

Watch

September 2008

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

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Toronto Commercial Market Records Over 500,000 Square Feet of Leased Space

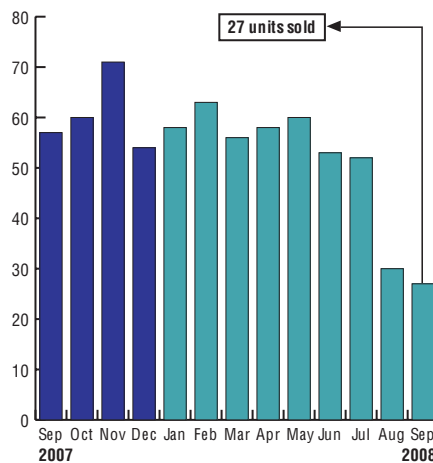
Thursday, October 23, 2008 — TREB Members reported 548,399 square feet of space through the Toronto MLS system in September, Commercial Council Chair Garry Lander announced today. “This figure is down considerably (51%) from the 1,112,814 square feet of space recorded during September of 2007,” Mr. Lander said. “Although monthly figures fluctuate widely, we may be seeing the effects of recent economic turbulence having an effect on our local IC&I Real Estate Market.”

Lease prices showed no pronounced trend in September. Leased industrial space (all size categories) averaged \$5.42 sfm, a six per cent fall-off from the \$5.80 recorded during September of 2007. However, leased commercial space (all size categories) came in at \$14.39 sfm, up 15% over last September’s figure of \$12.52.

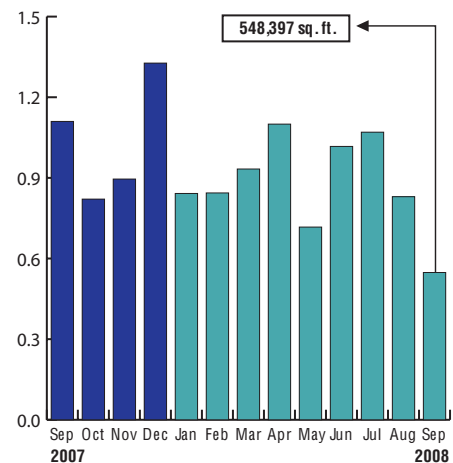
Sales Market Highlights

In September TREB Members reported 27 sales of IC&I properties through the TorontoMLS system. Of these, nine were industrial properties of all size categories which sold for an average of \$115.00 per square foot. This compares to non-MLS sources, which report an Industrial building average sale price of \$106.092. ♦

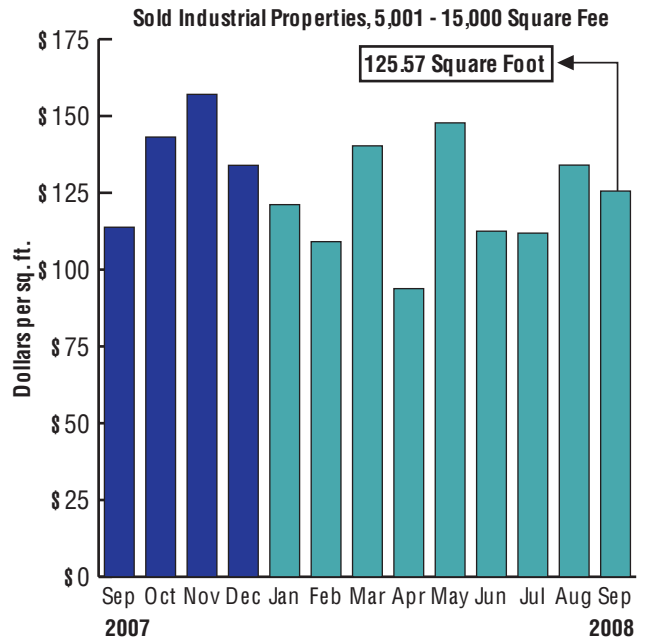
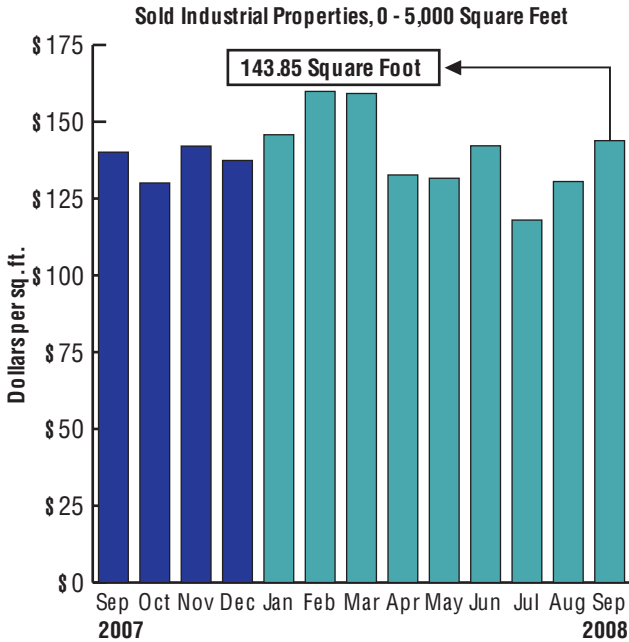
Total Number of Commercial Sales



Total Square Footage of all Leased Space



SOLD INDUSTRIAL PROPERTIES



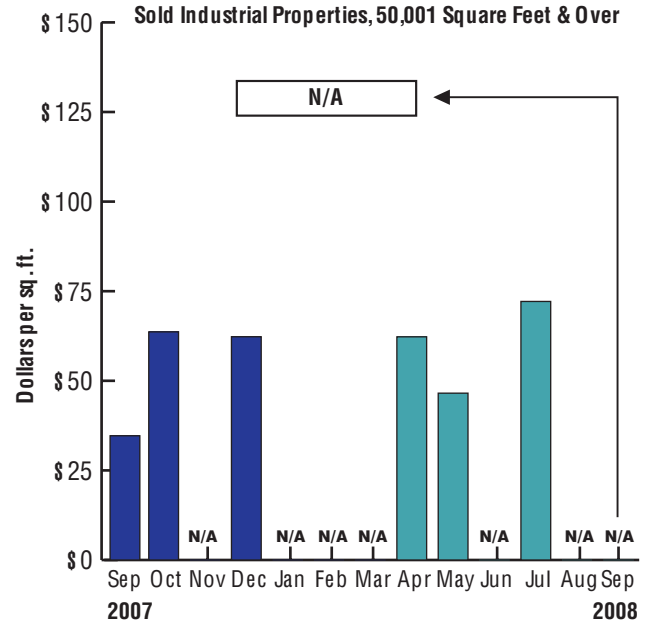
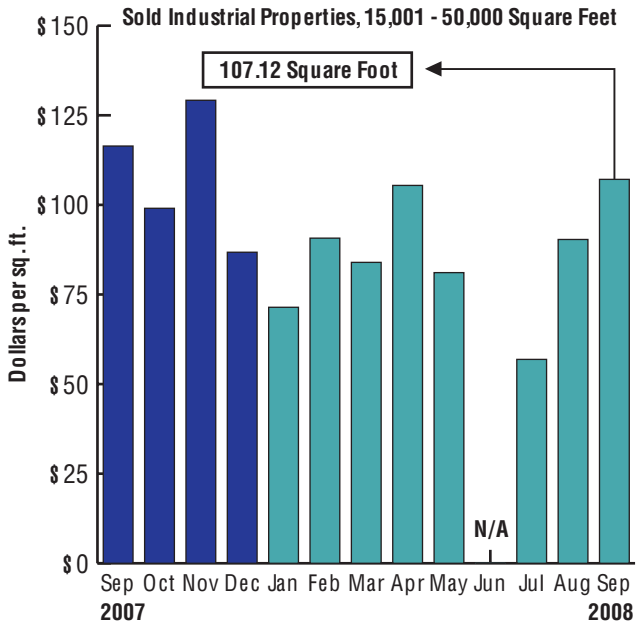
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	1,001	\$130.87
Total:	1	1,001	\$130.87
West			
W12	1	900	\$245.00
W17	2	4,968	\$123.19
Total:	3	5,868	\$141.87
North			
N08	2	3,700	\$156.49
N12	1	1,200	\$125.42
Total:	3	4,900	\$148.88
Grand Total:	7	11,769	\$143.85

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W04	1	6,000	\$102.08
Total:	1	6,000	\$102.08
North			
N03	1	5,050	\$153.47
Total:	1	5,050	\$153.47
Grand Total:	2	11,050	\$125.57

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W17	1	23,482	\$93.69
Total:	1	23,482	\$93.69
North			
N10	1	34,399	\$116.28
Total:	1	34,399	\$116.28
Grand Total:	2	57,881	\$107.12

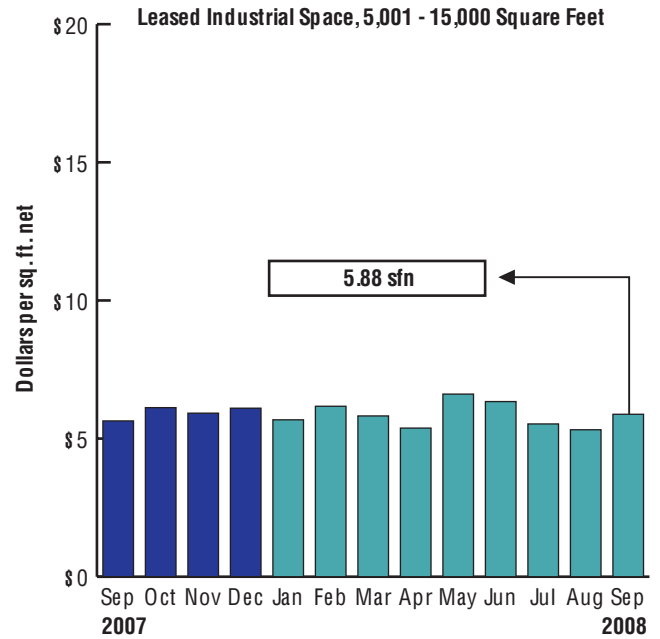
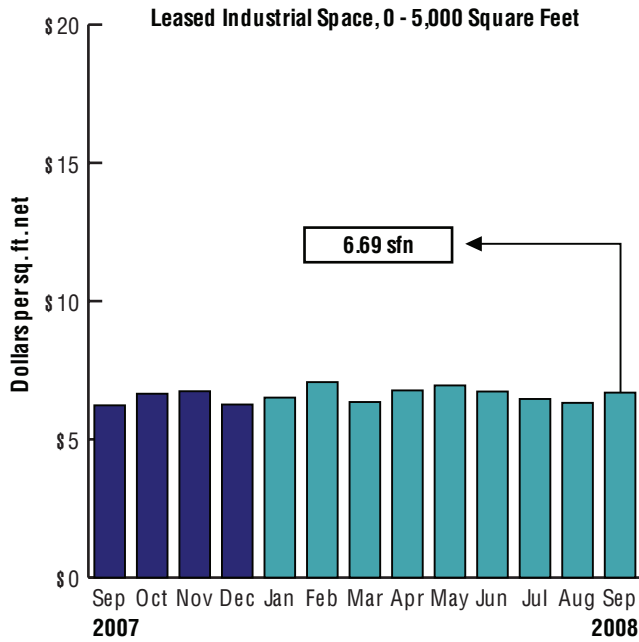
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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LEASED INDUSTRIAL SPACE



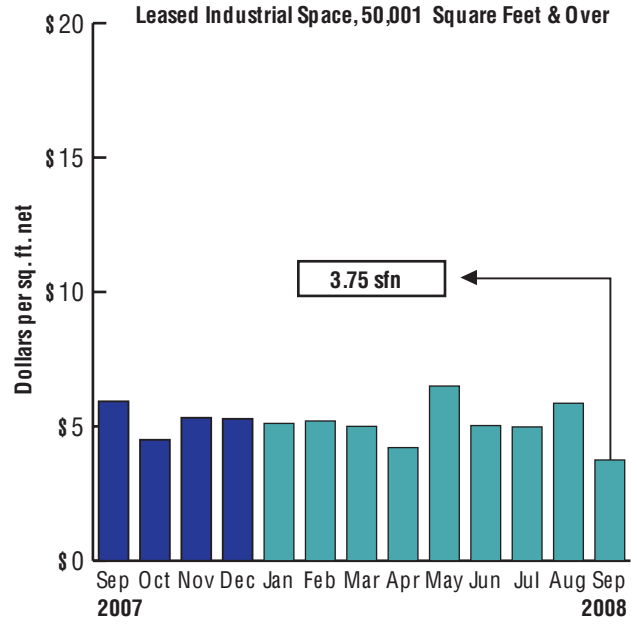
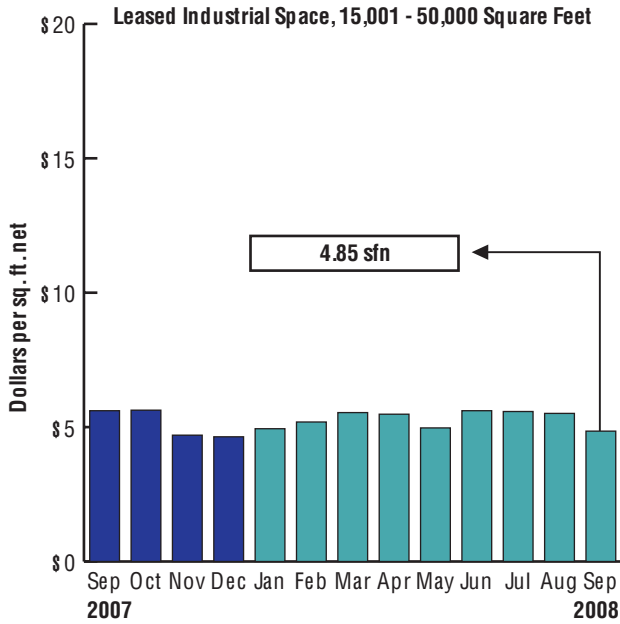
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	5,000	\$7.50
E04	2	5,500	\$5.27
E07	1	2,778	\$5.60
W05	3	9,350	\$4.91
Total:	7	22,628	\$5.66
East			
E11	2	2,055	\$6.11
Total:	2	2,055	\$6.11
West			
W12	2	4,656	\$5.83
W13	1	2,364	\$6.25
W14	1	2,622	\$5.50
W17	3	6,825	\$5.65
W21	2	3,458	\$6.98
W22	1	4,238	\$8.00
W23	2	6,718	\$5.67
W24	3	6,040	\$6.35
Total:	15	36,921	\$6.21
North			
N03	3	6,907	\$8.40
N06	1	2,165	\$6.50
N07	2	6,092	\$6.41
N08	7	15,588	\$8.06
N10	2	7,188	\$7.20
N11	1	1,534	\$11.73
Total:	16	39,474	\$7.77
Grand Total:	40	101,078	\$6.69

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E07	1	10,740	\$5.00
Total:	1	10,740	\$5.00
West			
W17	4	41,568	\$5.62
Total:	4	41,568	\$5.62
North			
N03	1	6,450	\$7.50
N08	3	31,300	\$5.74
N10	1	6,824	\$7.95
Total:	5	44,574	\$6.33
Grand Total:	10	96,882	\$5.88

LEASED INDUSTRIAL SPACE



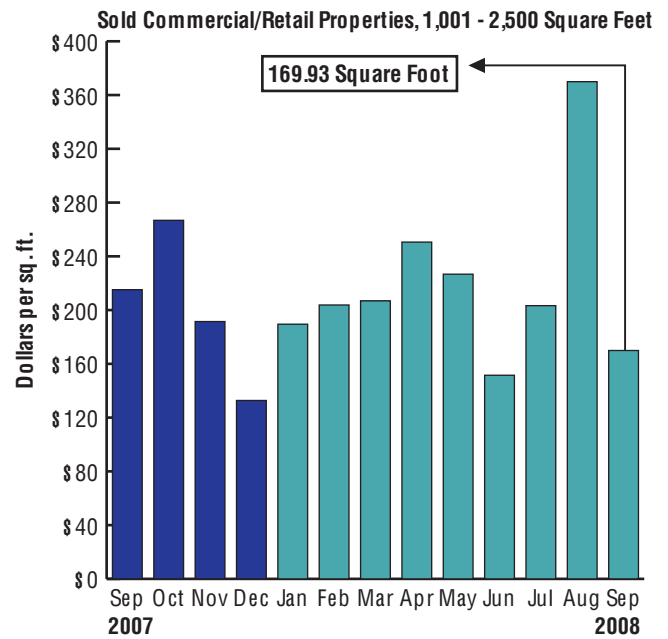
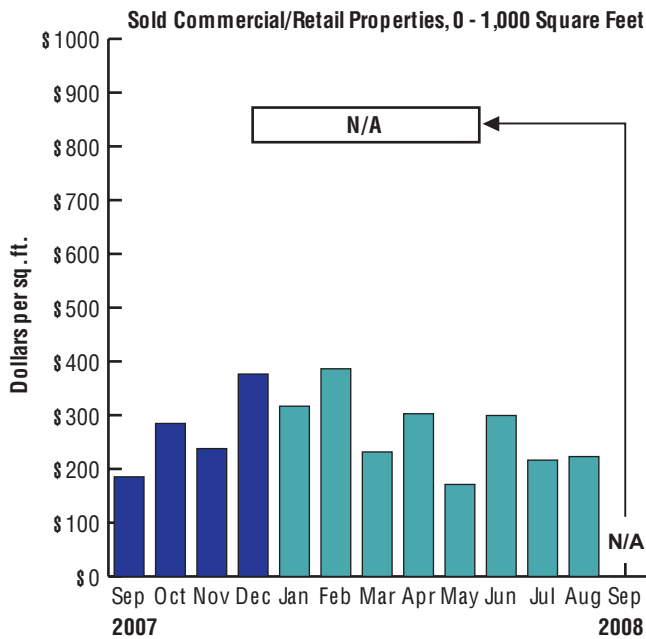
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
E07	1	46,903	\$3.00
Total:	1	46,903	\$3.00
West			
W12	1	24,000	\$4.95
W17	1	19,968	\$5.40
Total:	2	43,968	\$5.15
North			
N03	1	20,846	\$6.00
N10	2	35,985	\$6.20
Total:	3	56,831	\$6.13
Grand Total:	6	147,702	\$4.85

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W17	1	53,997	\$3.75
Total:	1	53,997	\$3.75
Grand Total:	1	53,997	\$3.75

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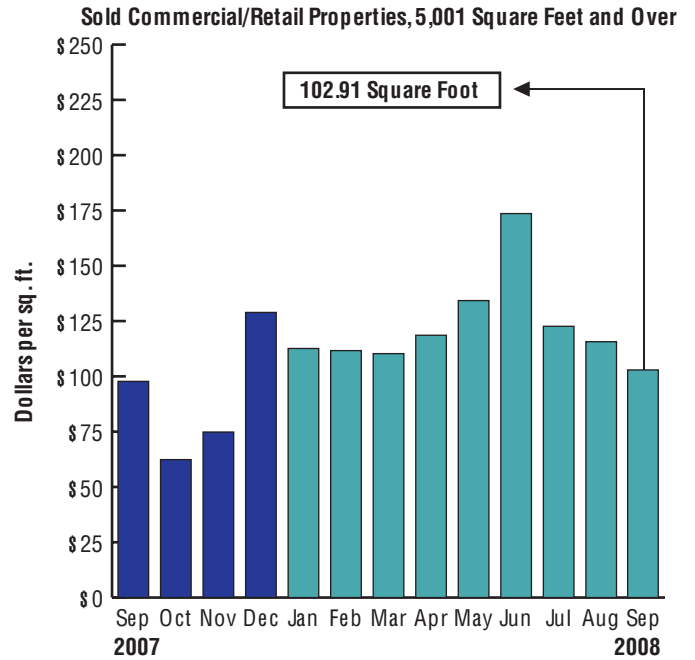
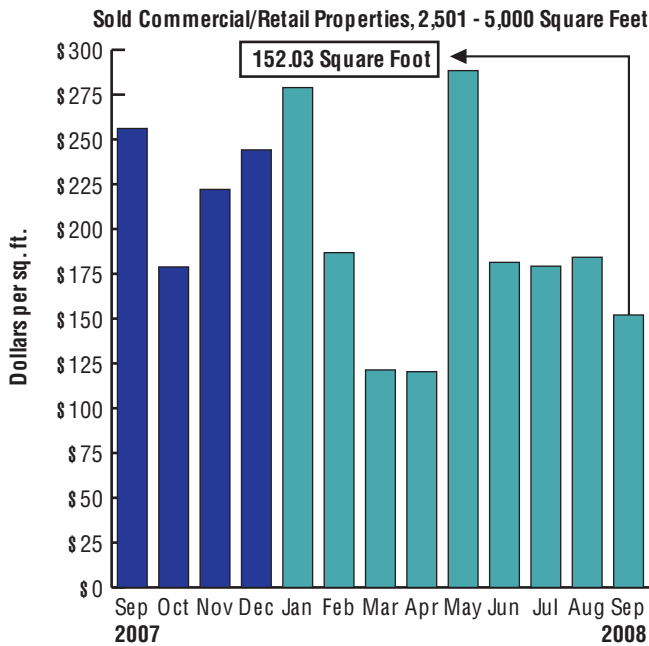
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	2,276	\$184.53
W05	1	2,040	\$134.80
Total:	2	4,316	\$161.03
West			
W12	1	2,000	\$260.00
W21	1	1,341	\$240.87
Total:	2	3,341	\$252.32
North			
N03	1	1,721	\$158.92
N08	1	2,225	\$103.37
N15	1	2,000	\$135.00
Total:	3	5,946	\$130.09
Grand Total:	7	13,603	\$169.93

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
East			
W10	1	2,970	\$106.06
Total:	1	2,970	\$106.06
East			
E12	1	2,642	\$202.50
Total:	1	2,642	\$202.50
West			
W24	1	3,852	\$140.19
Total:	1	3,852	\$140.19
North			
N08	2	5,911	\$160.29
Total:	2	5,911	\$160.29
Grand Total:	5	15,375	\$152.03

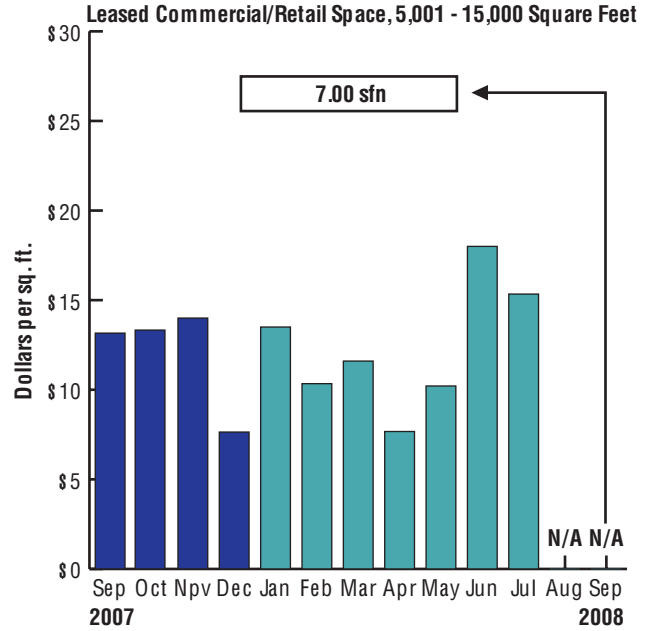
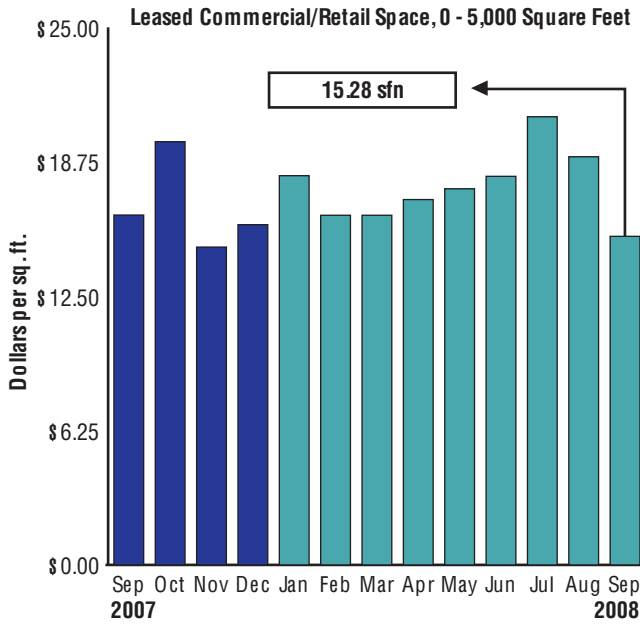
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C11	1	16,490	\$84.90
E07	1	10,054	\$100.46
Total:	2	26,544	\$90.79
East			
E17	1	18,998	\$131.59
Total:	1	18,998	\$131.59
West			
W25	1	5,407	\$61.59
Total:	1	5,407	\$61.59
Grand Total:	4	50,949	\$102.91

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	1,750	\$5.83
C02	1	1,000	\$38.40
C04	1	700	\$24.86
C07	1	1,300	\$18.46
C11	1	1,015	\$26.01
E01	1	2,000	\$10.80
E03	1	1,080	\$12.00
E07	2	2,397	\$16.47
E10	1	1,000	\$30.00
W07	1	1,000	\$8.40
W08	1	940	\$21.45
Total:	12	14,182	\$17.56
East			
E13	1	1,810	\$15.00
E14	2	5,875	\$14.81
E17	1	1,300	\$11.00
Total:	4	8,985	\$14.29
West			
W14	1	2,845	\$16.00
W17	1	2,100	\$11.75
W21	2	4,043	\$7.48
W23	1	1,527	\$21.00
W24	1	900	\$18.00
W27	1	1,260	\$20.00
W28	2	4,952	\$7.17
Total:	9	17,627	\$11.88
North			
N06	2	2,385	\$16.91
N07	1	1,000	\$12.00
N08	1	1,496	\$12.50
N11	2	2,789	\$29.61
Total:	6	7,670	\$20.03
Grand Total:	31	48,464	\$15.28

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
W02	1	5,800	\$7.00
Total:	1	5,800	\$7.00
Grand Total:	1	5,800	\$7.00

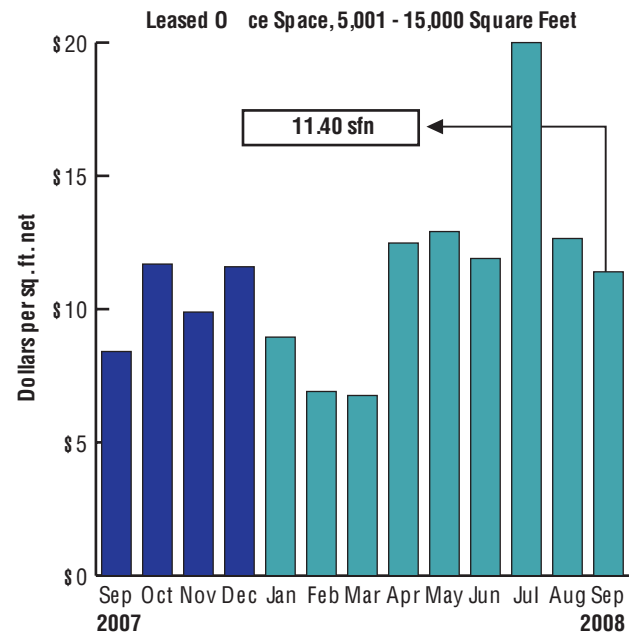
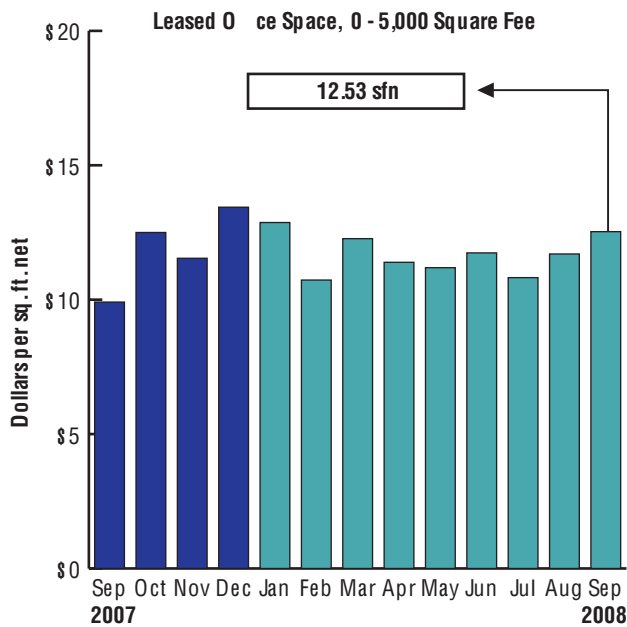
15,001 - 50,00 SQ. FT.

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			
C01	1	750	\$31.20
C02	1	1,200	\$18.00
C04	1	700	\$24.86
C07	2	2,104	\$23.10
C11	1	4,696	\$14.75
C13	1	5,000	\$7.50
E07	2	2,076	\$8.74
W04	2	2,773	\$8.46
W05	3	3,313	\$8.90
Total:	14	22,612	\$12.78
East			
E13	1	2,280	\$15.79
E16	1	1,147	\$10.50
Total:	2	3,427	\$14.02
West			
W14	1	1,985	\$9.50
W15	2	3,327	\$14.40
W17	4	2,611	\$13.30
W20	2	3,091	\$14.65
W23	1	250	\$9.00
W24	1	1,050	\$9.00
Total:	11	12,314	\$12.87
North			
N03	1	1,000	\$17.00
N08	2	4,901	\$10.20
N10	2	2,657	\$9.50
Total:	5	8,558	\$10.78
Grand Total:	32	46,911	\$12.53

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C11	1	5,511	\$15.50
W05	1	7,765	\$7.50
Total:	2	13,276	\$10.82
North			
N08	1	5,500	\$12.00
N11	1	7,500	\$12.00
Total:	2	13,000	\$12.00
Grand Total:	4	26,276	\$11.40

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
C15	1	21,289	\$13.50
Total:	1	21,289	\$13.50
Grand Total:	1	21,289	\$13.50

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.

<i>Area</i>	<i>Sales</i>	<i>Total Sold</i>	<i>Av. Price</i>	<i>Total Acre</i>	<i>Av. Price</i>
East					
C01	1	8,550	\$233.92	0.20	\$10,000,000.00
C08	1	4,500	\$118.89	0.10	\$5,350,000.00
W10	1	87,120	\$8.78	2.00	\$382,500.00
Total:	3	100,170	\$32.94	2.30	\$1,434,782.61
East					
E17	1	60,113	\$3.04	1.38	\$132,608.70
Total:	1	60,113	\$3.04	1.38	\$132,608.70
West					
W25	1	47,045	\$12.33	1.08	\$537,037.04
Total:	1	47,045	\$12.33	1.08	\$537,037.04
North					
N03	1	12,240	\$99.02	0.28	\$4,328,571.43
Total:	1	12,240	\$99.02	0.28	\$4,328,571.43
Grand					
Total:	6	219,568	\$24.02	5.04	\$1,046,626.98

130,001 SQ. FT. AND OVER

<i>Area</i>	<i>Sales</i>	<i>Total Sold</i>	<i>Av. Price</i>	<i>Total Acre</i>	<i>Av. Price</i>
East					
E16	1	215,186	\$2.00	4.94	\$87,044.53
Total:	1	215,186	\$2.00	4.94	\$87,044.53
West					
W13	1	1,524,600	\$0.24	35.00	\$10,571.43
W29	1	268,330	\$3.24	6.16	\$141,114.45
Total:	2	1,792,930	\$0.69	41.16	\$30,108.48
Grand					
Total:	3	2,008,116	\$0.83	46.10	\$36,209.65

