

	134 Adelaide St E 201		List: \$1,350 Gross Lease
	Toronto, Ontario M5C1K9 Dist: C08 Map: 120-20-S		Lease
Dir/Cross St: Adelaide And Jarvis		DOM: 13 Last Status: New Taxes: \$0/2008/N/A	
Commercial/Retail Professional		Freestanding: N Occup: Vacant	Lease Term: 12/60 Holdover: 90 SPIS: Franchise:
Possession: Tba			
MLS#: C1299732 Seller: 699958 Ontario Ltd. Contact After Exp: N PIN#:			
Total Area: 900 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 0 Apx Age: Volts: Amps: Zoning: Comm/Residential Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Other	Survey: Lot/Bldg/ Unit/Dim: 0X0 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: N Utilities: A Garage Type: None Park Spaces:	Soil Test: Outside Storage: Rail: Basement: N Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Statement:
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:	
Clean And Refinished Office Space. High Cielings, Brick Wall, Carpet, 3 Peace Washroom. Second Floor Office Space. One Office With Large Open Space. Allow 24H For Showings. Start Ups Require Additional Security.			
Mortgage Amt: Payment: Freq: Lender:	Int%: Incl: Maturity Date:	Other Encumbrances Amt: Payment: Freq: Lender:	Int%: Incl: Maturity Date:
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 CLAUDIO LUCA, Salesperson 416-964-9461			
Contract Date: 1/31/2008	Condition:	Appts:	
Expiry Date: 4/30/2008	Cond Expiry:	Ad: N	
Last Update: 2/4/2008	CB Comm: 4% Of Gross Yr 1 And 2% Bal. Of Term Gr.	Escape:	
			Original \$: \$1,350