



LEASE

56 Aberfoyle Crescent



Contact Information

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Location

North-East corner of Bloor & Islington

Term

5-10 Year Term

Available Space

Suite 202 : 1,020 SF
 Suite 520 : 1,020 SF
~~Suite 710 : 651 SF~~ **LEASED !**
 Suite 800 : 1,941 SF **Model Suite**
 Suite 830 : 780 SF **NEW !**

Availability

Immediate

Rent

Net Rent : \$14.00 PSF/YR*
 Additional Rent
 (2011): \$18.75 PSF/YR
 Gross Rent: \$32.75 PSF/YR

Comments

- Serviced by both Toronto and Mississauga Public Transit
- Tenant Improvement Allowance included in rate
- Many amenities within walking distance
- E1 fiber service up to 10Mb's/speed of 6.5 TI's
- Building is equipped with a back up generator and is fully operational in a power outage situation
- Updated T8 ballasts
- New energy efficient water chiller

* Annual \$0.50 rate increases

Parking

- Free surface parking for visitors
- Underground parking for Tenant's at a ratio of 3 cars per 1,000 sq.ft. at a cost of \$95.00 a month per stall

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