



**1251 Yonge St 201** **List: \$12.95 Sq Ft Net**  
**Toronto, Ontario** **Map: 115-19-N** **Lease**  
**M4T1W6 Dist: C09**  
**Dir/Cross St: Yonge/Woodlawn** **DOM: 20 Last Status: New**  
**Taxes: \$16/2011/T. & O.**

Office **Lease Term: 36/60**  
Office **Freestanding: N** **Holdover: 90**  
**Occup: Vacant** **SPIS: N**  
**Possession: Immediate** **Franchise:**  
**Commercial Condo Fees:**

**MLS#: C2031867** **Seller: Thafni Investments Inc.** **Contact After Exp: N**  
**PIN#:**

**Total Area:** 2,100 Sq Ft  
**Ofc/Apt Area:** 2,100 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

**Survey:**  
**Lot/Bldg/ Unit/Dim:** 48X75 Feet Building  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** None  
**Park Spaces:** #Trl Spc:

**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. Southwest Light, Built Out Office Space With Excellent Signage Exposure.  
**Extras:** Also Available 1700 Sqft On The Same Floor  
**Remarks for Brokerages:** Easy To Show.

**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  
**Appts:** 416-964-9460  
**Contract Date:** 2/4/2011 **Condition:** **Ad:** Y  
**Expiry Date:** 5/4/2011 **Cond Expiry:** **Escape:**  
**Last Update:** 2/7/2011 **CB Comm:** \$1.00 Psf Net Lease Up To 5 Years **Original \$:** \$12.95









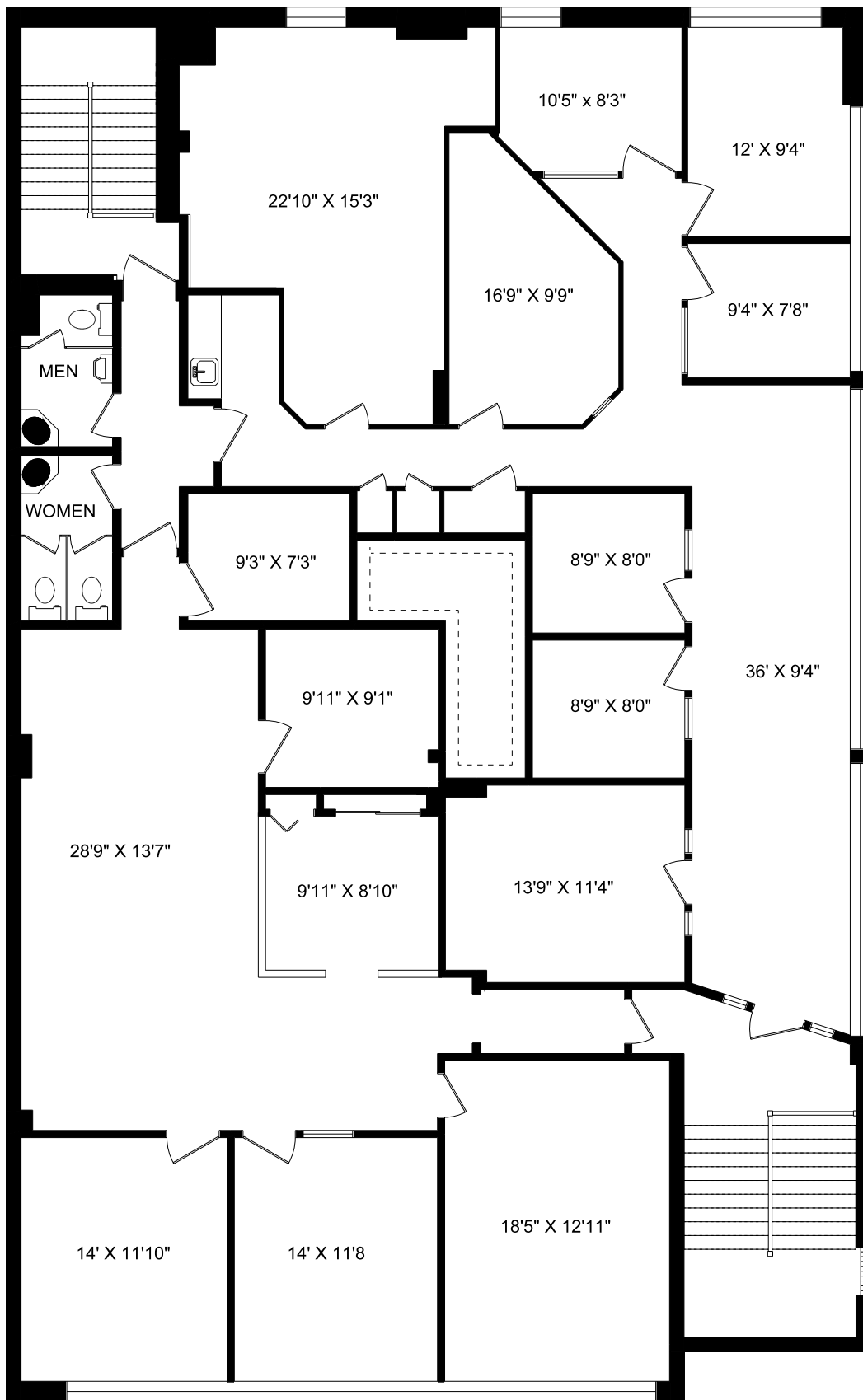




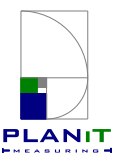




# 1251 YONGE STREET



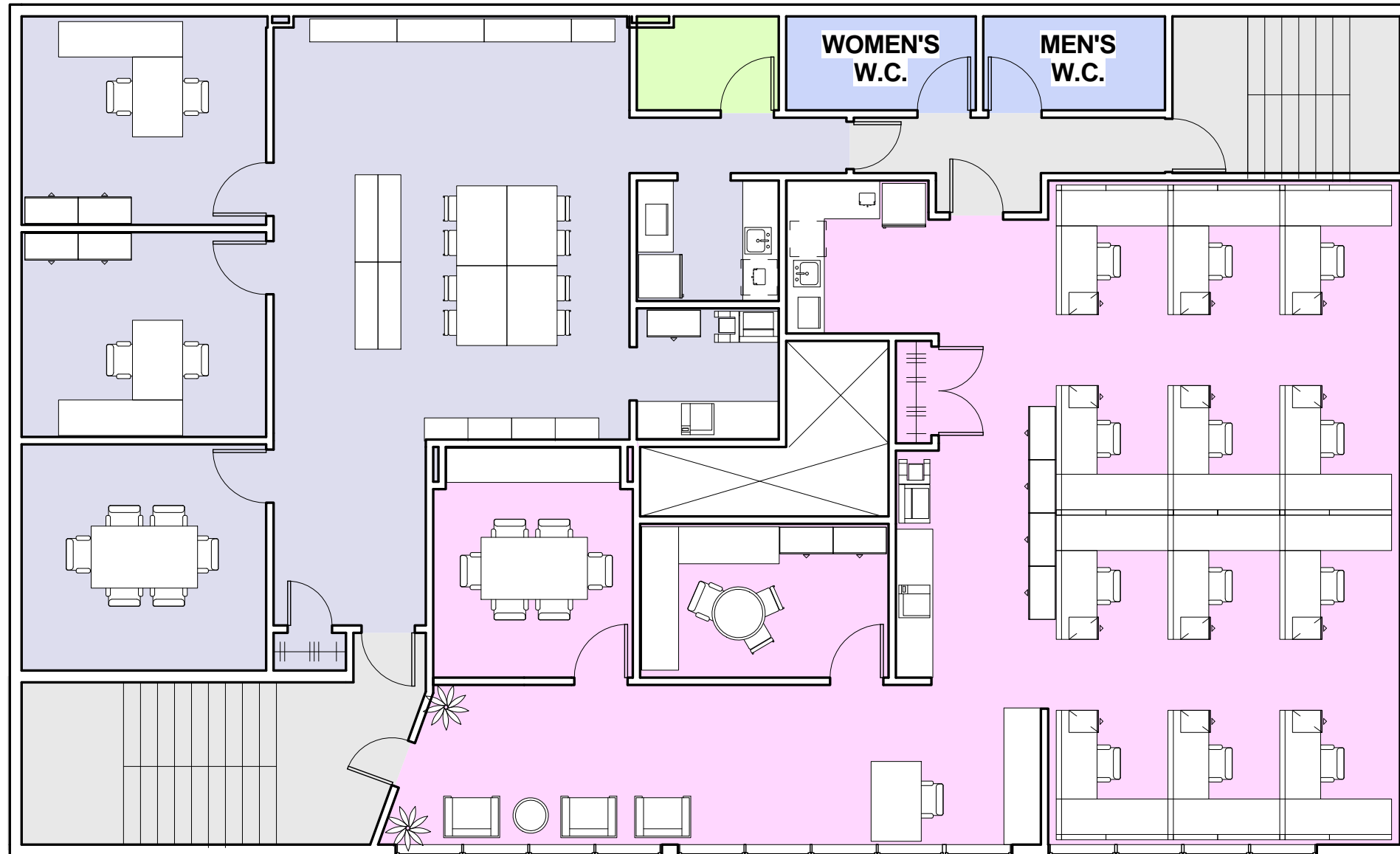
**SECOND FLOOR**  
**3788 SQUARE FEET**  
**GROSS MEASURED AREA**



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