

FEATURE VACANCY

North-East GTA
December 2012

675 Cochrane Drive

Trillium Executive Centre

www.675cochrane.com



AVAILABLE AREA:

EAST TOWER

Suite 101: 2,535 sq.ft. (Raw)

Suite 401: 4,016 sq.ft. (Fully Improved)

WEST TOWER

Suite 210: 8,074 sq.ft. (Raw)

Suite 650: 2,532 sq.ft. (Fully Improved) (**Avail. Jun.1/13**)

NORTH TOWER

Suite 400: 18,574 sq.ft. (Fully improved)

NET RENTAL RATE

\$18.50 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 9.74
Realty Taxes	\$ 4.16
Hydro	\$ 1.40
Total	\$ 15.30 psf/annum

PARKING

Ratio: 3.75:1,000 sq.ft.

Underground: \$50.00 per parking space/month (excl. taxes)

Reserved Underground: \$90.00 per parking space/month (excl. taxes)

Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ **2009 BOMA BEST Level 3**
- ▶ **Certificate of Management Excellence**
- ▶ **Certificate of Building Excellence**

Leasing Contact

Robert Frost
Manager, Leasing
(905) 475-2214

robert.frost@gwlra.com

FEATURE VACANCY

North-East GTA
December 2012

600 Cochrane Drive

www.600cochrane.com



AVAILABLE AREA:

Suite 205: 2,360 sq. ft. (Fully improved) (**Avail. Feb.1/13**)
 Suite 230: 659 sq. ft. (Fully improved)
 Suite 300: 9,901 sq. ft. (Fully improved)

NET RENTAL RATE

\$18.00 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 8.35
Realty Taxes	\$ 4.26
Hydro	<u>\$ 1.40</u>
Total	\$14.01 psf/annum

PARKING

Ratio: 4:1,000 sq.ft.
Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ 2009 BOMA Toronto – Office Building of the Year Award (TOBY) Level 2
- ▶ Certificate of Management Excellence
- ▶ Certificate of Building Excellence



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FEATURE VACANCY

North-East GTA

December 2012

11 Allstate Parkway

www.allstatecorporatecentre.com



AVAILABLE AREA:

Suite 205: 2,141 sq.ft. (Improved)
 Suite 300/301: 12,262 sq.ft. (Fully Improved)
 Suite 408: 8,721 (Improved)
 Suite 470: 2,491 sq.ft. (Fully Improved)

NET RENTAL RATE

\$14.00 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 9.96
Realty Taxes	\$ 4.22
Hydro	\$ 1.40
Total	\$ 15.58 psf/annum

PARKING

Ratio: 4:1,000 sq.ft.

Reserved Underground: \$90.00 per parking space/month (excl. taxes)

Deck: \$25.00 per parking space/month (excl. taxes)

Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ 2009 BOMA BEST Level 3
- ▶ 2009 Certificate of Management Excellence
- ▶ 2009 Certificate of Building Excellence

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FEATURE VACANCY

North-East GTA
December 2012

15 Allstate Parkway

www.allstatecorporatecentre.com



AVAILABLE AREA:

Suite 110: 3,767 sq.ft. (Improved) (**Avail. Mar.1/13**)
Suite 210: 3,459 sq.ft. (Fully improved)

NET RENTAL RATE

\$16.00 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 8.03
Realty Taxes	\$ 4.27
Hydro	<u>\$ 1.40</u>
Total	\$ 13.70 psf/annum



PARKING

Ratio: 4:1,000 sq.ft.

Reserved Underground: \$90.00 per parking space/month (excl. taxes)

Deck: \$25.00 per parking space/month (excl. taxes)

Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ 2009 BOMA BEST Level 2
- ▶ Certificate of Management Excellence
- ▶ Certificate of Building Excellence

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FEATURE VACANCY

North-East GTA
December 2012

19 Allstate Parkway

www.allstatecorporatecentre.com



Suite 100: 7,080 sq.ft. (Fully improved) (**Avail. Jul.1/13**)

PARKING

Ratio: 4:1,000 sq.ft.

Reserved Underground: \$90.00 per parking space/month (excl. taxes)

Deck: \$25.00 per parking space/month (excl. taxes)

Surface: No charge

NET RENTAL RATE

\$16.00 - psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 9.20
Realty Taxes	\$ 4.30
Hydro	\$ 1.40
Total	\$ 14.90 psf/annum

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ 2009 BOMA BEST Level 2
- ▶ Certificate of Management Excellence
- ▶ Certificate of Building Excellence

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FEATURE VACANCY

North-East GTA
December 2012

27 Allstate Parkway

www.27allstate.com



AVAILABLE AREA:

Suite 500: 14,105 sq.ft. (fully improved)
Suite 600: 26,586 sq.ft. (fully improved)

NET RENTAL RATE

\$18.00 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 8.88
Realty Taxes	\$ 4.27
Hydro	\$ 1.15
Total	\$ 14.30 psf/annum

PARKING

Ratio: 4:1,000 sq.ft.
Underground: \$75.00 per parking space/month (excl. taxes)
Deck: \$25.00 per parking space/month (excl. taxes)
Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

Excellent access to Highway 404 and 407

Awards:

- ▶ 2009 BOMA BEST Level 2
- ▶ Certificate of Management Excellence
- ▶ Certificate of Building Excellence

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FEATURE VACANCY

North-East GTA
December 2012

140 Allstate Parkway

www.140allstate.com



AVAILABLE AREA:

- Suite 100: 5,766 sq.ft. (Raw)
- Suite 200: 7,538 sq.ft. (Improved – divisible)
- Suite 301: 3,033 sq.ft. (Model suite)
- Suite 501: 3,029 sq.ft. (Brand New—fully improved space)

NET RENTAL RATE

\$13.50 psf/annum on an “As Is” basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 9.01
Realty Taxes	\$ 3.01
Hydro	\$ 1.40
Total	\$ 13.42 psf/annum

PARKING

Surface: No charge

AMENITIES

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Excellent access to Highway 404 and 407



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FEATURE VACANCY

North-East GTA
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1725 16th Avenue



AVAILABLE AREA:

Suite 102: 7,899 sq.ft. (ideal for Medical Clinic)
(kitchen, raw open space and access to shipping)

Suite 201: 16,993 sq.ft. (Fully improved) (**Avail. Jan.1/13**)

NET RENTAL RATE

\$13.00 psf/annum on an "As Is" basis

ADDITIONAL RENTS: (2012 Estimates)

Operating Costs	\$ 8.06
Realty Taxes	\$ 3.09
Hydro	\$ 1.40
Total	\$ 12.55 psf/annum

PARKING

Ratio: 4:1,000 sq.ft.

Surface: No charge

AMENITIES

In close proximity to several restaurants, banking, fitness, golf courses, hotel and conference centres.

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