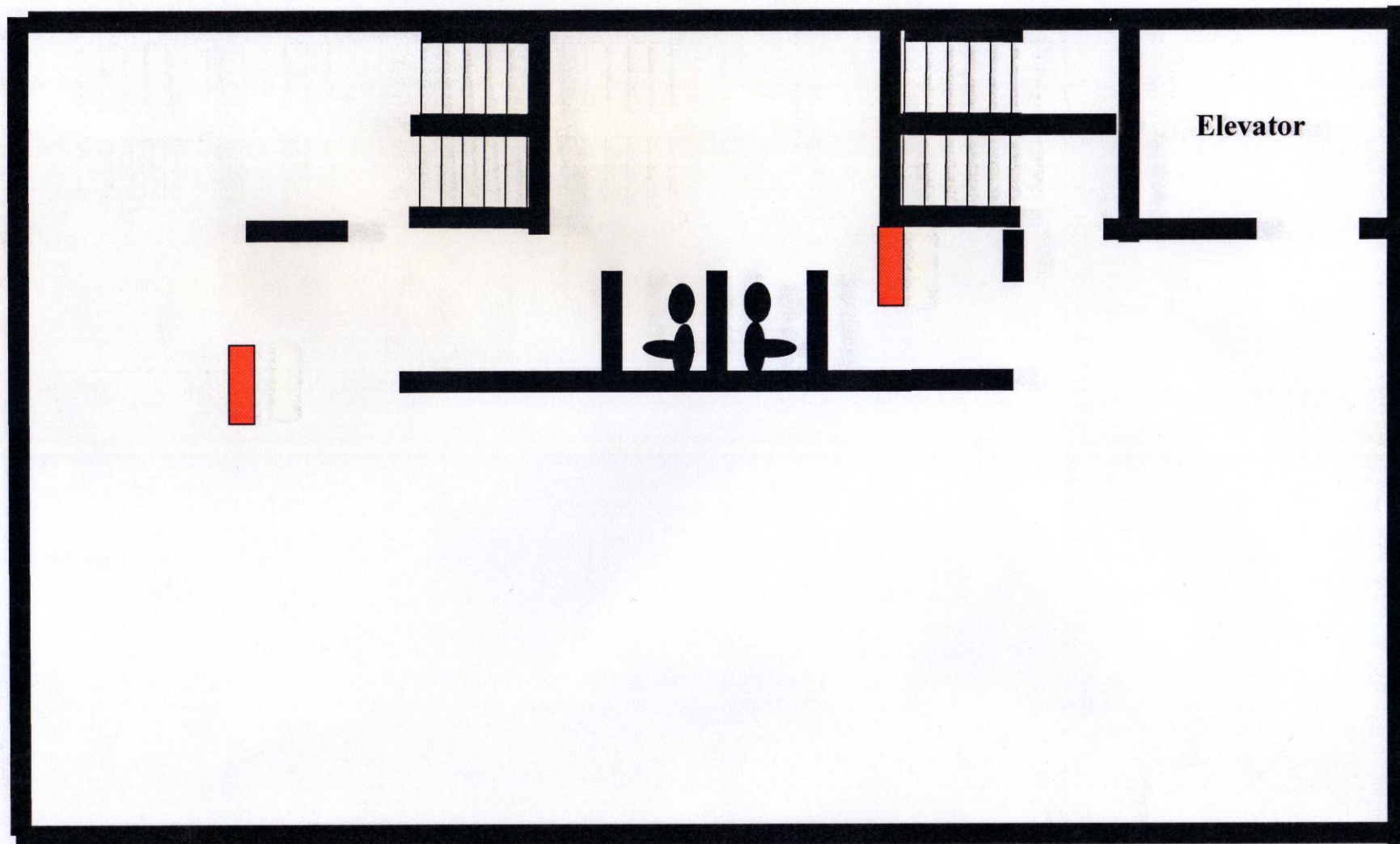
	1300 Bay St 2nd Toronto, Ontario M5R3K8 Toronto C02 Annex Dir/Cross St: Bay/Yorkville		List: \$20 Sq Ft Net Lease DOM: 29 Last Status: New Taxes: \$13/2011/T.& O.
	Office Office Possession: Immediately Commercial Condo Fees:	Freestanding: Y Occup: Vacant	Lease Term: 36/60 Holdover: 15 SPIS: N 115-19-Q Franchise:
MLS#: C2289184 Seller: Sherry Nadoushan Contact After Exp: N PIN#:			
Total Area: 2,431 Sq Ft Ofc/Apt Area: 2,431 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Elec Forced Air Phys Hdcap-Equip:	Survey: Lot/Bldg/Unit/Dim: 38.2X73 Feet Lot Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Subways Soil Test: Outside Storage: Rail: Basement: N Elevator: Public UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:	For Year: Financial Statement: Est Value Inv At Cost: Com Area Upcharge: Percentage Rent:
Remarks For Clients: Bright 2nd Floor Office Space At The North West Corner Scollard And Bay Across From The New Four Seasons Hotel.			
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: 2/15/2012 Expiry Date: 5/15/2012 Last Update: 3/13/2012	Condition: Cond Expiry: CB Comm: \$.80 P.S.F.	Appts: 416-964-9460 Ad: Y Escape: Original \$: \$20	

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FIRE HOSE

1300 BAY STREET - 2nd Floor

May 2005