

272-274 QUEEN STREET WEST TORONTO

Retail Space

FOR SUB-LEASE



For more information, please contact:

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Co-listed with:

**OBERFELD
SNOWCAP**

- Located on the northwest corner of Queen Street West and Beverley Street
- High pedestrian traffic site
- 4,485 square feet Ground floor
1,500 square feet Mezzanine
- Lease expiry: May 31, 2014
2 x 5 year options
- Net Rent: \$110.00 psf
- No minimum rent payable on mezzanine
- Additional Rents: \$9.00 psf
- Possession: Immediate

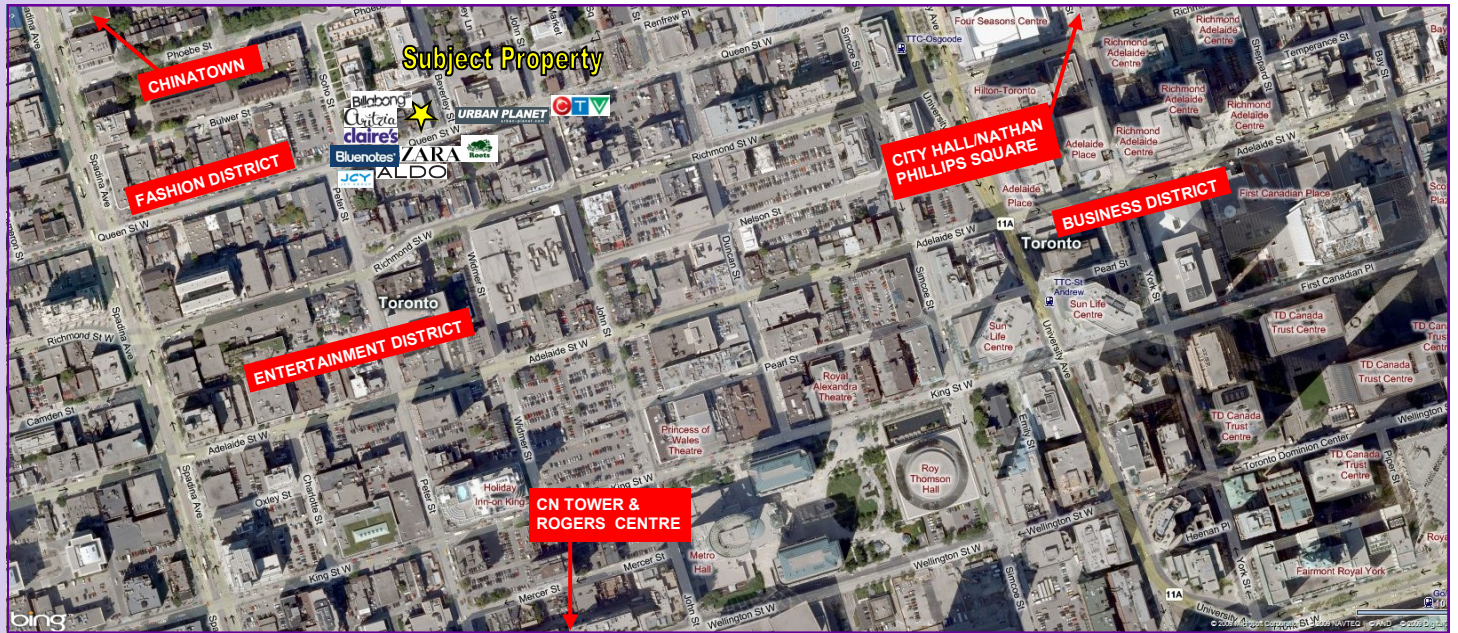
****INFORMATION HIGHLY CONFIDENTIAL****



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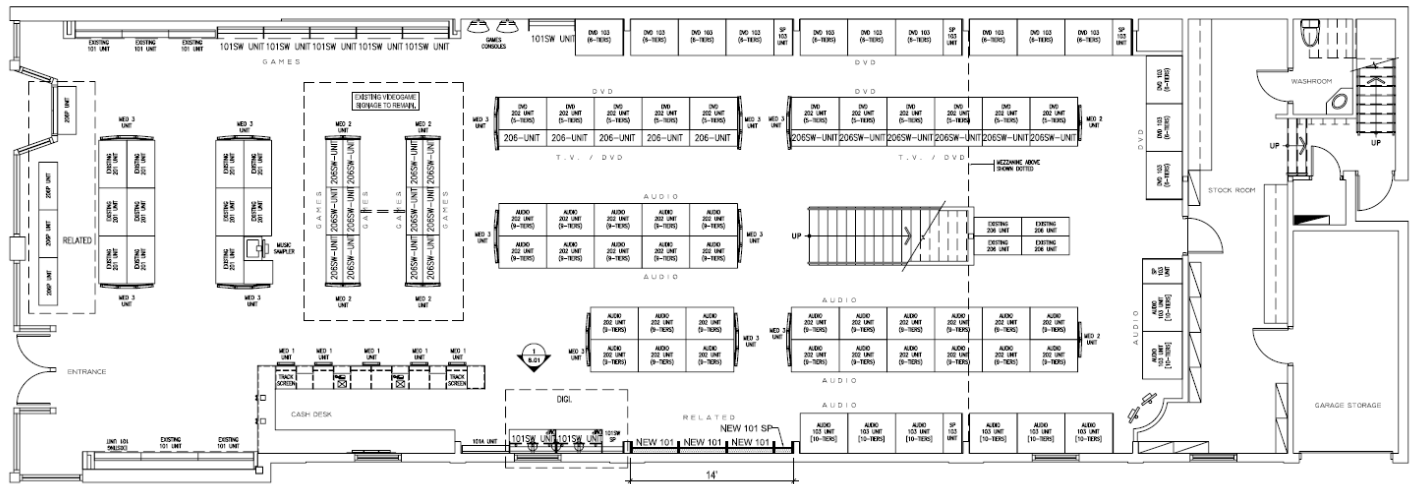
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NEW FIXTURE LAYOUT

Qty	DESCRIPTION	Quantity
1015	WALL UNIT	3
1016 SP	SPECIAL SIZE WALL UNIT (EXIST. DIMENSION REQUIRED)	1

GENERAL NOTES:

1. ALL FLOOR & WALL FIXTURES TO BE INSTALLED BY GENERAL CONTRACTOR
2. ALL METAL WORK TO BE SHIPPED BY METAL FABRICATOR, GENERAL CONTRACTOR TO DELIVER, UNLOAD, ASSEMBLE & INSTALL FIXTURES FROM METAL FABRICATOR & COORDINATE DELIVERY SCHEDULE
3. ALL MATERIALS TO BE SUPPLIED BY METAL FABRICATOR, GENERAL CONTRACTOR TO DELIVER, UNLOAD, ASSEMBLE & INSTALL FIXTURES FROM METAL FABRICATOR & COORDINATE DELIVERY SCHEDULE
4. ALL PERFORATOR WALL FIXTURES TO BE SECURELY FASTENED TO WALL
5. METAL FABRICATOR TO PROVIDE "TOUCH UP" PAINTS TO GENERAL CONTRACTOR ON ALL METAL ITEMS THEY FABRICATE
6. METAL FABRICATOR TO PROVIDE PLASTIC GRANULE ADHESIVE & TOUCHUP MARKERS TO GENERAL CONTRACTOR ON ALL MATERIALS THAT THEY FABRICATE

SCHEDULE: FIXTURES

*****	*****
	EXISTING FIXTURE TO BE REMOVED
	NEW FIXTURE
	RELOCATE EXISTING FIXTURE

NOTES

G.C. TO SITE MEASURE FIXTURES AND SPACES, ANY DISCREPANCIES REGARDING FIXTURE INSTALLATIONS AND RELOCATIONS TO BE BROUGHT TO THE ATTENTION OF THE HMV PROJECT MANAGER.

ALL NEW FIXTURES TO BE ASSEMBLED AND INSTALLED ON SITE BY G.C.

ALL RELOCATED FIXTURES TO BE RELOCATED AND REASSEMBLED BY G.C.

ALL NEW 101 FIXTURES TO RECEIVE NEW BLOCKING AS REQUIRED.

ALL DAMAGED FLOORING AND WALL FINISHES AS A RESULT OF REFIXTUREING AND SIGNAGE RELOCATION TO BE FIXED, PATCHED, SANDED AND PAINTED TO MATCH THE EXISTING FINISHES.

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