

TYPE	SUITE	STARTING FLR.*	SQ. FT.*	EXPOSURE*	PRICE FROM*
1B+D	B828	2 nd Floor	828	S	\$746,200
2B	C850	2 nd Floor	850	S	\$762,300
2B	C885	2 nd Floor	885	NW	\$779,800
1B+D	B828	3 rd Floor	828	S	\$747,200
2B	C850	3 rd Floor	850	SW	\$763,600
2B	C885	3 rd Floor	885	NW	\$780,800
1B+D	B733	3 rd Floor	733	S or N	\$664,632
2B	C850	4 th Floor	850	SW	\$764,600
2B	C904	4 th Floor	904	SE	\$766,880
2B	C904	5 th Floor	904	SE	\$767,880
2B	C890	7 th Floor	890	NE	\$789,200
1B	A687	8 th Floor	687	S	\$652,780
2B	C863	8 th Floor	863	N	\$766,440

CHEQUES PAYABLE TO: SCHNEIDER RUGGIERO LLP, IN TRUST

- MAINTENANCE FEES: Estimated at \$0.54/per Sq Ft
- ANNUAL PROPERTY TAX RATE: Approximately: 1.09%
- OCCUPANCY: First tentative occupancy date is projected Fall 2024
- PARKING & LOCKER: Locker Included. Parking is \$45,000**
- DEPOSIT STRUCTURE: \$5,000 on Signing, Balance to 5% due in 30 days of signing, 5% due in 90 days of signing, 2.5% due in 240 days of signing, 2.5% due in 365 days of signing, 5% due on occupancy
- INCENTIVES: Capped Development Fees, Assignment Clause \$5,000 Preferred Deposit Structure, Free Locker (\$5,000 Value), Free Nest Thermostat and Google Home smart speaker on closing (Combined \$550 Retail Value)



SALES REPRESENTATIVES
Ketan (Kevin) Patel – HomeLife Miracle Realty

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