

Commercial Realty Watch

June 2005

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Best Month This Year as 1,085,546 Square Feet Leased

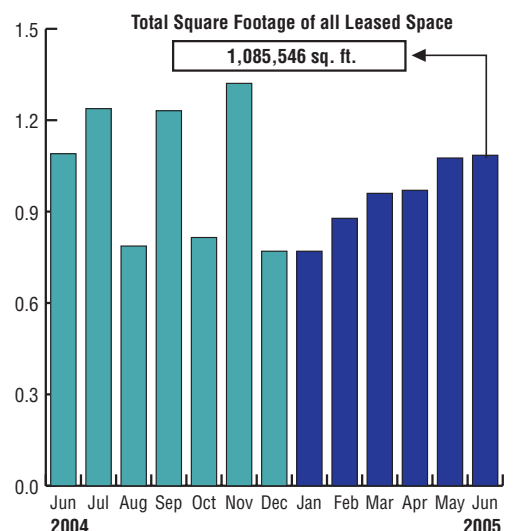
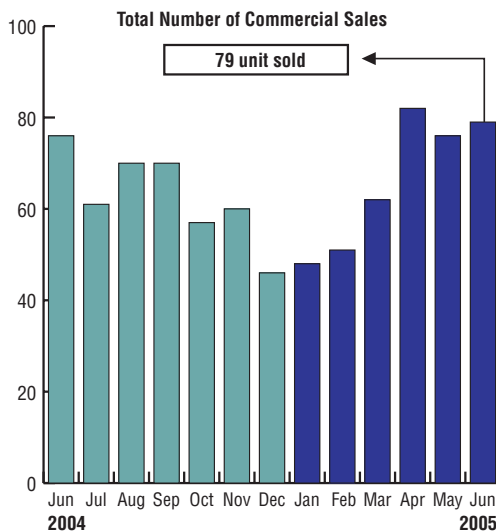
Monday, July 11, 2005 — The commercial/industrial side of the Toronto real estate market remained strong into June, with 1,085,545 square feet of space being leased through the TorontoMLS system, Commercial Council Chair Ron Ridsdill announced today. “This result makes June the best monthly performance we’ve seen all year,” Mr. Ridsdill said. “The month is up one per cent over May’s 1,076,396 square feet, and makes June the second month in a row that sales volume has exceeded one million square feet.”

Prices for Industrial space remained stable in June, leasing for \$5.59 sfm (all size categories), down less than one per cent from the May figure (\$5.63 sfm). Commercial space (all size categories) leased for an average of \$13.58 sfm, down eighteen per cent from the \$16.58 recorded during the previous month.

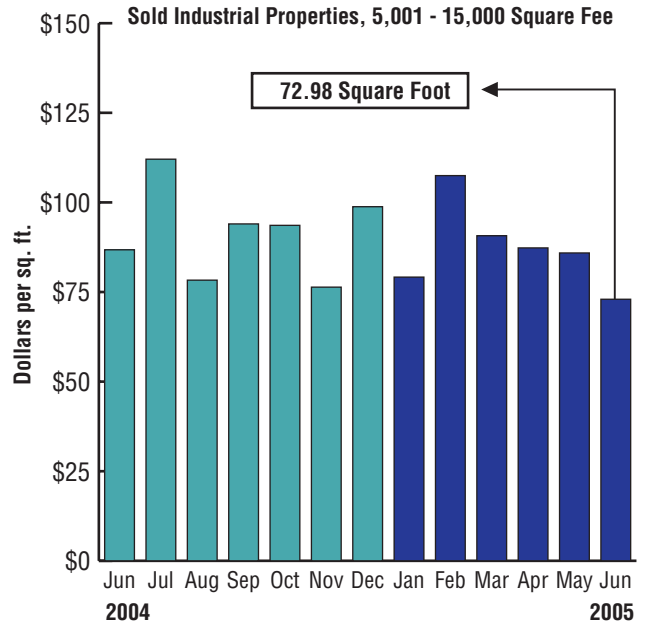
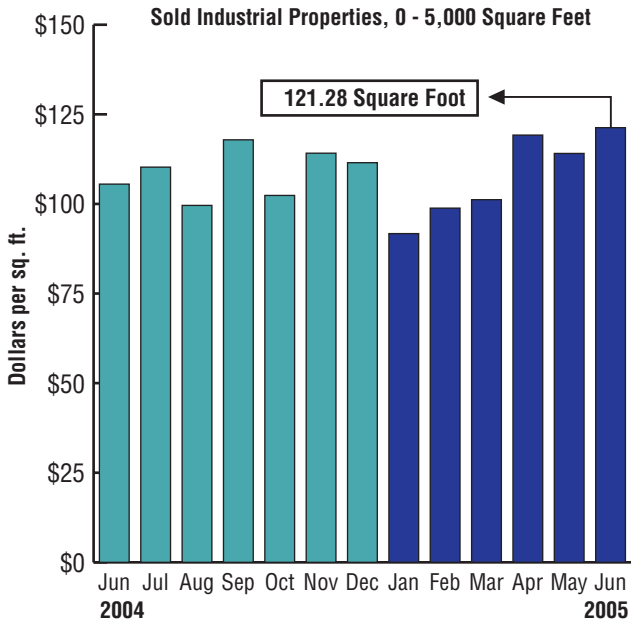
Sales Market Highlights

In June, TREB Members reported 79 sales of Industrial, Commercial, and Retail properties. The Industrial sector accounted for 31 of these sales, averaging \$57.95 per square foot. This is roughly in line with non-MLS sources, which reported a figure of \$62.29 for Industrial properties.

Please Note: TREB is happy to announce a number of changes to the appearance and content of the Commercial Realty Watch. Most important, to reflect the unified property tax regime in place across the amalgamated City of Toronto, districts E-1 to E-11, and W-1 to W-10 have been removed from the East and West Areas and placed with districts C-1 to C-15 in a newly created area referred to in the body of the report as “Toronto”. The remainder of the East and West Districts now make up the East and West Areas, while the North Area has been left unchanged. ♦



SOLD INDUSTRIAL PROPERTIES



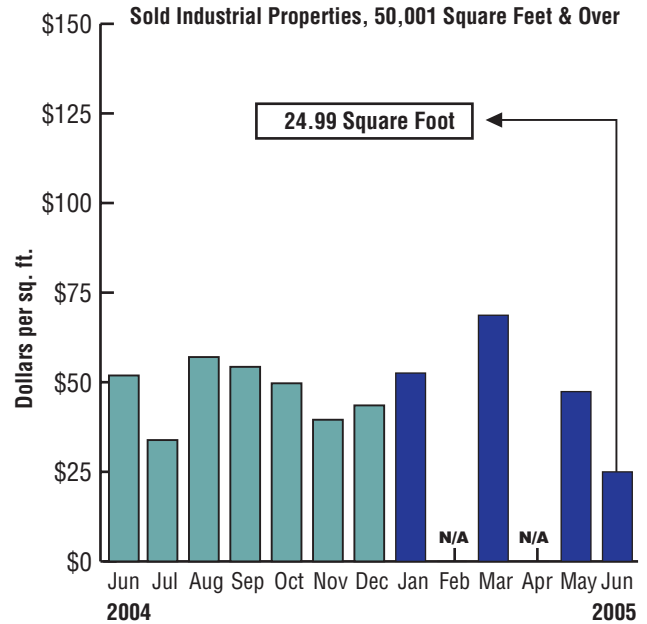
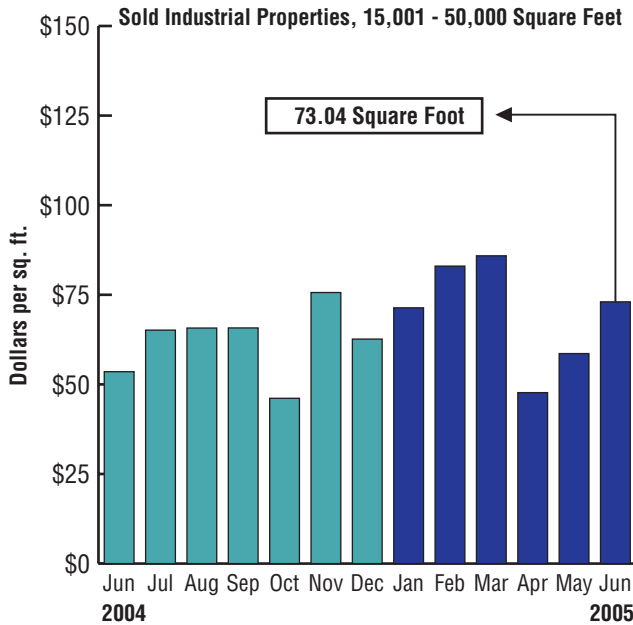
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	3	5,590	\$98.71
Total:	3	5,590	\$98.71
East			
E11	3	4,259	\$114.46
Total:	3	4,259	\$114.46
West			
W17	3	10,169	\$131.28
W24	1	1,100	\$127.27
Total:	4	11,269	\$130.89
North			
N08	5	10,332	\$130.18
N10	1	2,000	\$130.00
N17	1	2,370	\$94.94
Total:	7	14,702	\$124.48
Grand Total:	17	35,820	\$121.28

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	9,960	\$55.22
W10	1	9,000	\$105.56
Total:	2	18,960	\$79.11
East			
E16	1	8,000	\$63.75
Total:	1	8,000	\$63.75
West			
W17	1	6,132	\$41.42
W24	1	6,150	\$97.56
Total:	2	12,282	\$69.53
Grand Total:	5	39,242	\$72.98

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
CI3	1	47,000	\$50.53
W02	1	20,625	\$58.18
W04	1	15,530	\$90.15
Total:	3	83,155	\$59.83
East			
E15	1	17,250	\$78.26
Total:	1	17,250	\$78.26
West			
W24	1	25,704	\$63.46
Total:	1	25,704	\$63.46
North			
N08	1	16,000	\$125.00
N10	1	46,338	\$82.17
Total:	2	62,338	\$93.16
Grand Total:	7	188,447	\$73.04

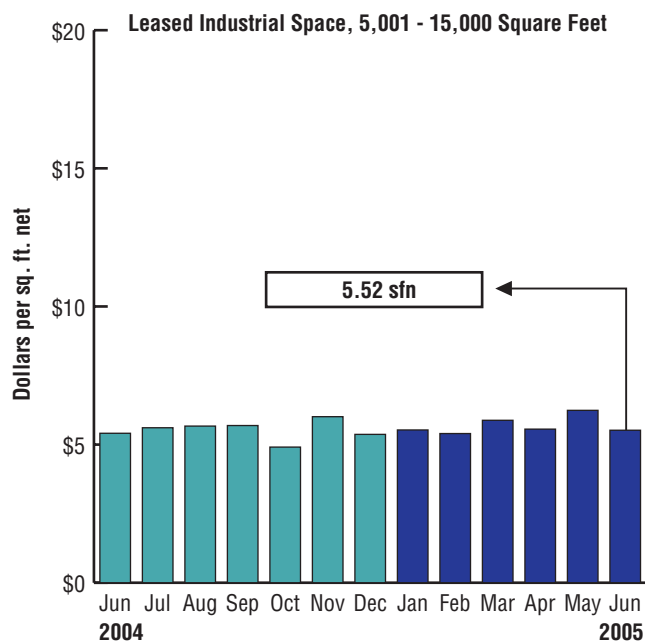
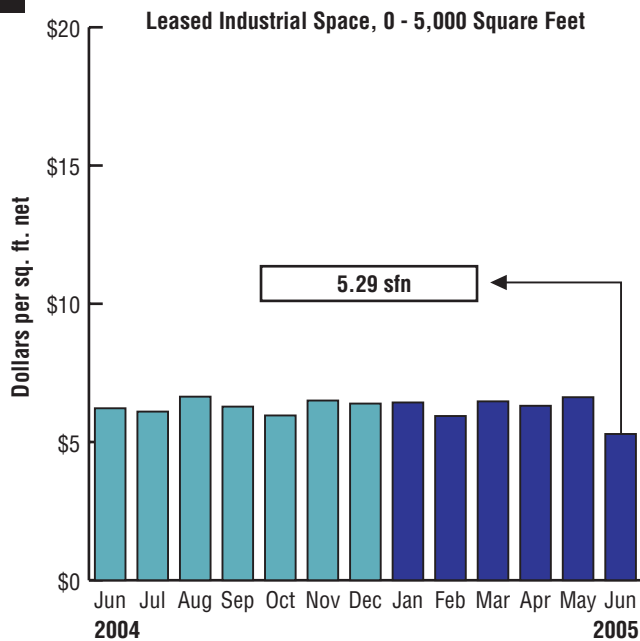
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	115,000	\$31.57
Total:	1	115,000	\$31.57
North			
N14	1	57,935	\$11.95
Total:	1	57,935	\$11.95
Grand Total:	2	172,935	\$24.99

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LEASED INDUSTRIAL SPACE



0 - 5,000 SQ. FT.

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
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Area	Leased	Total Leased	Av. Price
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Toronto

Toronto

C13	2	6,007	\$6.31
E03	3	9,616	\$5.29
E04	2	5,089	\$5.63
E05	1	2,470	\$6.00
E07	3	3,546	\$7.41
E09	2	7,308	\$5.25
W03	1	1,400	\$10.29
W05	5	10,832	\$5.57
W07	1	2,901	\$4.75
W09	1	2,400	\$6.37
Total:	21	51,569	\$5.83

E05	1	5,780	\$5.25
E07	3	25,160	\$5.04
W04	1	13,000	\$4.50
W06	1	10,188	\$4.75
W10	1	5,100	\$5.30
Total:	7	59,228	\$4.91

East

East

E11	4	9,765	\$5.57
E15	1	2,224	\$5.75
E16	1	4,000	\$5.00
E17	1	1,800	\$13.33
Total:	7	17,789	\$6.25

E11	1	5,218	\$5.25
E16	1	8,887	\$7.50
Total:	2	14,105	\$6.67

West

West

W12	1	3,600	\$5.00
W14	3	7,490	\$5.83
W16	1	2,072	\$8.00
W17	14	36,987	\$6.13
W20	1	2,600	\$6.00
W21	1	2,600	\$8.25
W24	3	8,311	\$6.32
W25	1	2,713	\$5.95
Total:	25	66,373	\$6.19

W17	6	64,877	\$5.73
W25	1	5,180	\$6.50
W27	1	5,500	\$4.00
W28	1	6,000	\$5.50
Total:	9	81,557	\$5.64

North

North

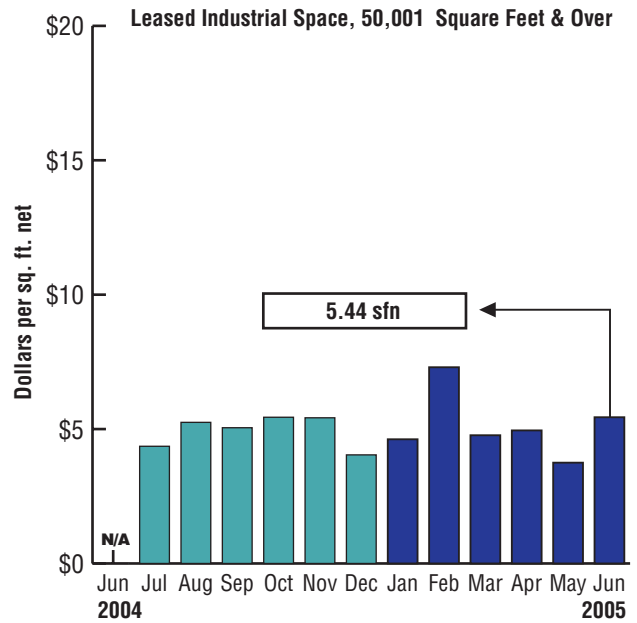
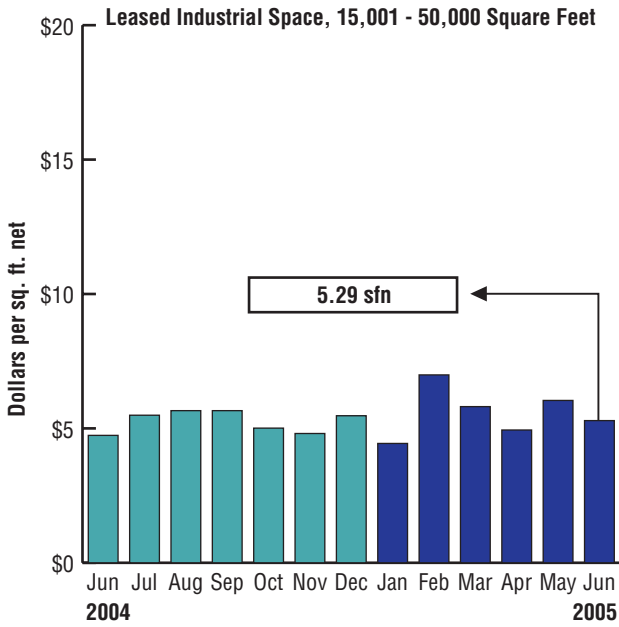
N01	1	900	\$8.00
N03	4	7,652	\$7.72
N06	1	1,500	\$6.00
N08	9	21,163	\$7.07
N10	5	16,327	\$7.11
N11	1	2,415	\$8.35
Total:	21	49,957	\$7.23

N08	4	28,818	\$5.87
Total:	4	28,818	\$5.87

Grand Total:	76	191,128	\$6.37
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Grand Total:	22	183,708	\$5.52
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LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	25,236	\$5.25
W05	1	23,400	\$4.50
W06	2	64,117	\$3.50
W10	1	18,334	\$4.45
Total:	5	131,087	\$4.15
West			
W17	2	37,400	\$7.15
W20	1	48,835	\$4.80
W24	1	50,000	\$6.50
Total:	4	136,235	\$6.07
North			
N08	2	57,495	\$5.09
N10	1	21,000	\$7.85
Total:	3	78,495	\$5.83
Grand Total:			
	12	345,817	\$5.29

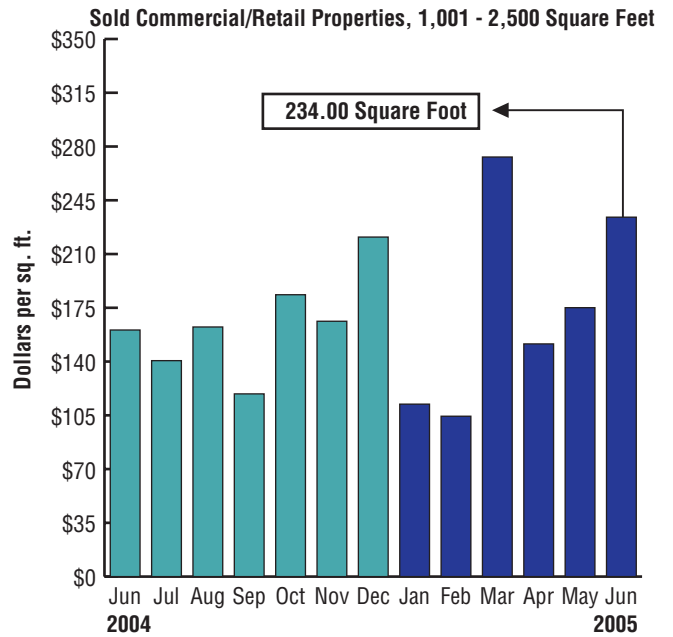
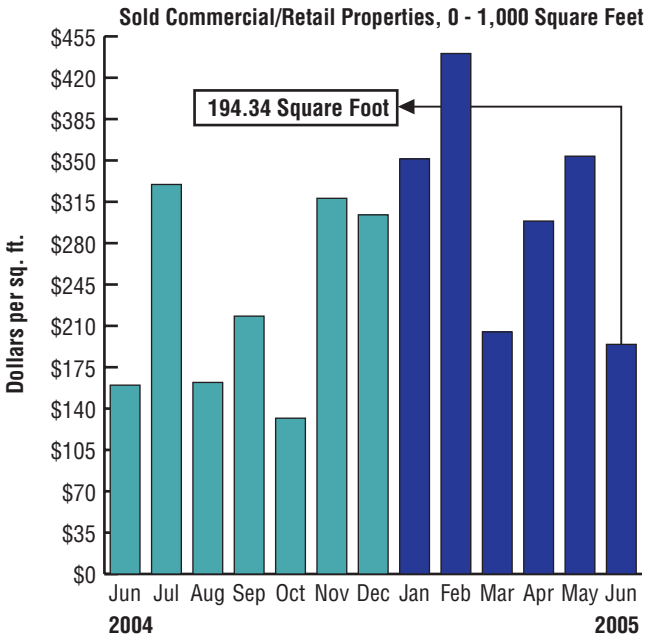
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Toronto			
W07	1	61,276	\$3.50
Total:	1	61,276	\$3.50
West			
W24	2	160,014	\$6.18
Total:	2	160,014	\$6.18
Grand Total:			
	3	221,290	\$5.44

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SOLD COMMERCIAL/RETAIL PROPERTIES



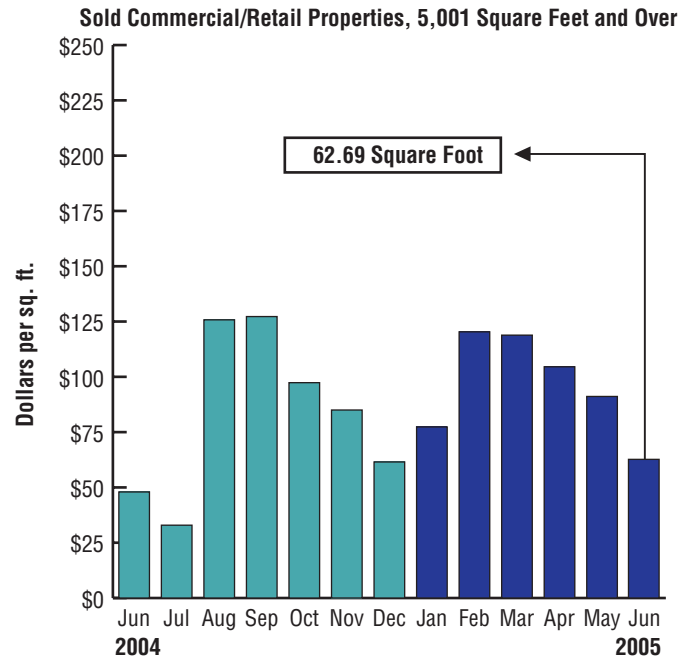
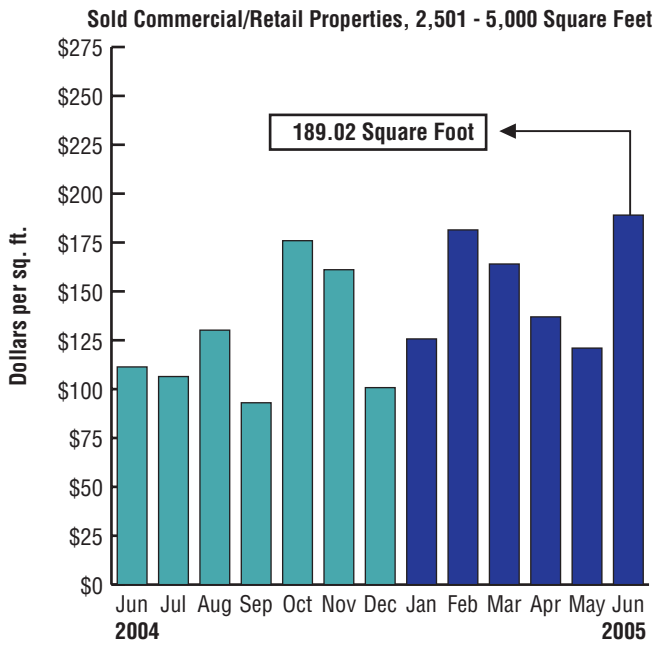
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	1,475	\$290.10
C11	1	700	\$60.71
E04	1	800	\$111.25
E07	1	850	\$115.29
Total:	5	3,825	\$171.87
East			
E16	2	970	\$484.54
Total:	2	970	\$484.54
West			
W14	1	680	\$93.24
W24	1	942	\$275.00
Total:	2	1,622	\$198.80
North			
N03	1	994	\$37.19
N10	1	130	\$192.31
N11	1	513	\$38.99
N24	1	600	\$250.00
Total:	4	2,237	\$103.70
Grand Total:	13	8,654	\$194.34

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	3,000	\$394.67
C04	1	1,200	\$341.67
E03	1	2,000	\$25.00
E04	1	1,230	\$1,065.04
E05	1	2,200	\$181.36
W04	2	3,200	\$157.78
W05	2	2,878	\$78.18
W10	1	1,552	\$138.53
Total:	11	17,260	\$249.01
West			
W21	1	1,100	\$329.55
W24	7	10,583	\$199.59
Total:	8	11,683	\$211.82
Grand Total:	19	28,943	\$234.00

SOLD COMMERCIAL/RETAIL PROPERTIES



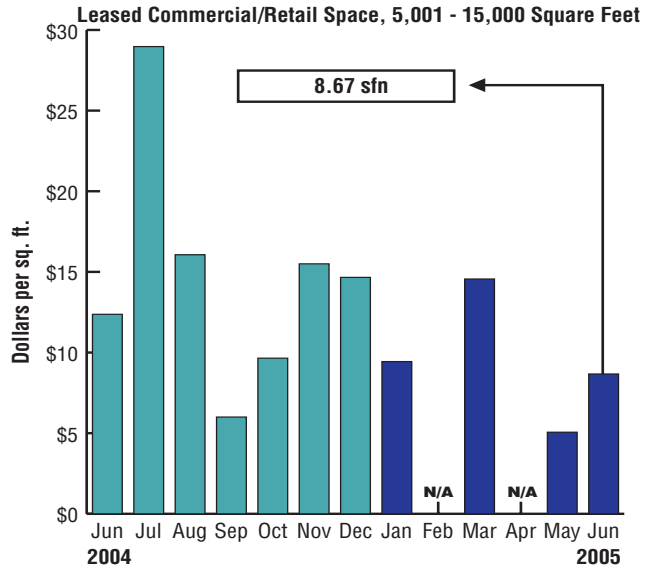
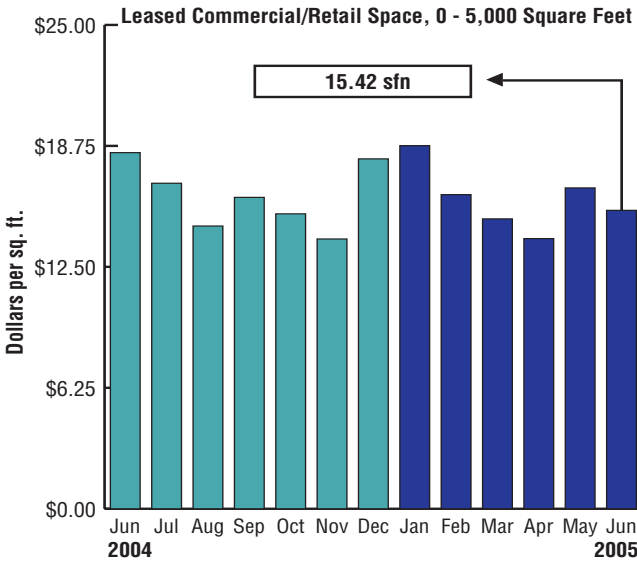
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,800	\$178.21
C02	1	3,795	\$100.13
C06	1	2,975	\$309.24
E06	1	3,000	\$135.00
W04	1	3,502	\$342.66
Total:	5	16,072	\$211.80
North			
N16	1	4,000	\$97.50
Total:	1	4,000	\$97.50
Grand Total:	6	20,072	\$189.02

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	11,523	\$282.04
C02	1	11,500	\$93.91
W03	1	24,395	\$112.73
W10	1	10,096	\$141.15
Total:	4	57,514	\$147.88
West			
W13	1	108,900	\$30.30
W23	1	8,171	\$201.93
Total:	2	117,071	\$42.28
North			
N04	1	113,256	\$37.53
N15	1	7,495	\$100.07
N17	1	47,916	\$5.53
Total:	3	168,667	\$31.22
Grand Total:	10	366,898	\$62.69

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	3,300	\$17.18
C02	1	1,385	\$25.25
C04	1	375	\$20.80
C08	2	5,620	\$19.64
C10	1	750	\$35.20
E03	1	1,900	\$12.63
E05	1	1,000	\$19.00
E07	2	2,488	\$15.16
E09	1	1,117	\$11.50
W04	1	3,337	\$7.25
W05	1	1,420	\$18.00
W07	1	1,401	\$20.00
W09	2	4,446	\$8.22
Total:	17	28,539	\$15.56
West			
W12	2	5,737	\$7.27
W17	1	2,650	\$10.00
W23	2	2,737	\$14.45
Total:	5	11,124	\$9.69
North			
N01	1	3,900	\$23.00
N02	1	1,387	\$30.00
N08	2	2,230	\$13.18
N10	1	939	\$34.49
N12	1	2,000	\$7.80
N19	1	1,088	\$10.50
Total:	7	11,544	\$19.07
Grand Total:	31	51,612	\$15.42

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	8,000	\$7.50
Total:	1	8,000	\$7.50
West			
W16	1	5,600	\$10.00
Total:	1	5,600	\$10.00
North			
N12	1	5,714	\$9.00
Total:	1	5,714	\$9.00
Grand Total:	3	19,314	\$8.67

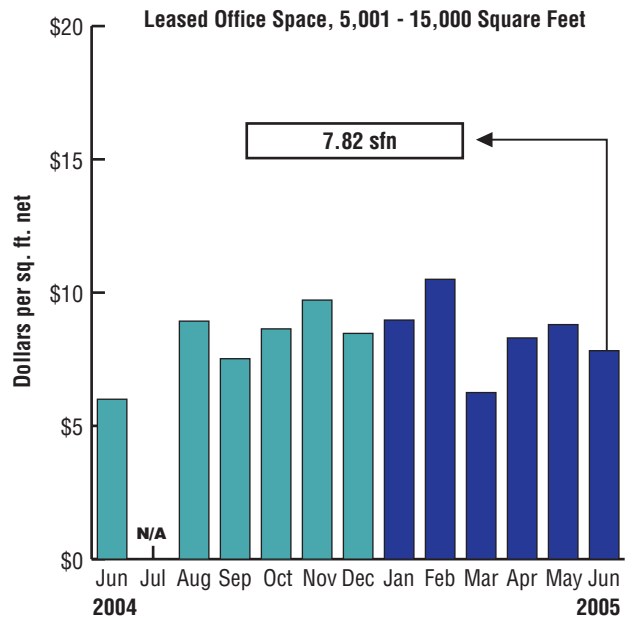
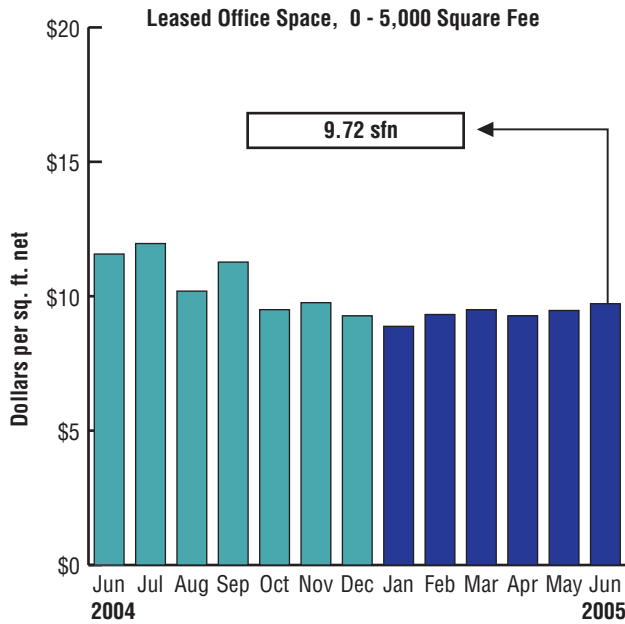
15,001 - 50,00 SQ. FT.

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

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C07	1	2,250	\$7.25
C10	2	1,318	\$13.55
C13	4	8,908	\$5.69
E02	1	1,240	\$14.03
E09	1	705	\$5.50
W04	1	1,003	\$10.00
W07	1	274	\$17.65
W09	1	4,650	\$10.97
Total:	12	20,348	\$8.45
West			
W12	1	847	\$12.00
W17	3	3,983	\$9.01
W22	1	950	\$9.50
Total:	5	5,780	\$9.53
North			
N03	5	6,896	\$13.06
N08	3	4,126	\$11.86
N10	2	3,325	\$7.38
N11	1	3,591	\$10.50
Total:	11	17,938	\$11.22
Grand Total:	28	44,066	\$9.72

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N04	1	8,000	\$2.82
Total:	1	8,000	\$2.82
Grand Total:			
	1	8,000	\$2.82

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N11	1	19,610	\$6.00
Total:	1	19,610	\$6.00
Grand Total:			
	1	19,610	\$6.00

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
Toronto					
E04	1	15,010	\$41.64	0.34	\$1,838,235.29
Total:	1	15,010	\$41.64	0.34	\$1,838,235.29
North					
N04	1	122,839	\$20.76	2.82	\$904,255.32
Total:	1	122,839	\$20.76	2.82	\$904,255.32
Grand					
Total:	2	137,849	\$23.03	3.16	\$1,004,746.84

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	948,737	\$0.48	21.78	\$21,120.29
E20	2	3,253,496	\$0.08	74.69	\$3,347.17
Total:	3	4,202,233	\$0.17	96.47	\$7,359.80
West					
W21	1	213,444	\$7.03	4.90	\$306,122.45
Total:	1	213,444	\$7.03	4.90	\$306,122.45
North					
N08	1	261,360	\$3.44	6.00	\$150,000.00
N16	1	2,482,920	\$0.03	57.00	\$1,403.51
N18	1	871,200	\$1.61	20.00	\$70,000.00
Total:	3	3,615,480	\$0.66	83.00	\$28,674.70
Grand					
Total:	7	8,031,157	\$0.57	184.37	\$24,895.59

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 not be captured in this report.