

Watch

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Almost Nine Million Square Feet of Space Leased in 2002

TREB Members leased 8,747,890 square feet of Industrial/Commercial/Office space over the course of 2002, Commercial Council Chair Michael Dosman announced today. "This figure is down 12 per cent from the 9,991,984 figure reported in 2001, but is still a respectable performance."

In December, Dosman continued, leased space came in at 442,851 square feet, about the same as the 444,646 recorded in December of last year and down 2 per cent from November's figure of 453,190.

"On the pricing front, leased Industrial Space (all size categories) traded for an average of \$6.51 sfm; leased office space (all size categories) traded for \$11.23 per sfm."

Executive Council, Commercial Division

Michael Dosman
Chairman

Joe De Leo
Vice-Chairman

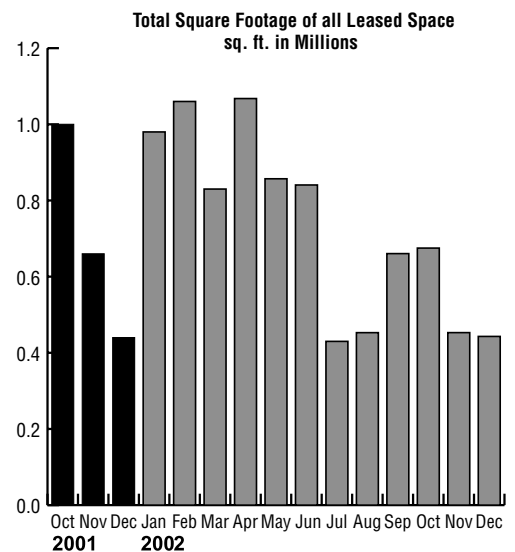
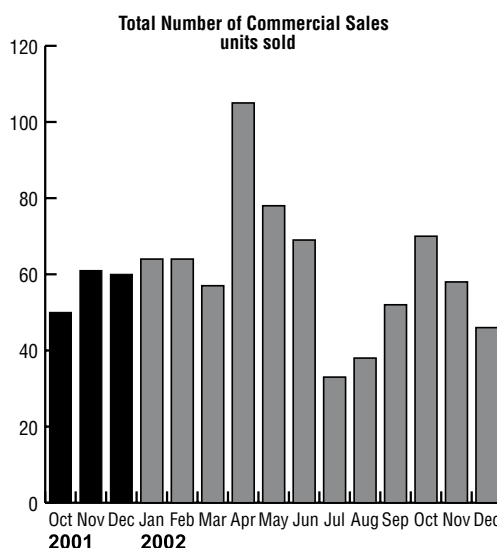
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Past Chairman

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Neil Warshafsky
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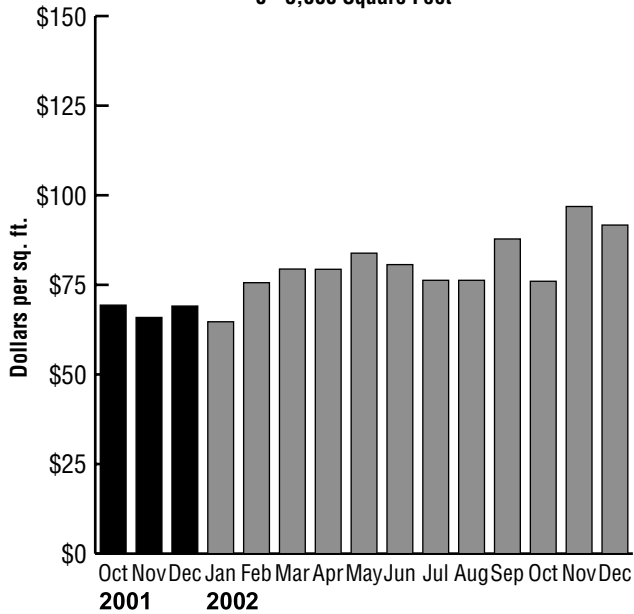
Sales Market Highlights

In December, 46 sales of Industrial/Commercial properties were reported through the Toronto-MLS system, of which 32 were Industrial properties all size categories which sold for an average of \$65.88 per square foot. This is quite a bit higher than the \$48.09 figure given from non-MLS sources, but properties sold through MLS tend to be smaller and therefore more expensive on a per square foot basis. ■

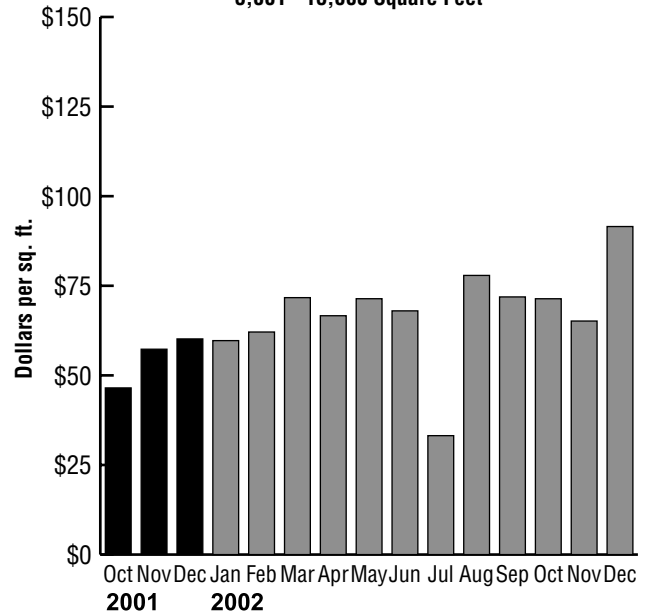


SOLD INDUSTRIAL PROPERTIES

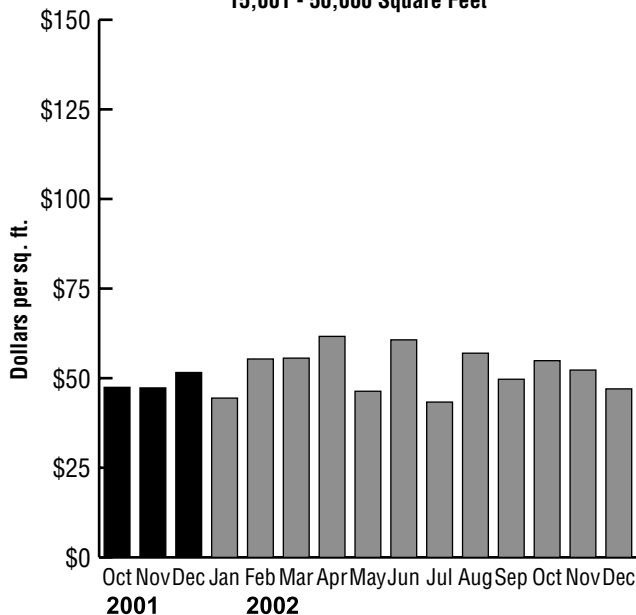
Sold Industrial Properties
0 - 5,000 Square Feet



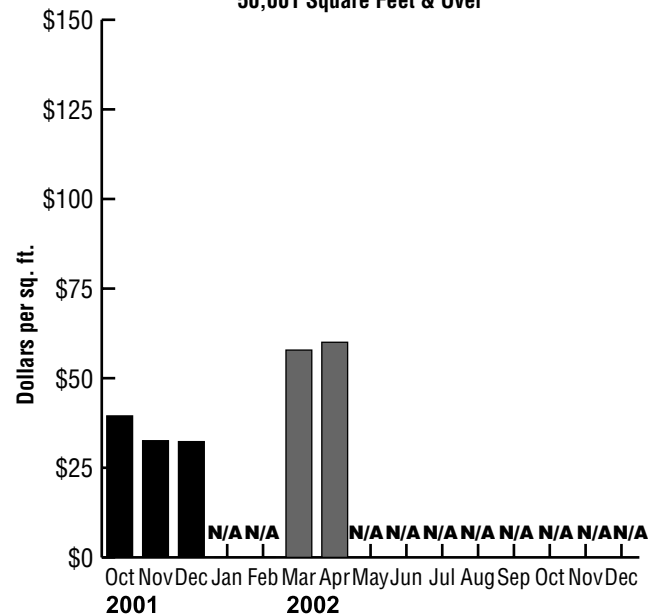
Sold Industrial Properties
5,001 - 15,000 Square Feet



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

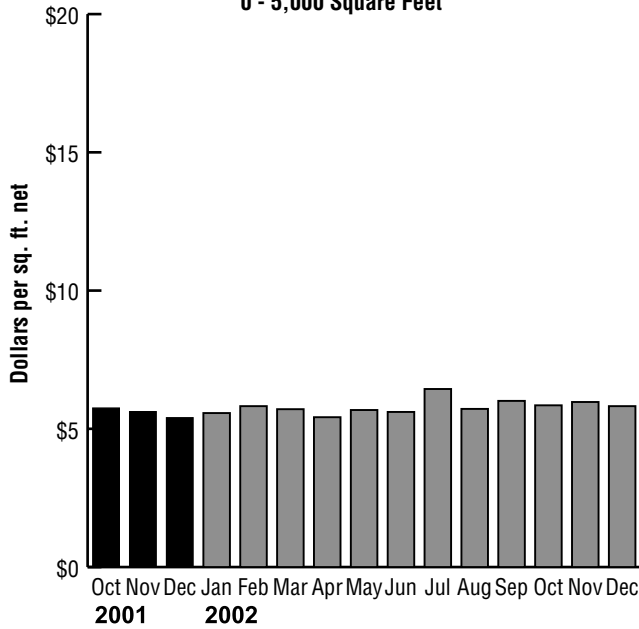


Sold Industrial Properties
50,001 Square Feet & Over

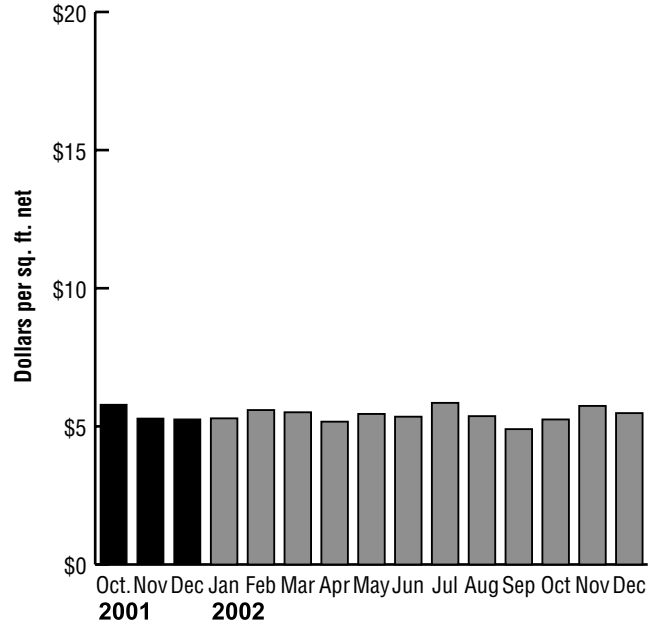


LEASED INDUSTRIAL SPACE

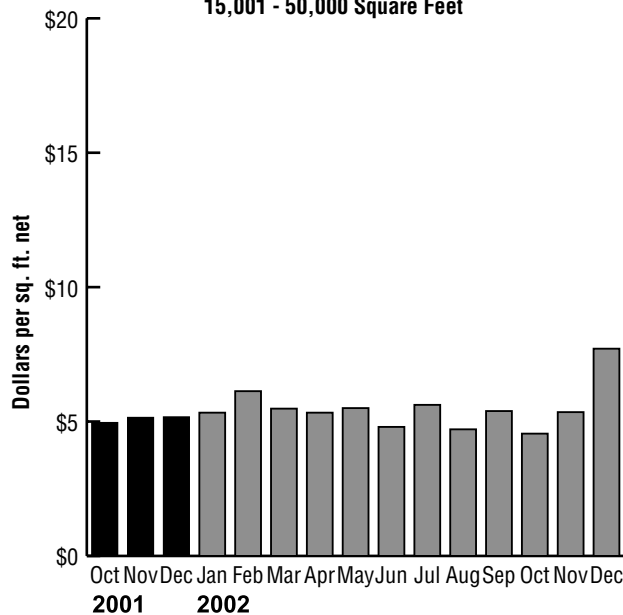
**Leased Industrial Space
0 - 5,000 Square Feet**



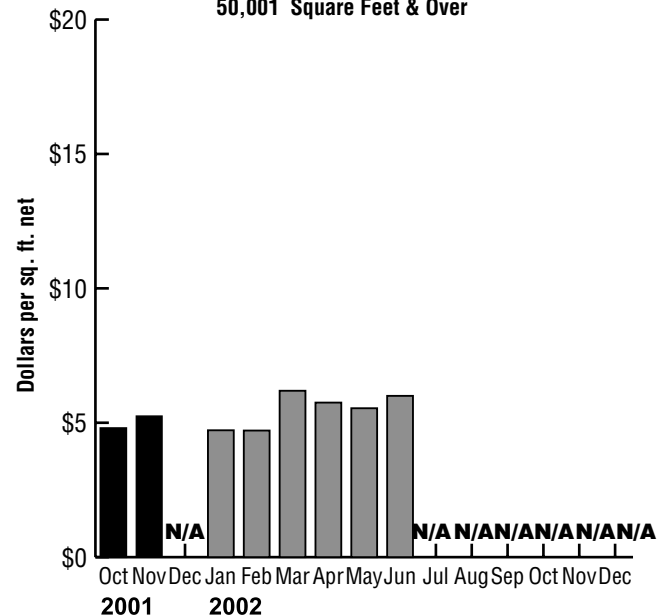
**Leased Industrial Space
5,001 - 15,000 Square Feet**



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

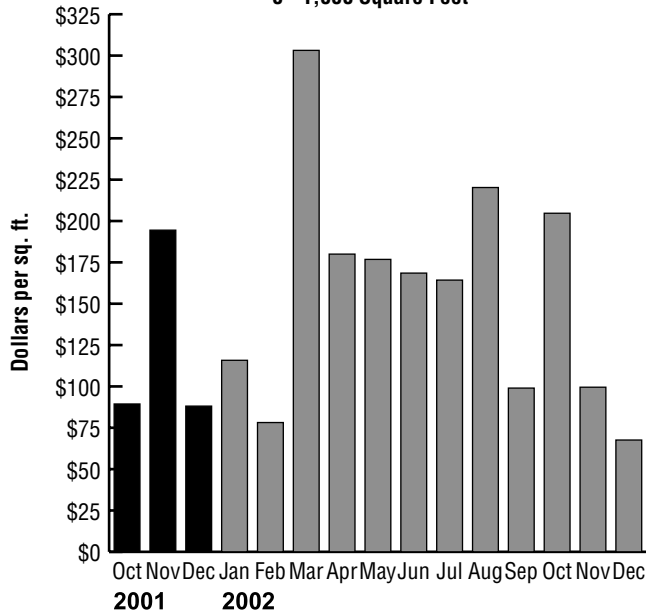


**Leased Industrial Space
50,001 Square Feet & Over**

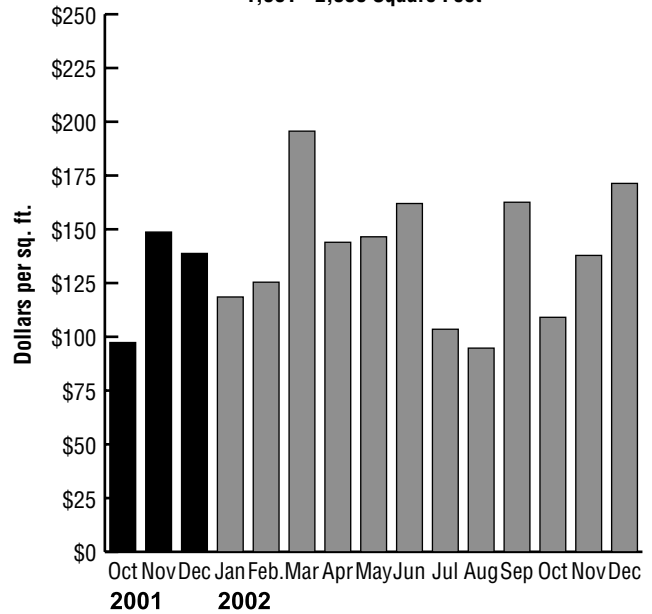


SOLD COMMERCIAL/RETAIL PROPERTIES

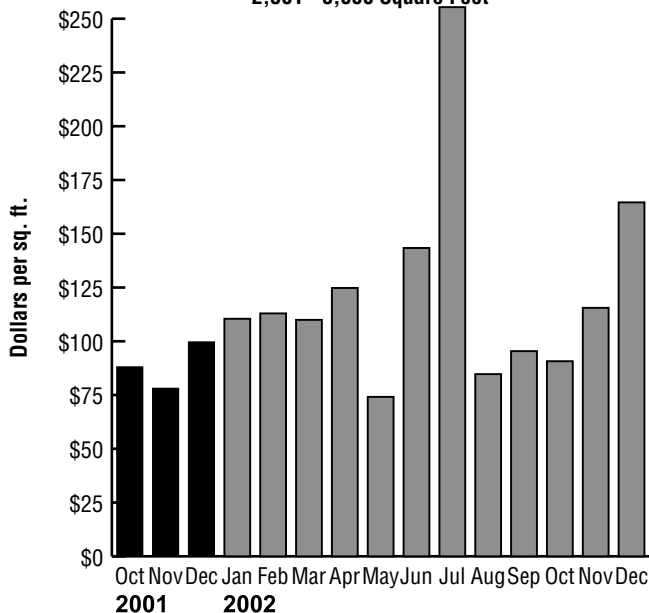
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



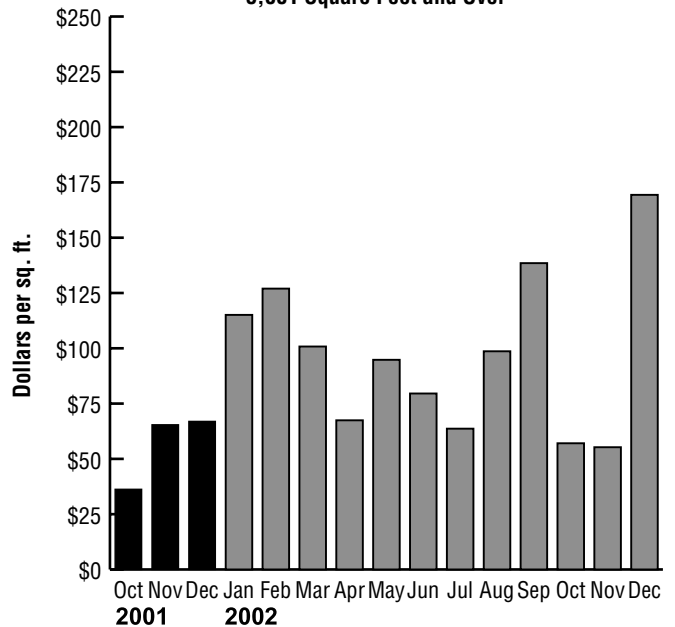
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

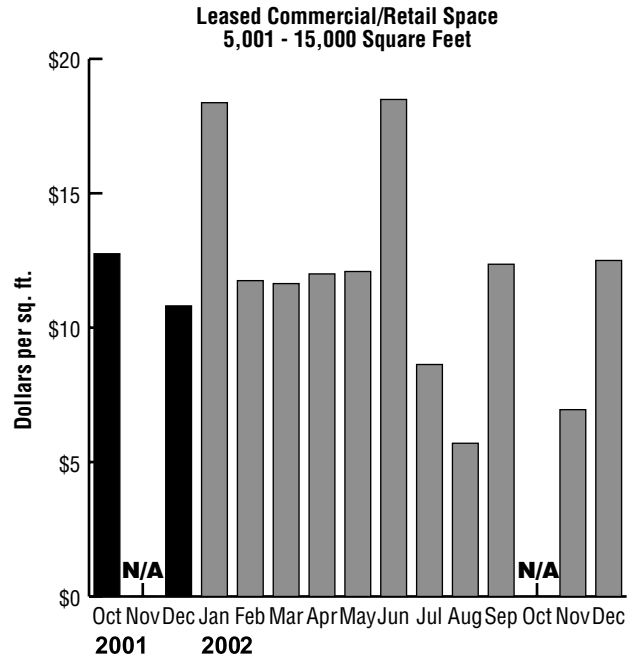
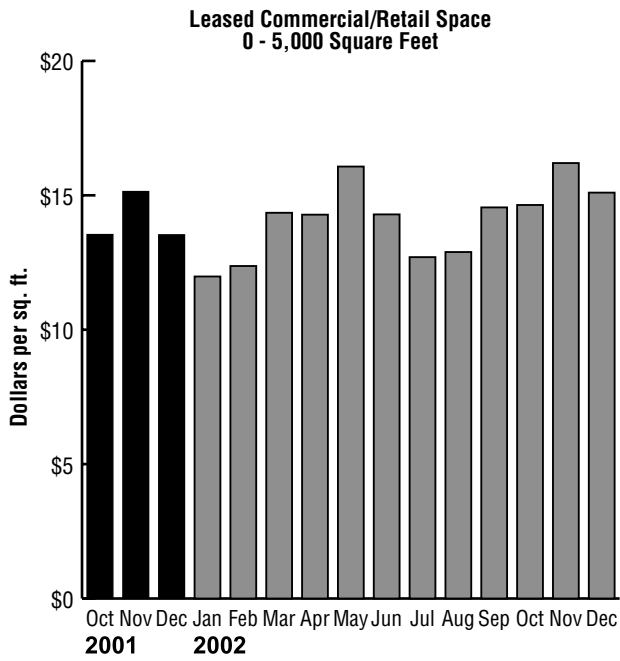


Sold Commercial/Retail Properties
5,001 Square Feet and Over

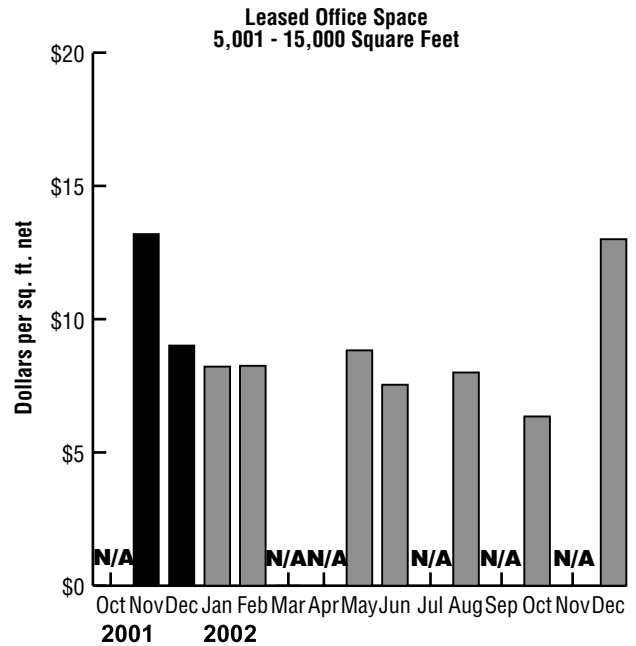
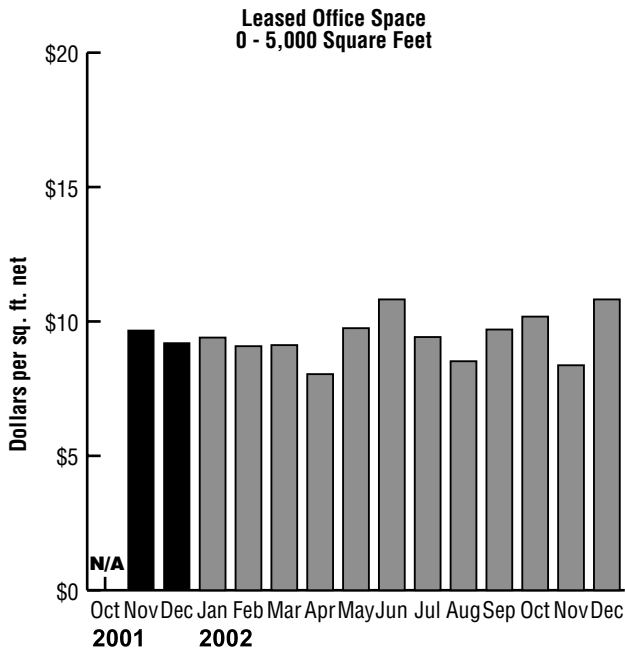


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	2	3,978	\$65.11
Total:	2	3,978	\$65.11
West			
W02	1	3,990	\$70.80
W04	1	1,789	\$82.17
W10	1	4,965	\$95.67
W17	1	2,000	\$60.25
W24	4	8,513	\$146.25
W28	1	2,525	\$59.41
Total:	9	23,782	\$101.76
North			
N06	1	1,030	\$77.67
N07	1	3,780	\$63.49
N08	4	11,454	\$90.36
N10	1	1,795	\$100.28
N11	1	1,400	\$82.14
Total:	8	19,459	\$84.79
Grand Total:			
	19	47,219	\$91.68

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W01	1	21,000	\$64.29
W10	1	46,180	\$37.46
W17	1	26,780	\$67.00
W25	2	73,816	\$40.82
Total:	5	167,776	\$47.01
Grand Total:			
	5	167,776	\$47.01

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E09	1	12,750	\$73.53
E15	1	12,000	\$62.50
Total:	2	24,750	\$68.18
West			
W04	3	32,541	\$93.73
W05	1	7,350	\$172.79
W07	1	6,000	\$90.00
W20	1	5,283	\$76.00
Total:	6	51,174	\$102.82
Grand Total:			
	8	75,924	\$91.53

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
East			
E03	1	3,200	\$4.55
E04	1	1,924	\$5.25
E07	4	7,027	\$6.76
E11	1	3,597	\$5.50
E12	2	4,683	\$7.33
Total:	9	20,431	\$6.18
West			
W05	2	4,512	\$4.95
W07	3	10,702	\$6.07
W09	1	4,475	\$4.65
W10	1	1,645	\$4.60
W13	1	4,466	\$5.00
W14	1	2,100	\$5.25
W16	1	2,050	\$7.10
W17	12	37,877	\$5.94
W20	1	4,800	\$6.00
W24	1	1,600	\$6.75
W25	1	3,750	\$4.50
Total:	25	77,977	\$5.71
North			
N06	2	5,000	\$5.25
N08	5	16,078	\$6.10
N10	3	7,984	\$6.31
Total:	10	29,062	\$6.01
Grand Total:			
	45	132,133	\$5.82

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	30,840	\$3.40
E14	1	34,000	\$17.00
Total:	2	64,840	\$10.53
West			
W16	1	22,837	\$5.95
W17	2	34,060	\$4.75
W24	1	21,374	\$5.76
Total:	4	78,271	\$5.38
Grand Total:			
	6	143,111	\$7.71

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	1	7,750	\$4.80
E12	2	12,228	\$6.04
Total:	3	19,978	\$5.56
West			
W17	3	29,423	\$5.63
W23	1	11,820	\$5.00
W24	1	7,000	\$4.75
Total:	5	48,243	\$5.35
North			
N08	1	9,000	\$6.00
Total:	1	9,000	\$6.00
Grand Total:			
	9	77,221	\$5.48

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
North			
N03	2	747	\$67.60
Total:	2	747	\$67.60
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Grand Total:			
	2	747	\$67.60

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E04	1	1,500	\$233.33
E06	1	1,695	\$141.59
E11	1	1,208	\$144.87
Total:	3	4,403	\$173.75
<hr/>			
West			
W05	1	2,300	\$84.78
Total:	1	2,300	\$84.78
<hr/>			
Central			
C08	1	1,950	\$161.54
Total:	1	1,950	\$161.54
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North			
N11	1	2,057	\$272.24
Total:	1	2,057	\$272.24
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Grand Total:			
	6	10,710	\$171.34

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E08	1	3,400	\$192.65
E14	1	4,047	\$90.19
Total:	2	7,447	\$136.97
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West			
W03	1	4,490	\$108.02
Total:	1	4,490	\$108.02
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North			
N05	1	2,675	\$336.45
Total:	1	2,675	\$336.45
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Grand Total:			
	4	14,612	\$164.59

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
C01	1	8,100	\$185.19
C02	1	7,000	\$151.07
Total:	2	15,100	\$169.37
<hr/>			
Grand Total:			
	2	15,100	\$169.37

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E03	1	610	\$16.00
E07	1	1,280	\$9.37
E14	1	2,300	\$9.00
Total:	3	4,190	\$10.13

West			
W04	2	2,585	\$11.08
W20	1	622	\$19.00
W21	1	544	\$28.00
W23	2	2,900	\$8.59
W24	4	11,338	\$11.46
W27	3	3,554	\$14.72
W29	1	737	\$7.50
Total:	14	22,280	\$12.04

Central			
C08	1	3,011	\$27.00
C13	1	960	\$15.00
Total:	2	3,971	\$24.10

North			
N01	1	1,875	\$9.50
N02	3	2,830	\$27.99
N03	1	984	\$24.00
N04	1	1,800	\$8.50
N08	1	1,811	\$14.75
N10	1	260	\$41.54
N11	2	5,598	\$20.47
N18	1	879	\$12.50
N19	1	750	\$10.00
Total:	12	16,787	\$18.26

Grand Total:			
	31	47,228	\$15.10

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
West			
W28	1	11,636	\$12.50
Total:	1	11,636	\$12.50

Grand Total:			
	1	11,636	\$12.50

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
East			
E14	1	1,068	\$9.00
Total:	1	1,068	\$9.00
West			
W09	1	824	\$4.95
W16	1	743	\$16.00
W17	3	10,277	\$7.75
Total:	5	11,844	\$8.07
Central			
C02	2	2,898	\$21.80
C15	1	2,340	\$11.00
Total:	3	5,238	\$16.98
North			
N03	1	2,900	\$12.00
N07	1	500	\$12.60
N08	1	1,450	\$12.00
N10	2	2,607	\$9.40
Total:	5	7,457	\$11.13
Grand Total:			
	14	25,607	\$10.82

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N10	1	5,915	\$13.00
Total:	1	5,915	\$13.00
Grand Total:			
	1	5,915	\$13.00

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

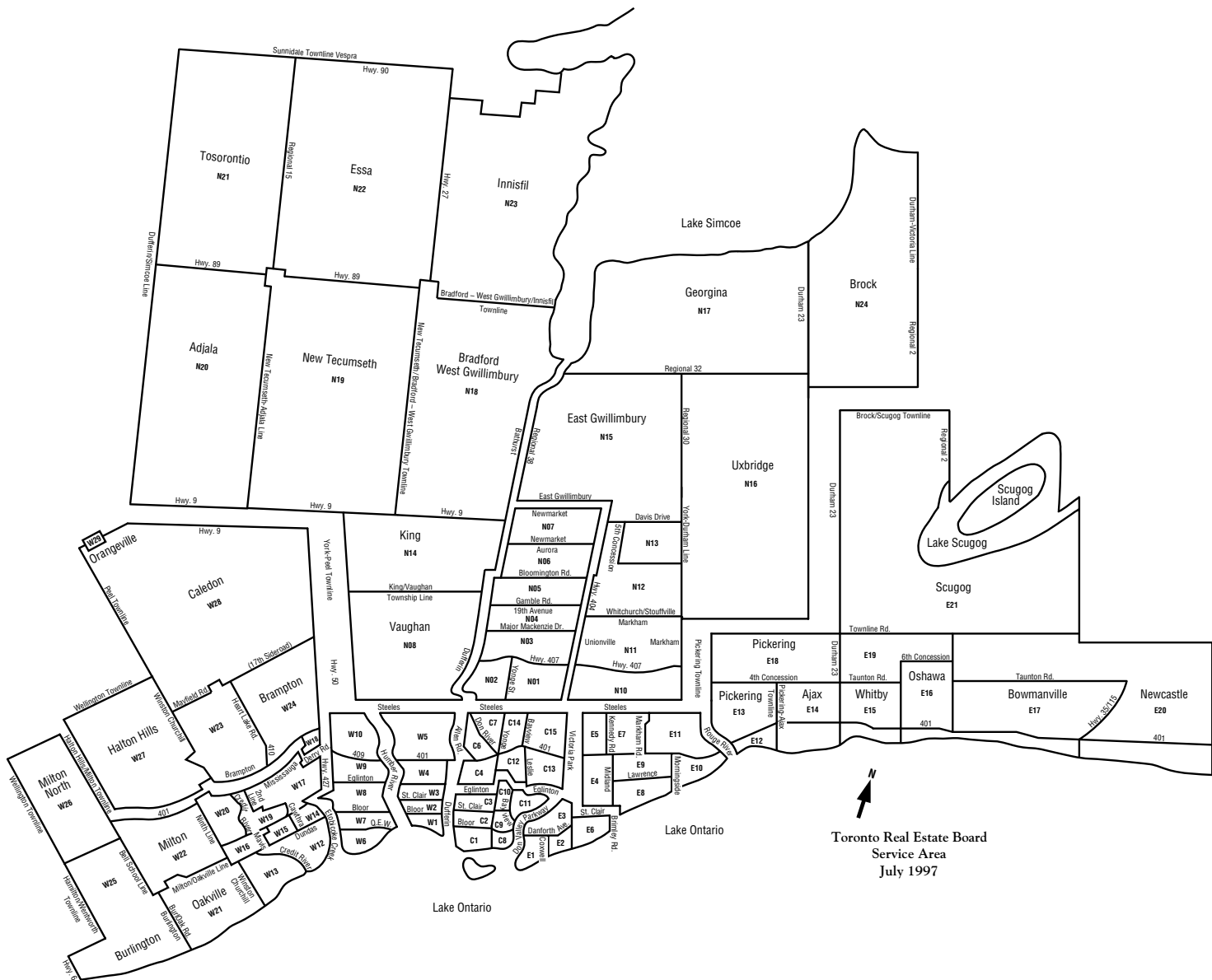
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E10	1	94,961	\$13.69	2.18	\$596,330.28
E15	1	32,100	\$9.35	0.74	\$405,405.41
E16	1	84,506	\$3.18	1.94	\$138,659.79
Total:	3	211,567	\$8.83	4.86	\$384,567.90
West					
W17	1	40,511	\$11.58	0.93	\$504,301.08
W24	1	67,954	\$4.24	1.56	\$184,911.24
Total:	2	108,464	\$6.98	2.49	\$304,201.42
Central					
C07	1	7,500	\$80.00	0.17	\$3,529,411.76
Total:	1	7,500	\$80.00	0.17	\$3,529,411.76
North					
N02	1	11,088	\$54.11	0.25	\$2,400,000.00
N05	2	107,158	\$8.35	2.46	\$363,821.14
N06	1	87,120	\$5.97	2.00	\$260,000.00
Total:	4	205,366	\$9.81	4.71	\$427,813.16
Grand Total:					
	10	532,897	\$9.84	12.23	\$428,574.12

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E07	1	346,302	\$6.64	7.95	\$289,308.18
Total:	1	346,302	\$6.64	7.95	\$289,308.18
North					
N14	1	11,761,200	\$0.23	270.00	\$10,185.19
N17	2	3,868,128	\$0.07	88.80	\$2,983.11
Total:	3	15,629,328	\$0.19	358.80	\$8,402.73
Grand Total:					
	4	15,975,630	\$0.33	366.75	\$14,491.89

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.