

ALDGATE CENTRE, TORONTO

(2030, 2056, 2058 & 2060 Ellesmere Road)
Prime Retail/Commercial Space

FOR LEASE



For more information, please contact:

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- Located on the northwest corner of Ellesmere Road and Markham Road
- Signalized intersection
- Mixed retail, commercial and office centre of approximately 400,000 sq. ft.
- Plenty of on-site parking
- Approximately 33,000 vehicles per day traffic count
- Serving a Primary Market Population of over 282,000 and growing
- Surrounded by residential, industrial, offices, senior's residence, Scarborough Town Centre, Centennial Arena, Community Centre, Centennial College



The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

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2060 Ellesmere Rd. (Retail Space)

2010 Estimated TMI: \$10/Sq. Ft.

Rentable Sq. Feet	Suite Number	Net Rent/Sq. Ft. **Level 1**
1,323	5	\$24.00
1,323	9	\$24.00
773	10	\$24.00

2058 Ellesmere Rd. (Retail Space)

2010 Estimated TMI: \$10/Sq. Ft.

1,024	4	\$28.00
1,326	5	\$15.00
1,326	6	\$15.00

2056 Ellesmere Rd. (Industrial Space)

2010 Estimated TMI: \$4.50/Sq. Ft.

5,500	6	\$ 6.00
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**Level 1 - "Vanilla Box":

Includes demising walls, hydro service, HVAC unit (no distribution). Permit drawings by Tenant.

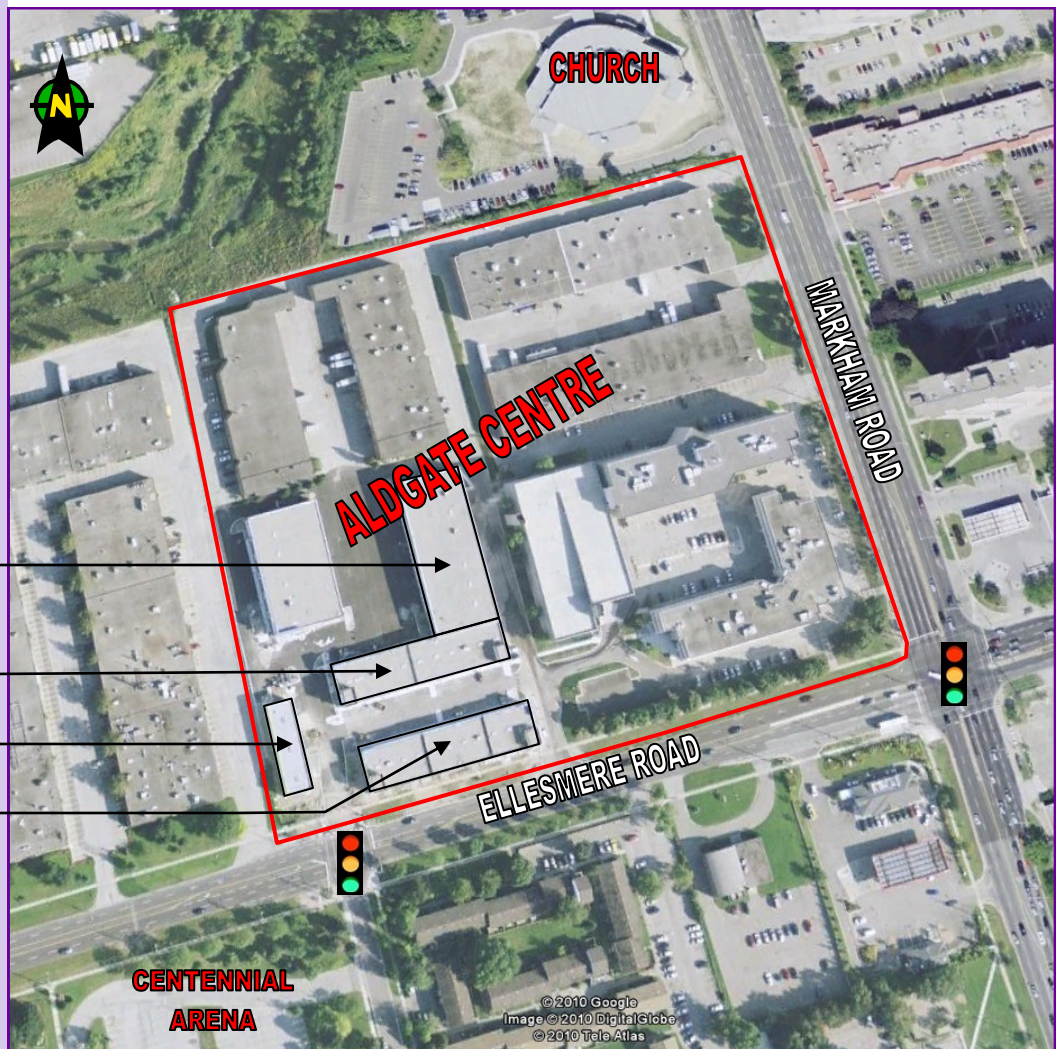
**Level 2 - "Basic Turnkey":

Add \$5.00/Sq.Ft. Includes all of Level 1 plus one wheelchair accessible washroom, open concept ductwork distribution, sprinkler drops, building standard 2 x 4 t-bar ceiling and lighting, and permit drawings

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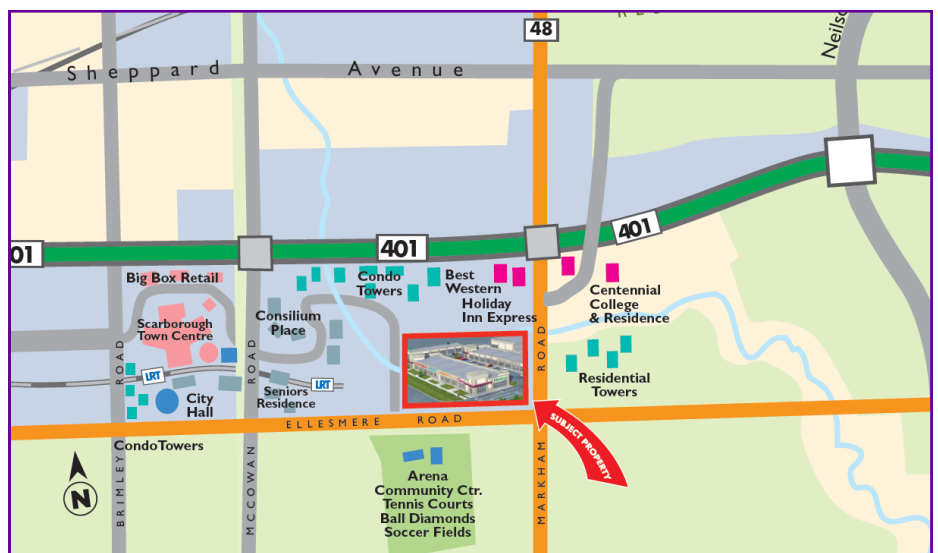
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