

Watch

December 2004

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Best year ever! Over 13,000,000 Square Feet Leased

In 2004, 13,188,754 square feet of space was leased through the TorontoMLS system, Commercial Council Chair Joe De Leo announced today. "This is the largest annual figure recorded since TREB began keeping statistics in late 1999," Mr. De Leo said, "It's a sure sign that the softness that characterized the Toronto IC&I market in the early 2000s is long gone."

In December alone, 770,146 square feet of space traded hands. Of this, 667,236 square feet was space within Industrial buildings (all size categories), which leased for an average of \$5.22 sfn. Also, 33,926 square feet of commercial space leased in December for an average of \$16.74 sfn.

Executive Council, Commercial Division

Joe De Leo
Chairman

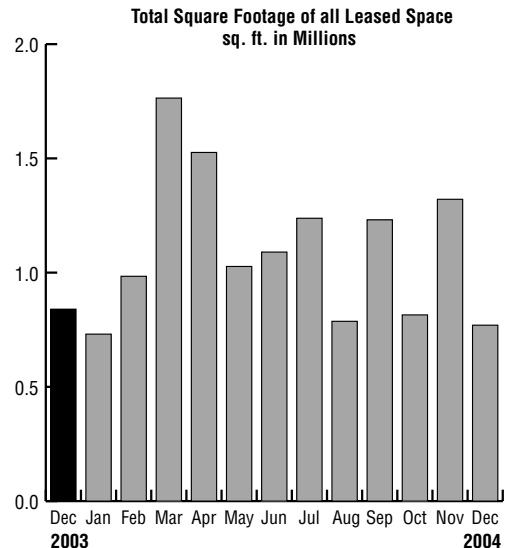
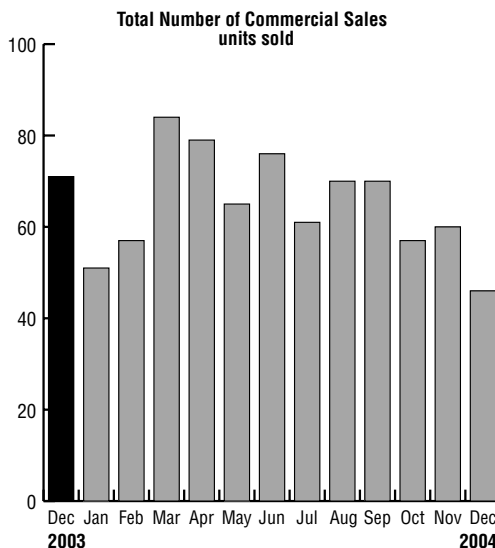
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Vice-Chairman

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Past Chairman

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Gregory Stavropoulos
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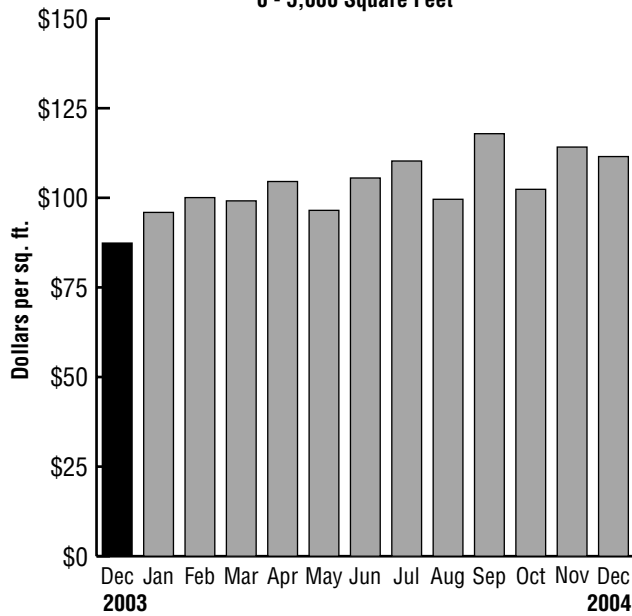
Sales Market Highlights

In December, 45 IC&I properties were sold through the TREB MLS system. Twenty three were industrial properties of all size categories, which sold for an average of \$53.96 per square foot. This compares to the \$53.06 per square foot recorded from non-MLS sources. ♦

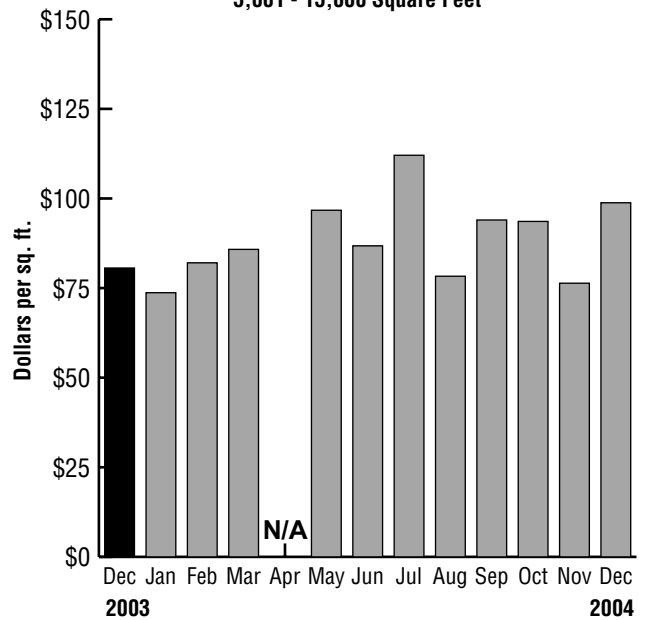


SOLD INDUSTRIAL PROPERTIES

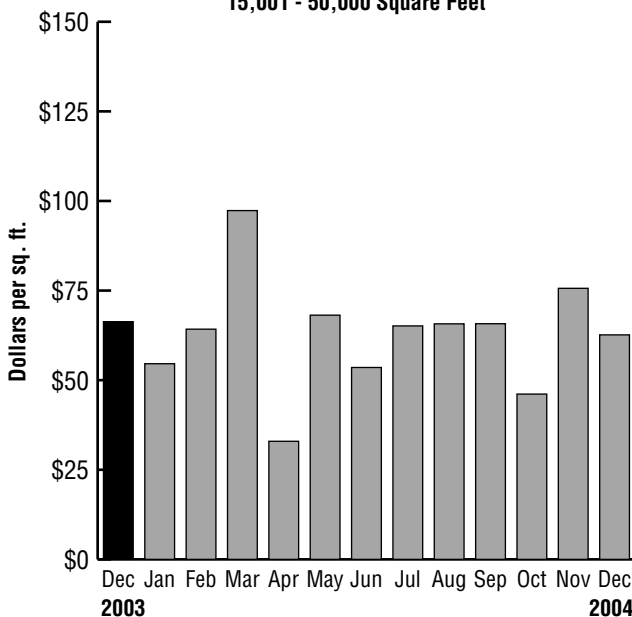
Sold Industrial Properties
0 - 5,000 Square Feet



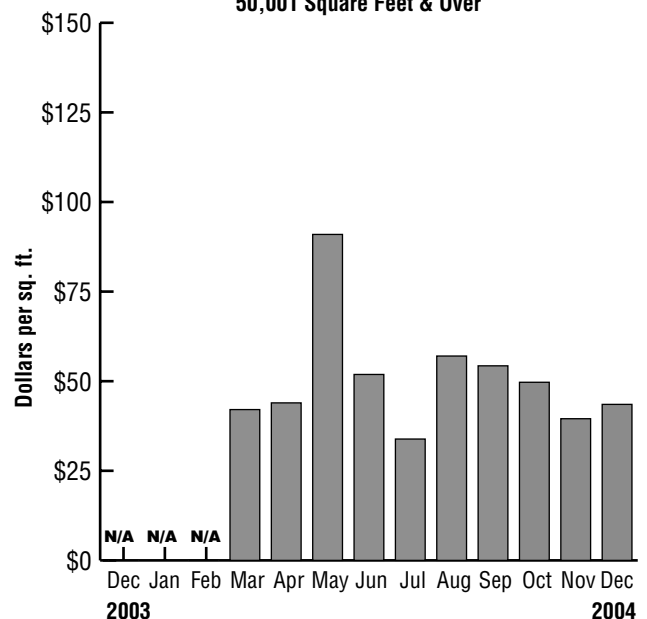
Sold Industrial Properties
5,001 - 15,000 Square Feet



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

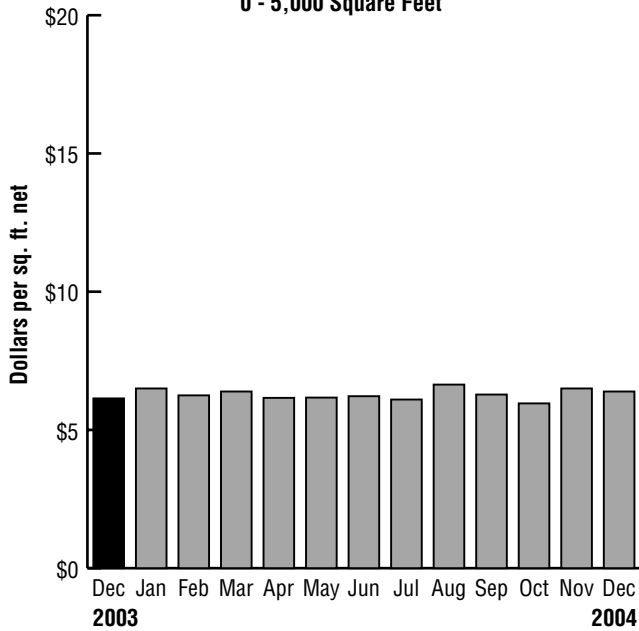


Sold Industrial Properties
50,001 Square Feet & Over

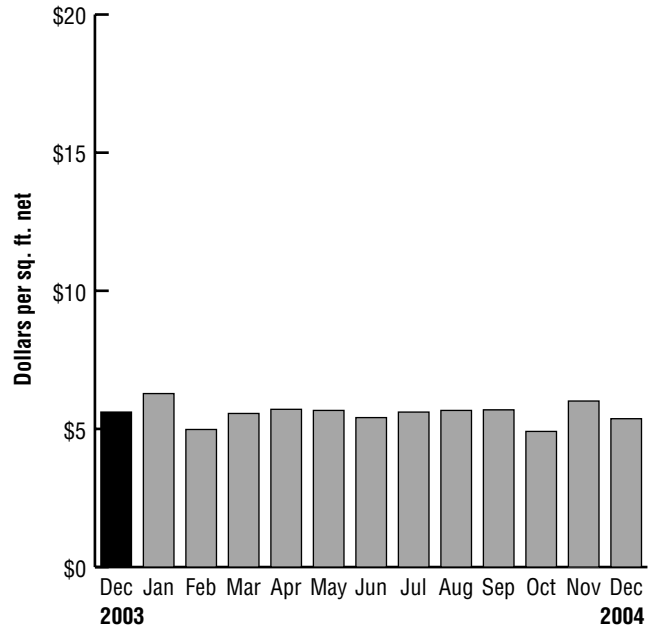


LEASED INDUSTRIAL SPACE

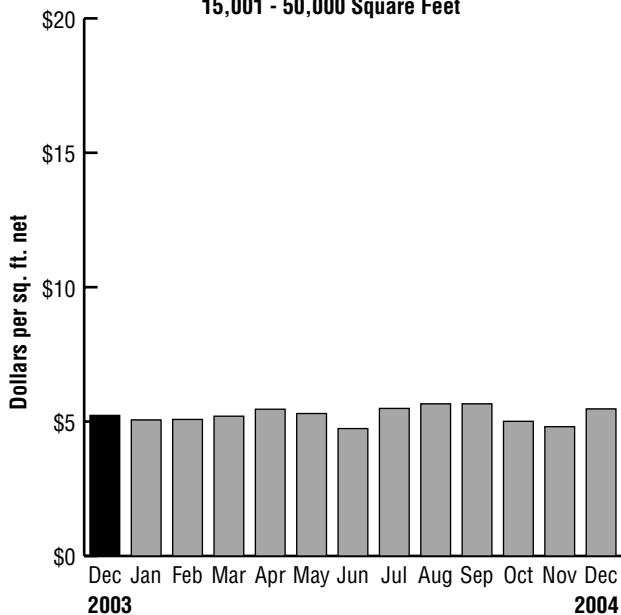
**Leased Industrial Space
0 - 5,000 Square Feet**



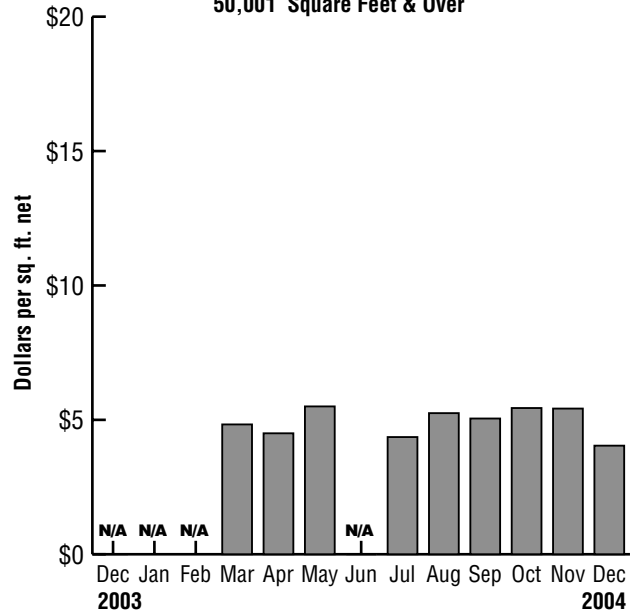
**Leased Industrial Space
5,001 - 15,000 Square Feet**



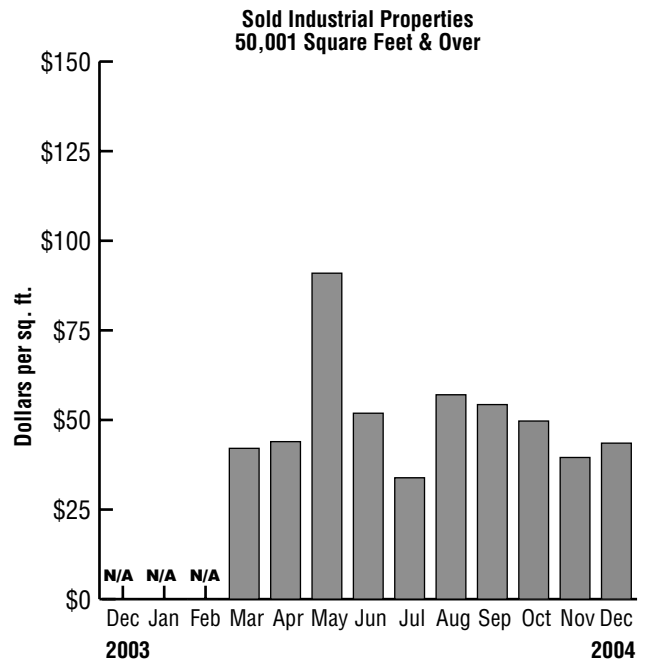
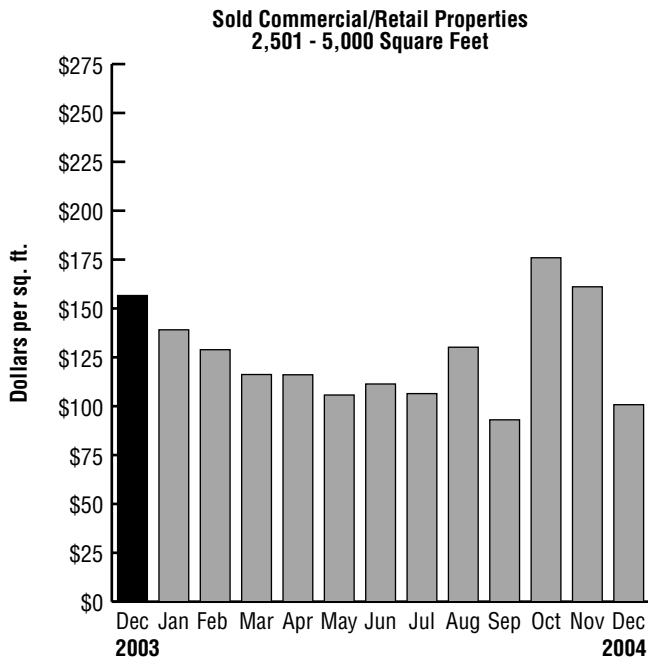
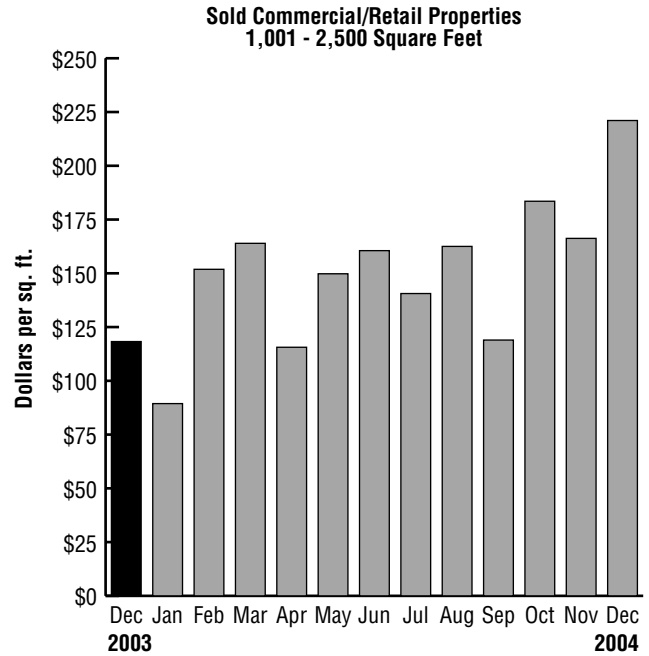
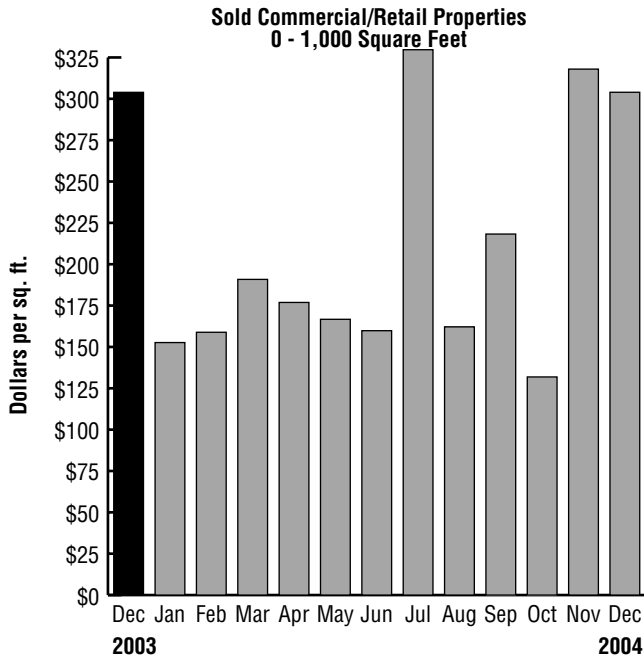
**Leased Industrial Space
15,001 - 50,000 Square Feet**



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

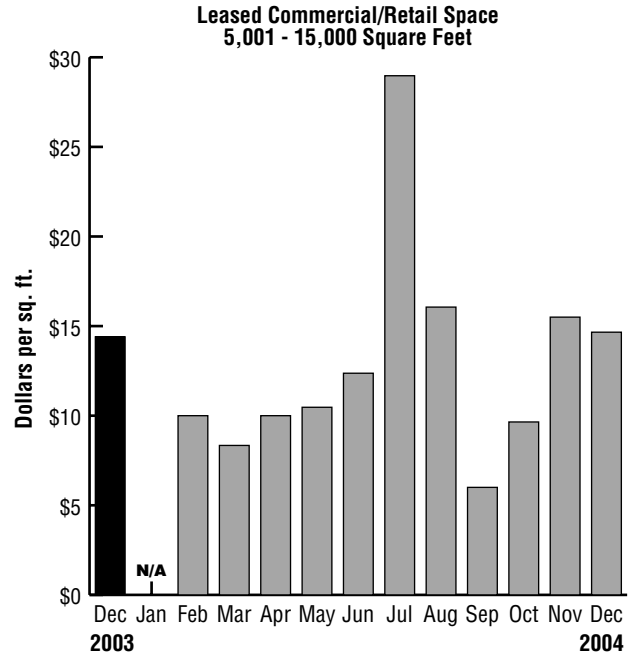
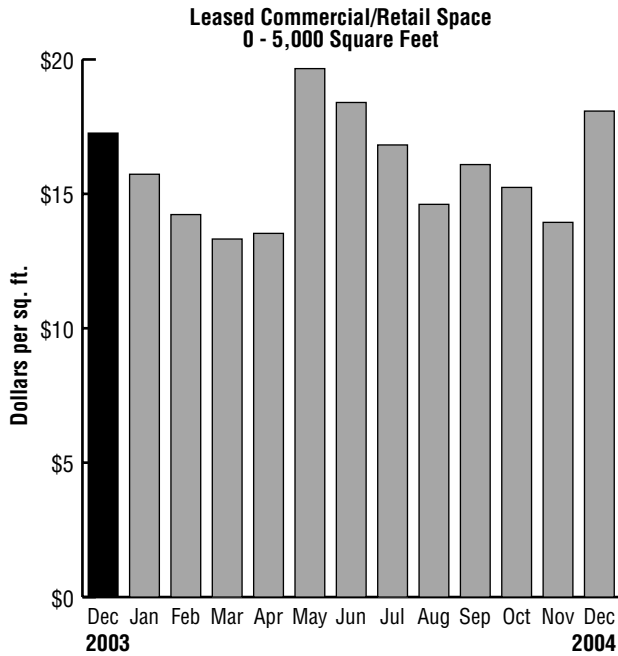


SOLD COMMERCIAL/RETAIL PROPERTIES

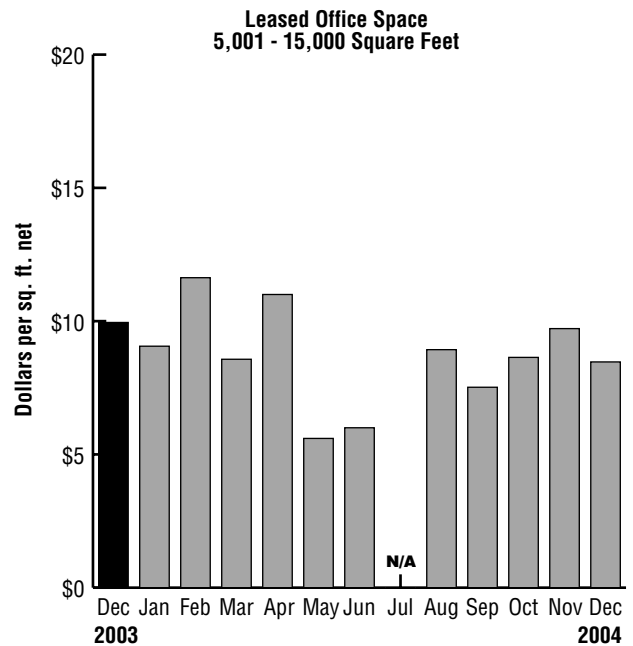
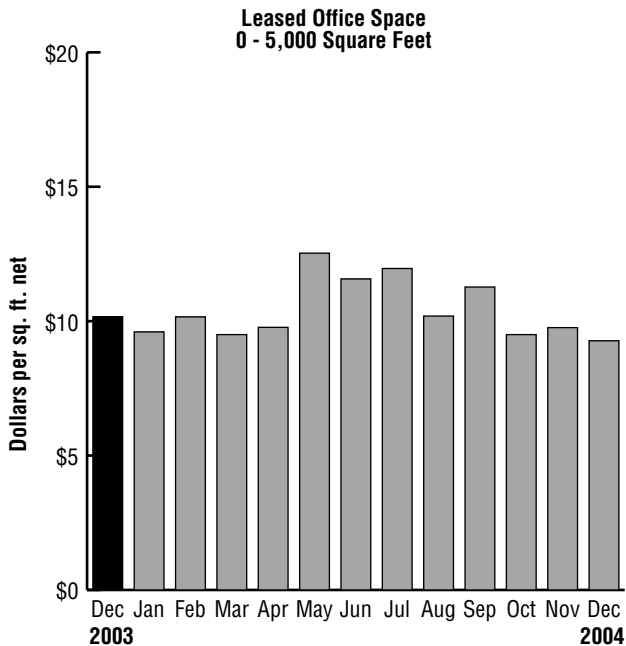


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

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	2	2,806	\$97.04
E11	1	2,000	\$75.00
Total:	3	4,806	\$87.87
West			
W05	1	1,400	\$121.43
W10	1	2,970	\$79.12
W17	4	5,769	\$116.92
W24	2	4,081	\$97.28
Total:	8	14,220	\$103.83
North			
N08	1	3,024	\$181.88
N10	1	1,929	\$116.64
Total:	2	4,953	\$156.47
Grand Total:			
	13	23,979	\$111.51

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W07	1	6,000	\$100.83
W10	1	5,318	\$76.16
W17	1	5,028	\$120.33
Total:	3	16,346	\$98.80
Grand Total:			
	3	16,346	\$98.80

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E11	1	21,000	\$50.71
Total:	1	21,000	\$50.71
West			
W04	1	19,440	\$77.93
W14	1	15,600	\$61.22
W17	1	22,425	\$61.54
Total:	3	57,465	\$67.00
Grand Total:			
	4	78,465	\$62.64

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	1	63,549	\$62.16
Total:	1	63,549	\$62.16
West			
W06	1	79,324	\$54.33
Total:	1	79,324	\$54.33
North			
N04	1	125,000	\$27.20
Total:	1	125,000	\$27.20
Grand Total:			
	3	267,873	\$43.53

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	2,689	\$5.80
E05	1	3,210	\$5.75
E07	1	1,300	\$5.88
E09	4	11,078	\$5.32
E14	1	2,428	\$5.75
E15	2	9,736	\$4.50
Total:	10	30,441	\$5.20
West			
W04	2	6,710	\$5.10
W06	1	3,000	\$4.80
W09	3	6,877	\$5.63
W16	1	3,250	\$5.50
W17	11	26,119	\$7.64
W20	2	6,101	\$5.43
W21	2	5,225	\$5.50
Total:	22	57,282	\$6.40
Central			
C02	1	1,901	\$11.33
Total:	1	1,901	\$11.33
North			
N07	1	3,517	\$6.50
N08	7	18,938	\$6.20
N10	8	13,006	\$8.70
Total:	16	35,461	\$7.15
Grand Total:	49	125,085	\$6.39

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E10	1	25,910	\$3.50
Total:	1	25,910	\$3.50
West			
W06	1	26,345	\$3.25
W10	1	38,295	\$5.25
W28	1	15,006	\$6.50
Total:	3	79,646	\$4.82
North			
N08	2	58,660	\$6.89
N10	2	71,280	\$5.74
Total:	4	129,940	\$6.26
Grand Total:	8	235,496	\$5.47

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E03	1	10,000	\$4.00
E11	1	9,113	\$4.50
Total:	2	19,113	\$4.24
West			
W05	2	12,105	\$4.64
W10	1	8,250	\$5.75
W17	6	48,301	\$5.40
W23	1	5,227	\$6.00
Total:	10	73,883	\$5.36
North			
N03	1	9,717	\$6.35
N08	2	16,104	\$6.19
Total:	3	25,821	\$6.25
Grand Total:	15	118,817	\$5.37

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
East			
E04	1	64,800	\$3.60
Total:	1	64,800	\$3.60
West			
W05	1	70,355	\$4.50
W23	1	52,683	\$3.95
Total:	2	123,038	\$4.26
Grand Total:	3	187,838	\$4.04

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	3	2,658	\$274.64
Total:	3	2,658	\$274.64
North			
N03	1	984	\$313.01
N10	1	939	\$460.92
N11	1	356	\$682.58
Total:	3	2,279	\$431.68
Grand Total:			
	6	4,937	\$347.13

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	1	1,138	\$110.72
E08	1	1,500	\$26.67
E11	1	2,000	\$97.50
E20	1	2,000	\$109.00
Total:	4	6,638	\$87.23
West			
W06	1	1,750	\$152.57
W07	1	1,300	\$342.31
W25	1	2,000	\$480.00
Total:	3	5,050	\$331.09
Central			
C02	1	2,400	\$485.42
C08	1	1,700	\$43.53
Total:	2	4,100	\$302.20
Grand Total:			
	9	15,788	\$221.05

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E12	1	3,000	\$55.00
Total:	1	3,000	\$55.00
West			
W07	1	3,500	\$194.29
W23	1	4,348	\$126.49
Total:	2	7,848	\$156.73
North			
N17	1	5,000	\$74.00
N19	1	4,000	\$58.75
Total:	2	9,000	\$67.22
Grand Total:			
	5	19,848	\$100.77

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
E17	1	10,618	\$45.21
Total:	1	10,618	\$45.21
West			
W13	1	7,590	\$84.32
Total:	1	7,590	\$84.32
Grand Total:			
	2	18,208	\$61.51

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E02	2	2,350	\$25.86
E05	1	815	\$11.75
E08	1	2,450	\$22.04
E21	1	1,020	\$13.75
Total:	5	6,635	\$20.86
West			
W10	1	1,200	\$15.00
W12	1	950	\$13.89
W13	1	1,450	\$11.95
W16	1	2,153	\$17.00
W23	2	5,873	\$17.74
Total:	6	11,626	\$16.29
Central			
C06	1	850	\$21.25
C14	1	360	\$45.00
Total:	2	1,210	\$28.32
North			
N17	1	1,232	\$10.00
Total:	1	1,232	\$10.00
Grand Total:			
	14	20,703	\$18.08

15,001 - 50,00 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W23	2	13,223	\$14.66
Total:	2	13,223	\$14.66
Grand Total:			
	2	13,223	\$14.66

5,001 - 15,000 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			
E05	1	2,000	\$15.30
E10	1	1,700	\$4.50
Total:	2	3,700	\$10.34
West			
W12	2	2,747	\$10.81
W14	1	2,680	\$9.80
W16	1	436	\$17.20
W17	6	16,235	\$8.90
Total:	10	22,098	\$9.41
Central			
C12	1	422	\$9.00
C13	2	2,713	\$7.27
Total:	3	3,135	\$7.51
North			
N08	3	5,796	\$8.51
N10	2	4,095	\$10.55
N15	1	1,368	\$9.00
N17	1	1,818	\$8.25
Total:	7	13,077	\$9.16
Grand Total:			
	22	42,010	\$9.27

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W15	1	6,346	\$12.00
W21	1	5,208	\$8.50
Total:	2	11,554	\$10.42
Central			
C15	1	6,220	\$8.50
Total:	1	6,220	\$8.50
North			
N08	1	9,200	\$6.00
Total:	1	9,200	\$6.00
Grand Total:			
	4	26,974	\$8.47

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
West					
W13	1	20,265	\$30.84	0.47	\$1,329,787.23
W14	1	28,314	\$22.07	0.65	\$961,538.46
W27	1	43,996	\$7.61	1.01	\$331,683.17
Total:	3	92,575	\$17.12	2.13	\$744,131.46
Central					
C06	1	19,000	\$86.84	0.44	\$3,750,000.00
Total:	1	19,000	\$86.84	0.44	\$3,750,000.00
North					
N08	1	71,874	\$13.63	1.65	\$593,939.39
N13	1	87,120	\$3.04	2.00	\$132,500.00
Total:	2	158,994	\$7.83	3.65	\$341,095.89
Grand Total:					
	6	270,569	\$16.56	6.22	\$720,257.23

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E15	1	132,422	\$5.66	3.04	\$246,710.53
E16	1	163,350	\$3.05	3.75	\$133,066.67
Total:	2	295,772	\$4.22	6.79	\$183,946.98
Grand Total:					
	2	295,772	\$4.22	6.79	\$183,946.98

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.