

Watch

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Best Month Ever For Leased Space

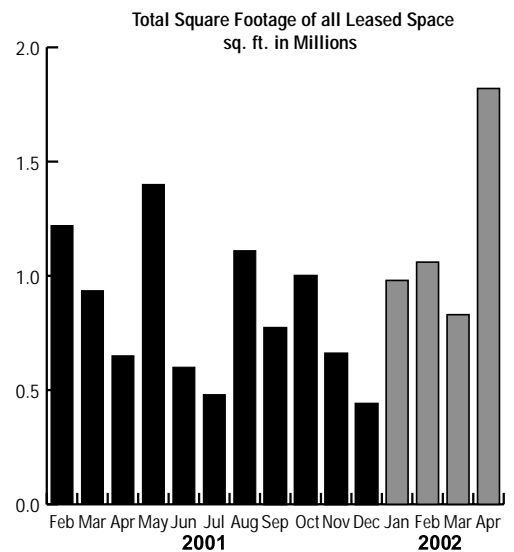
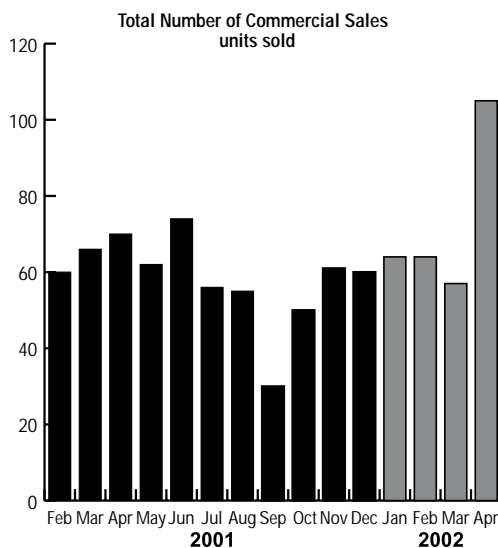
In April, 1,801,692 total square feet of space was leased through the TREB MLS system, Commercial Council Chair Mike Dosman reported today. "This was the most space traded through the system in a single month since the Toronto Real Estate Board began to track commercial statistics (July 1999). It's up 23% from the previous best month, November 2000, where we recorded a total of 1,458,975 square feet of leased space, and is over the double March total."

"Despite the activity, lease prices continued to move within a relatively narrow range," Dosman continued:

- Industrial space in all size categories leased for \$5.57 sfm; this is down 2% from the \$5.70 recorded in March, and up 3% from the \$5.42 sfm recorded in April 2001.
- Leased commercial space in the 0-5,000 square foot range leased for \$14.28 sfm in April, down marginally from the \$14.35 sfm recorded last month, and up 12% from the \$12.71 recorded in the same month last year.

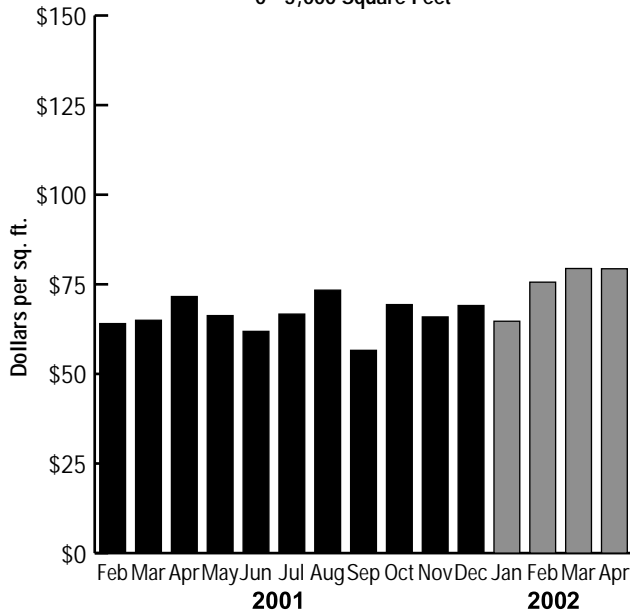
Sales Market Highlights

In addition, the TREB MLS system saw 105 sales of Commercial/Industrial/Retail properties in April. Of these, 67 were industrial properties of all class sizes, which sold for an average of \$65.91 per sq ft. This is in line with non-MLS sources, which gave an average of \$68.18 per sq ft for the month. In addition, there were 12 sales of Commercial/Retail properties between 1,000 and 2,500 square feet in April, and these sold for an average of \$124.79 per sq ft.

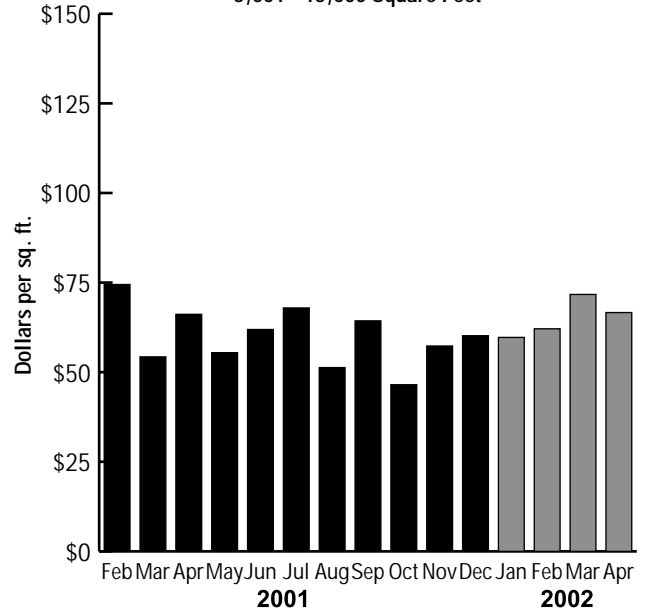


SOLD INDUSTRIAL PROPERTIES

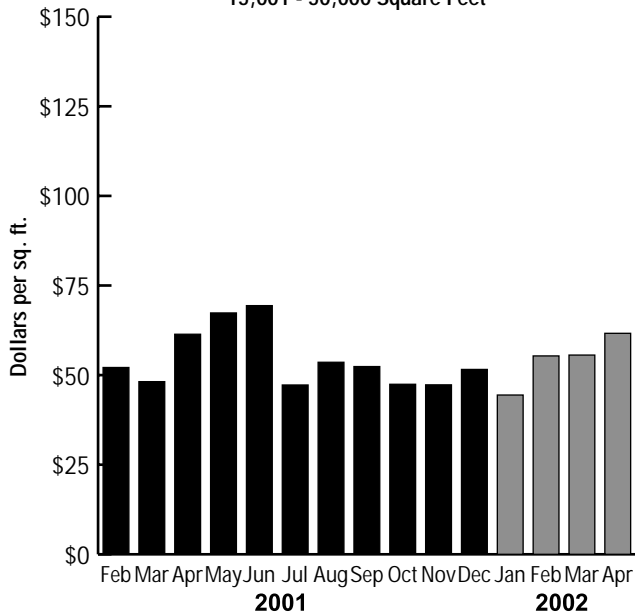
Sold Industrial Properties
0 - 5,000 Square Feet



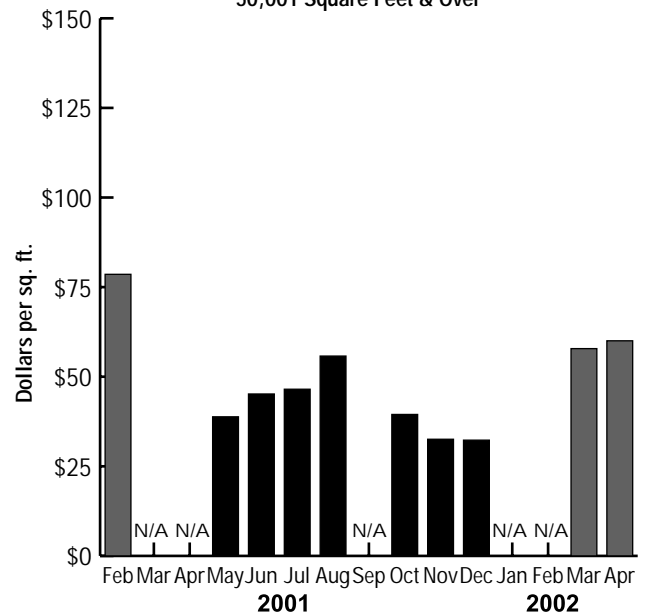
Sold Industrial Properties
5,001 - 15,000 Square Feet



Sold Industrial Properties
15,001 - 50,000 Square Feet

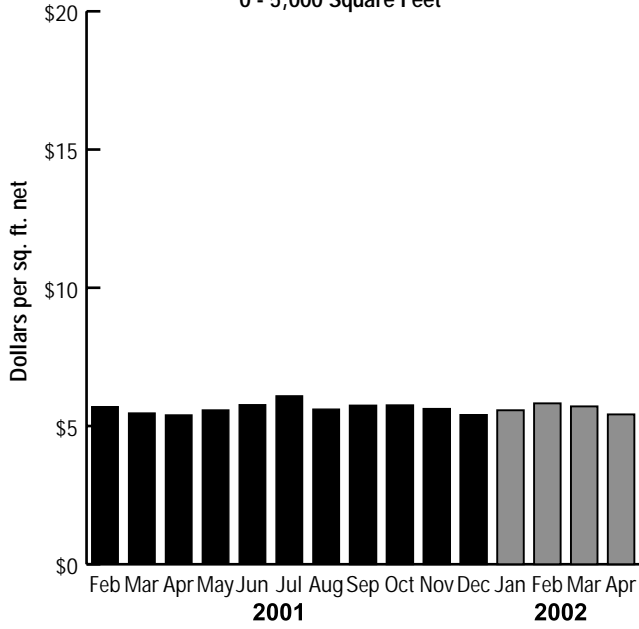


Sold Industrial Properties
50,001 Square Feet & Over

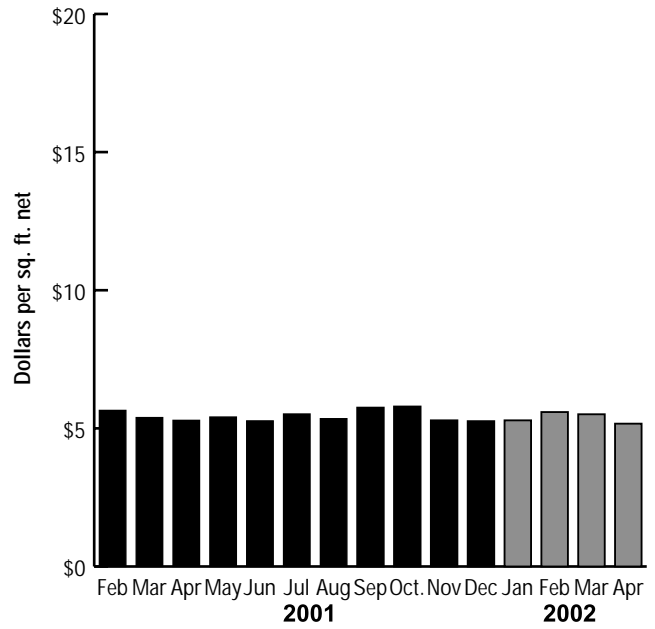


LEASED INDUSTRIAL SPACE

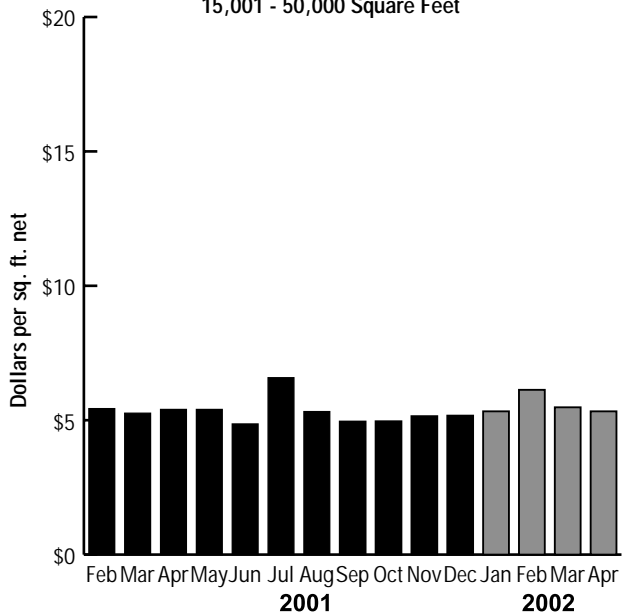
Leased Industrial Space
0 - 5,000 Square Feet



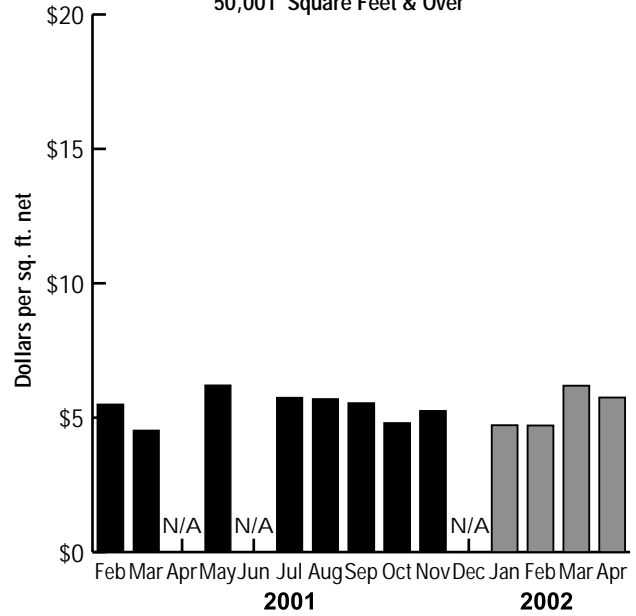
Leased Industrial Space
5,001 - 15,000 Square Feet



Leased Industrial Space
15,001 - 50,000 Square Feet

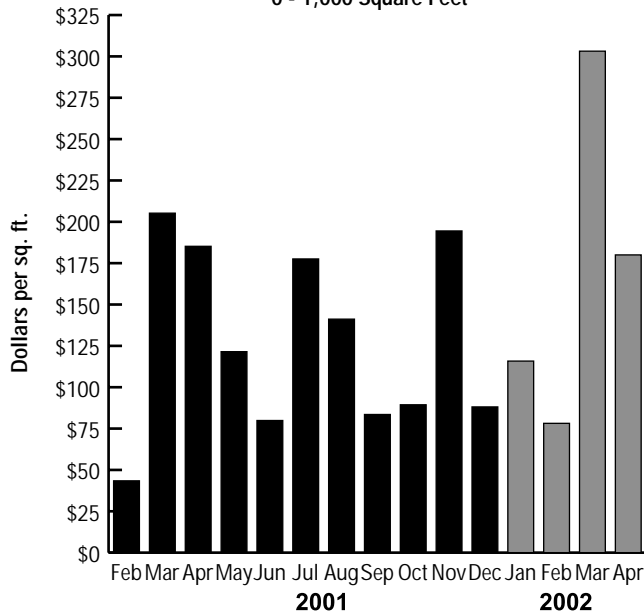


Leased Industrial Space
50,001 Square Feet & Over

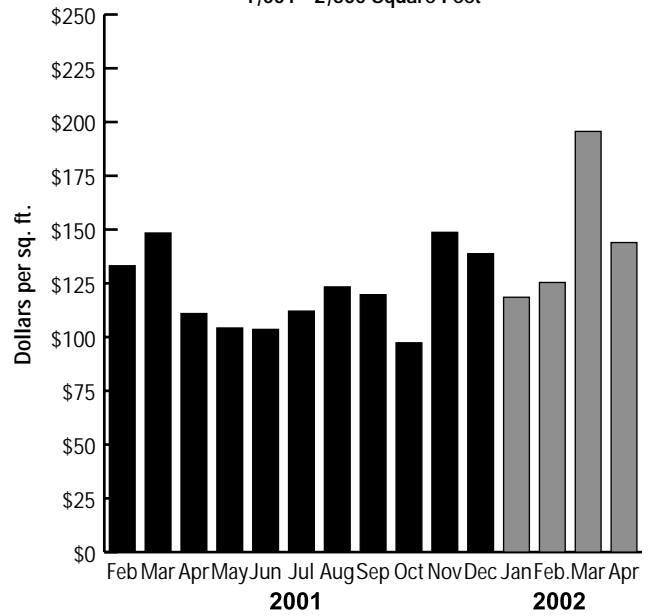


SOLD COMMERCIAL/RETAIL PROPERTIES

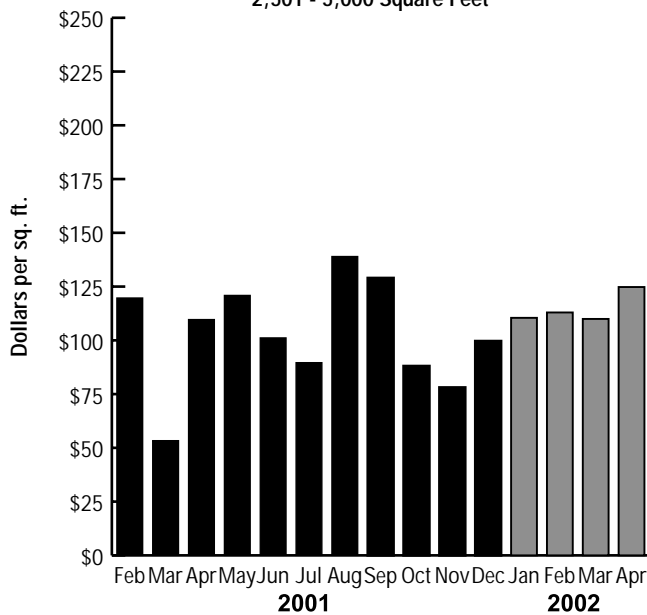
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



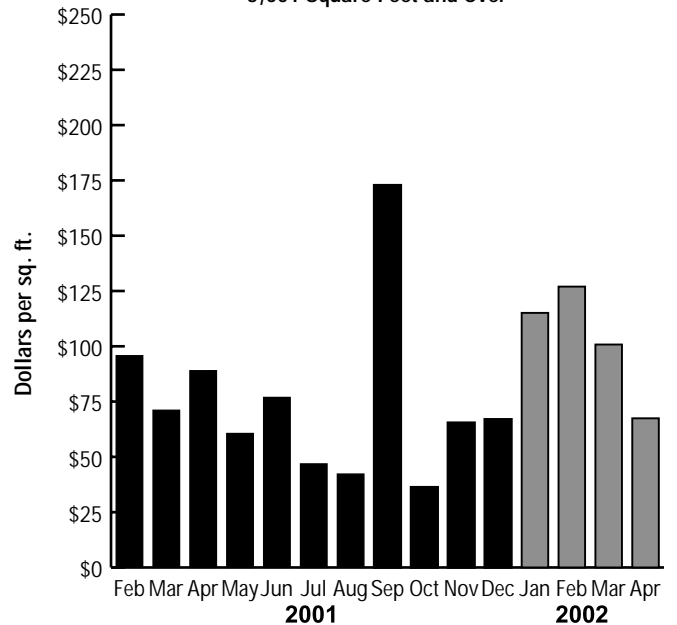
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



Sold Commercial/Retail Properties
2,501 - 5,000 Square Feet

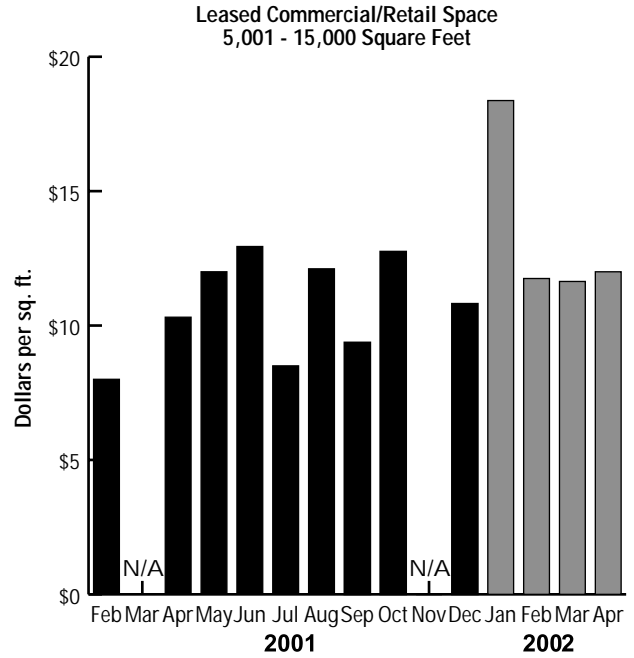
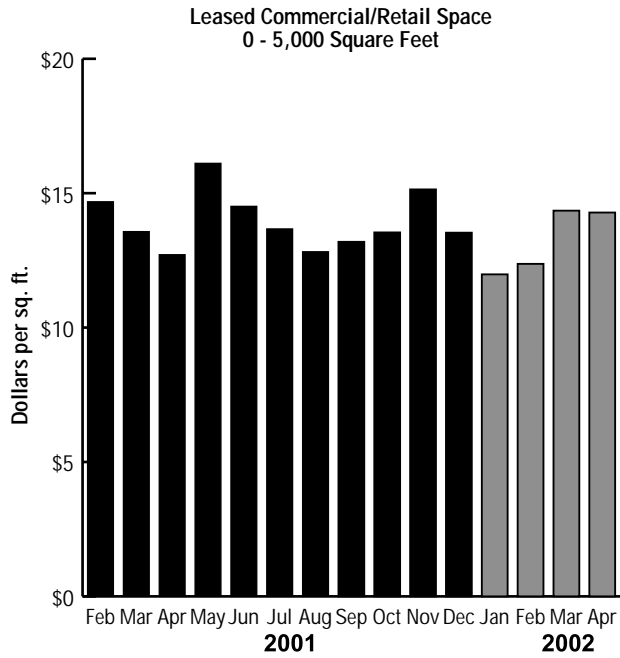


Sold Commercial/Retail Properties
5,001 Square Feet and Over

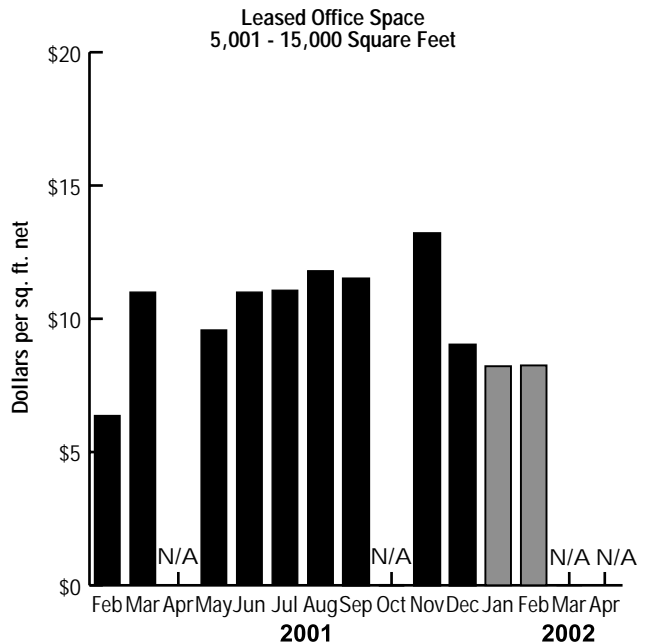
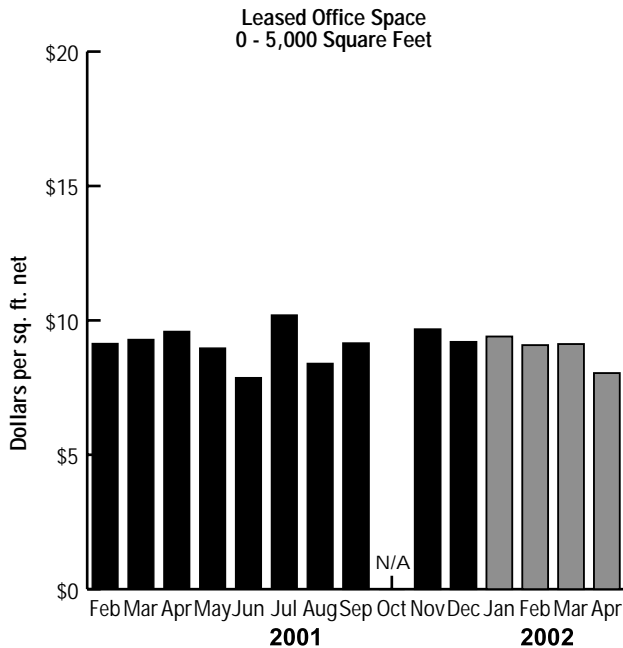


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-1	1	3,375	121.78
Total	1	3,375	\$121.78 sf

East			
E-7	5	13,793	56.91
E-11	3	2,718	58.50
E-14	1	2,200	68.18
E-15	1	1,225	61.22
Total	10	19,936	\$58.64 sf

North			
N-3	3	4,347	115.94
N-4	1	1,964	80.65
N-7	2	4,676	71.54
N-8	4	12,257	83.46
N-10	3	8,376	95.61
N-11	1	1,082	78.56
Total	14	32,702	\$88.85 sf

West			
W-2	2	5,520	97.83
W-5	1	2,695	92.39
W-10	1	1,640	80.43
W-13	2	7,411	64.23
W-14	1	4,200	61.19
W-17	6	13,238	87.97
W-23	2	2,960	92.06
W-24	5	18,001	71.08
W-28	1	1,300	83.08
Total	21	56,965	\$78.62 sf

Grand Total			
	46	112,978	\$79.34 sf

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N-3	1	17,776	75.86
N-10	2	47,599	69.12
N-12	1	18,395	48.65
Total	4	83,770	\$66.06 sf

West			
W-4	3	104,445	60.32
W-17	2	33,270	60.87
W-21	1	43,190	61.01
W-28	1	22,260	53.91
Total	7	203,165	\$59.85 sf

Grand Total			
	11	286,935	\$61.66 sf

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N-6	1	9,400	79.79
N-8	1	8,716	65.97
N-18	1	6,850	73.72
Total	3	24,966	\$73.30 sf

West			
W-6	1	12,800	45.47
W-17	3	27,784	74.68
W-21	1	14,200	59.15
W-25	1	5,810	64.54
Total	6	60,594	\$63.90 sf

Grand Total			
	9	85,560	\$66.64 sf

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
North			
N-8	1	60,816	60.02
Total	1	60,816	\$60.02 sf

Grand Total			
	1	60,816	\$60.02 sf

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	3	5,594	4.91
E-5	1	3,764	4.75
E-7	5	10,841	5.44
E-9	2	5,250	4.98
E-11	1	3,129	6.00
E-14	1	1,945	5.25
E-15	1	2,528	5.75
E-16	1	2,700	5.50
Total	15	35,751	\$5.28 sfn

North			
N-6	2	5,735	5.91
N-7	2	3,852	6.81
N-8	6	16,192	6.21
N-10	3	5,787	6.20
Total	13	31,566	\$6.22 sfn

West			
W-5	3	4,142	4.80
W-10	2	6,130	4.74
W-12	1	3,000	5.15
W-17	16	44,374	5.28
W-21	1	1,442	5.00
W-23	2	5,099	4.63
W-24	1	2,250	5.00
W-28	1	2,800	5.25
W-29	1	1,414	4.50
Total	28	70,651	\$5.12 sfn

Grand Total	56	137,968	\$5.42 sfn
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15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	3	61,869	5.25
E-7	1	21,524	4.95
Total	4	83,393	\$5.17 sfn

North			
N-3	1	17,474	6.50
N-8	4	84,262	5.07
Total	5	101,736	\$5.32 sfn

West			
W-5	1	23,400	4.25
W-17	6	159,975	5.71
W-20	1	21,659	6.25
W-23	1	20,000	4.25
W-24	1	36,000	4.75
Total	10	261,034	\$5.38 sfn

Grand Total	19	446,163	\$5.33 sfn
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	1	9,106	4.00
E-14	1	11,800	5.75
Total	2	20,906	\$4.99 sfn

North			
N-8	1	10,878	6.00
Total	1	10,878	\$6.00 sfn

West			
W-5	1	7,305	5.00
W-10	3	16,500	4.42
W-12	1	5,308	5.50
W-17	4	30,993	6.02
W-23	3	23,677	4.28
W-24	1	5,000	5.50
Total	13	88,783	\$5.12 sfn

Grand Total	16	120,567	\$5.17 sfn
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50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W-17	7	970,958	5.75
Total	7	970,958	\$5.75 sfn

Grand Total	7	970,958	\$5.75 sfn
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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E-7	1	948	63.08
Total	1	948	\$63.08 sf
North			
N-2	1	495	258.59
N-3	2	856	136.10
N-8	1	960	163.02
N-11	3	2,605	233.01
Total	7	4,916	\$205.04 sf
West			
W-12	1	363	146.01
Total	1	363	\$146.01 sf
Grand Total	9	6,227	\$179.99 sf

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Central			
C-1	2	4,303	175.46
C-13	1	1,240	113.71
Total	3	5,543	\$161.65 sf
East			
E-3	1	1,400	182.14
E-4	1	2,100	128.57
E-16	1	1,590	106.92
Total	3	5,090	\$136.54 sf
North			
N-8	1	1,380	90.58
N-18	1	1,806	49.78
Total	2	3,186	\$67.45 sf
West			
W-2	1	1,267	110.50
W-3	1	2,100	150.00
W-5	1	2,039	76.02
W-12	1	1,096	109.49
Total	4	6,502	\$112.27 sf
Grand Total	12	20,321	\$124.79 sf

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Central			
C-2	1	4,580	327.51
C-4	1	2,630	241.44
Total	2	7,210	\$296.12 sf
East			
E-1	1	4,400	87.50
E-3	1	4,200	102.38
Total	2	8,600	\$94.77 sf
North			
N-8	1	3,000	93.30
N-10	1	3,373	108.21
Total	2	6,373	\$101.19 sf
West			
W-4	1	3,220	86.96
W-29	1	3,423	80.34
Total	2	6,643	\$83.55 sf
Grand Total	8	28,826	\$143.96 sf

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Central			
C-6	1	7,002	93.54
Total	1	7,002	\$93.54 sf
East			
E-8	1	20,400	34.31
E-16	2	12,727	29.62
E-17	1	9,000	104.44
Total	4	42,127	\$47.88 sf
West			
W-1	1	41,991	85.73
W-4	1	12,757	67.81
W-6	1	6,840	40.79
W-23	1	6,000	75.83
Total	4	67,588	\$76.92 sf
Grand Total	9	116,717	\$67.44 sf

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
Central			
C-1	3	3,856	16.09
C-3	1	700	16.00
C-6	1	1,000	14.40
C-10	1	1,100	24.00
C-11	1	1,793	18.60
Total	7	8,449	\$17.44 sfn

East			
E-2	1	1,100	20.00
E-4	2	1,789	10.76
E-7	1	225	16.00
E-8	1	800	16.50
E-12	1	3,500	10.00
E-15	1	1,736	20.00
E-16	2	3,500	10.11
E-21	1	570	29.62
Total	10	13,220	\$13.62 sfn

North			
N-7	1	1,650	12.00
N-8	3	3,266	15.41
N-11	1	2,057	27.00
N-15	1	800	7.50
N-19	1	3,829	8.25
Total	7	11,602	\$14.07 sfn

West			
W-2	1	1,600	13.50
W-6	2	3,205	13.31
W-7	1	1,320	13.00
W-8	1	1,100	16.40
W-23	3	4,637	13.44
W-28	1	800	8.25
W-29	1	1,700	12.49
Total	10	14,362	\$13.20 sfn

Grand Total			
	34	47,633	\$14.28 sfn

15,001 - 50,00 SQ. FT.

<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
N/A	N/A	N/A	N/A

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
East			
E-4	1	5,732	12.00
Total	1	5,732	\$12.00 sfn

West			
W-23	2	15,202	12.00
Total	2	15,202	\$12.00 sfn

Grand Total			
	3	20,934	\$12.00 sfn

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Leased</u>	<u>Total Leased</u>	<u>Av. Price</u>
N/A	N/A	N/A	N/A

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LEASED OFFICE SPACE AND SOLD LAND

LEASED OFFICE SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-1	1	850	12.71
C-14	1	593	14.85
C-15	2	1,981	8.86
Total	4	3,424	\$10.86 sfn
East			
E-8	1	1,500	6.00
E-12	1	400	12.00
E-15	1	1,403	10.00
E-16	1	1,139	7.01
E-17	1	646	11.05
Total	5	5,088	\$8.44 sfn
North			
N-1	2	2,934	10.37
N-3	3	7,089	8.40
N-8	2	3,681	7.17
N-10	5	9,449	6.46
N-11	2	7,417	8.92
Total	14	30,570	\$7.97 sfn
West			
W-4	1	2,080	5.00
W-9	1	2,238	5.50
W-17	7	14,069	8.20
Total	9	18,387	\$7.51 sfn
Grand Total			
	32	57,469	\$8.04 sfn

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-9	1	78,408	4.48	1.80	195,000.00
E-13	1	23,086	7.15	.53	311,320.75
E-16	1	67,600	1.70	1.55	74,193.55
E-21	1	43,560	2.07	1.00	90,000.00
Total	4	212,654	\$3.39 sf	4.88	\$147,745.90 ac
North					
N-11	1	13,503	9.63	.31	419,354.84
N-23	1	12,196	3.65	.28	158,928.57
Total	2	25,699	\$6.79 sf	.59	\$295,762.71 ac
West					
W-21	1	26,250	11.42	.60	499,833.33
Total	1	26,250	\$11.42 sf	.60	\$499,833.33 ac
Grand Total					
	7	264,603	\$4.52 sf	6.07	\$196,935.75 ac

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-17	2	2,021,619	.37	58.41	12,925.87
E-21	1	3,659,040	.49	84.00	21,428.57
Total	3	5,680,659	\$.45 sf	142.41	\$17,941.16 ac
North					
N-8	3	668,209	12.40	26.82	308,859.06
N-11	1	139,392	6.03	3.20	262,500.00
N-14	1	435,600	1.72	10.00	75,000.00
Total	5	1,243,201	\$7.94 sf	40.02	\$246,716.64 ac
West					
W-21	1	435,600	2.12	10.00	92,500.00
W-22	1	2,339,607	2.07	53.71	90,083.22
Total	2	2,775,207	\$2.08 sf	63.71	\$90,462.56 ac
Grand Total					
	10	9,699,067	\$1.88 sf	246.14	\$73,909.04 ac

