

AREA SQ. FT.	LOCATION	UNIT NO.	OFFICE SPACE	TRUCK LEVEL	DRIVE- IN	CLEAR HEIGHT	AMPS	NET RENT	REALTY TAXES	OPERATING EXPENSES	H.V.A.C.
VAUGHAN											
19,499	51 TERE CAR DR. NEW BUILDING	2	5%	2	1	26'		6.95	1.70	1.25	
19,596	51 TERE CAR DR.	4	5%	2	1	26'		6.95	1.70	1.25	
60,936	200 CONFEDERATION PRKWY (DEC.'08)	2	5%	7	1	29'	400+	7.25	1.45	1.00	
60,274	21 STAFFERN DR.	Freestand	10%	4	2	20'	600/2000	6.50	1.75	1.25	
3,552	8201 KEELE ST.	5	15-20%	0	1	16	60	6.50	1.60	1.40	
3,101	8201 KEELE ST. (NOV.'08)	13	15%	0	1	16	100	6.50	1.60	1.40	
10,218	226 JARDIN DR.	1	3%	2	0	15'8"	200	6.00	1.55	1.40	0.25
20,680	226 JARDIN DR.	5-6	10%	4	1	15'8"	400	6.00	1.55	1.40	0.25
3,905	250 RAYETTE RD. (NOV.'08)	19	15%	1	0	15'6"	60	6.50	1.60	1.40	
15,596	250 RAYETTE RD.	6-9	10 - 15%			15'6"	200	6.00	1.60	1.40	
8,844	293 RAYETTE RD. (NOV'08)	7-8	10 - 15%	2	0	14'6"	200	6.00	1.60	1.25	
7,366	311-329 RAYETTE RD. (NOV'08)	9-10	10 - 15%			14'6"	60	6.00	1.50	1.30	
MARKHAM											
19,598	498 MARKLAND ST.	6	2,300	2	1	24'	200	7.25	1.80	1.35	
RICHMOND HILL											
25,199	9094 LESLIE ST.	1	4-5,000	3	1	21'	200	6.50	1.80	1.50	
BRAMPTON											
32,184	420 DEERHURST DR. (DEC.'08) POSSIBLE 100,000 sft	1	900	3	1	24'	400	6.25	2.15	1.00	
32,184	420 DEERHURST DR. (NOV.'08)	2	0	3	1	24'	400	6.25	2.15	1.00	
34,800	420 DEERHURST DR. (DEC.'08)	4	4,900	3	1	24'	400	6.25	2.15	1.00	
MISSISSAUGA											
64,450	400 COURTNEY PARK	2	up to 10%	5	1	28'	200+	6.25	1.80	0.75	

OFFICE PROPERTY FOR LEASE

AS AT OCTOBER 14, 2008

AREA SQ. FT.	LOCATION	SUITE #	OFFICE SPACE	DRIVE- IN	NET RENT	REALTY TAXES	OPERATING COSTS
VAUGHAN							
NEW TOWER 5,734	400 APPLEWOOD CRES. (WINTER '08)	100	\$30 Tenant allowance		21.95	5.00	7.00
4,650	400 APPLEWOOD CRES. (WINTER '08)	120	\$30 Tenant allowance		21.95	5.00	7.00
20,070	400 APPLEWOOD CRES. (WINTER '08) DIVISIBLE	2nd Floor	\$30 Tenant allowance		21.95	5.00	7.00
16,072	400 APPLEWOOD CRES. (WINTER '08) DIVISIBLE	3rd Floor	\$30 Tenant allowance		21.95	5.00	7.00
2,241	1700 LANGSTAFF RD.	1000	100 % BUILT OUT		16.00	3.35	5.15
11,784	1700 LANGSTAFF RD. (APR.'09)	2000	100 % BUILT OUT		16.00	3.35	5.15
RICHMOND HILL/MARKHAM							
3,794	10 WEST PEARCE ST.	8	70 % BUILT OUT	1	13.00	2.30	2.80
NEW TOWER 7,200	220 COMMERCE VALLEY DR. W. (SUMMER'09)	Ground	\$30 Tenant allowance		23.95	4.50	
19,195	220 COMMERCE VALLEY DR. W. (SUMMER'09)	4th Floor	\$30 Tenant allowance		23.95	4.50	
19,195	220 COMMERCE VALLEY DR. W. (SUMMER'09)	5th Floor	\$30 Tenant allowance		23.95	4.50	
1,632	8500 LESLIE ST.	270	100 % BUILT OUT		16.00	4.20	8.40
2,227	8500 LESLIE ST.	300	100 % BUILT OUT		16.00	4.20	8.40
3,029	8500 LESLIE ST.	320	100 % BUILT OUT		16.00	4.20	8.40
3,549	8500 LESLIE ST. (NOV'08)	380	100 % BUILT OUT		16.00	4.20	8.40
4,520	8500 LESLIE ST.	395	100 % BUILT OUT		16.00	4.20	8.40
1,463	8500 LESLIE ST.	565	100 % BUILT OUT		16.00	4.20	8.40
8,449	45 VOGELL RD.	101	100 % BUILT OUT		17.00	4.50	6.15
6,803	45 VOGELL RD.	202	100 % BUILT OUT		17.00	4.50	6.15
MISSISSAUGA							
5,640	3095 GLEN ERIN DR. (FEB.'09)	1-6	COMMERCIAL		16.00	3.50	4.00