



## Dufferin Liberty Centre 219 Dufferin Street Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	237,000 sf
Total # of Floors	4
Average Floor	25,000 sf
Year Built / Year Renovated	1910 / 2000
Total Available	955 sf
Total % Available	0.40 %

### Building Expenses 2006

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Lower Level	4A	955	\$19.95	Net	Sublease	to Feb. 29, 2009	Immediate	The space is built out iwth two offices and open area. Landlord will extend term to 5 years.

**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



## Liberty Market Building 171 East Liberty Street Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	282,400 sf
Total # of Floors	3
Average Floor	
Year Built / Year Renovated	/2005
Total Available	34,015 sf
Total % Available	12.04 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 7.12

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	218	1,400	\$30.00	Net	Lease	Open	Immediate	The suite is built out. Available with 60-90 days notice.
	252	1,120	\$30.00	Net	Lease	Open	Dec 1, 2008	

**Location** East Liberty Street and Hanna Avenue

**Parking** \$75.00/month, 180 stalls on property including visitor parking.



## King Business Centre 901 King Street W Toronto, Ontario

### Property Characteristics

Building Class	A
Building Size	255,000 sf
Total # of Floors	8
Average Floor	37,000 sf
Year Built / Year Renovated	1992 /
Total Available	127,163 sf
Total % Available	49.87 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 15.84

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
Ground Floor	101	1,347	\$12.00	Net	Sublease	to Apr. 29, 2011	Immediate	Currently used as facilities office.

**Location** Southeast corner of King Street and Strachan Ave

**Parking** Ratio is 1:625 sf; \$120/month on four secure underground levels.

**Comments** Traditional office building.



## Toronto New Media Centre 111 Peter Street Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	228,181 sf
Total # of Floors	9
Average Floor	27,781 sf
Year Built / Year Renovated	1972 / 1988
Total Available	33,844 sf
Total % Available	14.83 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 14.03

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	407	971	\$18.00	Net	Lease	Open	Immediate	Net rate includes a \$20.00 psf tenant improvement allowance.
6	615	695	\$18.00	Net	Lease	Open	Immediate	

**Location** East side of Peter Street, south of Richmond Street

**Parking** Public parking in vicinity - indoor parking ratio is 1:2,900 and cost is \$250 per stall per month.



## The Tower 555 Richmond Street W Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	300,000 sf
Total # of Floors	12
Average Floor	25,000 sf
Year Built / Year Renovated	1988 /
Total Available	42,298 sf
Total % Available	14.10 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 10.90

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	207a	1,432	\$13.00	Net	Lease	Open	Immediate	Open concept fashion showroom only. Wood floors and great windows.

**Location** South side of Richmond Street, east of Bathurst Street

**Parking** Public parking nearby.



## 579 Richmond Street West 579 Richmond Street W Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	29,098 sf
Total # of Floors	5
Average Floor	6,000 sf
Year Built / Year Renovated	/1988
Total Available	940 sf
Total % Available	3.23 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 10.05

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	303	940	\$18.00	Net	Lease	Open	Immediate	Suite is improved with a private office and open area.

**Location** Southeast corner of Richmond Street and Bathurst Street



## 96 Spadina Avenue Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	100,000 sf
Total # of Floors	9
Average Floor	10,752 sf
Year Built / Year Renovated	1907 / 2008
Total Available	17,997 sf
Total % Available	18.00 %

### Building Expenses

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	407	897	\$30.50	Semi-Gross	Lease	Open	Immediate	Rate is semi-gross, does not include hydro. turn key package available

**Location** Spadina Avenue and Adelaide Street West

**Parking** Public parking in the immediate vicinity



## The Tower Building 110 Spadina Avenue Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	99,200 sf
Total # of Floors	8
Average Floor	12,400 sf
Year Built / Year Renovated	1928 / 2000
Total Available	4,462 sf
Total % Available	4.50 %

### Building Expenses 2008

Operating Costs
Realty Tax
Other Costs
Total Expenses

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
6	601	1,430	\$28.00	Semi-Gross	Sublease	to Apr. 29, 2010	Immediate	Mainly open concept with a few offices. Semi gross rate excludes hydro and janitorial.

**Location** Northwest corner of Spadina Avenue and Adelaide Street

**Parking** Public parking in vicinity.





## The Reading Building 116 Spadina Avenue Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	56,000 sf
Total # of Floors	7
Average Floor	8,000 sf
Year Built / Year Renovated	
Total Available	4,682 sf
Total % Available	8.36 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 8.45

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	401	528	\$19.50	Gross	Sublease	to Jan 31, 2010	Immediate	The space is built out with 1 office, 1 meeting room and 2 workstations. Furniture included.

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

**Parking** Public parking in vicinity



## Fashion Building 130 Spadina Avenue Toronto, Ontario

### Property Characteristics

Building Class	RB
Building Size	90,000 sf
Total # of Floors	11
Average Floor	11,200 sf
Year Built / Year Renovated	1977 / 1991
Total Available	3,924 sf
Total % Available	4.36 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 9.65

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
7	702	1,053	\$17.75	Net	Lease	Open	Immediate	bright space with 2 private offices and kitchen.
8	808	952	\$17.75	Net	Lease	Open	Immediate	

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