

Commercial Realty Watch

July 2005

For More Information,
call: (416) 443-8152

For Media Inquiries,
call: (416) 443-8159

Over 800,000 Square Feet Leased in July

Wednesday, August 10, 2005 — TREB Members reported 832,309 square feet of space leased through the TorontoMLS system in July, Commercial Council Chair Ron Ridsdill announced today. “Though the market slowed from July of last year, when 1,238,194 square feet of space was transacted through MLS, it is still a solid performance for a summer month.”

Prices for industrial space (all size categories) were virtually unchanged in July, rising to \$5.60 sfm from the \$5.59 sfm recorded in June. They are up six per cent over the \$5.30 sfm recorded during July of 2004. Prices for Commercial space rose three per cent from June to \$13.94 sfm.

Sales Market Highlights

TREB Members reported 58 sales of Industrial, Commercial, and Retail Properties in July. The Industrial portion of this total was 32, which averaged \$69.74 per square foot. This compares to a figure of \$65.30 per square foot derived from non-MLS sources.

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. ♦

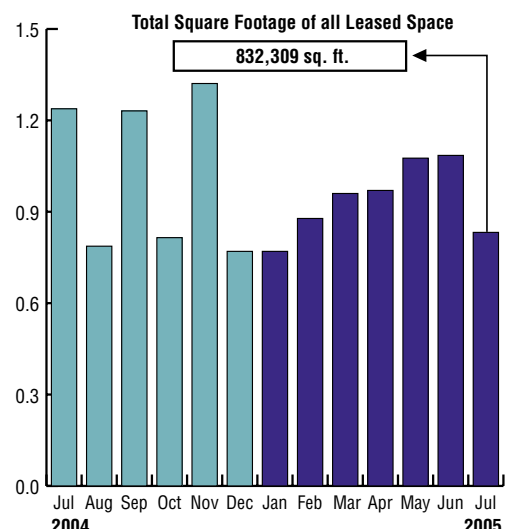
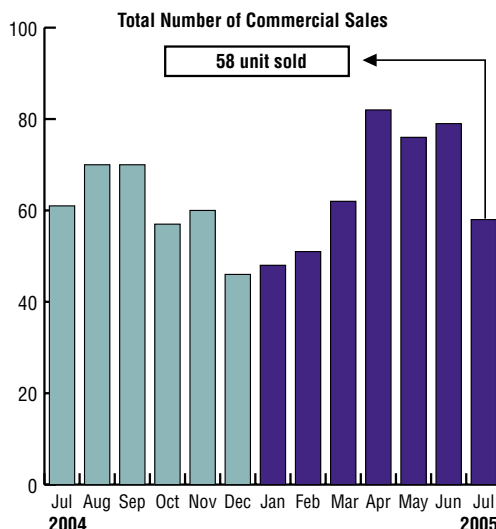
Executive Council, Commercial Division

Ron Ridsdill
Chairman

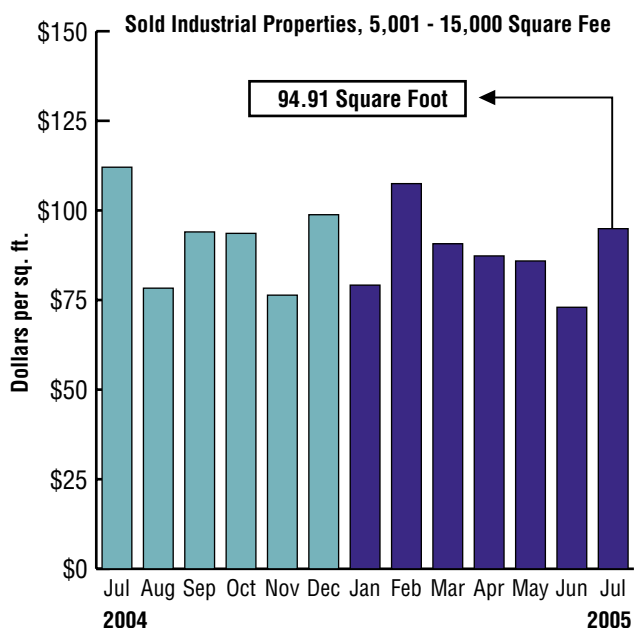
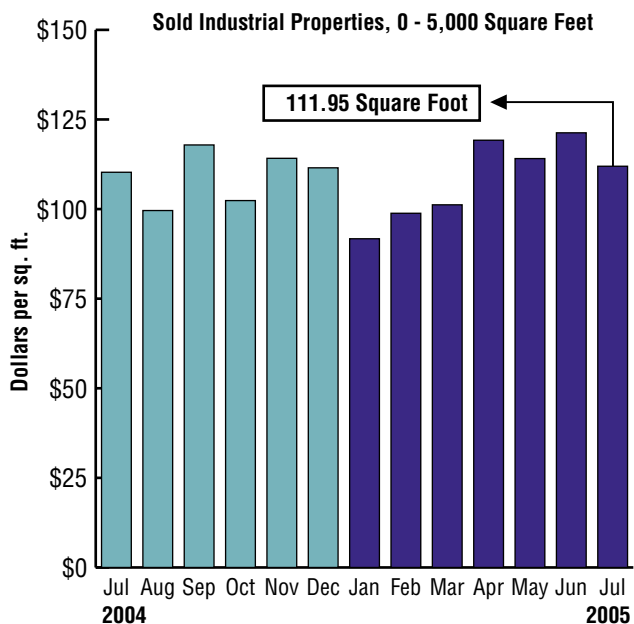
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SOLD INDUSTRIAL PROPERTIES



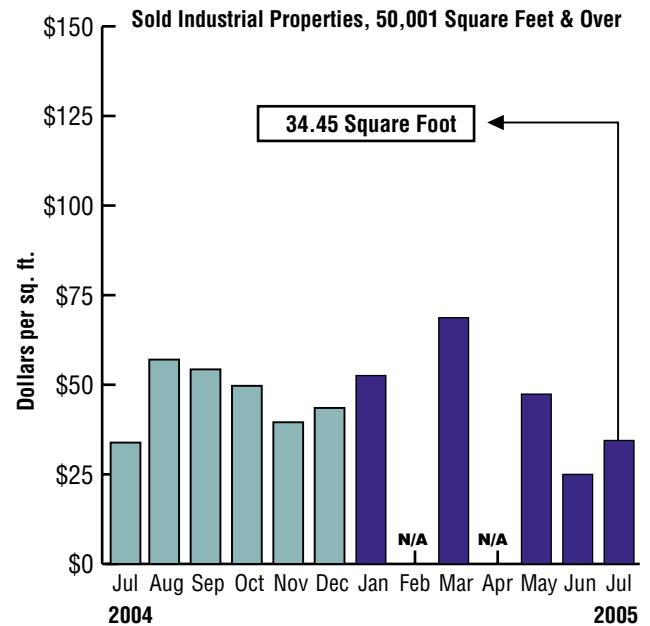
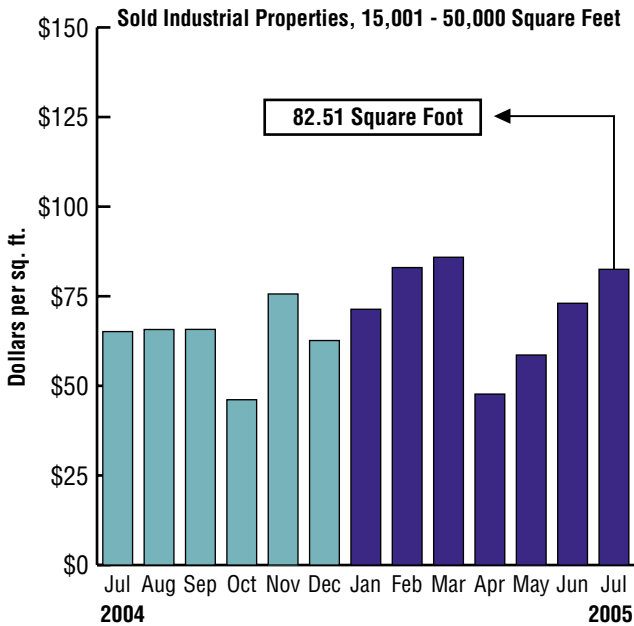
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E06	2	7,125	\$95.78
E07	2	2,609	\$89.88
W05	2	3,650	\$107.40
Total:	6	13,384	\$97.80
West			
W17	3	5,997	\$132.90
W24	1	1,700	\$111.76
W28	2	2,666	\$108.02
Total:	6	10,363	\$123.03
North			
N03	1	1,539	\$157.24
N04	1	1,924	\$127.34
N07	1	2,752	\$114.46
N08	3	7,211	\$109.21
N11	1	2,427	\$107.13
Total:	7	15,853	\$116.67
Grand Total:	19	39,600	\$111.95

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	6,000	\$80.00
W04	2	27,632	\$56.09
Total:	3	33,632	\$60.36
North			
N03	1	5,234	\$127.05
N07	1	9,357	\$181.68
N08	2	10,282	\$112.62
Total:	4	24,873	\$141.64
Grand Total:	7	58,505	\$94.91

SOLD INDUSTRIAL PROPERTIES



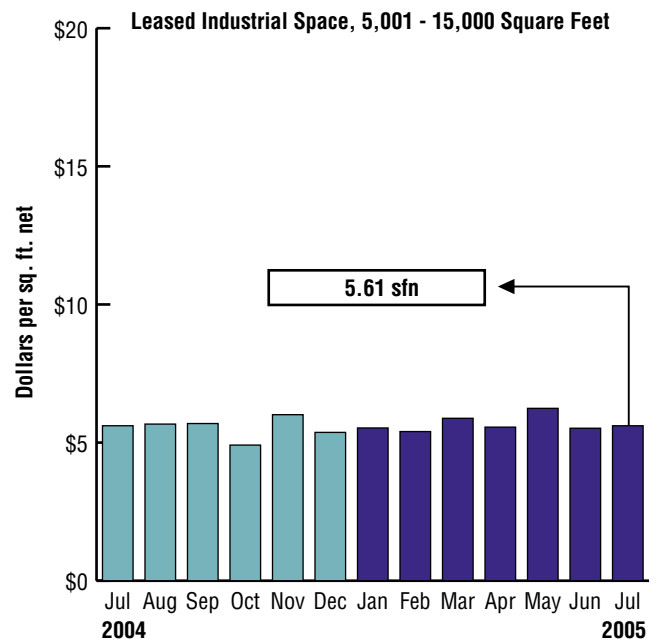
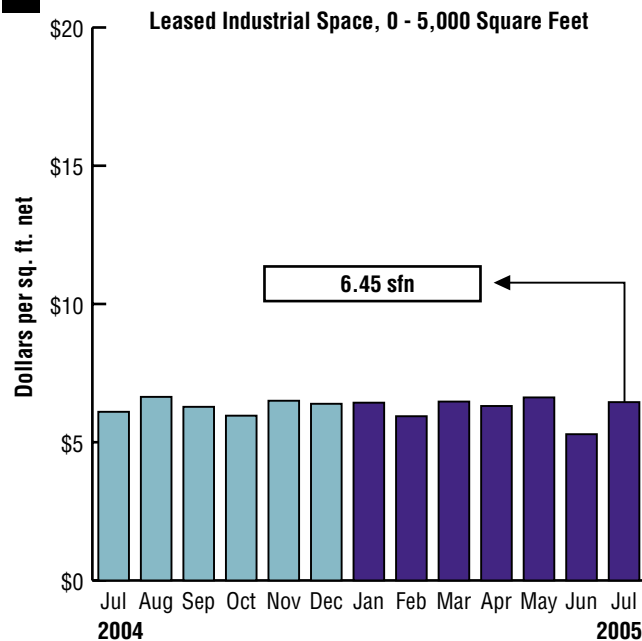
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
W21	1	26,421	\$90.84
W24	1	44,094	\$79.38
Total:	2	70,515	\$83.67
North			
N03	1	36,670	\$88.63
N06	1	45,246	\$65.20
N08	1	42,691	\$93.70
Total:	3	124,607	\$81.86
Grand Total:	5	195,122	\$82.51

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
West			
W29	1	159,631	\$34.45
Total:	1	159,631	\$34.45
Grand Total:			
	1	159,631	\$34.45

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LEASED INDUSTRIAL SPACE



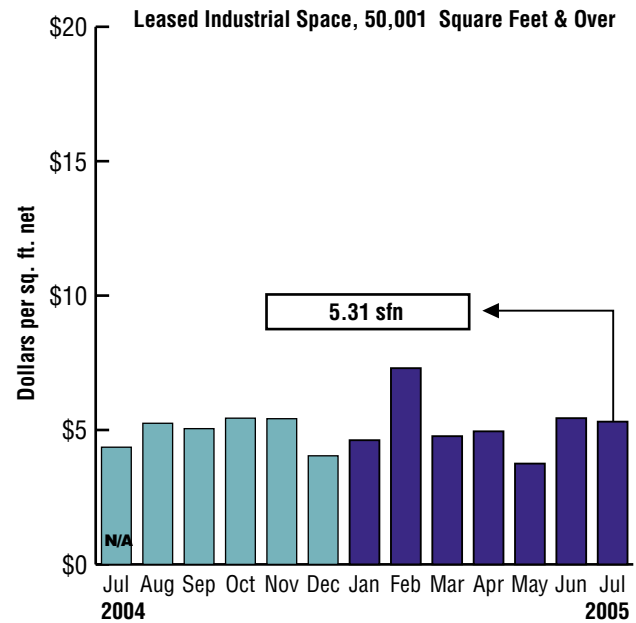
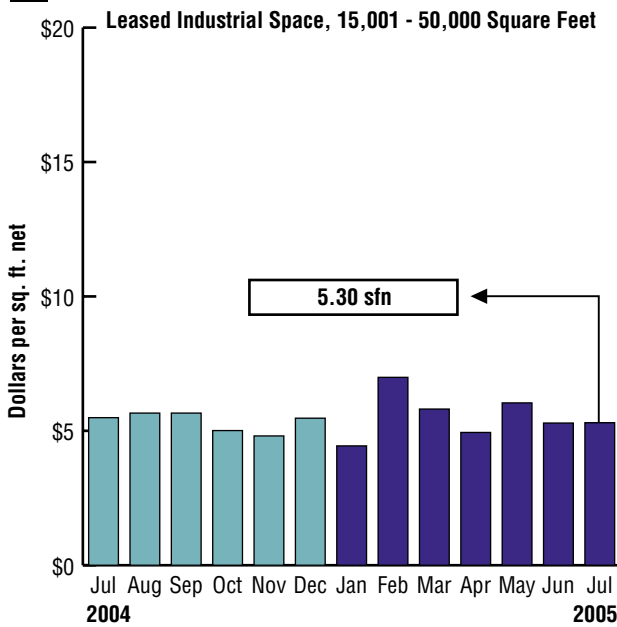
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C04	1	4,000	\$8.40
E04	1	3,300	\$4.50
E07	2	8,798	\$5.86
E08	1	2,575	\$4.45
E09	1	2,900	\$4.75
W04	2	9,320	\$8.31
W05	2	6,700	\$6.23
W09	1	4,320	\$6.50
W10	1	3,090	\$5.00
Total:	12	45,003	\$6.40
West			
W12	1	3,000	\$5.75
W17	16	37,063	\$6.75
W24	5	12,189	\$5.94
W27	1	1,600	\$6.00
W29	1	4,000	\$4.75
Total:	24	57,852	\$6.37
North			
N04	1	3,000	\$5.50
N06	1	1,260	\$6.95
N08	4	12,246	\$6.47
N10	4	9,220	\$7.71
Total:	10	25,726	\$6.83
Grand Total:	47	132,532	\$6.45

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	6,085	\$5.25
E07	3	20,470	\$4.92
W04	1	11,306	\$5.50
W05	2	12,600	\$4.92
W10	2	13,060	\$4.04
Total:	9	63,521	\$4.87
East			
E16	1	6,319	\$6.07
Total:	1	6,319	\$6.07
West			
W12	2	12,000	\$4.50
W17	4	46,378	\$5.75
W20	1	12,691	\$5.95
Total:	7	71,069	\$5.58
North			
N03	2	10,371	\$7.72
N07	1	9,130	\$6.50
N08	2	13,814	\$6.51
N10	1	12,000	\$6.00
Total:	6	45,315	\$6.65
Grand Total:	23	186,224	\$5.61

LEASED INDUSTRIAL SPACE



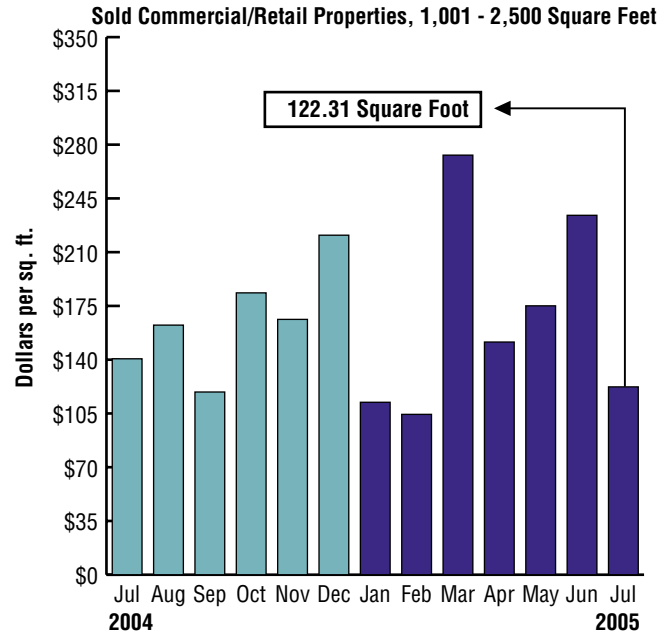
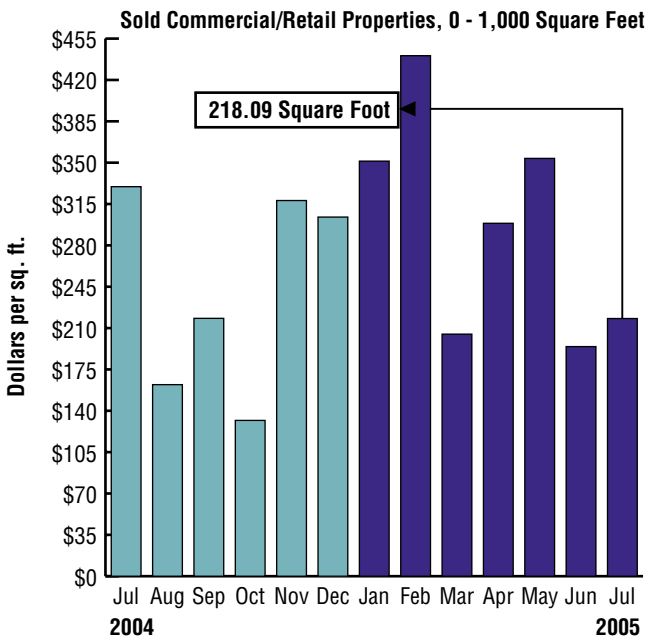
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	19,564	\$3.75
E09	1	16,395	\$5.50
W05	1	26,923	\$4.95
Total:	3	62,882	\$4.72
East			
E11	1	21,000	\$4.00
E12	2	62,739	\$5.20
Total:	3	83,739	\$4.90
West			
W17	3	66,976	\$6.23
W21	1	33,950	\$5.25
Total:	4	100,926	\$5.90
North			
N08	2	35,240	\$5.59
Total:	2	35,240	\$5.59
Grand Total:	12	282,787	\$5.30

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
East			
E12	1	62,739	\$4.95
Total:	1	62,739	\$4.95
West			
W17	1	51,700	\$5.75
Total:	1	51,700	\$5.75
Grand Total:	2	114,439	\$5.31

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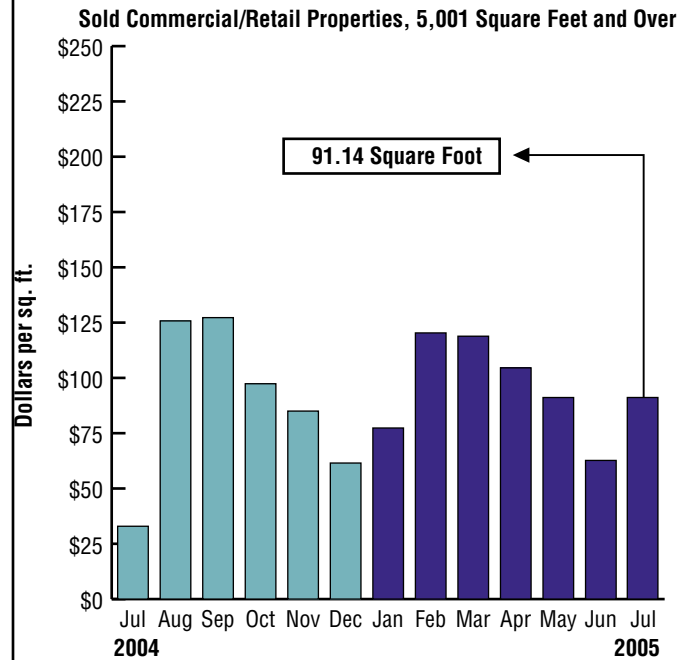
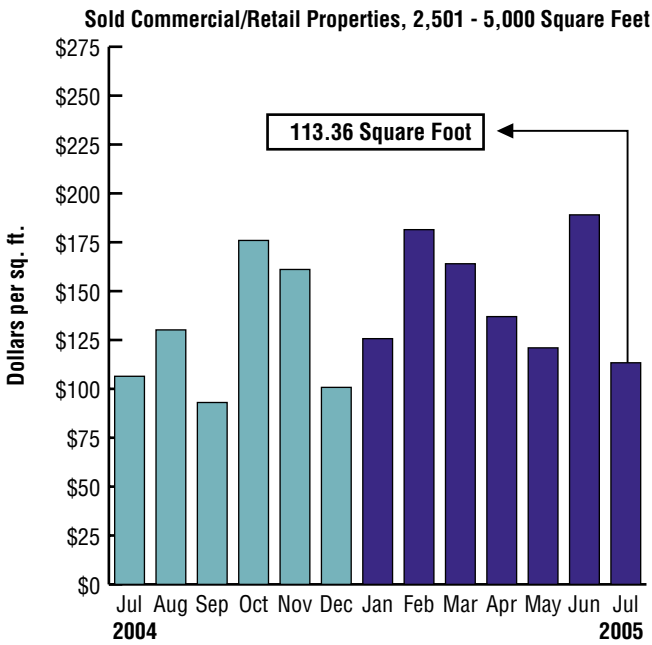
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C08	1	717	\$236.96
E07	1	286	\$325.17
E09	1	985	\$138.88
W05	1	400	\$77.50
Total:	4	2,388	\$180.36
East			
E17	1	800	\$361.25
Total:	1	800	\$361.25
West			
W12	1	482	\$265.56
W14	1	680	\$93.24
W20	1	905	\$182.32
Total:	3	2,067	\$172.42
North			
N03	1	550	\$496.36
N08	1	750	\$107.33
Total:	2	1,300	\$271.92
Grand Total:	10	6,555	\$218.09

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,360	\$77.56
C09	1	1,100	\$238.64
E03	1	1,200	\$241.67
E04	1	1,123	\$141.59
E07	1	1,138	\$123.02
W04	1	1,272	\$15.72
Total:	6	8,193	\$128.72
East			
E11	1	1,434	\$101.12
Total:	1	1,434	\$101.12
North			
N03	2	3,700	\$104.05
N08	1	1,100	\$163.64
Total:	3	4,800	\$117.71
Grand Total:	10	14,427	\$122.31

SOLD COMMERCIAL/RETAIL PROPERTIES



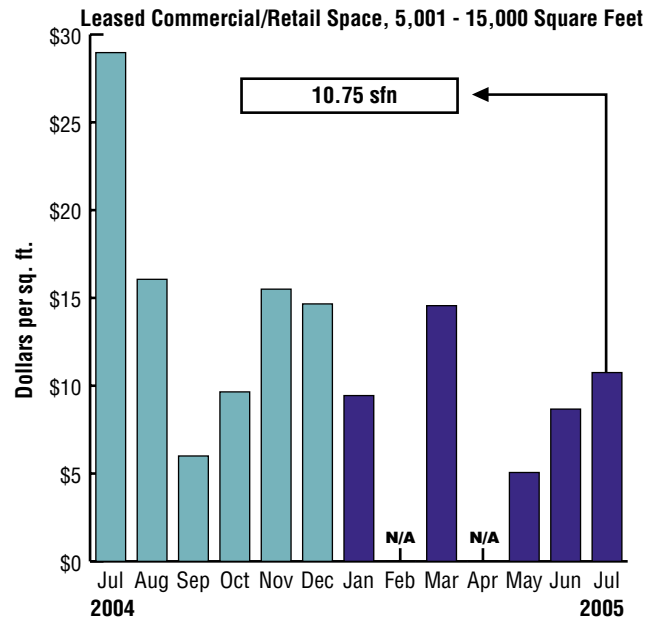
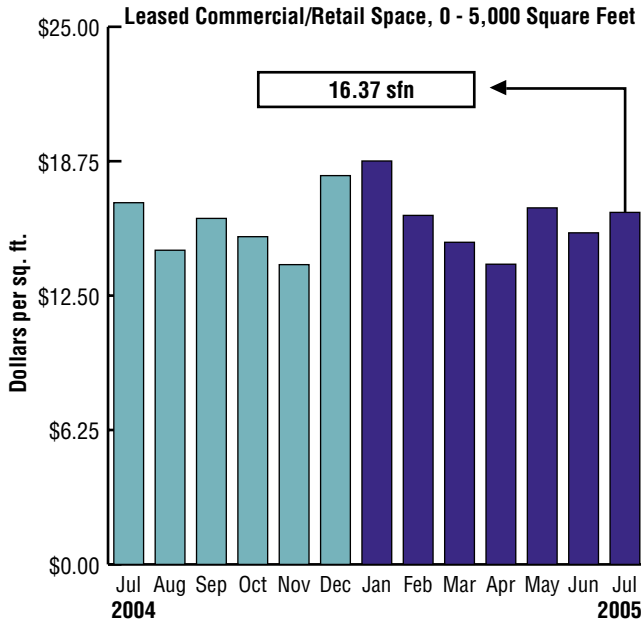
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C04	1	2,520	\$23.81
E06	1	3,080	\$82.79
W04	1	3,193	\$130.91
Total:	3	8,793	\$83.36
North			
N03	1	2,930	\$203.39
Total:	1	2,930	\$203.39
Grand Total:			
	4	11,723	\$113.36

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
W03	1	14,375	\$121.04
W10	1	11,300	\$53.10
Total:	2	25,675	\$91.14
Grand Total:			
	2	25,675	\$91.14

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	1,050	\$14.86
E07	1	1,700	\$9.00
W02	1	1,040	\$20.19
W04	1	2,500	\$12.50
Total:	4	6,290	\$13.22
East			
E17	3	3,777	\$13.55
Total:	3	3,777	\$13.55
West			
W12	1	3,200	\$16.00
W14	1	4,600	\$15.50
W22	1	775	\$13.00
W23	1	858	\$18.00
W24	1	1,100	\$7.60
W28	1	975	\$10.15
W29	1	4,300	\$11.16
Total:	7	15,808	\$13.56
North			
N03	2	2,251	\$53.16
N06	1	1,462	\$9.00
N07	1	1,391	\$9.00
N08	3	2,516	\$21.57
Total:	7	7,620	\$26.20
Grand Total:	21	33,495	\$16.37

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	10,150	\$12.95
Total:	1	10,150	\$12.95
East			
E20	1	8,000	\$10.00
Total:	1	8,000	\$10.00
North			
N03	1	7,250	\$8.50
Total:	1	7,250	\$8.50
Grand Total:	3	25,400	\$10.75

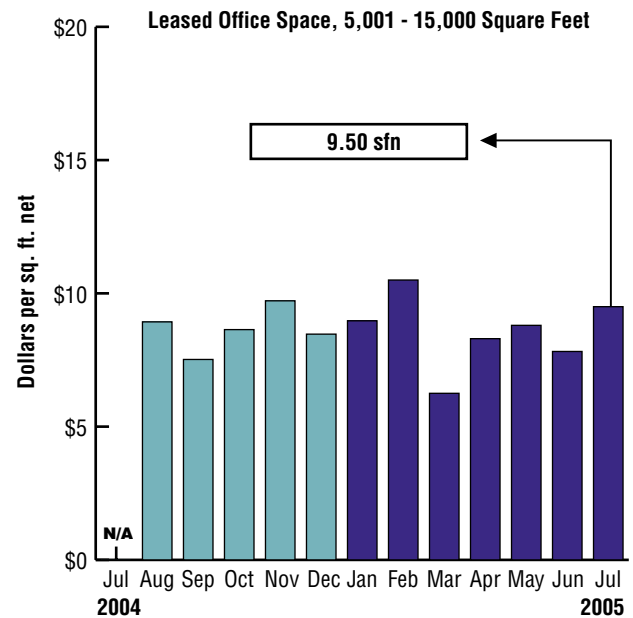
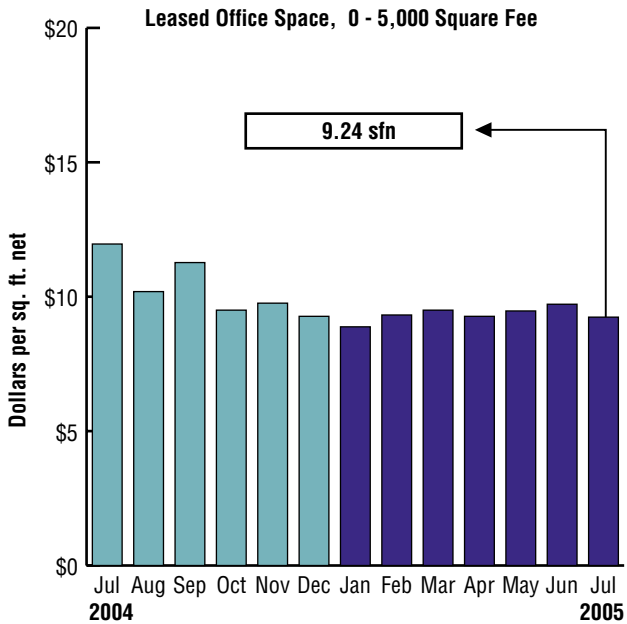
15,001 - 50,00 SQ. FT.

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			
C02	4	5,244	\$14.45
Total:	4	5,244	\$14.45
East			
E16	1	1,500	\$6.00
Total:	1	1,500	\$6.00
West			
W12	1	737	\$6.01
W17	5	7,948	\$8.61
W23	1	1,231	\$13.00
W24	2	2,650	\$7.60
W27	2	3,416	\$5.84
Total:	11	15,982	\$8.07
North			
N03	3	5,409	\$10.23
N08	1	3,786	\$8.00
N10	1	1,400	\$8.00
Total:	5	10,595	\$9.14
Grand Total:	22	36,910	9.24

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W24	1	20,522	\$9.50
Total:	1	20,522	\$9.50
Grand Total:			
	1	20,522	\$9.50

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					
E14	1	13,200	\$18.18	0.30	\$800,000.00
E16	1	15,682	\$19.13	0.36	\$833,333.33
Total:	2	28,882	\$18.70	0.66	\$818,181.82
West					
W17	1	40,946	\$10.99	0.94	\$478,723.40
W21	1	91,476	\$9.84	2.10	\$428,571.43
Total:	2	132,422	\$10.19	3.04	\$444,078.95
North					
N11	1	15,246	\$44.60	0.35	\$1,942,857.14
Total:	1	15,246	\$44.60	0.35	\$1,942,857.14
Grand					
Total:	5	176,550	\$14.56	4.05	\$634,567.90

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
N22	1	4,007,520	\$0.12	92.00	\$5,434.78
Total:	1	4,007,520	\$0.12	92.00	\$5,434.78
Grand					
Total:	1	4,007,520	\$0.12	92.00	\$5,434.78

