

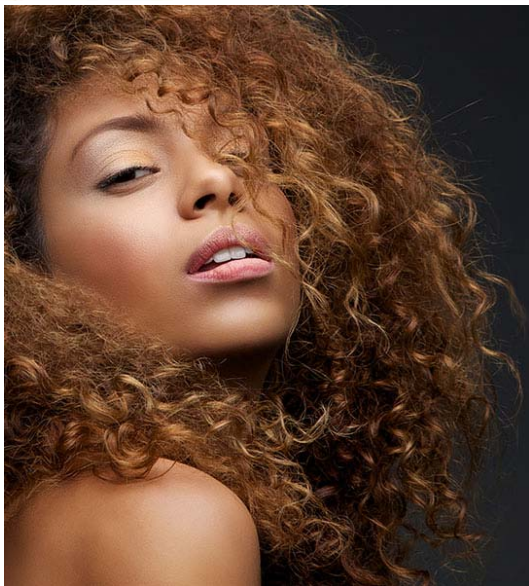


# SALLY

BEAUTY SUPPLY

# Cosmo Prof

ONE AMAZING COMPANY, 2 GREAT BRANDS



**Tenant information package**



**SALLY BEAUTY SUPPLY**

Sally Beauty Supply began as a single store in New Orleans in 1964. Today, Sally is the world’s largest distributor of professional beauty supplies by store count and owns and operates more than 2,400 stores nationwide.

Sally Beauty provides solutions for every beauty need with more than 6,000 products for hair, nail, and skin care. The stores serve both the consumer and the salon professional.

In 2004, Sally Beauty Supply opened its first store in Canada and today there are over 200 stores, 100 of which are in Ontario.

Both the salon professional and the beauty savvy consumer have welcomed Sally Beauty to Canada and because of this success, the company will continue to expand its increasingly prevalent presence in Canada.

Tenant:	Sally Beauty Supply	CosmoProf
Space Requirement:	1,200 - 1,800 square feet	1,800 - 2,200 square feet
Term:	5, 7, 10 years	5, 7, 10 years
Base Rent:	To be negotiated	To be negotiated
Real Estate Taxes and Operating Costs:	The tenant will pay its proportionate share of real estate taxes and operating costs for the building	The tenant will pay its proportionate share of real estate taxes and operating costs for the building
Tenant Improvement Allowance:	\$25.00 per square foot or tenant’s specifications	\$25.00 per square foot or tenant’s specifications
Notes		Grocery anchor NOT a requirement

We look forward to discussing any potential sites in Ontario. Please forward site submissions for Sally Beauty and CosmoProf to the attention of

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**THE BEHAR GROUP**

**SITE REQUIREMENTS**

**SALLY**  
BEAUTY SUPPLY

**Cosmo**  **Prof**

- Size (sq ft):** 1,200 - 1,800 (Sally Beauty) and 1,800 - 2,200 (CosmoProf)
- Exposure:** Excellent exposure or location via shopping centre
- Architecture:** Building must offer unique or progressive architectural character
- Frontage:** 20-foot minimum frontage
- Ceiling Height:** 12 feet with drop ceiling
- Electrical:** All electrical to be per local codes. The Landlord will provide and install a metre and all electrical, with a minimum of 100 amps to 120/140 volts with one (1) 42-circuit panel. Service panel has to be located on the rear wall of the leased premises. They need to be energy-efficient electronic-ballast cool white lamps of comparable federal government standards, to be installed by the Landlord in fixtures. Eggcrate lens will not be accepted. The duplex receptacles will be provided and installed by the Landlord and are to be per local code. The Landlord will be required to install one (1) night-light circuit. All conduits will pull lines required for the phone connection in the leased premises and will be provided and installed by the Landlord.
- Water:** Restroom (or if required by local code, more than one restroom) will be built by the Landlord in accordance with local code and will include sink, toilet, grab bars, and mirrors per code. Walls to be sheet-rocked and painted (neutral colour) and floor concrete walls in the restroom shall not be exposed. Restroom or restrooms are required to be on the rear wall of the unit. If required by code, any hot-water tank, mop sink, or water fountain must be located in the stockroom area. All the lighting for the restroom or restrooms, including exhaust fan, will be provided and installed by the Landlord.
- Parking:** The Landlord shall construct or has constructed a parking lot adjacent to the building and will pave, stripe, landscape, and suitably light the same and will provide suitable access to and egress from, all as determined by the Landlord.
- Signage:** Must permit Sally Beauty signage package. Size of exterior signage must permit reasonable visibility.
- Co-Tenancy:** Prefer: Wal-Mart centres, power centres, grocery centres, fashion-driven centres.
- TRADE GUIDELINES:** Urban and suburban with residential and daytime population.