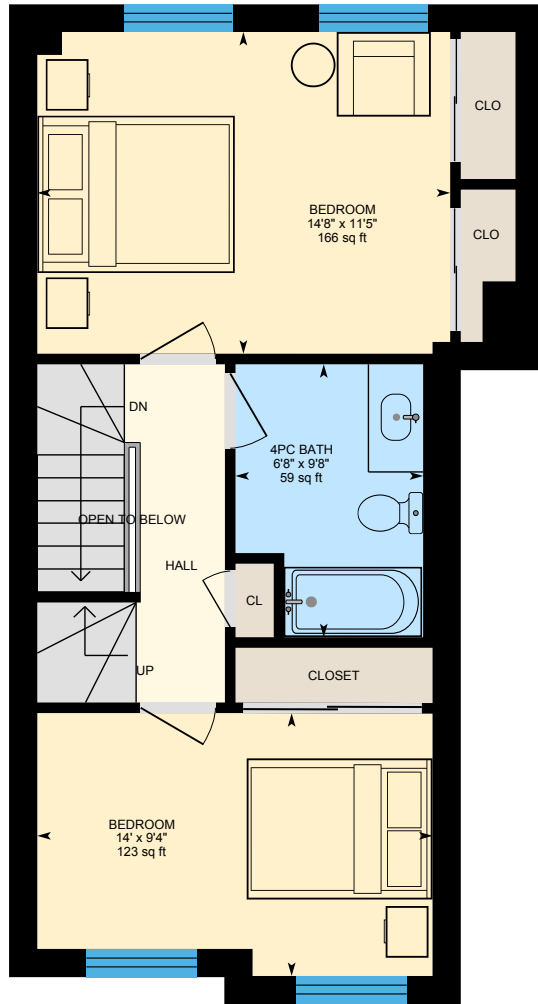
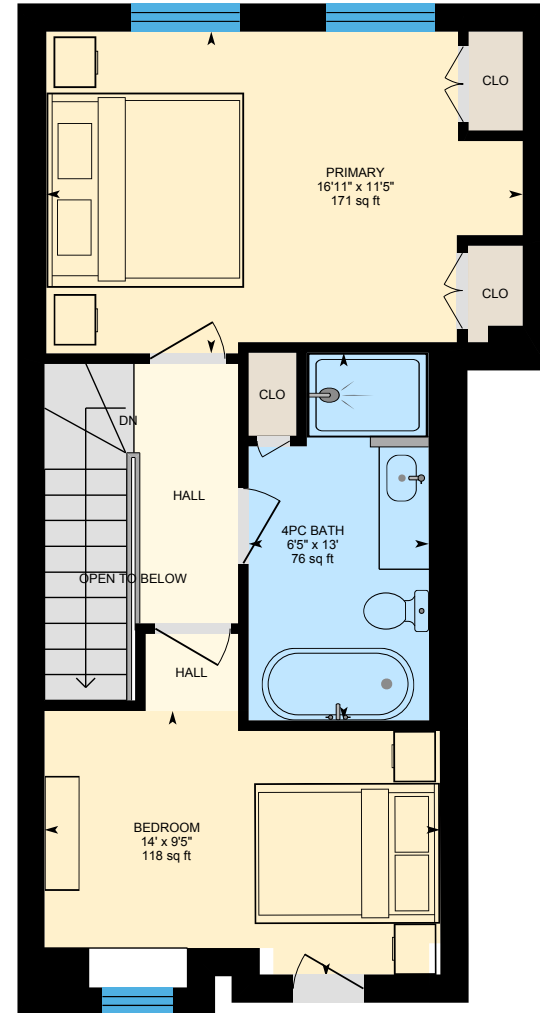


213 First Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 1759.03 sq ft



2nd Floor
Exterior Area 588.93 sq ft



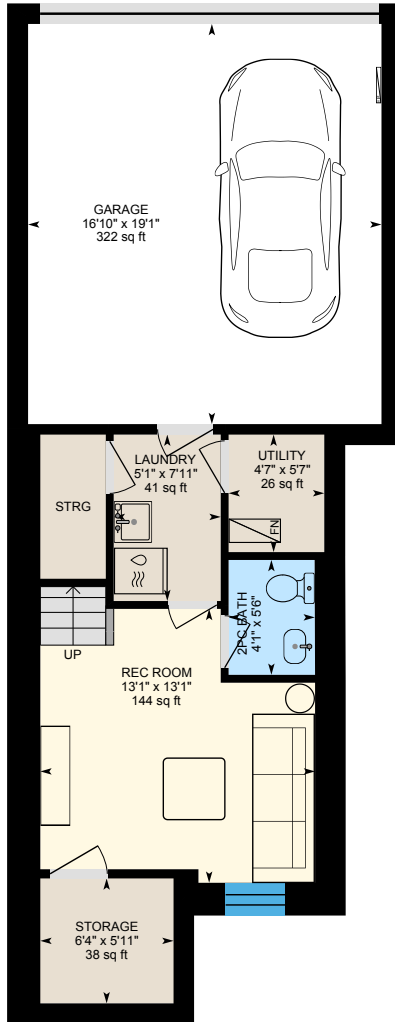
3rd Floor
Exterior Area 587.96 sq ft



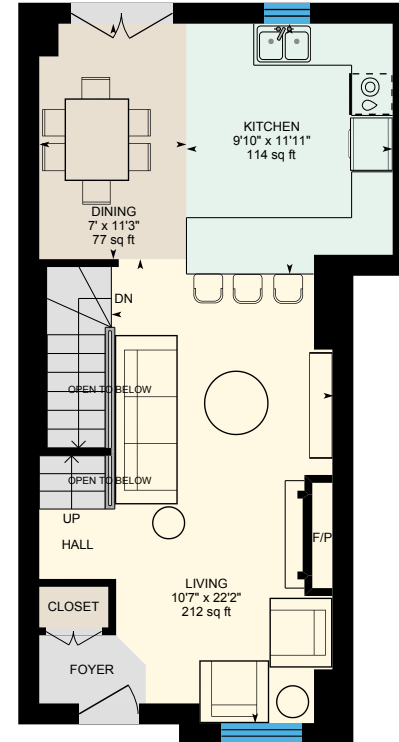
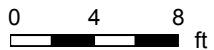
0 3 6
ft

213 First Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 1759.03 sq ft



Basement (Below Grade)
Exterior Area 396.33 sq ft



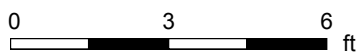
Main Floor
Exterior Area 582.15 sq ft



PREPARED: 2025/06/07

213 First Ave, Toronto, ON

2nd Floor Exterior Area 588.93 sq ft
Interior Area 485.33 sq ft
Excluded Area 1.17 sq ft



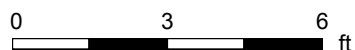
PREPARED: 2025/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

213 First Ave, Toronto, ON

3rd Floor Exterior Area 587.96 sq ft
Interior Area 484.32 sq ft
Excluded Area 1.96 sq ft

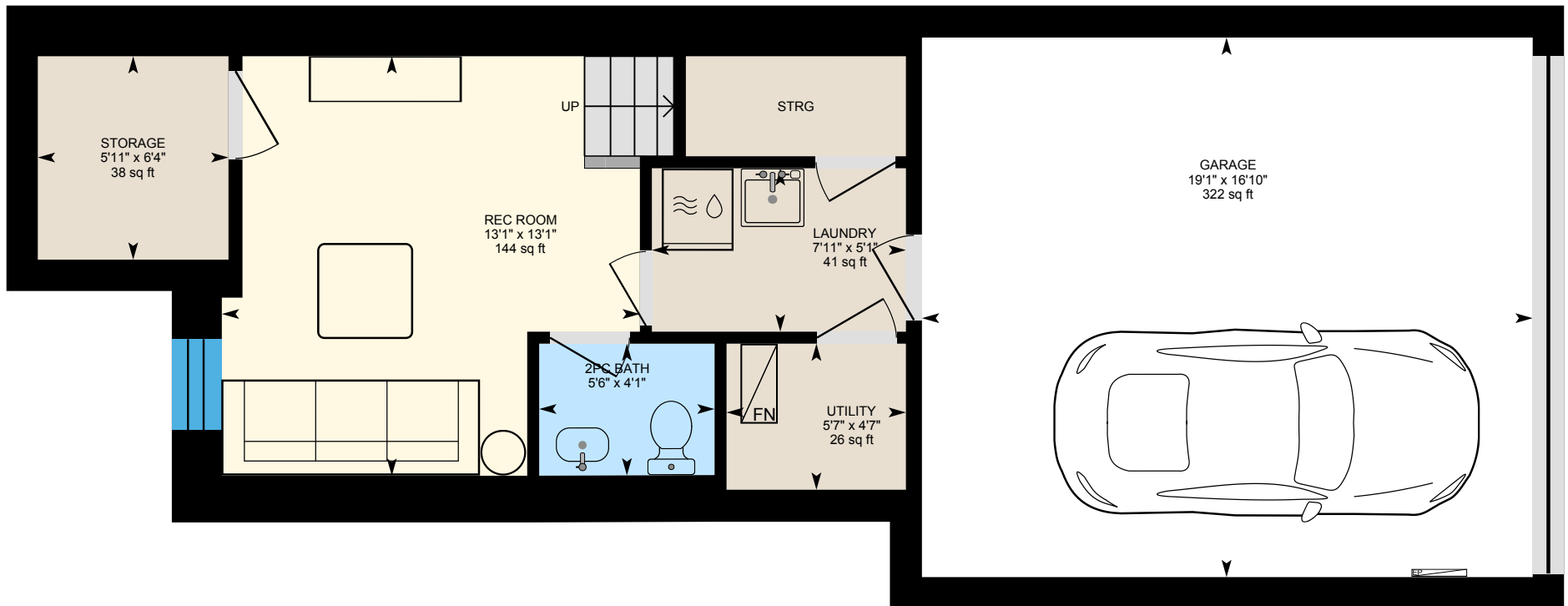


PREPARED: 2025/06/07



213 First Ave, Toronto, ON

Basement (Below Grade) Exterior Area 396.33 sq ft
Interior Area 319.61 sq ft
Excluded Area 380.44 sq ft



0 4 8 ft

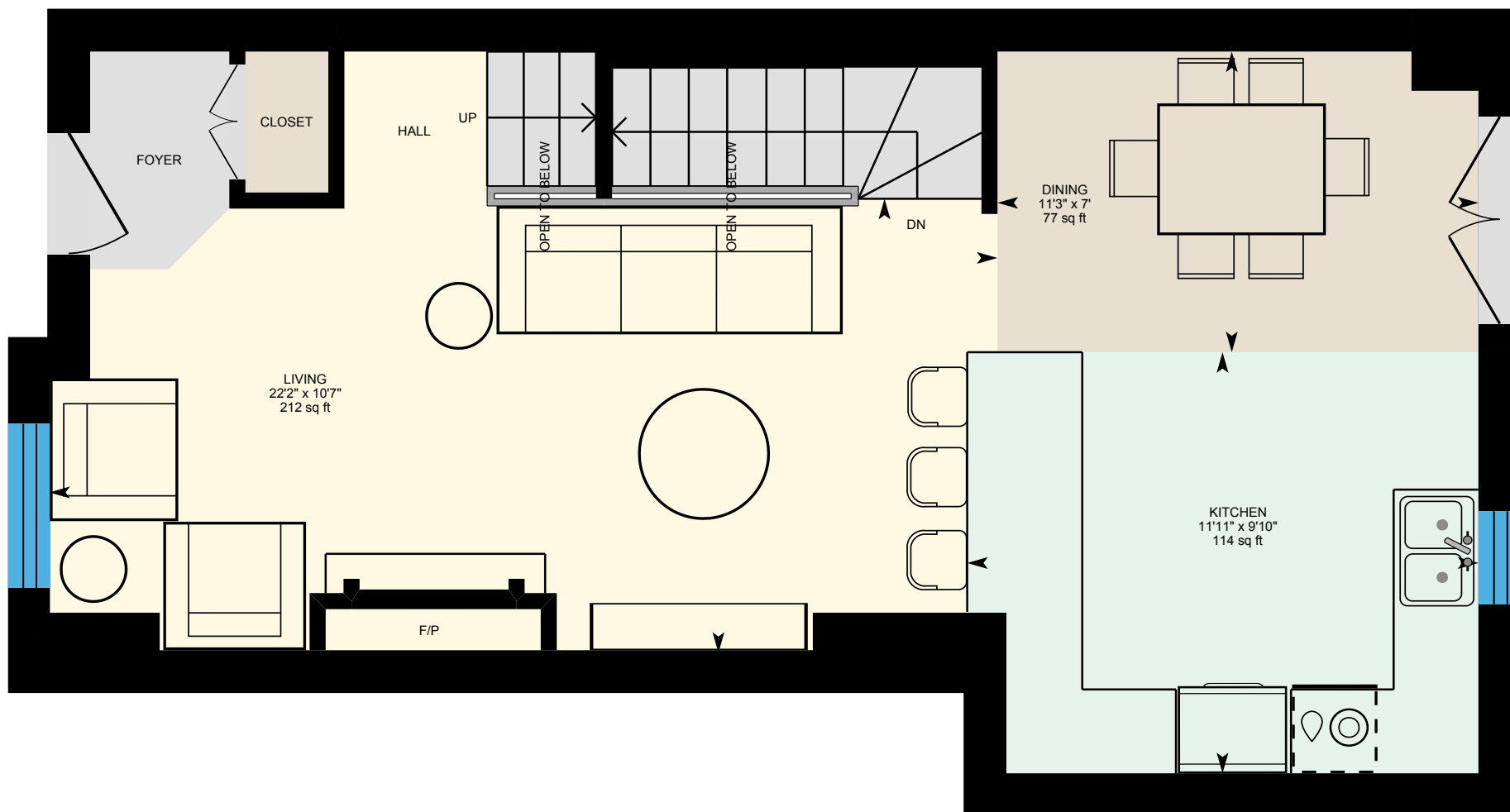
PREPARED: 2025/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

213 First Ave, Toronto, ON

Main Floor Exterior Area 582.15 sq ft
Interior Area 478.72 sq ft
Excluded Area 1.06 sq ft



0 3 6 ft

PREPARED: 2025/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.