

Watch

October 2003

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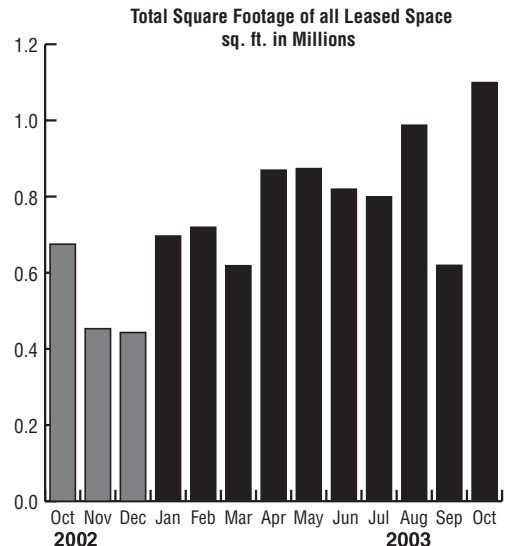
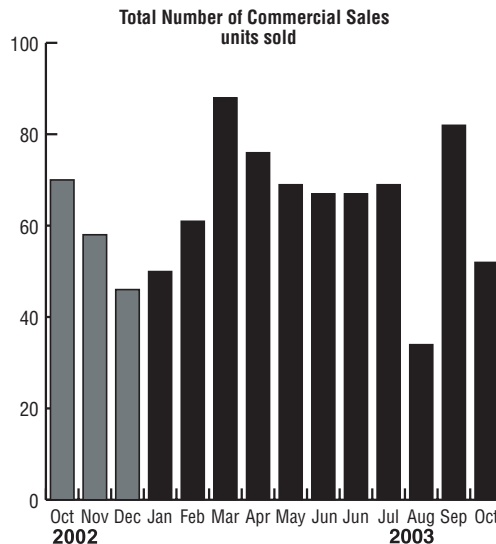
Best Performance in over a Year: over 1,000,000 Square Feet Leased

October saw over 1,104,107 square feet of space leased through the TorontoMLS system, a 34 per cent increase over October's figure of 823,103 square feet and the best performance in over a year, Commercial Council Chair Joe De Leo announced today. "Not only is the figure up substantially from last month, it is almost double the 675,802 square foot figure recorded in October of 2002," Mr. De Leo noted. "The local commercial market has really come to life in the past several months."

On the price front, lease rates for industrial properties (all size categories) came in at \$5.29 sfm, up about one per cent from last month and about five per cent from the \$4.98 sfm recorded in October of 2002. In addition, rents for commercial space (all size categories) was \$11.42 sfm, down about one per cent from last month's figure of \$11.54 sfm.

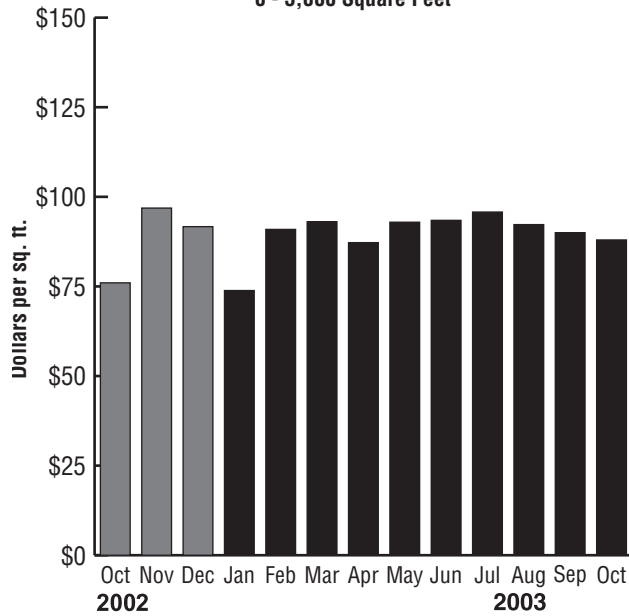
Sales Market Highlights

There were 51 sales of industrial/commercial properties sold through the TREB system in October. Of these, the 24 Industrial properties sold (all size categories) averaged \$54.33, in line with non-MLS sources which gave an average of \$54.17 per square foot.

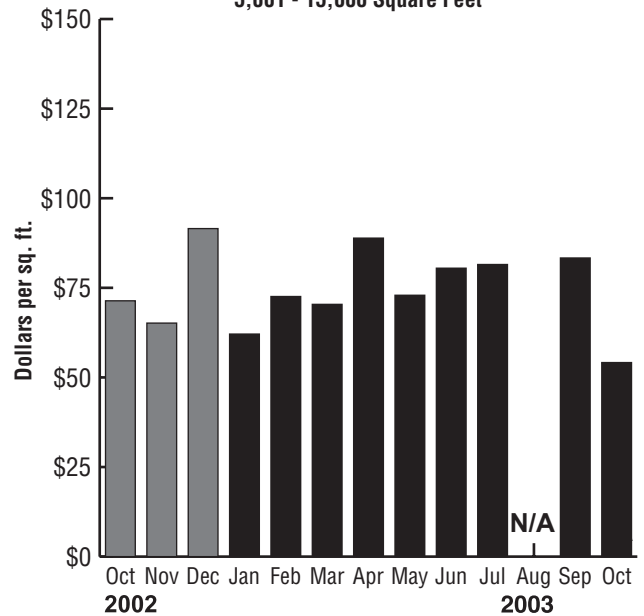


SOLD INDUSTRIAL PROPERTIES

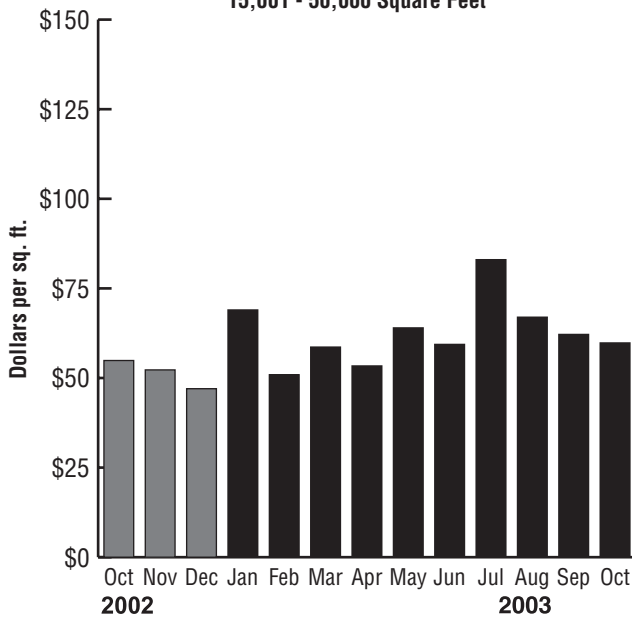
**Sold Industrial Properties
0 - 5,000 Square Feet**



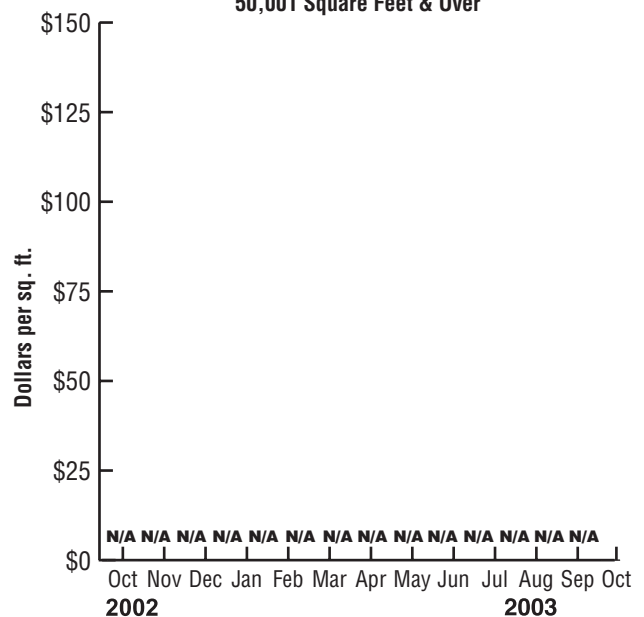
**Sold Industrial Properties
5,001 - 15,000 Square Feet**



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

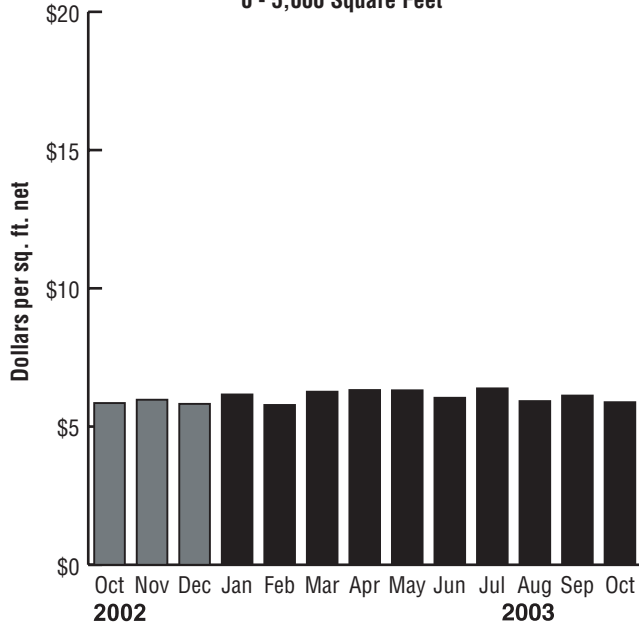


**Sold Industrial Properties
50,001 Square Feet & Over**

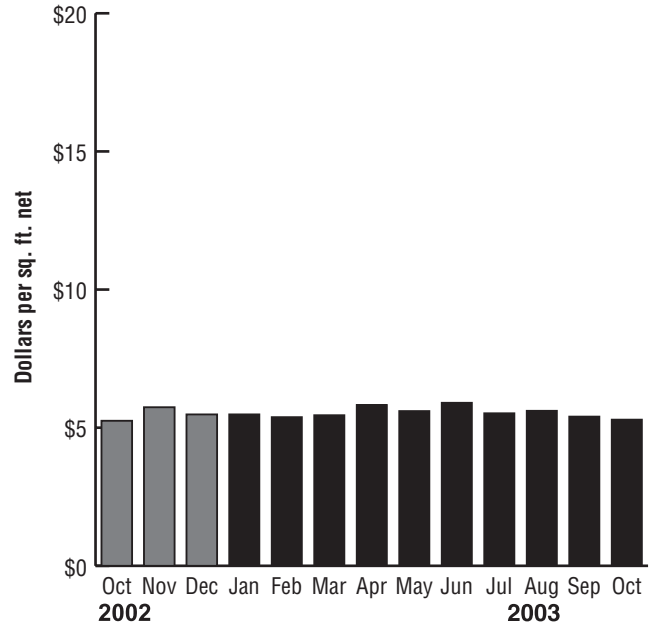


LEASED INDUSTRIAL SPACE

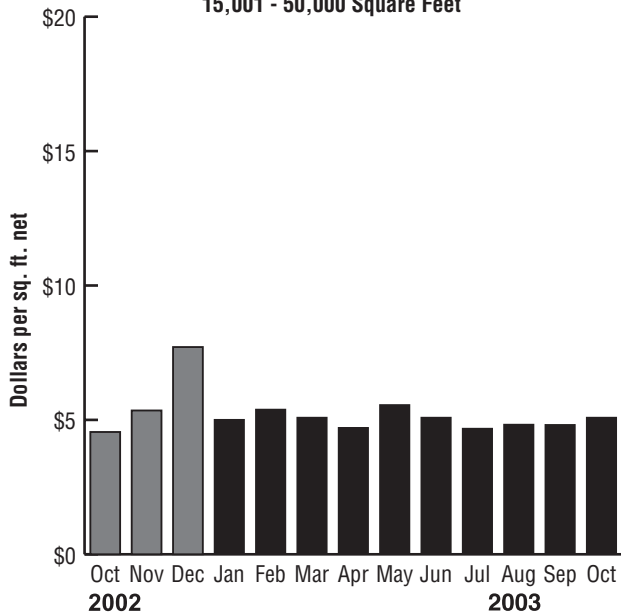
**Leased Industrial Space
0 - 5,000 Square Feet**



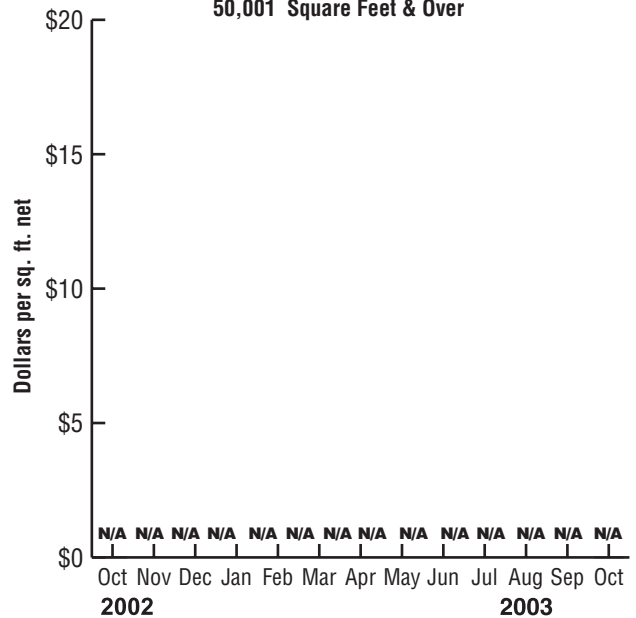
**Leased Industrial Space
5,001 - 15,000 Square Feet**



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

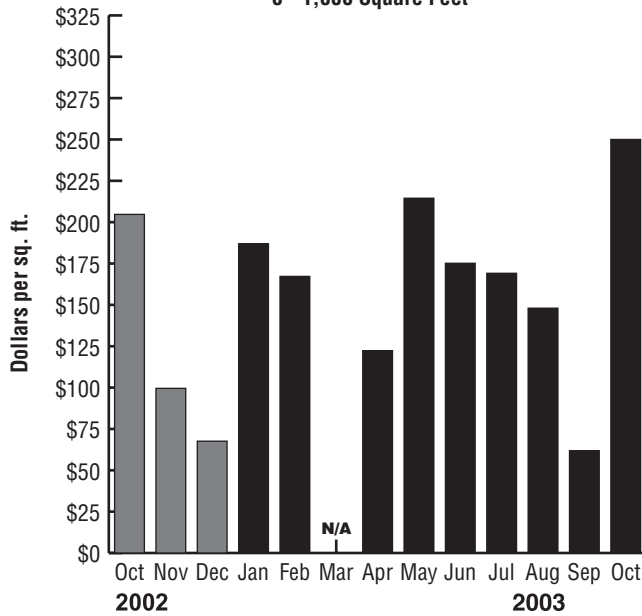


**Leased Industrial Space
50,001 Square Feet & Over**

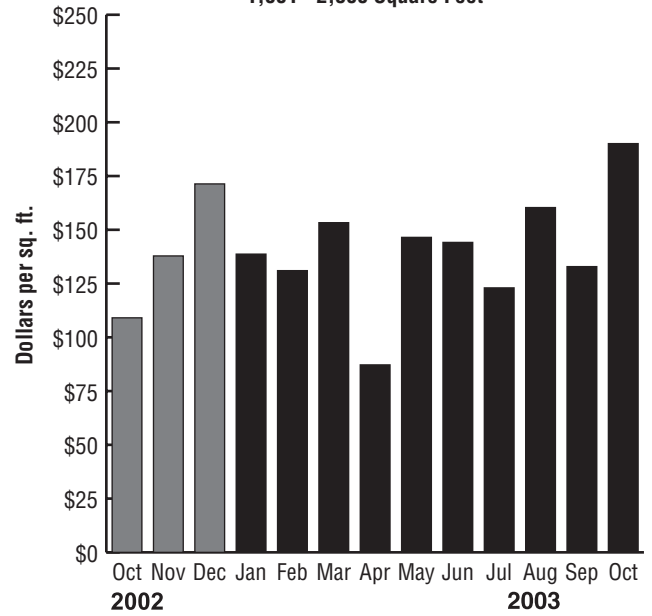


SOLD COMMERCIAL/RETAIL PROPERTIES

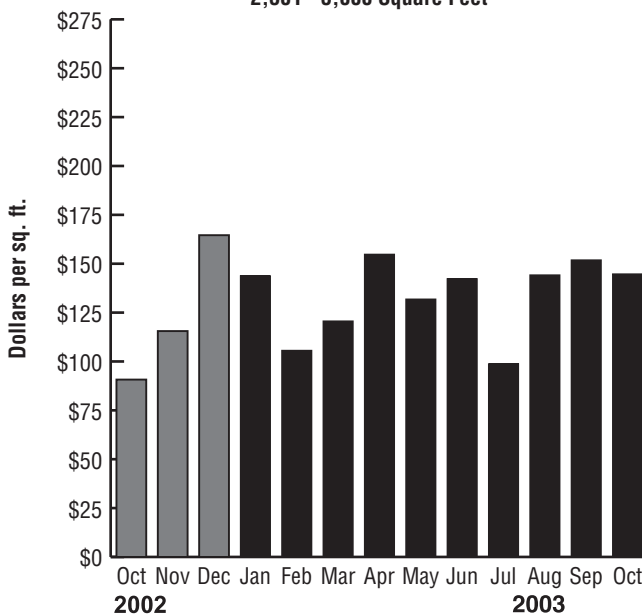
**Sold Commercial/Retail Properties
0 - 1,000 Square Feet**



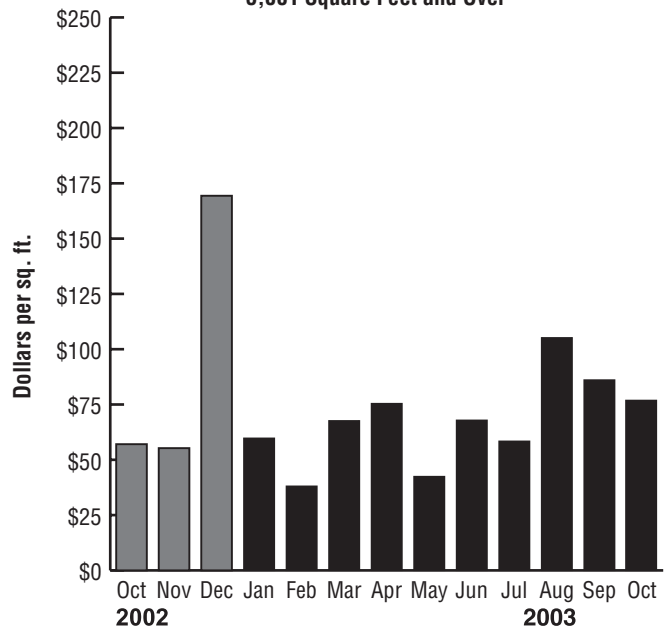
**Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet**



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

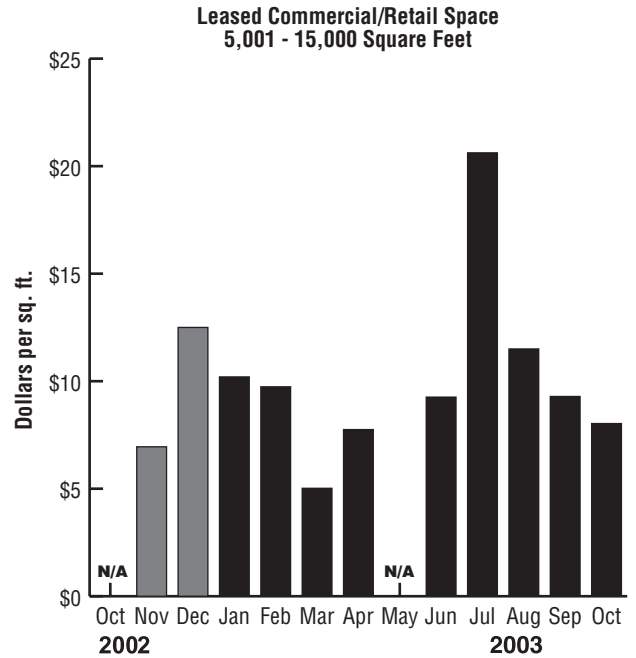
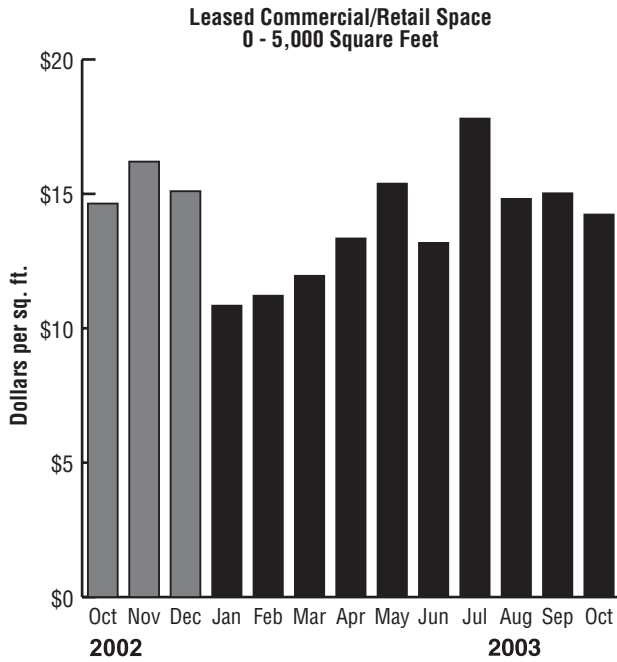


**Sold Commercial/Retail Properties
5,001 Square Feet and Over**

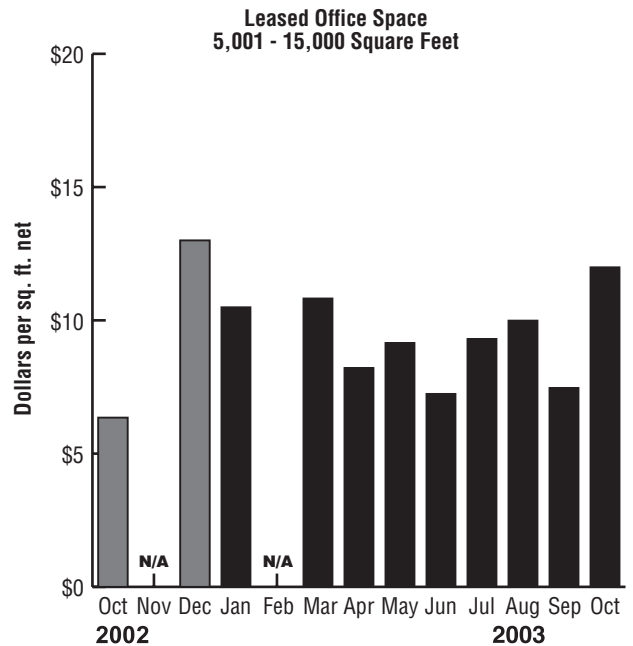
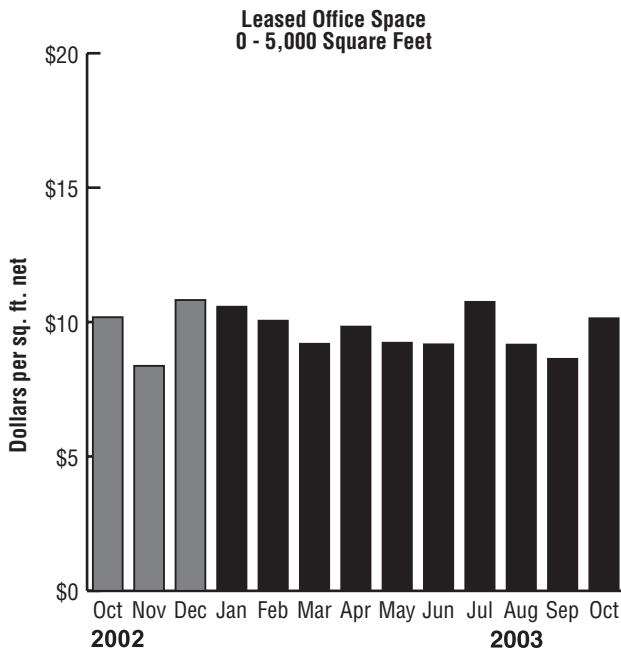


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	1	1,881	\$77.09
E11	1	1,491	\$81.15
Total:	2	3,372	\$78.88
West			
W04	1	1,780	\$91.57
W10	2	5,915	\$71.51
W23	1	2,100	\$85.71
W28	1	1,812	\$90.03
Total:	5	11,607	\$80.05
North			
N03	2	4,262	\$120.84
N07	1	1,350	\$100.00
N08	1	3,874	\$94.86
N12	1	3,136	\$68.56
Total:	5	12,622	\$97.65
Grand Total:			
	12	27,601	\$87.95

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E04	2	45,000	\$51.78
E09	1	25,672	\$63.06
E12	1	17,267	\$52.41
E14	1	15,275	\$59.90
Total:	5	103,214	\$55.89
West			
W04	1	20,000	\$67.50
W09	1	19,843	\$89.80
W24	1	18,538	\$66.35
Total:	3	58,381	\$74.72
North			
N08	2	70,645	\$42.68
N10	1	37,786	\$79.39
Total:	3	108,431	\$55.47
Grand Total:			
	11	270,026	\$59.79

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W06	1	12,889	\$54.15
Total:	1	12,889	\$54.15
Grand Total:			
	1	12,889	\$54.15

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
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			
E04	3	8,308	\$4.89
E07	4	10,117	\$6.02
E11	2	3,781	\$5.62
E12	2	5,410	\$5.40
E14	1	1,945	\$5.50
Total:	12	29,561	\$5.51
West			
W04	1	4,605	\$6.00
W05	7	19,675	\$5.10
W07	2	4,934	\$5.76
W09	4	6,423	\$6.29
W12	1	4,800	\$5.50
W14	1	2,100	\$5.50
W17	17	43,513	\$6.09
W20	3	7,618	\$5.91
W24	1	2,023	\$5.50
W25	1	2,477	\$4.95
W28	2	6,982	\$5.00
Total:	40	105,150	\$5.74
Central			
C15	1	2,001	\$5.75
Total:	1	2,001	\$5.75
North			
N08	13	31,905	\$6.39
N10	4	8,483	\$7.04
N11	1	4,000	\$5.75
Total:	18	44,388	\$6.46
Grand Total:	71	181,100	\$5.88

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E03	1	12,000	\$3.00
E04	1	5,200	\$4.50
E15	1	5,200	\$5.75
Total:	3	22,400	\$3.99
West			
W05	6	55,233	\$5.14
W16	2	15,258	\$4.18
W17	8	84,615	\$5.47
W20	1	7,400	\$5.50
W24	1	14,000	\$5.50
Total:	18	176,506	\$5.26
North			
N03	2	19,582	\$6.18
N04	1	5,340	\$4.50
N06	1	5,287	\$5.25
N08	4	33,795	\$5.96
N10	1	6,200	\$5.50
Total:	9	70,204	\$5.82
Grand Total:	30	269,110	\$5.30

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E07	1	35,000	\$3.80
E11	1	23,589	\$4.00
E12	1	38,947	\$3.95
Total:	3	97,536	\$3.91
West			
W02	1	16,500	\$2.50
W05	2	33,083	\$4.10
W10	1	32,500	\$4.25
W12	1	38,500	\$4.60
W17	3	88,412	\$4.88
W22	1	18,100	\$5.95
W24	1	25,298	\$6.90
Total:	10	252,393	\$4.78
Central			
C13	1	31,590	\$5.25
Total:	1	31,590	\$5.25
North			
N04	1	34,000	\$7.50
N08	2	43,902	\$6.29
N11	3	77,782	\$5.79
Total:	6	155,684	\$6.30
Grand Total:	20	537,203	\$5.09

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C09	1	1,000	\$250.00
Total:	1	1,000	\$250.00
Grand Total:			
	1	1,000	\$250.00

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W04	1	4,650	\$110.75
W13	1	4,500	\$165.44
Total:	2	9,150	\$137.65
Central			
C01	2	7,449	\$144.99
C03	1	3,240	\$110.19
C08	1	3,251	\$198.41
Total:	4	13,940	\$149.36
Grand Total:			
	6	23,090	\$144.72

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E02	2	3,018	\$176.28
E03	2	4,006	\$173.74
Total:	4	7,024	\$174.83
West			
W01	1	2,432	\$144.74
W08	1	2,400	\$237.50
W10	1	1,640	\$86.28
Total:	3	6,472	\$164.32
Central			
C02	1	1,700	\$264.71
C03	1	1,950	\$410.26
C09	2	3,874	\$193.60
Total:	4	7,524	\$265.82
North			
N03	2	3,183	\$97.08
Total:	2	3,183	\$97.08
Grand Total:			
	13	24,203	\$190.08

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
East			
E16	1	12,271	\$46.45
Total:	1	12,271	\$46.45
West			
W23	1	13,302	\$123.29
W29	1	10,200	\$46.27
Total:	2	23,502	\$89.86
Central			
C01	1	10,000	\$73.00
C06	1	7,000	\$110.71
Total:	2	17,000	\$88.53
North			
N07	1	17,100	\$42.98
N11	1	20,186	\$99.12
Total:	2	37,286	\$73.37
Grand Total:			
	7	90,059	\$16.87

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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E01	1	2,223	\$11.34
E03	1	1,400	\$8.36
E04	1	2,990	\$11.00
E06	1	1,400	\$8.00
E07	1	1,059	\$20.00
E14	1	1,128	\$12.66
Total:	6	10,200	\$11.42
West			
W05	1	3,500	\$8.23
W07	1	2,227	\$22.00
W23	2	3,747	\$12.00
Total:	4	9,474	\$12.96
Central			
C01	1	1,200	\$16.50
C03	1	1,035	\$29.00
Total:	2	2,235	\$22.29
North			
N03	1	1,000	\$23.00
N04	1	3,725	\$13.50
N08	2	2,756	\$16.83
N11	3	2,770	\$21.02
N16	1	2,769	\$11.00
Total:	8	13,020	\$16.00
Grand Total:	20	34,929	\$14.24

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E01	1	13,000	\$2.77
E04	2	15,935	\$12.32
Total:	3	28,935	\$8.03
Grand Total:	3	28,935	\$8.03

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

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			
E01	1	1,220	\$13.00
E07	1	817	\$10.65
E16	2	3,572	\$5.38
Total:	4	5,609	\$7.80
West			
W05	3	1,761	\$14.91
W17	7	9,230	\$9.80
W20	1	4,276	\$5.00
W28	1	587	\$11.24
Total:	12	15,854	\$9.13
Central			
C02	1	3,889	\$14.81
C07	1	620	\$12.00
C10	1	1,012	\$9.50
C13	1	555	\$16.00
Total:	4	6,076	\$13.75
North			
N03	4	6,573	\$11.65
N05	1	1,440	\$15.00
N08	3	5,349	\$9.42
N10	4	6,636	\$9.36
Total:	12	19,998	\$10.53
Grand Total:	32	47,537	\$10.15

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N03	1	5,293	\$12.00
Total:	1	5,293	\$12.00
Grand Total:	1	5,293	\$12.00

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					
E01	1	11,000	\$73.64	0.25	\$3,240,000.00
E07	1	74,488	\$9.40	1.71	\$409,356.73
E10	1	43,560	\$9.18	1.00	\$400,000.00
Total:	3	129,048	\$14.80	2.96	\$645,270.27
West					
W06	1	4,197	\$25.02	0.10	\$1,050,000.00
W21	2	243,936	\$5.41	5.60	\$235,714.29
W24	1	43,560	\$4.88	1.00	\$212,500.00
Total:	4	291,693	\$5.61	6.70	\$244,402.99
Central					
C08	1	9,300	\$104.84	0.21	\$4,642,857.14
Total:	1	9,300	\$104.84	0.21	\$4,642,857.14
Grand Total:	8	430,041	\$10.52	9.87	\$458,206.69

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E14	1	283,140	\$7.42	6.50	\$323,076.92
Total:	1	283,140	\$7.42	6.50	\$323,076.92
West					
W28	1	449,975	\$0.52	10.33	\$22,749.27
Total:	1	449,975	\$0.52	10.33	\$22,749.27
North					
N07	1	3,108,006	\$2.90	71.35	\$126,138.75
N08	1	340,204	\$3.17	7.81	\$138,284.25
N12	2	2,430,648	\$0.36	55.80	\$15,679.21
N14	1	6,572,768	\$0.21	150.89	\$9,278.28
N16	1	554,954	\$2.07	12.74	\$90,266.88
N17	1	1,350,360	\$0.30	31.00	\$12,903.23
Total:	7	14,356,940	\$0.97	329.59	\$42,188.48
Grand Total:	9	15,090,055	\$1.08	346.42	\$46,879.22

TORONTO REAL ESTATE BOARD SERVICE AREAS



Toronto Real Estate Board
Service Area
July 1997

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.