



## 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	10,051 sf
Total % Available	8.13 %

### 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
10	1005	2,700	\$ 32.00	Semi-Gross	Lease	Open	Immediate	Nicely divided corner space. Top floor of a 10 storey loft building. Wooden floors, large windows.

**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	
<b>Total Expenses</b>	<b>\$ 6.50</b>

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'.



## 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	35,837 sf
Total % Available	17.23 %

### Building Expenses 2009

Operating Costs	\$ 3.14
Realty Tax	
Other Costs	1.55
<b>Total Expenses</b>	<b>\$ 4.69</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	203C	2,150	\$ 22.95	Net	Lease	Open	Oct 1, 2009	Boardroom, 2 Offices, Open area, Reception
	204B	1,396	\$ 22.95	Net	Lease	Open	Immediate	Boardroom, Reception, Open area

**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	\$ 15.00	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	34,482 sf
Total % Available	23.08 %

### 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	

**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	
<b>Total Expenses</b>	<b>\$ 11.25</b>

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 kitchenette.
2	2P-201	1,942	\$ 15.75	Net	Lease	Open	Immediate	Bright open plan suite with large operable windows

**Location** King and Dufferin



## 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 %

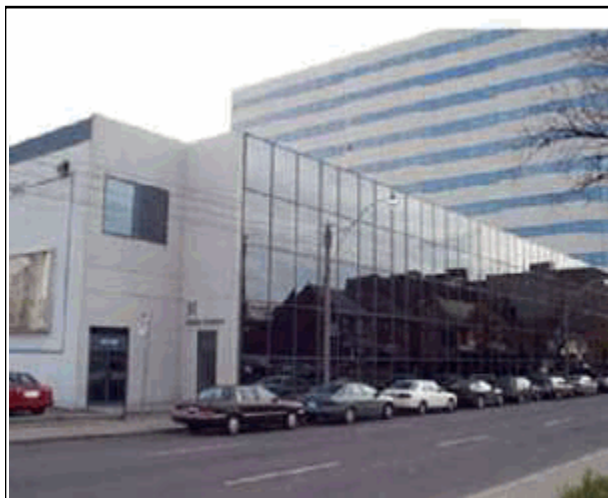
### Building Expenses 2009

Operating Costs	\$ 14.56
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 14.00</b>

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	Immediate	Corner unit. Mix of offices and open area. Kitchenette.

**Location** North of Queen Street, east side of John Street

**Parking** Parking nearby



## The Atrium 543 Richmond Street W Toronto

### Property Characteristics

Building Class	C
Building Size	76,000 sf
Total # of Floors	2
Average Floor Plate	36,811 sf
Year Built / Year Renovated	1991 / 1991
Total Available Area	1,178 sf
Total % Available	0.80 %

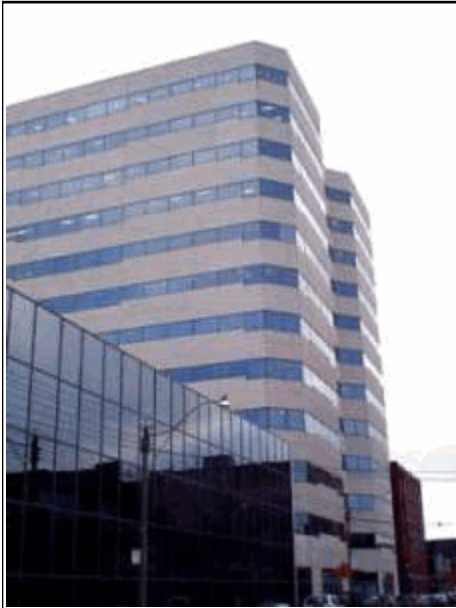
### Building Expenses 2009

Operating Costs	\$ 9.55
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 9.55</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
1	128	1,178	\$ 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	22,023 sf
Total % Available	8.64 %

### Building Expenses 2009

Operating Costs	\$ 10.70
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 10.70</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	313	1,677	\$ 15.00	Net	Lease	Open	Immediate	
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.
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	
<b>Total Expenses</b>	<b>\$ 19.84</b>

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

**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	3,280 sf
Total % Available	23.43 %

### 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
1	100	1,918	\$ 18.50	Net	Lease	Open	Jan 1, 2010	Improved suite built out with three private offices, reception, boardroom, kitchen, and open area.
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	2,776 sf
Total % Available	4.55 %

### 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
1	1	1,776	\$ 16.75	Net	Lease	Open	Oct 1, 2009	Fully built out with multiple offices and private washroom with shower

**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	\$ 9.29
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 9.29</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	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	111,600 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
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	50,700 sf
Total # of Floors	7
Average Floor Plate	6,561 sf
Year Built / Year Renovated	1925 / 1925
Total Available Area	11,210 sf
Total % Available	22.11 %

### Building Expenses 2009

Operating Costs	\$ 9.25
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 9.25</b>

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!
4	402	1,608	\$ 17.75	Net	Lease	Open	Immediate	

**Location** West side of Spadina Avenue, north of Adelaide Street

**Parking** Public parking in vicinity



## Balfour Building 119 Spadina Avenue Toronto

### Property Characteristics

Building Class	A
Building Size	109,893 sf
Total # of Floors	12
Average Floor Plate	9,990 sf
Year Built / Year Renovated	1930 / 1930
Total Available Area	7,272 sf
Total % Available	6.62 %

### Building Expenses 2009

Operating Costs	\$ 14.15
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 14.15</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	705	2,874	\$ 18.75	Net	Lease	Open	Immediate	

**Location** Northeast corner Spadina Avenue and Adelaide Street

**Parking** Public parking in vicinity



## Fashion Building 130 Spadina Avenue Toronto

### Property Characteristics

Building Class	B
Building Size	99,995 sf
Total # of Floors	8
Average Floor Plate	14,285 sf
Year Built / Year Renovated	1930 / 1930
Total Available Area	4,024 sf
Total % Available	4.02 %

### Building Expenses 2009

Operating Costs	\$ 10.00
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 10.00</b>

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	708	1,153	\$ 17.75	Net	Lease	Open	Nov 1, 2009	

**Location** Southwest corner of Spadina Avenue and Richmond Street



## 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



## 504 Wellington Street W Toronto

### Property Characteristics

Building Class	RB
Building Size	17,304 sf
Total # of Floors	3
Average Floor Plate	4,326 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	Immediate	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.