

**Prepared by KEVIN P. GILLEN, Broker of Record  
 GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE  
 40 Scollard St., Ste. 200, Toronto, ON M5R3S1  
 416-964-9441  
 2/12/2009 12:23:42 PM**

	<b>178 Davenport Rd 2</b>		<b>List: \$23.50 Sq Ft Net</b>
	Toronto, Ontario M5R1J2 Dist: C02		Map: 115-17-P Lease
Dir/Cross St: Avenue Rd And Davenport Rd.		DOM: 21	Last Status: New
Office		Lease Term: 3/5	
Office		Freestanding: N	Holdover: 90
Occup: Tenant		SPIS: N	
Possession: Tba		Franchise:	
Commercial Condo Fees:			
<b>MLS#: C1545656</b> <b>Seller: Imoille Holdings Ltd.</b> <b>Contact After Exp: N</b> <b>PIN#:</b>			
<b>Total Area:</b> 950 Sq Ft <b>Ofc/Apt Area:</b> 950 Sq Ft <b>Indust Area:</b> <b>Retail Area:</b> <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Elec Forced Air	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0X0 Feet Unit <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> N <b>Garage Type:</b> None <b>Park Spaces:</b> #Trl Spc:	<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <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> Beautiful Second Floor Office Space. Wood Floors, Bright Open Area, Walk Out Patio. Great For Small Firm <b>Remarks for Brokerages:</b> Allow 24Hr For Showings. Start Ups May Require Additional Security.			
<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 CLAUDIO LUCA, Salesperson 416-964-9441			
<b>Contract Date:</b> 1/22/2009	<b>Condition:</b>	<b>Appts:</b>	
<b>Expiry Date:</b> 3/30/2009	<b>Cond Expiry:</b>	<b>Ad:</b> N	
<b>Last Update:</b> 1/23/2009	<b>CB Comm:</b> 3% Of First Yrs Net And 1.5 % Balance N.	<b>Escape:</b>	
		<b>Original \$:</b> \$23.50	