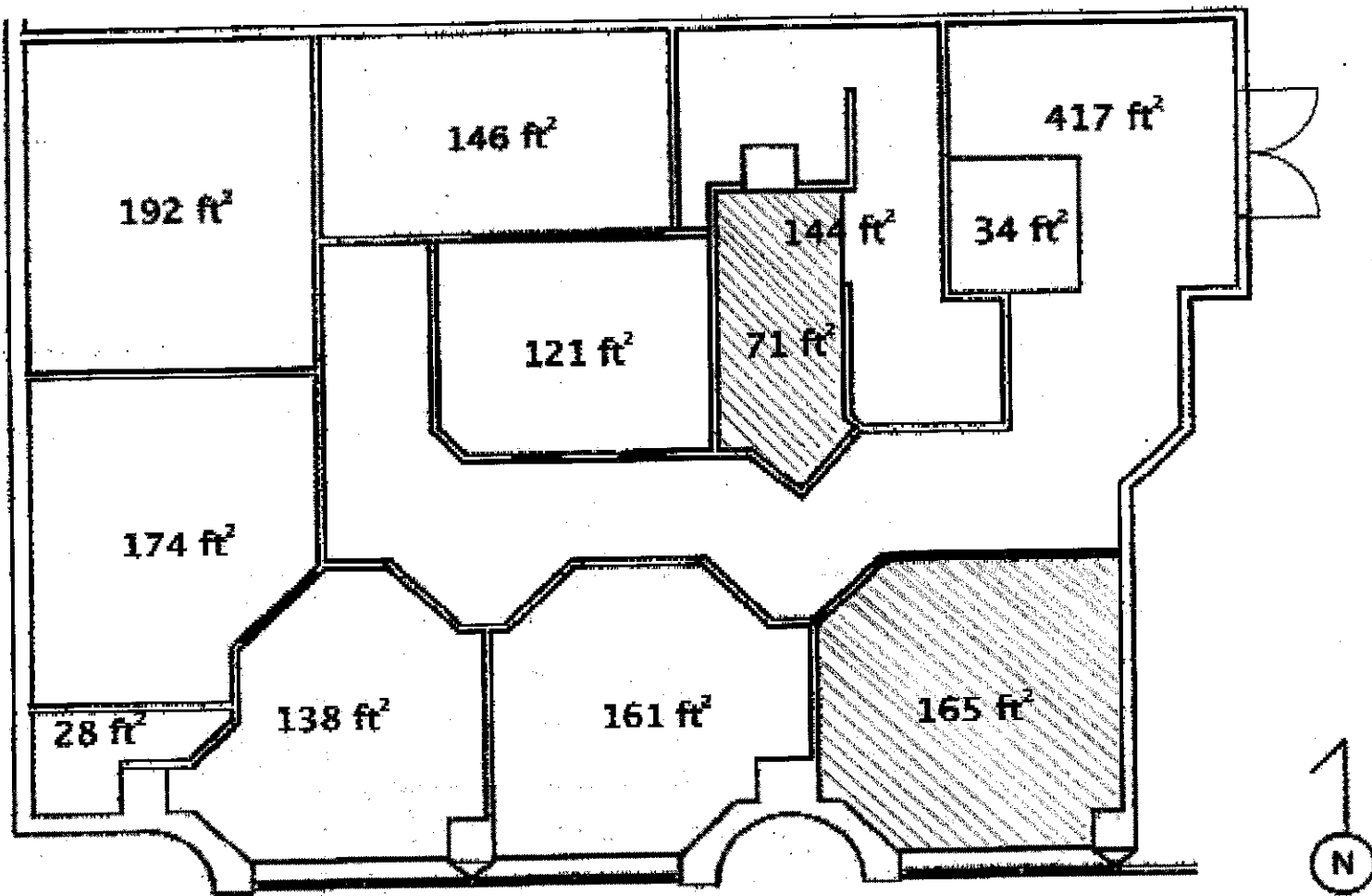

	180 Bloor St W		List: \$13.50 Net Lease
	Toronto, Ontario M5S2V6 Dist: C02		Map: 115-19-Q Lease
Dir/Cross St: Avenue Road		DOM: 6	Last Status: New
		Taxes: \$16/2008/T. & O.	
Office		Lease Term: 12/48	
Office		Freestanding: N	Holdover: 60
		Occup: Partial	SPIS: N
Possession: Immediate		Franchise:	
Commercial Condo Fees:			
MLS#: C1646417		Seller: The Slamander Foundation	
PIN#:		Contact After Exp: N	
Total Area: 1,700 Sq Ft	Survey:		
Ofc/Apt Area: 1,700 Sq Ft	Lot/Bldg/ Unit/Dim: 0X0 Feet Unit		
Indust Area:	Lot Irreg:	Soil Test:	
Retail Area:	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement:	
Amps:	Washrooms:	Elevator: Public	
Zoning: Commercial Office	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: Public	Hours Open:	
Sprinklers: Y	Park Spaces: #Trl Spc:	Employees:	
Heat: Gas Forced Air Open		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:	
Remarks For Clients: Prime Bloor And Avenue Road Address With Spectacular South Facing Views Of The City. Freshly Completed Build Out In October 2008. Sublandlord Will Retain Approx. 424Sq.Ft. Of 2124 Sq.Ft.Gross Leaseable Area. Sublease To October, 2013. Shorter Terms Are Available.			
Remarks for Brokerages: Floor Plan Are Attached.			
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: 6/11/2009		Condition:	Appts: 416-964-9460
Expiry Date: 9/10/2009		Cond Expiry:	Ad: Y
Last Update: 6/16/2009		CB Comm: \$1.00 P.S.F. Per Year Up To 5 Years	Escape:
			Original \$: \$13.50



180 Bloor Street West
Suite 1201

 NOT AVAILABLE