

	45 Charles St 101		List: \$9 Sq Ft Net
	Toronto, Ontario M4Y1S2 Dist: C08		Map: 115-19-Q Lease
Dir/Cross St: Yonge And Bloor		DOM: 3	Last Status: New
		Taxes: \$16/2004/T. & O.	
Office		Lease Term: 36/60	
Professional	Freestanding: N	Holdover: 180	
Office	Occup: Vacant	SPIS:	
Possession: Tba		Franchise:	
MLS#: C579952		Seller: 45 Charles Ltd.	
PIN#:			
Total Area: 3,848 Sq Ft		Survey:	
Ofc/Apt Area: 3,848 Sq Ft Divisible		Lot/Bldg/ Unit/Dim: 0X0 Feet Building	
Indust Area:		Lot Irreg:	Soil Test:
Retail Area:		Crane:	Outside Storage:
Apx Age:		Bay Size:	Rail:
Volts:		%Bldg:	Basement: N
Amps:		Washrooms:	Elevator: Public
Zoning: Com	Water: Municipal	Assessment:	UFFI:
Truck Level:	Water Supply:	Chattels:	LLBO:
Grade Level:	Sewers:	LLBO:	Days Open:
Drive-In:	A/C: Y	Days Open:	Hours Open:
Double Man:	Utilities: Y	Hours Open:	Employees:
Clear Height:	Garage Type: Outside/Surface	Employees:	Seats:
Sprinklers: N	Park Spaces:	Seats:	
Heat: Gas Forced Air Open			
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:	
Main Floor Exposure. Tenant Has The Option For Separate Entrance. Smaller Unit Available, 1,340 Sq Ft With Walkout Balcony. Same Day Showing Are Available. All Showing Through Listing Broker.			
Mortgage		Other Encumbrances	
Amt:	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	
GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441 Fax: 416-964-7728			
CLAUDIO LUCA, Salesperson 416-964-9441			
Contract Date: 12/3/2004	Condition:	Appts:	
Expiry Date: 2/28/2005	Cond Expiry:	Ad: N	
Last Update: 12/3/2004	CB Comm: .75 Per Sq Ft Per Annum.	Escape:	
		Original \$: \$9	

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