net	Lease	Open	Immediate	Lovely ground floor location. High ceilings, open concept, kitchenette. Good loading from freight elevator.
3	300	1,960	\$ 15.00	Net	Lease	Open	Immediate	Impressive reception, hardwood floors, brick and beam, high ceilings, openconcept, kitchen and server area, workstations

Location Northwest corner of Berkeley Street and The Esplanade

Parking Ample parking



145 Berkeley Street Toronto

Property Characteristics

Building Class	A
Building Size	7,536 sf
Total # of Floors	5
Average Floor Plate	1,884 sf
Year Built / Year Renovated	1880 / 1880
Total Available Area	2,228 sf
Total % Available	29.56 %

Building Expenses 2009

Operating Costs	\$ 17.68
Realty Tax	
Other Costs	
Total Expenses	\$ 17.68

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	2,228	\$ 12.00	Net	Lease	Open	Immediate	Full floor opportunity. Floor to ceiling windows. Offices and open area.

Location Southeast corner of Queen Street and Berkeley Street

Parking Public parking nearby



3 Church Street Toronto

Property Characteristics

Building Class	A
Building Size	64,277 sf
Total # of Floors	6
Average Floor Plate	9,182 sf
Year Built / Year Renovated	1914 / 1914
Total Available Area	2,844 sf
Total % Available	4.42 %

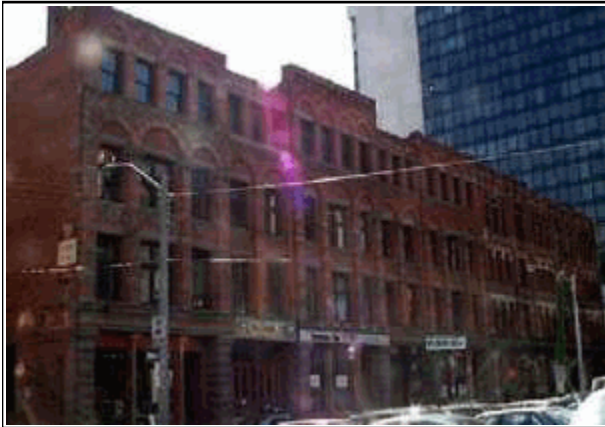
Building Expenses 2009

Operating Costs	\$ 12.36
Realty Tax	
Other Costs	
Total Expenses	\$ 12.36

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	204	1,124	\$ 18.50	Net	Sublease	To 2010-08-31	Immediate	Open concept office with kitchenette and large storage area. Furniture can be made available.

Location Northeast corner of Church Street and The Esplanade

Parking Parking within the area.



The Milburn Building 47 Colborne Street Toronto

Property Characteristics

Building Class	B
Building Size	25,000 sf
Total # of Floors	4
Average Floor Plate	6,244 sf
Year Built / Year Renovated	1886 / 1886
Total Available Area	11,968 sf
Total % Available	47.87 %

Building Expenses 2009

Operating Costs	\$ 17.72
Realty Tax	
Other Costs	
Total Expenses	\$ 17.72

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	1,500	\$ 0.00	Net	Lease	Open	Immediate	Net rent is negotiable. Fully renvoated, exposed brick and high ceilings. Additional rent does not include in suite janitorial
3	306	1,336	\$ 0.00	Net	Lease	Open	Immediate	Net rent is negotiable.
4	400	1,400	\$ 0.00	Net	Lease	Open	Immediate	

Location South side of Colborne Street, west of Church Street

Parking Surface and underground parking available nearby



145 Front Street E Toronto

Property Characteristics

Building Class	B
Building Size	38,500 sf
Total # of Floors	3
Average Floor Plate	9,625 sf
Year Built / Year Renovated	1870 / 1870
Total Available Area	1,275 sf
Total % Available	3.31 %

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	L1	1,275	\$ 22.95	Net	Lease	Open	Immediate	

Location Southwest corner of Front Street and Frederick Street

Parking Public parking nearby.



Princess Place Business Place 184 Front Street E Toronto

Property Characteristics

Building Class	A
Building Size	83,580 sf
Total # of Floors	8
Average Floor Plate	11,940 sf
Year Built / Year Renovated	1991 / 1991
Total Available Area	6,834 sf
Total % Available	8.18 %

Building Expenses 2009

Operating Costs	\$ 16.75
Realty Tax	
Other Costs	
Total Expenses	\$ 16.75

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	603	1,704	\$ 18.00	Net	Lease	Open	Immediate	Downtown East's premier office building Elevator exposure Improvements in place

Location Northwest corner of Front Street and Princess Street

Parking Reserved underground parking available.



Tyrell Building 95 King Street E Toronto

Property Characteristics

Building Class	A
Building Size	18,950 sf
Total # of Floors	6
Average Floor Plate	3,790 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	6,311 sf
Total % Available	33.30 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.56

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	1,819	\$ 12.00	Net	Lease	Open	Immediate	built out with a mixture of offices and open area. Floor is divisible to 849sf, 1121sf, and 1822sf.

Location South side of King Street, west of Church Street

Parking Public parking nearby



172 King Street E Toronto

Property Characteristics

Building Class	B
Building Size	8,564 sf
Total # of Floors	3
Average Floor Plate	2,141 sf
Year Built / Year Renovated	1907 / 1907
Total Available Area	6,607 sf
Total % Available	77.15 %

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
BSMT	LL	1,950	\$ 19.50	Net	Lease	Open	Immediate	Allowance is negotiable. Contiguous to 6,607 sf
2	200	1,957	\$ 19.50	Net	Lease	Open	Immediate	Negotiable allowance. Contiguous to 6,607 sf

Location Northwest corner of King Street and George Street

Comments Additional rent is estimated for 2009.



**Dominion Square
468 Queen Street E
Toronto**

Property Characteristics

Building Class	B
Building Size	97,480 sf
Total # of Floors	5
Average Floor Plate	14,985 sf
Year Built / Year Renovated	1870 / 1870
Total Available Area	18,500 sf
Total % Available	18.98 %

Building Expenses 2009

Operating Costs	\$ 14.95
Realty Tax	
Other Costs	
Total Expenses	\$ 14.95

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	1,150	\$ 12.00	Net	Lease	Open	Immediate	

Location North side of Queen Street, west of Sumach Street

Parking Secured surface parking for 100 cars. Card access & reserved parking \$85/month.



Queen East Centre 550 Queen Street E Toronto

Property Characteristics

Building Class	B
Building Size	70,000 sf
Total # of Floors	3
Average Floor Plate	17,500 sf
Year Built / Year Renovated	1940 / 1940
Total Available Area	2,117 sf
Total % Available	3.02 %

Building Expenses 2009

Operating Costs	\$ 11.40
Realty Tax	
Other Costs	
Total Expenses	\$ 11.40

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	320	2,117	\$ 12.75	Net	Lease	Open	Immediate	Bright space built with 3 offices, open central area and kitchenette. Move in ready!

Location Northwest corner of Queen Street and River Street

Parking Waiting list for on-site parking.



Richmond Square 411 Richmond Street E Toronto

Property Characteristics

Building Class	B
Building Size	59,000 sf
Total # of Floors	3
Average Floor Plate	14,750 sf
Year Built / Year Renovated	1900 / 1900
Total Available Area	9,553 sf
Total % Available	16.19 %

Building Expenses 2009

Operating Costs	\$ 11.67
Realty Tax	
Other Costs	
Total Expenses	\$ 11.67

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Main Floor	106	2,474	\$ 15.00	Net	Lease	Open	Immediate	
	2	1,002	\$ 15.00	Net	Lease	Open	Immediate	
2	200	2,406	\$ 16.00	Net	Sublease	To 2013-03-31	Immediate	<input type="checkbox"/> Bright efficient space <input type="checkbox"/> 7 open workstations on windows <input type="checkbox"/> 3 Internal offices <input type="checkbox"/> 2 corner offices on windows <input type="checkbox"/> 1 corner boardroom on windows <input type="checkbox"/> Kitchen <input type="checkbox"/> Space is brand new, shows extremely well

Location Southwest corner of Richmond Street and Ontario Street

Parking Public parking nearby

Comments Partial turnkey is included in the rental rate.



Berkeley Castle 250 The Esplanade Toronto

Property Characteristics

Building Class	B
Building Size	26,941 sf
Total # of Floors	5
Average Floor Plate	5,388 sf
Year Built / Year Renovated	1865 / 1865
Total Available Area	6,483 sf
Total % Available	24.06 %

Building Expenses 2009

Operating Costs	\$	13.75
Realty Tax		4.90
Other Costs		2.01
Total Expenses	\$	13.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	302	1,285	\$ 15.00	Net	Lease	Open	Dec 1, 2009	Lots of natural light from large windows on 3 sides. Open concept with kitchen

Parking Ample Parking Underground



1 Toronto Street Toronto

Property Characteristics

Building Class	A
Building Size	322,607 sf
Total # of Floors	15
Average Floor Plate	23,043 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	10,605 sf
Total % Available	3.29 %

Building Expenses 2009

Operating Costs	\$ 8.40
Realty Tax	10.32
Other Costs	1.77
Total Expenses	\$ 20.49

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	212	1,887	\$ 23.00	Net	Lease	Open	Immediate	improved with new carpet tile and paint

Location Northeast corner of Toronto Street and King Street

Parking 216 underground stalls, 3-level underground parking facility. Indoor parking is \$200 per stall per month - ratio 1:2,500 sq. ft.



15 Toronto Street Toronto

Property Characteristics

Building Class	C
Building Size	50,410 sf
Total # of Floors	11
Average Floor Plate	5,041 sf
Year Built / Year Renovated	1960 / 1960
Total Available Area	7,665 sf
Total % Available	15.21 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 18.48

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	304	1,332	\$ 15.00	Net	Lease	Open	Immediate	Built out with 3 offices, kitchen. Bright corner suite.
5	502	1,231	\$ 15.00	Net	Lease	Open	Immediate	Raw space. Corner unit.

Location East side of Toronto Street, south of Adelaide Street

Parking Public parking nearby.