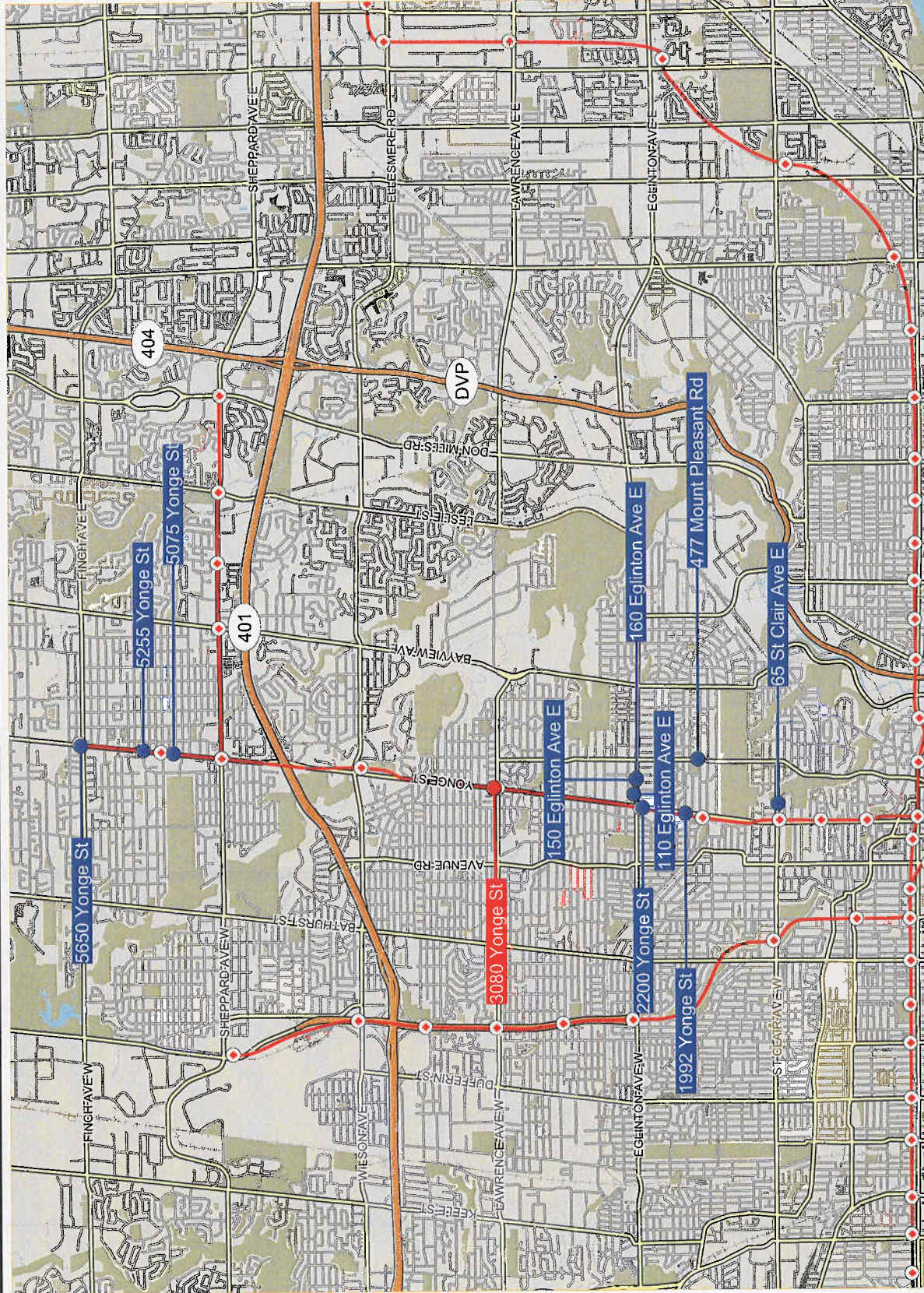


# COLLIERS INTERNATIONAL BUILDING OPTIONS



## LEGEND

- Subject Property
- Building Location
- Subway Station
- Subway Line
- Highways
- Main Roads
- Side Roads



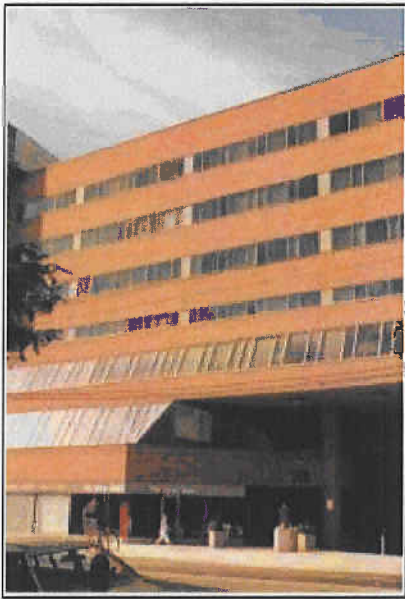
1" = 1.5 km

On Behalf Of:  
**Chris Fyvie**  
Sales Representative

**COLLIERS**  
INTERNATIONAL

Our Knowledge is your Property

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## 110 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	60,087 sf
Total # of Floors	7
Average Floor	10,015 sf
Year Built / Year Renovated	1981 / 1981
Total Available	14,868 sf
Total % Available	24.74 %

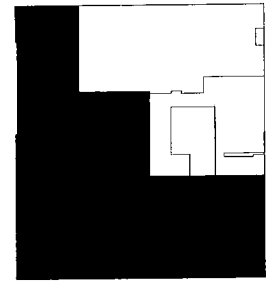
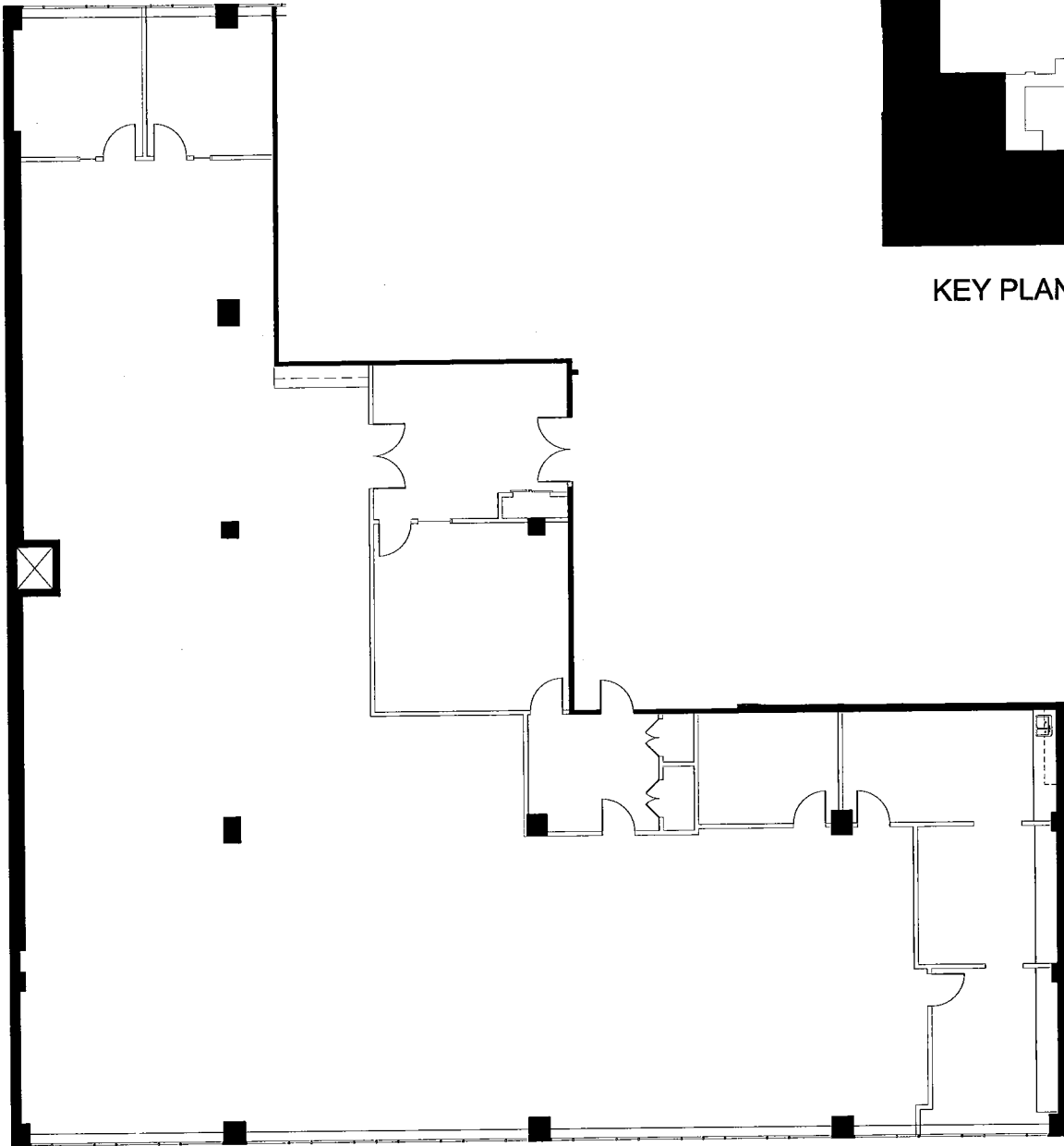
### Building Expenses 2008

Operating Costs	\$ 8.73
Realty Tax	5.82
Other Costs	2.51
<b>Total Expenses</b>	<b>\$ 17.06</b>

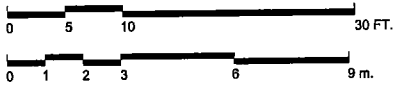
Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	7,641	\$12.50	Net	Lease	Open	Immediate	

**Location** North side of Eglinton Avenue East, East side of Yonge Street

**Parking** 1/1,000 sf leased. \$110/month.

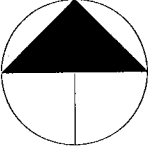


KEY PLAN



**SUITE 500**  
**RENTABLE AREA = 7,641 SF**

ABOVE INFORMATION ESTABLISHED ACCORDING  
 TO BOMA / ANSI Z65.1 1996

APPROXIMATE NORTH 	PROJECT NAME <b>110 EGLINTON AVE EAST          TORONTO, ONTARIO</b>		DRAWING NAME <b>SUITE 500          VACANCIES</b>
	SCALE AS NOTED	DATE OCTOBER 14, 2008	DRAWING NO. <b>M05</b>



## 150 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	113,359 sf
Total # of Floors	10
Average Floor	11,336 sf
Year Built / Year Renovated	1959 / 1959
Total Available	7,523 sf
Total % Available	6.64 %

### Building Expenses 2008

Operating Costs	\$ 17.30
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 17.30</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	402 403	7000	\$12.00	Net	Lease	Open	Immediate	Parking available, minimum 3 year deal. Plumbing accessible.

**Location** North side of Eglinton Avenue East, East side of Yonge Street



## 160 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	53,000 sf
Total # of Floors	7
Average Floor	7,571 sf
Year Built / Year Renovated	1986 / 1986
Total Available	7,486 sf
Total % Available	14.12 %

### Building Expenses 2008

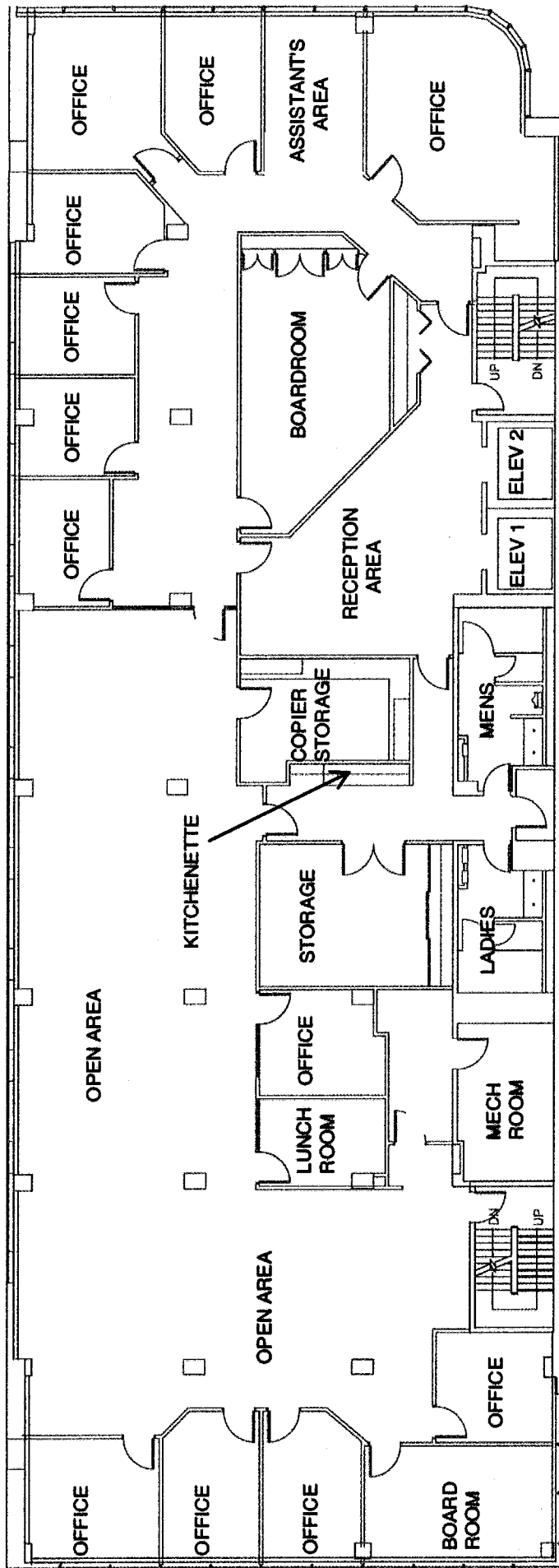
Operating Costs	\$ 16.00
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 16.00</b>

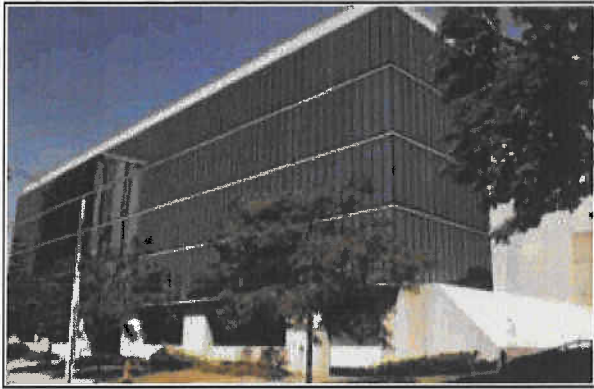
Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
5	500	7,486	\$14.00	Net	Lease	Open	Immediate	Full floor. Built out with a mix of offices, boardroom, kitchen, storage room, and open area.

**Location** Just East of Yonge Street on the North side of Eglinton Avenue.

**Parking** Taxes additional on monthly rates.

5th Floor  
approx. 7,486 sf





## 477 Mount Pleasant Road Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	224,333 sf
Total # of Floors	5
Average Floor	37,389 sf
Year Built / Year Renovated	1960 / 1960
Total Available	50,693 sf
Total % Available	22.60 %

### Building Expenses 2008

Operating Costs	\$ 4.21
Realty Tax	4.38
Other Costs	4.61
<b>Total Expenses</b>	<b>\$ 13.20</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	400	10,165	\$12.00	Net	Lease	Open	Immediate	- Great midtown location - Steps away to TTC- Close proximity to amenities- Up to 18,000 sq ft contiguous space
	404	7,927	\$12.00	Net	Lease	Open	Immediate	- Great midtown location - Steps away to TTC- Close proximity to amenities- Up to 18,000 sq ft contiguous space
5	502	7,041	\$12.00	Net	Lease	Open	Immediate	

**Location** North side of Davisville Avenue, East side of Mt Pleasant

**Parking** Unreserved parking \$125.00 per month - 1/1,000 sf



## 150 Eglinton Avenue E Toronto, Ontario

### Property Characteristics

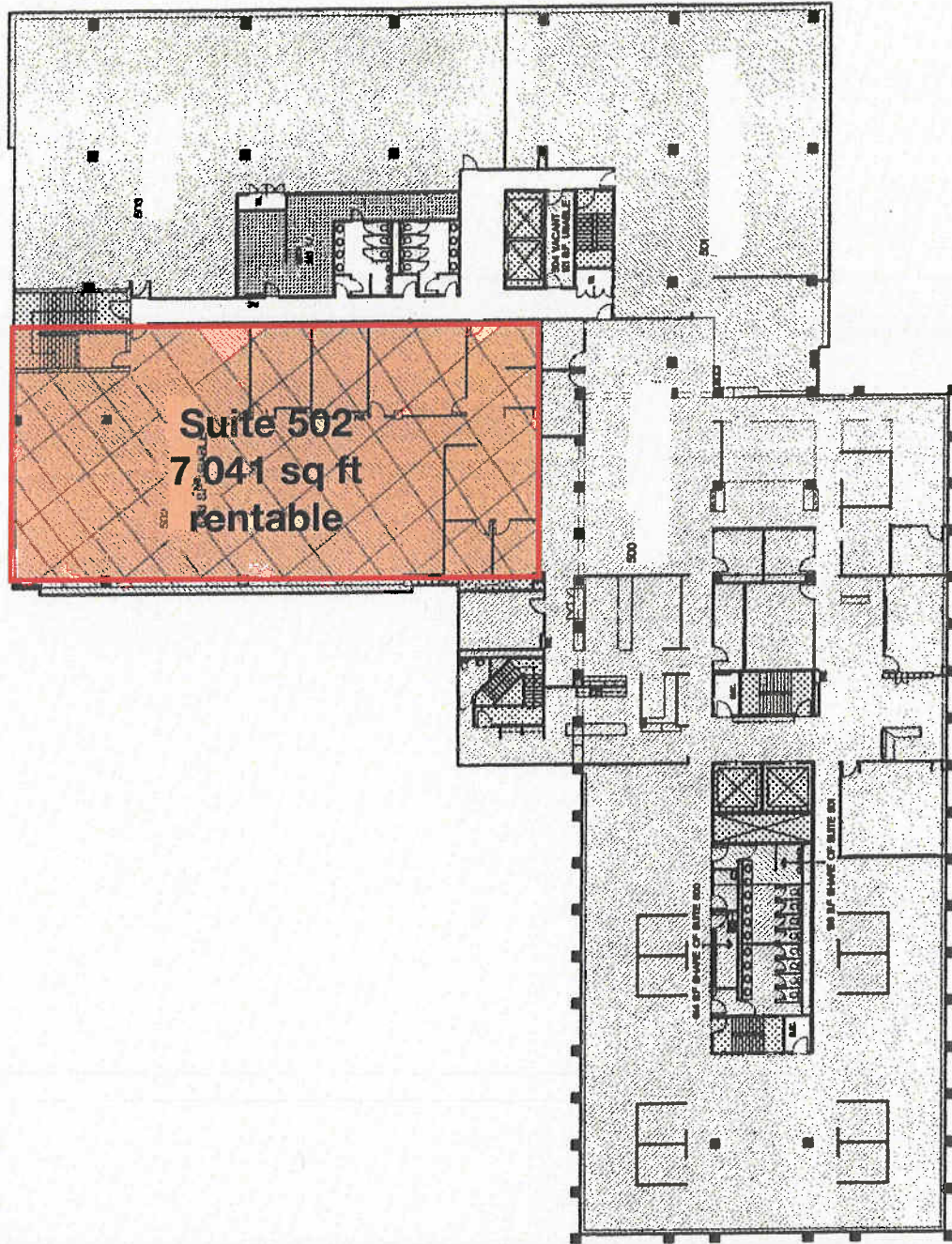
Building Class	B
Building Size	113,359 sf
Total # of Floors	10
Average Floor	11,336 sf
Year Built / Year Renovated	1959 / 1959
Total Available	12,026 sf
Total % Available	10.61 %

### Building Expenses 2008

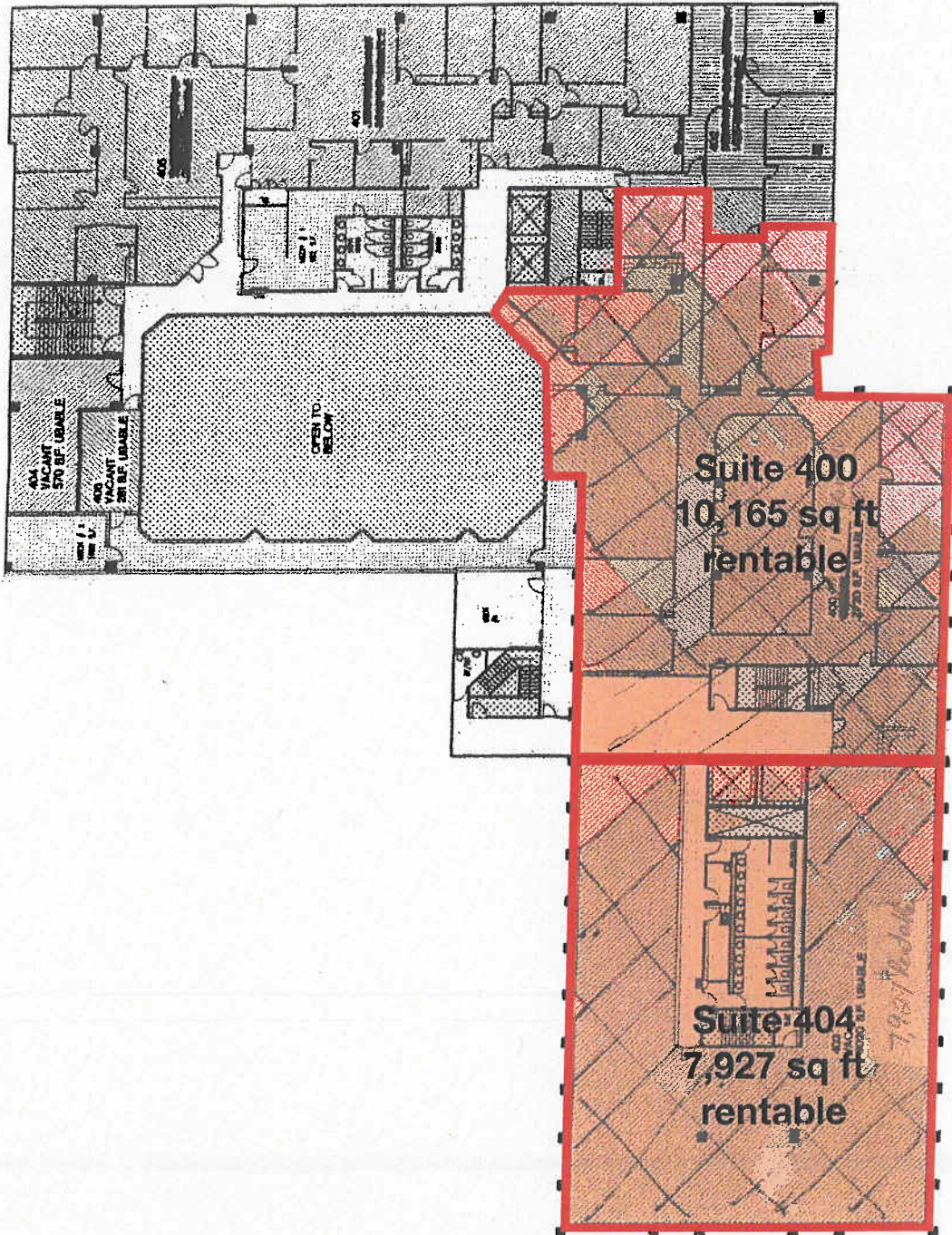
Operating Costs	\$ 17.30
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 17.30</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
4	402	7,000	\$12.00	Net	Lease	Open	Immediate	Parking available, minimum 3 year deal. Plumbing accessible.

**Location** North side of Eglinton Avenue East, East side of Yonge Street



477 Mount Pleasant Road  
5th floor



477 Mount Pleasant Road  
4th floor



## 65 St Clair Avenue E Toronto, Ontario

### Property Characteristics

Building Class	B
Building Size	56,136 sf
Total # of Floors	10
Average Floor	6,237 sf
Year Built / Year Renovated	1984 / 1984
Total Available	9,667 sf
Total % Available	17.22 %

### Building Expenses 2008

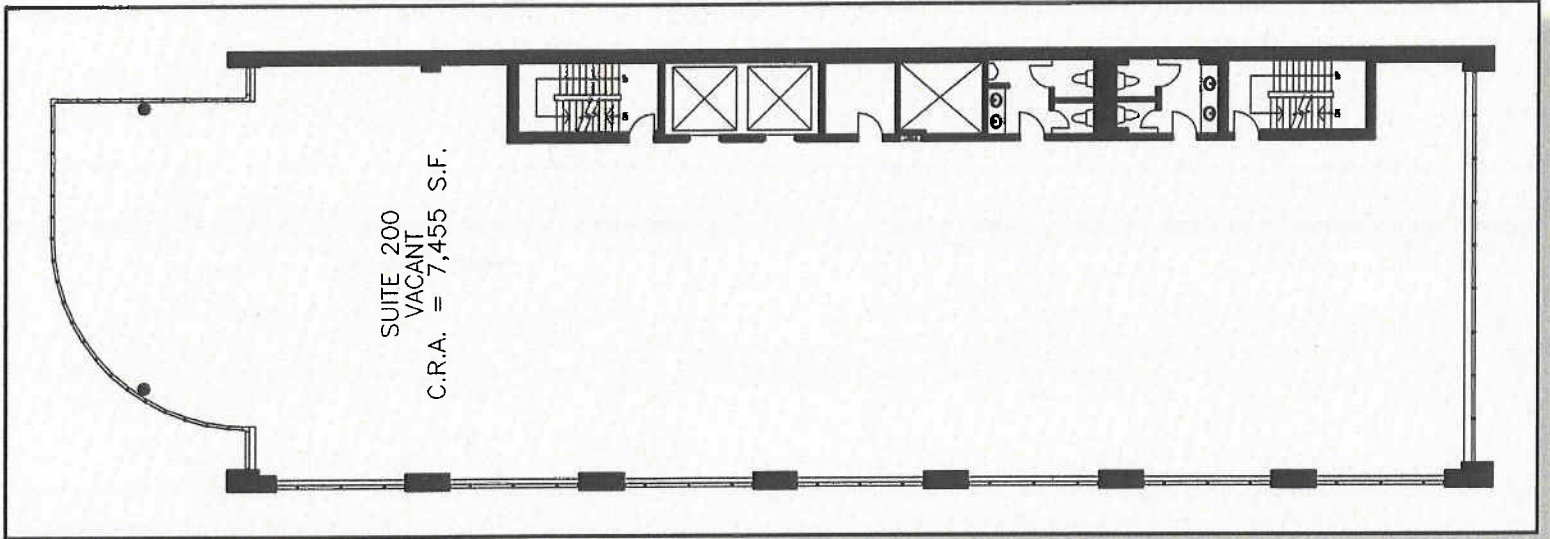
Operating Costs	\$ 18.34
Realty Tax	
Other Costs	
<b>Total Expenses</b>	<b>\$ 18.34</b>

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
2	200	7,455	\$12.00	Net	Lease	Open	Immediate	Base Building

**Location** South side of St. Clair Avenue East, East side of Yonge Street.

**Parking** Parking adjacent to building at \$80/month. No parking in building.

2nd Floor





## 1992 Yonge Street Toronto, Ontario

### Property Characteristics

Building Class	C
Building Size	24,000 sf
Total # of Floors	3
Average Floor	8,000 sf
Year Built / Year Renovated	1976 /
Total Available	7,694 sf
Total % Available	32.06 %

### Building Expenses 2008

Operating Costs	
Realty Tax	
Other Costs	
Total Expenses	\$ 12.95

Floor	Suite	Available Area (sf)	Rate	Rate Type	Lease Type	Term	Occupancy Date	Suite Comments
3	300	7,694	\$14.00	Net	Lease	Open	Immediate	Built out space currently suitable for high density user including schools or call centres. Full floor; 4 surface parking spaces available.

**Location** North side of Imperial Street, West side of Yonge Street

**Parking** One parking space per suite.

