

# overview

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RBC Capital Markets Realty Inc. (“RBC”) has been retained on an exclusive basis by Toronto Economic Development Corporation to arrange the sale of its 100% freehold interest in Corus Quay (the “Property”).

Located in downtown Toronto at 25 Dockside Drive, the Property is a 484,477 square foot, state of the art office building and broadcast facility, the majority of which is leased to Corus Entertainment Inc. (“Corus”) until December 31 2029. The Property was completed in 2009 and the Corus lease commenced on January 1, 2010.

The Property offers an exceptional opportunity for an investor to acquire a new, LEED® Gold candidate office building in a prime, downtown Toronto, location with an investment grade tenant.

**RBC Capital Markets Realty Inc., broker**

Eli Fleischmann, broker of record (416) 842-8917 eli.fleischmann@rbccm.com  
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# investment highlights

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- **Investment Grade Tenant** – Corus, one of Canada’s most successful integrated media/entertainment companies, has an investment grade credit rating of BBB by DBRS.
- **Long Term Lease with Significant Rental Escalations** – The Corus lease has a remaining term of 18 years providing for exceptional stability and growth through contractual rent escalations that average 2.9% per annum throughout the term of the lease.
- **State of the Art Building** – The Property is a state-of-the-art office, media production, broadcast and distribution facility, that was completed in 2009 to LEED® Gold standards.
- **Excellent Location** – The Property has an iconic location in downtown Toronto’s fast growing waterfront area.
- **Tight Downtown Leasing Market** – The downtown leasing market is among the tightest in the GTA and is poised for strong rental growth going forward.
- **Attractive Tax Incentives** – The Property was developed with an Imagination, Manufacturing, Innovation, Technology Grant from the city of Toronto, providing valuable additional cash flow.

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# offering process

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Upon execution of the Confidentiality Agreement, interested parties will receive a Confidential Information Memorandum, which includes detailed property, market and financial information.

Binding offers are to be submitted on Tuesday, July 26, 2011.

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