

# Watch

June 2008

For All Media/Public  
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For All TREB Member  
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Commercial Division**

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## June Breaks 1,000,000 Square Foot Barrier

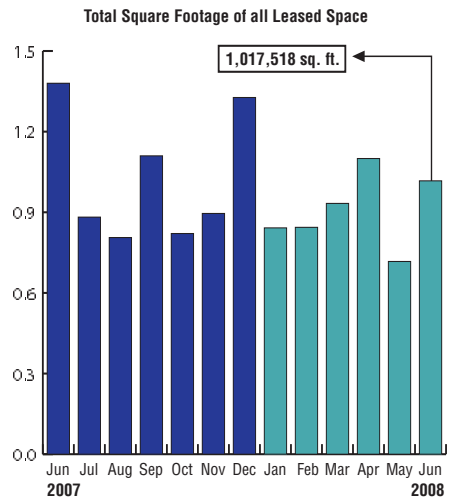
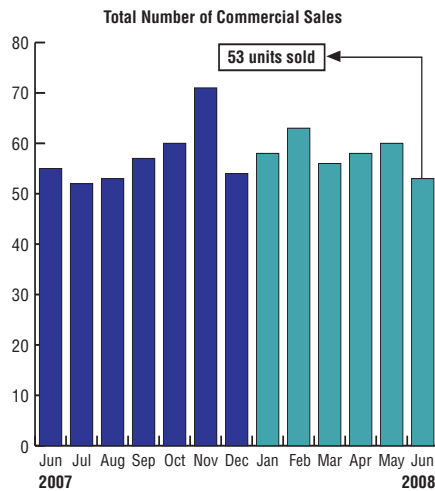
**Friday, July 11, 2008** — In June, TREB Members reported 1,017,518 square feet of space through the TorontoMLS system, Commercial Council Chair Garry Lander announced today.

“This is the second best monthly performance for the year,” said Mr. Lander. “...and it was largely driven by the lease of a number of 100,000 square foot plus Industrial properties in the Vaughan area. One of the changes in the MLS® system over the past several years has been the increasing willingness with which TREB’s Commercial Members have used it to list properties of a significant size.”

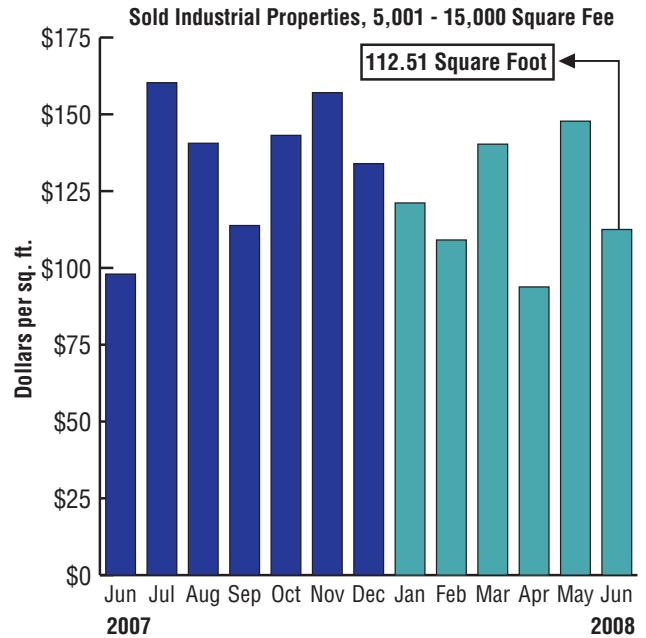
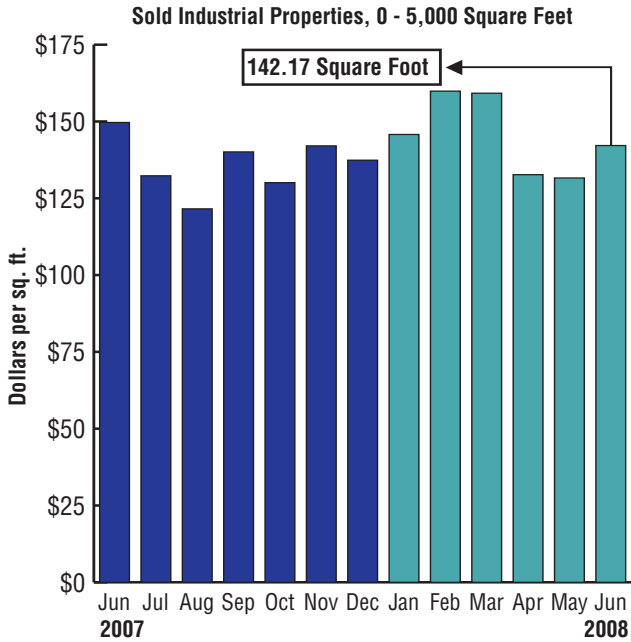
On the pricing front, leased Industrial space (all size categories) averaged \$5.77 sfm, up three per cent over last June’s figure of \$5.63sfm. Commercial space (all size categories) traded for an average of \$16.75 sfm, up nine per cent over the same time in 2007.

### Sales Market Highlights

In June, TREB Members reported 53 sales of IC&I properties, including 23 Industrial buildings in all size categories that sold for \$127.36 per square foot. This compares to the \$175.47 per sf derived from non-MLS® sources, which saw a number of unusually expensive Industrial properties transact in the last month. ♦



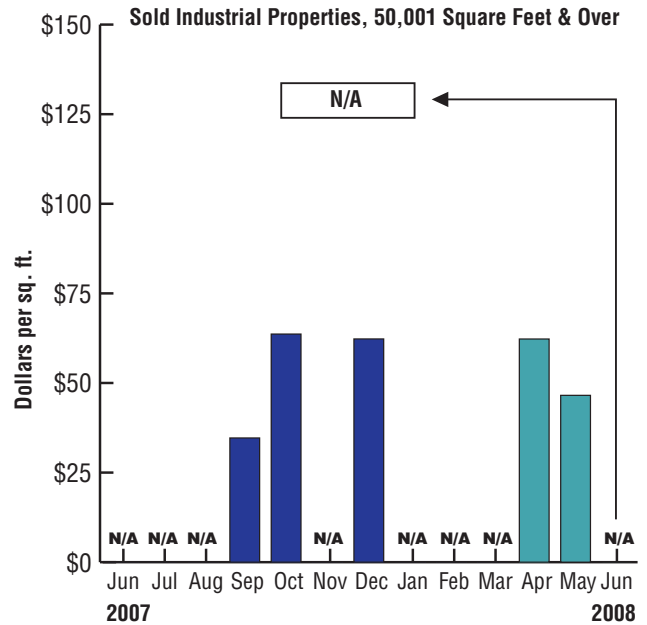
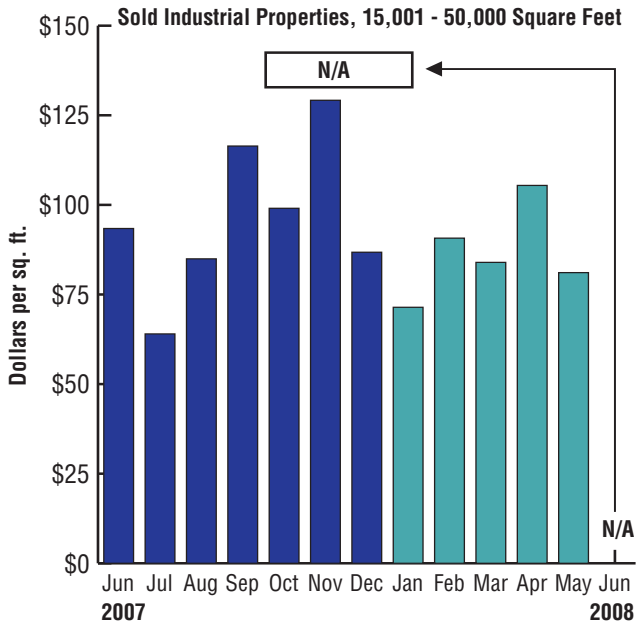
**SOLD INDUSTRIAL PROPERTIES**



0 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E07	1	1,820	\$125.00
W10	1	3,300	\$111.82
<b>Total:</b>	<b>2</b>	<b>5,120</b>	<b>\$116.50</b>
<b>East</b>			
E11	2	3,448	\$131.95
<b>Total:</b>	<b>2</b>	<b>3,448</b>	<b>\$131.95</b>
<b>West</b>			
W21	1	1,998	\$300.00
W28	2	3,183	\$129.44
W29	2	1,920	\$140.52
<b>Total:</b>	<b>5</b>	<b>7,101</b>	<b>\$180.43</b>
<b>North</b>			
N07	2	3,890	\$132.39
N08	4	8,734	\$138.96
N10	1	2,400	\$158.33
N11	1	1,229	\$208.30
N12	2	3,755	\$99.87
<b>Total:</b>	<b>10</b>	<b>20,008</b>	<b>\$136.93</b>
<b>Grand Total:</b>	<b>19</b>	<b>35,677</b>	<b>\$142.17</b>

5,001 - 15,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E08	1	7,086	\$110.08
<b>Total:</b>	<b>1</b>	<b>7,086</b>	<b>\$110.08</b>
<b>West</b>			
W23	1	9,900	\$111.11
W28	1	11,100	\$98.65
<b>Total:</b>	<b>2</b>	<b>21,000</b>	<b>\$104.52</b>
<b>North</b>			
N10	1	7,510	\$137.15
<b>Total:</b>	<b>1</b>	<b>7,510</b>	<b>\$137.15</b>
<b>Grand Total:</b>	<b>4</b>	<b>35,596</b>	<b>\$112.51</b>

**SOLD INDUSTRIAL PROPERTIES**



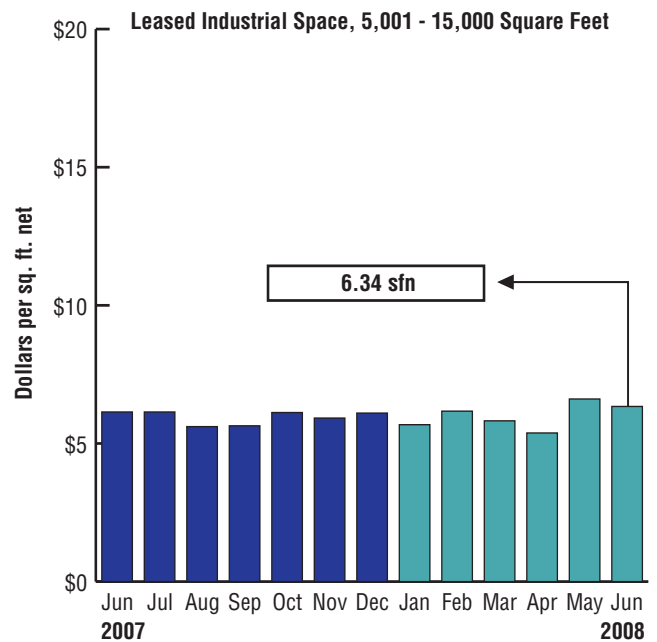
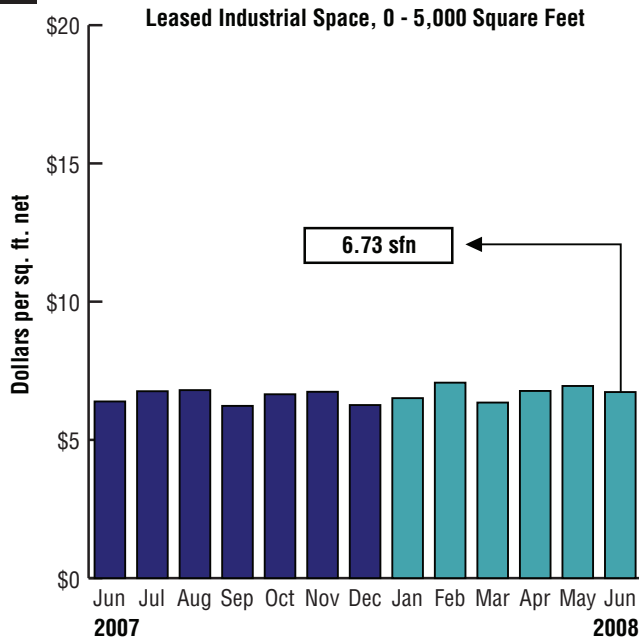
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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

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**Commercial Division**  
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**LEASED INDUSTRIAL SPACE**



**0 - 5,000 SQ. FT.**

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
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Area	Leased	Total Leased	Av. Price
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**Toronto**

**Toronto**

CI3	2	4,626	\$6.96
E03	1	4,750	\$4.50
E04	1	2,220	\$5.75
E07	6	10,072	\$6.82
E09	2	8,748	\$5.20
W05	6	17,248	\$5.11
W10	1	3,027	\$5.50
<b>Total:</b>	<b>19</b>	<b>50,691</b>	<b>\$5.63</b>

E07	1	9,924	\$5.25
W05	2	12,000	\$5.00
<b>Total:</b>	<b>3</b>	<b>21,924</b>	<b>\$5.11</b>

**East**

**East**

E12	1	4,400	\$4.00
E15	1	3,420	\$5.45
<b>Total:</b>	<b>2</b>	<b>7,820</b>	<b>\$4.63</b>

E12	1	5,200	\$5.25
<b>Total:</b>	<b>1</b>	<b>5,200</b>	<b>\$5.25</b>

**West**

**West**

W12	1	2,232	\$6.00
W14	1	3,749	\$6.50
W16	1	2,714	\$7.50
W17	10	27,866	\$6.25
W20	2	4,215	\$7.33
W21	1	908	\$9.95
W23	2	4,977	\$6.46
W24	3	5,034	\$7.89
W25	3	9,404	\$7.17
W29	1	2,500	\$5.00
<b>Total:</b>	<b>25</b>	<b>63,599</b>	<b>\$6.67</b>

W17	5	47,735	\$6.10
W20	1	7,414	\$6.45
W24	2	26,633	\$6.95
<b>Total:</b>	<b>8</b>	<b>81,782</b>	<b>\$6.41</b>

**North**

**North**

N06	2	5,098	\$7.03
N08	5	10,541	\$7.79
N10	12	32,782	\$7.66
N11	2	5,240	\$10.43
N12	2	3,200	\$11.06
<b>Total:</b>	<b>23</b>	<b>56,861</b>	<b>\$8.07</b>

N07	1	12,640	\$6.50
N08	4	39,321	\$6.95
N10	2	17,875	\$6.14
N11	1	7,701	\$7.00
<b>Total:</b>	<b>8</b>	<b>77,537</b>	<b>\$6.70</b>

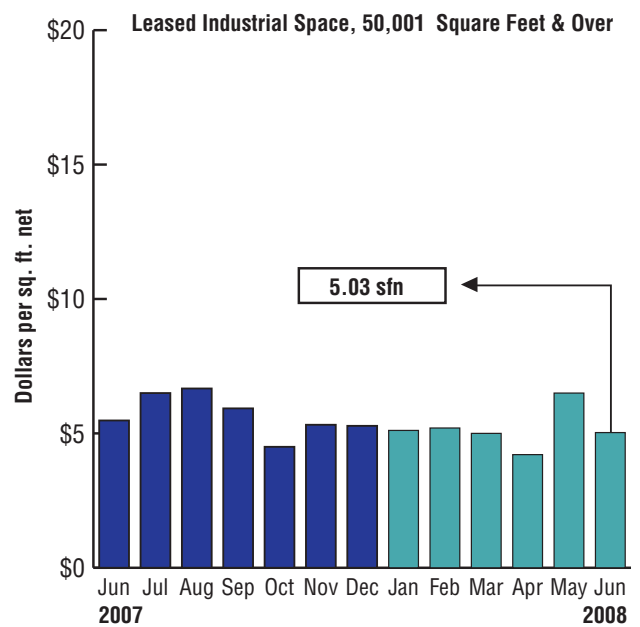
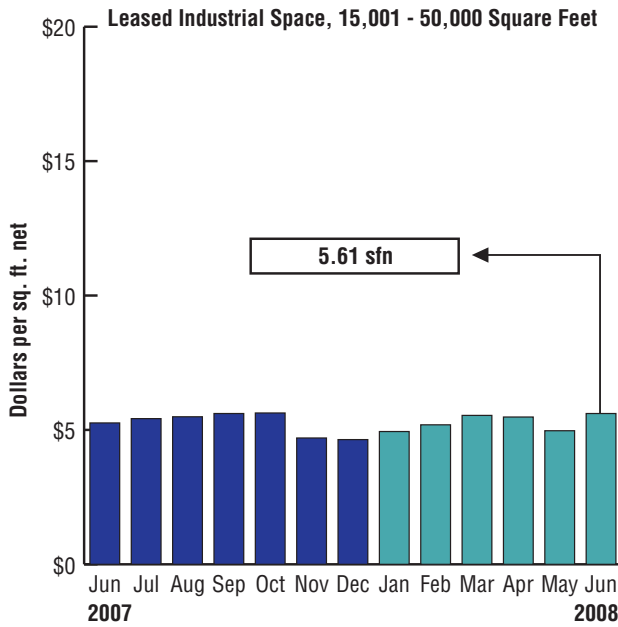
**Grand Total:**

**Grand Total:**

<b>69</b>	<b>178,971</b>	<b>\$6.73</b>
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<b>20</b>	<b>186,443</b>	<b>\$6.34</b>
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LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
W05	1	15,225	\$4.75
<b>Total:</b>	<b>1</b>	<b>15,225</b>	<b>\$4.75</b>
<b>West</b>			
W24	1	29,459	\$4.75
<b>Total:</b>	<b>1</b>	<b>29,459</b>	<b>\$4.75</b>
<b>North</b>			
N08	1	49,229	\$6.00
N10	1	16,620	\$6.75
<b>Total:</b>	<b>2</b>	<b>65,849</b>	<b>\$6.19</b>
<b>Grand Total:</b>	<b>4</b>	<b>110,533</b>	<b>\$5.61</b>

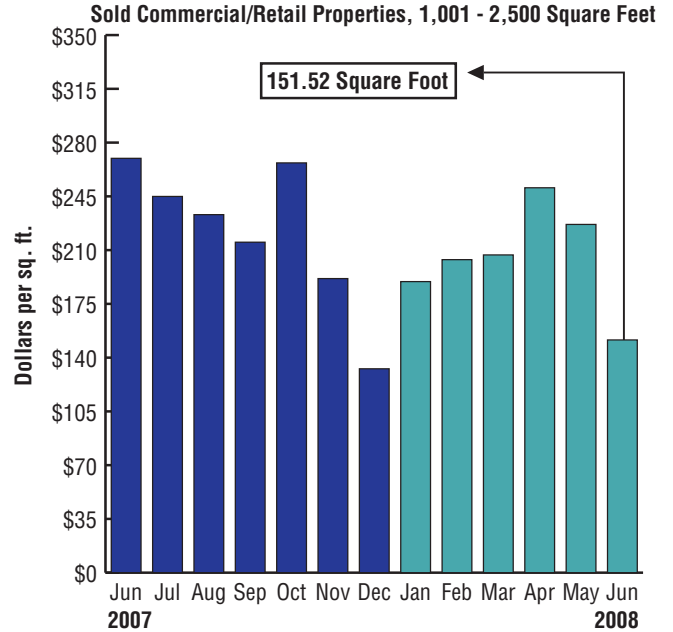
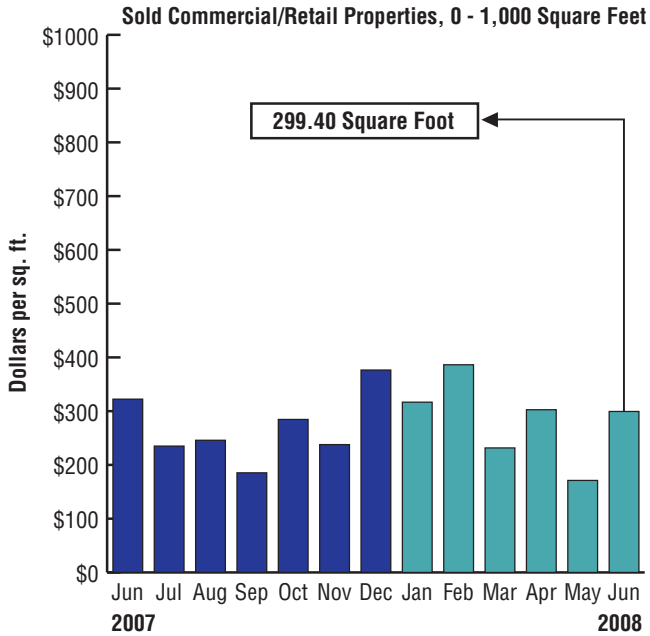
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E03	1	60,000	\$3.25
<b>Total:</b>	<b>1</b>	<b>60,000</b>	<b>\$3.25</b>
<b>North</b>			
N01	1	50,764	\$7.25
N08	2	235,404	\$5.00
<b>Total:</b>	<b>3</b>	<b>286,168</b>	<b>\$5.40</b>
<b>Grand Total:</b>	<b>4</b>	<b>346,168</b>	<b>\$5.03</b>

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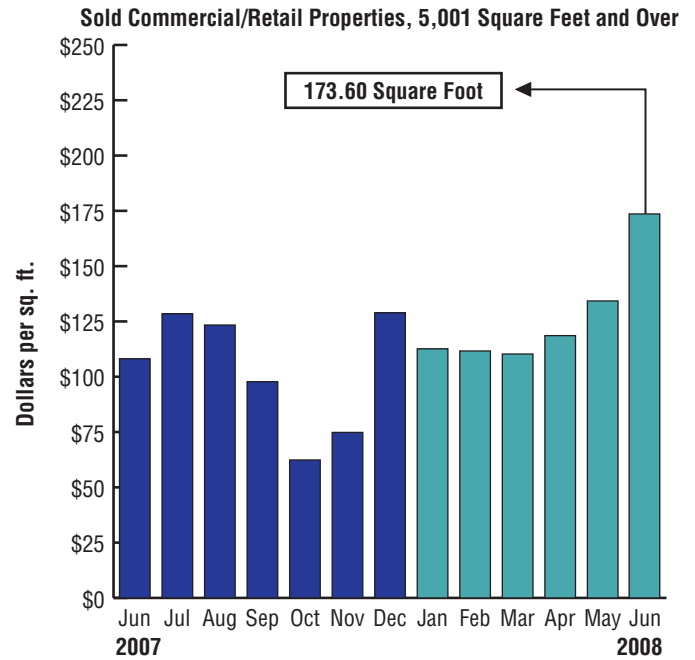
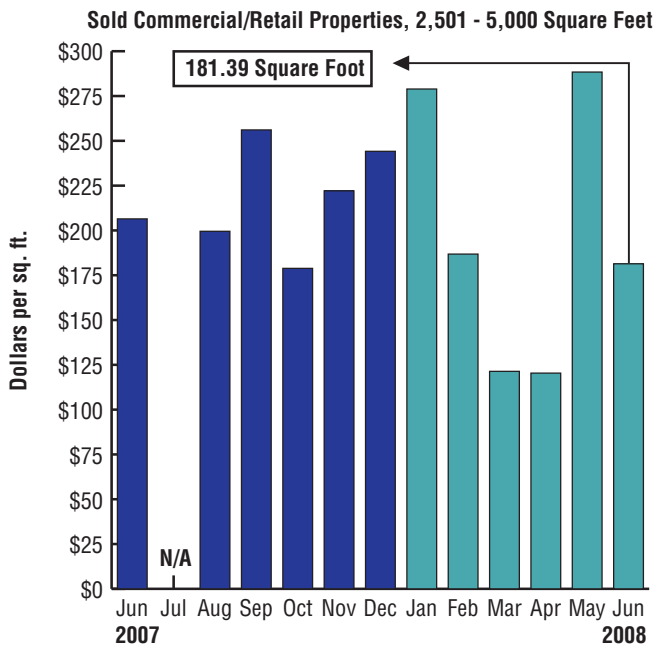
**SOLD COMMERCIAL/RETAIL PROPERTIES**



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	3	1,202	\$356.82
C08	1	957	\$292.58
E01	1	474	\$371.10
E06	1	850	\$185.88
<b>Total:</b>	<b>6</b>	<b>3,483</b>	<b>\$299.40</b>
<b>Grand Total:</b>			
	<b>6</b>	<b>3,483</b>	<b>\$299.40</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	1	1,300	\$15.38
C02	1	1,650	\$27.82
E03	1	1,943	\$167.27
W02	1	2,020	\$193.56
<b>Total:</b>	<b>4</b>	<b>6,913</b>	<b>\$113.11</b>
<b>West</b>			
W16	1	1,371	\$240.70
W23	1	1,019	\$377.82
W24	1	1,200	\$225.00
<b>Total:</b>	<b>3</b>	<b>3,590</b>	<b>\$274.37</b>
<b>North</b>			
N01	1	2,500	\$1.28
N06	1	1,560	\$35.26
N08	3	4,441	\$228.55
N11	1	1,324	\$181.19
<b>Total:</b>	<b>6</b>	<b>9,825</b>	<b>\$133.65</b>
<b>Grand Total:</b>			
	<b>13</b>	<b>20,328</b>	<b>\$151.52</b>

**SOLD COMMERCIAL/RETAIL PROPERTIES**



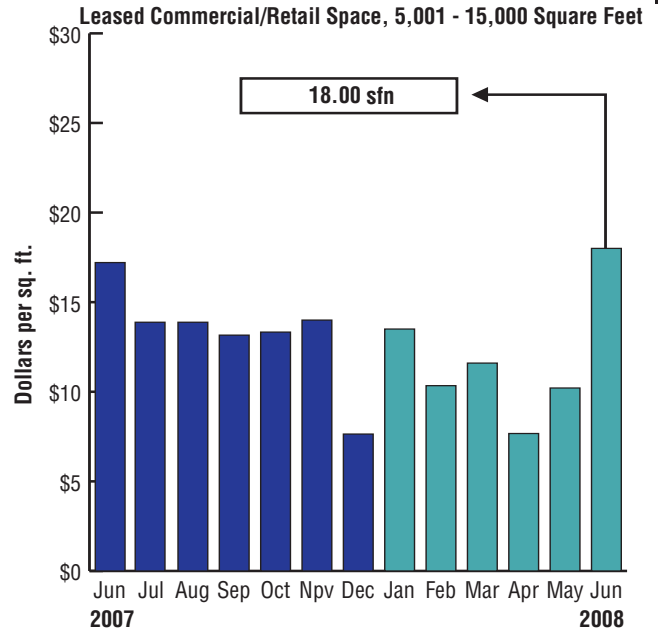
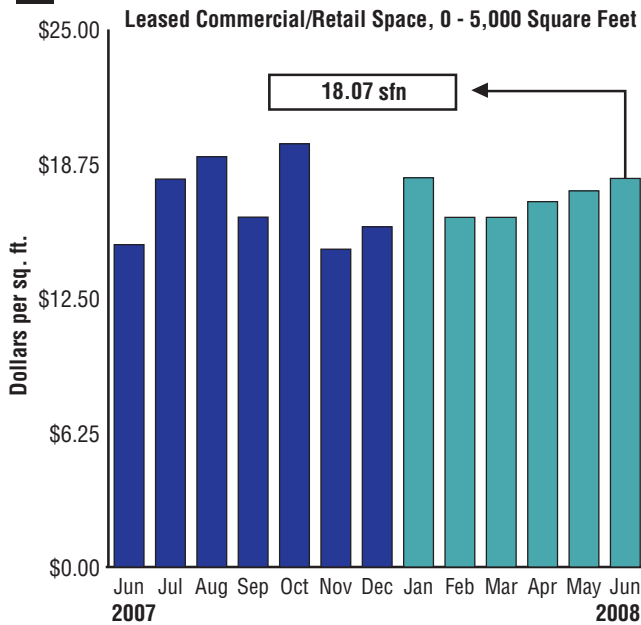
**2,501 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E04	1	4,000	\$208.75
E06	1	3,600	\$220.83
<b>Total:</b>	<b>2</b>	<b>7,600</b>	<b>\$214.47</b>
<b>East</b>			
E12	1	2,700	\$198.15
<b>Total:</b>	<b>1</b>	<b>2,700</b>	<b>\$198.15</b>
<b>West</b>			
W28	2	9,000	\$153.33
<b>Total:</b>	<b>2</b>	<b>9,000</b>	<b>\$153.33</b>
<b>North</b>			
N18	1	3,000	\$166.67
<b>Total:</b>	<b>1</b>	<b>3,000</b>	<b>\$166.67</b>
<b>Grand Total:</b>	<b>6</b>	<b>22,300</b>	<b>\$181.39</b>

**5,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C08	1	9,396	\$218.18
E10	1	24,394	\$30.75
<b>Total:</b>	<b>2</b>	<b>33,790</b>	<b>\$82.87</b>
<b>East</b>			
E16	1	9,785	\$202.35
<b>Total:</b>	<b>1</b>	<b>9,785</b>	<b>\$202.35</b>
<b>North</b>			
N02	1	11,190	\$63.45
N08	1	20,464	\$369.92
<b>Total:</b>	<b>2</b>	<b>31,654</b>	<b>\$261.58</b>
<b>Grand Total:</b>	<b>5</b>	<b>75,229</b>	<b>\$173.60</b>

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C01	3	4,500	\$23.33
C03	1	1,392	\$24.00
C14	1	770	\$19.50
C15	1	663	\$36.20
E03	1	2,600	\$11.54
E04	1	1,500	\$14.00
E05	1	1,405	\$15.00
W01	2	2,550	\$22.64
<b>Total:</b>	<b>11</b>	<b>15,380</b>	<b>\$19.98</b>
<b>East</b>			
E14	1	1,128	\$14.88
E15	1	555	\$21.64
E17	1	1,781	\$15.00
<b>Total:</b>	<b>3</b>	<b>3,464</b>	<b>\$16.03</b>
<b>West</b>			
W15	1	1,326	\$18.00
W16	2	6,663	\$14.75
W19	1	2,100	\$38.00
W23	1	3,030	\$15.00
W25	1	1,125	\$22.00
W27	1	2,000	\$9.50
<b>Total:</b>	<b>7</b>	<b>16,244</b>	<b>\$17.92</b>
<b>North</b>			
N02	1	2,250	\$20.00
N03	1	900	\$25.00
N07	3	2,896	\$16.24
N08	3	6,117	\$13.97
<b>Total:</b>	<b>8</b>	<b>12,163</b>	<b>\$16.44</b>
<b>Grand Total:</b>	<b>29</b>	<b>47,251</b>	<b>\$18.07</b>

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>North</b>			
N11	1	5,153	\$18.00
<b>Total:</b>	<b>1</b>	<b>5,153</b>	<b>\$18.00</b>
<b>Grand Total:</b>	<b>1</b>	<b>5,153</b>	<b>\$18.00</b>

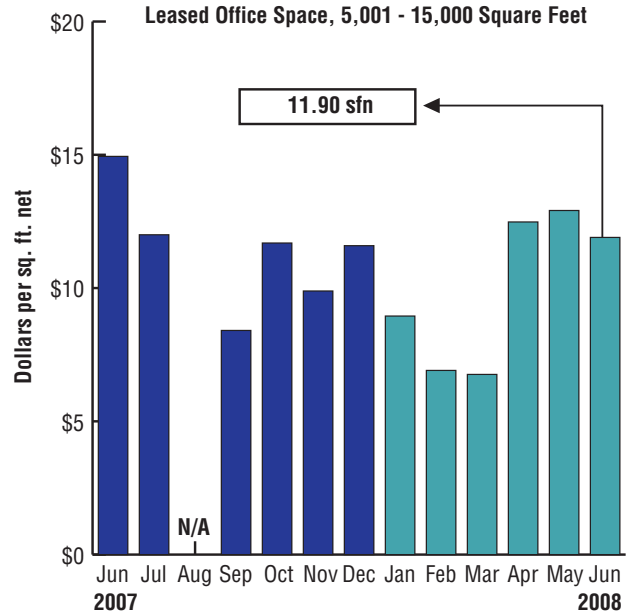
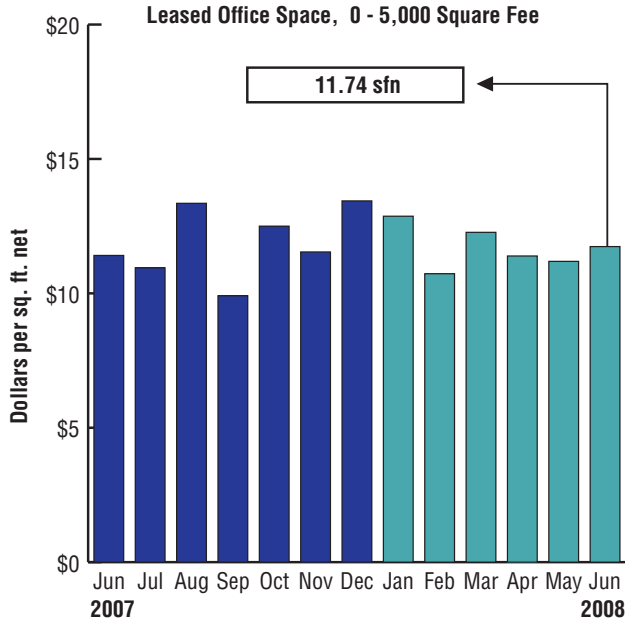
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
W10	1	25,000	\$14.00
<b>Total:</b>	<b>1</b>	<b>25,000</b>	<b>\$14.00</b>
<b>Grand Total:</b>	<b>1</b>	<b>25,000</b>	<b>\$14.00</b>

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
<b>Toronto</b>			
C01	3	4,807	\$15.41
C02	1	2,427	\$16.00
C04	1	600	\$20.50
C07	2	1,052	\$21.56
C11	2	5,143	\$10.12
C15	1	3,692	\$9.00
E05	1	890	\$19.21
E07	1	550	\$18.55
W05	2	745	\$12.12
<b>Total:</b>	<b>14</b>	<b>19,906</b>	<b>\$13.54</b>
<b>West</b>			
W14	3	4,246	\$9.71
W17	5	5,903	\$10.65
W20	1	1,033	\$11.50
W21	1	2,520	\$11.00
W23	1	2,000	\$13.50
W28	1	792	\$11.00
<b>Total:</b>	<b>12</b>	<b>16,494</b>	<b>\$10.88</b>
<b>North</b>			
N01	4	5,400	\$11.00
N03	4	4,233	\$12.92
N07	1	3,600	\$8.50
N08	4	3,698	\$9.94
N10	6	7,851	\$9.40
N11	2	3,590	\$14.38
N19	1	891	\$17.09
<b>Total:</b>	<b>22</b>	<b>29,263</b>	<b>\$11.01</b>
<b>Grand Total:</b>	<b>48</b>	<b>65,663</b>	<b>\$11.74</b>

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C04	1	9,182	\$14.00
<b>Total:</b>	<b>1</b>	<b>9,182</b>	<b>\$14.00</b>
<b>West</b>			
W17	1	6,540	\$14.00
<b>Total:</b>	<b>1</b>	<b>6,540</b>	<b>\$14.00</b>
<b>North</b>			
N10	3	36,614	\$11.00
<b>Total:</b>	<b>3</b>	<b>36,614</b>	<b>\$11.00</b>
<b>Grand Total:</b>	<b>5</b>	<b>52,336</b>	<b>\$11.90</b>

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**

<b>East</b>					
E15	1	56,628	\$15.45	1.30	\$673,076.92
<b>Total:</b>	<b>1</b>	<b>56,628</b>	<b>\$15.45</b>	<b>1.30</b>	<b>\$673,076.92</b>

<b>Grand</b>					
<b>Total:</b>	<b>1</b>	<b>56,628</b>	<b>\$15.45</b>	<b>1.30</b>	<b>\$673,076.92</b>

**130,001 SQ. FT. AND OVER**

**Area Sales Total Sold Av. Price Total Acre Av. Price**

<b>East</b>					
E16	1	566,280	\$0.52	13.00	\$22,692.31
<b>Total:</b>	<b>1</b>	<b>566,280</b>	<b>\$0.52</b>	<b>13.00</b>	<b>\$22,692.31</b>

<b>North</b>					
N16	1	784,080	\$1.40	18.00	\$61,111.11
N22	1	3,963,960	\$0.20	91.00	\$8,791.21
<b>Total:</b>	<b>2</b>	<b>4,748,040</b>	<b>\$0.40</b>	<b>109.00</b>	<b>\$17,431.19</b>

<b>Grand</b>					
<b>Total:</b>	<b>3</b>	<b>5,314,320</b>	<b>\$0.41</b>	<b>122.00</b>	<b>\$17,991.80</b>

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 be captured in this report.*