


**SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE**  
**358 Davenport Road, Toronto C02, ON M5R1K6**  
**416-966-0300**

	<b>358 Davenport Rd 3rd Flr Toronto C02 Annex</b> Toronto, Ontario M5R1K6      Map: 115-18-P Dir/Cross St: Near Designers Walk Contract Dt: 7/19/2011		List: <b>\$10 Per Sq Ft</b>  Lease  Taxes: <b>\$15/2010/T.M.I.</b>
	Office Office <b>Freestanding: Y</b> Professional Office Possession: <b>Immediate</b> Com Condo Fees:	Lease Term: <b>12/60</b> SPIS: <b>N</b> Franchise:	
<b>MLS#: C2157359</b>		<b>PIN#:</b>	
Total Area: 1,875 Sq Ft Ofc/Apt Area: 1,875 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: <b>Cr1 2 Cr1</b> Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: <b>N</b> Heat: <b>Gas Forced Air Open</b> Phys Hdcap-Equip:	Survey: Lot/Bldg/ Unit/Dim: <b>24X117 Feet Building</b> Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: <b>Municipal</b> Water Supply: Sewers: A/C: <b>Y</b> Utilities: <b>A</b> Garage Type: <b>None</b> Park Spaces: <b>#Trl Spc:</b>	Soil Test: Outside Storage: Rail: Basement: Elevator: <b>None</b> UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b>		<b>For Year:</b>	<b>Financial Statement:</b>
<b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>Gross Inc/Sales:</b> <b>- Vacancy Allow:</b> <b>- Operating Exp:</b> <b>= Net Income B4 Debt:</b>	<b>Est Value Inv At Cost:</b> <b>Com Area Upcharge:</b> <b>Percentage Rent:</b>
Fabulous Skylit Space With Front And Back Windows In An Upscale Building Next Door To Designer's Walk. Ttc At Door. Bright 1,875 Sf (Entire 3rd Floor) In A 16 Years New Quality Building Including 7 Private Offices And A Large Boardroom With Cathedral Ceilings And Skylights. Open Area 8.50X24Feet With 5 Skylights And 2 Private Washrooms. Floor Plan Can Be Changed To Be Open Concept For The Entire Floor.			
<b>Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300</b>			