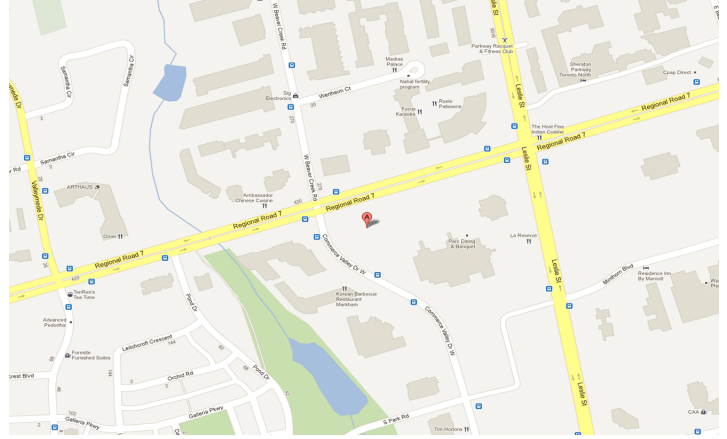


Office DEMOGRAPHICS



DEMOGRAPHICS

	TRADE AREA				
	3K		5K		
Population Profile	%base		%base		
Population:	49,347		158,945		
Male Population:	24,149	49%	76,659	48%	
Female Population:	25,198	51%	82,287	52%	
Estimated Households:	15,180		51,862		
Age Groups:					
0 to 24 Years	15,505	31%	48,865	31%	
25 to 43 Years	6,084	12%	18,215	11%	
35 to 43 Years	6,861	14%	23,762	15%	
45 to 54 Years	9,009	18%	27,715	17%	
55 to 64 Years	7,046	14%	20,344	13%	
65 to 74 Years	7%	5%		6%	
75 Years and Over	3%	4%	4%	5%	
Age Profile					
Average Age	39.0		39.6		
Median Age	40.1		40.7		
Ethnicity					
2006 Ethnic Group: (Top Five Single Responses)	1.	Chinese	62%	Chinese	60%
	2.	South Asian	12%	South Asian	13%
	3.	West Asian	9%	West Asian	10%
	4.	Korean	6%	Korean	6%
	5.	Filipino	3%	Black	4%
Income Profile					
Average Household Income:	\$106,288		\$101,400		
Average Household Value	\$482,630		\$468,798		
Average Rents	\$1,027		\$1,010		

LOCATION:

**220 Commerce Valley Dr.
Markham**

West of Leslie St. South of Highway 7



FOR MORE INFORMATION, PLEASE CONTACT:

Gabrielle Mair
Director of Leasing

905.669.9714
gmair@metrusproperties.com