

Commercial Realty Watch

July 2006

For More Information,
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615,000 Square Feet Leased in July

Thursday, August 10, 2006 — Toronto's IC&I Commercial market chalked up another solid month in July, with 614,952 square feet of space traded through the TorontoMLS system, Commercial Council chair Ron Ridsdill announced today. "The summer of 2006 is proving to be very active," said Mr. Ridsdill.

On the pricing front, results were mixed. Industrial space leased for \$5.89 sfm, up two per cent from June's \$5.75 figure, and up five per cent from last July. Meanwhile commercial space fell marginally (one per cent) to \$16.74 sfm. Office also remained nearly unchanged, with the average price sfm moving up two per cent to \$10.28 from June's figure of \$10.11.

Sales Market Highlights

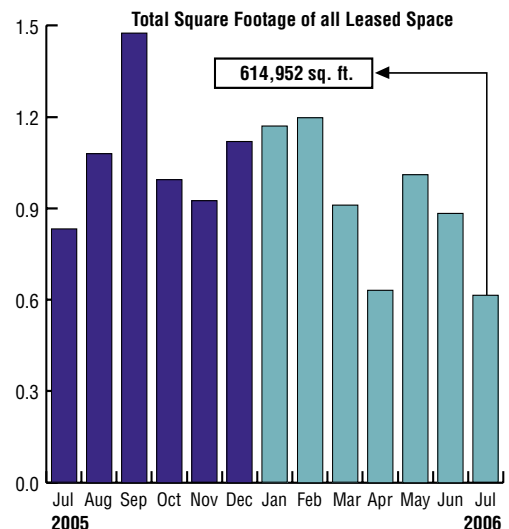
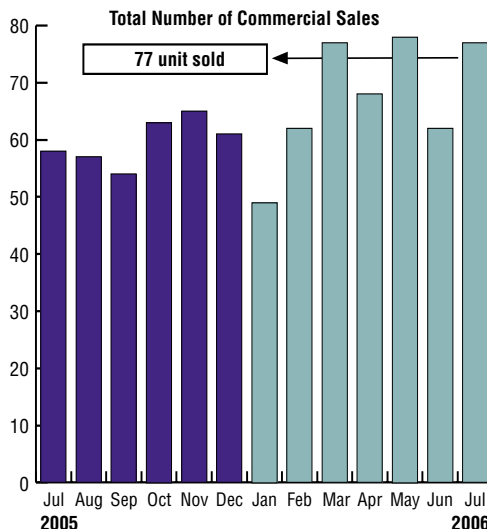
TREB Members reported 77 sales of Industrial and Commercial properties in July through the TorontoMLS system. Of these 33 were of Industrial properties (all size categories), which sold for an average of \$84.31 per square foot. In contrast, non-MLS sources gave a figure of \$65.04.

Executive Council, Commercial Division

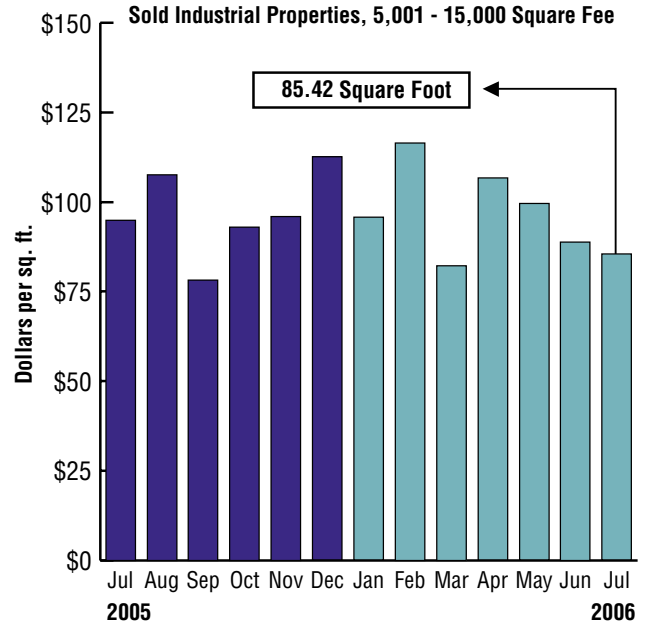
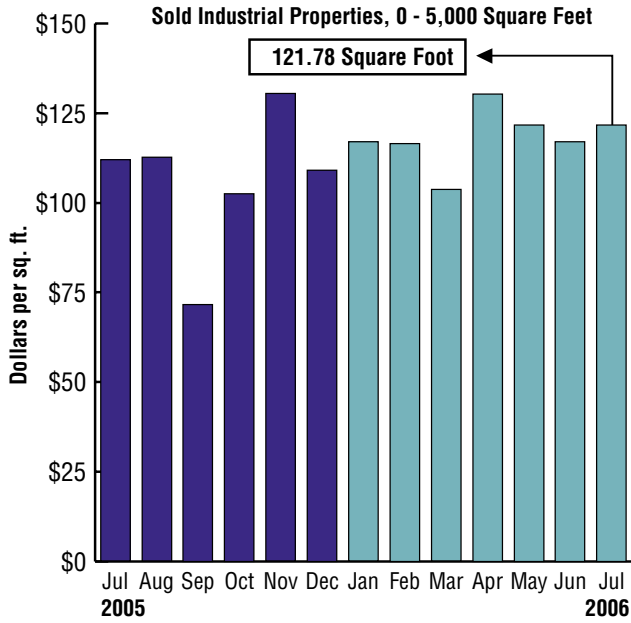
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Norair Yeretsian



SOLD INDUSTRIAL PROPERTIES



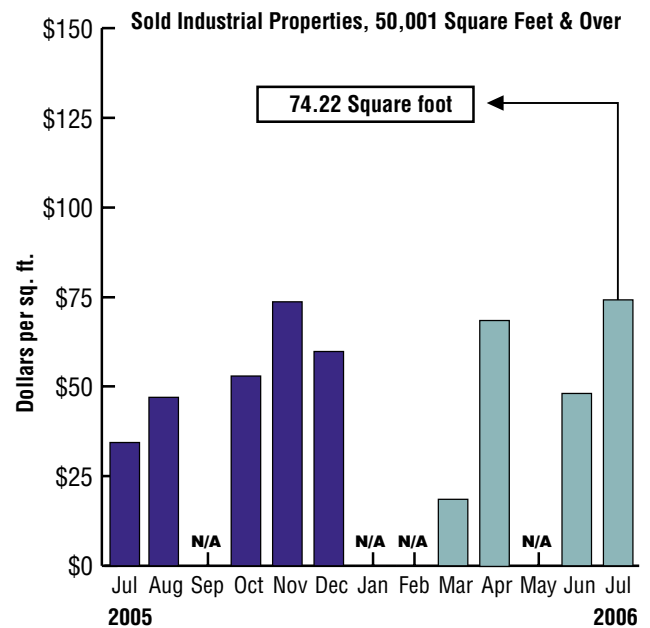
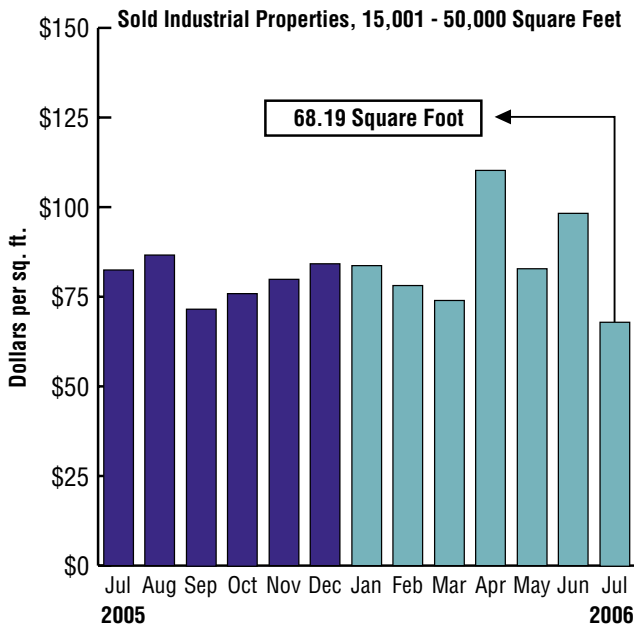
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	3,600	\$148.61
E07	2	4,540	\$101.98
W05	1	2,000	\$87.50
W07	1	2,120	\$134.43
W10	3	9,155	\$98.14
Total:	8	21,415	\$110.04
East			
E11	1	3,685	\$119.40
Total:	1	3,685	\$119.40
West			
W20	1	1,860	\$103.23
W21	2	7,734	\$120.89
Total:	3	9,594	\$117.47
North			
N01	1	1,316	\$128.42
N03	2	4,402	\$173.78
N08	6	16,795	\$126.05
N12	1	1,150	\$114.78
Total:	10	23,663	\$134.51
Grand Total:			
Total:	22	58,357	\$121.78

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
West			
W12	1	12,636	\$65.88
W17	3	39,203	\$82.90
W27	1	6,500	\$122.31
Total:	5	58,339	\$83.61
North			
N07	1	7,494	\$99.55
Total:	1	7,494	\$99.55
Grand Total:			
Total:	6	65,833	\$85.42

SOLD INDUSTRIAL PROPERTIES



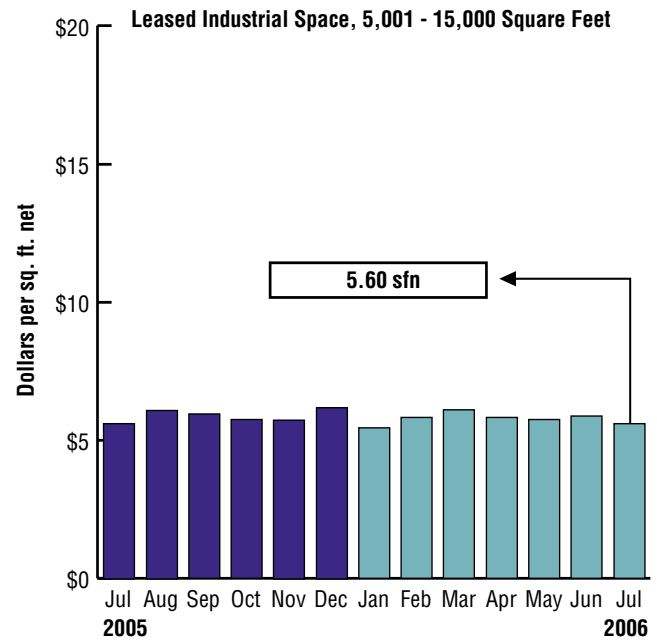
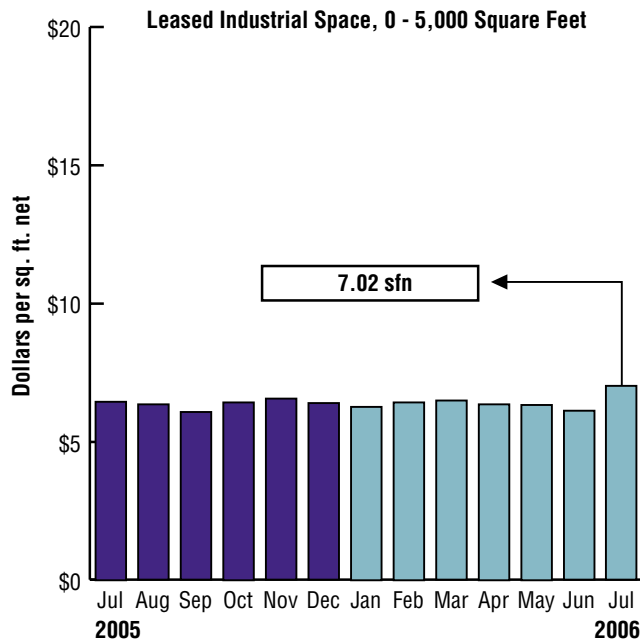
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W07	1	32,201	\$69.87
Total:	1	32,201	\$69.87
West			
W17	1	15,600	\$67.95
W20	1	27,135	\$66.33
Total:	2	42,735	\$66.92
Grand Total:	3	74,936	\$68.19

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
West			
W17	1	52,276	\$54.28
Total:	1	52,276	\$54.28
North			
N08	1	51,845	\$94.32
Total:	1	51,845	\$94.32
Grand Total:	2	104,121	\$74.22

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LEASED INDUSTRIAL SPACE



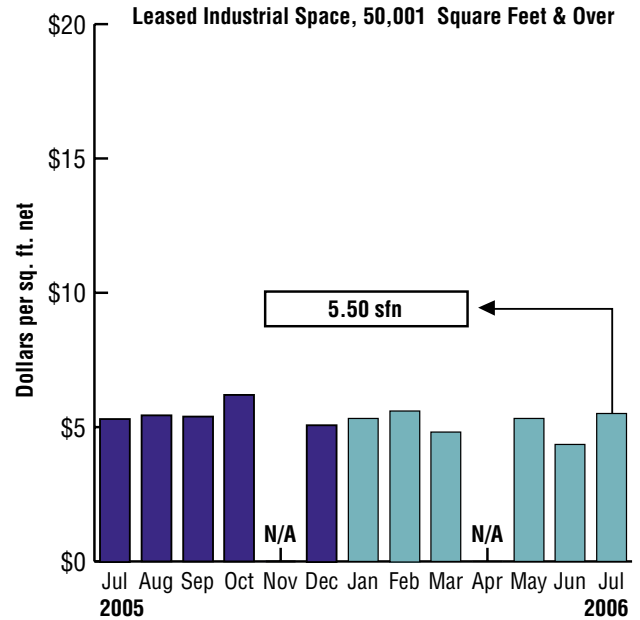
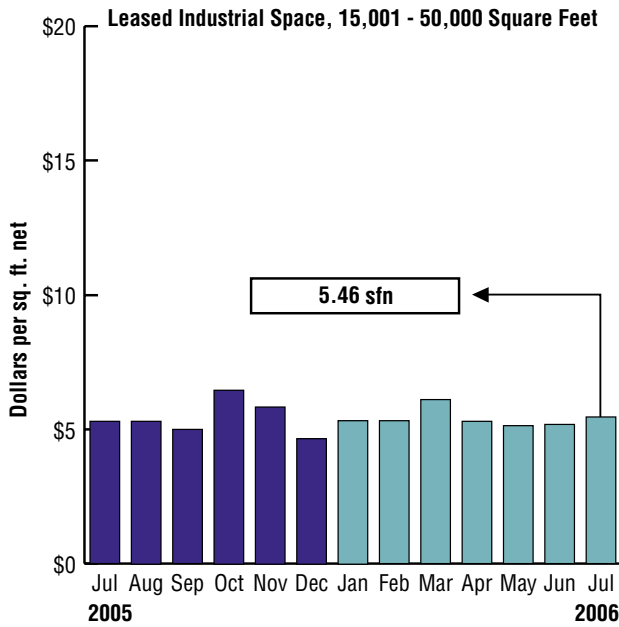
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	1,900	\$5.75
E04	2	5,860	\$6.12
E07	3	3,230	\$6.36
W05	6	13,798	\$5.79
W10	1	1,600	\$4.95
Total:	13	26,388	\$5.88
East			
E11	1	3,168	\$6.25
E12	1	2,362	\$6.50
E14	1	1,600	\$6.00
E16	1	2,100	\$4.50
Total:	4	9,230	\$5.87
West			
W12	1	2,232	\$5.50
W14	1	2,160	\$5.95
W16	1	3,566	\$7.00
W17	6	16,282	\$8.65
W20	1	1,615	\$7.50
W23	1	2,721	\$11.10
W25	1	3,335	\$5.50
W27	1	1,600	\$6.50
Total:	13	33,511	\$7.82
North			
N03	4	13,083	\$7.11
N07	1	2,976	\$5.75
N08	10	23,207	\$7.38
N10	5	17,032	\$7.48
Total:	20	56,298	\$7.26
Grand Total:	50	125,427	\$7.02

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	5,687	\$5.25
E07	1	11,374	\$5.25
W09	1	5,350	\$6.00
Total:	3	22,411	\$5.43
East			
E11	1	9,400	\$7.02
Total:	1	9,400	\$7.02
West			
W12	1	7,568	\$4.65
W16	1	5,701	\$4.50
W17	4	34,340	\$6.12
W21	1	12,900	\$4.50
Total:	7	60,509	\$5.44
Grand Total:	11	92,320	\$5.60

LEASED INDUSTRIAL SPACE



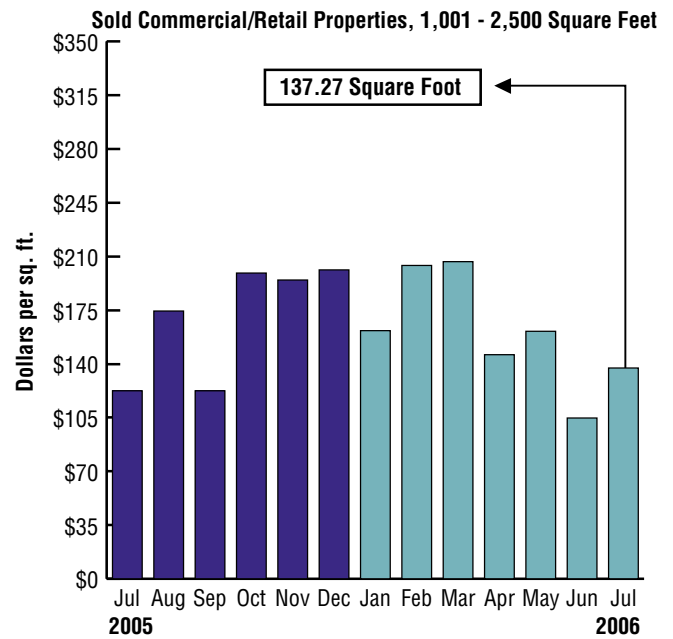
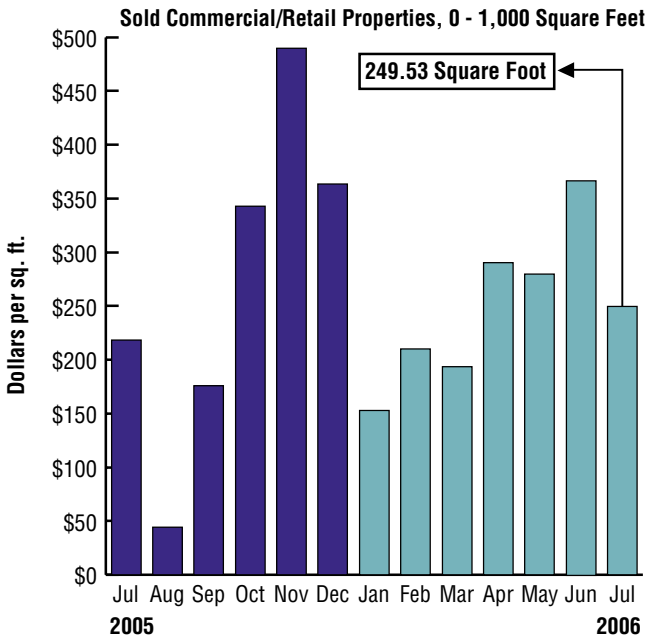
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
E07	1	19,700	\$4.75
W07	1	28,601	\$3.65
Total:	2	48,301	\$4.10
West			
W17	3	69,990	\$6.71
W25	1	15,500	\$6.25
Total:	4	85,490	\$6.62
North			
N08	1	39,215	\$4.25
N10	1	24,264	\$6.00
Total:	2	63,479	\$4.92
Grand Total:	8	197,270	\$5.46

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
North			
N10	1	80,000	\$5.50
Total:	1	80,000	\$5.50
Grand Total:	1	80,000	\$5.50

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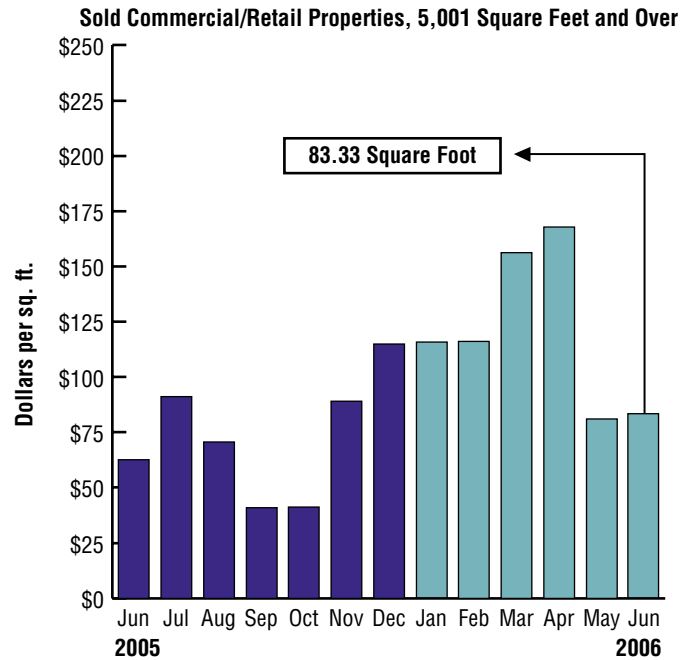
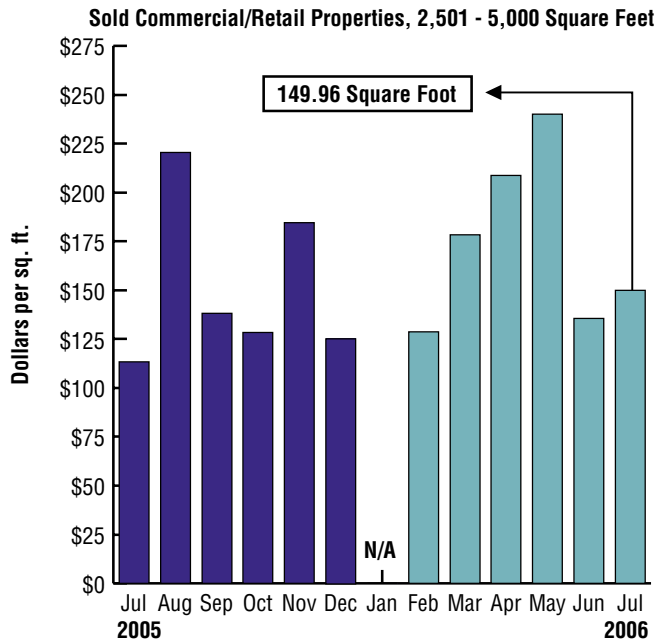
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C14	1	331	\$734.14
E07	2	1,357	\$78.85
Total:	3	1,688	\$207.35
West			
W20	1	550	\$83.64
Total:	1	550	\$83.64
North			
N02	1	555	\$288.29
N08	1	1,000	\$185.00
N10	2	439	\$717.54
Total:	4	1,994	\$330.99
Grand Total:	8	4,232	\$249.53

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,200	\$255.83
C02	1	2,000	\$37.50
C08	2	3,600	\$162.22
C10	1	1,568	\$271.05
E04	2	2,700	\$88.15
E09	1	1,416	\$73.45
W04	1	1,575	\$265.08
W05	2	3,405	\$71.95
Total:	11	17,464	\$137.17
East			
E16	1	1,240	\$135.48
Total:	1	1,240	\$135.48
West			
W12	1	2,402	\$73.27
W17	1	1,400	\$23.57
W23	1	2,400	\$145.83
Total:	3	6,202	\$90.13
North			
N03	2	3,830	\$140.34
N08	2	2,799	\$242.94
N17	1	2,340	\$132.48
Total:	5	8,969	\$170.31
Grand Total:	20	33,875	\$137.27

SOLD COMMERCIAL/RETAIL PROPERTIES



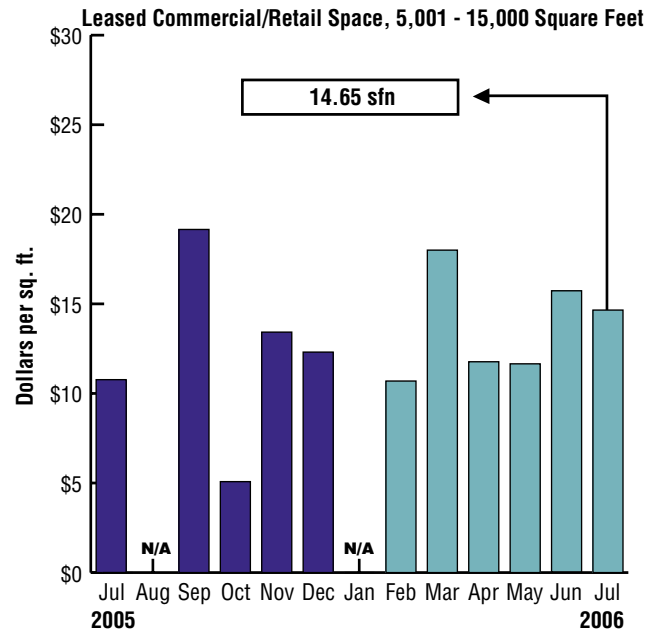
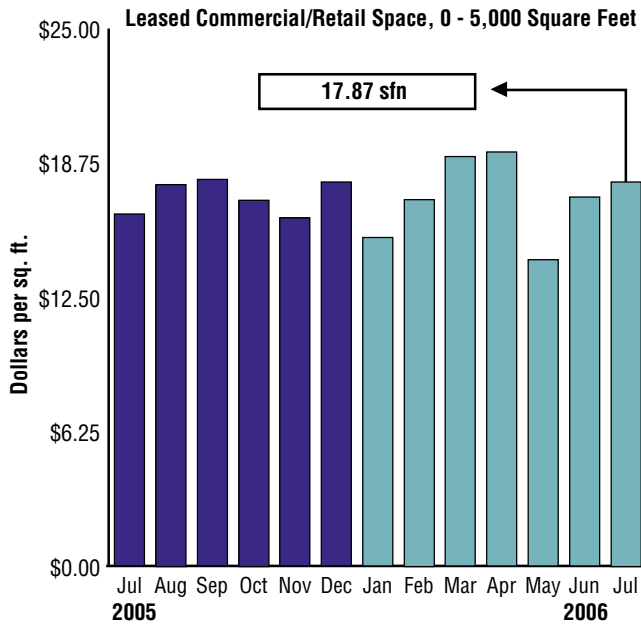
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	7,950	\$91.45
C04	1	3,000	\$166.67
C14	1	2,793	\$402.79
W03	1	3,713	\$138.70
W04	1	3,560	\$94.10
W10	1	4,600	\$239.13
Total:	7	25,616	\$167.94
West			
W23	2	6,400	\$120.00
Total:	2	6,400	\$120.00
North			
N08	1	3,059	\$163.45
N16	1	4,290	\$77.62
Total:	2	7,349	\$113.35
Grand Total:	11	39,365	\$149.96

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
W06	1	6,000	\$76.17
Total:	1	6,000	\$76.17
East			
E16	1	11,000	\$56.82
Total:	1	11,000	\$56.82
West			
W23	1	8,595	\$120.07
W29	1	6,549	\$79.40
Total:	2	15,144	\$102.48
North			
N12	1	21,304	\$85.43
Total:	1	21,304	\$85.43
Grand Total:	5	53,448	\$83.33

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	3,100	\$15.29
C04	1	850	\$33.18
C08	1	1,500	\$17.60
C10	1	800	\$49.50
C14	1	1,713	\$23.00
E02	2	1,400	\$42.86
E03	2	2,850	\$11.79
W02	1	2,200	\$13.09
W04	1	1,473	\$9.00
W05	2	8,058	\$12.29
W07	1	865	\$16.50
Total:	15	24,809	\$17.33
East			
E17	1	1,140	\$11.00
Total:	1	1,140	\$11.00
West			
W15	1	2,762	\$18.00
W21	1	926	\$13.75
W23	2	2,515	\$16.80
W28	1	180	\$70.00
Total:	5	6,383	\$18.38
North			
N03	5	5,364	\$20.53
N06	1	1,280	\$16.00
N08	3	3,473	\$17.93
N10	1	1,187	\$25.00
N11	1	820	\$14.50
Total:	11	12,124	\$19.33
Grand Total:	32	44,457	\$17.87

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	8,239	\$21.00
W05	1	6,480	\$7.50
Total:	2	14,719	\$15.06
West			
W23	1	9,383	\$14.00
Total:	1	9,383	\$14.00
Grand Total:	3	24,102	\$14.65

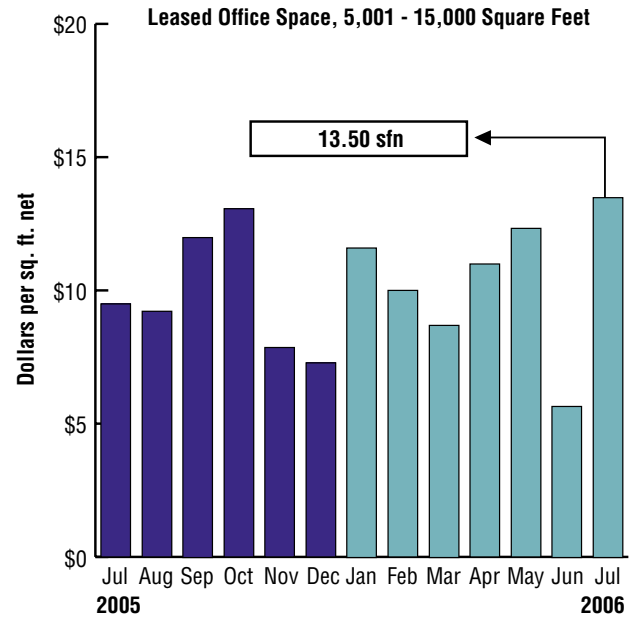
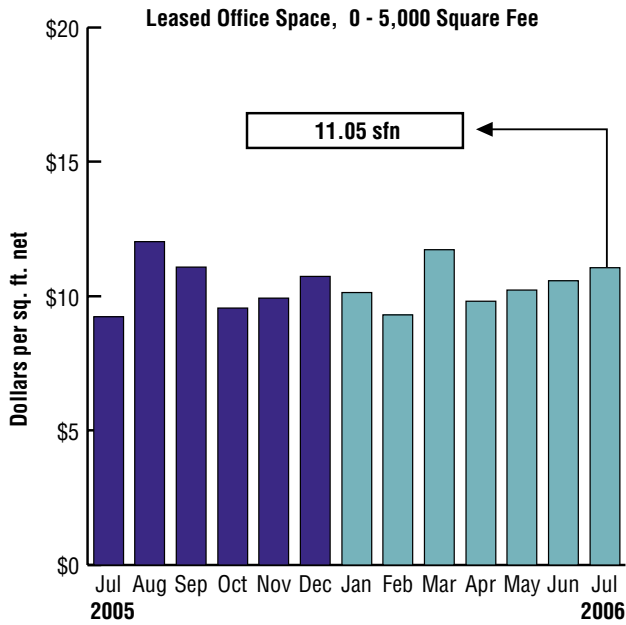
15,001 - 50,000 SQ. FT.

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	1	350	\$22.29
C02	2	2,139	\$10.00
C08	1	500	\$31.20
W05	1	4,364	\$7.75
W06	1	1,142	\$8.00
W07	3	5,346	\$14.34
Total:	9	13,841	\$11.88
East			
E15	1	600	\$38.00
Total:	1	600	\$38.00
West			
W14	1	811	\$6.25
W16	2	2,554	\$10.00
W17	1	552	\$5.25
W21	1	2,200	\$13.00
Total:	5	6,117	\$10.15
North			
N03	1	1,348	\$8.00
N08	1	1,170	\$9.00
N10	3	4,872	\$7.34
N11	1	2,618	\$12.00
Total:	6	10,008	\$8.84
Grand Total:	21	30,566	\$11.05

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W20	1	5,729	\$13.50
Total:	1	5,729	\$13.50
Grand Total:			
	1	5,729	\$13.50

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	15,081	\$7.50
Total:	1	15,081	\$7.50
Grand Total:			
	1	15,081	\$7.50

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
Toronto					
C08	1	5,059	\$229.29	0.12	\$9,666,666.67
W01	1	3,013	\$112.18	0.07	\$4,828,571.43
Total:	2	8,072	\$185.58	0.19	\$7,884,210.53
West					
W12	1	44,845	\$18.06	1.03	\$786,407.77
W21	1	19,602	\$15.67	0.45	\$682,500.00
Total:	2	64,447	\$17.33	1.48	\$754,814.19
North					
N08	1	24,947	\$18.04	0.57	\$789,473.68
N16	1	94,000	\$3.93	2.16	\$170,833.33
Total:	2	118,947	\$6.89	2.73	\$300,000.00
Grand					
Total:	6	191,466	\$17.94	4.40	\$780,482.95

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
W10	1	160,301	\$3.49	3.68	\$152,173.91
Total:	1	160,301	\$3.49	3.68	\$152,173.91
East					
E17	1	172,062	\$3.05	3.95	\$132,911.39
Total:	1	172,062	\$3.05	3.95	\$132,911.39
North					
N11	1	293,159	\$3.92	6.73	\$170,876.67
N17	1	217,800	\$0.48	5.00	\$21,000.00
N19	1	5,357,880	\$1.75	123.00	\$76,292.68
Total:	3	5,868,839	\$1.81	134.73	\$78,965.34
Grand					
Total:	5	6,201,202	\$1.89	142.36	\$82,354.59

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.