	1251 Yonge St 200		List: \$12.95 Sq Ft Net
	Toronto, Ontario M4T1W6 Dist: C09		Map: 115-19-N Lease
Dir/Cross St: Yonge/Woodlawn		DOM: 20 Last Status: New Taxes: \$16/2010/T. & O.	
Office		Lease Term: 36/60	
Office		Freestanding: N	Holdover: 45
		Occup: Vacant	SPIS: N
Possession: Immediate		Franchise:	
Commercial Condo Fees:			
MLS#: C2031892 Seller: Thafni Investments Inc. Contact After Exp: N			
PIN#:			
Total Area: 1,700 Sq Ft		Survey:	
Ofc/Apt Area: 1,700 Sq Ft		Lot/Bldg/ Unit/Dim: 48X75 Feet Building	
Indust Area:		Lot Irreg:	
Retail Area:		Crane:	
Apx Age:		Bay Size:	
Volts:		%Bldg:	
Amps:		Washrooms:	
Zoning: Commercial Office		Water: Municipal	
Truck Level:		Water Supply:	
Grade Level:		Sewers:	
Drive-In:		A/C: Y	
Double Man:		Utilities: Y	
Clear Height:		Garage Type: Public	
Sprinklers: N		Park Spaces: #Trl Spc:	
Heat: Gas Forced Air Open		Soil Test:	
		Outside Storage:	
		Rail:	
		Basement:	
		Elevator: None	
		UFFI:	
		Assessment:	
		Chattels:	
		LLBO:	
		Days Open:	
		Hours Open:	
		Employees:	
		Seats:	
Bus/Bldg Name:		For Year:	Financial Statement:
Actual/Estimated:			
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:
Insur:	Hydro:	- Vacancy Allow:	Com Area Upcharge:
Mgmt:	Water:	- Operating Exp:	Percentage Rent:
Maint:	Other:	= Net Income B4 Debt:	
Remarks For Clients: Prime Midtown Commercial Office Space, Just Steps From The Summerhill Subway. 4 Offices, Boardroom, Reception Area And Excellent Signage Exposure.			
Extras: Also Available 2100 Sqft Of Office Space On The Same Floor.			
Remarks for Brokerages: Easy To Show. All Appointments Through Office.			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
KEVIN P. GILLEN, Broker of Record 416-964-9460			
Contract Date: 2/4/2011		Appts: 416-964-9460	
Condition:		Ad: Y	
Expiry Date: 5/4/2011		Escape:	
Cond Expiry:		Original \$: \$12.95	
Last Update: 2/7/2011		CB Comm: \$1.00 Psf Per Year Up To 5 Years	







FOR LEASE

CALL

304-0447

COMMERCIAL

RENTALS

INC.

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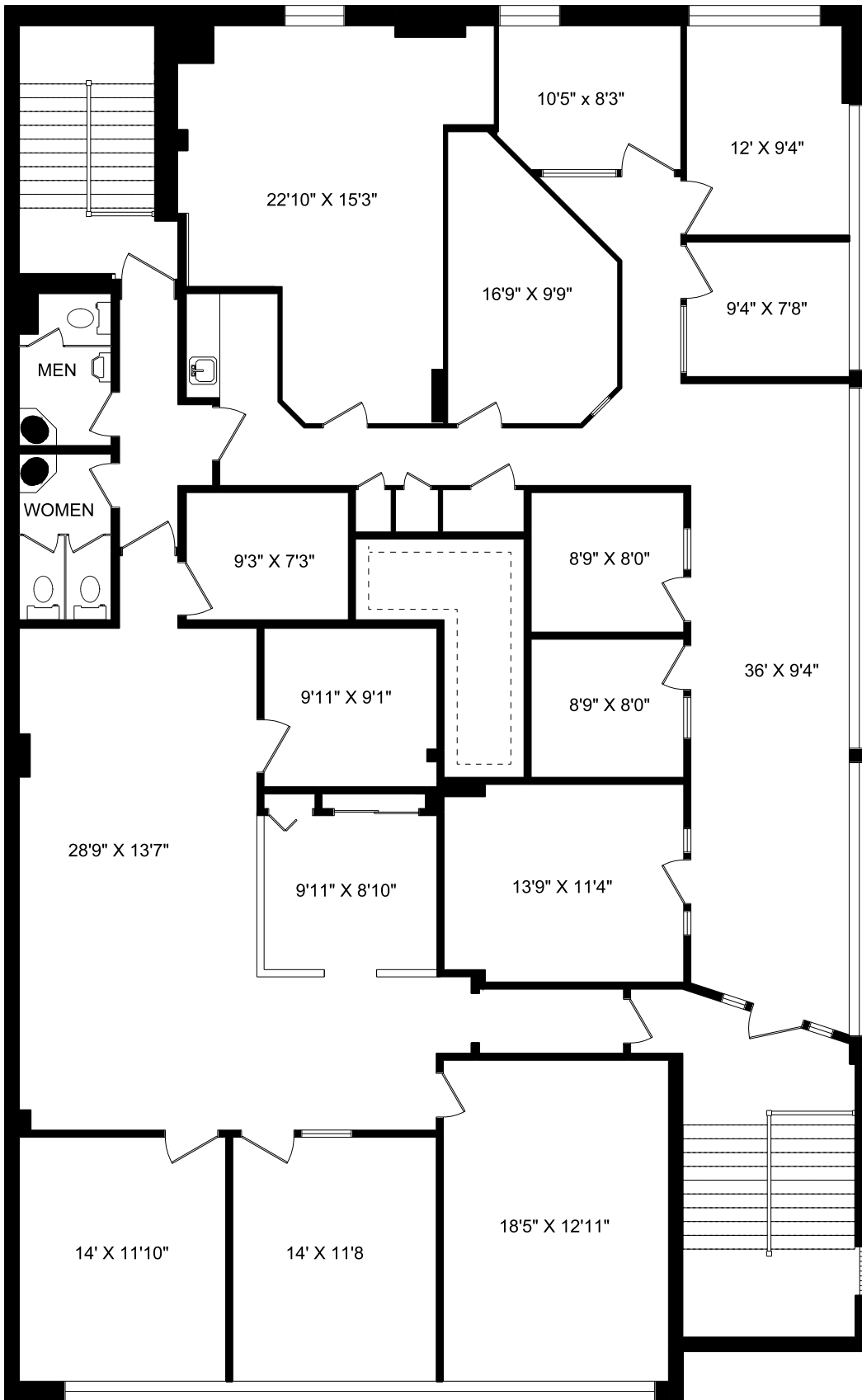
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1251 YONGE STREET



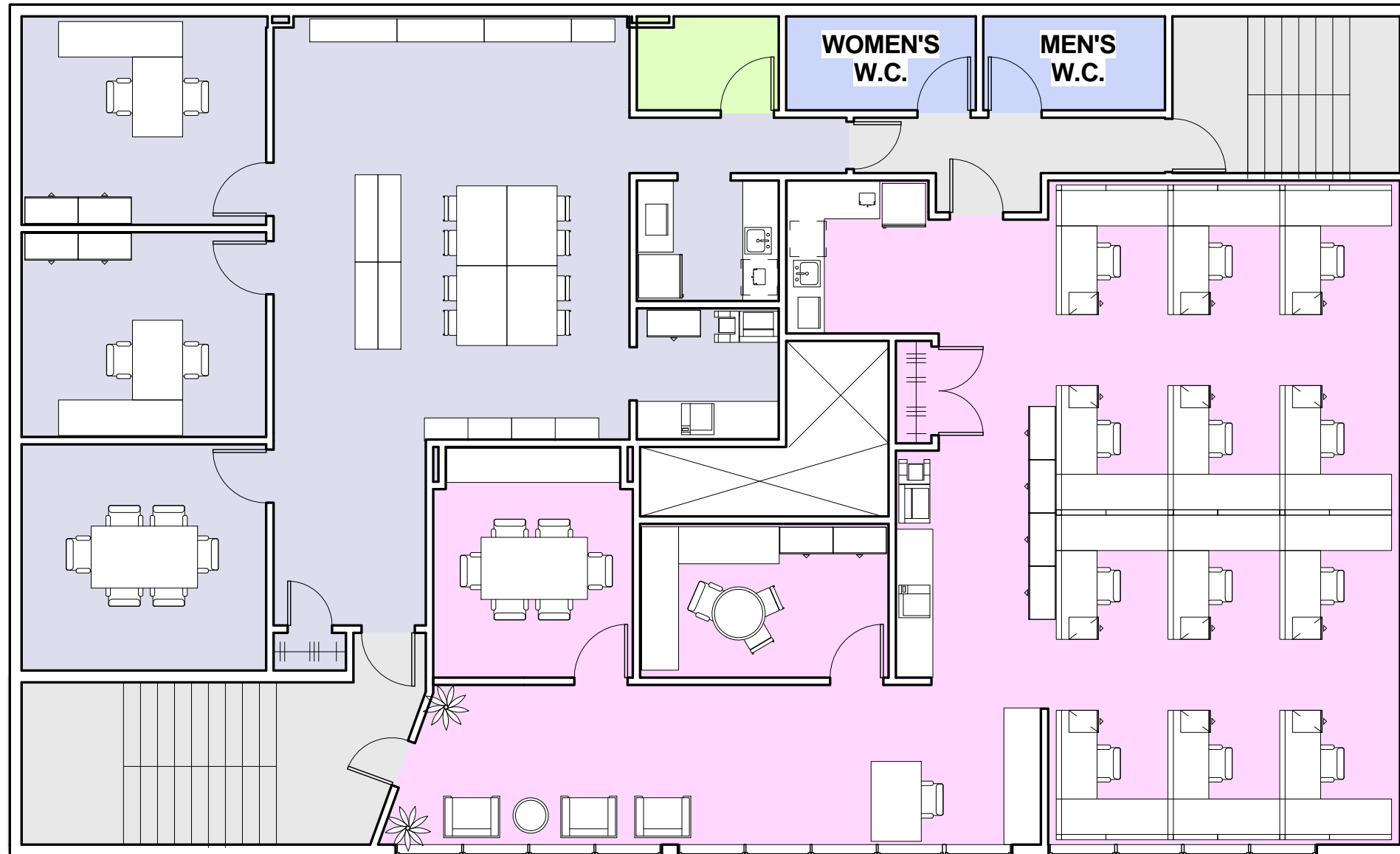
**SECOND FLOOR
3788 SQUARE FEET
GROSS MEASURED AREA**



PHONE 905-271-7010
FAX 905-271-4468
PLANS@PLANITMEASURING.COM

MARCH 2009

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION.
E & OE.



Legend

- ELECT. RM
- Entrance/Exit
- Suite A
- Suite B
- Washrooms

Proposed Floor Plan Layout