



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	17,264 sf
Total % Available	10.54 %

Building Expenses 2009

Operating Costs	\$ 19.90
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	412,940 sf
Total # of Floors	26
Average Floor Plate	15,882 sf
Year Built / Year Renovated	1966 / 1966
Total Available Area	28,552 sf
Total % Available	6.91 %

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/month unreserved; \$480/month 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	27,265 sf
Year Built / Year Renovated	1979 / 1972
Total Available Area	30,839 sf
Total % Available	5.14 %

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
33	3302	1,700	\$ 29.00	Net	Lease	Open	Immediate	

Location Northeast corner of Adelaide Street and York Street - on PATH

Parking \$310/month unreserved; \$480/month 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	29,237 sf
Total % Available	16.37 %

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.



Water Park Place II 10 Bay Street Toronto

Property Characteristics

Building Class	A
Building Size	300,500 sf
Total # of Floors	17
Average Floor Plate	26,295 sf
Year Built / Year Renovated	1989 / 1992
Total Available Area	32,245 sf
Total % Available	10.73 %

Building Expenses 2009

Operating Costs	\$ 10.43
Realty Tax	11.94
Other Costs	
Total Expenses	\$ 22.37

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	330	1,200	\$ 0.00	Net	Lease	Open	Immediate	Net rate negotiable.

Location North side of Queen's Quay, just west of Bay St.

Parking 3 levels of underground parking with 422 stalls in addition to surface level parking with 352 stalls.



BCE Place - Bay Wellington Tower 181 Bay Street Toronto

Property Characteristics

Building Class	AAA
Building Size	1,262,137 sf
Total # of Floors	47
Average Floor Plate	26,295 sf
Year Built / Year Renovated	1992 / 1992
Total Available Area	132,081 sf
Total % Available	10.46 %

Building Expenses 2009

Operating Costs	\$	12.01
Realty Tax		17.64
Other Costs		1.20
Total Expenses	\$	30.85

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	230	2,755	\$ 0.00	Net	Lease	Open	Immediate	

Location Southeast corner of Bay Street and Wellington Street

Parking \$386.94/mo. unreserved; \$633.94/mo. reserved



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	144,374 sf
Total % Available	31.71 %

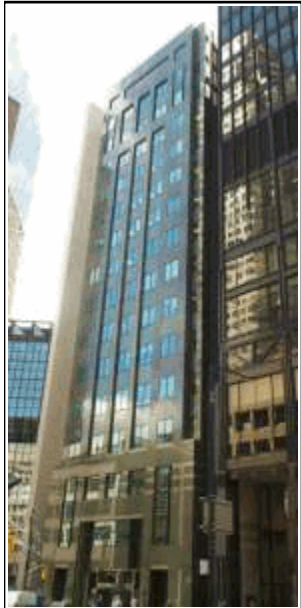
Building Expenses 2009

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
10	1075	2,187	\$ 38.00	Net	Lease	Open	Immediate	Partial floor or large block opportunity will be returned to base building condition with newHVAC retrofit.
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
25	2550	2,266	\$ 38.00	Net	Lease	Open	Oct 1, 2009	Net rental rate is negotiable.

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.



220 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	88,062 sf
Total # of Floors	15
Average Floor Plate	6,290 sf
Year Built / Year Renovated	1996 / 1996
Total Available Area	2,937 sf
Total % Available	3.34 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 25.50

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	802	2,937	\$ 0.00	Net	Sublease	To 2012-09-30	Immediate	Mixture of Private Offices and Open Area, Reception Area, Kitchenette and Storage

Location Northwest corner of Bay Street and Wellington Street

Parking Two levels of underground parking.
\$240/mo., unreserved

Comments Excellent identity and presence to small and medium sized tenants with efficient column free floorplate. Located in the heart of the Financial Core. Connected to PATH retail and approx. 3 minute walk to/from Union Station.



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	16,707 sf
Total % Available	10.75 %

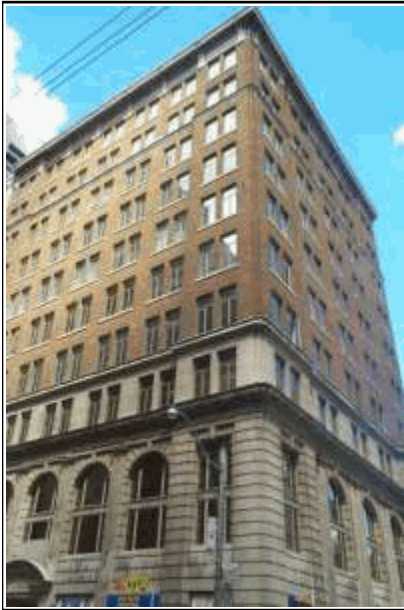
Building Expenses 2009

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 Open area.
6	611	1,060	\$ 20.00	Net	Lease	Open	Dec 1, 2009	Three offices and open area.

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	19,962 sf
Total % Available	38.42 %

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	501	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

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	13,877 sf
Total % Available	28.44 %

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
6	600x	1,000	\$ 18.00	Net	Lease	Open	Sep 1, 2009	Elevator Exposure

Location Northwest corner of Bay Street and Temperance Street

Parking Public parking nearby.



365 Bay Street Toronto

Property Characteristics

Building Class	B
Building Size	82,639 sf
Total # of Floors	12
Average Floor Plate	7,513 sf
Year Built / Year Renovated	1962 / 1962
Total Available Area	4,076 sf
Total % Available	4.93 %

Building Expenses 2009

Operating Costs	\$ 14.19
Realty Tax	6.22
Other Costs	
Total Expenses	\$ 20.41

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601	1,027	\$ 18.50	Net	Lease	Open	Immediate	

Location Southeast corner of Bay Street and Richmond Street

Parking Parking available 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	16,798 sf
Total % Available	17.14 %

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.
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	95,374 sf
Total % Available	26.60 %

Building Expenses 2009

Operating Costs	\$	13.15
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	2,201	\$ 22.00	Net	Lease	Open	Immediate	Built out

Location Southeast corner of Bay Street and Queen Street - on PATH

Parking Public parking 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	8,458 sf
Total % Available	6.07 %

Building Expenses 2009

Operating Costs	\$ 19.32
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
5	508	2,690	\$ 19.00	Net	Lease	Open	Immediate	
8	838	1,385	\$ 19.00	Net	Lease	Open	Immediate	

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	10,336 sf
Total % Available	19.70 %

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 windows New lobby Column free spaces
10	1001	2,806	\$ 18.00	Net	Lease	Open	Mar 1, 2010	

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 %

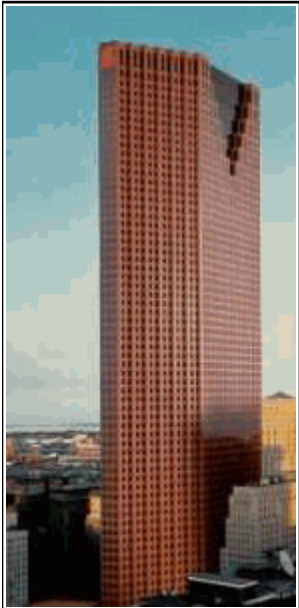
Building Expenses 2009

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 %

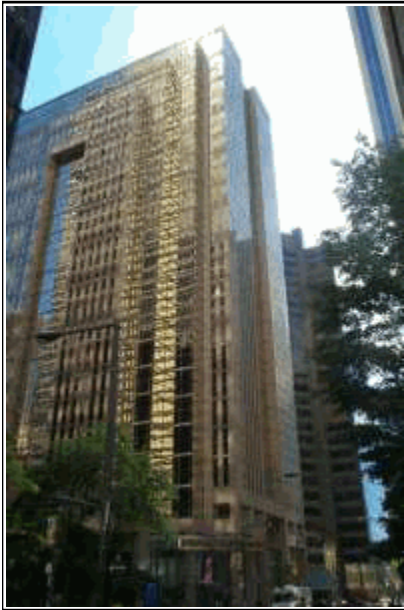
Building Expenses 2009

Operating Costs	\$ 14.10
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



Standard Life Centre 121 King Street W Toronto

Property Characteristics

Building Class	A
Building Size	521,353 sf
Total # of Floors	26
Average Floor Plate	19,452 sf
Year Built / Year Renovated	1984 / 1984
Total Available Area	67,916 sf
Total % Available	13.03 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 25.44

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
21	2160	2,462	\$ 26.50	Net	Lease	Open	Sep 1, 2010	This suite could potentially be provided as early as March 2010.

Location Southeast corner of King Street and York Street

Parking \$270 monthly per stall. Additional parking available nearby.

Comments Additional rent is estimated for 2009. Gross Up Factor: 1.017%



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	65,697 sf
Total % Available	10.61 %

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	13,948 sf
Total % Available	4.07 %

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	
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	7,130 sf
Total % Available	7.18 %

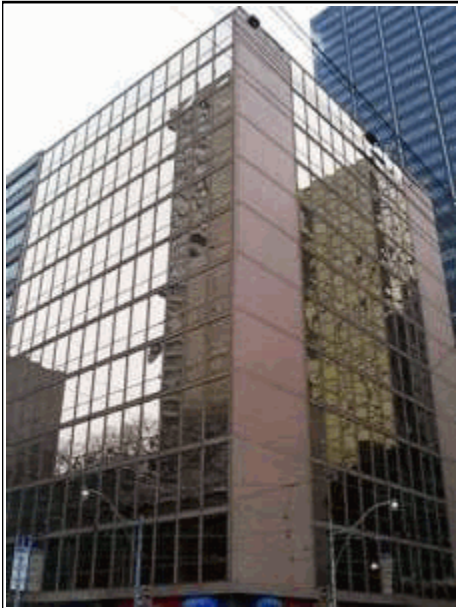
Building Expenses 2009

Operating Costs	\$ 17.79
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.

Location North side of Richmond Street, west of Bay Street

Parking Parking available in the area.



**121 Richmond Street W
Toronto**

Property Characteristics

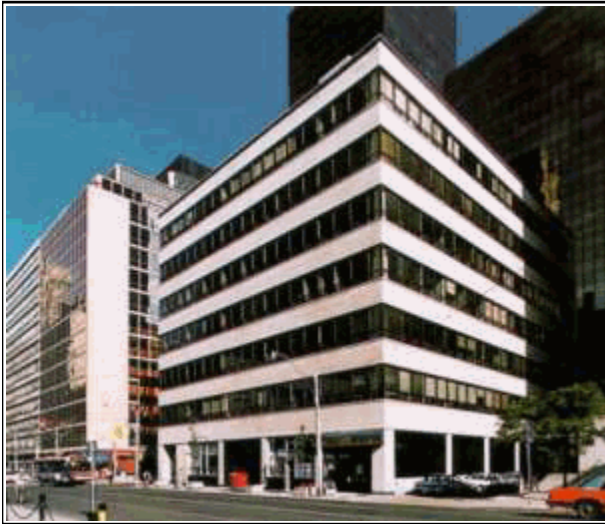
Building Class	C
Building Size	69,689 sf
Total # of Floors	13
Average Floor Plate	5,807 sf
Year Built / Year Renovated	1957 / 1957
Total Available Area	2,410 sf
Total % Available	3.46 %

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	7,904 sf
Total % Available	12.16 %

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

Location Southwest corner of Richmond Street and York Street

Parking Parking available nearby.



56 The Esplanade Toronto

Property Characteristics

Building Class	B
Building Size	72,000 sf
Total # of Floors	5
Average Floor Plate	18,000 sf
Year Built / Year Renovated	
Total Available Area	4,158 sf
Total % Available	5.78 %

Building Expenses 2009

Operating Costs	\$ 11.00
Realty Tax	
Other Costs	1.38
Total Expenses	\$ 12.48

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	403	1,181	\$ 19.00	Net	Lease	Open	Immediate	

Location North side of The Esplanade, East of Yonge Street and West of Church Street.

Parking Public parking in the neighbourhood.



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	47,971 sf
Total % Available	24.35 %

Building Expenses 2009

Operating Costs	\$ 19.39
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
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	

Location Southwest corner of Toronto Street and Adelaide Street

Parking Reserved parking available at \$300.00



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	40,687 sf
Total % Available	16.08 %

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
16	1604	1,914	\$ 25.50	Net	Lease	Open	Jan 1, 2010	Reception, kitchen, private offices and meeting room.

Location Northeast corner University Avenue and Wellington Street

Parking 188 spaces on 3 underground levels;
unreserved: \$220 / stall / 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
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.



95 Wellington Street W Toronto

Property Characteristics

Building Class	A
Building Size	325,968 sf
Total # of Floors	22
Average Floor Plate	15,522 sf
Year Built / Year Renovated	1987 / 1987
Total Available Area	73,158 sf
Total % Available	22.44 %

Building Expenses 2009

Operating Costs	\$ 14.05
Realty Tax	15.75
Other Costs	1.30
Total Expenses	\$ 31.10

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
9	910	1,904	\$ 24.00	Net	Sublease	to Jan. 30, 2011	Immediate	Efficient, well appointed space; 2 offices on glass, 2 interior offices. Plug & Play opportunity High end finishes; furniture potentially available.

Location South side of Wellington Street, east of York Street

Parking Unreserved: \$325.00/month/permit
Reserved: \$530.00/month/permit



Toronto Star Building 1 Yonge Street Toronto

Property Characteristics

Building Class	B
Building Size	681,618 sf
Total # of Floors	25
Average Floor Plate	26,295 sf
Year Built / Year Renovated	1972 / 1992
Total Available Area	29,386 sf
Total % Available	4.31 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 17.26

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
8	801	2,864	\$ 19.50	Net	Lease	Open	Immediate	
22	2206	1,226	\$ 19.50	Net	Lease	Open	Immediate	Built out into two offices and a meeting room

Location Yonge & Queen's Quay

Parking 50 Executive Underground Stalls
375 Surface Stalls @ \$200 per stall per month 1:2100.



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	2,150 sf
Total % Available	2.33 %

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	19,439 sf
Total % Available	19.03 %

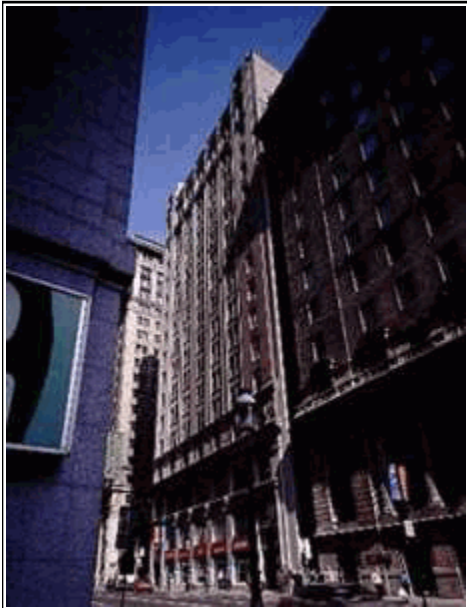
Building Expenses 2009

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	2,357	\$ 17.50	Net	Lease	Open	Immediate	
7	700	2,886	\$ 17.50	Net	Lease	Open	Immediate	

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.



100 Yonge Street Toronto

Property Characteristics

Building Class	A
Building Size	206,400 sf
Total # of Floors	18
Average Floor Plate	13,760 sf
Year Built / Year Renovated	1989 / 1989
Total Available Area	21,270 sf
Total % Available	10.31 %

Building Expenses 2009

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 23.92

Floor	Suite	Available Area (sf)	Rate (psf/a)	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
16	1605	2,400	\$ 24.00	Net	Lease	Open	Nov 1, 2009	Net rental rate not quoted.

Location West side of Yonge Street, north of King Street



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	25,427 sf
Total % Available	16.72 %

Building Expenses 2009

Operating Costs	\$ 11.51
Realty Tax	10.72
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	2,358	\$ 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/month 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	17,928 sf
Total % Available	14.74 %

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

Location East side of York Street, north of Front Street

Parking Parking nearby