

245 Eglinton Ave. East



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Please be advised of our New Office Leasing opportunity. Details are as follows:

- Location:** S.E Corner of Eglinton & Mt. Pleasant
- Occupancy:** Spring 2012
- Space Available:** Suite 200: 36,895 (Full Floor)
Suite 300: 32,463 (Partial Floor)
- Total Area Available:** 69,358 Square Feet
- Asking Net Rent:** \$15.50 per sq. ft. per annum
- T& O's :** \$16.64 per sq. ft. per annum (2011)
- Parking:** Ample underground @ 1:800 S.F. Leased @ \$100.00 per month
- Commission:** \$1.00 PSF/Annum Years 1-5 \$0.60 PSF/ Annum years 6-10*
(Bonus Commission of \$0.50 psf on any deal over 50,000 sf)
- Comments:**
- . Mix of improved and open space
 - . Move in condition
 - . Divisible

For further information or to arrange a tour, please contact

FRASER MACDONALD

Sales Representative

(416) 416 848-1992

fmacdonald@remax.net

NEIL WARSHAFSKY

Broker of Record

(416) 907-8001

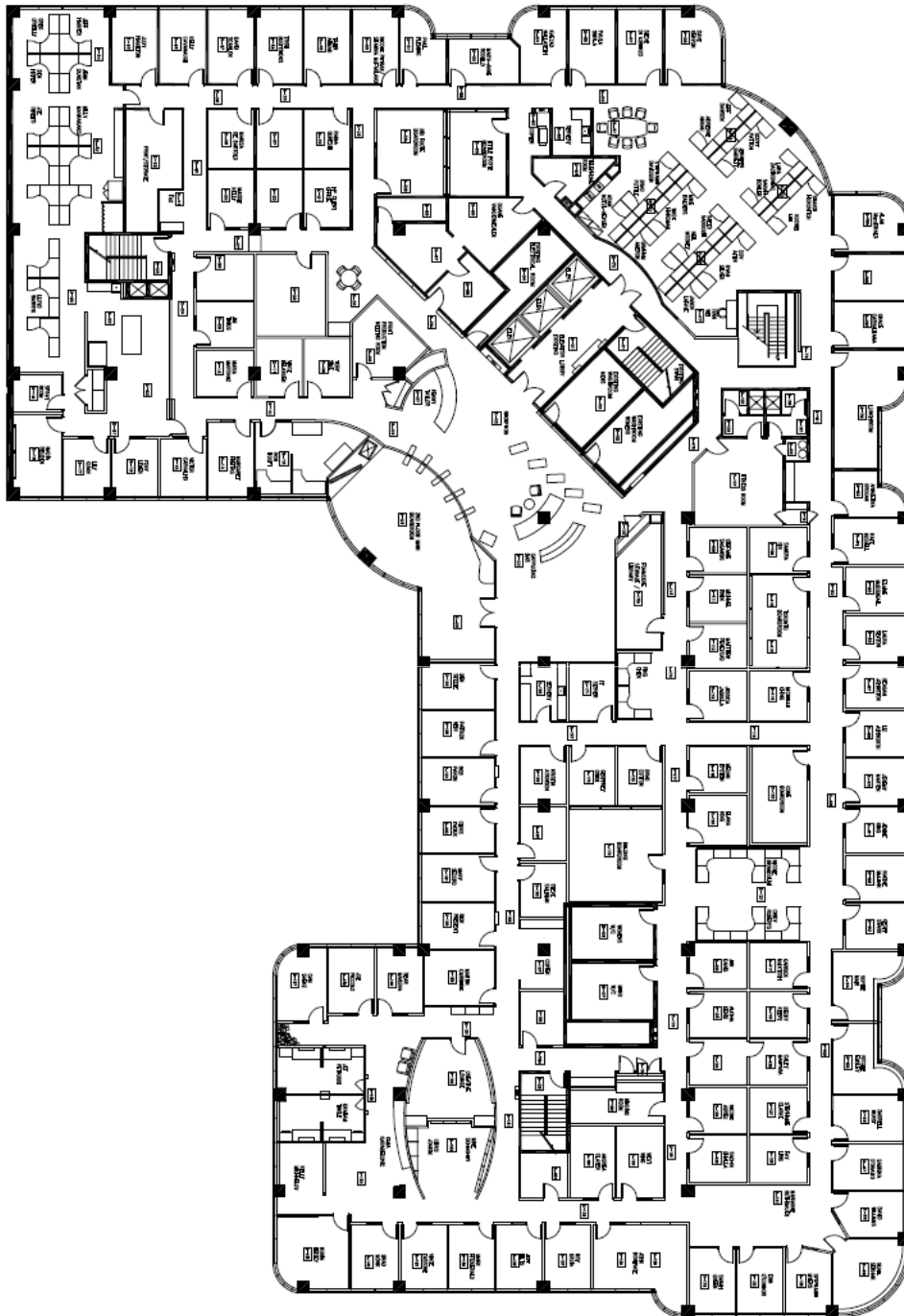
nhw@remax.net



COMMERCIAL ADVISORS INC., BROKERAGE

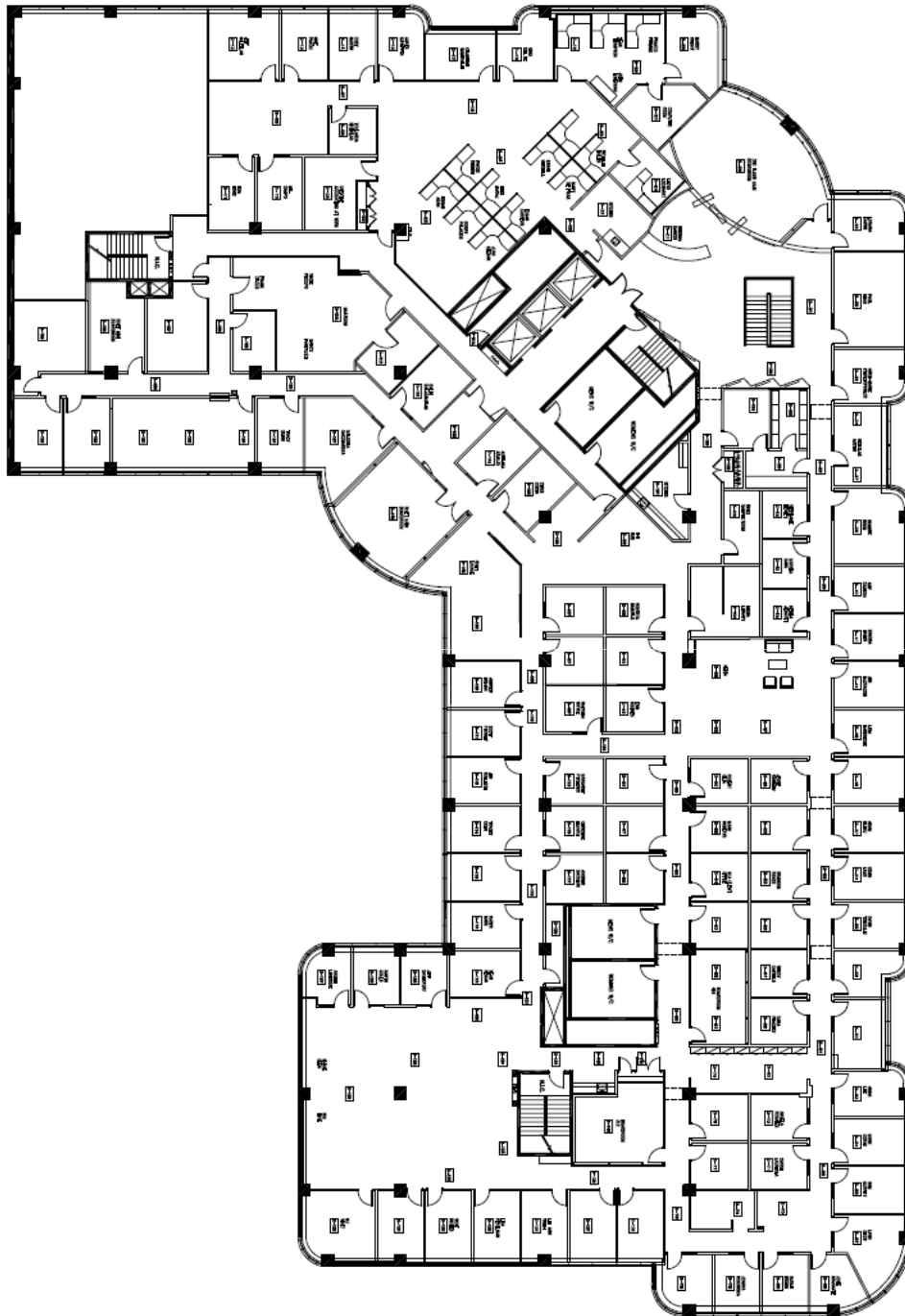
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Suite 200: 36,895 Full Floor



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32,463 sq.ft 3rd Floor



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