

	1150 Yonge St	List: \$2,500 Gross Lease
	Toronto, Ontario M5R 3S1 Toronto C02 Yonge-St. Clair	Lease
Dir/Cross St: Malborough/Summerhull Subway	DOM: 3	Last Status: New
--		Taxes: \$0/2014/N/A
Office		Lease Term: 24/60
Office	Freestanding: N	Holdover: 45
	Occup: Tenant	SPIS: N
Possession: 5/12014		Franchise:
Commercial Condo Fees:		

MLS#: C2873617 **Seller:** William Douglas Martin **Contact After Exp:** N

Asmt Roll#: **PIN#:**

Total Area: 1,000 Sq Ft	Survey:	
Ofc/Apt Area: 1,000 Sq Ft	Lot/Bldg/ Unit/Dim: 20X50 Feet Unit	
Indust Area:	Lot Irreg:	Soil Test:
Retail Area:	Crane:	Outside Storage:
Apx Age:	Bay Size:	Rail:
Volts:	%Bldg:	Basement:
Amps:	Washrooms:	Elevator: None
Zoning: Cr	Water: Municipal	UFFI:
Truck Level:	Water Supply:	Assessment:
Grade Level:	Sewers:	Chattels:
Drive-In:	A/C: Y	LLBO:
Double Man:	Utilities: Y	Days Open:
Clear Height:	Garage Type: Outside/Surface	Hours Open:
Sprinklers: N	Park Spaces: 3 #Trl Spc:	Employees:
Heat: Gas Forced Air Closd	Energy Cert:	Seats:
Phys Hdcap-Equip:	Cert Level:	
	GreenPIS:	

Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Remarks For Clients: Prime Yonge/ Summerhill Full 3rd Floor- Walk-Up Office Space 4 Private Offices Plus Open Area And Private Washroom+ W/O To Roof Deck! Parking For Up To 3 Cars Available At \$200 Per Mo. Per Car.

Extras: Kitchenette, West Facing Private Deck

Remarks for Brokerages: Lease Is Gross With Tax And Operating Escalator-Base Year Is 2014.

Mortgage Comments:

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 **Fax:** 416-964-7728
 40 Scollard St., Ste. 200, Toronto M5R3S1
 KEVIN P. GILLEN, Broker of Record 416-879-9460

Contract Date: 4/4/2014	Condition:	Appts:
Expiry Date: 6/30/2014	Cond Expiry:	Ad: N
Last Update: 4/7/2014	CB Comm: 3.5%/1.5% On Gross Up To 5 Years	Escape:
		Original \$: \$2,500

The image shows the exterior of a modern building with a dark grey facade. The building has two floors of windows, each with two panes. The name "EMPIRE BUILDING" is printed in white capital letters on the dark grey wall. To the left, there is a brick building with a green sign above a window. To the right, there is a white building with a yellow sign above a window. A utility pole is visible on the far left, and a car is partially visible in the bottom right corner.

EMPIRE BUILDING











