

Watch

December 2009

For All Media/Public
Inquiries: (416) 443-8158

For All TREB Member
Inquiries: (416) 443-8152

Almost 6,000,000 Square Feet Of Space Leased In 2009

January 18, 2010 — TREB Commercial Members leased 5,829,559 square feet of space in 2009, including 334,290 square feet traded in December, Commercial Council Chair Garry Lander announced today. The 2009 figure was down 51 per cent from the 2008 total of 11,961,934.

“Greater Toronto’s commercial real estate market definitely felt the effects of the recession,” Mr. Lander noted. “Renewed economic growth suggests that the commercial real estate situation should start to improve in 2010. Sustained growth in the demand for commercial space will require recovery in both the domestic and export-driven components of our economy.”

Industrial space in all size categories leased for \$5.11 per square foot net (sfm), down five per cent from the \$5.40 recorded in December of 2008. Commercial space traded for \$13.69 per sfm, from the \$14.63 per sfm figure seen during the same period last year, a six per cent decline. Only office space rose in value, up one per cent to \$10.85 per sfm from last December’s \$10.74 per sfm.

Sales Market Highlights

TREB Members recorded 51 sales of IC&I properties in December, including 34 industrial buildings of all size categories which averaged \$87.46 per square. This compares to a figure of \$94.00 per square foot derived from non-MLS sources. ♦

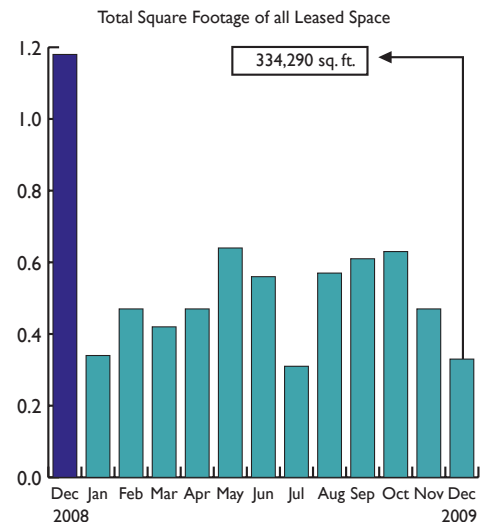
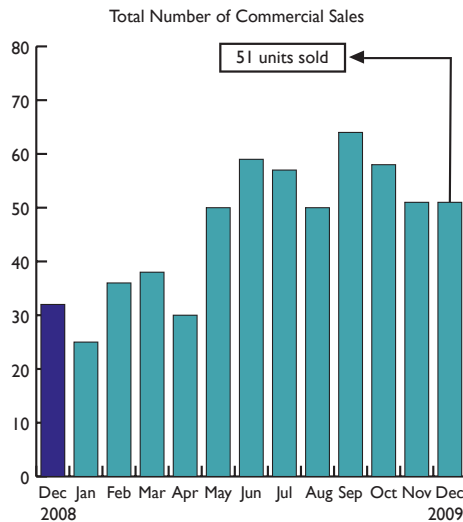
Executive Council, Commercial Division

Garry Lander
Chairman

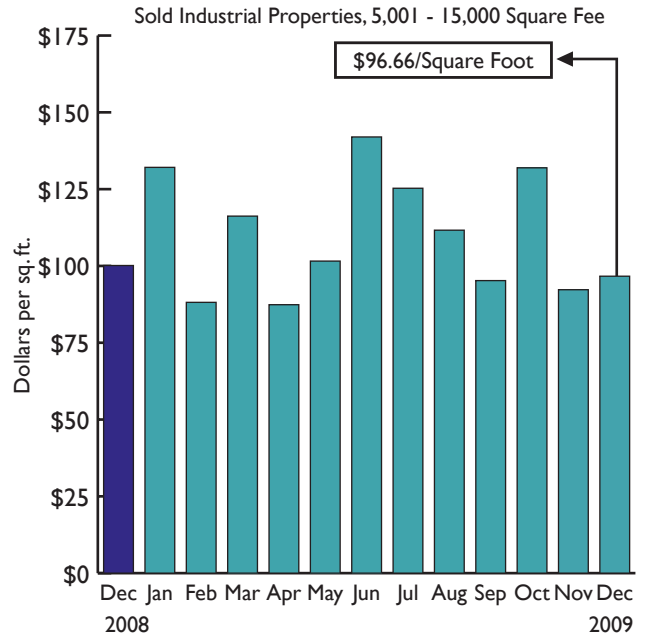
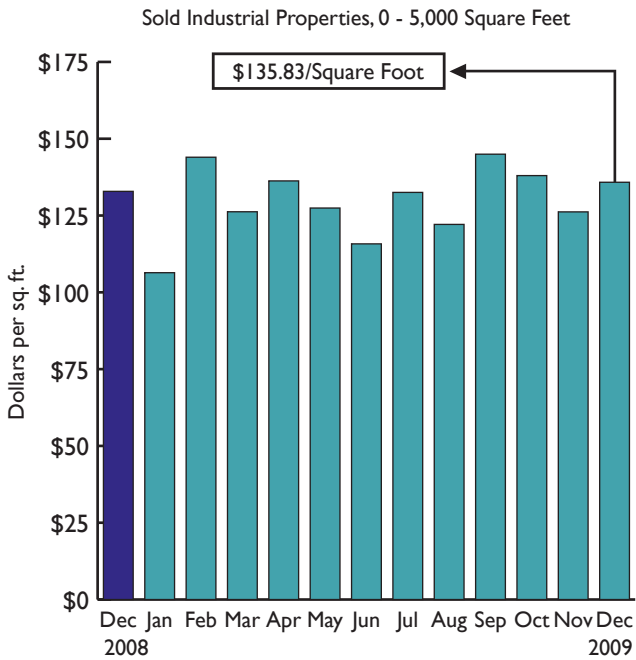
Larry B. Purchase
Vice Chairman

Joe De Leo
Past Chairman

Bob Airey
Armando Bernardo
John Crombie
Peter De Guerre
Derek Gould
Roger Jain, CCIM
Cynthia Lai, FRI
Joe Panchyshyn
Joanne Rosen
George Sachs
Neel Surendran, CCIM
Mario Vitelli



SOLD INDUSTRIAL PROPERTIES



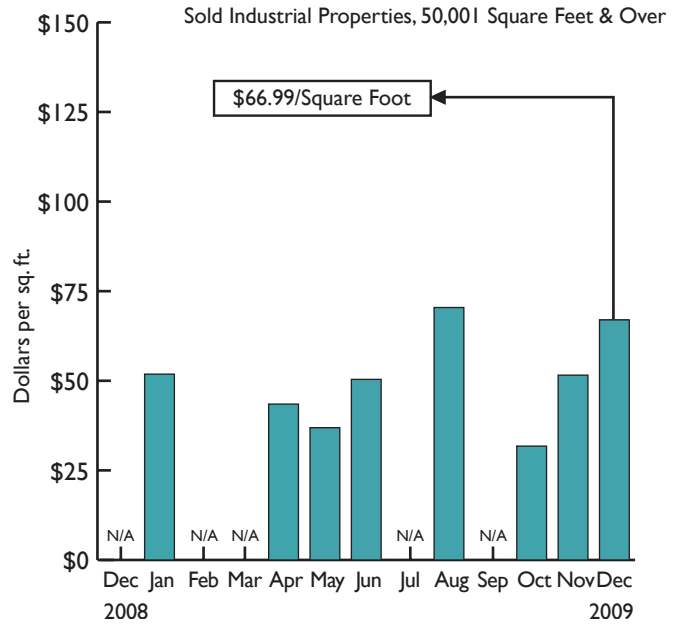
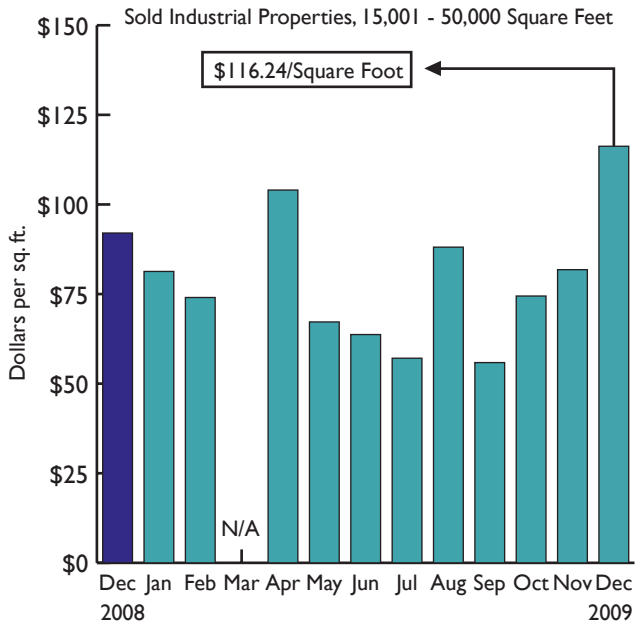
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	5	7,184	\$119.78
W01	1	5,000	\$179.00
W05	2	5,130	\$96.10
W06	1	1,384	\$196.53
Total:	9	18,698	\$134.80
East			
E11	2	7,025	\$118.15
E12	1	1,254	\$125.00
Total:	3	8,279	\$119.19
West			
W23	2	5,075	\$137.10
W24	1	2,605	\$144.34
Total:	3	7,680	\$139.56
North			
N08	4	9,338	\$149.60
Total:	4	9,338	\$149.60
Grand Total:	19	43,995	\$135.83

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	14,458	\$70.90
Total:	1	14,458	\$70.90
West			
W17	1	5,834	\$154.27
W22	1	7,500	\$98.67
W23	1	5,270	\$100.72
Total:	3	18,604	\$116.68
Grand Total:	4	33,062	\$96.66

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	20,819	\$67.25
Total:	1	20,819	\$67.25
West			
W17	3	94,523	\$149.09
W24	1	25,967	\$96.28
Total:	4	120,490	\$137.70
North			
N08	1	15,030	\$119.76
N10	1	35,438	\$70.57
Total:	2	50,468	\$85.22
Grand Total:	7	191,777	\$116.24

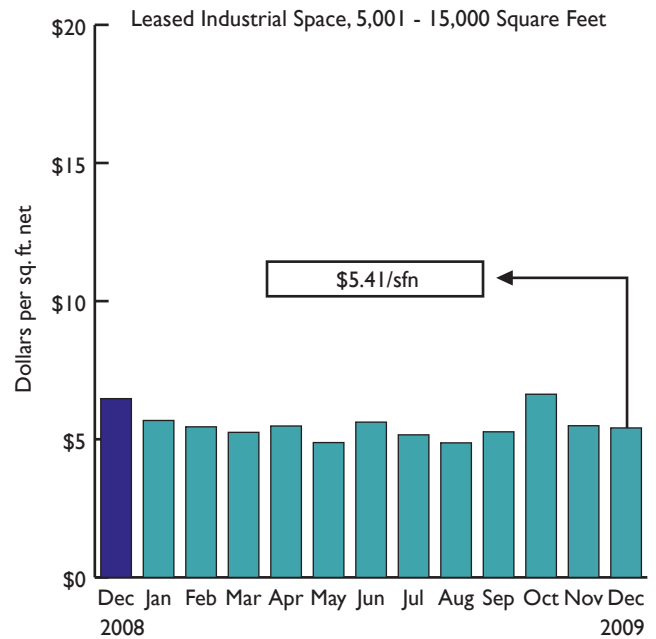
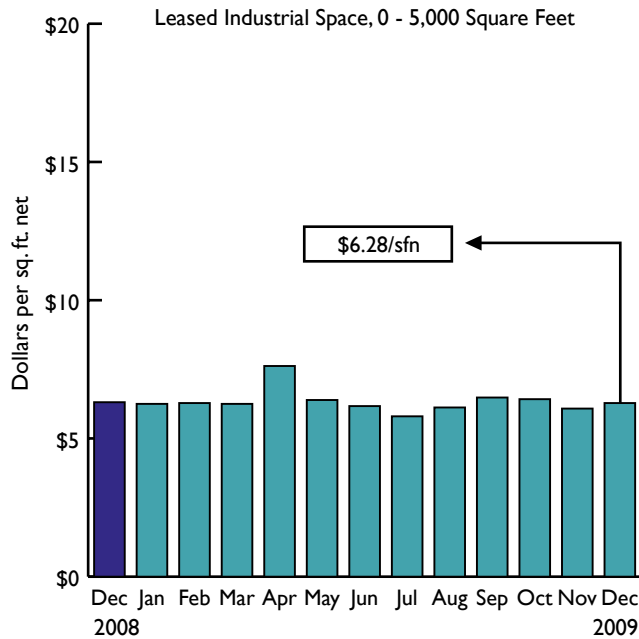
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W04	1	126,307	\$53.05
W05	2	189,918	\$80.43
Total:	3	316,225	\$69.49
West			
W17	1	72,253	\$56.05
Total:	1	72,253	\$56.05
Grand Total:	4	388,478	\$66.99

All information on this publication is copyright © 2009. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

LEASED INDUSTRIAL SPACE



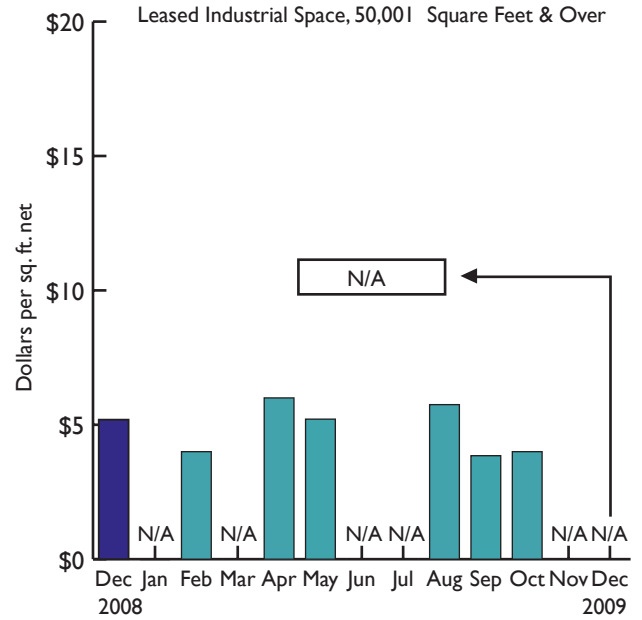
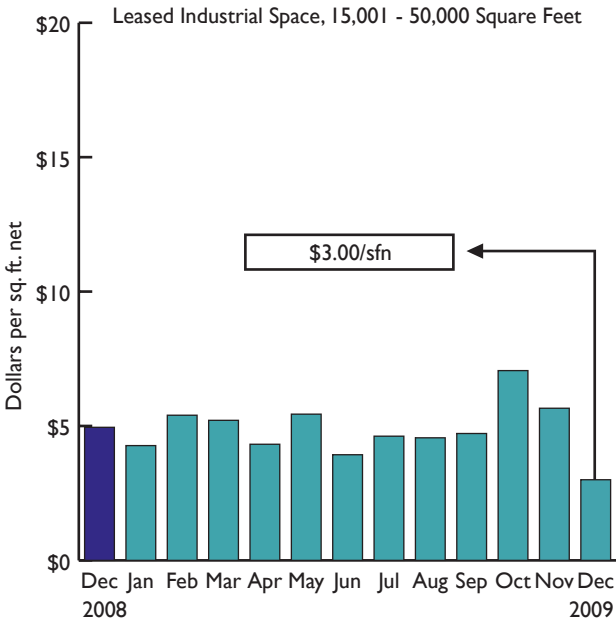
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E03	1	3,200	\$4.60
E07	3	5,433	\$5.44
W04	1	2,125	\$10.45
W05	2	4,150	\$7.04
W09	1	1,500	\$5.25
W10	1	1,250	\$12.48
Total:	9	17,658	\$6.75
East			
E11	1	4,750	\$4.00
E12	1	3,500	\$5.70
E14	1	1,800	\$12.00
Total:	3	10,050	\$6.02
West			
W12	1	2,232	\$6.00
W14	1	2,240	\$5.00
W17	6	14,613	\$5.41
W20	1	3,450	\$6.25
W21	1	2,121	\$4.87
Total:	10	24,656	\$5.50
North			
N03	1	4,543	\$7.00
N06	1	1,135	\$6.00
N08	3	9,711	\$5.83
N11	2	3,865	\$10.24
Total:	7	19,254	\$7.00
Grand Total:	29	71,618	\$6.28

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W03	1	8,250	\$3.25
W06	1	8,500	\$3.00
Total:	2	16,750	\$3.12
West			
W14	1	6,050	\$5.00
W17	3	29,782	\$4.84
Total:	4	35,832	\$4.87
North			
N03	1	6,806	\$7.00
N07	1	5,417	\$5.00
N08	3	24,280	\$7.24
N17	1	7,500	\$6.08
Total:	6	44,003	\$6.73
Grand Total:	12	96,585	\$5.41

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W07	2	53,200	\$3.00
Total:	2	53,200	\$3.00
Grand Total:	2	53,200	\$3.00

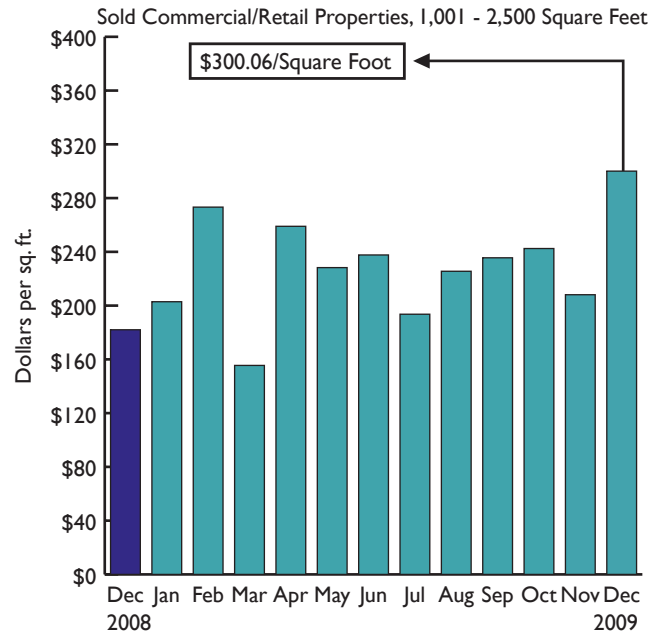
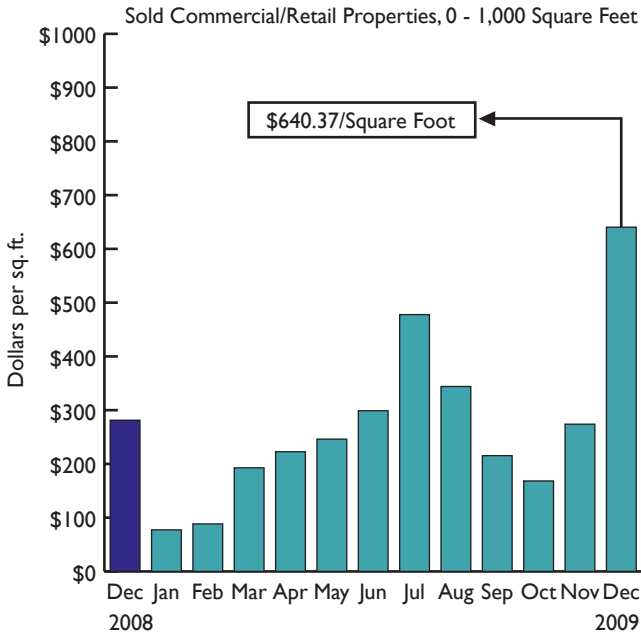
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

All information on this publication is copyright © 2009. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

SOLD COMMERCIAL/RETAIL PROPERTIES



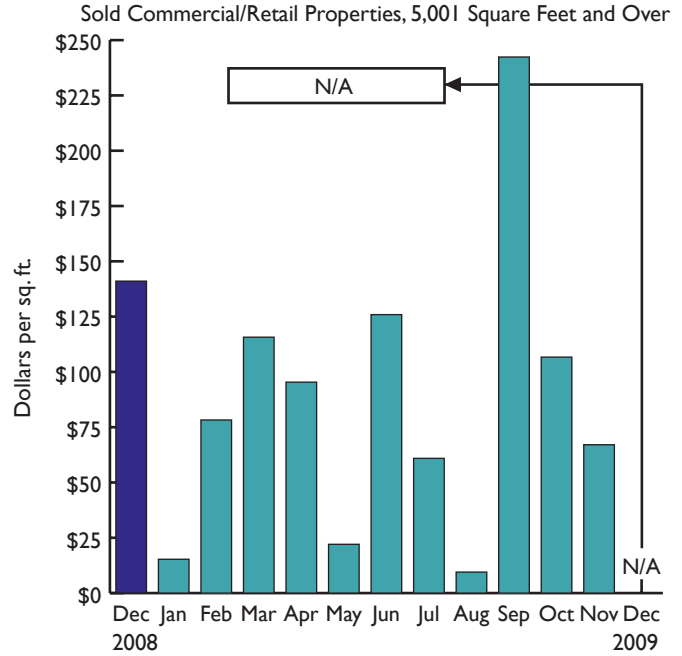
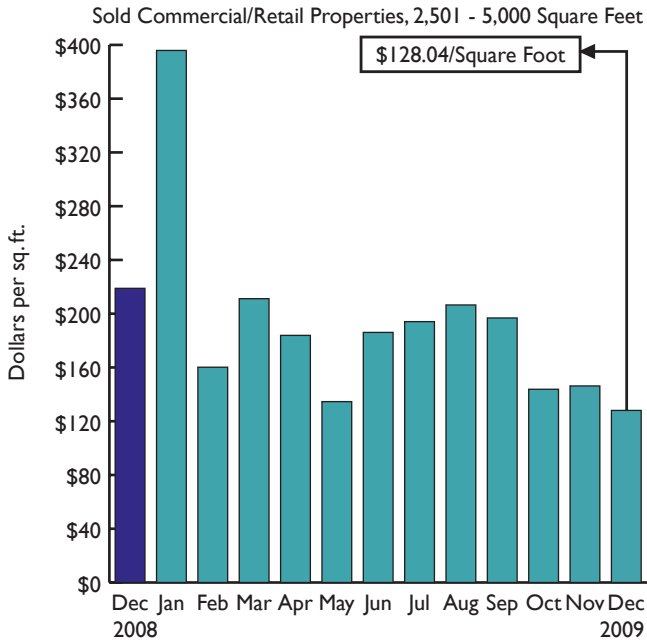
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	507	\$690.34
C14	1	393	\$834.61
Total:	2	900	\$753.33
West			
W16	1	600	\$55.00
Total:	1	600	\$55.00
North			
N04	1	593	\$446.88
N10	1	290	\$1,896.55
Total:	2	883	\$922.99
Grand Total:	5	2,383	\$640.37

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	3,281	\$225.54
C14	1	1,502	\$1,025.30
E03	1	1,200	\$270.83
W01	1	1,070	\$336.36
W09	1	2,100	\$233.29
Total:	6	9,153	\$377.45
East			
E14	1	1,500	\$73.33
Total:	1	1,500	\$73.33
West			
W27	1	2,000	\$162.50
Total:	1	2,000	\$162.50
North			
N11	1	1,292	\$227.94
Total:	1	1,292	\$227.94
Grand Total:	9	13,945	\$300.06

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	3,500	\$111.43
W06	2	7,200	\$136.11
Total:	3	10,700	\$128.04
Grand Total:	3	10,700	\$128.04

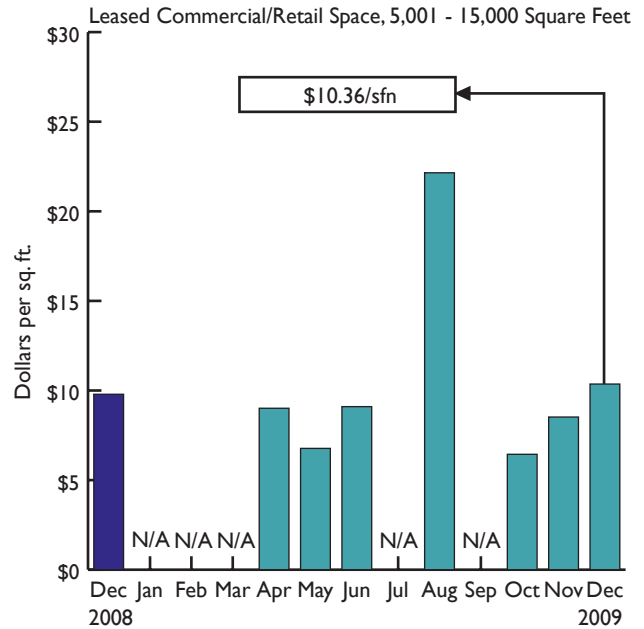
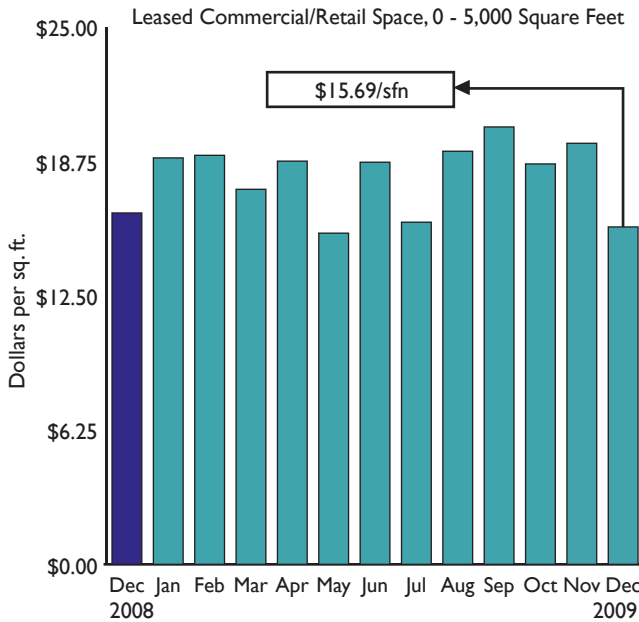
5,001 SQ. FT. AND OVER

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

All information on this publication is copyright © 2009. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	2,509	\$15.02
C04	1	1,187	\$35.38
C06	1	1,000	\$19.20
C07	1	1,123	\$27.00
C08	1	900	\$22.67
C10	1	1,300	\$34.62
E04	1	444	\$27.03
E07	2	4,704	\$20.82
W05	2	6,950	\$7.63
W07	1	1,496	\$14.44
Total:	13	21,613	\$17.54

East

E15	1	1,000	\$13.20
E16	1	1,363	\$20.00
Total:	2	2,363	\$17.12

West

W21	1	2,121	\$4.87
W23	5	9,514	\$13.60
Total:	6	11,635	\$12.01

North

N03	1	1,252	\$16.00
N11	2	1,442	\$31.76
N12	1	674	\$7.70
N19	1	988	\$9.86
N24	1	1,600	\$7.50
Total:	6	5,956	\$15.58

Grand Total:	27	41,567	\$15.69
---------------------	-----------	---------------	----------------

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W21	1	11,585	\$8.50
W25	1	5,200	\$12.69
Total:	2	16,785	\$9.80

North

N08	1	8,265	\$11.50
Total:	1	8,265	\$11.50

Grand Total:	3	25,050	\$10.36
---------------------	----------	---------------	----------------

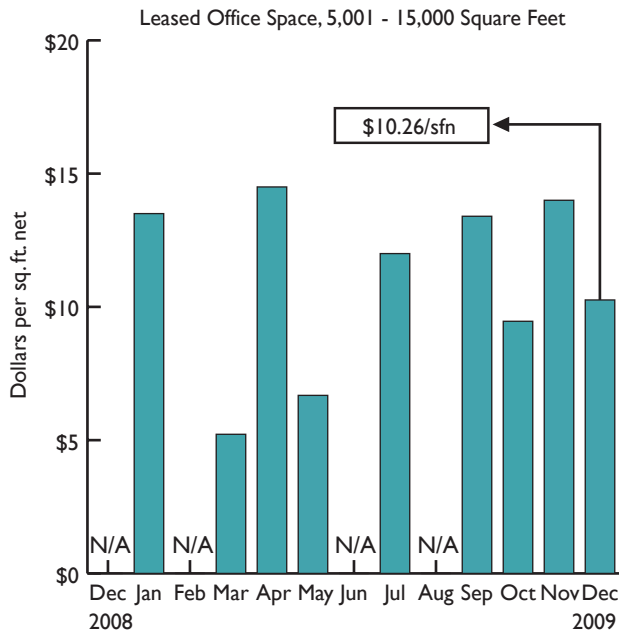
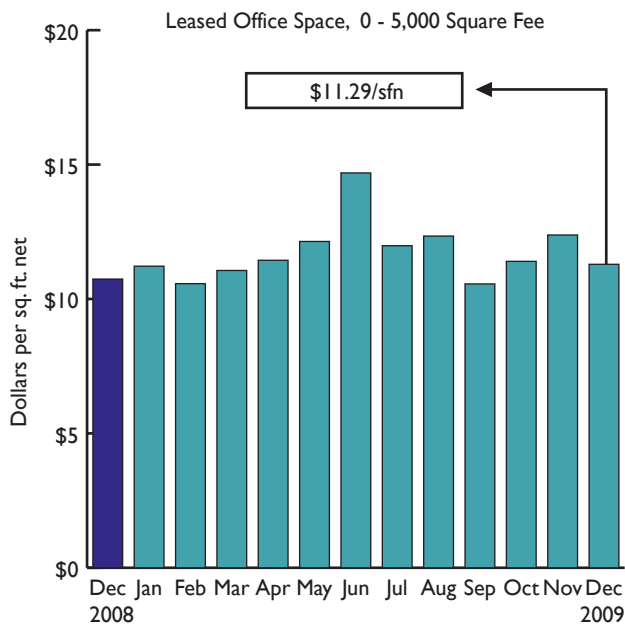
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C03	1	2,231	\$12.00
C08	1	2,500	\$14.00
C10	1	520	\$20.19
C13	1	1,384	\$9.00
C14	1	1,051	\$15.98
C15	2	1,819	\$9.88
E05	1	450	\$20.00
W05	3	4,855	\$10.86
W08	1	1,150	\$11.50
W09	1	1,123	\$7.25
W10	2	1,170	\$14.10
Total:	15	18,253	\$12.00
West			
W21	2	2,450	\$10.76
Total:	2	2,450	\$10.76
North			
N03	1	428	\$7.50
N08	2	2,600	\$11.08
N10	2	2,659	\$7.74
Total:	5	5,687	\$9.25
Grand Total:	22	26,390	\$11.29

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N08	1	13,025	\$12.00
N10	1	6,855	\$6.95
Total:	2	19,880	\$10.26
Grand Total:	2	19,880	\$10.26

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Grand Total:	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
W09	1	25,265	\$23.75	0.58	\$1,034,482.76
Total:	1	25,265	\$23.75	0.58	\$1,034,482.76
East					
E13	2	6,662	\$20.26	0.16	\$843,750.00
E17	1	33,977	\$11.77	0.78	\$512,820.51
Total:	3	40,639	\$13.16	0.94	\$569,148.94
West					
W23	1	113,692	\$16.03	2.61	\$698,084.29
Total:	1	113,692	\$16.03	2.61	\$698,084.29
Grand					
Total:	5	179,595	\$16.46	4.13	\$715,980.63

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
E10	1	146,797	\$21.12	3.37	\$919,881.31
Total:	1	146,797	\$21.12	3.37	\$919,881.31
Grand					
Total:	1	146,797	\$21.12	3.37	\$919,881.31

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.