

October 2008

# Cushman & Wakefield LePage Inc.

## Financial Core Report

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Please click on any of the listings below

### HeadLease

[360 Bay Street](#)

[121 Richmond Street West](#)

[8 Wellington Street East](#)

### Sub-Lease

[145 King Street West](#)

[40 King Street West](#)

[154 University Avenue](#)

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[170 University Avenue](#)

[70 University Avenue](#)

[79 Wellington Street West](#)

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## HeadLease

### 360 Bay Street , Toronto

**Additional Rent:**

\$18.62 2008

**Location:**

On the northwest corner of Bay Street and Temperance Street, one block north of Adelaide Street.

**Stage of Completion:** Existing



**Eric Shaw**

416-359-2425

**Ted Reilly**

416-359-2485

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
4		2,760	\$19.50 Net	2/1/2009		Build out consists of four large offices, meeting room, and kitchenette. Premises faces Bay Street; contains lots of natural light. Only one other tenant on the floor (low traffic).

# Cushman & Wakefield LePage Inc. - Financial Core Report

## HeadLease

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### 121 Richmond Street West, Toronto

**Additional Rent:**

\$16.50 2008

**Location:**

On the southeast corner of Richmond Street and York Street.

**Stage of Completion:** Existing



**Ted Reilly**

416-359-2485

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Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
4		1,295	\$15.00 Net	Immediately		Elevator exposure. Space is in base building condition. Landlord will turnkey.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## HeadLease

### 8 Wellington Street East, Toronto

**Additional Rent:**

\$24.25 2007

**Location:**

northeast corner of Wellington Street East and Yonge Street

**Stage of Completion:** Existing



**Jay Littlejohn**

416-359-2708

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Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
3		1,240	Negotiable	Immediately		Mezzanine level. Elevator exposure. Exposed brick, hardwood floors, beautiful wood cabinetry. Two offices, boardroom, reception area, private washrooms.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 145 King Street West, Toronto

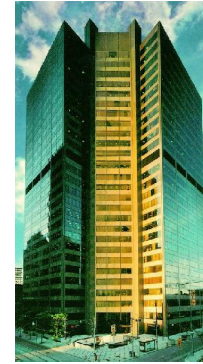
**Additional Rent:**

\$26.33 2008

**Location:**

On the south side of King Street from York Street to University Avenue.

**Stage of Completion:** Existing



**Jay Littlejohn**

416-359-2708

**Barry England**

905-501-6430

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
9		24,692	Negotiable	3/1/2009	3/30/2012	Full floor. Mix of private offices and meeting rooms. Move-in condition. Space is not divisible.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 40 King Street West, Toronto

**Additional Rent:**

\$32.60 2008

**Location:**

Covering the majority of the block bounded by Bay, King, Adelaide, and Yonge Streets.

**Stage of Completion:** Existing



**Peter Cook**

416-359-2404

**Janis Duncan**

416-359-2658

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
35	3507	3,274	\$34.00 Net	1/1/2009	10/30/2009	Eight offices on glass, boardroom, kitchenette. Views to the east. Full height doors. Excellent condition.

# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 154 University Avenue , Toronto

**Additional Rent:**

\$21.34 2008

**Location:**

On the northwest corner of Pearl Street and University Avenue, adjacent to the Sun Life Centre.

**Stage of Completion:** Existing



**Jay Littlejohn**

416-359-2708

**Sue Nhieu**

416-359-2526

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
2		6,632	Negotiable	Immediately	5/30/2012	Available in 60-90 days. \$100,000 improvement allowance! Full floor built out with reception, boardroom, kitchen, six offices, and open area. Elevator opens into impressive reception.

# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 155 University Avenue , Toronto

**Additional Rent:**

\$19.99 2008

**Location:**

On the east side of University Avenue, between King Street and Adelaide Street

**Stage of Completion:** Existing



**Jeremy Ekers**

416-359-2409

**Reagan Haire**

416-359-2484

**Peter Cook**

416-359-2404

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
15		10,444	Negotiable	4/1/2009	7/30/2011	Full floor. Beautifully built out space. Direct elevator exposure. Excellent mix of private offices, open area, and meeting space. 20 private offices on glass. Large boardroom and kitchen amenities.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 170 University Avenue , Toronto

**Additional Rent:**

\$19.28 2008

**Location:**

on the southwest corner of Adelaide Street West and University Avenue.

**Stage of Completion:** Existing



**Jay Littlejohn**

416-359-2708

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
10	1000	7,760	Negotiable	Immediately	11/30/2009	Great views north on University Avenue and west and east on Adelaide Street. Longer term available with head landlord.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 70 University Avenue , Toronto

**Additional Rent:**

\$24.04 2008

**Location:**

On the northwest corner of University Avenue and Wellington Street West.

**Stage of Completion:** Existing



**Peter Cook**

416-359-2404

**Janis Duncan**

416-359-2658

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
11	1100	17,808	\$18.00 Net	1/1/2009	10/30/2011	Non-divisible. Twenty offices on glass, one small meeting room on glass, large boardroom, two internal meeting rooms, two patios, lunchroom. Move-in condition.

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# Cushman & Wakefield LePage Inc. - Financial Core Report

## Sub-Lease

### 79 Wellington Street West, Toronto

**Additional Rent:**

\$30.63 2008

**Location:**

On the south side of Wellington Street, between Bay Street and York Street.

**Stage of Completion:** Existing



**Jay Littlejohn**

416-359-2708

**Ted Reilly**

416-359-2485

Floor #	Suite	Sq. Ft.	Asking Rate	Available	Lease Expiry	Listing Comments
23		8,000	Negotiable	6/1/2009		Flexible sublease term of three to five years with possible one-year extensions. Space could be 3,500 sf, 4,000 sf, 4,500 sf, and up to 8,000 sf. Elevator exposure. Growth space for a professional services firm. Bright elevated north facing space. Fully finished. Brand new turnkeyed space. Subtenant will have the ability to design mirror modifications.