

Watch

June 2010

For All Media/Public
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Commercial Division**

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Commercial Division
Toronto Real Estate Board

Commercial Transactions Up in June

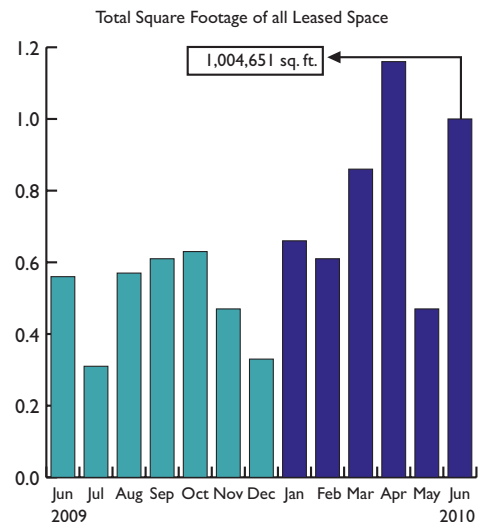
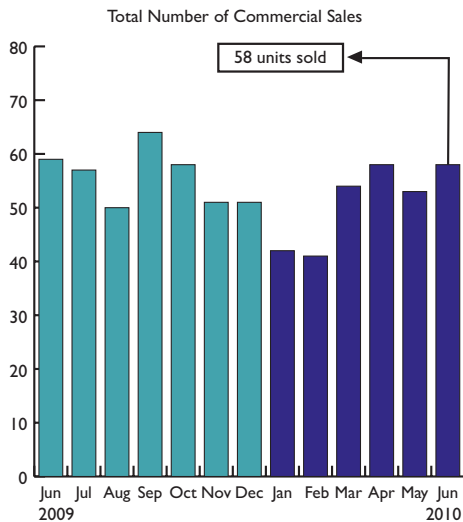
July 6, 2010 — Last month, TREB Commercial Members reported 1,004,651 square feet of leased space – up 79 per cent from 560,425 leased square feet in June 2009.

“The number of IC&I lease transactions was well-ahead of last year’s totals, both for June and the first six months of the year,” Commercial Council Chair Larry Purchase announced today. “Strong economic growth in the last three quarters, which spurred renewed job growth, has been the foundation for improved commercial real estate market conditions.”

Lease rates declined in June. The average lease rate for industrial space in all size categories dipped marginally to \$4.78 per square foot net (sfn) from \$4.79/sfn recorded in June of 2009. The average lease rate for commercial space was down 15 per cent to \$11.51/sfn from last year’s figure of \$13.47/sfn. Office space traded for \$12.97/sfn – down 12 per cent from last June’s figure of \$14.69/sfn.

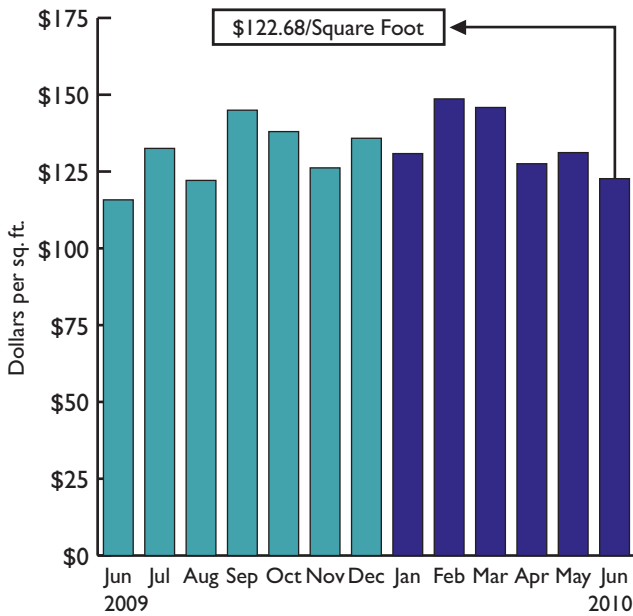
Sales Market Highlights

In June, TREB Commercial Members reported 58 sales of IC&I properties through the TorontoMLS system. Of these transactions, 31 were industrial buildings of all size categories with an average per square foot selling price of \$62.33. During the same time-frame, non-mls sources provided an average per square foot selling price of \$86.45. ♦

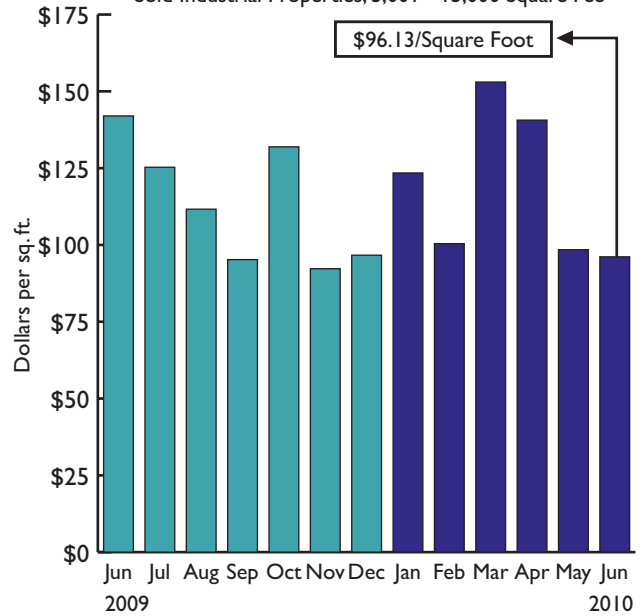


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



Sold Industrial Properties, 5,001 - 15,000 Square Feet



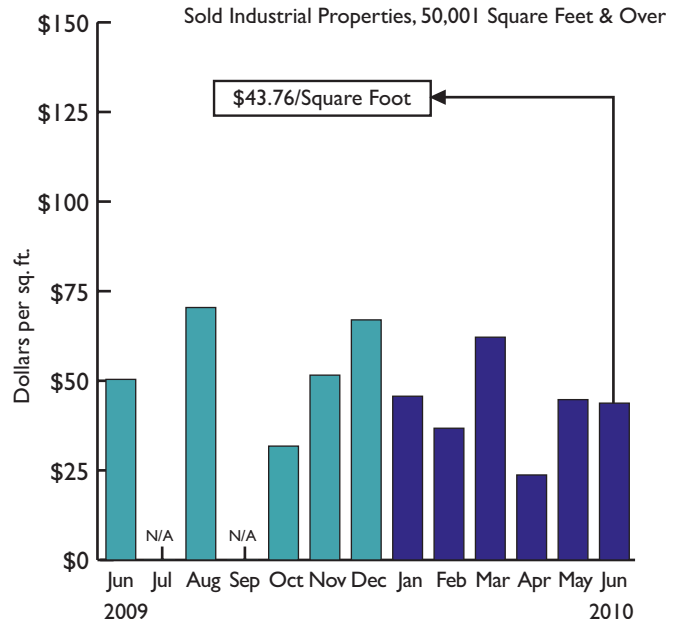
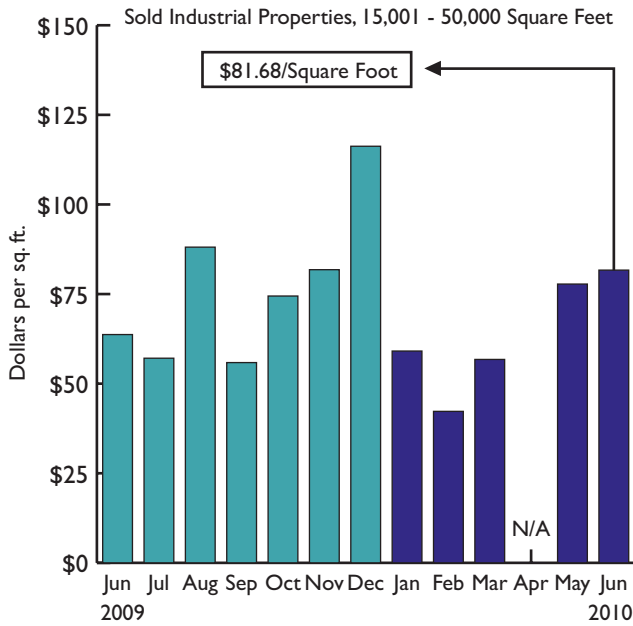
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	4,500	\$67.78
E07	2	2,600	\$123.77
W01	1	3,025	\$128.93
W02	1	4,500	\$108.89
W05	2	3,000	\$132.33
Total:	7	17,625	\$108.02
East			
E11	2	5,164	\$110.38
Total:	2	5,164	\$110.38
West			
W14	1	4,200	\$80.00
W17	1	1,274	\$156.99
W24	1	2,100	\$116.19
W25	1	1,817	\$163.46
W29	1	960	\$135.42
Total:	5	10,351	\$116.61
North			
N07	1	1,610	\$107.45
N08	3	10,041	\$160.84
N10	1	4,075	\$129.08
Total:	5	15,726	\$147.14
Grand Total:	19	48,866	\$122.68

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	2	19,850	\$108.82
W10	1	13,821	\$79.59
Total:	3	33,671	\$96.82
East			
E11	1	5,490	\$119.49
E16	1	13,000	\$65.00
Total:	2	18,490	\$81.18
North			
N04	1	11,995	\$116.72
N10	1	8,045	\$96.95
Total:	2	20,040	\$108.78
Grand Total:	7	72,201	\$96.13

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W17	1	16,528	\$81.68
Total:	1	16,528	\$81.68
Grand Total:	1	16,528	\$81.68

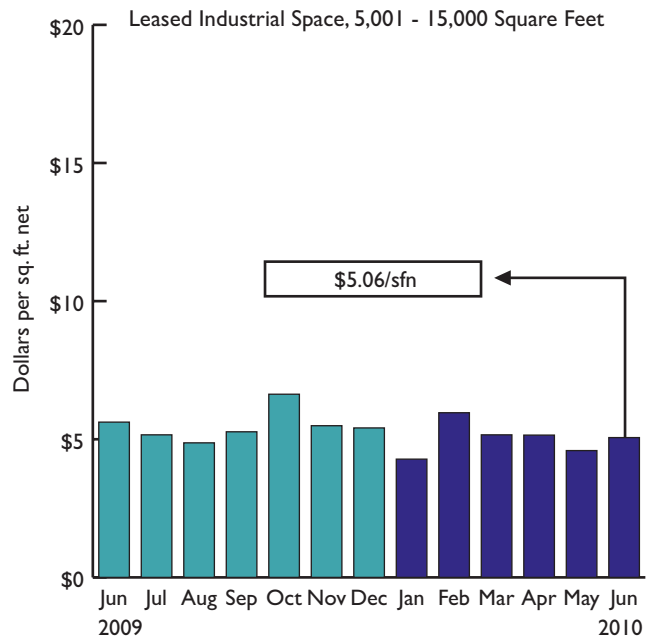
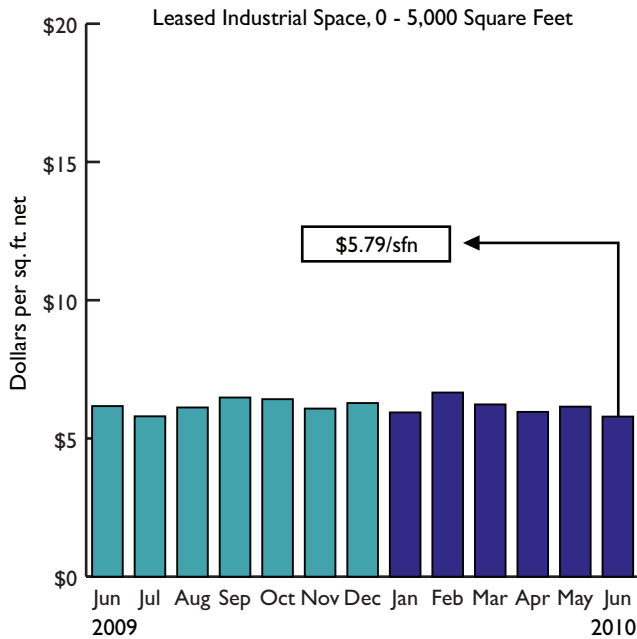
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	74,752	\$42.81
W10	2	159,364	\$39.22
Total:	3	234,116	\$40.37
West			
W17	1	73,243	\$54.61
Total:	1	73,243	\$54.61
Grand Total:	4	307,359	\$43.76

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LEASED INDUSTRIAL SPACE



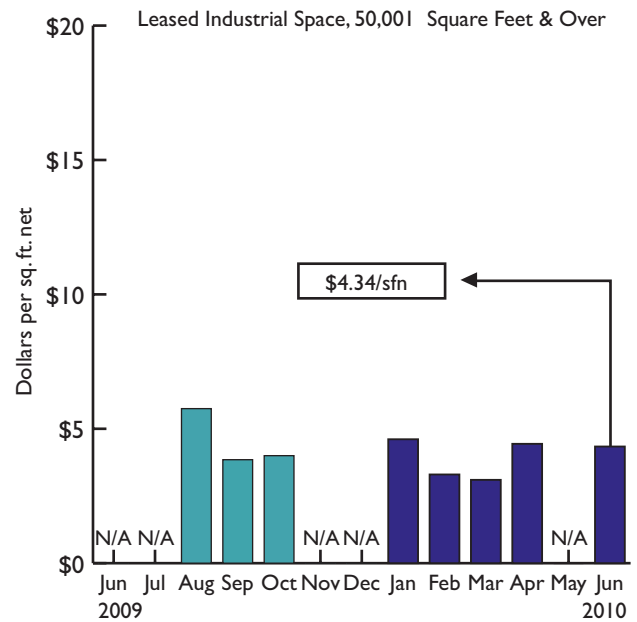
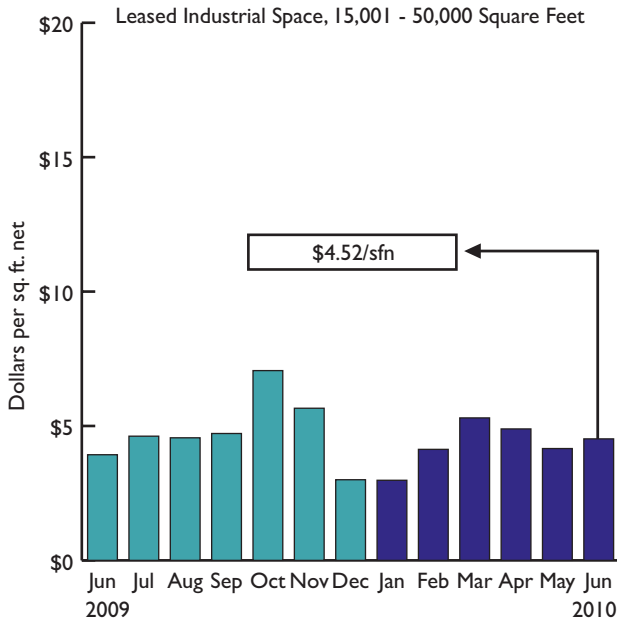
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	3,370	\$8.00
C15	1	4,857	\$4.75
E03	1	3,200	\$4.35
E07	6	14,061	\$4.70
E08	1	1,515	\$4.75
E09	1	2,700	\$4.38
W04	1	3,400	\$4.24
W05	7	17,906	\$6.92
W07	1	2,528	\$5.75
W10	1	3,388	\$4.00
Total:	21	56,925	\$5.54
East			
E14	1	1,572	\$6.50
Total:	1	1,572	\$6.50
West			
W13	1	3,300	\$4.17
W14	2	4,722	\$5.26
W16	1	3,600	\$6.50
W17	12	28,861	\$5.75
W20	3	5,453	\$6.68
W23	1	3,200	\$4.50
W24	3	7,456	\$7.37
W28	1	2,100	\$4.50
Total:	24	58,692	\$5.85
North			
N03	2	7,614	\$6.87
N08	1	2,550	\$6.00
N10	1	4,270	\$6.00
Total:	4	14,434	\$6.46
Grand Total:	50	131,623	\$5.79

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	6,116	\$4.50
E09	1	12,431	\$4.75
W02	1	8,996	\$3.95
W04	1	6,500	\$5.00
W05	3	32,654	\$5.63
Total:	7	66,697	\$5.08
East			
E14	1	12,171	\$4.25
Total:	1	12,171	\$4.25
West			
W17	5	39,851	\$4.86
W24	2	25,745	\$5.11
W25	1	7,500	\$5.75
Total:	8	73,096	\$5.04
North			
N08	1	8,494	\$6.25
Total:	1	8,494	\$6.25
Grand Total:	17	160,458	\$5.06

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	15,200	\$3.75
Total:	1	15,200	\$3.75
West			
W17	3	109,341	\$4.12
W28	1	19,200	\$5.75
Total:	4	128,541	\$4.36
North			
N03	2	67,009	\$5.64
N08	3	97,092	\$4.06
Total:	5	164,101	\$4.71
Grand Total:	10	307,842	\$4.52

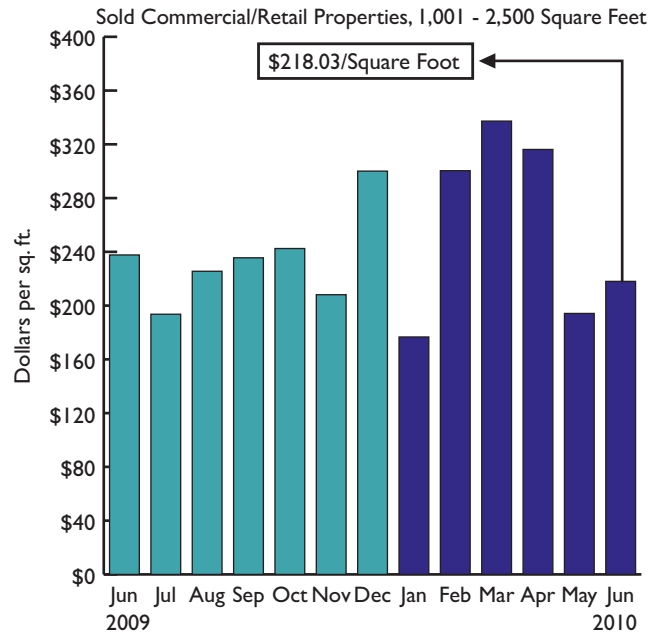
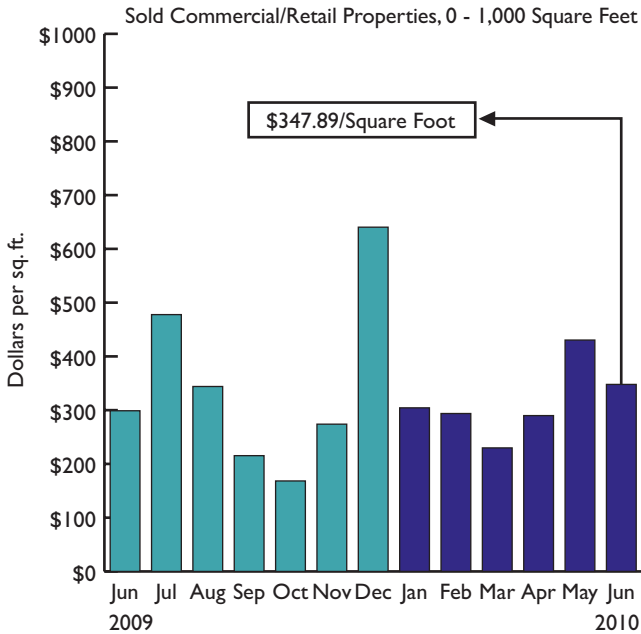
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	97,121	\$6.25
W24	1	133,721	\$2.95
Total:	2	230,842	\$4.34
Grand Total:	2	230,842	\$4.34

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SOLD COMMERCIAL/RETAIL PROPERTIES



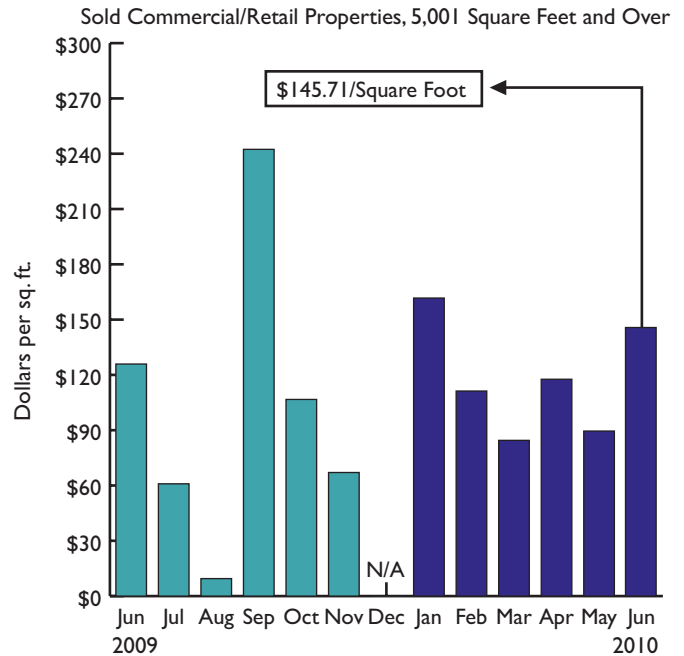
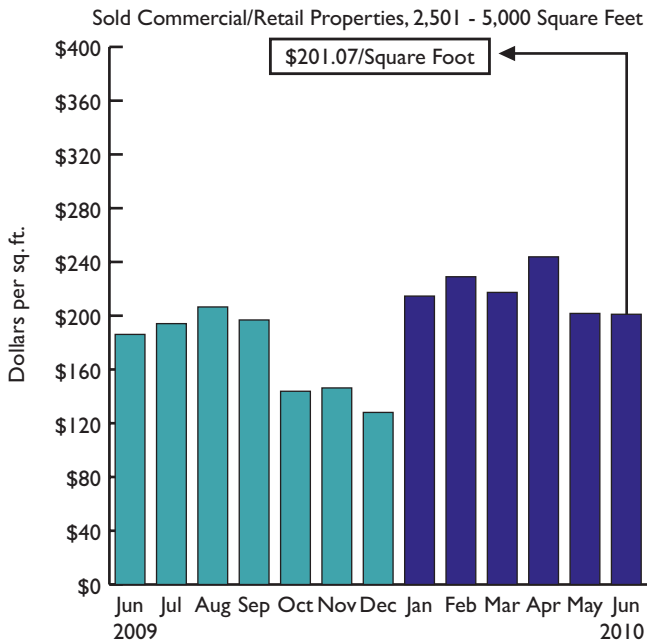
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C14	1	352	\$553.98
Total:	1	352	\$553.98
West			
W20	1	830	\$361.45
Total:	1	830	\$361.45
North			
N03	1	568	\$200.35
Total:	1	568	\$200.35
Grand Total:	3	1,750	\$347.89

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,050	\$49.92
C03	1	2,000	\$160.00
E02	1	1,200	\$408.33
E08	1	1,360	\$202.21
Total:	4	5,610	\$202.75
East			
E14	1	1,160	\$168.10
Total:	1	1,160	\$168.10
West			
W17	1	1,200	\$275.00
W24	1	1,172	\$280.72
Total:	2	2,372	\$277.82
North			
N03	1	1,158	\$240.07
N06	1	1,232	\$157.47
N10	1	1,108	\$264.00
Total:	3	3,498	\$218.56
Grand Total:	10	12,640	\$218.03

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	3,743	\$203.85
W04	1	3,000	\$178.33
W05	1	2,600	\$153.08
Total:	3	9,343	\$181.53
East			
E16	1	5,000	\$124.00
Total:	1	5,000	\$124.00
West			
W20	1	5,000	\$284.00
Total:	1	5,000	\$284.00
North			
N08	1	2,635	\$113.09
N10	1	4,500	\$286.67
Total:	2	7,135	\$222.56
Grand Total:	7	26,478	\$201.07

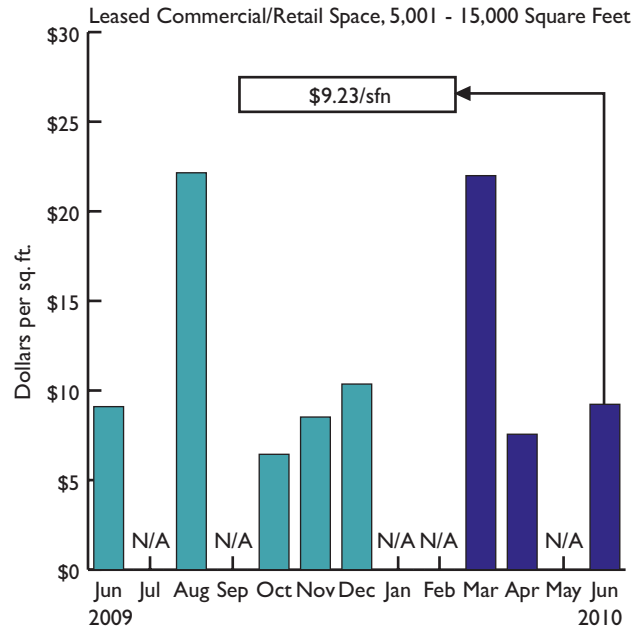
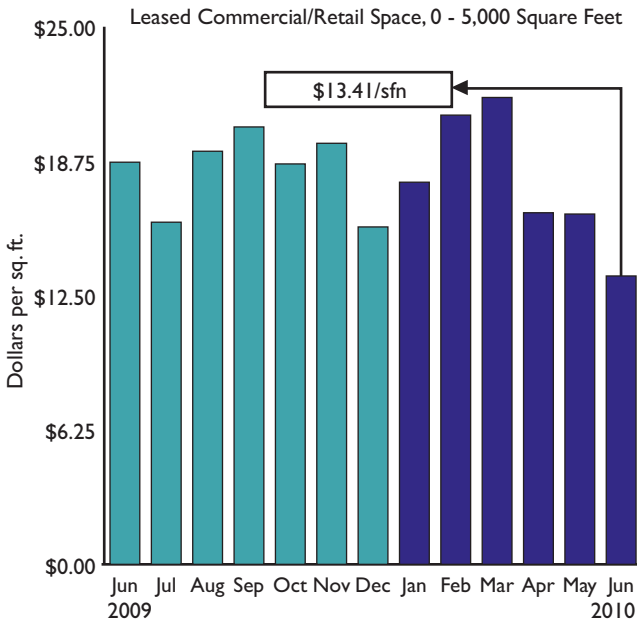
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	10,641	\$314.82
C08	1	12,300	\$97.56
E02	1	6,500	\$286.15
W02	1	15,000	\$76.67
W04	1	10,000	\$256.00
W05	1	35,108	\$42.73
Total:	6	89,549	\$129.76
North			
N02	1	5,300	\$415.09
Total:	1	5,300	\$415.09
Grand Total:	7	94,849	\$145.71

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C02	3	2,093	\$29.85
C08	1	1,400	\$18.43
C10	1	700	\$30.86
E02	1	900	\$37.33
E04	2	7,500	\$12.00
E07	3	3,103	\$15.89
E09	1	884	\$18.00
W01	1	1,000	\$15.60
W03	1	1,100	\$14.18
W05	1	1,350	\$14.61
W06	1	5,000	\$6.48
Total:	16	25,030	\$15.26
West			
W12	1	4,875	\$12.00
W15	1	1,700	\$7.00
W29	1	3,740	\$12.00
Total:	3	10,315	\$11.18
North			
N08	1	2,354	\$10.00
N11	2	2,386	\$16.53
N13	1	2,200	\$6.14
N23	1	1,030	\$6.99
Total:	5	7,970	\$10.50
Grand Total:	24	43,315	\$13.41

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C10	1	8,756	\$9.59
E04	1	9,800	\$12.00
W05	1	5,210	\$6.00
Total:	3	23,766	\$9.80
West			
W17	1	5,500	\$8.00
Total:	1	5,500	\$8.00
North			
N08	1	6,821	\$8.25
Total:	1	6,821	\$8.25
Grand Total:	5	36,087	\$9.23

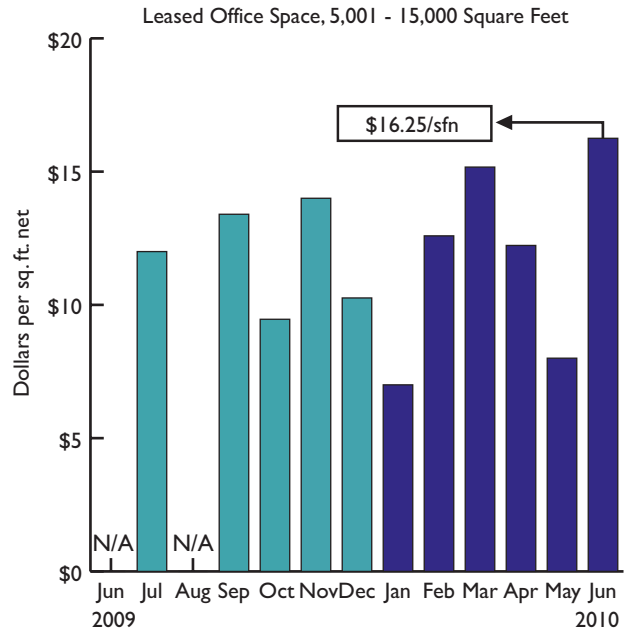
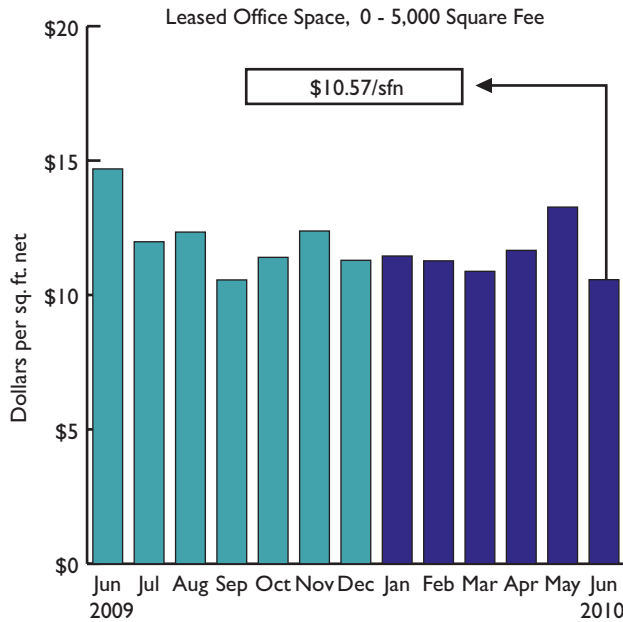
15,001 - 50,00 SQ. FT.

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			
C04	1	900	\$33.33
C13	1	2,787	\$9.00
C15	3	5,375	\$13.35
E07	2	5,721	\$8.03
E08	1	900	\$8.50
W05	3	2,210	\$12.77
W07	1	1,475	\$8.00
W09	1	1,718	\$6.50
Total:	13	21,086	\$10.98
East			
E12	1	623	\$13.48
E16	1	1,473	\$8.00
Total:	2	2,096	\$9.63
West			
W17	3	4,147	\$8.76
W21	1	2,000	\$7.25
W27	1	150	\$22.00
Total:	5	6,297	\$8.59
North			
N01	1	2,263	\$10.00
N03	2	3,734	\$11.96
N04	1	1,475	\$13.00
N05	1	1,440	\$16.00
N06	2	4,000	\$8.00
N08	3	2,244	\$11.00
N11	4	9,049	\$10.83
N19	1	800	\$7.50
Total:	15	25,005	\$10.80
Grand Total:	35	54,484	\$10.57

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	10,000	\$16.25
Total:	1	10,000	\$16.25
Grand Total:	1	10,000	\$16.25

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	30,000	\$16.25
Total:	1	30,000	\$16.25
Grand Total:	1	30,000	\$16.25

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
Toronto					
C07	1	40,377	\$20.06	0.93	\$870,967.74
E09	2	1,378	\$197.41	0.03	\$9,066,666.67
Total:	3	41,755	\$25.91	0.96	\$1,127,083.33
East					
E14	1	36,861	\$15.44	0.85	\$669,411.76
E17	1	23,522	\$6.38	0.54	\$277,777.78
Total:	2	60,383	\$11.91	1.39	\$517,266.19
West					
W21	4	19,974	\$60.08	0.45	\$2,666,666.67
Total:	4	19,974	\$60.08	0.45	\$2,666,666.67
North					
N08	1	15,100	\$27.48	0.35	\$1,185,714.29
N10	1	41,382	\$24.89	0.95	\$1,084,210.53
Total:	2	56,482	\$25.58	1.30	\$1,111,538.46
Grand					
Total:	11	178,594	\$24.89	4.10	\$1,084,390.24

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W17	1	215,186	\$42.99	4.94	\$1,872,469.64
W23	2	704,801	\$5.11	16.18	\$222,496.91
W24	1	461,736	\$9.76	10.60	\$425,000.00
Total:	4	1,381,723	\$12.56	31.72	\$547,131.15
North					
N17	1	673,873	\$2.75	15.47	\$119,586.30
Total:	1	673,873	\$2.75	15.47	\$119,586.30
Grand					
Total:	5	2,055,596	\$9.34	47.19	\$406,971.82

TORONTO REAL ESTATE BOARD SERVICE AREAS



GLOSSARY OF TERMS

Average Square Foot Net:

The trimmed average of all Net Leases in a particular MLS® district or Area expressed on a per square foot basis. (ie: total \$ volume for a district or area ÷ total square footage for the district or area)

Commercial/Retail:

Commercial or Retail space for user, excluding Offices and Office Buildings.

Industrial:

Industrial buildings or space for user.

Net Lease:

A Leasing agreement whereby the tenant pays the rent and certain expenses connected with the leased premises. All information contained in the Commercial Insight concerns Net agreements.

Office:

Office space for lease (the Commercial Realty Watch contains no sold information for office buildings).

Total Leased/Total Sold/Sold (space):

The amount, expressed in square feet, of space actually leased in a particular MLS® district or Area.

Note: When making use of the figures contained in this report, please be advised that the sold and leased properties reported on are only those listed through the TREB MLS® system. There are transactions that take place outside the purview of this system and therefore cannot not be captured in this report.