

	99 Yorkville Ave 200		List: \$35 Sq Ft Gross
	Toronto, Ontario M5R3K5 Dist: C02		Map: 115-19-Q Sub-Lease
Dir/Cross St: Bellair/Avenue Road		DOM: 5 Last Status: New Taxes: \$21.88/2009/T.& O.	
Office		Lease Term: 12/36	
Office		Freestanding: N	Holdover: 45
		Occup: Tenant	SPIS: N
Possession: 60 Days		Franchise:	
Commercial Condo Fees:			
MLS#: C1997133			
Seller: Vinteractions Marketing Inc. Contact After Exp: N			
PIN#:			
Total Area: 3,928 Sq Ft	Survey:		
Ofc/Apt Area: 3,928 Sq Ft	Lot/Bldg/ 39X100 Feet Unit		
Indust Area:	Unit/Dim:		
Retail Area:	Lot Irreg:	Soil Test:	
Apx Age:	Crane:	Outside Storage:	
Volts:	Bay Size:	Rail:	
Amps:	%Bldg:	Basement:	
Zoning: Comercial	Washrooms:	Elevator: Public	
Truck Level:	Water: Municipal	UFFI:	
Grade Level:	Water Supply:	Assessment:	
Drive-In:	Sewers:	Chattels:	
Double Man:	A/C: Y	LLBO:	
Clear Height:	Utilities: Y	Days Open:	
Sprinklers: Y	Garage Type: Public	Hours Open:	
Heat: Gas Forced Air Open	Park Spaces: #Trl Spc:	Employees:	
		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: 3928 Sq.Ft Of Prime Yorkville Professional Offices In Elegant Commercial Low Rise Building. Sublease To April 30th, 2013. 7 Private Offices On Glass With Southern Exposure.			
Extras: Large Boardroom, Kitchen/Photocopy Room Plus 1900 Sqft +/- Open Area. Recent Uses Include Marketing And Advertising - Suitable For A Variety Of Professional / Institutional.			
Remarks for Brokerages: Floor Plans And Photos 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: 11/17/2010	Condition:	Appts:	
Expiry Date: 2/17/2011	Cond Expiry:	Ad: N	
Last Update: 11/22/2010	CB Comm: \$ 1.00 Psf Per Year	Escape:	
		Original \$: \$35	

















Yorkville Avenue

