

Commercial Realty Watch

March 2007

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

Leased Space Up 56 Per Cent Over Last March

Wednesday, April 11, 2007 — TREB Members reported 1,421,182 square feet of leased space through the TorontoMLS system in March, a 56 per cent increase over the 910,530 recorded during March 2006, and a 46 per cent increase over February, Commercial Council Chair Ron Ridsdill announced today. "Although the commercial market fluctuates broadly from month to month," Mr. Ridsdill noted. "...it is certainly encouraging to see the spring period begin with a flurry of leasing activity."

The price for leased industrial space traded with its usual narrow range in March, averaging \$5.72 sfm, which is down one percent from the \$5.79 recorded in March of 2006. Commercial space averaged \$15.03 sfm, up 43 per cent over the same time last year.

Sales Market Highlights

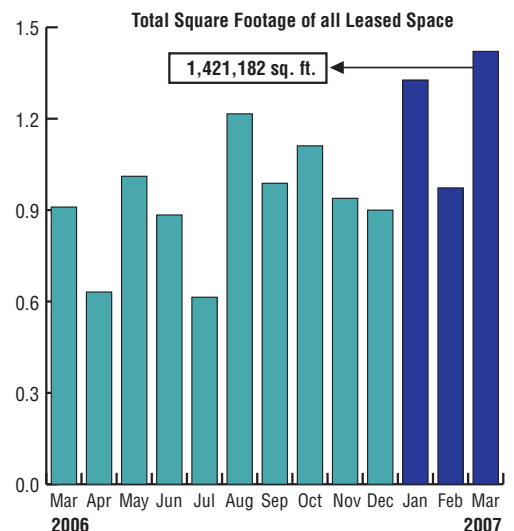
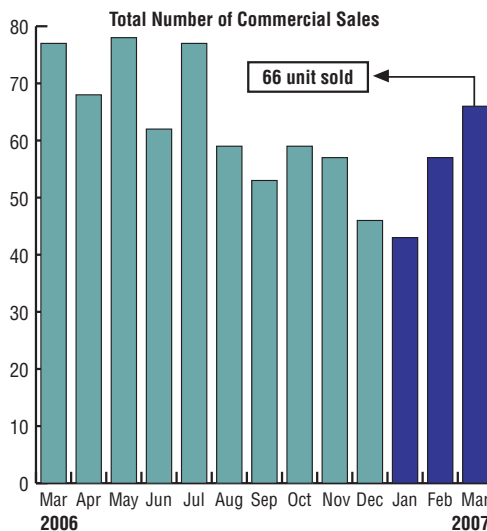
TREB Members reported 66 IC&I properties in March. Of this total, 35 were industrial properties of all size categories, which averaged \$98.60 per square foot. This is almost identical to the \$99.59 per square foot. ♦

Executive Council, Commercial Division

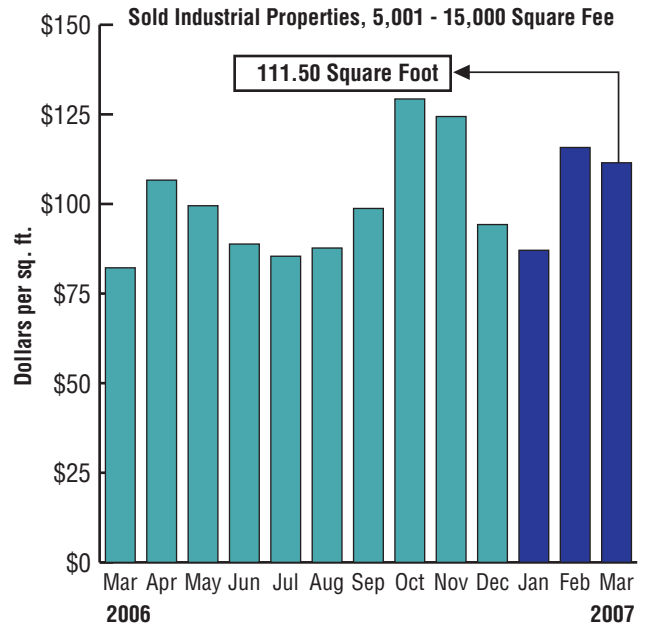
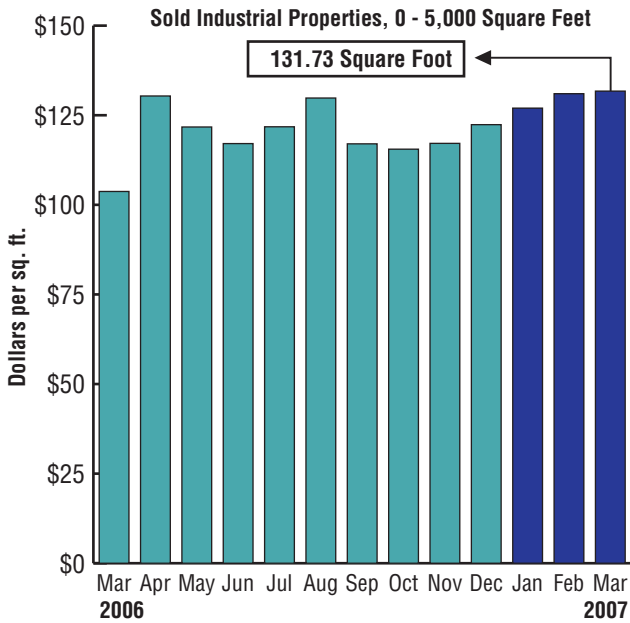
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SOLD INDUSTRIAL PROPERTIES



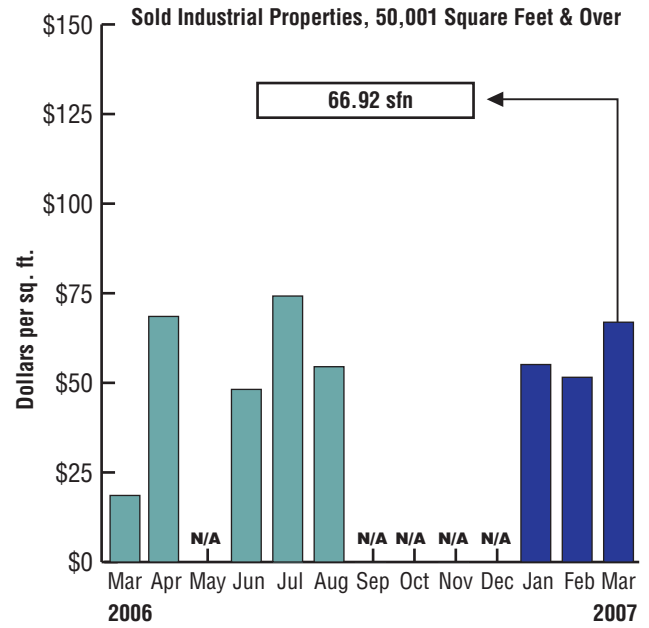
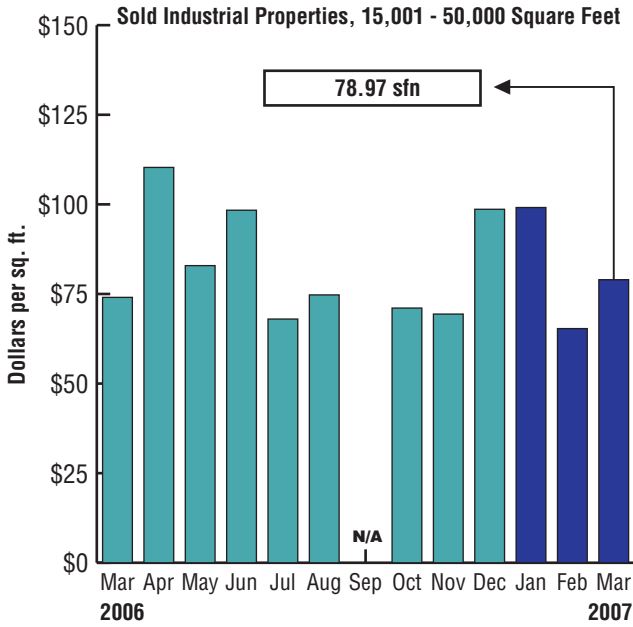
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	1,873	\$111.05
E07	7	10,908	\$117.92
W05	2	4,574	\$127.44
W06	1	5,000	\$141.80
W09	1	5,000	\$129.00
W10	4	10,283	\$127.49
Total:	16	37,638	\$126.00
West			
W17	3	6,987	\$159.13
W23	1	2,700	\$83.33
Total:	4	9,687	\$138.00
North			
N03	4	10,697	\$149.56
N08	4	11,102	\$124.12
N10	1	1,338	\$168.16
Total:	9	23,137	\$138.43
Grand Total:			
Total:	29	70,462	\$131.73

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	7,422	\$101.72
Total:	1	7,422	\$101.72
North			
N12	1	10,700	\$154.21
N18	1	7,000	\$56.57
Total:	2	17,700	\$115.59
Grand Total:			
Total:	3	25,122	\$111.50

SOLD INDUSTRIAL PROPERTIES



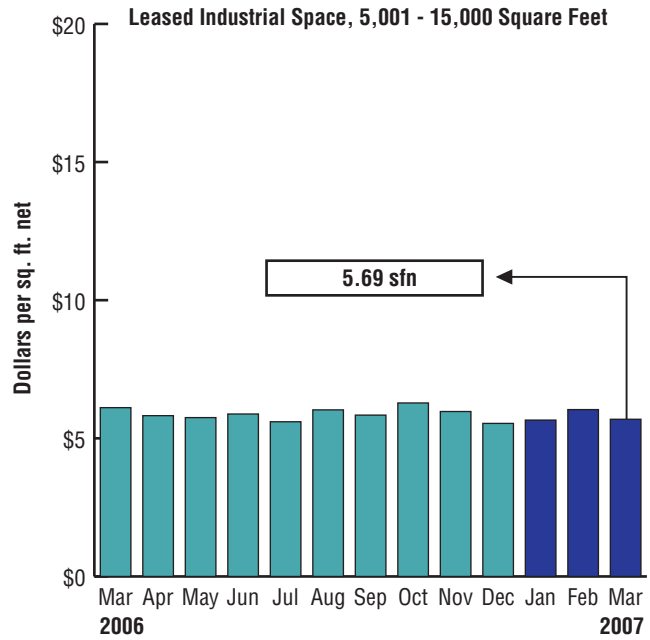
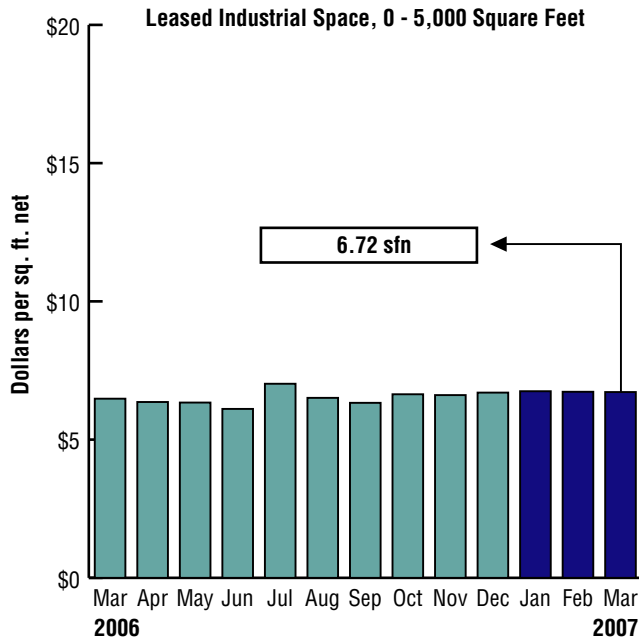
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	21,564	\$70.26
W09	1	20,100	\$88.31
Total:	2	41,664	\$78.97
Grand Total:			
	2	41,664	\$78.97

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
W17	1	58,089	\$66.92
Total:	1	58,089	\$66.92
Grand Total:			
	1	58,089	\$66.92

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LEASED INDUSTRIAL SPACE



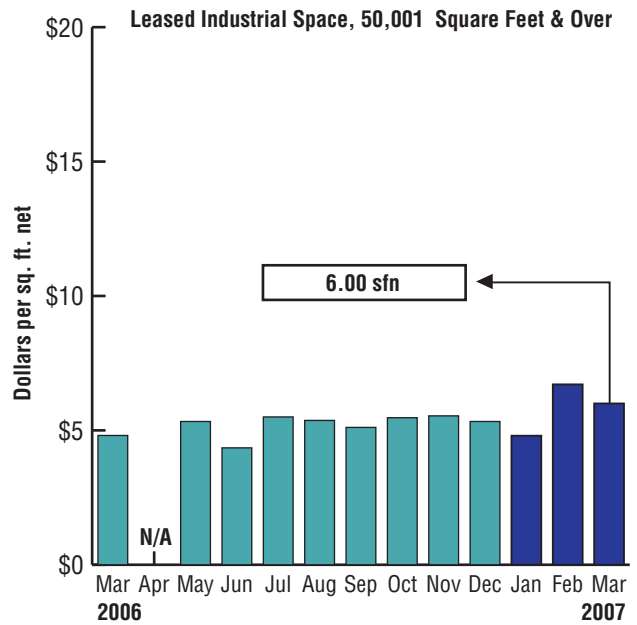
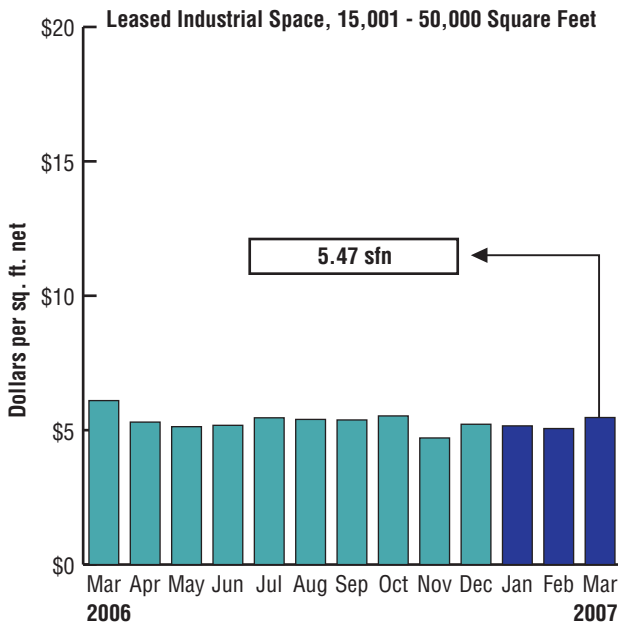
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	2	5,203	\$5.69
C15	1	4,800	\$6.45
E04	1	2,600	\$6.92
E07	2	3,432	\$6.23
E08	2	6,201	\$4.75
W04	1	2,325	\$11.00
W05	4	11,661	\$5.92
W06	1	2,556	\$5.55
W07	1	3,000	\$7.80
Total:	15	41,778	\$6.26
East			
E11	1	3,168	\$6.00
E15	1	2,500	\$3.50
E17	1	1,303	\$5.50
Total:	3	6,971	\$5.01
West			
W12	3	9,864	\$5.70
W14	2	7,222	\$8.46
W17	17	44,177	\$6.93
W20	1	1,885	\$7.50
W21	3	4,824	\$6.56
Total:	26	67,972	\$6.91
North			
N03	2	8,273	\$7.34
N07	2	4,706	\$6.88
N08	7	18,262	\$6.94
N10	4	7,895	\$7.74
Total:	15	39,136	\$7.18
Grand Total:	59	155,857	\$6.72

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C11	1	5,610	\$6.50
C15	1	9,600	\$6.45
E04	1	10,000	\$5.05
W05	1	11,345	\$4.50
W06	1	6,000	\$6.25
W07	2	16,981	\$5.34
W10	1	9,314	\$4.75
Total:	8	68,850	\$5.41
East			
E16	1	11,495	\$6.25
Total:	1	11,495	\$6.25
West			
W17	8	83,793	\$5.56
W20	1	6,500	\$5.25
W21	1	12,500	\$6.00
W23	1	11,450	\$5.00
W24	1	9,699	\$6.25
W25	2	21,968	\$6.46
Total:	14	145,910	\$5.72
North			
N03	1	7,800	\$5.50
N08	5	49,965	\$5.64
N10	1	8,127	\$7.00
Total:	7	65,892	\$5.79
Grand Total:	30	292,147	\$5.69

LEASED INDUSTRIAL SPACE



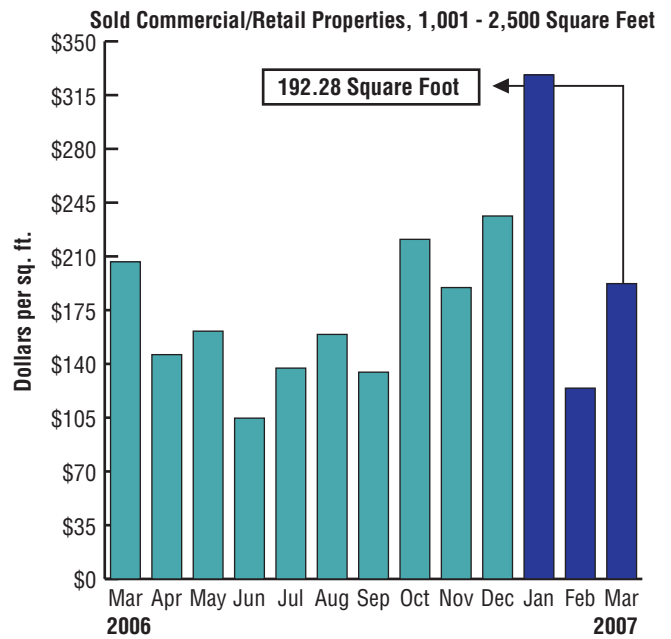
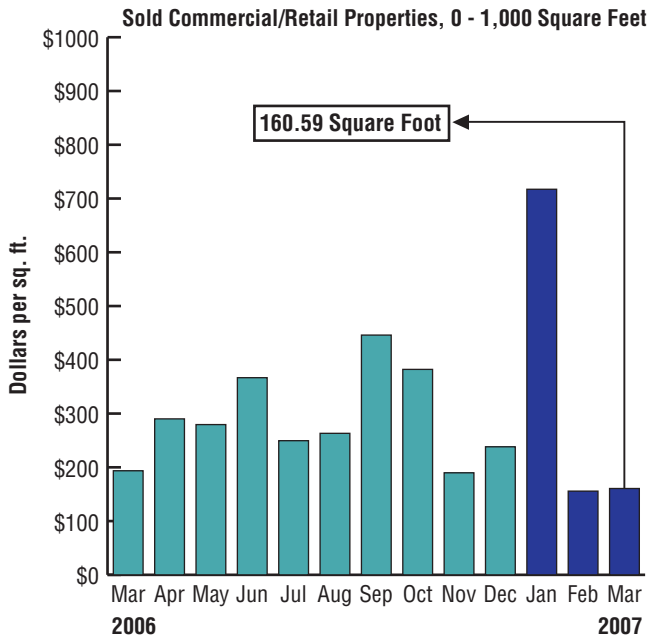
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
E04	2	57,214	\$3.78
W02	1	17,757	\$3.75
W04	1	20,460	\$4.10
W05	1	37,940	\$4.00
W06	2	64,770	\$5.92
Total:	7	198,141	\$4.55
West			
W17	6	201,161	\$6.15
W24	1	46,080	\$5.95
W25	1	20,138	\$6.25
W27	1	28,300	\$5.00
Total:	9	295,679	\$6.02
North			
N07	1	21,950	\$6.25
N08	3	84,655	\$5.37
N10	1	24,602	\$6.00
Total:	5	131,207	\$5.63
Grand Total:	21	625,027	\$5.47

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W17	1	53,502	\$6.00
Total:	1	53,502	\$6.00
Grand Total:	1	53,502	\$6.00

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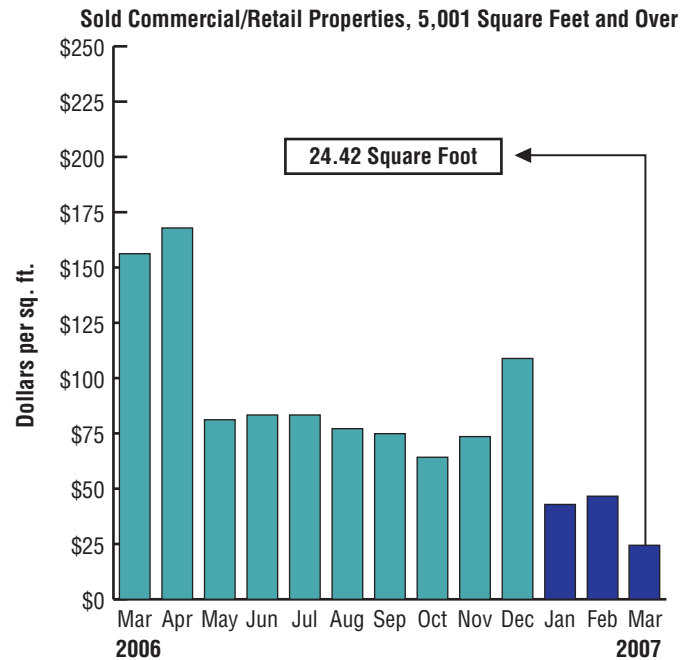
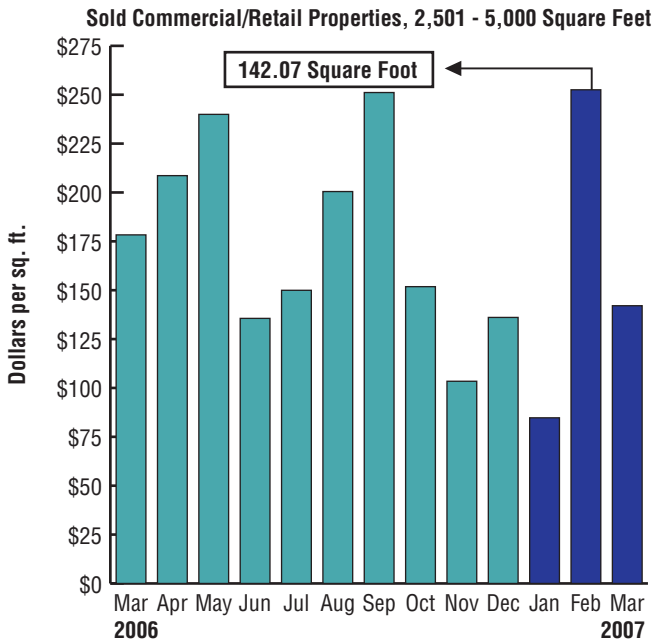
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	425	\$305.88
C02	1	900	\$263.89
C04	1	600	\$375.00
C08	1	1,000	\$70.00
C14	1	815	\$55.21
E07	1	844	\$141.00
W05	1	875	\$257.14
W07	1	1,000	\$175.00
Total:	8	6,459	\$189.89
East			
E13	1	811	\$73.98
Total:	1	811	\$73.98
West			
W19	1	600	\$76.67
Total:	1	600	\$76.67
North			
N02	1	178	\$219.10
N03	2	468	\$170.94
N10	1	290	\$58.62
N11	1	600	\$70.00
Total:	5	1,536	\$115.89
Grand Total:	15	9,406	\$160.59

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	2,000	\$118.00
W05	1	1,725	\$162.32
Total:	2	3,725	\$138.52
East			
E14	1	1,850	\$198.38
Total:	1	1,850	\$198.38
West			
W17	1	1,600	\$138.75
Total:	1	1,600	\$138.75
North			
N03	1	1,724	\$151.97
N08	1	1,650	\$200.00
N11	2	2,320	\$335.13
Total:	4	5,694	\$240.52
Grand Total:	8	12,869	\$192.28

SOLD COMMERCIAL/RETAIL PROPERTIES



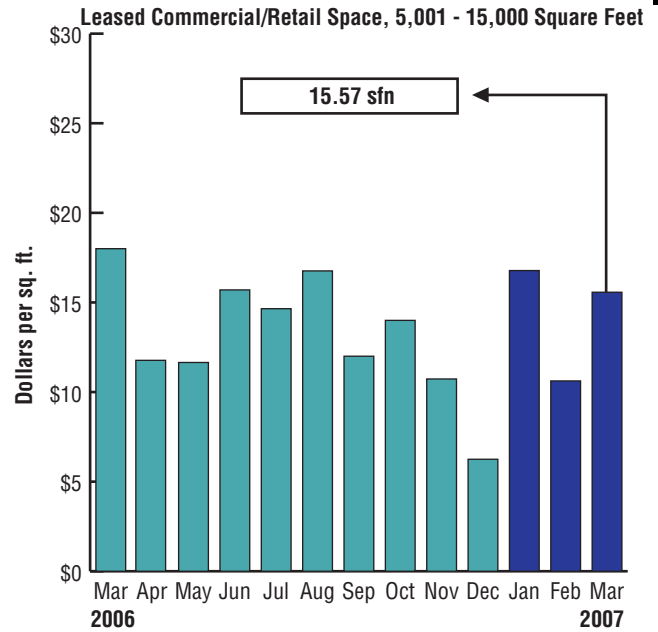
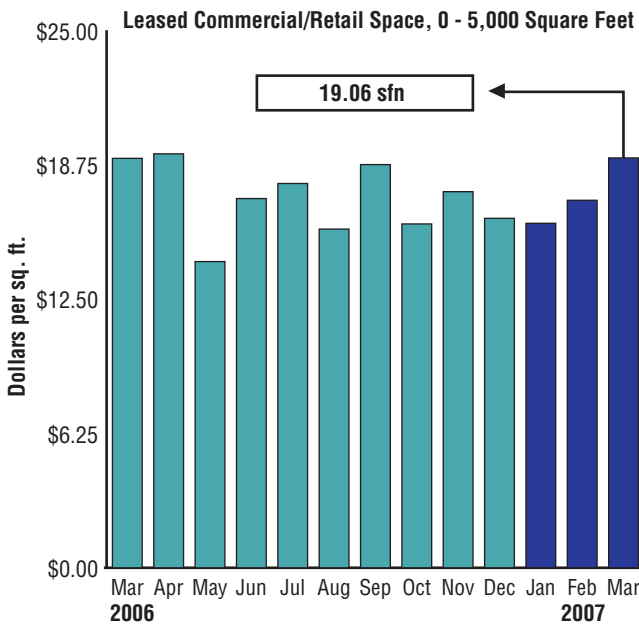
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C03	1	3,700	\$173.38
E04	1	5,000	\$153.00
W02	1	2,700	\$204.44
W06	1	2,907	\$158.24
Total:	4	14,307	\$169.04
West			
W23	1	3,100	\$17.58
Total:	1	3,100	\$17.58
Grand Total:	5	17,407	\$142.07

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E10	1	40,000	\$24.73
Total:	1	40,000	\$24.73
East			
E20	1	6,000	\$68.33
Total:	1	6,000	\$68.33
North			
N12	1	32,670	\$15.98
Total:	1	32,670	\$15.98
Grand Total:	3	78,670	\$24.42

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	3,000	\$88.40
C02	1	1,700	\$45.88
C07	1	2,000	\$15.60
C10	1	1,000	\$33.60
C14	1	1,500	\$25.00
C15	1	1,200	\$23.00
E03	3	5,040	\$15.86
E07	1	1,125	\$10.40
W02	1	2,100	\$31.00
Total:	12	18,665	\$33.74
East			
E12	1	3,264	\$6.00
E15	1	1,653	\$21.40
E16	2	3,910	\$8.38
E17	3	3,706	\$11.93
Total:	7	12,533	\$10.53
West			
W12	1	681	\$11.50
W16	1	2,468	\$6.50
W22	1	1,056	\$20.00
W23	1	2,500	\$9.15
Total:	4	6,705	\$10.12
North			
N03	1	1,566	\$13.79
N04	1	1,700	\$14.82
N05	1	4,100	\$7.50
N07	1	2,500	\$8.00
N08	6	7,881	\$15.60
N11	3	2,122	\$24.03
Total:	13	19,869	\$13.66
Grand Total:	36	57,772	\$19.06

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C01	1	6,300	\$17.14
W08	1	5,345	\$11.67
Total:	2	11,645	\$14.63
North			
N08	2	10,855	\$16.58
Total:	2	10,855	\$16.58
Grand Total:	4	22,500	\$15.57

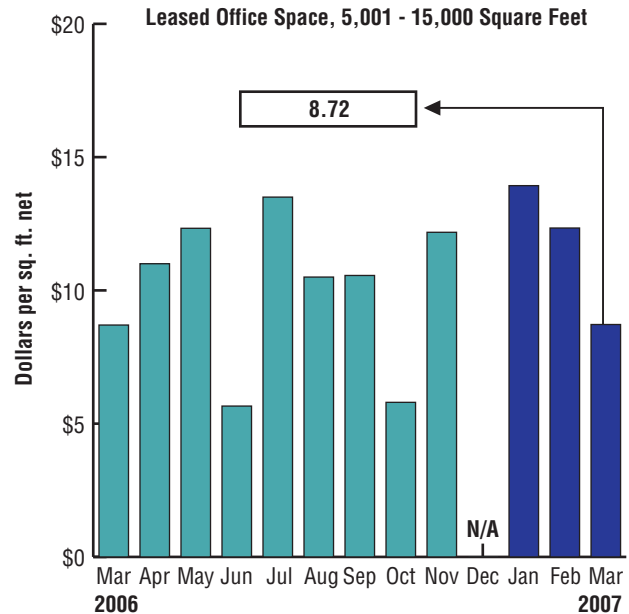
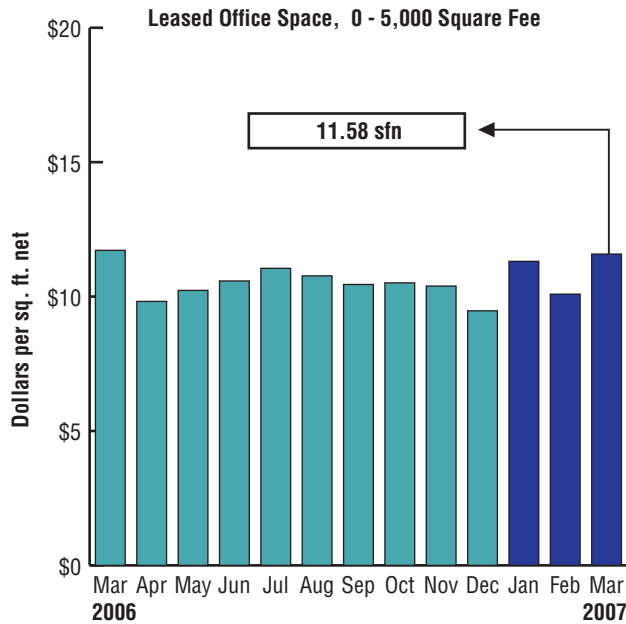
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W04	1	20,000	\$2.78
Total:	1	20,000	\$2.78
Grand Total:	1	20,000	\$2.78

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	5,000	\$19.20
C07	1	3,475	\$12.00
C08	1	2,000	\$12.00
C13	1	1,670	\$8.50
C14	1	800	\$20.00
C15	3	5,371	\$6.64
W08	1	855	\$21.75
W10	2	2,040	\$8.12
Total:	11	21,211	\$12.39
East			
E12	2	3,470	\$8.73
E13	1	750	\$9.70
E14	1	1,500	\$9.00
E15	1	2,815	\$10.00
E16	1	2,556	\$10.75
Total:	6	11,091	\$9.62
West			
W14	1	1,413	\$10.95
W15	1	1,600	\$13.50
W16	3	6,421	\$10.07
W17	3	4,654	\$9.60
W20	1	2,000	\$12.00
W21	1	2,252	\$18.00
W23	4	3,050	\$12.45
W24	1	439	\$21.73
Total:	15	21,829	\$11.84
North			
N07	1	1,500	\$20.00
N08	1	1,977	\$10.50
N10	5	4,305	\$9.31
N11	2	5,531	\$11.21
Total:	9	13,313	\$11.48
Grand Total:	41	67,444	\$11.58

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W10	1	6,161	\$4.75
Total:	1	6,161	\$4.75
West			
W16	3	27,064	\$8.83
Total:	3	27,064	\$8.83
North			
N03	1	5,610	\$8.00
N08	1	6,720	\$12.50
Total:	2	12,330	\$10.45
Grand Total:	6	45,555	\$8.72

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
W17	2	81,378	\$6.80
Total:	2	81,378	\$6.80
Grand Total:	2	81,378	\$6.80

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					
E06	2	106,295	\$17.31	2.44	\$754,098.36
E07	1	30,928	\$18.43	0.71	\$802,816.90
Total:	3	137,222	\$17.56	3.15	\$765,079.37
East					
E16	1	4,878	\$88.15	0.11	\$3,909,090.91
E20	1	25,925	\$10.41	0.60	\$450,000.00
Total:	2	30,803	\$22.73	0.71	\$985,915.49
North					
N06	1	38,768	\$20.38	0.89	\$887,640.45
N07	1	32,670	\$9.64	0.75	\$420,000.00
Total:	2	71,438	\$15.47	1.64	\$673,780.49
Grand					
Total:	7	239,463	\$17.60	5.50	\$766,363.64

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W10	1	203,425	\$16.15	4.67	\$703,426.12
Total:	1	203,425	\$16.15	4.67	\$703,426.12
North					
N10	1	164,221	\$13.58	3.77	\$591,511.94
Total:	1	164,221	\$13.58	3.77	\$591,511.94
Grand					
Total:	2	367,646	\$15.00	8.44	\$653,436.02

