

Commercial Realty Watch

January 2011

For All Media/Public
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For All TREB Member
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Commercial Leased Transactions Up In January

February 4, 2011 — GTA Commercial REALTORS® reported 786,161 square feet of leased space through the TorontoMLS® system in January 2011. This represented a 19 per cent increase over the 660,815 leased square feet recorded in January of 2010.

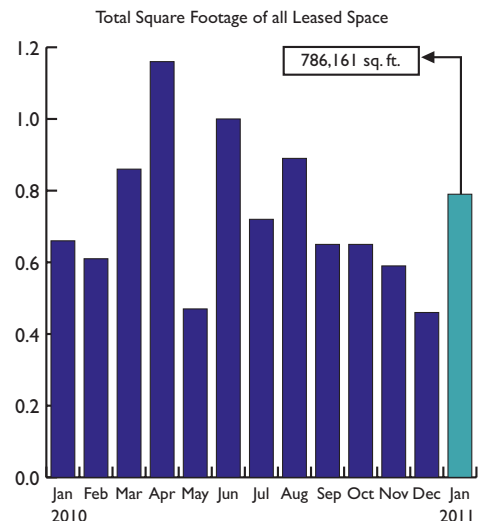
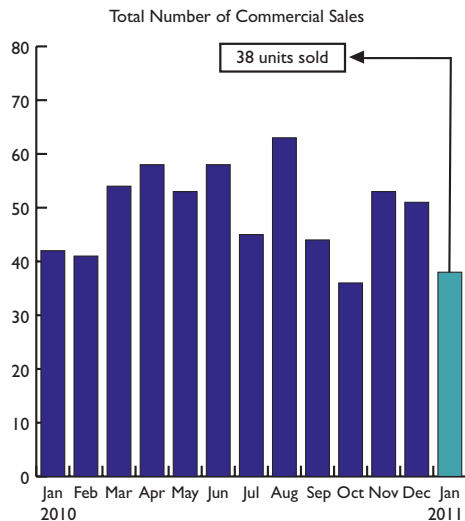
“The commercial real estate market continued to improve in January. The demand for commercial space has been based on continued economic growth, improving labour market conditions and increased business investment,” said Toronto Real Estate Board Commercial Division Chair Larry Purchase.

By category, GTA Commercial REALTORS® leased 739,825 square feet of industrial space, up 31 per cent compared to the 563,427 square feet leased in January 2010. In addition, 17,107 square feet of commercial space was leased, a 69 per cent decline from the January 2010 figure of 54,404 square feet. Finally, 29,229 square feet of office space was leased – down 32 per cent from the 42,984 square feet recorded during January 2010.

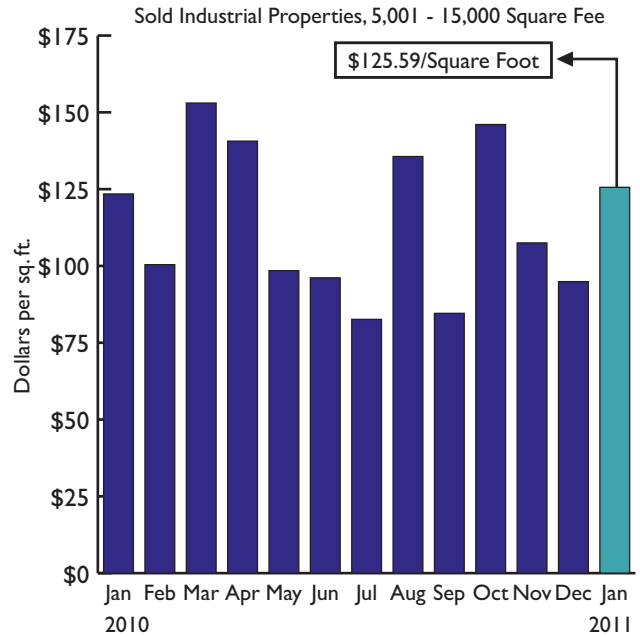
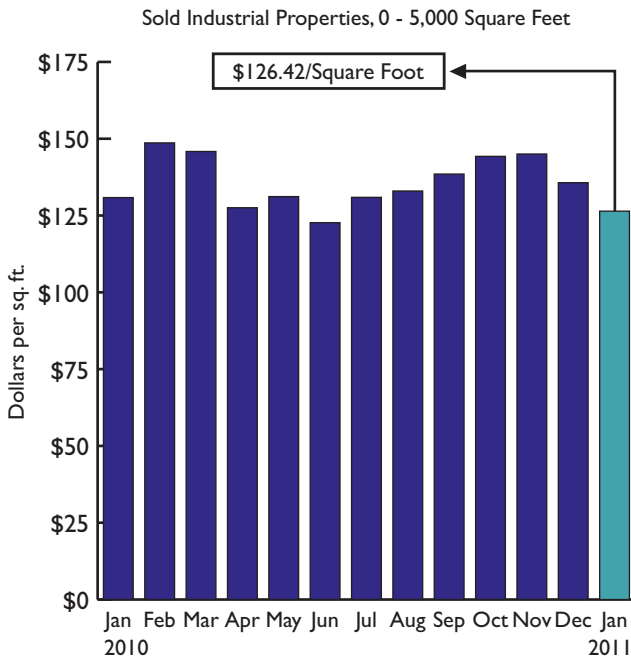
Industrial space in all size categories leased for an average of \$4.21 per square foot net (sfn), down nine per cent from the average of \$4.60/sfn recorded in January 2010. Commercial space traded for an average of \$13.51/sfn, a decline of seven per cent from the \$14.59/sfn figure reported for January 2010. Office space leased for an average of \$12.95/sfn, up 20 per cent from the average of \$10.83/sfn reported in January 2010.

Sales Market Highlights

GTA Commercial REALTORS® reported 38 sales of IC&I properties in January, including 20 industrial buildings of all size categories which sold for an average of \$63.74 per square foot, up two per cent from the average of \$62.41 per square foot recorded in January 2010. The average industrial sale price recorded from non-MLS sources was \$69.40 per square foot. The 18 Commercial/Retail sales recorded in January averaged \$206.17 per square foot, up 20 per cent from the average of \$172.44 per square foot recorded during the same month last year. ♦



SOLD INDUSTRIAL PROPERTIES



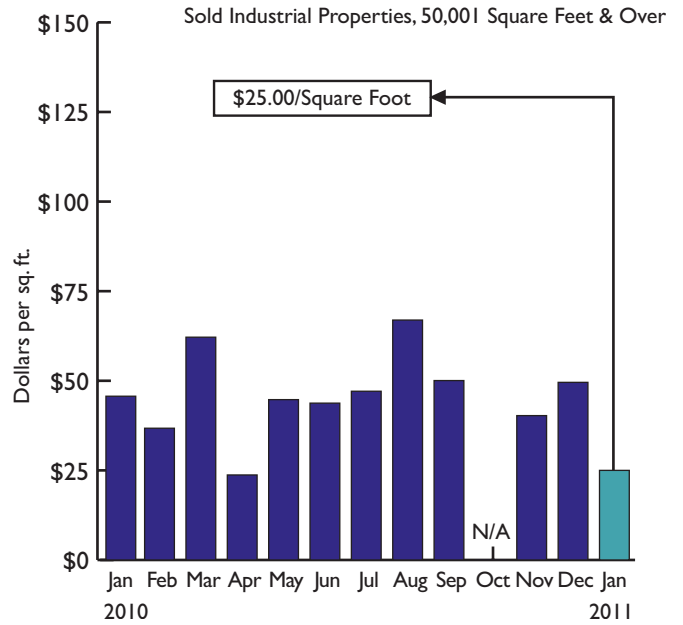
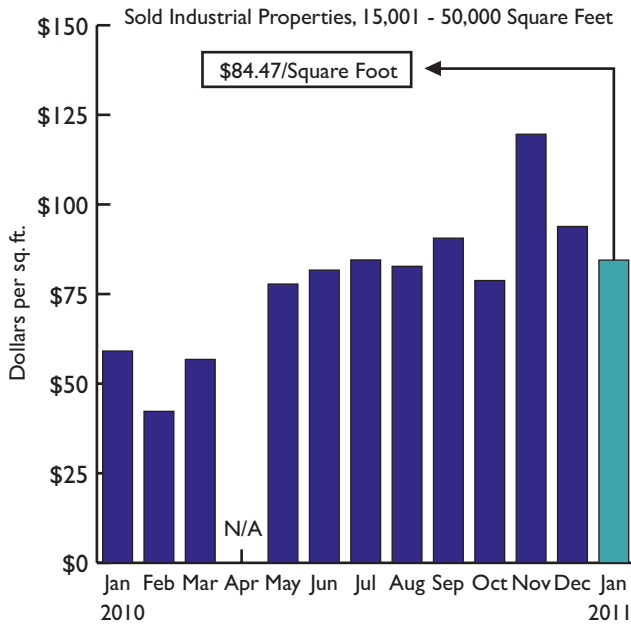
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	1,460	\$121.58
W05	3	5,936	\$134.10
W07	1	2,940	\$221.09
W10	1	3,200	\$122.50
Total:	6	13,536	\$148.90
East			
E12	2	4,997	\$81.92
E16	2	2,960	\$85.81
Total:	4	7,957	\$83.37
West			
W17	1	4,056	\$117.11
W24	1	3,700	\$112.16
Total:	2	7,756	\$114.75
North			
N08	2	4,033	\$158.32
Total:	2	4,033	\$158.32
Grand Total:	14	33,282	\$126.42

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	10,000	\$124.00
W06	1	7,000	\$127.86
Total:	2	17,000	\$125.59
Grand Total:	2	17,000	\$125.59

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W10	1	30,019	\$139.08
Total:	1	30,019	\$139.08
East			
E14	1	41,696	\$59.60
Total:	1	41,696	\$59.60
West			
W12	1	19,853	\$54.15
Total:	1	19,853	\$54.15
Grand Total:	3	91,568	\$84.47

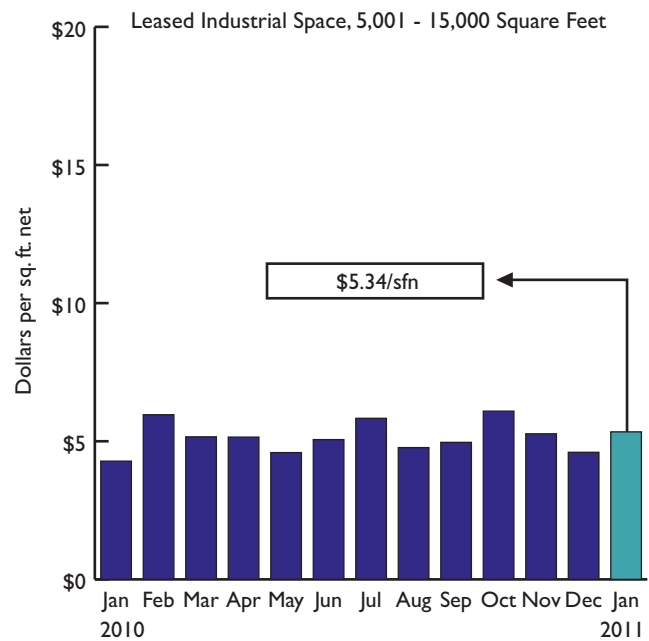
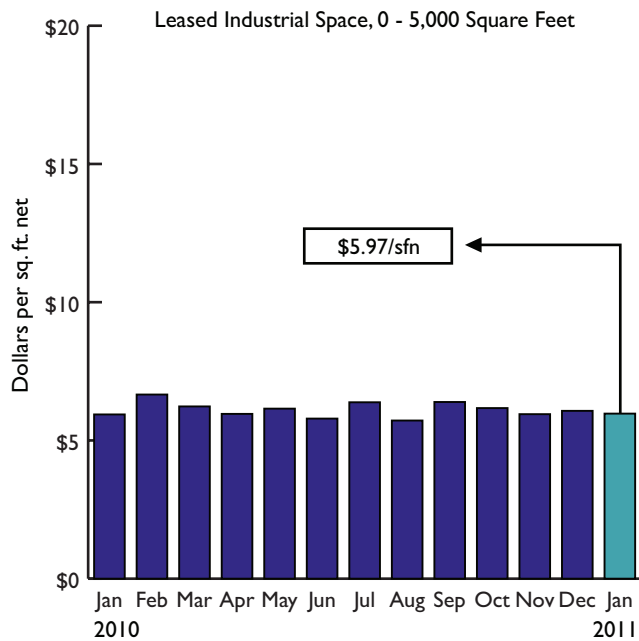
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W29	1	130,000	\$25.00
Total:	1	130,000	\$25.00
Grand Total:	1	130,000	\$25.00

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LEASED INDUSTRIAL SPACE



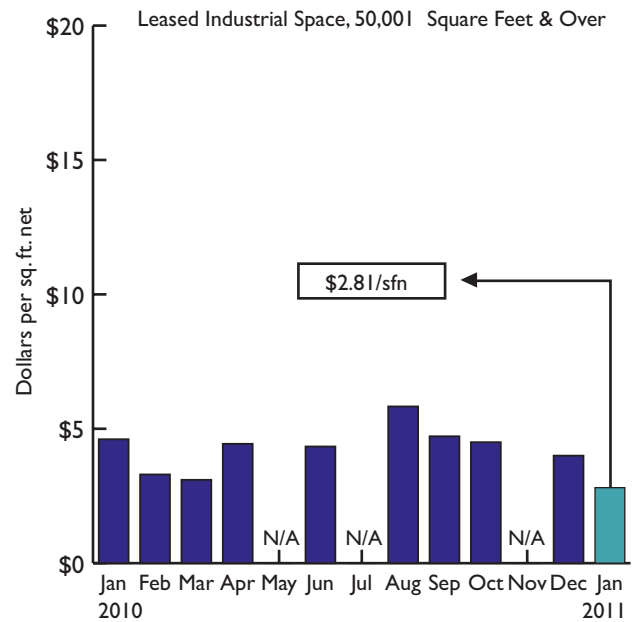
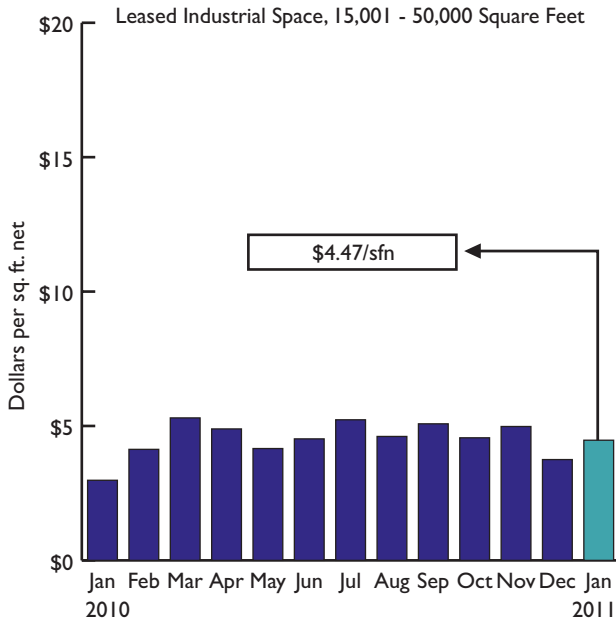
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	1,900	\$10.50
E04	1	2,220	\$5.25
E07	2	5,411	\$4.05
E08	1	1,969	\$4.75
W05	3	5,592	\$7.35
W10	3	9,138	\$5.24
Total:	11	26,230	\$5.79
East			
E12	1	3,500	\$4.50
E14	1	990	\$7.25
E16	1	2,160	\$4.88
Total:	3	6,650	\$5.03
West			
W12	1	2,424	\$5.25
W17	8	18,669	\$5.66
W20	1	2,600	\$7.25
W21	1	1,207	\$6.00
W23	1	2,600	\$4.75
W24	1	845	\$7.50
Total:	13	28,345	\$5.76
North			
N03	1	1,753	\$8.80
N06	2	3,492	\$9.16
N08	5	13,585	\$6.20
N10	1	4,270	\$5.50
Total:	9	23,100	\$6.72
Grand Total:	36	84,325	\$5.97

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	10,696	\$5.75
W10	1	8,355	\$4.00
Total:	2	19,051	\$4.98
East			
E12	1	6,072	\$4.25
E16	1	10,971	\$6.50
Total:	2	17,043	\$5.70
West			
W17	3	26,332	\$4.86
Total:	3	26,332	\$4.86
North			
N03	1	13,852	\$5.50
N08	1	12,500	\$5.95
N10	1	5,766	\$6.00
Total:	3	32,118	\$5.76
Grand Total:	10	94,544	\$5.34

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	31,313	\$2.20
Total:	1	31,313	\$2.20
East			
E12	1	15,825	\$5.50
E13	1	47,649	\$5.25
Total:	2	63,474	\$5.31
West			
W12	1	25,542	\$2.95
W17	6	131,443	\$5.00
W21	1	21,606	\$6.05
W24	1	21,939	\$4.00
Total:	9	200,530	\$4.74
North			
N04	1	23,160	\$2.90
Total:	1	23,160	\$2.90
Grand Total:	13	318,477	\$4.47

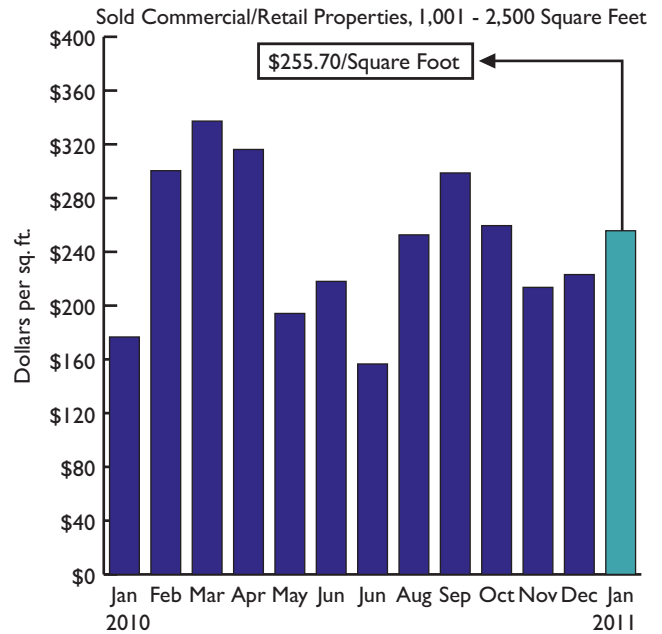
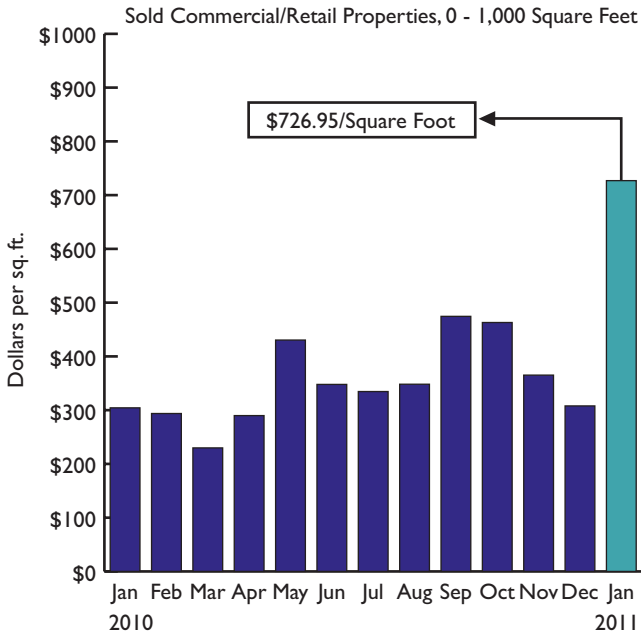
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	51,400	\$3.95
Total:	1	51,400	\$3.95
East			
E12	1	191,079	\$2.50
Total:	1	191,079	\$2.50
Grand Total:	2	242,479	\$2.81

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SOLD COMMERCIAL/RETAIL PROPERTIES



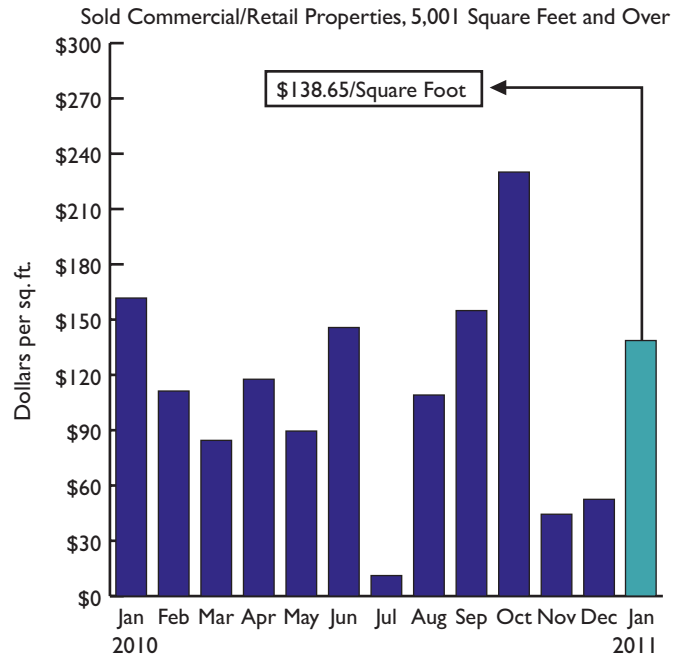
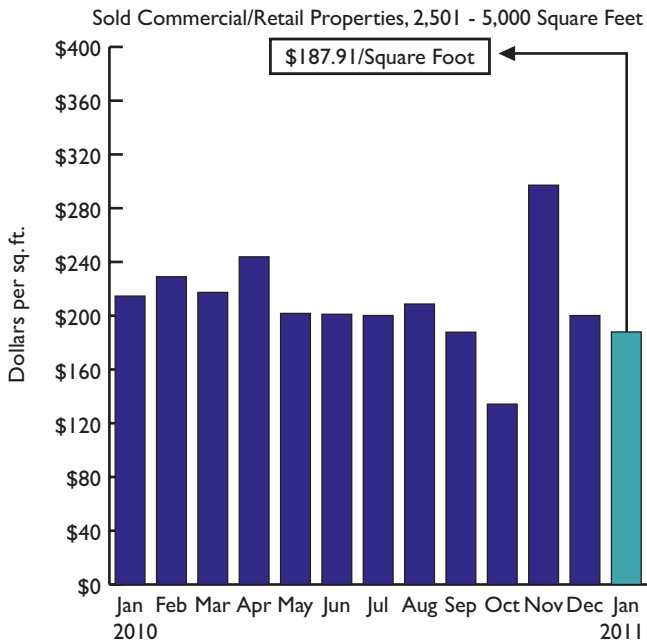
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	996	\$108.43
Total:	1	996	\$108.43
North			
N10	3	707	\$1,598.30
Total:	3	707	\$1,598.30
Grand Total:	4	1,703	\$726.95

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,200	\$679.55
W02	2	3,050	\$230.05
Total:	3	5,250	\$418.41
East			
E20	1	1,200	\$166.67
Total:	1	1,200	\$166.67
West			
W17	1	1,800	\$185.56
W28	1	1,260	\$146.83
Total:	2	3,060	\$169.61
North			
N08	1	2,100	\$25.24
Total:	1	2,100	\$25.24
Grand Total:	7	11,610	\$255.70

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C08	1	4,750	\$294.74
E02	1	4,350	\$225.29
Total:	2	9,100	\$261.54
East			
E14	1	2,900	\$90.34
Total:	1	2,900	\$90.34
West			
W24	1	3,695	\$152.91
W28	1	4,086	\$124.82
Total:	2	7,781	\$138.16
Grand Total:	5	19,781	\$187.91

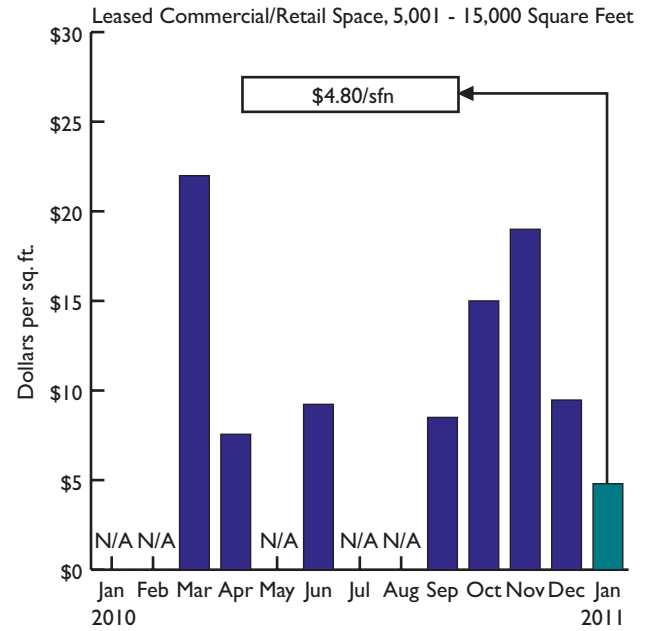
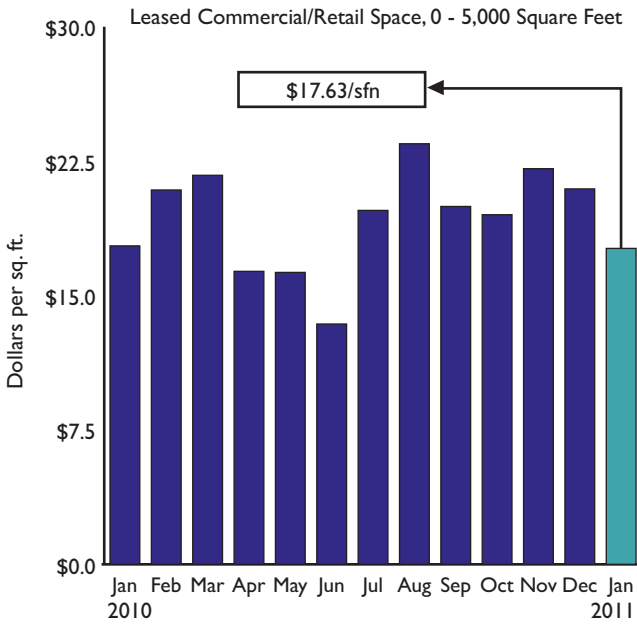
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
North			
N06	1	5,300	\$313.21
N17	1	11,000	\$54.55
Total:	2	16,300	\$138.65
Grand Total:	2	16,300	\$138.65

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	800	\$25.50
C13	1	1,000	\$21.00
E03	1	2,350	\$14.04
W04	2	1,963	\$26.90
Total:	5	6,113	\$20.81
East			
E16	1	880	\$20.00
E17	1	2,000	\$13.20
E20	1	698	\$16.93
Total:	3	3,578	\$15.60
North			
N08	1	1,916	\$11.27
Total:	1	1,916	\$11.27
Grand Total:	9	11,607	\$17.63

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W02	1	5,500	\$4.80
Total:	1	5,500	\$4.80
Grand Total:	1	5,500	\$4.80

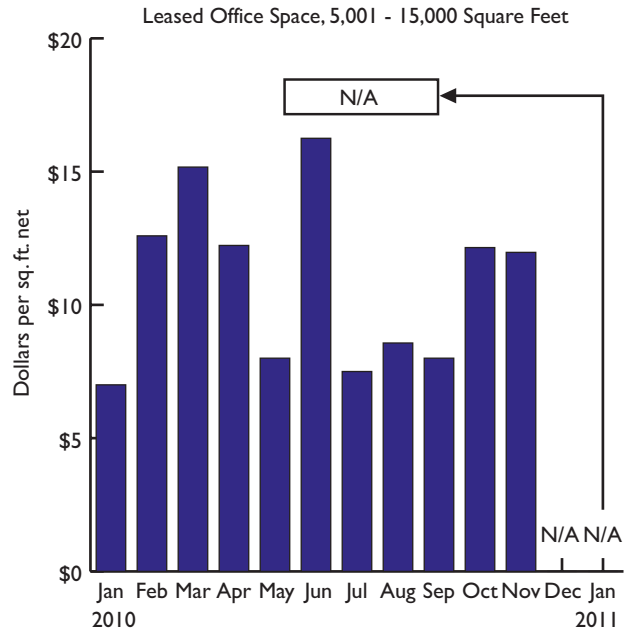
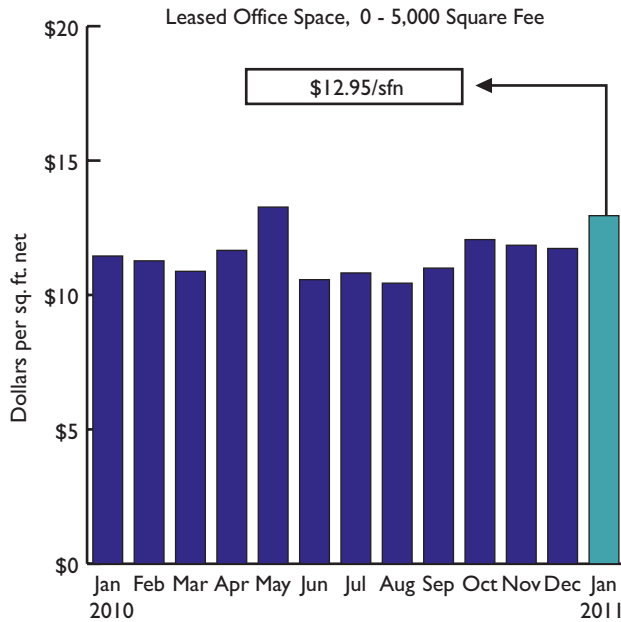
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	1,720	\$27.91
C07	1	878	\$31.00
C08	2	4,372	\$17.20
C13	1	2,392	\$10.00
E07	1	2,590	\$8.50
W04	1	913	\$14.00
W05	2	2,800	\$10.97
W07	1	1,547	\$5.50
Total:	10	17,212	\$14.43
West			
W12	1	1,129	\$19.13
W17	4	5,895	\$10.86
W21	2	2,274	\$8.26
Total:	7	9,298	\$11.23
North			
N03	1	927	\$11.00
N10	2	1,792	\$8.72
Total:	3	2,719	\$9.50
Grand Total:	20	29,229	\$12.95

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E11	1	29,185	\$24.67	0.67	\$1,074,626.87
E16	1	2,781	\$198.85	0.06	\$9,216,666.67
Total:	2	31,966	\$39.82	0.73	\$1,743,835.62
West					
W28	1	1,443	\$145.53	0.03	\$7,000,000.00
Total:	1	1,443	\$145.53	0.03	\$7,000,000.00
Grand					
Total:	3	33,409	\$44.39	0.76	\$1,951,315.79

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Grand					
Total:	N/A	N/A	N/A	N/A	N/A

