

OFFICE SPACE FOR SUBLEASE

1 Eglinton Avenue East | Toronto, ON

SUBLET OPPORTUNITY



Available Sublet:

3rd Floor – 1,166 sf

- Suite is built-out with Reception area, boardroom, meeting rooms, and open area.
- Tenant requires 60 days for relocation

For more information, contact:

Ken Karulas
T 416 495 6276
ken.karulas@cbre.com

Karen Toromoreno
T 416 495 6231
karen.toromoreno@cbre.com

CB Richard Ellis Limited
2001 Sheppard Avenue East
Toronto, ON, M2J 4Z8
T 416 494 0600
F 416 494 6435

www.cbre.ca

Located in the heart of the Yonge and Eglinton. Direct access to TTC subway. Excellent proximity to surrounding amenities.

NET ASKING RATE:	\$13.50
ADDITIONAL RENT:	\$19.60 psf (est. 2008)
SUBLET TERM:	July 31, 2011
SELLING FEES:	\$3.00 psf

This disclaimer shall apply to CB Richard Ellis Limited, a real estate brokerage, and its Canadian affiliates, CB Richard Ellis Alberta Limited, CB Richard Ellis Manitoba Limited, CB Richard Ellis Québec Limitée and CB Richard Ellis Advisory Services Inc. (collectively "CBRE").
© 2007 CB Richard Ellis Limited. The information set out herein (the "Information") is intended for informational purposes only. CBRE has not verified the Information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability of any kind in connection with the Information and the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

OFFICE SPACE FOR SUBLEASE

1 Eglinton Avenue East | Toronto, ON

SUBLET OPPORTUNITY

For more information, contact:

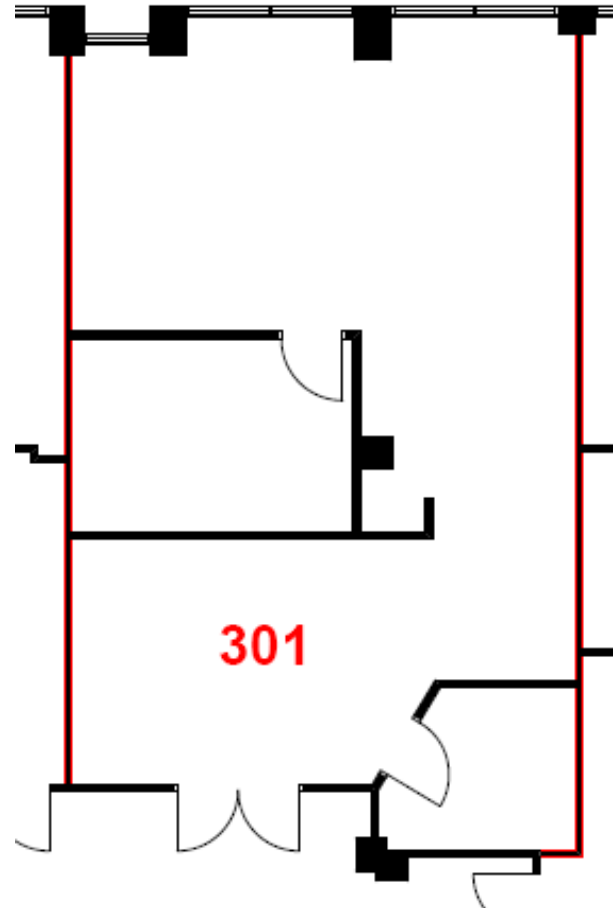
Ken Karulas
T 416 495 6276
ken.karulas@cbre.com

Karen Toromoreno
T 416 495 6231
karen.toromoreno@cbre.com

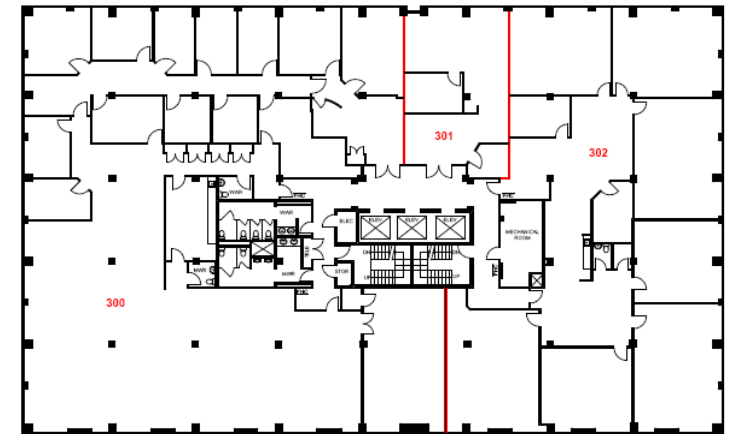
CB Richard Ellis Limited
2001 Sheppard Avenue East
Toronto, ON, M2J 4Z8
T 416 494 0600
F 416 494 6435

www.cbre.ca

FLOOR PLAN



FLOOR PLATE



This disclaimer shall apply to CB Richard Ellis Limited, a real estate brokerage, and its Canadian affiliates, CB Richard Ellis Alberta Limited, CB Richard Ellis Manitoba Limited, CB Richard Ellis Québec Limitée and CB Richard Ellis Advisory Services Inc. (collectively "CBRE").

© 2007 CB Richard Ellis Limited. The information set out herein (the "Information") is intended for informational purposes only. CBRE has not verified the Information and does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability of any kind in connection with the Information and the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.