



12 Lawton Blvd 200 **List: \$4,500 Month**
Toronto, Ontario M4V1Z6 Toronto C03 Forest Hill
 South Lease
Dir/Cross St: Yonge St/St Clair **DOM:** 0 **Last Status:** New
 -- **Taxes:** \$0/2014/N/A

Office **Lease Term:** 36/60
 Office **Freestanding:** N **Holdover:** 45
Occup: Tenant **SPIS:** N
Possession: 06/01/2014 **Franchise:**
Commercial Condo Fees:

MLS#: C2915202 **Seller:** Destron Property Management **Contact After Exp:** N

Asmt **PIN#:**
Roll#:

Total Area: 1,533 Sq Ft Ofc/Apt Area: 1,533 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial Office Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Open Phys Hdcap-Equip:	Survey: Lot/Bldg/ Unit/Dim: 25X60 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: 2 #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Outside Storage: Rail: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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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:

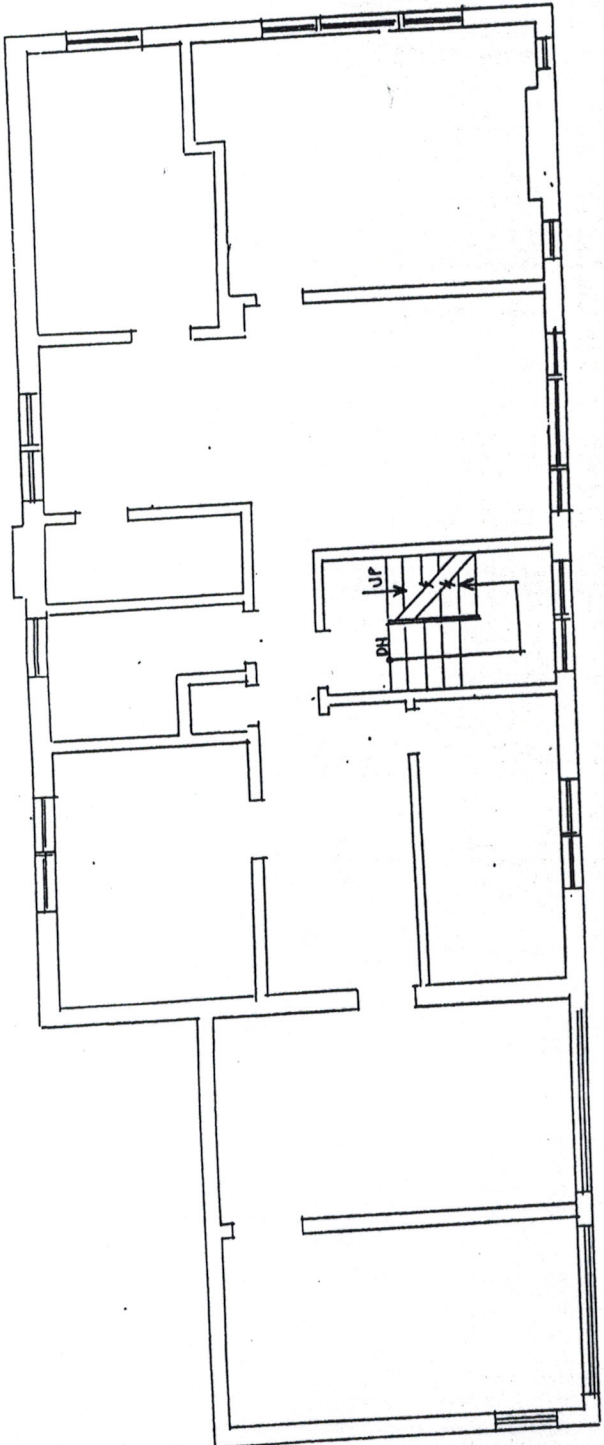
Remarks For Clients: Handsome Commercial Mansion Steps From Yonge And St Clair. Full Second Floor -1533 Sq.Ft. -7 Private Offices. \$4500 Monthly Includes Trni And Utilities. Lease Contains A 2% Annual Escalation To Cover Inflation. Parking Available For 2 Cars!

Remarks for Brokerages: Floor Plan Is Attached. Do Not Go Direct.

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: 5/20/2014 **Condition:** **Appts:**
Expiry Date: 8/20/2014 **Cond Expiry:** **Ad:** N
Last Update: 5/20/2014 **CB Comm:** 1 Month's Gross Rent **Escape:**
Original \$: \$4,500



Second Floor Plan 1,533 s.f.

