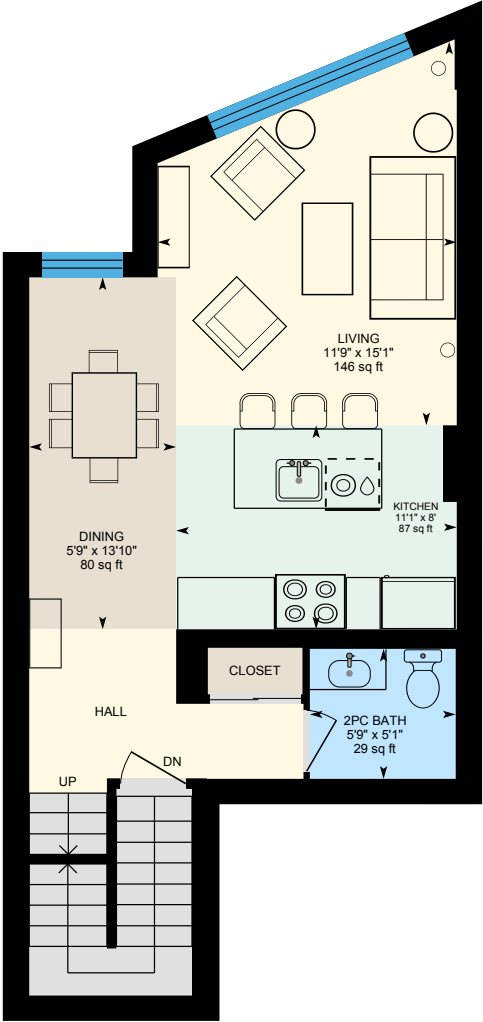
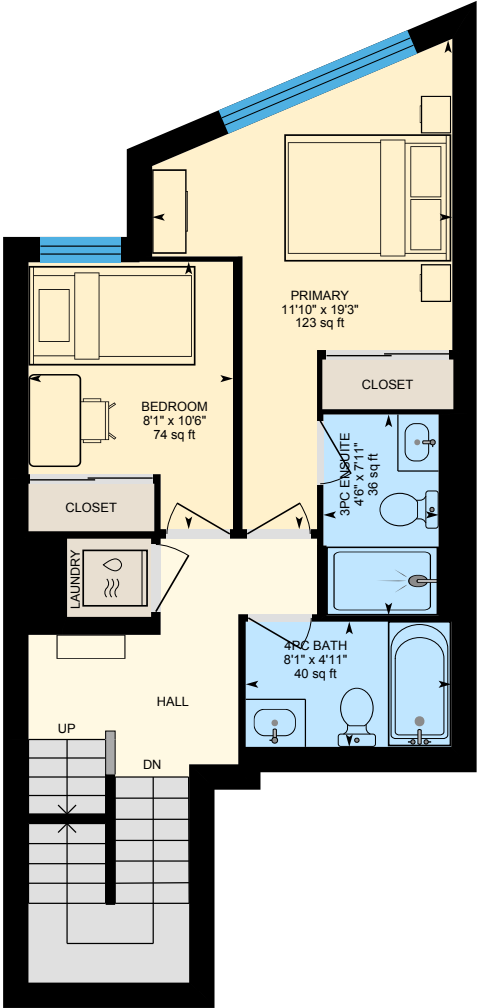
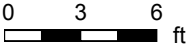


35-35 Birchcliff Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 1419.38 sq ft



Main Floor
Exterior Area 575.93 sq ft



2nd Floor
Exterior Area 555.73 sq ft



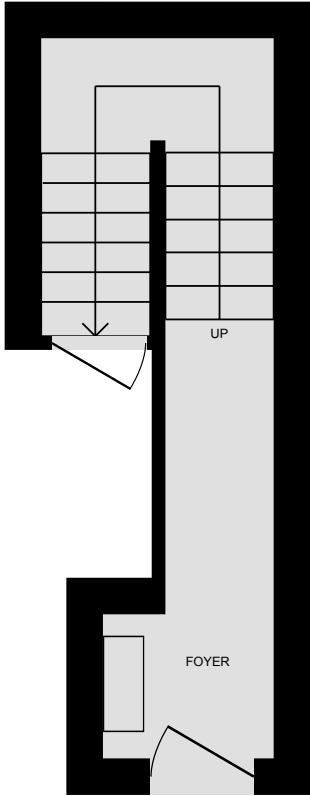
PREPARED: 2025/11/28

35-35 Birchcliff Ave, Toronto, ON

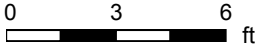
Main Building: Total Exterior Area Above Grade 1419.38 sq ft



3rd Floor
Exterior Area 136.20 sq ft



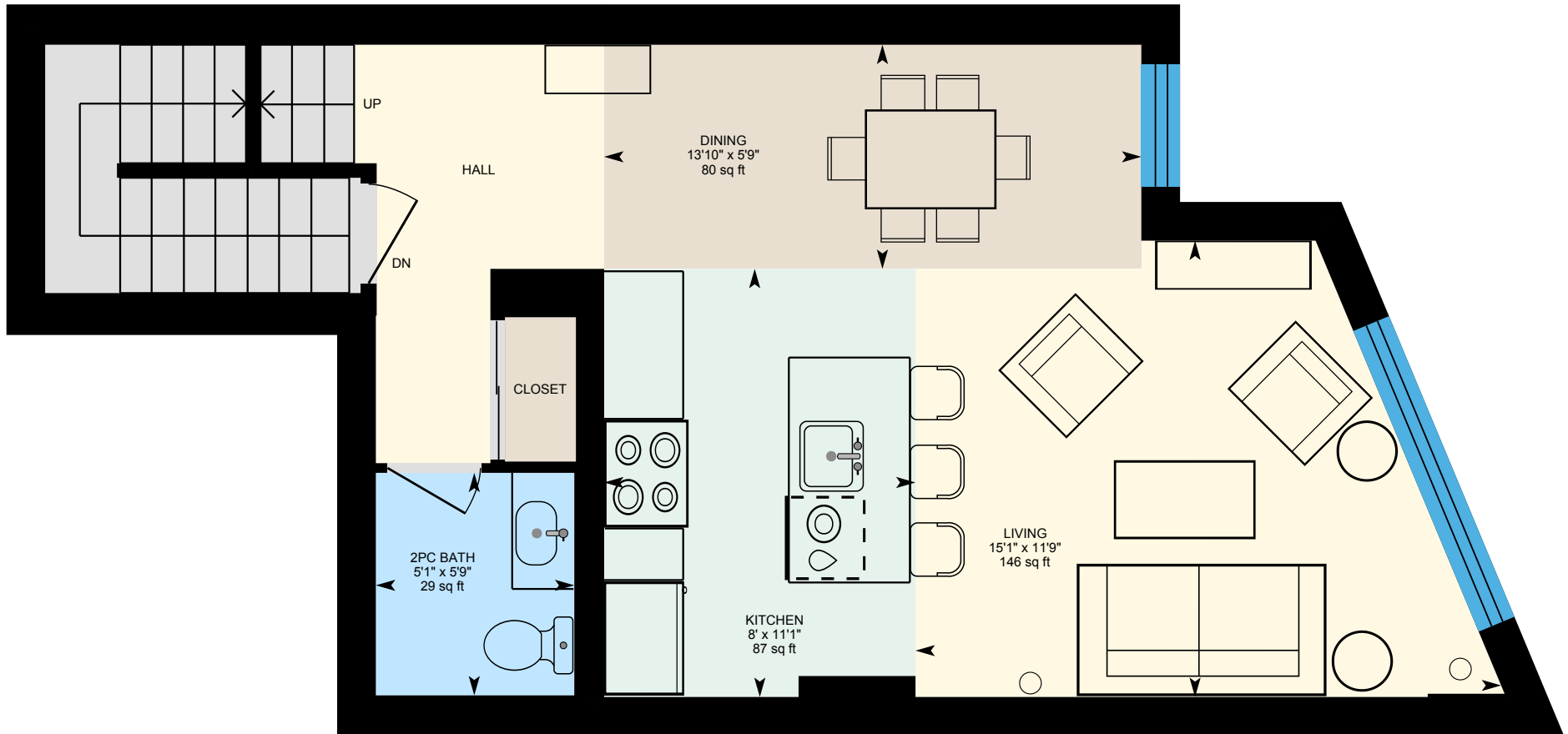
Entrance
Exterior Area 151.52 sq ft



PREPARED: 2025/11/28

35-35 Birchcliff Ave, Toronto, ON

Main Floor Exterior Area 575.93 sq ft
Interior Area 468.17 sq ft



0 3 6 ft

PREPARED: 2025/11/28

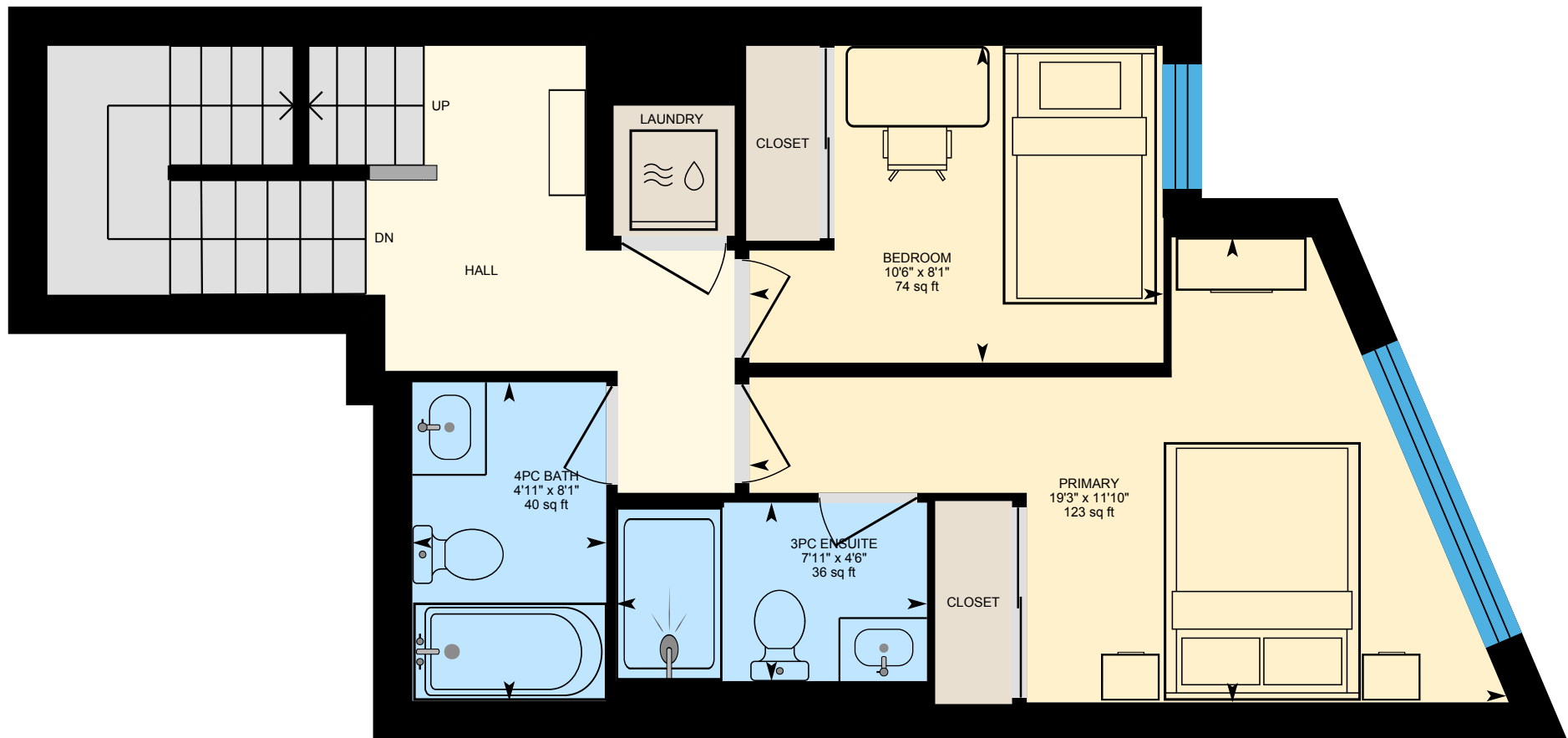


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

35-35 Birchcliff Ave, Toronto, ON

2nd Floor Exterior Area 555.73 sq ft
Interior Area 449.57 sq ft



0 3 6 ft

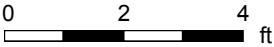
PREPARED: 2025/11/28



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.

35-35 Birchcliff Ave, Toronto, ON

3rd Floor Exterior Area 136.20 sq ft
Interior Area 91.74 sq ft

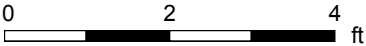
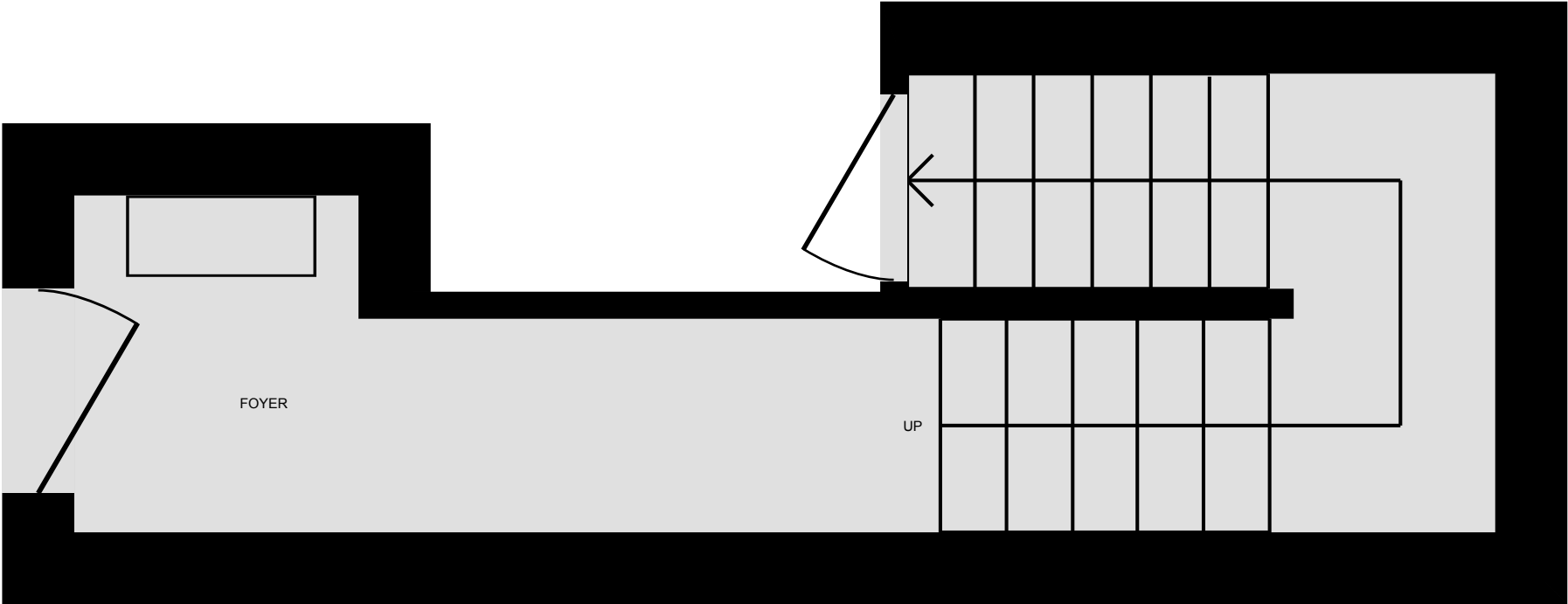


PREPARED: 2025/11/28



35-35 Birchcliff Ave, Toronto, ON

Entrance Exterior Area 151.52 sq ft
Interior Area 92.67 sq ft



PREPARED: 2025/11/28

