

# Aldgate Centre Phase II

Prime Retail Available - up to 33,865 sf



**NOW AVAILABLE  
FOR OCCUPANCY**

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# ALDGATE CENTRE OCCUPANCY NOW AVAILABLE

- Mixed use centre consisting of retail, office and industrial
- Over 3,500 employees in immediate area
- Fronting on Ellesmere Road at signalized intersection
- High traffic location
- Primary market population: 282,000



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# Aldgate Centre Phase II

Prime Retail & Office Available - up to 33,865 sf



- Location:** At new signalized location on the north side of Ellesmere Road, at the intersection of Markham Road, Toronto
- Size:**
- | Address                 | Total Size | Units from: |
|-------------------------|------------|-------------|
| Building 'A' #2060      | 14,595 sf  | 1,244 sf    |
| Building 'B' #2058      | 14,459 sf  | 1,326 sf    |
| Freestand Pad 'E' #2030 | 4,814 sf   | 730 sf      |
- The Project:** Mixed use retail centre in well established area, surrounded by residential density, offices, industrial buildings & a community centre. Adjacent to 200,000 sf office complex. (1,500 employees) plus existing and proposed industrial buildings (2,000 employees)
- Occupancy:** Fall 2009
- Asking Net Rents:** Building 'A' and 'E' \$25-\$28  
Building 'B' \$15-\$18
- T.M.I.:** \$10.00 psf net (estimated)
- Trade Area Demographics:** Primary Market Population: 282,035  
Average Household Income: \$60,000 (within 5 km.)  
Vehicles Per Day (Ellesmere Rd.) 31,645

