

Watch

June 2006

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June Maintains Brisk Pace

Friday, July 21, 2006 — In June, 884,403 square feet of space was leased through the TorontoMLS system, Commercial Council Chair Ron Ridsdill said today. "The market has been brisk throughout most of the year," Mr. Ridsdill noted. "It has hovered fairly consistently around the 1,000,000 square foot per month level."

Lease prices were mixed in June. While Industrial space (all size categories) fell to \$5.75, Commercial Space rose 29 per cent to \$17.00 sfm. Finally, all classes of Office Space leased for an average of \$10.11 sfm, down five per cent from May and up ten per cent from the \$9.21 sfm recorded during June of 2005.

Sales Market Highlights

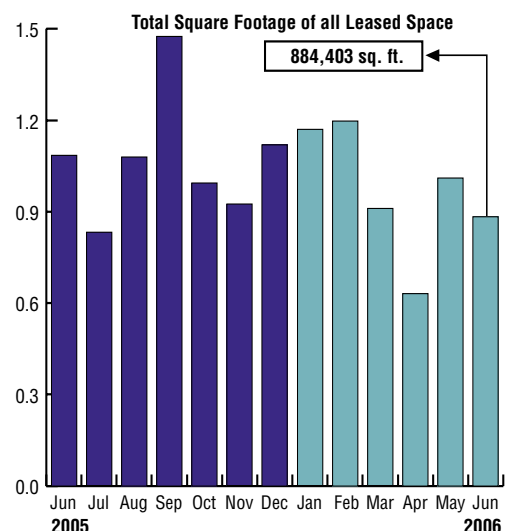
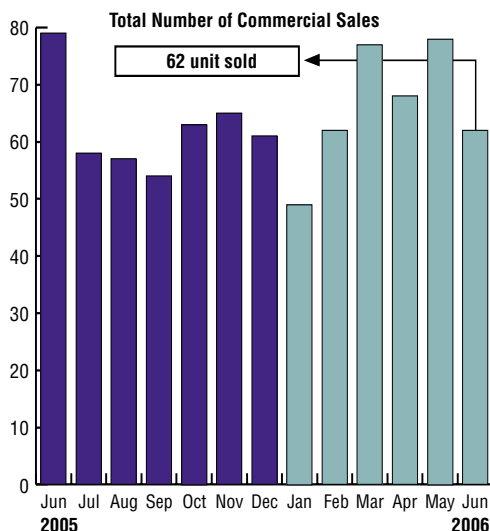
June saw 62 sales of Industrial/Commercial properties through the TorontoMLS system. Of these, 39 were Industrial Properties in all size categories, which sold for an average of \$67.40 per square foot. Non MLS-Sources provided a figure of \$95.54 per square foot.

Executive Council, Commercial Division

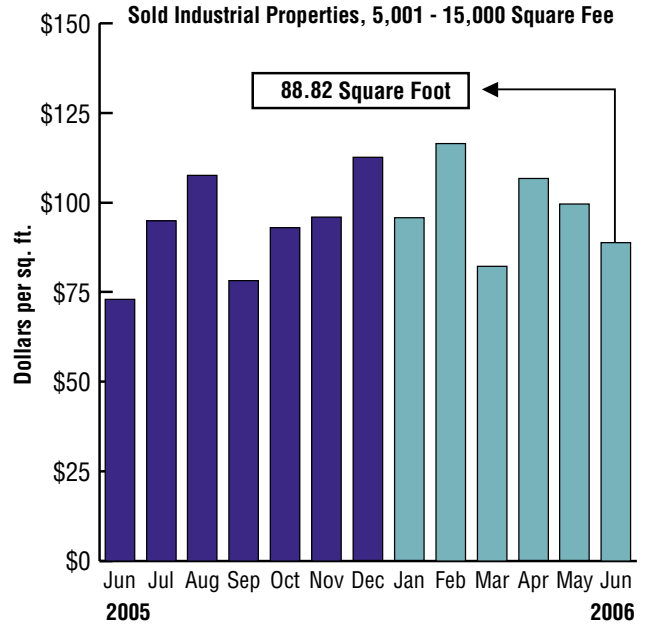
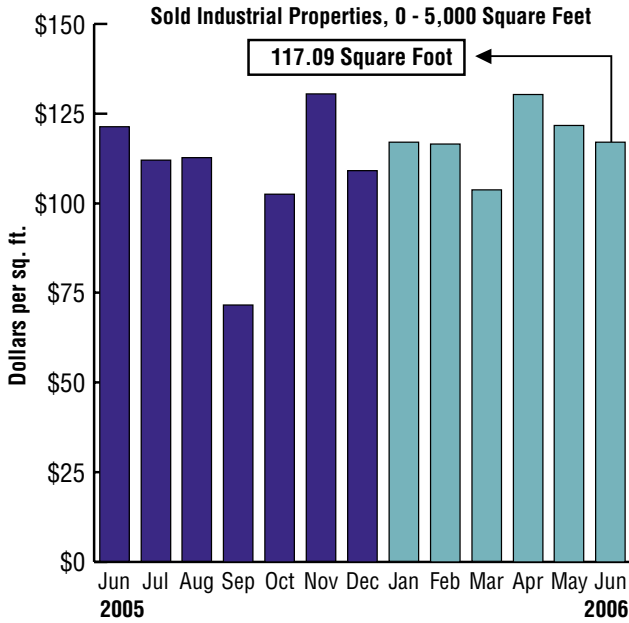
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SOLD INDUSTRIAL PROPERTIES



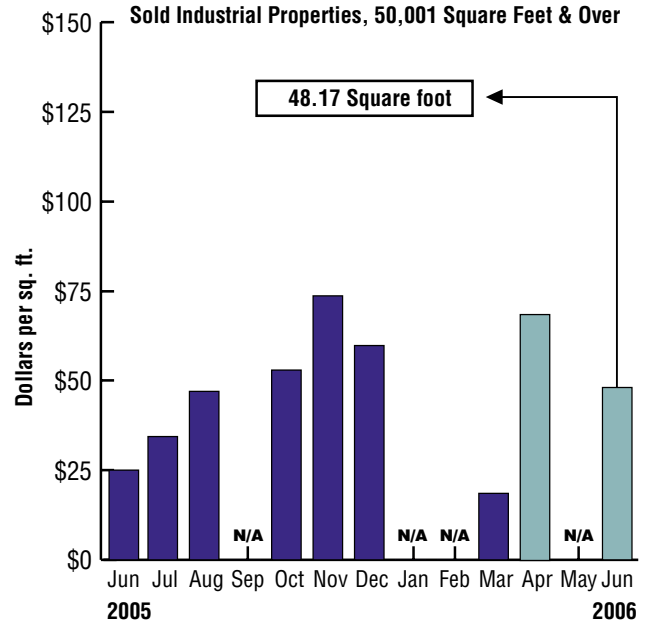
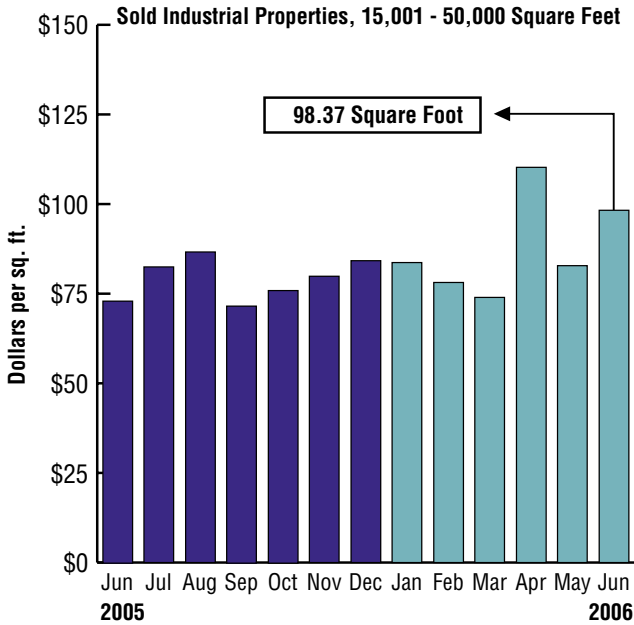
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	2	3,490	\$100.00
W04	1	2,401	\$91.21
W05	3	5,692	\$111.65
W06	1	2,979	\$154.73
Total:	7	14,562	\$114.30
East			
E11	1	1,078	\$88.13
E12	1	1,564	\$95.27
E15	2	6,192	\$73.45
Total:	4	8,834	\$79.11
West			
W17	5	14,218	\$117.88
W21	1	3,350	\$179.10
W29	1	3,600	\$111.11
Total:	7	21,168	\$126.42
North			
N03	1	1,214	\$154.04
N07	2	2,605	\$122.46
N08	5	9,259	\$131.49
N11	1	1,200	\$195.83
N12	1	1,170	\$117.09
N19	1	2,730	\$77.66
Total:	11	18,178	\$126.94
Grand Total:	29	62,742	\$117.09

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	8,032	\$102.59
Total:	1	8,032	\$102.59
East			
E17	1	10,000	\$33.25
Total:	1	10,000	\$33.25
West			
W17	1	12,900	\$123.26
W24	1	12,738	\$82.04
Total:	2	25,638	\$102.78
North			
N08	1	5,850	\$103.76
Total:	1	5,850	\$103.76
Grand Total:	5	49,520	\$88.82

SOLD INDUSTRIAL PROPERTIES



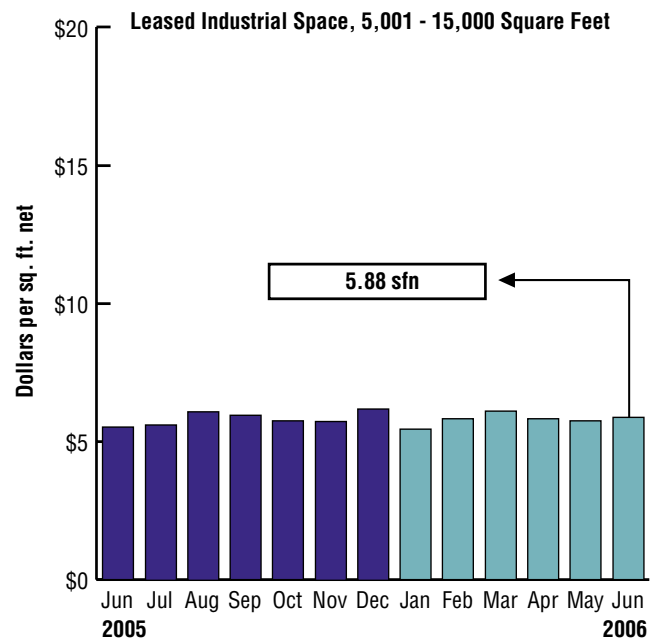
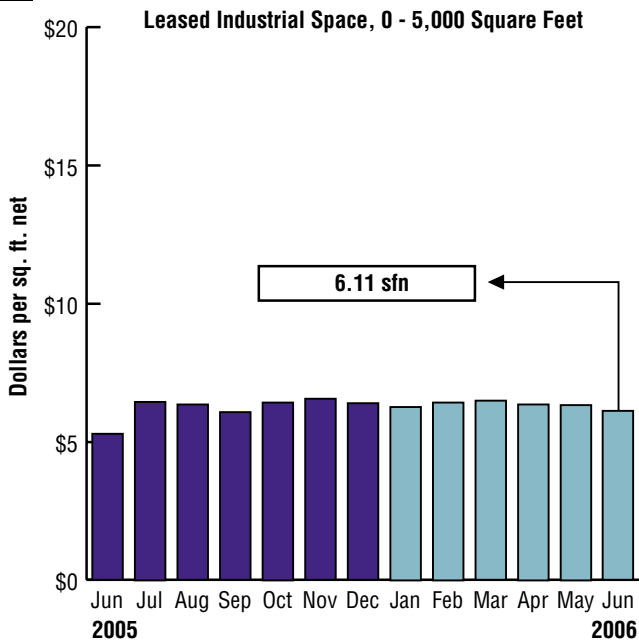
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W17	1	16,931	\$97.45
W24	1	18,750	\$99.20
Total:	2	35,681	\$98.37
Grand Total:			
	2	35,681	\$98.37

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
W24	1	184,114	\$58.66
W29	1	93,030	\$27.41
Total:	2	277,144	\$48.17
Grand Total:			
	2	277,144	\$48.17

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LEASED INDUSTRIAL SPACE



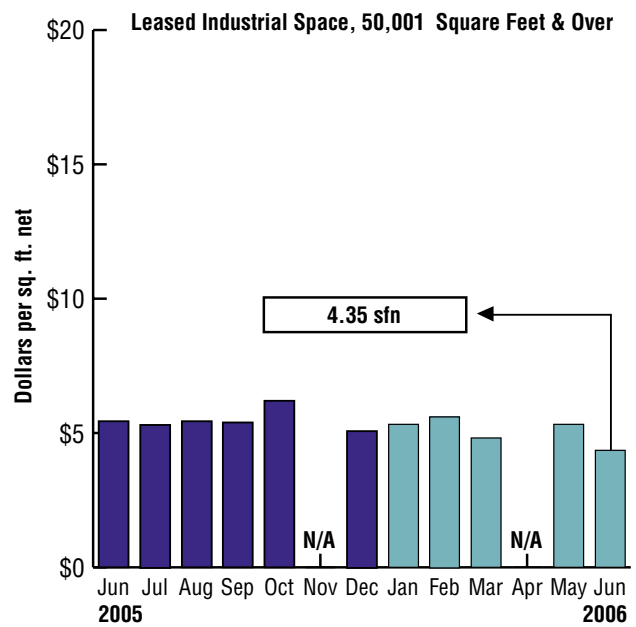
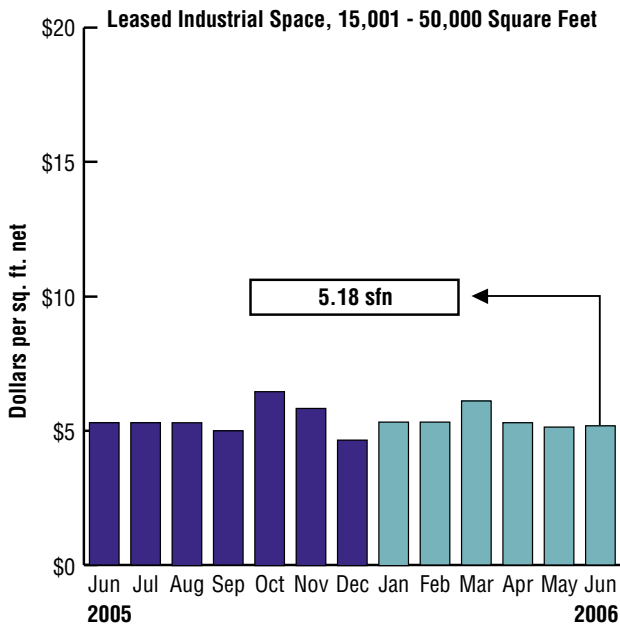
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	2,001	\$6.10
E04	1	2,354	\$5.00
E05	1	2,468	\$6.00
E07	2	3,405	\$6.27
E09	1	4,140	\$5.75
W04	2	4,440	\$5.27
W05	2	5,256	\$5.30
W10	1	1,645	\$4.50
Total:	11	25,709	\$5.55
East			
E15	2	4,868	\$5.50
Total:	2	4,868	\$5.50
West			
W17	15	39,274	\$6.09
W23	2	7,073	\$6.94
W24	4	10,727	\$6.20
W29	2	5,750	\$6.50
Total:	23	62,824	\$6.24
North			
N06	1	4,000	\$6.25
N08	4	10,604	\$6.25
N10	4	8,668	\$6.91
Total:	9	23,272	\$6.50
Grand Total:	45	116,673	\$6.11

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	3	21,990	\$5.11
W06	1	7,727	\$2.75
W07	1	9,204	\$4.50
W10	1	5,100	\$4.25
Total:	6	44,021	\$4.47
East			
E14	1	9,720	\$5.35
Total:	1	9,720	\$5.35
West			
W17	10	86,286	\$5.58
W23	1	10,000	\$6.00
W24	1	10,900	\$6.15
Total:	12	107,186	\$5.68
North			
N07	1	12,160	\$9.37
N08	4	33,271	\$6.40
N10	2	22,745	\$6.57
N11	1	10,401	\$7.25
Total:	8	78,577	\$7.02
Grand Total:	27	239,504	\$5.88

LEASED INDUSTRIAL SPACE



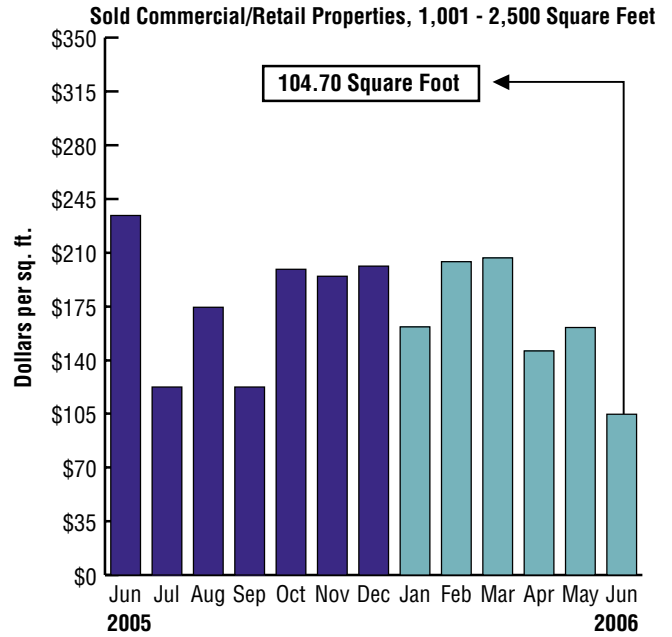
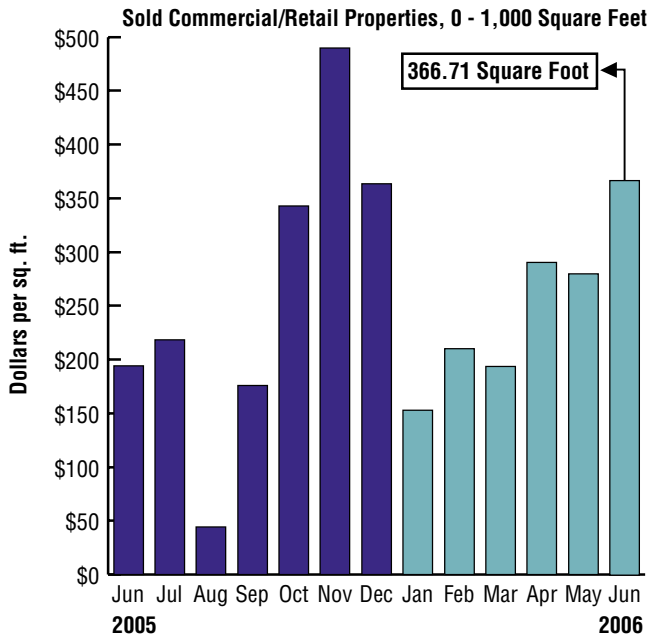
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	40,513	\$4.00
Total:	1	40,513	\$4.00
West			
W17	7	188,793	\$5.45
W28	1	27,300	\$4.75
Total:	8	216,093	\$5.36
North			
N03	1	28,526	\$5.50
Total:	1	28,526	\$5.50
Grand Total:	10	285,132	\$5.18

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W23	1	64,232	\$4.50
W28	1	61,260	\$4.20
Total:	2	125,492	\$4.35
Grand Total:	2	125,492	\$4.35

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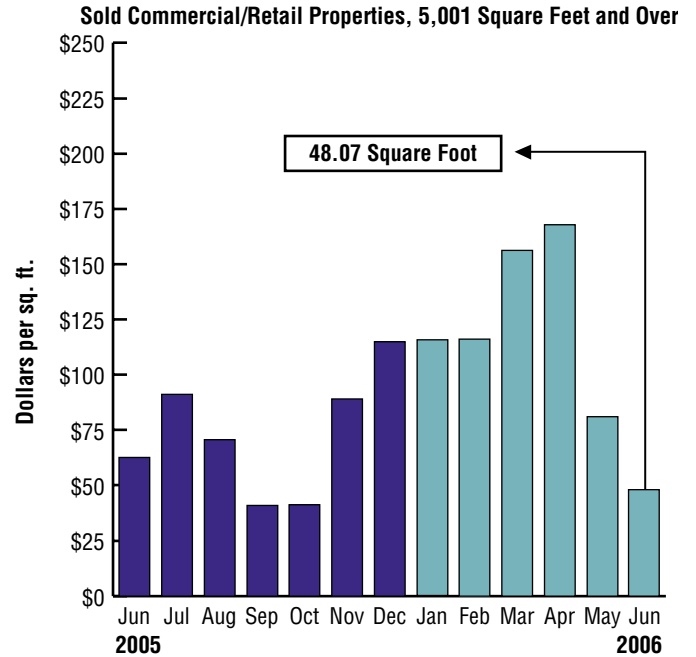
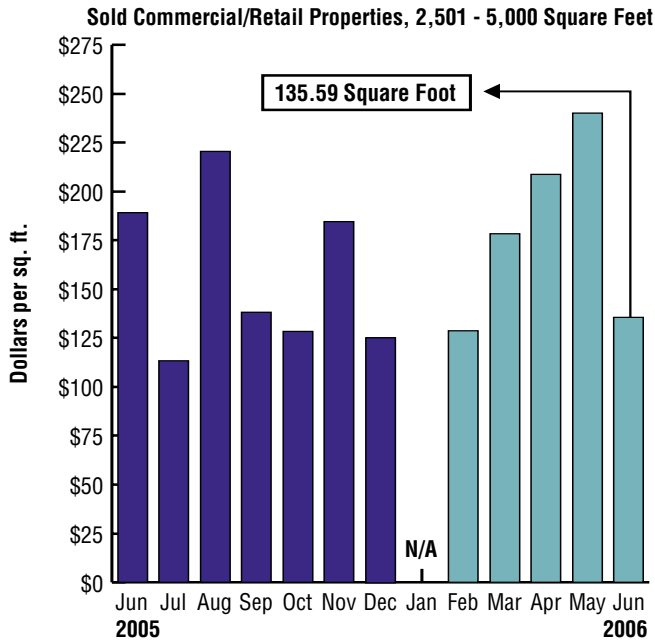
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	295	\$98.31
Total:	1	295	\$98.31
East			
E15	1	750	\$260.00
Total:	1	750	\$260.00
West			
W24	1	600	\$38.33
Total:	1	600	\$38.33
North			
N03	2	1,055	\$152.61
N10	1	435	\$1,747.13
N17	1	500	\$330.00
Total:	4	1,990	\$545.73
Grand Total:	7	3,635	\$366.71

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W02	1	1,600	\$178.13
W04	1	1,640	\$133.54
W05	2	3,200	\$108.13
Total:	4	6,440	\$131.99
West			
W17	1	2,100	\$27.62
W23	1	1,047	\$91.49
Total:	2	3,147	\$48.87
Grand Total:	6	9,587	\$104.70

SOLD COMMERCIAL/RETAIL PROPERTIES



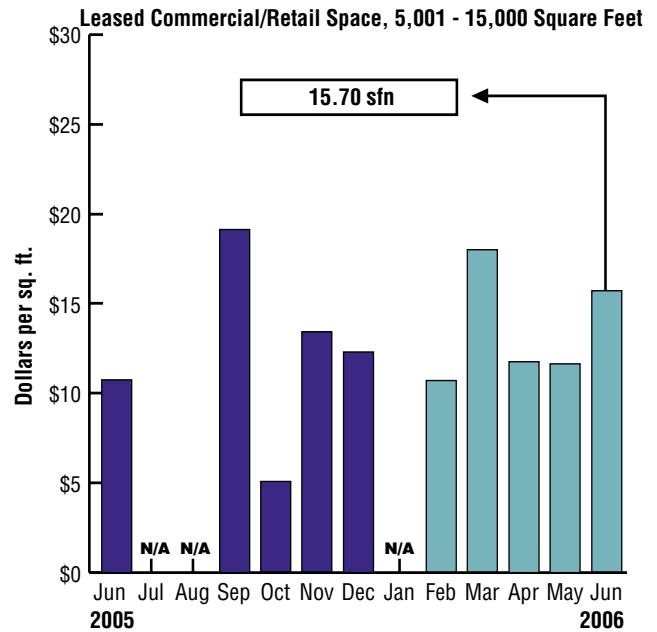
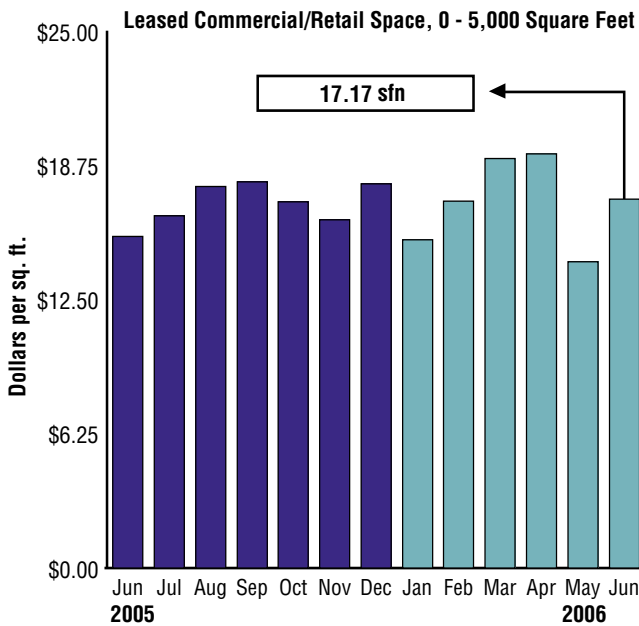
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C03	1	3,000	\$90.00
W02	1	3,990	\$92.73
W10	1	4,000	\$212.53
Total:	3	10,990	\$135.59
Grand Total:			
	3	10,990	\$135.59

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	9,310	\$80.56
W05	1	12,108	\$143.71
Total:	2	21,418	\$116.26
East			
E17	1	12,000	\$25.83
Total:	1	12,000	\$25.83
West			
W20	1	6,000	\$180.83
W24	1	38,768	\$38.69
W27	2	59,124	\$20.55
Total:	4	103,893	\$36.58
Grand Total:			
	7	137,311	\$48.07

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	3	4,452	\$18.89
C02	1	1,200	\$27.00
C04	1	1,800	\$17.33
C10	1	1,081	\$27.75
E02	1	1,900	\$10.74
E07	1	561	\$15.75
E09	2	4,914	\$19.17
W02	1	2,000	\$60.00
Total:	11	17,908	\$23.52
East			
E15	2	4,459	\$15.25
Total:	2	4,459	\$15.25
West			
W16	1	5,000	\$12.00
W21	2	1,252	\$16.18
W23	1	1,293	\$22.00
W27	1	900	\$10.67
W28	1	2,500	\$12.00
Total:	6	10,945	\$13.55
North			
N03	3	6,161	\$14.72
N07	3	3,069	\$14.66
N08	3	6,572	\$10.01
N11	1	1,476	\$24.00
N17	1	1,860	\$14.00
Total:	11	19,137	\$13.74
Grand Total:	30	52,449	\$17.17

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
North			
N07	1	6,517	\$15.70
Total:	1	6,517	\$15.70
Grand Total:	1	6,517	\$15.70

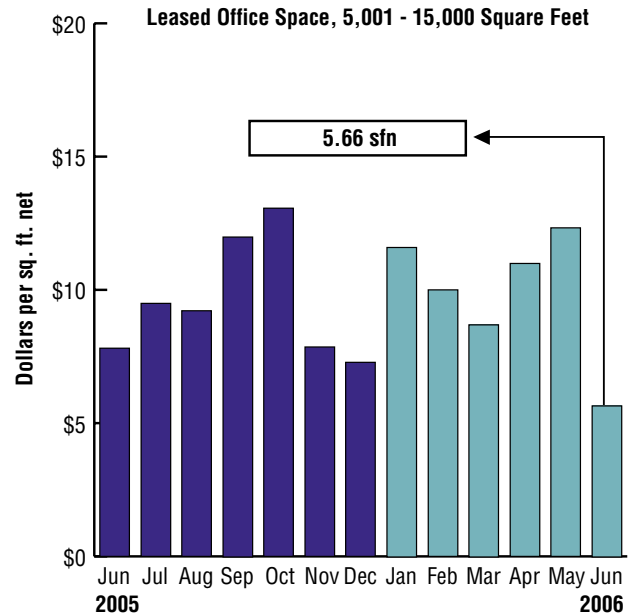
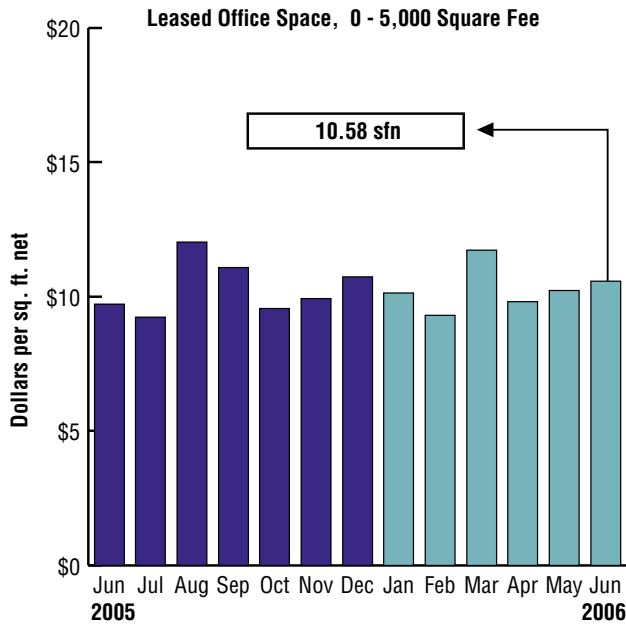
15,001 - 50,000 SQ. FT.

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

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	2,471	\$15.99
C04	1	500	\$21.60
C09	1	1,000	\$17.00
E03	1	906	\$11.80
E07	1	2,500	\$8.00
W08	1	4,413	\$10.00
W09	1	750	\$7.20
Total:	8	12,540	\$11.77
East			
E12	1	1,728	\$7.95
E13	1	350	\$8.00
E14	1	980	\$9.75
Total:	3	3,058	\$8.53
West			
W14	5	7,651	\$7.49
W15	2	4,267	\$12.67
W17	4	7,326	\$11.79
W19	1	1,652	\$15.25
W21	1	1,046	\$16.85
W24	1	1,040	\$9.62
Total:	14	22,982	\$10.90
North			
N01	1	550	\$15.27
N03	1	2,750	\$8.00
N08	2	3,474	\$8.36
N10	4	5,589	\$9.73
N11	1	1,993	\$11.00
Total:	9	14,356	\$9.46
Grand Total:	34	52,936	\$10.58

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
West			
W17	1	5,600	\$5.66
Total:	1	5,600	\$5.66
Grand Total:			
	1	5,600	\$5.66

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
Toronto					
E04	1	8,000	\$53.13	0.18	\$2,361,111.11
Total:	1	8,000	\$53.13	0.18	\$2,361,111.11
West					
W21	1	43,796	\$13.59	1.01	\$589,108.91
W27	1	7,200	\$21.53	0.17	\$911,764.71
Total:	2	50,996	\$14.71	1.18	\$635,593.22
North					
N17	1	1,072	\$142.26	0.02	\$7,625,000.00
Total:	1	1,072	\$142.26	0.02	\$7,625,000.00
Grand					
Total:	4	60,068	\$22.10	1.38	\$961,956.52

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
N08	1	130,680	\$8.11	3.00	\$353,333.33
N23	1	4,312,440	\$0.61	99.00	\$26,767.68
Total:	2	4,443,120	\$0.83	102.00	\$36,372.55
Grand					
Total:	2	4,443,120	\$0.83	102.00	\$36,372.55

