

Watch

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10,000,000 Square Feet of Space Leased in 2003

TREB Members reported 10,034,764 square feet of leased space through the TorontoMLS system in 2003, Commercial Council Chair Joe De Leo announced today. "This marks a 15 per cent improvement over the 8,747,890 figure recorded in 2002," said Mr. De Leo. "In fact, it is the best annual performance since the year 2000."

Focusing on December, Mr. De Leo noted that lease rates for Industrial properties came in at \$5.54 sfm, down two per cent from the \$5.68 sfm recorded in November, and down 15 per cent from the \$6.51 sfm recorded in December of 2002. In addition, prices for Commercial Space in the most actively traded size category (0 - 5,000 square feet) averaged \$17.26 sfm, declining marginally from November's figure of \$17.33.

Executive Council,
Commercial Division

Joe De Leo
Chairman

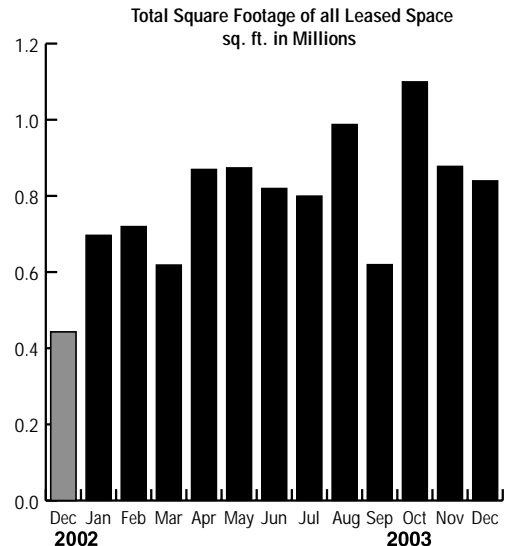
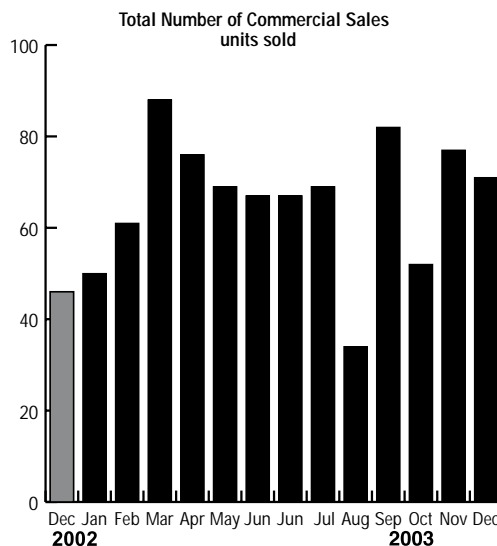
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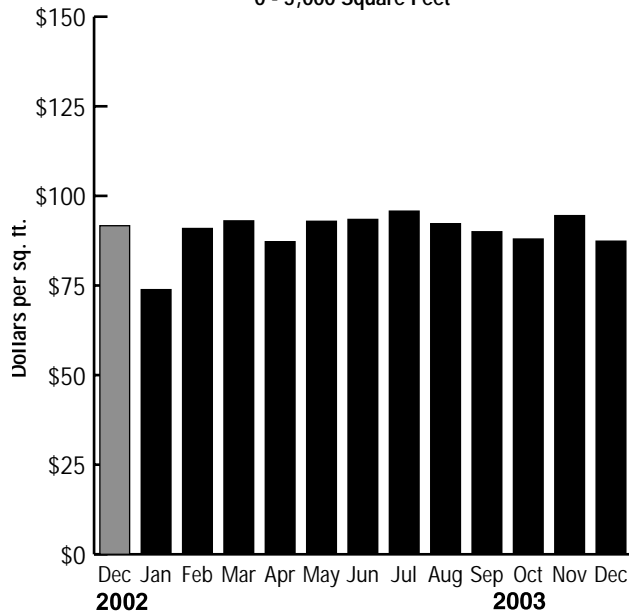
Sales Market Highlights

In December, 71 sales of of Industrial/Commercial properties were reported through TorontoMLS. Of these, 40 were industrial properties of all size categories, which averaged \$78.01 per square foot. This compares to a figure of \$60.13 per square foot culled from non-MLS sources. ♦

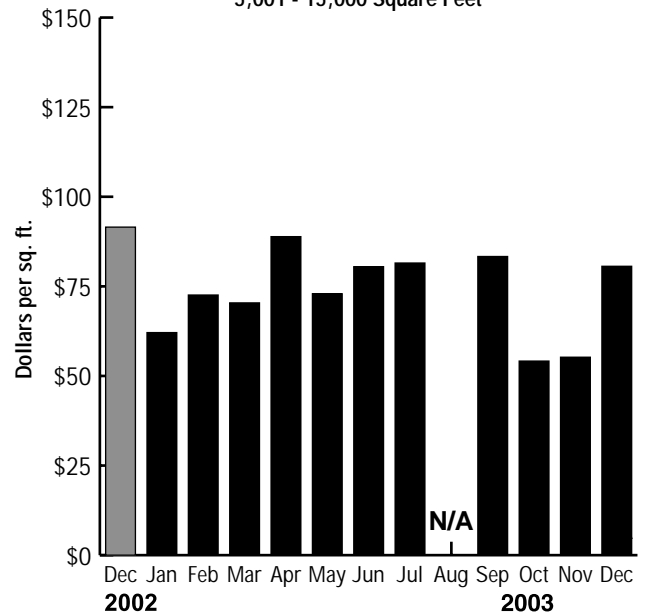


SOLD INDUSTRIAL PROPERTIES

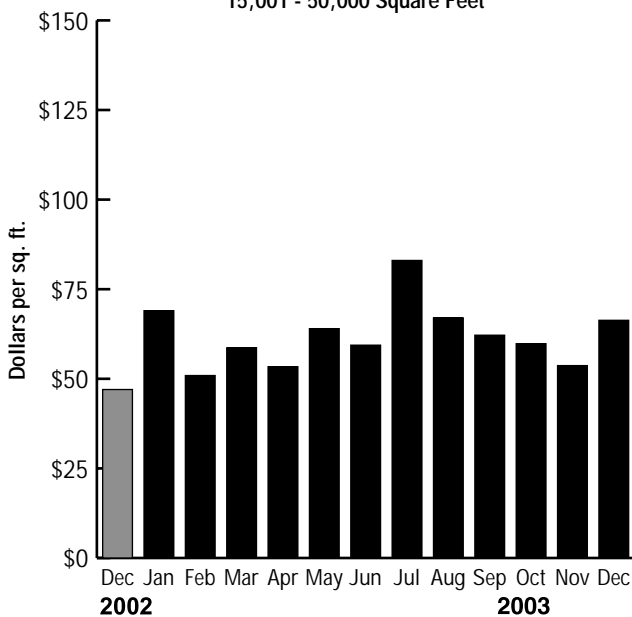
Sold Industrial Properties
0 - 5,000 Square Feet



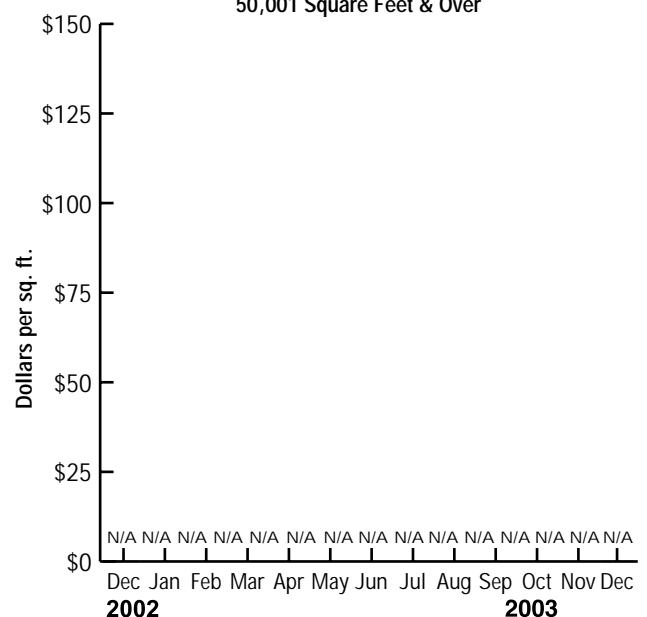
Sold Industrial Properties
5,001 - 15,000 Square Feet



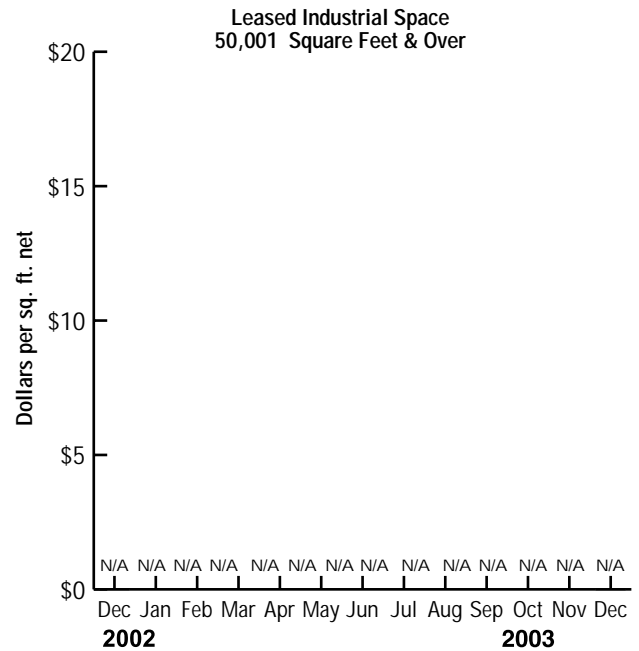
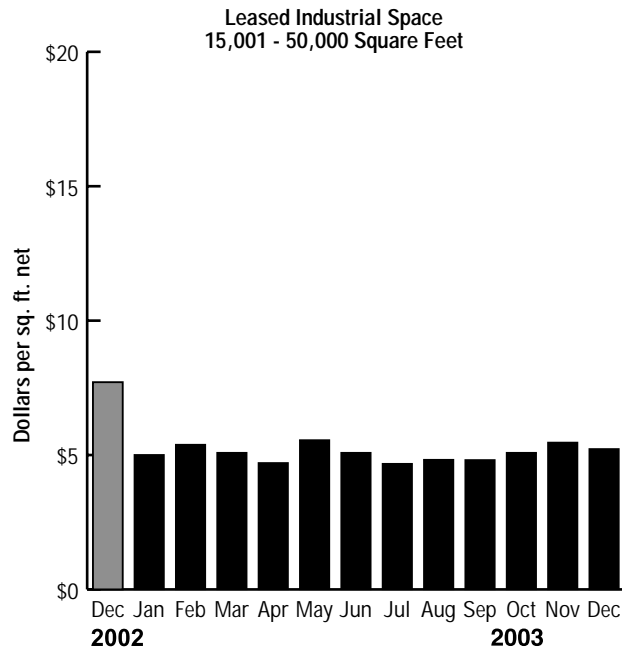
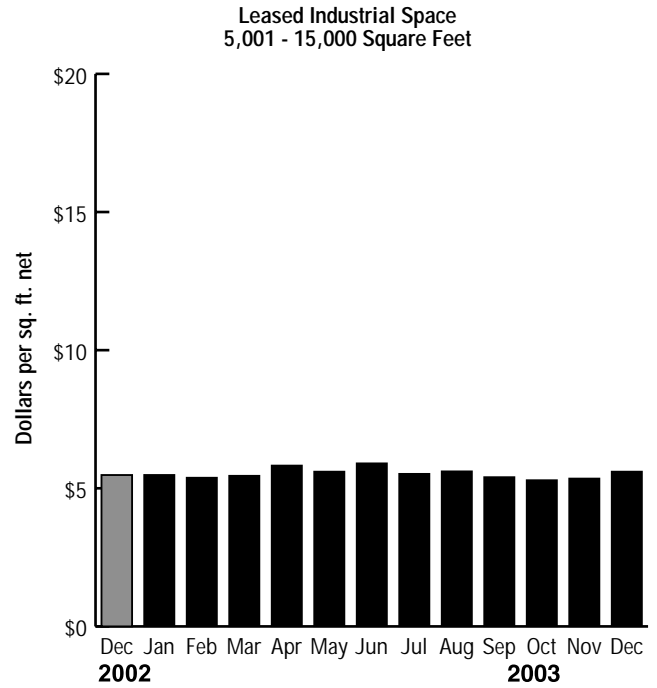
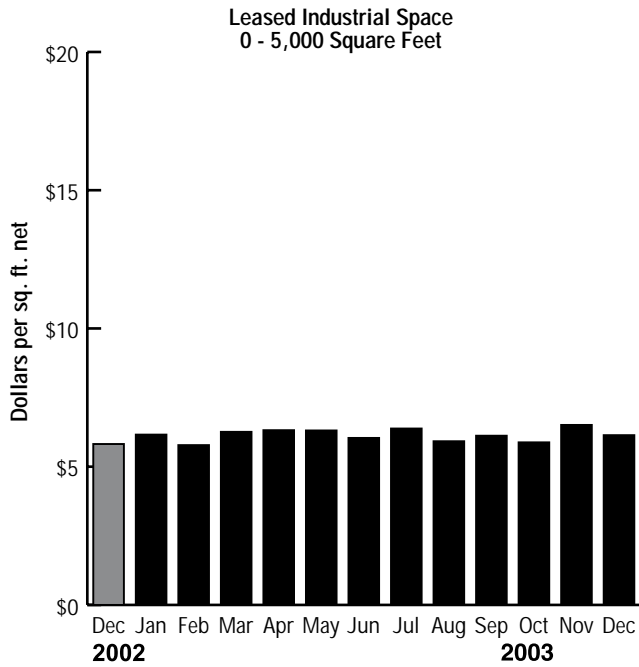
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

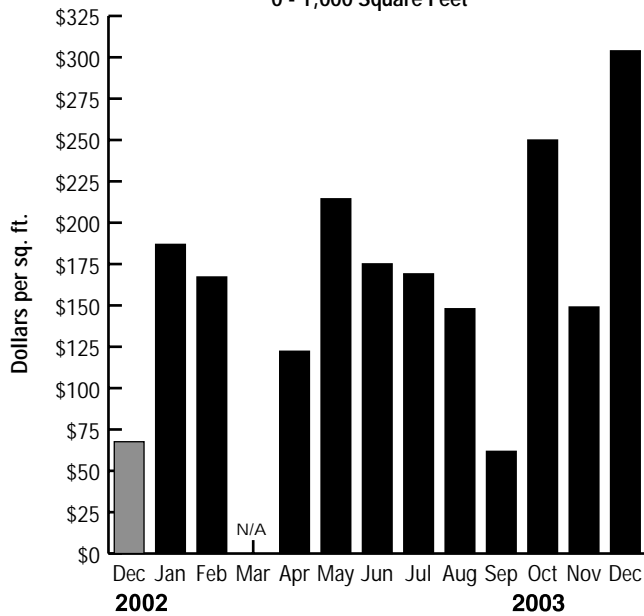


LEASED INDUSTRIAL SPACE

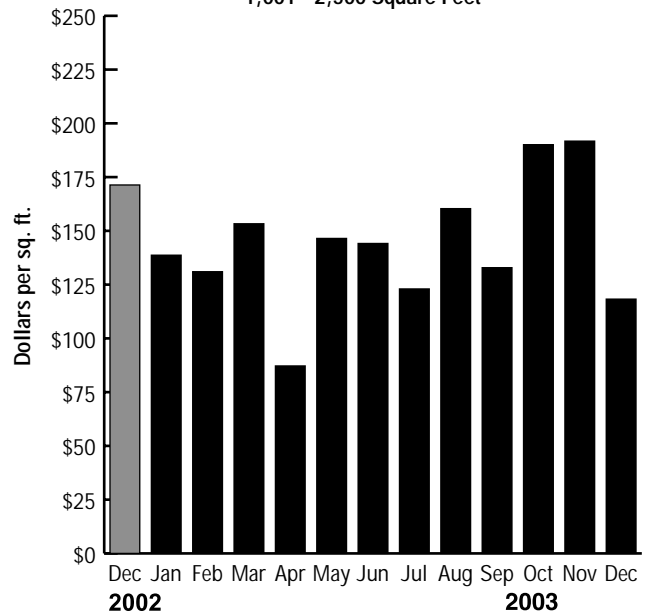


SOLD COMMERCIAL/RETAIL PROPERTIES

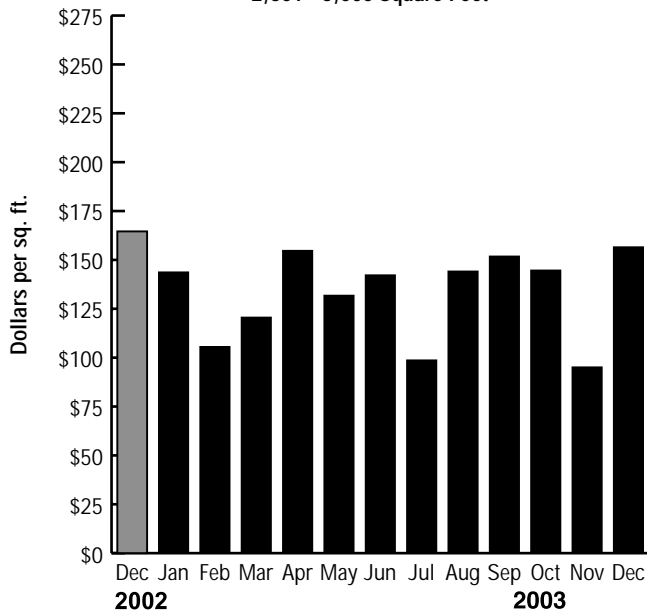
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



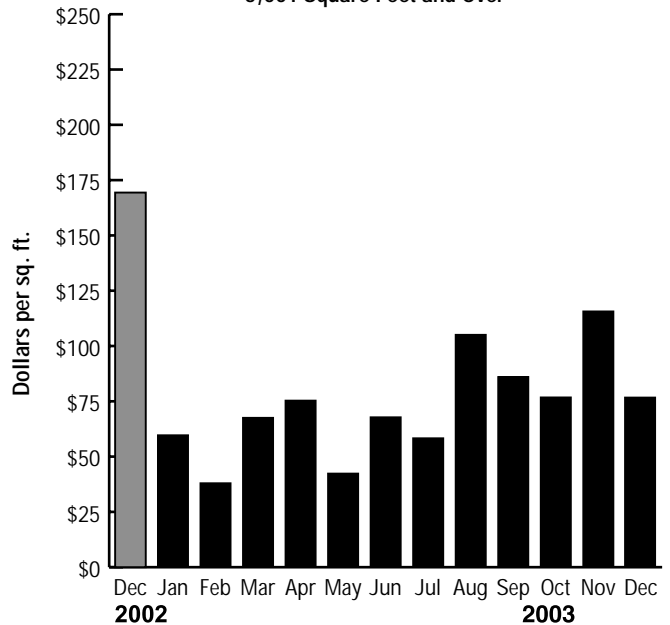
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

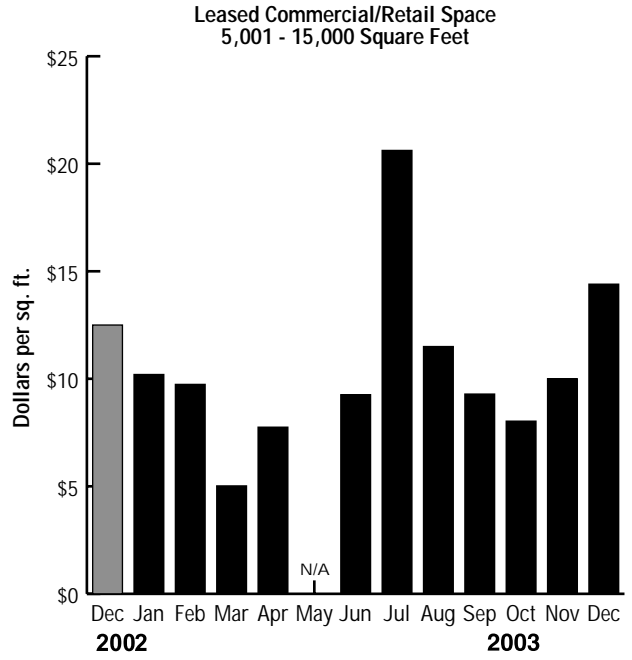
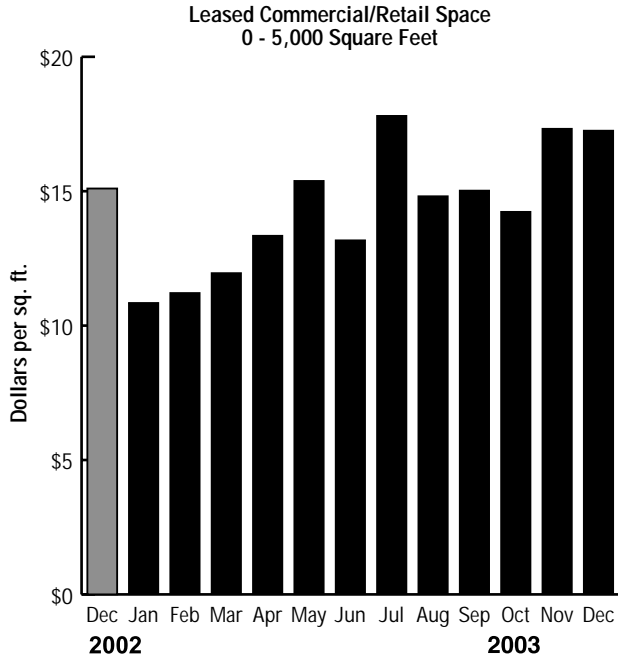


Sold Commercial/Retail Properties
5,001 Square Feet and Over

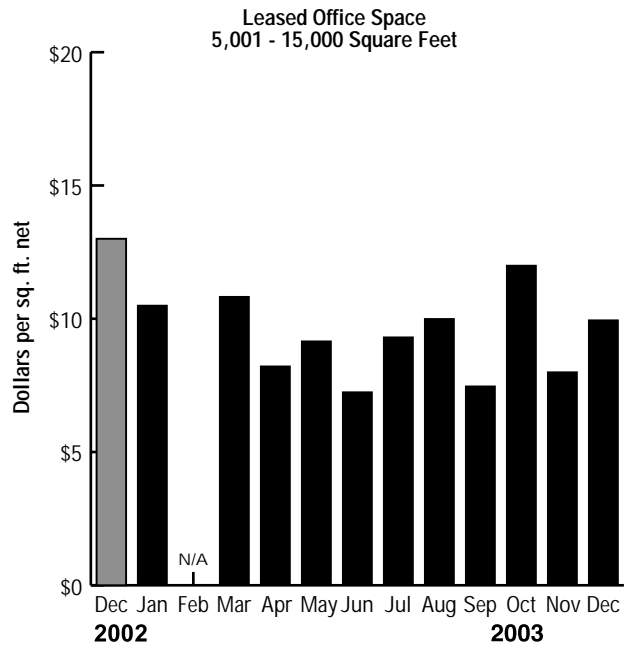
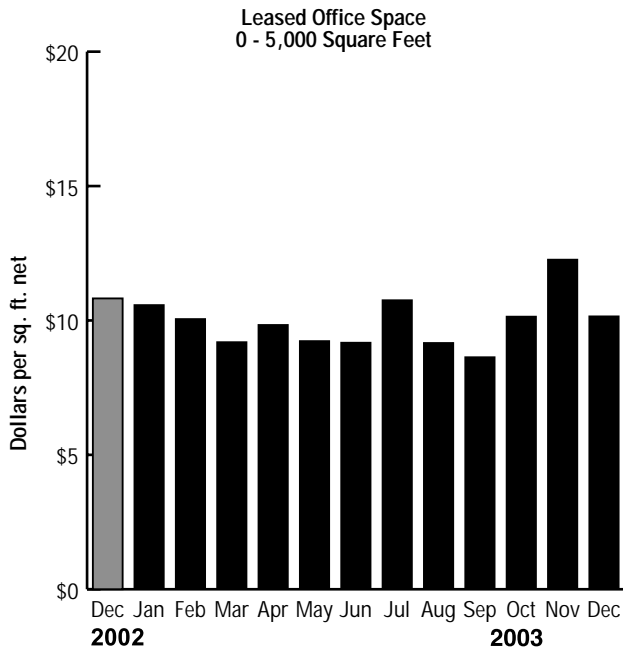


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E02	1	2,500	\$88.80
E07	4	6,112	\$83.03
E11	1	1,729	\$84.44
Total:	6	10,341	\$84.66
West			
W05	2	2,480	\$137.50
W06	1	2,788	\$86.80
W07	1	2,200	\$97.73
W10	1	1,035	\$108.21
W17	5	15,775	\$82.47
W24	1	1,800	\$105.56
W28	3	4,061	\$88.29
Total:	14	30,139	\$91.56
North			
N04	1	1,950	\$102.56
N07	3	9,299	\$67.75
N08	6	12,798	\$95.01
N12	1	2,782	\$71.89
Total:	11	26,829	\$83.72
Grand Total:	31	67,309	\$87.37

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E11	1	38,365	\$49.39
Total:	1	38,365	\$49.39
North			
N08	1	30,419	\$87.77
Total:	1	30,419	\$87.77
Grand Total:	2	68,784	\$66.37

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E04	1	6,000	\$76.67
Total:	1	6,000	\$76.67
West			
W04	1	8,750	\$80.69
W07	2	15,853	\$79.42
W17	1	10,000	\$85.00
Total:	4	34,603	\$81.35
North			
N04	1	11,917	\$65.87
N08	1	13,606	\$93.34
Total:	2	25,523	\$80.52
Grand Total:	7	66,126	\$80.60

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			
E04	2	6,271	\$4.03
E07	5	11,723	\$6.08
E09	1	3,000	\$4.75
E12	2	4,708	\$5.66
E14	1	2,668	\$5.75
E15	1	829	\$4.75
Total:	12	29,199	\$5.37
West			
W02	1	1,390	\$12.09
W05	5	14,693	\$6.01
W09	2	2,850	\$6.21
W10	1	1,443	\$5.95
W14	2	5,244	\$4.75
W17	12	30,495	\$6.41
W20	1	1,615	\$6.50
W24	2	4,368	\$5.00
Total:	26	62,098	\$6.19
North			
N07	2	5,110	\$7.27
N08	6	15,108	\$6.41
N10	5	10,900	\$7.00
Total:	13	31,118	\$6.76
Grand Total:	51	122,415	\$6.14

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E07	1	15,232	\$3.95
Total:	1	15,232	\$3.95
West			
W05	1	17,497	\$4.54
W17	4	140,299	\$5.16
W22	1	39,505	\$5.00
W23	1	46,935	\$5.45
W24	1	17,476	\$5.30
Total:	8	261,712	\$5.16
North			
N08	1	15,062	\$7.75
Total:	1	15,062	\$7.75
Grand Total:	10	292,006	\$5.23

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E04	1	6,910	\$5.30
E07	2	10,792	\$4.65
E09	1	7,080	\$5.85
Total:	4	24,782	\$5.17
West			
W05	3	20,562	\$4.50
W09	3	22,145	\$4.92
W16	1	8,500	\$6.70
W17	7	72,726	\$5.75
W24	4	32,180	\$4.99
W25	1	12,030	\$5.25
W29	1	6,000	\$6.00
Total:	20	174,143	\$5.38
North			
N08	1	8,100	\$5.75
N10	4	34,507	\$6.46
N11	2	21,484	\$6.61
Total:	7	64,091	\$6.42
Grand Total:	31	263,016	\$5.61

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
Central			
C01	1	489	\$179.96
C02	1	485	\$402.06
C14	1	340	\$582.35
Total:	3	1,314	\$366.06
North			
N02	1	205	\$331.71
N24	1	600	\$158.33
Total:	2	805	\$202.48
Grand Total:			
	5	2,119	\$303.92

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
East			
E05	1	1,100	\$86.36
E06	1	1,500	\$23.33
E11	1	1,057	\$153.26
E14	1	1,200	\$183.33
E17	1	2,400	\$112.50
Total:	5	7,257	\$107.76
West			
W04	1	2,466	\$131.79
W17	1	1,228	\$146.54
W22	1	2,047	\$119.69
W23	2	3,800	\$111.84
Total:	5	9,541	\$123.15
Central			
C04	1	1,500	\$276.67
C10	1	1,500	\$66.67
Total:	2	3,000	\$171.67
North			
N03	1	1,607	\$112.63
N08	1	1,811	\$16.57
N11	1	1,357	\$110.54
N23	1	1,200	\$179.17
Total:	4	5,975	\$96.40
Grand Total:			
	16	25,773	\$118.26

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E02	1	4,500	\$141.11
Total:	1	4,500	\$141.11
West			
W02	1	3,660	\$136.61
W07	1	4,000	\$32.50
W10	1	3,960	\$83.33
Total:	3	11,620	\$82.62
Central			
C07	1	4,600	\$358.70
Total:	1	4,600	\$358.70
Grand Total:			
	5	20,720	\$156.61

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
East			
E02	1	7,900	\$91.77
Total:	1	7,900	\$91.77
West			
W21	1	8,836	\$116.00
W23	1	8,900	\$61.24
Total:	2	17,736	\$88.52
North			
N10	1	29,217	\$93.44
N21	1	15,192	\$23.37
Total:	2	44,409	\$69.47
Grand Total:			
	5	70,045	\$76.81

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E02	1	850	\$16.94
E03	1	1,900	\$10.11
E05	1	1,200	\$12.00
E07	1	300	\$28.00
E10	1	2,300	\$13.03
Total:	5	6,550	\$13.19
West			
W02	1	3,300	\$14.00
W06	1	1,000	\$14.40
W08	2	1,961	\$18.32
W12	1	1,400	\$9.50
W13	1	1,920	\$12.00
W15	1	2,000	\$25.00
W17	1	1,641	\$9.00
W21	1	1,044	\$20.00
W23	1	2,211	\$14.00
Total:	10	16,477	\$15.14
Central			
C01	2	4,515	\$35.66
C04	1	550	\$28.36
Total:	3	5,065	\$34.87
North			
N03	1	2,139	\$15.00
N04	1	1,500	\$14.40
N06	1	1,400	\$17.00
N07	2	3,634	\$9.94
N08	1	2,600	\$20.00
N11	1	838	\$19.00
Total:	7	12,111	\$14.99
Grand Total:			
	25	40,203	\$17.26

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W29	1	6,000	\$14.40
Total:	1	6,000	\$14.40
Grand Total:			
	1	6,000	\$14.40

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			
E14	1	1,800	\$12.50
Total:	1	1,800	\$12.50
West			
W05	1	900	\$11.00
W14	1	751	\$7.00
W17	2	1,921	\$6.25
W23	2	4,500	\$12.00
Total:	6	8,072	\$10.06
Central			
C08	3	5,371	\$10.79
C13	2	5,390	\$12.06
Total:	5	10,761	\$11.43
North			
N07	1	1,980	\$7.30
N08	1	900	\$12.00
N10	2	5,268	\$7.68
Total:	4	8,148	\$8.06
Grand Total:			
	16	28,781	\$10.16

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E07	1	5,711	\$3.50
E14	1	15,000	\$13.75
Total:	2	20,711	\$10.92
North			
N10	1	13,949	\$8.50
Total:	1	13,949	\$8.50
Grand Total:			
	3	34,660	\$9.95

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W13	2	37,246	\$7.95
Total:	2	37,246	\$7.95
Grand Total:			
	2	37,246	\$7.95

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
West					
E16	1	4,715	\$11.66	0.11	\$500,000.00
E20	1	43,560	\$2.00	1.00	\$87,000.00
Total:	2	48,275	\$2.94	1.11	\$127,927.93
West					
W06	1	2,008	\$67.73	0.05	\$2,720,000.00
W15	2	32,922	\$20.81	0.76	\$901,315.79
Total:	3	34,930	\$23.50	0.81	\$1,013,580.25
North					
N08	1	112,820	\$17.28	2.59	\$752,895.75
N11	1	3,800	\$182.89	0.09	\$7,722,222.22
Total:	2	116,620	\$22.68	2.68	\$986,940.30
Grand Total:					
	7	199,826	\$18.06	4.60	\$784,347.83

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E14	1	213,444	\$3.75	4.90	\$163,265.31
Total:	1	213,444	\$3.75	4.90	\$163,265.31
West					
W25	1	413,384	\$3.53	9.49	\$153,846.05
Total:	1	413,384	\$3.53	9.49	\$153,846.05
North					
N20	1	4,356,000	\$0.16	100.00	\$7,150.00
N23	2	10,271,884	\$0.12	235.81	\$5,364.49
Total:	3	14,627,884	\$0.14	335.81	\$5,896.19
Grand Total:					
	5	15,254,712	\$0.28	350.20	\$12,107.36

