

LEASING OPPORTUNITIES



Industrial Space
 MEYERSIDE DRIVE
 2,416 Sq.Ft. (16% office)
\$Negotiable Net Rent
 Available: Immediately



Office Space
 DIXIE ROAD
 1,665 Sq.Ft.. (Improved)
\$Negotiable Net Rent
 Available: Immediately

RENTAL RATES IN MISSISSAUGA'S W-17 AREA



Rental rates are taken from the Toronto Real Estate Board MLS W-17 district (09/06 to current). Building Class, size, location may affect rental rates.

Property Type		Lease Rates/sq.ft. Net		
		Average	Low	High
Industrial:	0 to 5,000 sq.ft.	\$6.00	\$4.95	\$9.75
	over 5,000 sq.ft.	\$6.00	\$4.50	\$11.00
Office:	0 to 5,000 sq.ft.	\$9.00	\$5.50	\$14.50
	over 5,000 sq.ft.	\$10.00	\$10.00	\$10.00

LEASING

Benefits

- Obtaining Credit is Easier
- Flexible mobility—can sublease and move
- No loss in owning in poor market

Disadvantages

- Rental rate escalations
- Tenant may be forced to move at end of the lease
- No equity buildup



BUYING

Benefits

- Good return on owner's investment in a strong real estate market
- Flexibility in making changes to building
- Excess space can be leased out

Disadvantages

- More capital required upfront to purchase
- Higher risk of loss in poor market
- Managing property may distract owner from primary business

EXCLUSIVE NEWSLETTER PROMOTION

(Expires March 30/07)



If you're buying or selling, receive up to \$5,000 in complimentary realty services when you list or sell a commercial property with Custom Realty Services Inc.

- (1) Buying/Selling – Receive a free "Certified Appraisal" - prepared by an accredited member of the Appraisal Institute of Canada (AACI)
- (2) Leasing/Re-negotiating – Receive a free "Rental Survey/Leasing Strategy"



Mary Wojas
 Broker of Record,
 President

For further information Contact:

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Over 20 years of Real Estate experience!



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