



Leasing Opportunities

Richmond Hill • Prime Location • Restaurant Units



LANE
REAL ESTATE

**Broker
Preview**

You and your clients are cordially invited to a

Special Preview of Fusion Parc

- Tuesday, April 3rd, 2007
- 11am to 3pm
- Dun Huang Chinese Cuisine (敦煌酒樓)
Times Square (時代廣場),
550 Hwy 7 East, Richmond Hill

Developed by



PEAK GARDEN



* Illustrations are artist's concept and not to scale. Prices, plans, dimensions, specifications, façade and usage are subject to change without notice. E. & O. E.



FUSION PARC

<u>Unit No.</u>	<u>Permitted Use</u>	<u>Gross Area</u> (sq. ft.)	<u>Store Front</u>	<u>Leasing Price</u> (sq. ft.)
1	Comm. Retail	588	20 ft.	30
2 *	Restaurant	440		38
3 *	Restaurant	1278	24 ft.	38
4	Restaurant	1339	24 ft.	38
5	Restaurant	1336	24 ft.	38
6	Restaurant	1511	27 ft.	38
7	Restaurant	1511	27 ft.	38
8	Restaurant	1342	24 ft.	38
9	Restaurant	1342	24 ft.	38
10	Restaurant	1062	19 ft.	38
11 *	Restaurant	1060	19 ft.	38
12 *	Restaurant	914		38
13	Comm. Retail	797	17 ft.	30
14	Comm. Retail	862	17 ft.	30
15	Comm. Retail	948	16 ft.	30

*** Note:**

Unit 2 & 3 must lease together

Unit 11 & 12 must lease together

Ceiling height 18 ft. clear

All prices are subject to change without notices E. & O. E.

April 3, 2007



Featuring an attractive stucco façade, with 24 feet ceiling height, eye-catching attractive lighting and an inviting walkway, Fusion Parc is well-planned with a detailed architectural design that will make it a prestigious addition to the neighbourhood.

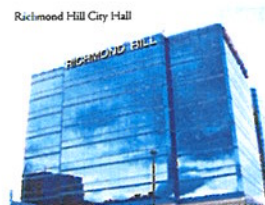
DPOWER

REAL ESTATE LTD. BROKERAGE

A Distinctive Architectural Design



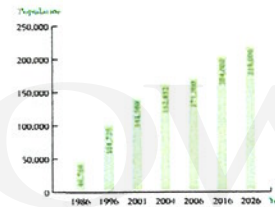
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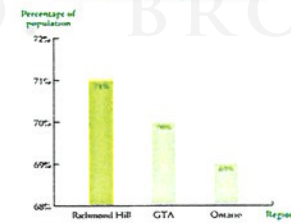
- LEGENDS**
- THE LUNCH EXPRESS - FREE BUS SERVICE
 - Future Road
 - Hotel
 - Commercial Building
 - Commercial Plaza
 - Commercial Area
 - Grass & River Area
 - Residential Area

AN EXCEPTIONAL POPULATION AND INCOME GROWTH COMMUNITY

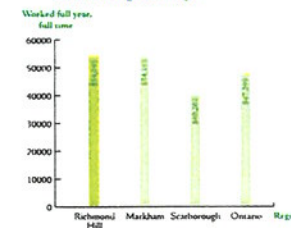
Population Growth Projections for Richmond Hill*



Labour Force Participation Rates†



2000 Average earnings‡



* Source: 2005 Municipal Economic Profile in Richmond Hill
 † Source: 2001 Census of Population - Statistics Canada

In the heart
commercial distr.

Located just north of Toronto, Richmond Hill is a vibrant, youthful with an highly educated and affluent population and a skilled labor. Culturally diverse, it is home to ethnic groups ranging from Chinese Italian... and all with discretionary income and a tendency to dine frequently. With its prime location at Leslie Street and East Pear

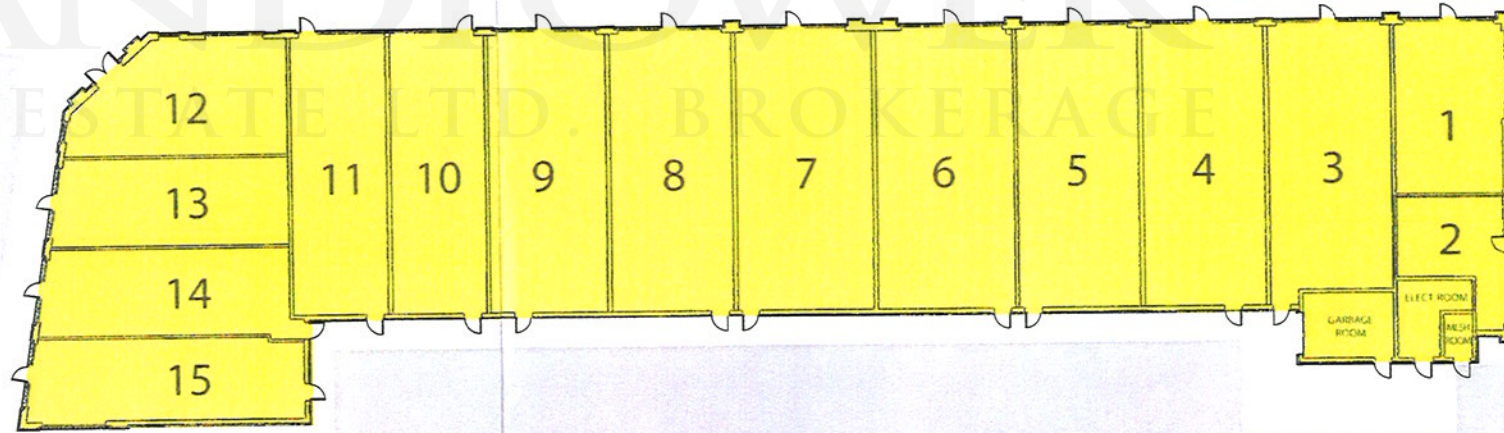


just north of Highway 7, Fusion Parc is close to Richmond Hill's commercial businesses and offices, its residential neighbourhoods, malls and hotels. VIVA and YRT public transit are both nearby, a easy access to Highway 404 and 407

Floor Plan



Tailored to Suit
Your Tastes



Fusion Parc is comprised of restaurant units ranging from 985 sq.ft. to 1,341 sq.ft. and commercial units from 844 sq.ft. to 1,364 sq.ft., providing Fusion Parc tenants with prime space in a high traffic location and at a manageable overhead cost.

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HOLIDAY INN EXPRESS

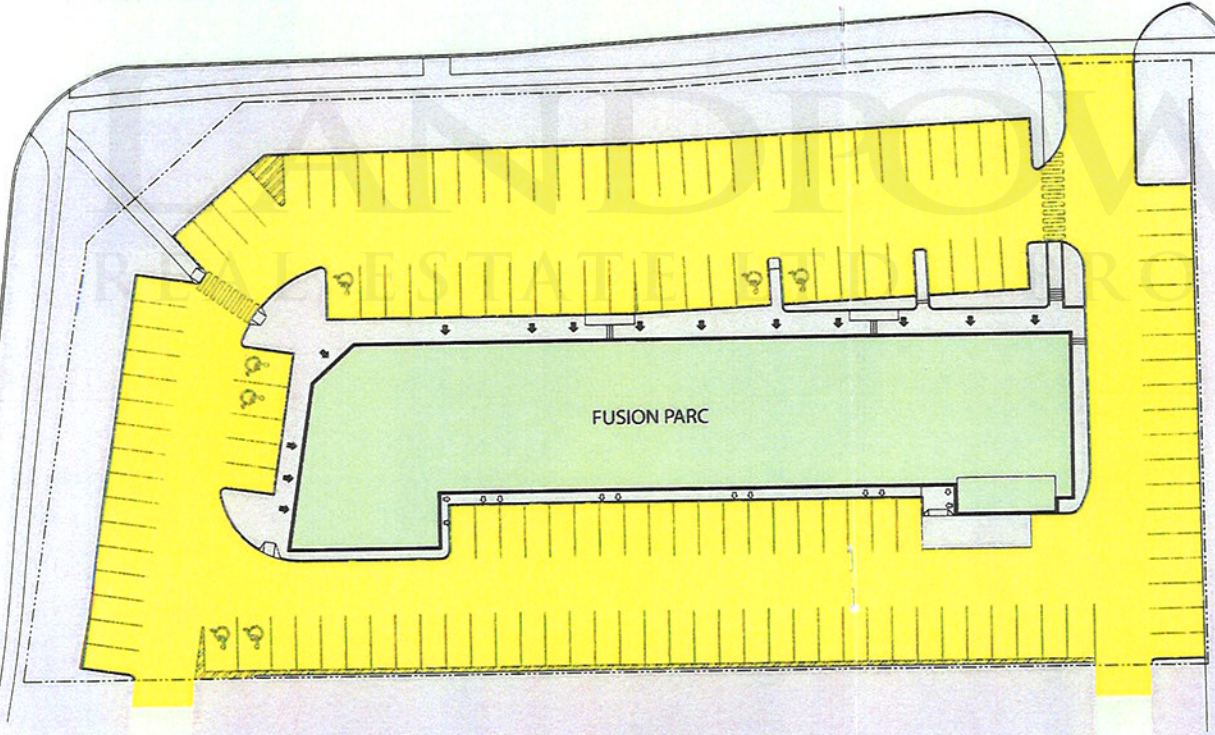
EAST PEARCE STREET

Site Plan

*A Strategic Location
with plenty of parking*



LESLIE STREET



FUSION PARC

EXISTING BANQUET HALL



With good visibility and easy access off Leslie Street, Fusion Parc will be a popular and profitable location for restaurateurs and retailers. over 150 parking spaces to serve their customers.

Plan and elevations are approximate and subject to change without notice. E. 2019