

Invitation for Offers to Purchase:

240 Duncan Mill Rd, Toronto, Ontario, Canada

Crowe Soberman Inc.
Licensed Insolvency Trustee

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240 Duncan Mill Road



PROPERTY FOR SALE

DEADLINE FOR OFFERS JANUARY 15, 2018

Property & Legal Description

240 Duncan Mill Road, Toronto, Ontario, M3B 3S6 (the "Property")
Lots 82 and 83 and Part of Lot 84, Plan 7607, Being Part 2 on Reference Plan RS-1284, City of
Toronto (formerly City of North York). PIN: 10088 — 0069 LI.
See google earth link: <https://earth.app.goo.gl/u992>

Overview

An opportunity exists to acquire the Property described above. 240 Duncan Mill Road is a 178,400 rentable square foot office building located in the Don Mills-Lesmill Business Park area on 2.87 acres. The building was built in 1972 and is eight (8) storeys tall, with a typical floor plate measuring 22,300 square feet. The building has been constructed using a reinforced concrete frame with a pre-cast concrete and glazed glass exterior. The site is complemented with 415 parking spaces, 204 located underground and 211 surface parking spaces (*the numbers above are approximations to be verified*).

The Proposal Trustee is conducting a sales process in accordance with the Sales and Solicitation Process approved by Court Order from the Ontario Superior Court of Justice dated November 3, 2017. The sale is on an "as-is", "where-is basis".

Sale Process

If you are interested in pursuing this opportunity, please contact the Proposal Trustee at the coordinates below to obtain a confidentiality agreement ("CA"). Parties who execute the CA will be given access to an online data room which provides information and documents regarding the Property and additional details regarding the bidding procedures.

The deadline for submission of offers is January 15, 2018 at 5:00 pm Eastern Standard Time

The Proposal Trustee will make available a form of asset purchase agreement to prospective purchasers who execute a CA. Bidders are to submit their offers in the form of this standardized agreement.

Contact Information:

Proposal Trustee	Crowe Soberman Inc.	
Attention	Graeme Hamilton	
	240duncanmill@crowesoberman.com	
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