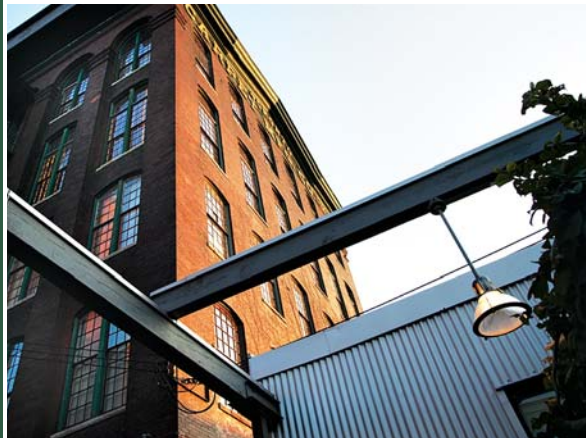


The Toronto Carpet Factory



LIBERTY VILLAGE AREA



YORK HERITAGE PROPERTIES
67 MOWAT AVE., SUITE 340
TORONTO, ON M6K 3E3
T: (416) 484-1250
F: (416) 484-1257

www.yorkheritage.com

Fronting on King, Mowat, Liberty and Fraser—Youthful, exhilarating space, attractive to a new corporate culture that requires its office accommodation to be a resource rather than merely four walls to house employees and office furniture. This historically listed campus provides a sophisticated alternative to conventional office accommodation and features high ceilings, towering operable windows, exposed brick and beams and extremely fast, secure, economical Internet connectivity. Companies in the Toronto Carpet Factory maintain that the nature and quality of their office accommodation have enhanced their ability to recruit and retain employees.

To find out more about the Toronto Carpet Factory, please contact Sander Cruickshank at Sander@yorkheritage.com or (416) 533-3000.



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Building Features

Built—Built as a carpet manufacturing facility between 1889 and the 1920s. Ongoing restoration.

Ceiling Height—Above-grade floors range from 12' to 22'.

Bay Size—From 11' x 27'.

Elevators—All buildings have large freight elevators and shipping and receiving facilities. 67/77 Mowat Ave. is serviced by a passenger elevator. The elevator system is backed by a fully-monitored telephone.

Window Details—Gracefully arched windows up to 6' wide by 13' high. Almost all windows are operable.

Heat—Perimeter steam/radiation.

Air Conditioning—Central chilled water system allows custom designed A/C for each suite. Combination of rooftop units and split systems.

Electrical—100 amps per 2,500 square feet.

Parking—On-site parking at current market rates. The Carpet Factory also has priority parking available at Lamport Stadium, adjacent to the site. Daily Lamport and street parking also available.

Public Transit—The complex is a ten-minute ride from the financial core on the King streetcar, which stops right outside the front door. The Dufferin bus line is one block away and it is a five-minute walk to the Exhibition GO station.

Exterior—The entire city block has been designated as a property of historical and architectural value under the Ontario Heritage Act. Exceptionally fine Toronto red brick masonry, elegant stone and wrought-iron details.

Interior—Hardwood floors, sandblasted brick feature walls, heavy timber construction with many top floor suites featuring massive timber trusses and cathedral ceilings.

Well-Located—Business offices, film and video companies, post-production firms, marketing and communication agencies, software developers, architects, and boutique law firms are the core of this highly creative community at the southeast quadrant of King and Dufferin, an area affectionately known as Liberty Village. At the centre of this community is the Toronto Carpet Factory, a 310,000 square foot complex of eight buildings on a four-acre, one city block site, housing over 150 businesses. The complex is steps from the King streetcar and the Exhibition GO train stop. The Gardiner Expressway and Lakeshore Boulevard to the south provide immediate vehicular access.

Technology—Toronto's most wired community with extremely fast, secure and economical connectivity. A co-location centre on the fifth floor of 77 Mowat Avenue offers a secure environment to house servers.

Amenities—Shared amenities including boardrooms and networking facilities.

High Ceilings Provide Flexibility—High ceilings, exposed masonry and heavy timber columns and beams give designers the flexibility to create an environment that reflects a company's unique corporate culture.

Security a Priority—Tenant security takes priority at the Toronto Carpet Factory. With only six floors to serve and no underground parking garage, we are able to expedite the job with maximum efficiency – a fully-integrated sprinkler, smoke detection, and fire alarm system monitored by a 24-hour/7-day control centre. All exterior main doors lock automatically at the close of each working day. After-hours entry is restricted to authorized personnel with access cards. Visitor access, after-hours, is enabled by tele-entry system in principal buildings. A monitoring service and guard patrol add to our overall security. Live-in custodians further monitor access and provide weekend emergency support.

Property Management—We, not a management company, are responsible for the quality of maintenance and repair of our lobbies, corridors, windows, and other public areas and we care very much. If anything is not working properly, we respond. Chances are, we'll not just send a repairperson, we'll accompany them.

Landlord Reputation—Finally, and perhaps most importantly, companies in York Heritage buildings recommend us. If you have not had the opportunity to compare their responses with the responses from companies in competing buildings, we urge you to do so now. The approval of companies in York Heritage buildings is your best assurance that in choosing the Toronto Carpet Factory, you have made the right decision.