



364 Water Street Downtown Peterborough



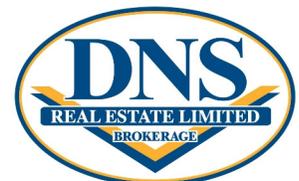
| <u>Suite</u> | <u>Square Footage</u> | <u>Lease Amount</u> | <u>TMI</u> |
|--------------|-----------------------|---------------------|------------|
| L100 | 760 | \$10.00/SF | \$13.85/SF |
| L102 | 301 | \$10.00/SF | \$13.85/SF |
| L103 | 1,076 | \$10.00/SF | \$13.85/SF |
| L105 | 1,255 | \$2,500/Month | Included |
| L106 | 836 | \$1,650/Month | Included |
| L107 | 834 | \$1,650/Month | Included |
| 101 | 651 | \$1,300/Month | Included |
| 103 | 183 | \$12.00/SF | \$13.85/SF |
| 104 | 336 | \$700/Month | Included |
| 2nd Floor | 8,085 | \$10.00/SF | \$13.85/SF |
| 201 & 202 | 4,000 | \$11.00/SF | \$13.85/SF |
| 5th Floor | 8,856 | \$12.00/SF | \$13.85/SF |

Prime downtown space in 6 floor Professional Office Building in the heart of downtown. Several spaces available with many uses under the current zoning. Features include two elevators, Cable, Fibre, wheel chair access. Excellent high traffic corner location close to major Financial Institutions, Public Parking and Transit, Shopping, Restaurants and Entertainment. Utilities Included.

- ◆ C-6 Zoning with many uses
- ◆ Close to Public Parking
- ◆ Wheelchair Accessible
- ◆ Secured Building
- ◆ Monitored Alarm System
- ◆ 2 Elevators
- ◆ Public Washrooms
- ◆ Ventilation System
- ◆ Central Air Conditioning
- ◆ Natural Gas Heating, Heat Pump

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207 Simcoe Street
Peterborough ON K9H 2H6
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364 Water Street Downtown Peterborough



Unit
L103

| | Square Feet | Rate | Yearly | Monthly |
|-----------------|-------------|---------|-------------|------------|
| Base Rent | 1,076 | \$10.00 | \$10,760.00 | \$896.67 |
| Additional Rent | 1,076 | \$13.85 | \$14,902.60 | \$1,241.88 |
| Total | 1,076 | \$23.85 | \$25,662.60 | \$2,138.55 |

$\$2,138.55 + \$278.01 \text{ (HST)} = \$2,416.56$

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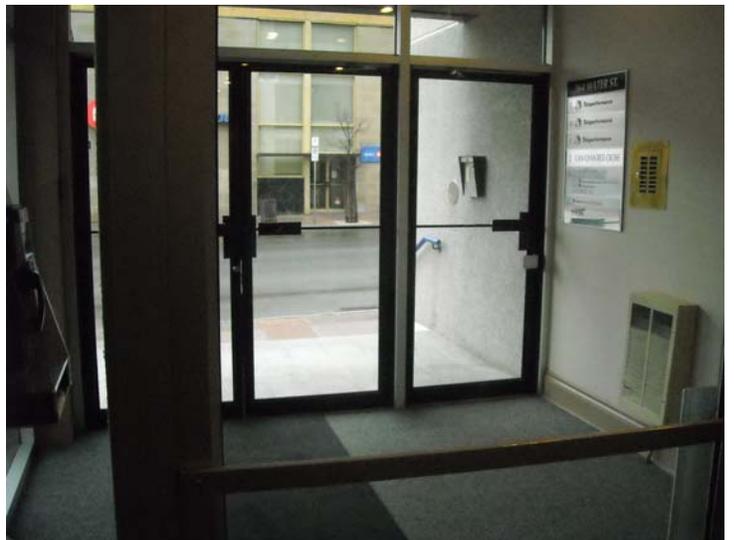
Lobby Area

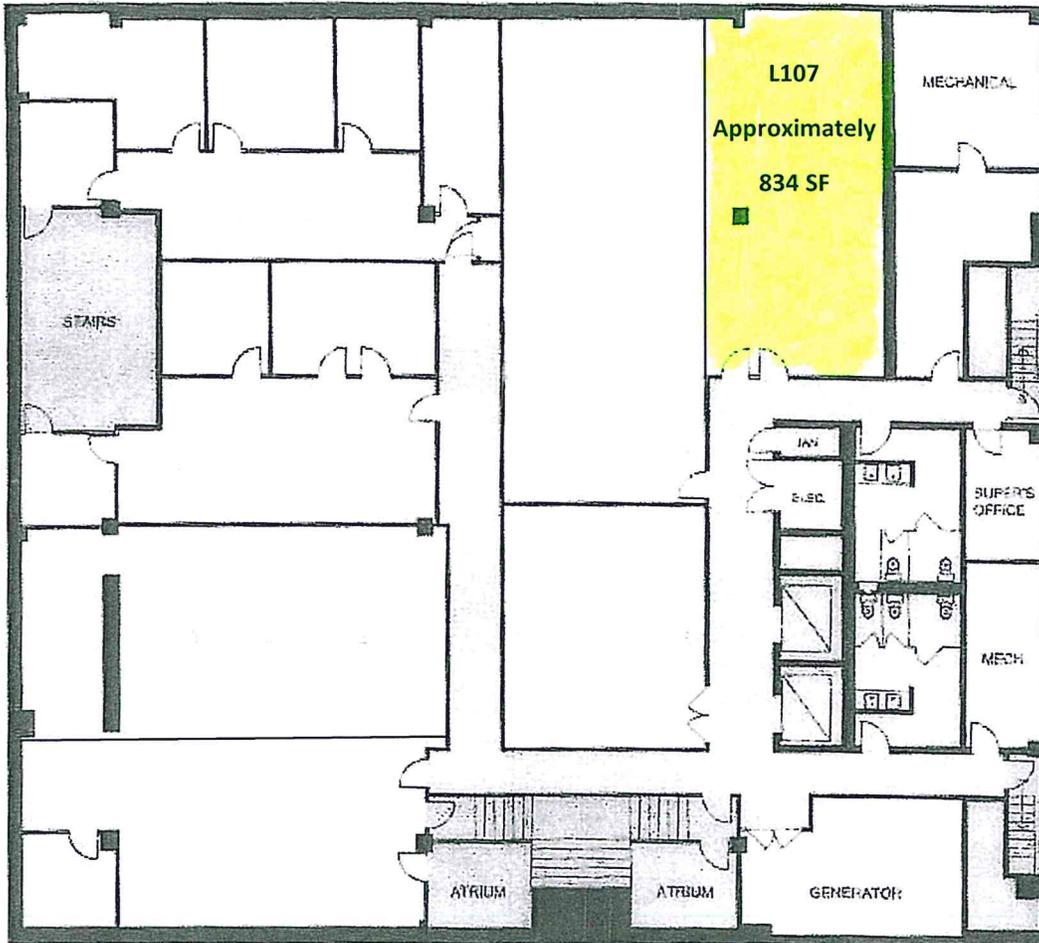


2 Elevators



Lower Level





NOTE

This building has not been site verified by Space Database Inc. Drawings and areas were derived from files by third party. Please report any drawing discrepancies or errors to a Space Database client service representative directly. Toronto 416-516-8820 Ext. 233 Toll Free 877-516-8920 Ext. 235 Fax 416-516-0316 Email support@spacedatabase.com

-  USABLE AREA
-  VERTICAL PENETRATIONS
-  BUILDING COMMON AREA
-  FLOOR COMMON AREA

0 5 10 20 FT.

AREA SUMMARY

| SUITE No | USABLE AREA | RENTABLE AREA |
|--------------|-------------------|-------------------|
| L100 | 1,257 S.F. | 1,594 S.F. |
| L101 | 237 S.F. | 301 S.F. |
| L102 | 443 S.F. | 562 S.F. |
| L103 | 1,507 S.F. | 1,912 S.F. |
| L104 | 780 S.F. | 989 S.F. |
| L105 | 989 S.F. | 1,255 S.F. |
| TOTAL | 5,213 S.F. | 6,613 S.F. |

R/U RATIO = 1.26872

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA / ANSI Z65.1 1996



364 Water Street
Peterborough, Ontario
Lower Level - Area Summary

SECTION 18

COMMERCIAL DISTRICT 6 (C.6)

PERMITTED USES

18.1 No person shall within any C.6 District use any land or erect, alter or use any building or part thereof for any purpose other than:

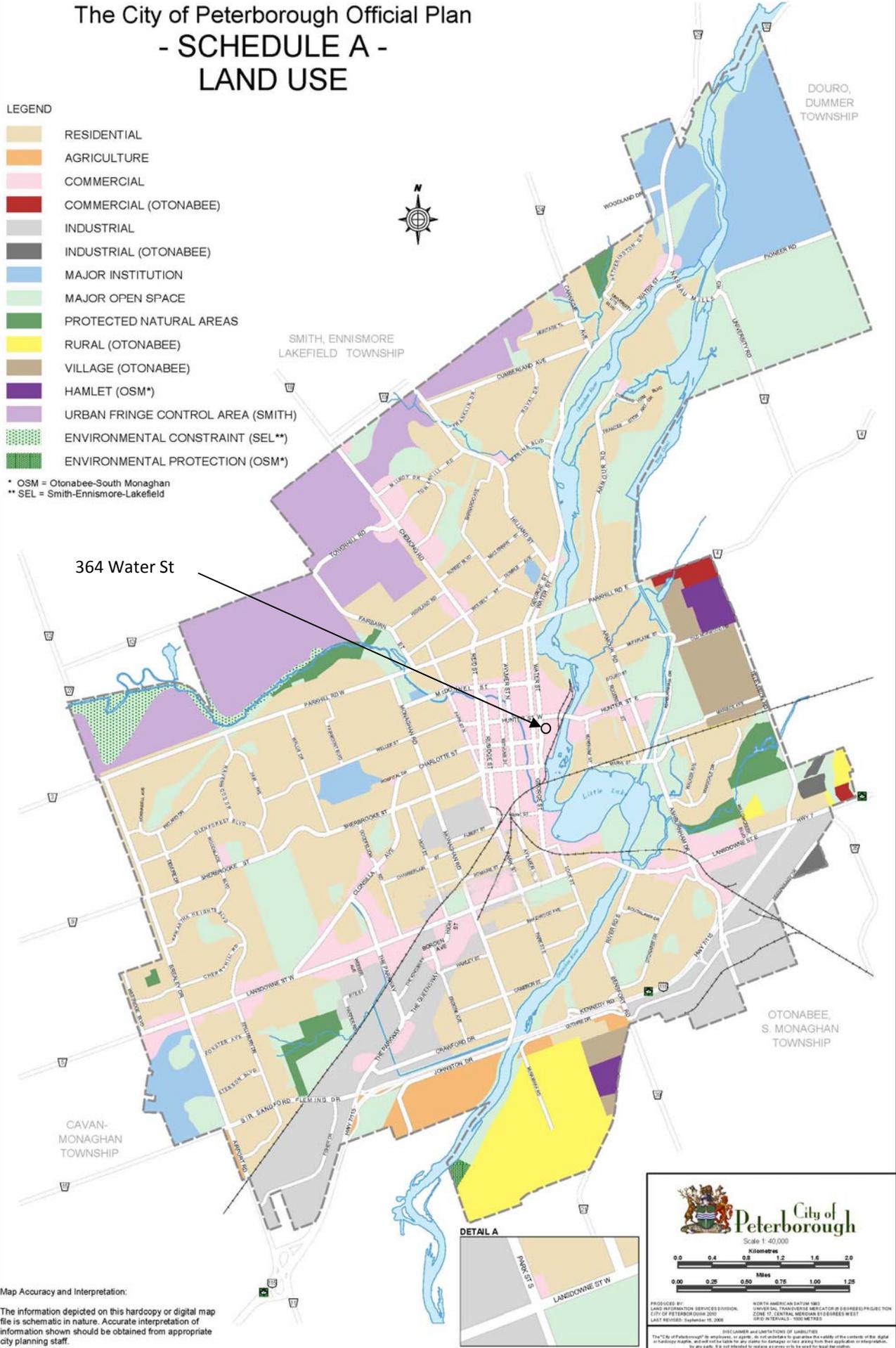
- (a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1 (a) and 16.1 (l)
- (b) a rental establishment
- (c) a repair shop but not including a purpose set forth in Section 16.1 (n) and 16.1 (o)
- (d) a bank, financial institution or loan company
- (e) an office excluding a veterinary office
- (f) a clinic
- (g) a barber shop or beauty shop
- (h) a dry cleaning establishment - Class 2
- (i) a studio or craft workshop
- (j) a trade school
- (k) an art school, music school, dance school or fine arts school
- (l) a school
- (m) a library, museum or art gallery
- (n) a restaurant
- (o) a place of entertainment
- (p) a place of assembly
- (q) a gymnasium or health club
- (r) a club house or lodge hall
- (s) a church
- (t) a hotel
- (u) a taxi stand
- (v) a post office or sub-post office
- (w) a dressmaker or tailor shop
- (x) a parking lot or parking garage
- (y) a funeral parlour
- (z) a police station, jail or fire hall
- (aa) a hospital
- (ab) a nursing home (By-law 1986-163)
- (ac) a day nursery
- (ad) a boarding house
- (ae) a printing shop or publishing house
- (af) a transportation terminal
- (ag) a communication terminal
- (ah) a dwelling unit
- (ai) a place of amusement
- (aj) a home for the aged (By-law 1986-163)

The City of Peterborough Official Plan - SCHEDULE A - LAND USE

LEGEND

- RESIDENTIAL
- AGRICULTURE
- COMMERCIAL
- COMMERCIAL (OTONABEE)
- INDUSTRIAL
- INDUSTRIAL (OTONABEE)
- MAJOR INSTITUTION
- MAJOR OPEN SPACE
- PROTECTED NATURAL AREAS
- RURAL (OTONABEE)
- VILLAGE (OTONABEE)
- HAMLET (OSM*)
- URBAN FRINGE CONTROL AREA (SMITH)
- ENVIRONMENTAL CONSTRAINT (SEL**)
- ENVIRONMENTAL PROTECTION (OSM*)

* OSM = Otonabee-South Monaghan
** SEL = Smith-Ennismore-Lakefield



364 Water St



Map Accuracy and Interpretation:

The information depicted on this hardcopy or digital map file is schematic in nature. Accurate interpretation of information shown should be obtained from appropriate city planning staff.



City of Peterborough

Scale 1:40,000

0.0 0.4 0.8 1.2 1.6 2.0

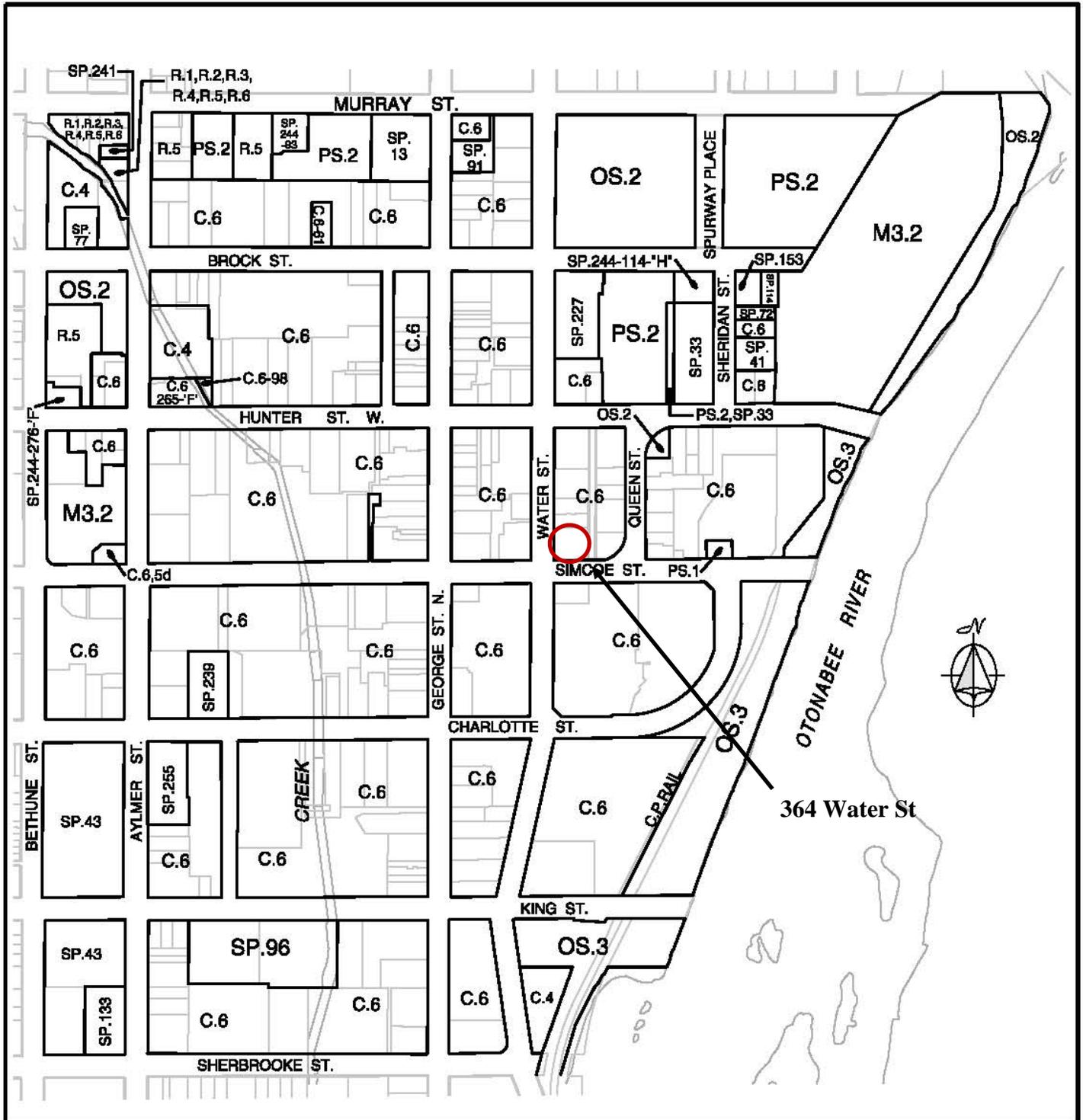
Kilometres

0.00 0.25 0.50 0.75 1.00 1.25

Miles

PRODUCED BY: LAND INFORMATION SERVICES DIVISION, CITY OF PETERBOROUGH 2002
 LAST REVISED: September 19, 2006
 NORTH AMERICAN DATUM 1983
 UTM ZONE 18N, TRANSVERSE MERCATOR (B) DISTURBED PROJECTION
 ZONE 17, CENTRAL MERIDIAN 81° 00' 00" WEST
 GRID IN TERMS OF 1000 METRES

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Details

(This area is currently blank in the provided image)



City of Peterborough
METRES



FEET



The City of Peterborough,
Planning and Development Services.

Map No. 12d

This map is current to January 31, 2014

MAP ACCURACY AND INTERPRETATION

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