

# Watch

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## 450,000 Square Feet of Space leased in November

In November, TREB Members reported 453,190 square feet of space leased through the TREB MLS system, Commercial Council Chair Michael Dosman reported today. "This figure is down about 31 per cent from the November 2001 figure of 662,494."

While volume was down, prices tended to fluctuate within the same range they've occupied for the last year, Dosman noted. Industrial lease rates (all size classes) rose to \$5.67 sfm from last November's \$5.35, a six per cent increase. Leased commercial rates were also up, with space from 0-5,000 square feet coming in at \$16.20 sfm. This is an increase of seven per cent from November 2001.

### Sales Market Highlights

In November, 58 sales of Commercial/Industrial properties were recorded through TREB's MLS system, down from the 70 recorded last month and the 61 recorded in November 2001. Industrial sales of all size classes, of which there were 23, averaged \$70.48 per square foot. This is roughly in line with Non-MLS sources, which this month gave a figure of \$63.28 per square foot. ■

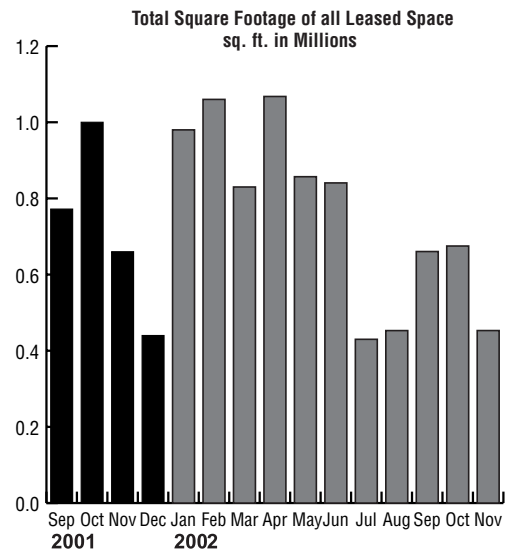
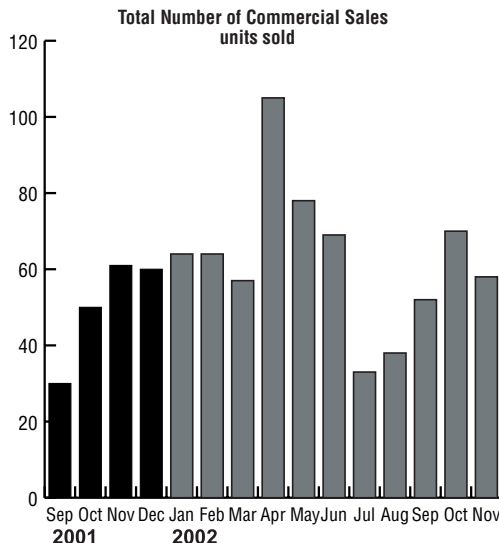
### Executive Council, Commercial Division

Michael Dosman  
Chairman

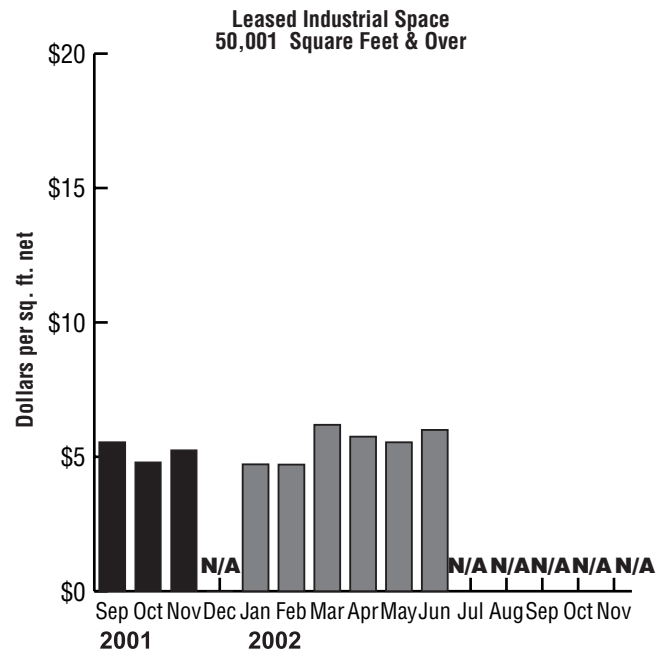
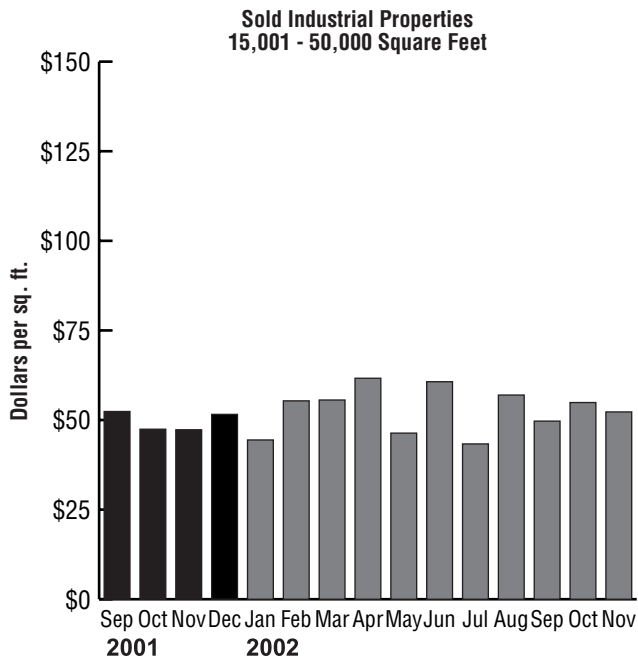
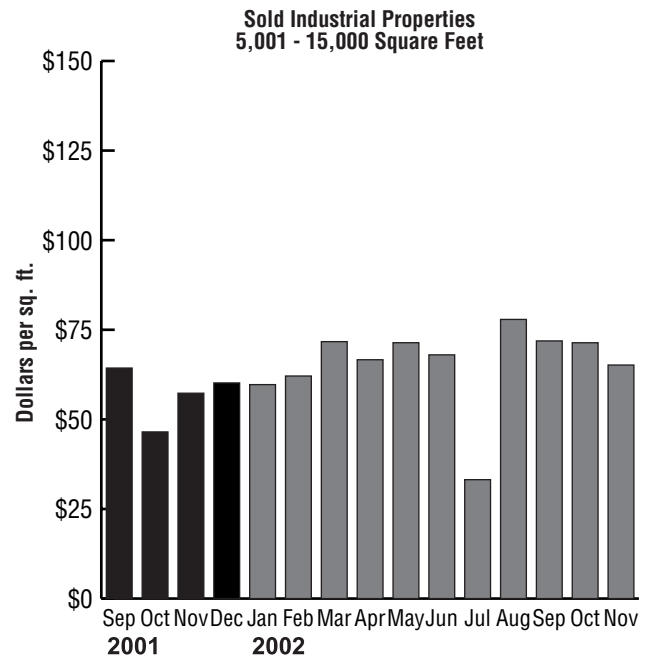
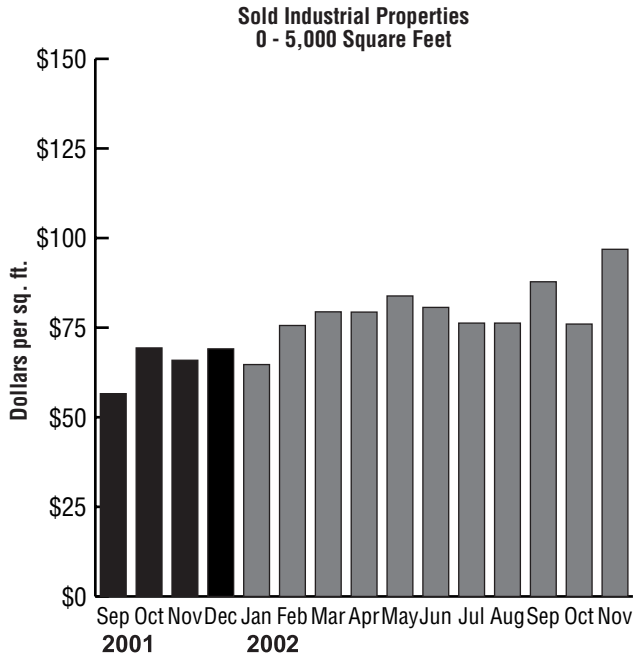
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Past Chairman

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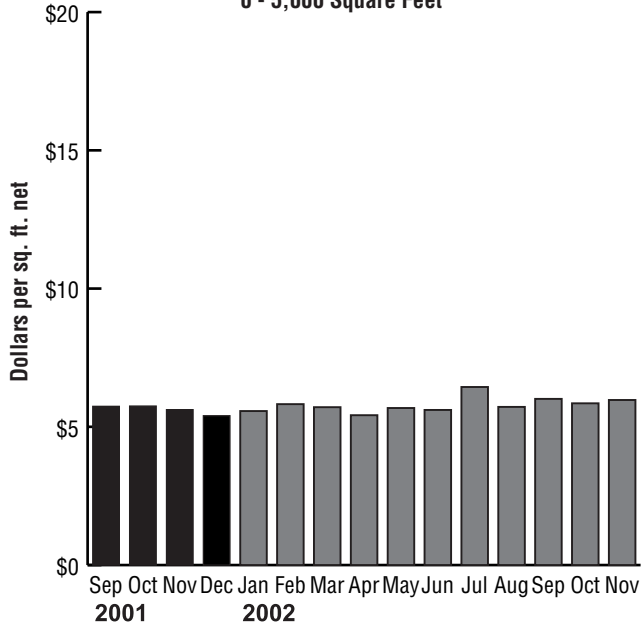


SOLD INDUSTRIAL PROPERTIES

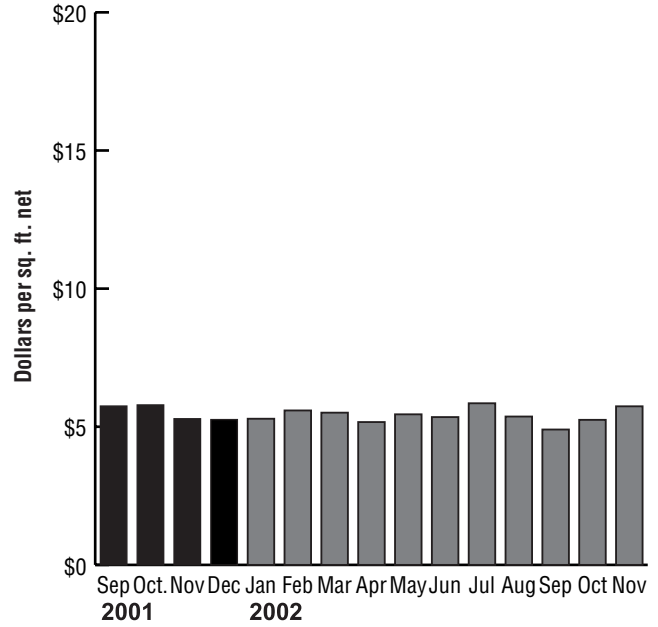


LEASED INDUSTRIAL SPACE

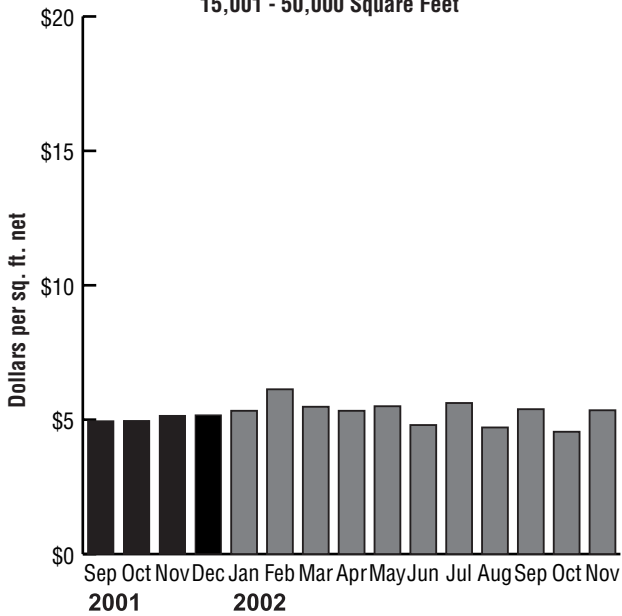
Leased Industrial Space  
0 - 5,000 Square Feet



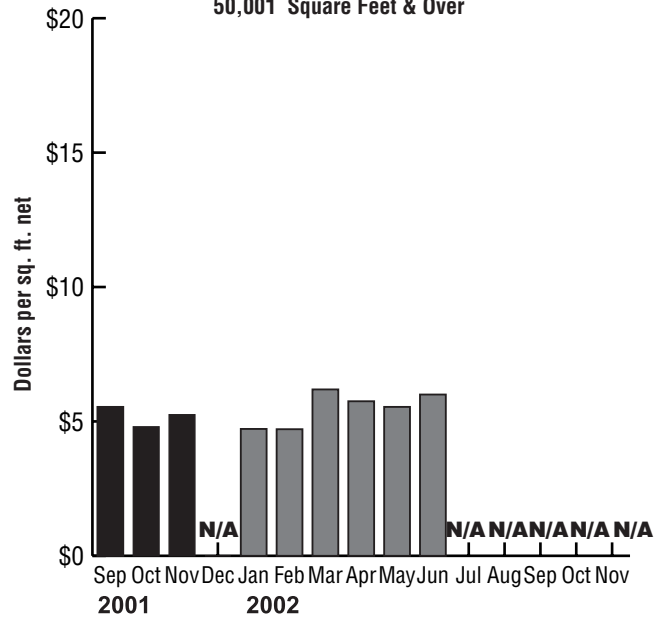
Leased Industrial Space  
5,001 - 15,000 Square Feet



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

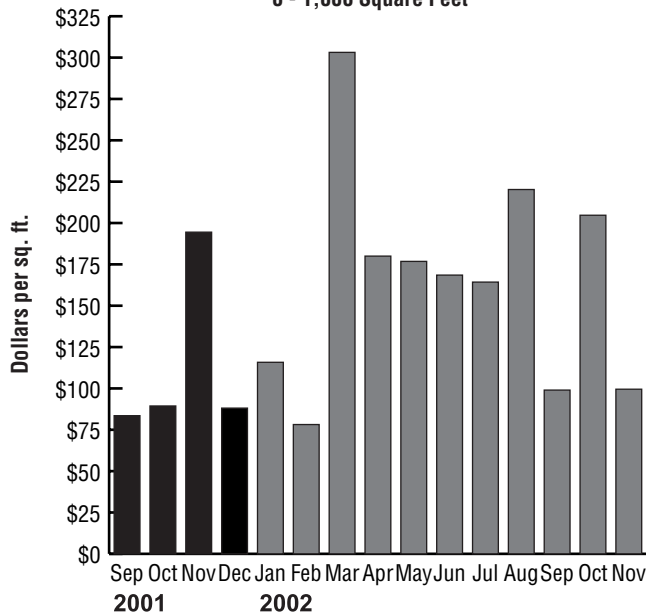


Leased Industrial Space  
50,001 Square Feet & Over

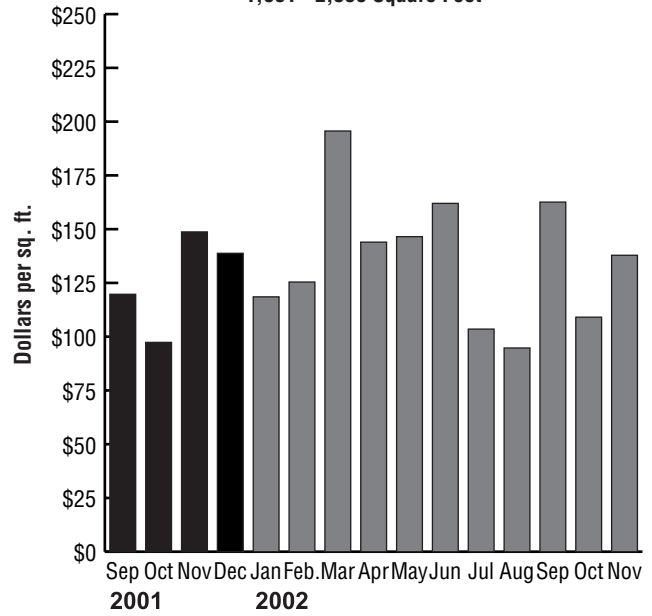


**SOLD COMMERCIAL/RETAIL PROPERTIES**

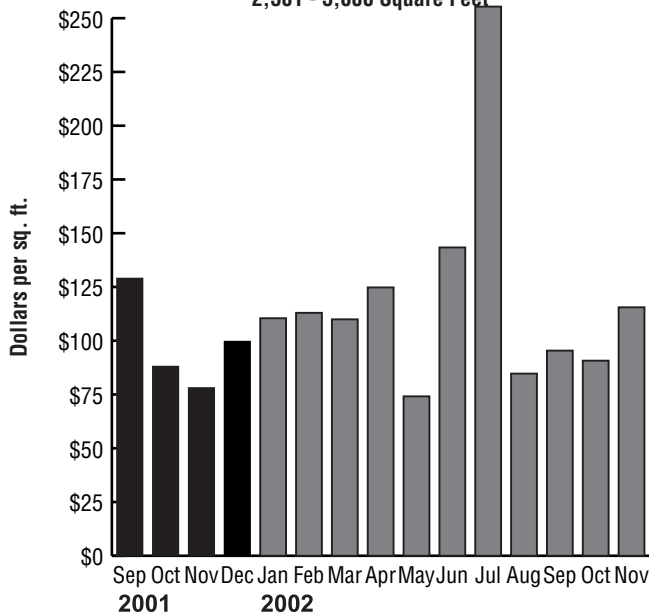
**Sold Commercial/Retail Properties  
0 - 1,000 Square Feet**



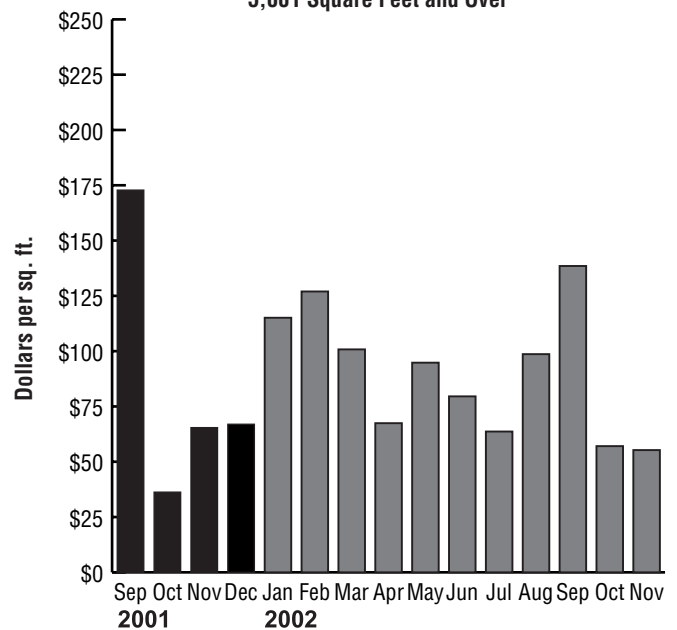
**Sold Commercial/Retail Properties  
1,001 - 2,500 Square Feet**



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

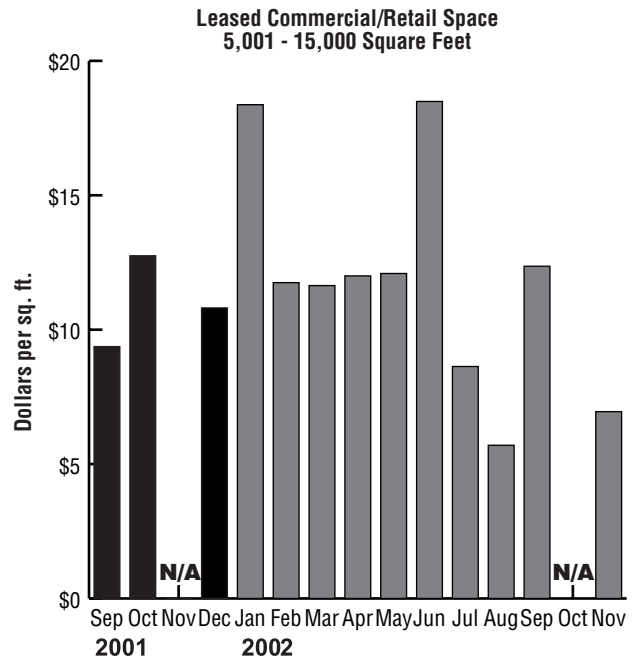
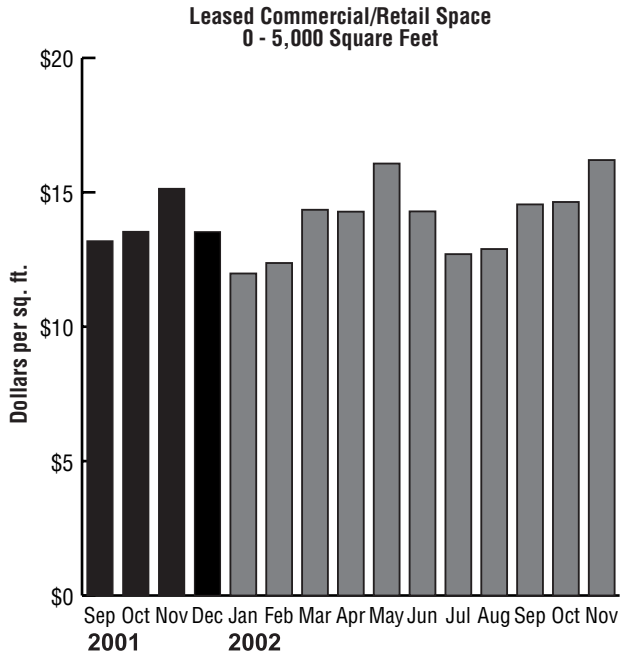


**Sold Commercial/Retail Properties  
5,001 Square Feet and Over**

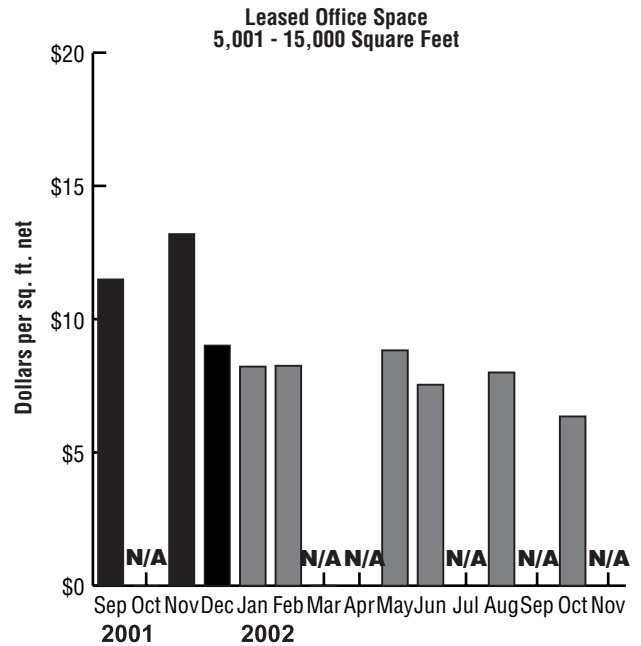
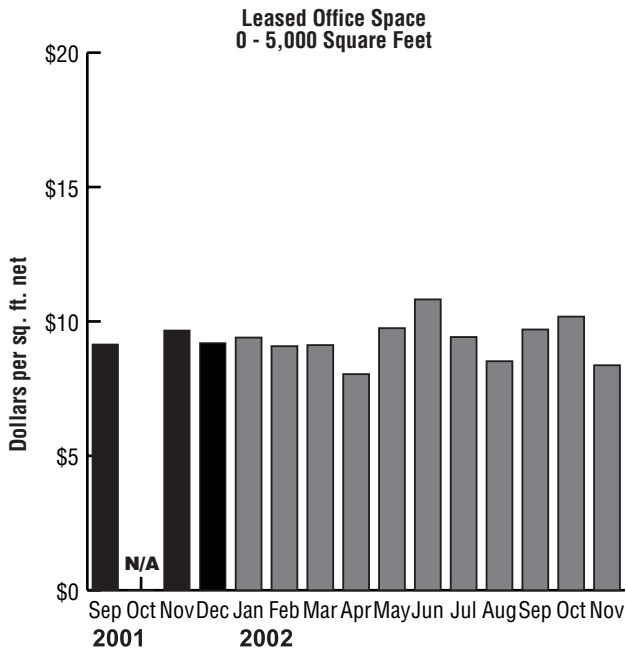


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	1	1,167	\$59.13
E09	1	2,000	\$84.00
<b>Total:</b>	<b>2</b>	<b>3,167</b>	<b>\$74.83</b>
<b>West</b>			
W05	1	4,500	\$173.33
W06	1	1,200	\$100.00
W17	3	8,360	\$72.91
W24	1	2,350	\$78.72
<b>Total:</b>	<b>6</b>	<b>16,410</b>	<b>\$103.26</b>
<b>North</b>			
N08	3	7,011	\$102.77
N10	2	4,040	\$80.15
N12	1	2,453	\$93.15
<b>Total:</b>	<b>6</b>	<b>13,504</b>	<b>\$94.25</b>
<b>Grand Total:</b>			
	<b>14</b>	<b>33,081</b>	<b>\$96.86</b>

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>North</b>			
N08	1	27,650	\$52.26
<b>Total:</b>	<b>1</b>	<b>27,650</b>	<b>\$52.26</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>27,650</b>	<b>\$52.26</b>

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E04	1	9,760	\$65.37
E06	1	9,650	\$45.08
E08	1	6,700	\$73.88
<b>Total:</b>	<b>3</b>	<b>26,110</b>	<b>\$60.05</b>
<b>West</b>			
W04	1	7,190	\$67.04
W05	1	13,100	\$58.77
W17	1	10,372	\$75.35
W24	1	13,360	\$62.53
<b>Total:</b>	<b>4</b>	<b>44,022</b>	<b>\$65.17</b>
<b>North</b>			
N08	1	10,695	\$77.61
<b>Total:</b>	<b>1</b>	<b>10,695</b>	<b>\$77.61</b>
<b>Grand Total:</b>			
	<b>8</b>	<b>80,827</b>	<b>\$65.16</b>

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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## LEASED INDUSTRIAL SPACE

## 0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E01	1	2,100	\$9.00
E03	1	4,800	\$4.55
E05	1	3,450	\$4.50
E07	1	1,440	\$5.40
E14	1	1,600	\$5.95
E15	1	1,774	\$5.00
E16	1	1,850	\$5.25
<b>Total:</b>	<b>7</b>	<b>17,014</b>	<b>\$5.42</b>
<b>West</b>			
W05	5	10,006	\$4.60
W07	1	1,732	\$6.75
W10	2	6,147	\$5.00
W17	8	20,367	\$6.10
W20	1	4,027	\$7.50
W23	2	7,800	\$4.92
<b>Total:</b>	<b>19</b>	<b>50,079</b>	<b>\$5.62</b>
<b>Central</b>			
C13	1	2,631	\$6.25
<b>Total:</b>	<b>1</b>	<b>2,631</b>	<b>\$6.25</b>
<b>North</b>			
N03	4	11,543	\$7.63
N08	8	25,095	\$5.81
N10	6	12,672	\$6.83
<b>Total:</b>	<b>18</b>	<b>49,310</b>	<b>\$6.50</b>
<b>Grand Total:</b>			
	<b>45</b>	<b>119,034</b>	<b>\$5.97</b>

## 15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	1	17,230	\$4.95
<b>Total:</b>	<b>1</b>	<b>17,230</b>	<b>\$4.95</b>
<b>West</b>			
W17	3	60,986	\$5.78
W20	1	15,090	\$5.00
W24	2	41,043	\$5.00
<b>Total:</b>	<b>6</b>	<b>117,119</b>	<b>\$5.41</b>
<b>Grand Total:</b>			
	<b>7</b>	<b>134,349</b>	<b>\$5.35</b>

## 5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E05	1	10,350	\$4.50
E07	1	10,582	\$4.00
E12	1	10,678	\$4.00
<b>Total:</b>	<b>3</b>	<b>31,610</b>	<b>\$4.16</b>
<b>West</b>			
W12	1	12,000	\$6.13
W17	2	21,860	\$6.51
W23	1	5,101	\$5.60
<b>Total:</b>	<b>4</b>	<b>38,961</b>	<b>\$6.27</b>
<b>North</b>			
N03	1	5,050	\$6.75
N08	4	37,640	\$6.08
N10	2	13,988	\$6.53
<b>Total:</b>	<b>7</b>	<b>56,678</b>	<b>\$6.25</b>
<b>Grand Total:</b>			
	<b>14</b>	<b>127,249</b>	<b>\$5.74</b>

## 50,001 SQ. FT. AND OVER

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

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SOLD COMMERCIAL/RETAIL PROPERTIES

**0 - 1,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E08	1	950	\$22.95
<b>Total:</b>	<b>1</b>	<b>950</b>	<b>\$22.95</b>
<b>West</b>			
W06	1	850	\$111.76
<b>Total:</b>	<b>1</b>	<b>850</b>	<b>\$111.76</b>
<b>North</b>			
N03	2	708	\$98.81
N08	1	1,000	\$72.00
N10	2	1,716	\$104.79
N11	4	2,070	\$138.83
<b>Total:</b>	<b>9</b>	<b>5,494</b>	<b>\$110.88</b>
<b>Grand Total:</b>			
	<b>11</b>	<b>7,294</b>	<b>\$99.53</b>

**2,501 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E06	1	2,770	\$162.45
E07	1	2,700	\$64.81
<b>Total:</b>	<b>2</b>	<b>5,470</b>	<b>\$114.26</b>
<b>West</b>			
W06	1	4,600	\$60.87
W08	1	4,000	\$106.25
W12	2	6,500	\$148.46
W28	1	2,800	\$100.00
<b>Total:</b>	<b>5</b>	<b>17,900</b>	<b>\$108.94</b>
<b>Central</b>			
C01	1	3,870	\$161.50
<b>Total:</b>	<b>1</b>	<b>3,870</b>	<b>\$161.50</b>
<b>North</b>			
N14	1	3,480	\$100.57
<b>Total:</b>	<b>1</b>	<b>3,480</b>	<b>\$100.57</b>
<b>Grand Total:</b>			
	<b>9</b>	<b>30,720</b>	<b>\$115.56</b>

**1,001 - 2,500 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E03	1	1,230	\$126.02
E16	1	2,412	\$63.02
<b>Total:</b>	<b>2</b>	<b>3,642</b>	<b>\$84.29</b>
<b>West</b>			
W02	3	4,985	\$115.15
W03	2	3,824	\$145.40
W08	1	1,400	\$50.00
W24	1	2,002	\$182.32
<b>Total:</b>	<b>7</b>	<b>12,211</b>	<b>\$128.16</b>
<b>Central</b>			
C02	1	2,100	\$178.57
C04	1	2,000	\$195.00
C10	1	1,500	\$255.33
<b>Total:</b>	<b>3</b>	<b>5,600</b>	<b>\$205.00</b>
<b>North</b>			
N08	1	2,500	\$151.00
N22	1	2,000	\$90.00
<b>Total:</b>	<b>2</b>	<b>4,500</b>	<b>\$123.89</b>
<b>Grand Total:</b>			
	<b>14</b>	<b>25,953</b>	<b>\$137.85</b>

**5,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price
<b>West</b>			
W02	1	9,952	\$55.27
<b>Total:</b>	<b>1</b>	<b>9,952</b>	<b>\$55.27</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>9,952</b>	<b>\$55.27</b>

## LEASED COMMERCIAL/RETAIL SPACE

## 0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E03	1	800	\$18.00
E15	1	4,856	\$10.00
<b>Total:</b>	<b>2</b>	<b>5,656</b>	<b>\$11.13</b>
<b>West</b>			
W12	1	1,184	\$13.43
W13	1	1,400	\$24.00
W21	1	1,600	\$25.00
W23	2	6,850	\$12.42
W29	1	1,660	\$11.35
<b>Total:</b>	<b>6</b>	<b>12,694</b>	<b>\$15.24</b>
<b>Central</b>			
C04	3	4,585	\$26.65
C08	1	1,200	\$30.00
<b>Total:</b>	<b>4</b>	<b>5,785</b>	<b>\$27.35</b>
<b>North</b>			
N03	3	3,046	\$16.15
N06	1	1,289	\$13.00
N08	4	5,280	\$16.44
N10	1	2,848	\$9.00
<b>Total:</b>	<b>9</b>	<b>12,463</b>	<b>\$14.32</b>
<b>Grand Total:</b>			
	<b>21</b>	<b>36,598</b>	<b>\$16.20</b>

## 15,001 - 50,00 SQ. FT.

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

## 5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
W23	1	7,495	\$6.95
<b>Total:</b>	<b>1</b>	<b>7,495</b>	<b>\$6.95</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>7,495</b>	<b>\$6.95</b>

## 50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
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
<b>East</b>			
E07	1	1,044	\$8.10
E15	1	1,050	\$13.66
<b>Total:</b>	<b>2</b>	<b>2,094</b>	<b>\$10.89</b>
<b>West</b>			
W09	1	3,000	\$1.20
W10	1	1,525	\$5.00
W12	2	3,934	\$11.05
W17	1	1,163	\$6.50
W23	1	1,550	\$13.00
W29	1	3,000	\$1.74
<b>Total:</b>	<b>7</b>	<b>14,172</b>	<b>\$6.18</b>
<b>Central</b>			
C03	1	1,500	\$14.00
C07	1	625	\$9.72
C13	1	3,940	\$9.00
<b>Total:</b>	<b>3</b>	<b>6,065</b>	<b>\$10.31</b>
<b>North</b>			
N08	2	4,986	\$9.29
N10	1	1,148	\$16.62
<b>Total:</b>	<b>3</b>	<b>6,134</b>	<b>\$10.66</b>
<b>Grand Total:</b>			
	<b>15</b>	<b>28,465</b>	<b>\$8.37</b>

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

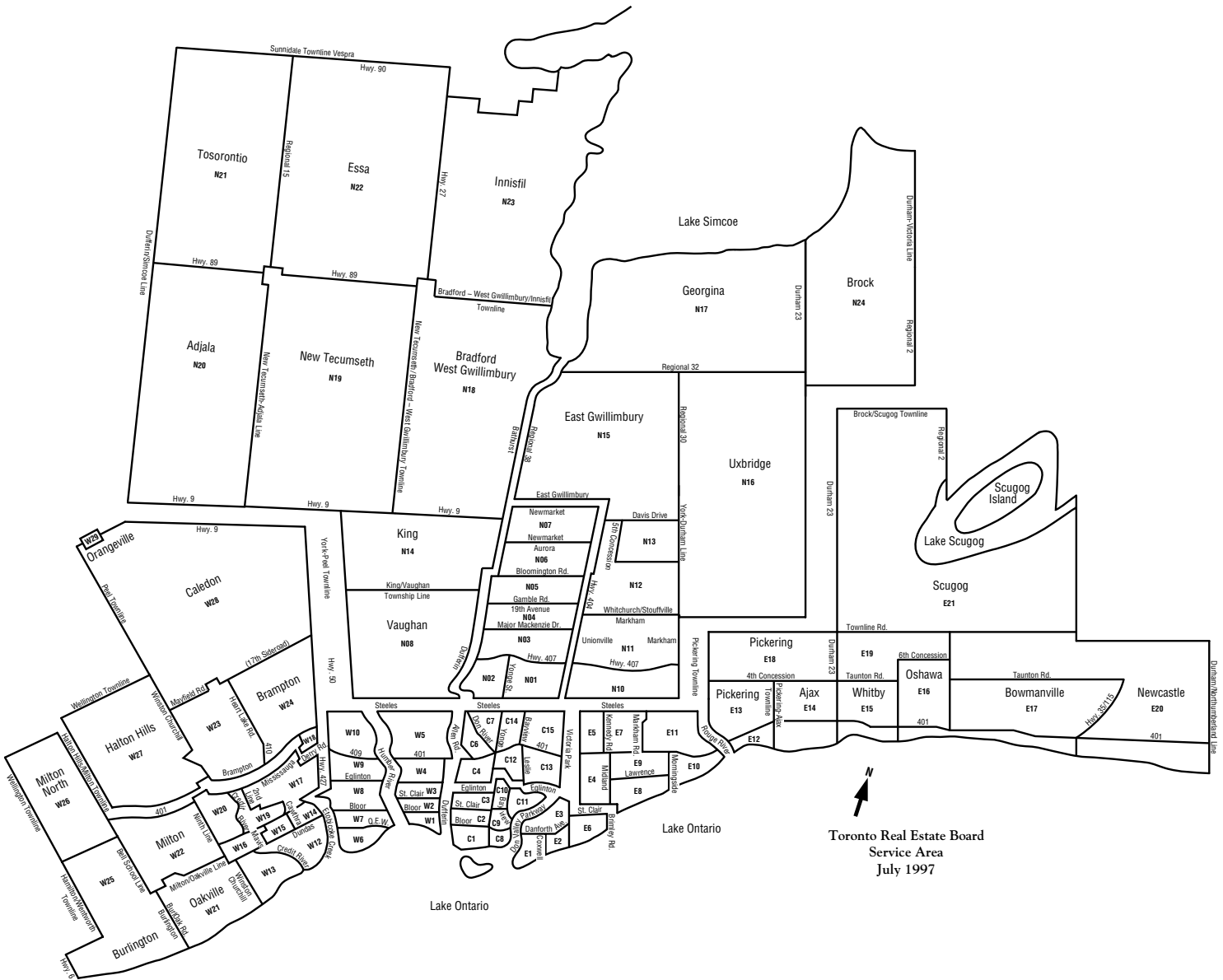
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E14	1	5,682	\$22.53	0.13	\$984,615.38
<b>Total:</b>	<b>1</b>	<b>5,682</b>	<b>\$22.53</b>	<b>0.13</b>	<b>\$984,615.38</b>
<b>West</b>					
W22	2	100,624	\$5.37	2.31	\$233,766.23
W23	1	74,923	\$6.01	1.72	\$261,627.91
<b>Total:</b>	<b>3</b>	<b>175,547</b>	<b>\$5.64</b>	<b>4.03</b>	<b>\$245,657.57</b>
<b>North</b>					
N06	1	36,590	\$7.05	0.84	\$307,142.86
N10	1	43,600	\$13.19	1.00	\$575,000.00
N11	1	38,048	\$18.53	0.87	\$810,344.83
<b>Total:</b>	<b>3</b>	<b>118,239</b>	<b>\$13.01</b>	<b>2.71</b>	<b>\$567,527.68</b>
<b>Grand Total:</b>					
	<b>7</b>	<b>299,468</b>	<b>\$8.87</b>	<b>6.87</b>	<b>\$386,608.44</b>

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E17	1	233,482	\$0.29	5.36	\$12,848.51
<b>Total:</b>	<b>1</b>	<b>233,482</b>	<b>\$0.29</b>	<b>5.36</b>	<b>\$12,848.51</b>
<b>West</b>					
W22	1	3,994,452	\$0.34	91.70	\$14,721.92
W24	2	582,397	\$3.09	13.37	\$134,385.56
<b>Total:</b>	<b>3</b>	<b>4,576,849</b>	<b>\$0.69</b>	<b>105.07</b>	<b>\$29,948.94</b>
<b>Grand Total:</b>					
	<b>4</b>	<b>4,810,331</b>	<b>\$0.67</b>	<b>110.43</b>	<b>\$29,118.93</b>

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 be captured in this report.