

Commercial Realty Watch

December 2006

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December Brings 2006 Leased Space to over 10,000,000 Square Feet

Tuesday, January 9, 2007 — With another 898,111 square feet of space changing hands, December brought the total amount of space leased through TorontoMLS® in 2006 to 11,561,720 square feet, Commercial Council Chair Ron Ridsdill announced today. “While down about four per cent from last year’s total, this figure represents another robust performance by the local commercial real estate market,” Mr. Ridsdill noted.

There was very little movement on the pricing front in December. Industrial rates (all size categories) declined three per cent to \$5.51 sfm. Commercial/retail space, on the other hand, rose two per cent to \$14.55 sfm.

Executive Council, Commercial Division

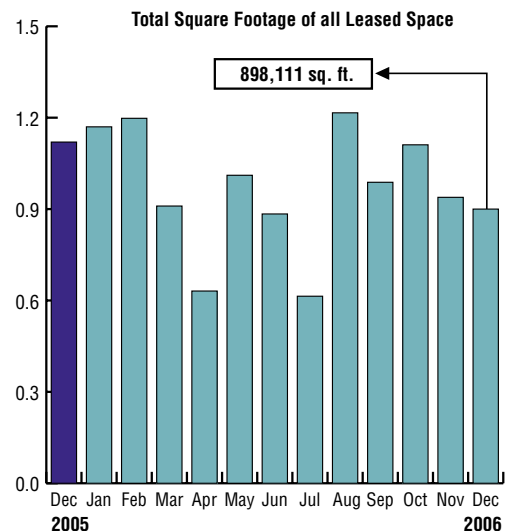
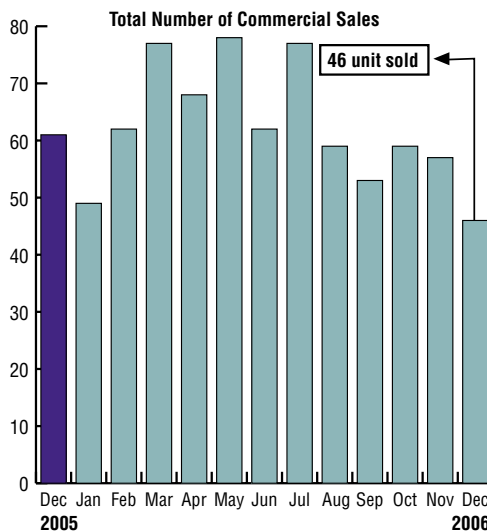
Ron Ridsdill
Chairman

Joe De Leo
Past Chairman

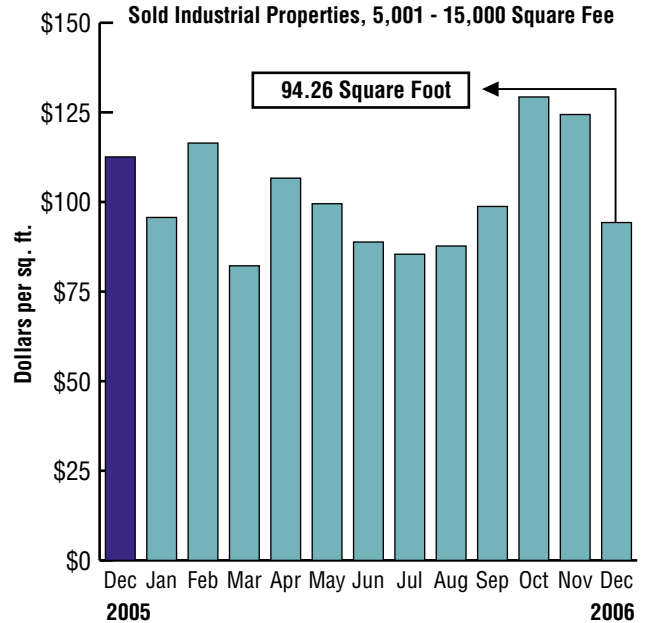
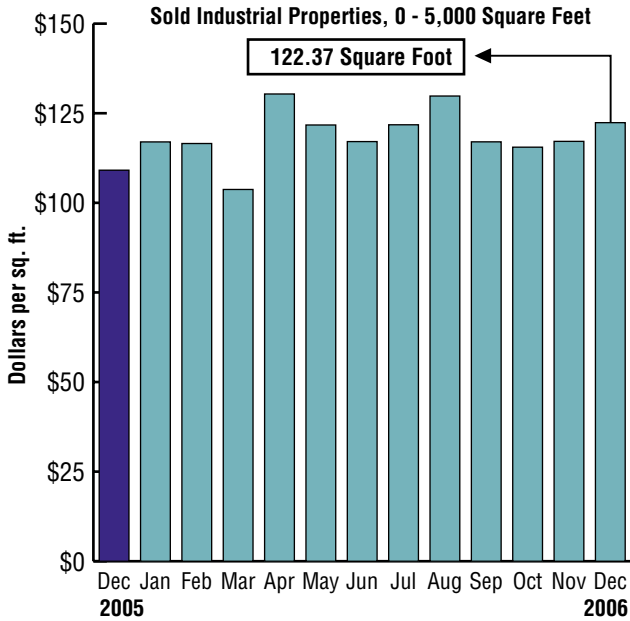
Armando Bernardo
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Matt Mysak
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Sales Market Highlights

TREB Members reported 46 IC&I Sales in December. Of these, 29 were industrial properties of all size categories, which sold for an average of \$87.67 per square foot. In comparison, non-MLS® sources gave an average of \$70.27 per square foot for larger buildings.◆



SOLD INDUSTRIAL PROPERTIES



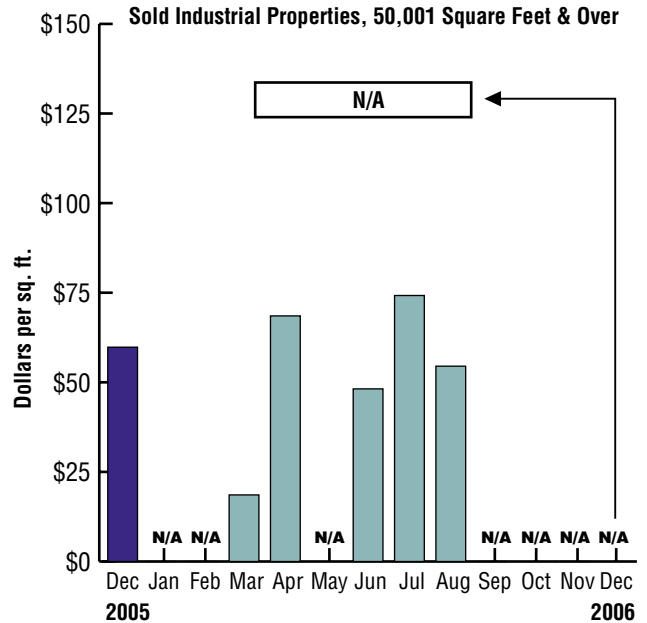
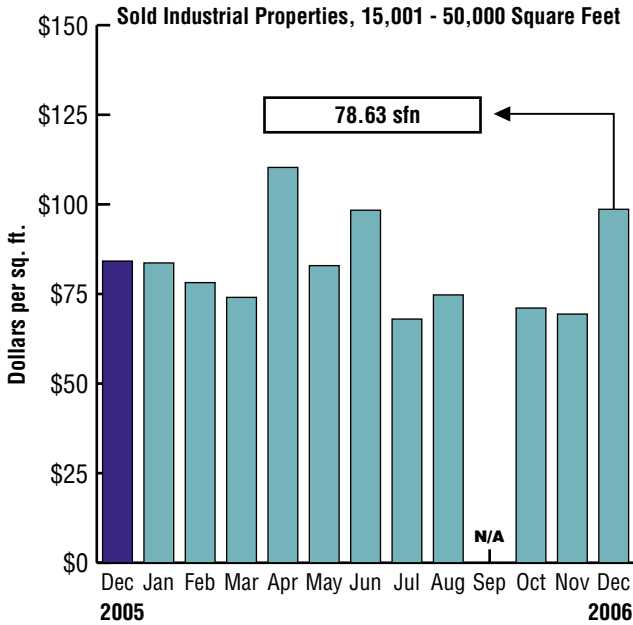
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	1,873	\$111.05
E07	4	7,500	\$105.50
W02	1	3,480	\$109.20
W03	1	1,750	\$180.00
W10	2	4,625	\$104.43
Total:	9	19,228	\$113.23
East			
E14	1	2,100	\$51.43
Total:	1	2,100	\$51.43
West			
W17	1	1,907	\$121.66
W22	1	4,200	\$166.67
W24	1	1,385	\$129.96
Total:	3	7,492	\$148.42
North			
N03	1	1,887	\$143.08
N06	1	1,500	\$139.67
N08	2	4,577	\$124.54
N10	2	2,563	\$143.58
Total:	6	10,527	\$134.65
Grand Total:	19	39,347	\$122.37

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E17	1	6,000	\$91.67
Total:	1	6,000	\$91.67
West			
W28	1	10,500	\$95.24
Total:	1	10,500	\$95.24
North			
N12	1	7,000	\$95.00
Total:	1	7,000	\$95.00
Grand Total:	3	23,500	\$94.26

SOLD INDUSTRIAL PROPERTIES



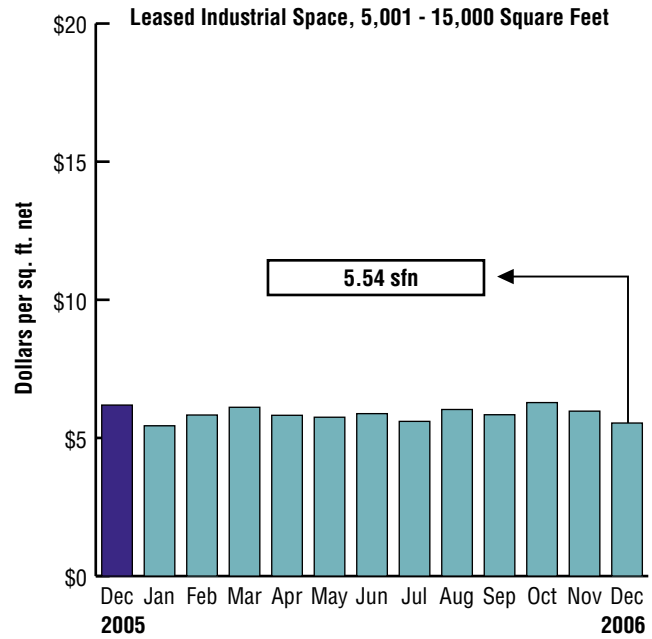
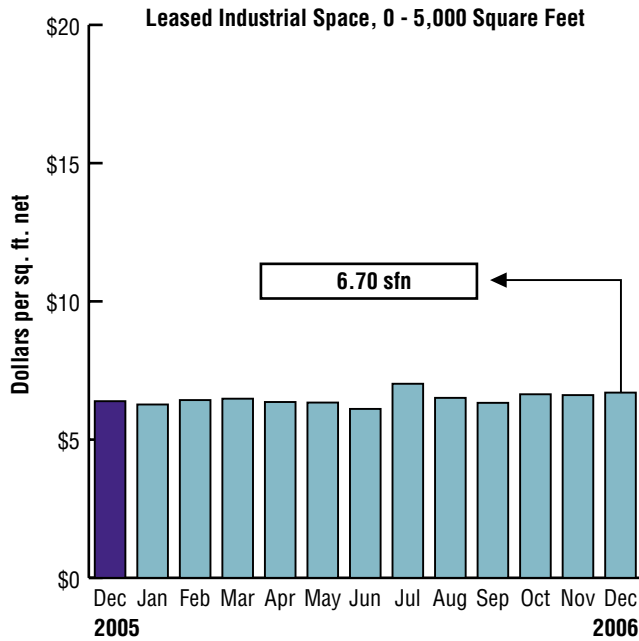
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
CI5	1	30,902	\$87.37
Total:	1	30,902	\$87.37
East			
E14	1	24,449	\$72.19
Total:	1	24,449	\$72.19
West			
W12	1	30,632	\$55.17
W17	3	63,779	\$93.53
W27	1	18,500	\$60.00
Total:	5	112,911	\$77.63
Grand Total:			
	7	168,262	\$78.63

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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LEASED INDUSTRIAL SPACE



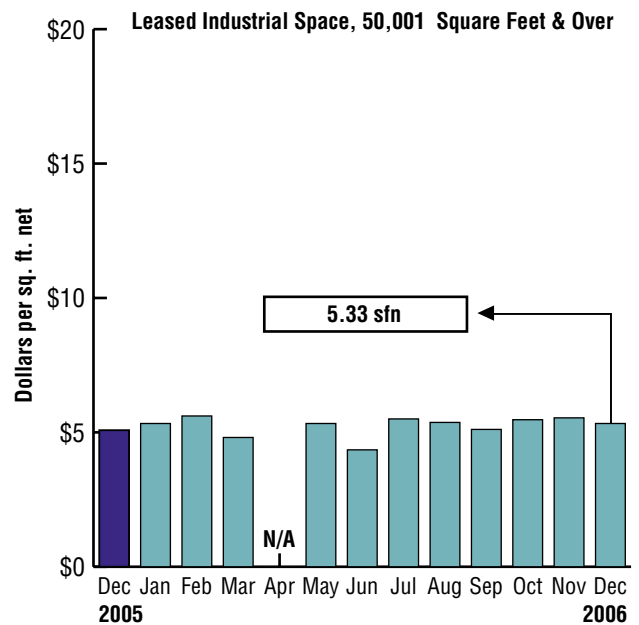
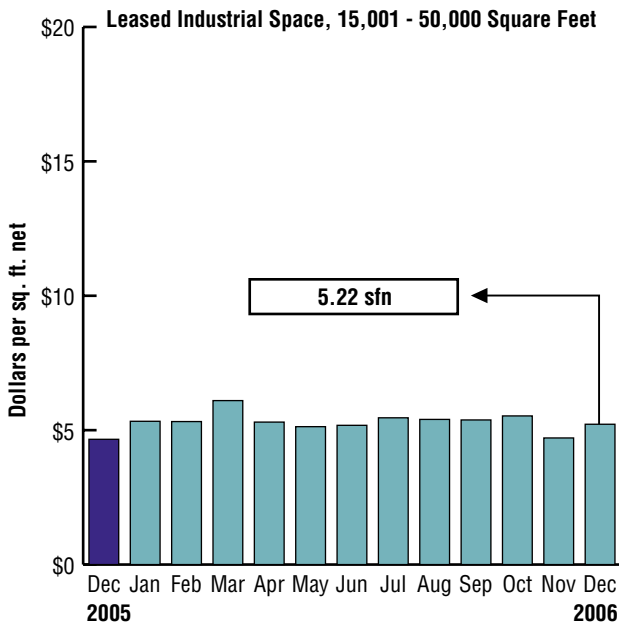
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	2,751	\$6.00
E03	1	2,000	\$8.10
E07	3	8,679	\$5.59
W04	1	5,000	\$10.00
W05	2	4,330	\$5.60
W06	1	2,995	\$6.25
W10	1	2,000	\$9.60
Total:	10	27,755	\$6.97
East			
E11	1	2,560	\$5.75
E12	1	1,254	\$7.25
E16	1	3,400	\$6.00
Total:	3	7,214	\$6.13
West			
W12	2	6,000	\$5.25
W16	1	1,792	\$10.04
W17	12	33,480	\$6.25
W23	1	1,856	\$5.50
W24	1	1,950	\$5.75
W25	1	2,607	\$6.50
Total:	18	47,685	\$6.23
North			
N08	4	14,827	\$7.91
N11	2	5,510	\$6.84
Total:	6	20,337	\$7.62
Grand Total:	37	102,991	\$6.70

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E06	1	14,800	\$4.25
W05	1	5,425	\$4.50
W06	1	5,124	\$5.00
W07	1	13,551	\$4.00
Total:	4	38,900	\$4.30
West			
W12	1	6,000	\$5.25
W16	1	7,830	\$7.75
W17	2	13,498	\$5.82
W25	1	11,500	\$6.50
Total:	5	38,828	\$6.32
North			
N07	1	5,350	\$5.85
N08	1	5,600	\$6.25
N10	1	10,000	\$6.75
Total:	3	20,950	\$6.39
Grand Total:	12	98,678	\$5.54

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	37,940	\$4.16
Total:	1	37,940	\$4.16
East			
E18	1	20,000	\$6.00
Total:	1	20,000	\$6.00
West			
W17	3	96,699	\$5.48
Total:	3	96,699	\$5.48
Grand Total:			
	5	154,639	\$5.22

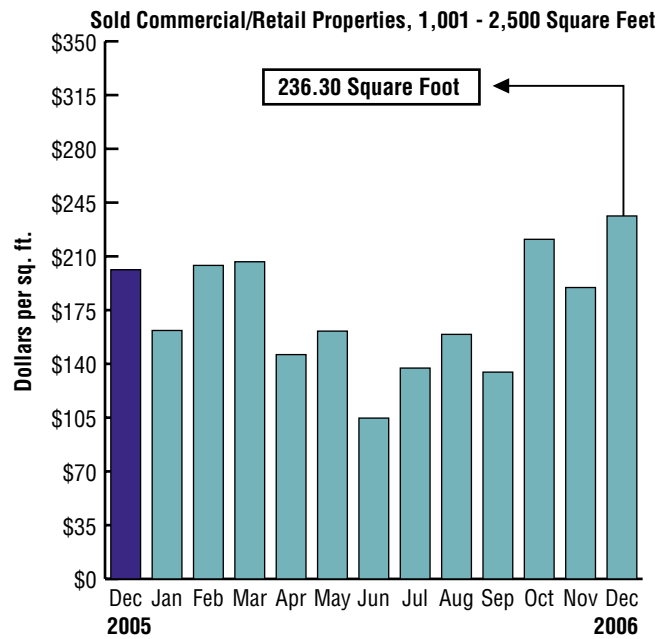
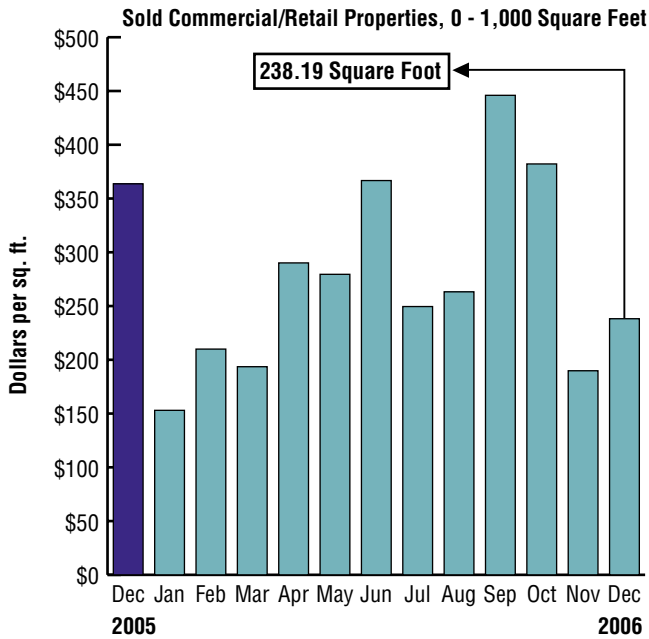
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	124,691	\$5.50
W21	1	146,460	\$5.25
Total:	2	271,151	\$5.36
North			
W17	1	124,691	\$5.50
W21	1	146,460	\$5.25
Total:	2	271,151	\$5.36
Grand Total:			
	4	445,454	\$5.33

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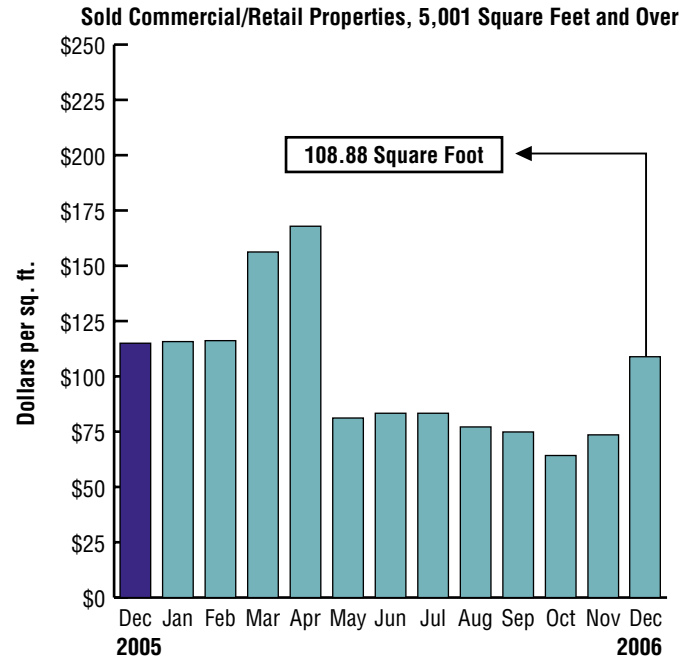
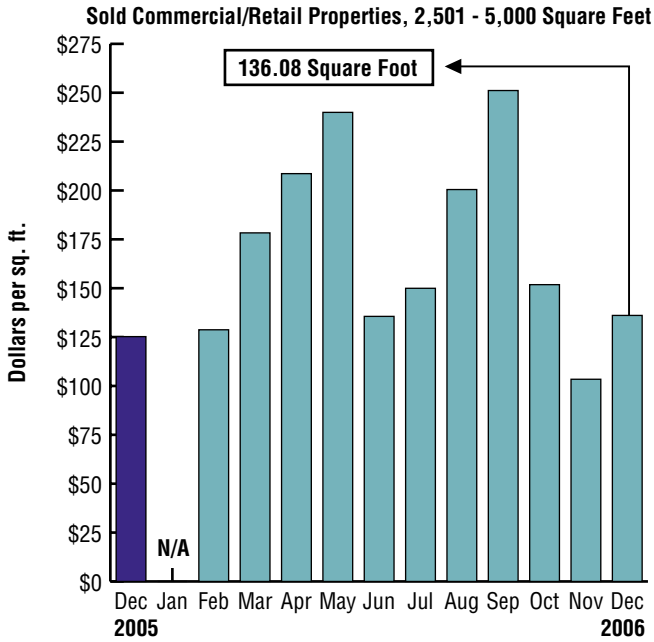
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C15	1	850	\$47.65
E06	1	750	\$238.67
E07	1	405	\$172.35
W07	1	950	\$277.79
Total:	4	2,955	\$187.21
North			
N03	1	553	\$84.09
N11	1	815	\$527.61
Total:	2	1,368	\$348.32
Grand Total:			
	6	4,323	\$238.19

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,667	\$461.77
E01	1	1,100	\$20.00
W06	1	2,244	\$395.50
Total:	3	5,011	\$335.13
West			
W13	1	1,800	\$228.89
W23	2	2,550	\$106.86
Total:	3	4,350	\$157.36
North			
N08	3	4,521	\$239.99
N19	1	1,200	\$95.83
Total:	4	5,721	\$209.75
Grand Total:			
	10	15,082	\$236.30

SOLD COMMERCIAL/RETAIL PROPERTIES



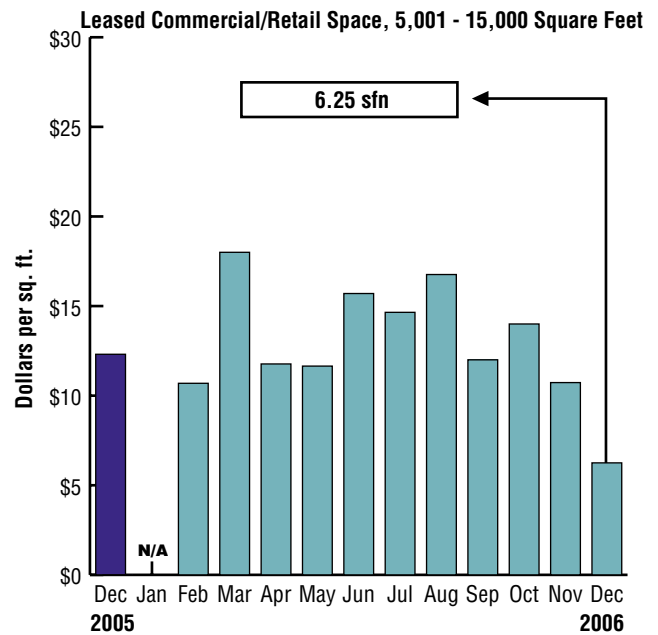
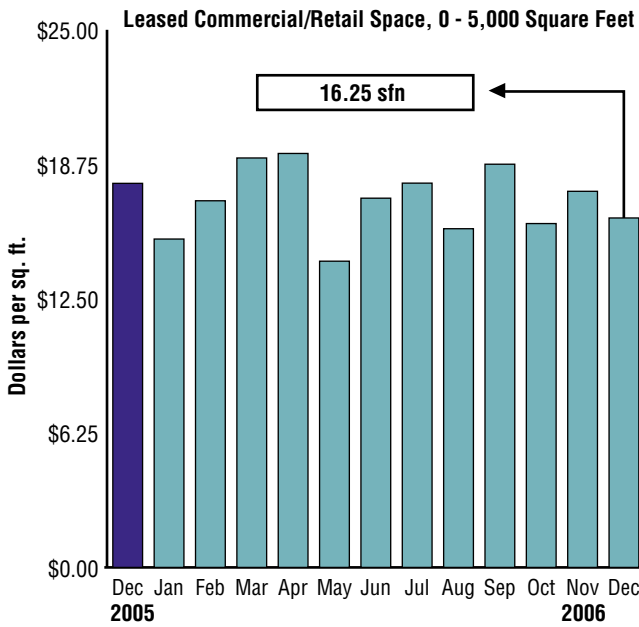
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	2,600	\$165.38
E03	1	3,120	\$115.38
Total:	2	5,720	\$138.11
West			
W16	1	3,000	\$155.00
Total:	1	3,000	\$155.00
North			
N08	1	5,000	\$122.40
Total:	1	5,000	\$122.40
Grand Total:	4	13,720	\$136.08

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C08	2	16,160	\$400.37
E03	1	64,497	\$50.39
W07	1	11,712	\$53.79
Total:	4	92,369	\$112.05
East			
E21	1	6,000	\$60.00
Total:	1	6,000	\$60.0
Grand Total:	5	98,369	\$108.88

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	3,112	\$19.54
C04	1	1,200	\$24.00
C06	1	1,500	\$19.00
C10	1	800	\$18.75
E01	1	1,820	\$15.80
E07	1	1,200	\$13.70
W05	1	1,250	\$13.44
W07	1	2,600	\$7.38
Total:	9	13,482	\$15.89
East			
E14	1	800	\$18.00
E16	1	1,830	\$10.00
E21	1	1,020	\$18.00
Total:	3	3,650	\$13.99
West			
W14	1	4,900	\$11.75
W20	1	1,063	\$19.00
W21	1	1,543	\$17.00
W23	2	5,600	\$14.03
W24	1	600	\$12.00
Total:	6	13,706	\$13.84
North			
N02	2	4,966	\$17.00
N06	1	2,716	\$12.50
N08	3	5,414	\$25.94
Total:	6	13,096	\$19.76
Grand Total:	24	43,934	\$16.25

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	8,959	\$6.25
Total:	1	8,959	\$6.25
Grand Total:			
	1	8,959	\$6.25

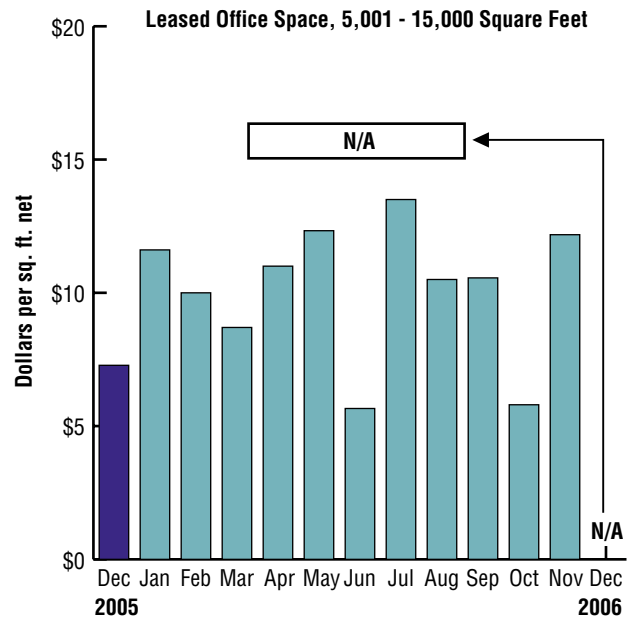
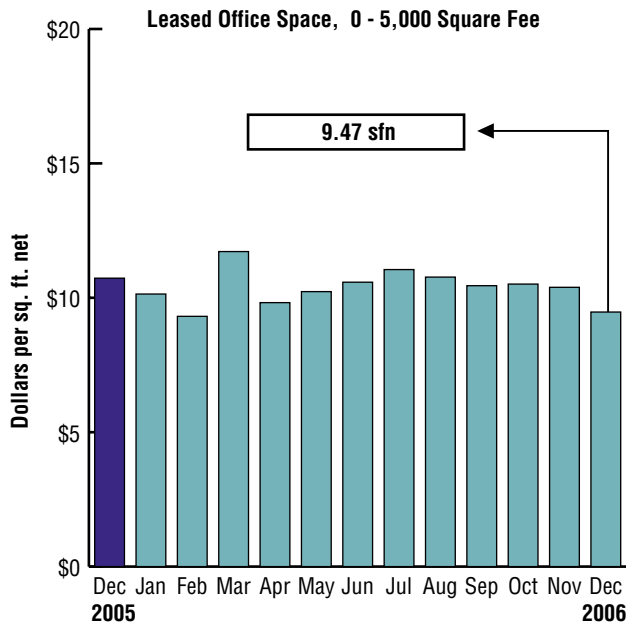
15,001 - 50,00 SQ. FT.

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			
C03	1	1,500	\$8.50
C10	1	1,216	\$9.00
C13	1	1,598	\$8.00
C15	1	2,496	\$10.00
E09	2	5,160	\$8.65
W08	1	1,000	\$11.40
W10	1	750	\$12.00
Total:	8	13,720	\$9.22
East			
E12	1	1,221	\$8.75
E16	2	6,240	\$8.00
Total:	3	7,461	\$8.12
West			
W17	3	4,845	\$11.83
W20	1	2,946	\$14.00
W22	1	697	\$12.50
W23	2	1,999	\$5.43
W24	1	1,500	\$5.75
Total:	8	11,987	\$10.57
North			
N03	2	6,481	\$10.37
N08	1	1,450	\$7.50
N10	3	2,357	\$8.39
Total:	6	10,288	\$9.51
Grand Total:	25	43,456	\$9.47

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
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
East					
E15	1	73,181	\$4.24	1.68	\$184,523.81
Total:	1	73,181	\$4.24	1.68	\$184,523.81
West					
W14	1	84,506	\$20.71	1.94	\$902,061.86
W21	1	85,377	\$9.14	1.96	\$397,959.18
W25	1	87,991	\$6.42	2.02	\$279,702.97
Total:	3	257,875	\$12.00	5.92	\$522,804.05
North					
N10	1	103,237	\$20.54	2.37	\$894,514.77
Total:	1	103,237	\$20.54	2.37	\$894,514.77
Grand					
Total:	5	434,293	\$12.72	9.97	\$554,162.4

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W25	1	206,474	\$3.87	4.74	\$168,776.37
Total:	1	206,474	\$3.87	4.74	\$168,776.37
North					
N11	1	216,058	\$16.20	4.96	\$705,645.16
N12	1	2,526,480	\$0.32	58.00	\$13,793.10
N19	1	644,688	\$1.01	14.80	\$43,918.92
Total:	3	3,387,226	\$1.46	77.76	\$63,657.41
Grand					
Total:	4	3,593,700	\$1.60	82.50	\$69,696.97

TORONTO REAL ESTATE BOARD SERVICE AREAS



Toronto Real Estate Board

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.