	<b>12 Lawton Blvd</b>		<b>List: \$35 Sq Ft Gross</b>
	Toronto, Ontario M4V1Z4 Dist: C03		Map: 115-19-N Lease
Dir/Cross St: Yonge Street/Heath Street W		DOM: 3	Last Status: New
Taxes: \$0/2009/N/A			
Office		Lease Term: 36/60	
Office		Freestanding: Y	Holdover: 45
Occup: Owner		SPIS: N	
Possession: 05/01/2009/Tba		Franchise:	
Commercial Condo Fees:			
MLS#: C1552572		Seller: Destaron Property Management Ltd. Contact After Exp: N	
PIN#:			
Total Area: 1,828 Sq Ft	Survey:		
Ofc/Apt Area: 1,828 Sq Ft	Lot/Bldg/ Unit/Dim: 25X80 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: R4A Z1.0	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: Lane	Hours Open:	
Sprinklers: N	Park Spaces: 2 #Trl Spc:	Employees:	
Heat: Gas Hot Water		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:	
<b>Remarks For Clients:</b> Beautifully Built Out Main Floor Professional Office Space Within A Handsome High Profile Commercial Mansion, Steps From Yonge And St. Clair. 4 Large Executive Offices Plus Boardroom With Fireplace. Elegant Reception, Private Kitchen, Cornice Mouldings, Drywalled Ceilings, -Top Quality Finishes Throughout! 2 Car Parking Available.			
<b>Remarks for Brokerages:</b> Please Visit <a href="http://www.kpgillen.com">www.kpgillen.com</a> For Feature Sheet. Please Do Not Go Direct.			
<b>Mortgage Comments:</b>			
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: 2/3/2009	Condition:	Appts:	
Expiry Date: 5/3/2009	Cond Expiry:	Ad: N	
Last Update: 2/4/2009	CB Comm: \$.80 P.S.F. Per Year Up To 5 Years	Escape:	
		Original \$: \$35	



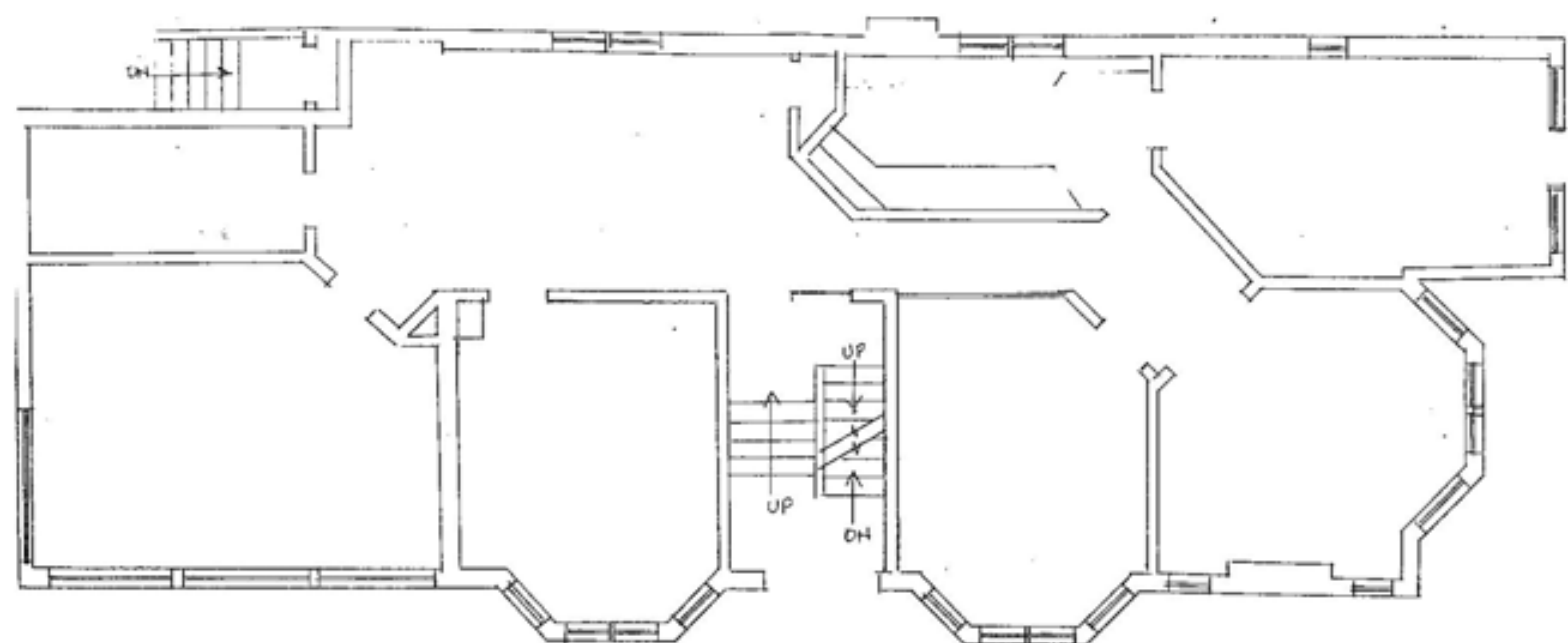












First Floor Plan 1.823 S.F.



