	<b>1251 Yonge St</b>		<b>List: \$12.95 Sq Ft Net</b>
	<b>Toronto, Ontario</b>		<b>Lease</b>
<b>M4T1W6 Dist: C09</b>		<b>Map: 115-19-N</b>	
<b>Dir/Cross St: Yonge/Summerhill</b>		<b>DOM: 20</b>	<b>Last Status: New</b>
		<b>Taxes: \$16/2010/T. &amp; O.</b>	
Office		<b>Lease Term:</b>	36/60
Office		<b>Freestanding:</b>	Y
Professional Office		<b>Holdover:</b>	45
		<b>Occup:</b>	Vacant
<b>Possession:</b> Immediate		<b>SPIS:</b>	N
<b>Commercial Condo Fees:</b>		<b>Franchise:</b>	
<b>MLS#: C2031988</b>			
<b>Seller: Thafni Investments Inc. Contact After Exp: N</b>			
<b>PIN#:</b>			
<b>Total Area:</b> 3,788 Sq Ft	<b>Survey:</b>	Public Transit	
<b>Ofc/Apt Area:</b> 3,788 Sq Ft	<b>Lot/Bldg/ Unit/Dim:</b> 50X122 Feet Lot	Subways	
<b>Indust Area:</b>	<b>Lot Irreg:</b>	<b>Soil Test:</b>	
<b>Retail Area:</b>	<b>Crane:</b>	<b>Outside Storage:</b>	
<b>Apx Age:</b>	<b>Bay Size:</b>	<b>Rail:</b>	
<b>Volts:</b>	<b>%Bldg:</b>	<b>Basement:</b> Y	
<b>Amps:</b>	<b>Washrooms:</b>	<b>Elevator:</b> None	
<b>Zoning:</b> Mcr T30	<b>Water:</b> Municipal	<b>UFFI:</b> No	
<b>Truck Level:</b>	<b>Water Supply:</b>	<b>Assessment:</b>	
<b>Grade Level:</b>	<b>Sewers:</b> San+Storm	<b>Chattels:</b>	
<b>Drive-In:</b>	<b>A/C:</b> Y	<b>LLBO:</b>	
<b>Double Man:</b>	<b>Utilities:</b> A	<b>Days Open:</b>	
<b>Clear Height:</b>	<b>Garage Type:</b> None	<b>Hours Open:</b>	
<b>Sprinklers:</b> N	<b>Park Spaces:</b> #Trl Spc:	<b>Employees:</b>	
<b>Heat:</b> Gas Forced Air Open		<b>Seats:</b>	
<b>Bus/Bldg Name:</b>		<b>For Year:</b>	<b>Financial Statement:</b>
<b>Actual/Estimated:</b>			
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>Est Value Inv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>	<b>Percentage Rent:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>	
<b>Remarks For Clients:</b> Prime Midtown Commercial Office Space, Just Steps From The Summerhill Subway. Built Out Office Space With Excellent Signage Exposure. This Space Is Divisible Into 2 Offices Of Approx 1700 Sqft And 2100 Sqft.			
<b>Remarks for Brokerages:</b> Easy To Show. Appointments Through The Office			
<b>Mortgage Comments:</b>			
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			
<b>Contract Date:</b> 2/4/2011	<b>Condition:</b>	<b>Appts:</b> 416-964-9460	
<b>Expiry Date:</b> 5/4/2011	<b>Cond Expiry:</b>	<b>Ad:</b> Y	
<b>Last Update:</b> 2/7/2011	<b>CB Comm:</b> \$1.00 Psf Per Year Up To 5 Years	<b>Escape:</b>	
		<b>Original \$:</b> \$12.95	













EXIT











FOR LEASE

CALL

304-944-7

COMMERCIAL

REALESTATE

INC.

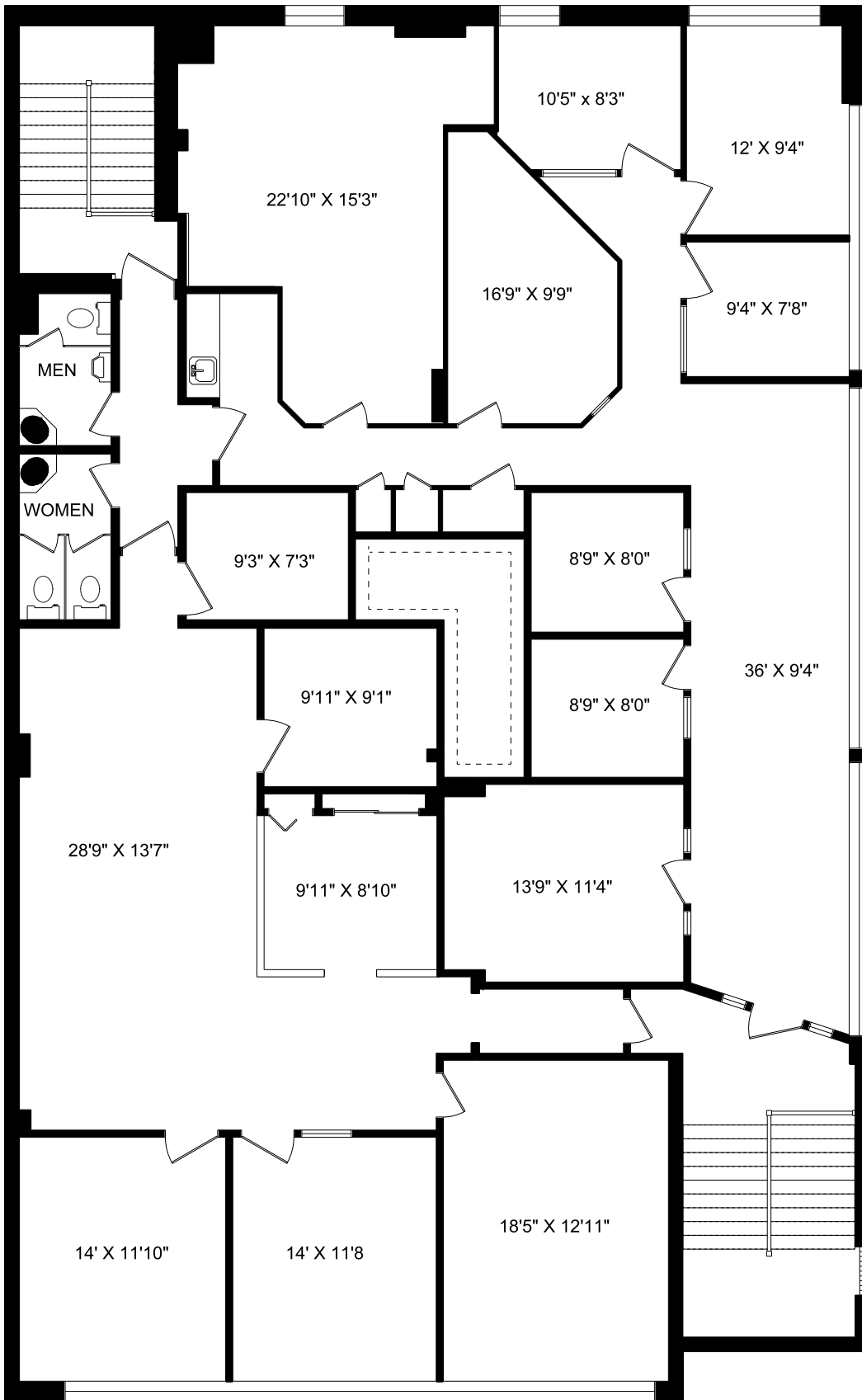
1000

AVENUE

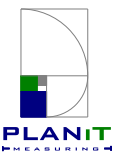
MEMPHIS

TN 38103

# 1251 YONGE STREET



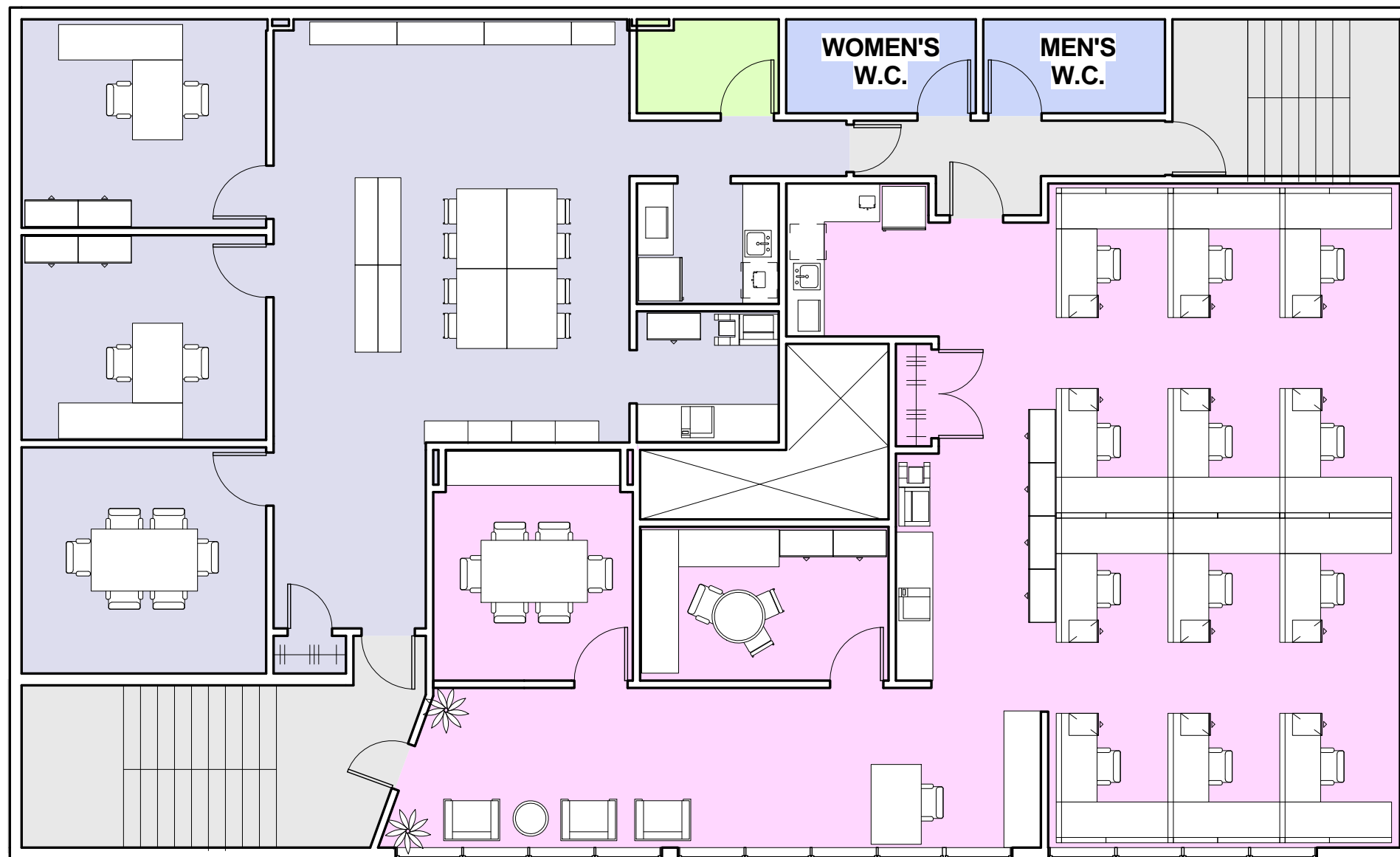
**SECOND FLOOR  
3788 SQUARE FEET  
GROSS MEASURED AREA**



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