

SE  
MG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P



presents:

273  
King



# 273 KING STREET

## RETAIL FOR LEASE

<u>Rent</u>	1,911 SF	\$65.00 psf	\$10,351.25 / month
<u>NNN</u>		\$11.69 psf	<u>\$ 1,861.63 / month</u>
			\$12,212.88 / month

- ▲ Great Corner Location at King Street & Wentworth Street
- ▲ Large Signage Opportunities with both a West and South Exposure
- ▲ Excellent Location in the Heart of the King Street Shopping District

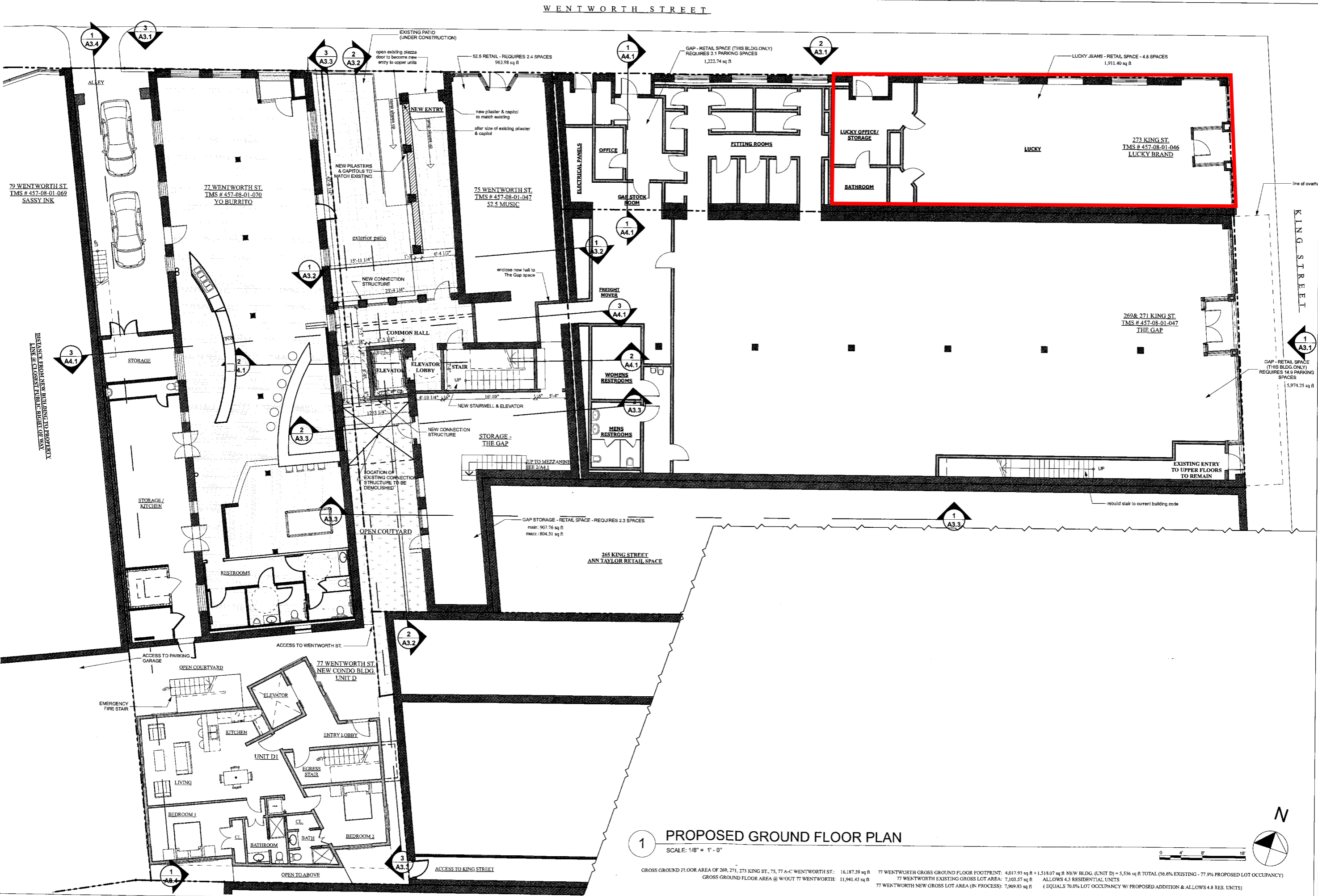
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**1 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

GROSS GROUND FLOOR AREA OF 269, 271, 273 KING ST., 75, 77 A-C WENTWORTH ST.: 16,187.39 sq ft  
 77 WENTWORTH GROSS GROUND FLOOR FOOTPRINT: 4,017.93 sq ft + 1,518.07 sq ft NEW BLDG. (UNIT D) = 5,536 sq ft TOTAL (56.6% EXISTING - 77.9% PROPOSED LOT OCCUPANCY)  
 GROSS GROUND FLOOR AREA @ W/O UT 77 WENTWORTH: 11,941.43 sq ft  
 77 WENTWORTH EXISTING GROSS LOT AREA: 7,103.57 sq ft  
 77 WENTWORTH NEW GROSS LOT AREA (IN PROCESS): 7,909.83 sq ft  
 TOTAL (66.6% EXISTING - 77.9% PROPOSED LOT OCCUPANCY)  
 ALLOWS 4.3 RESIDENTIAL UNITS  
 (EQUALS 70.0% LOT OCCUPANCY W/ PROPOSED ADDITION & ALLOWS 4.8 RES. UNITS)

**NEIL STEVENSON**  
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**Proposed Ground Floor Plan**

**King & Wentworth St. Redevelopment**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUBMITTAL	DATE
ZONING SET	11/01/05
CONCEPTUAL P.A.R. SET	11/14/05
ZONING SET - 77 WENTWORTH ONLY	11/21/05

DRAWING DATE	SHEET NO.
12/13/2005	A2.1