

Watch

March 2009

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

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

Leased Space Over 400,000 Square Feet In March

April 12, 2009 — TREB Commercial Members reported 421,642 square feet of space in March according to Garry Lander, Commercial Council Chair. This compares to the 933,299 square feet recorded during March of 2008.

Lease rates for Industrial space (all size categories) came in at \$5.59 sfm, unchanged from March 2009. “The lower level of activity seems to have translated into a flattening of rental rates,” Mr. Lander commented.

Sales Market Highlights

Of the 38 sales of industrial/commercial properties in March, the 21 Industrial property sales (all size categories) averaged \$121.18 per square foot. This compares to the \$79.60 per square foot figure obtained through non-MLS® sources. ♦

Executive Council, Commercial Division

Garry Lander
Chairman

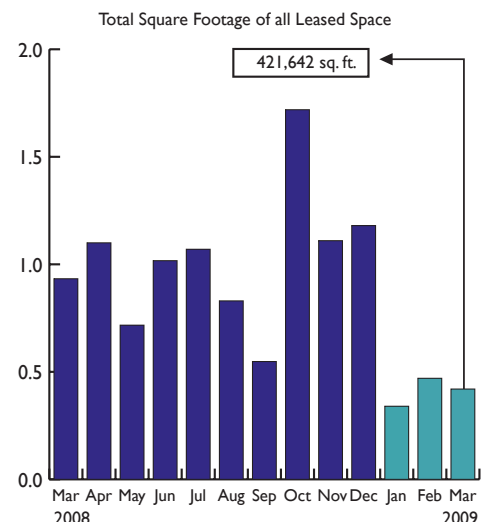
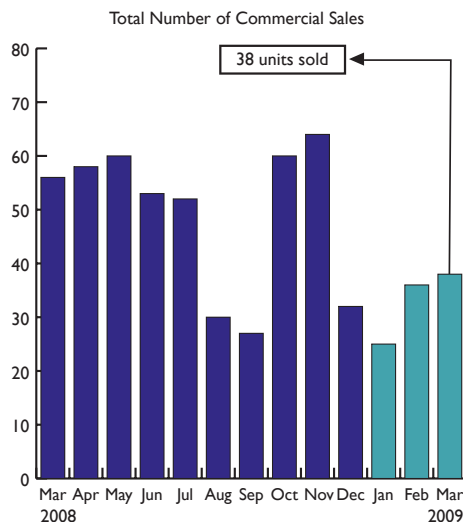
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Vice Chairman

Joe De Leo
Past Chairman

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Armando Bernardo
John Crombie
Derek Gould
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Joe Panchyshyn
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Norair Yeretsian

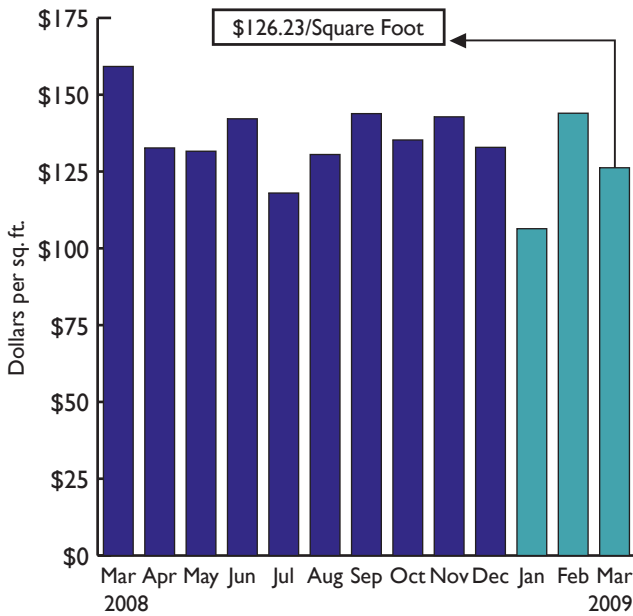


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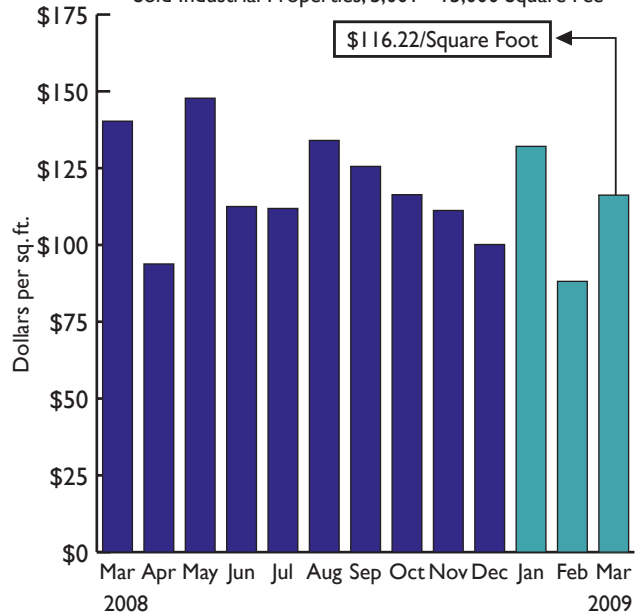


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



Sold Industrial Properties, 5,001 - 15,000 Square Feet



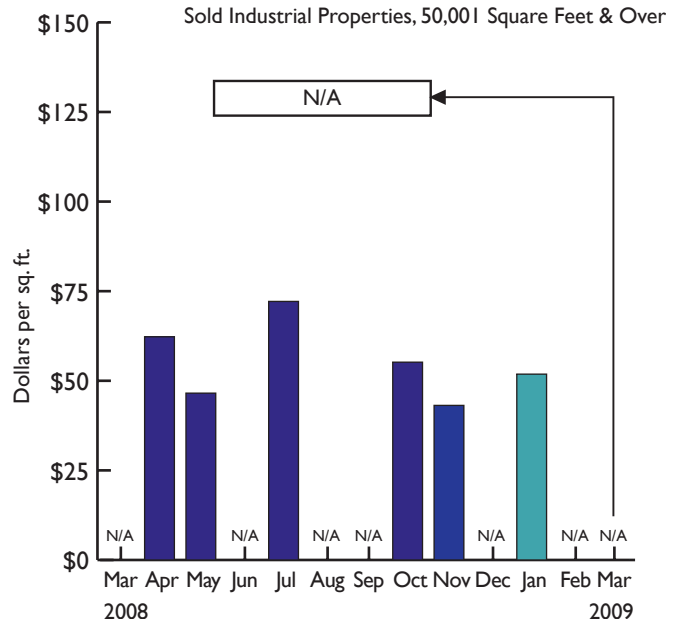
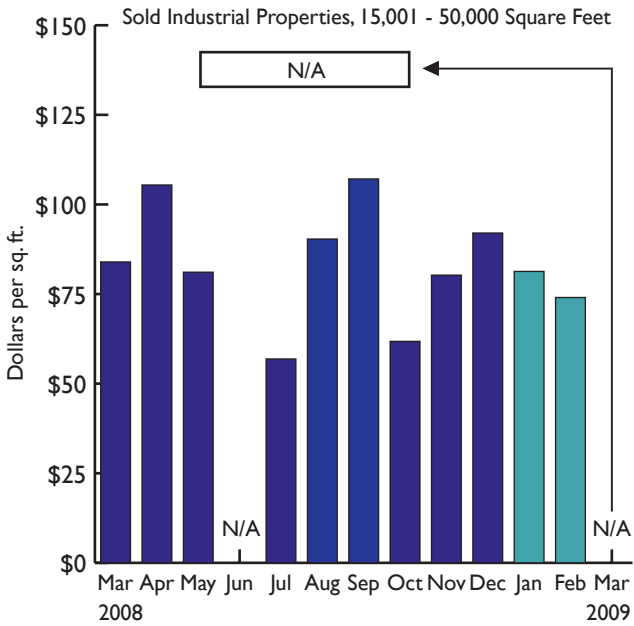
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	4	4,890	\$128.83
W05	2	3,662	\$113.33
W10	1	1,800	\$104.72
Total:	7	10,352	\$119.16
West			
W13	1	3,600	\$127.78
W17	1	3,535	\$97.60
W29	1	1,930	\$126.94
Total:	3	9,065	\$115.83
North			
N04	1	2,411	\$141.02
N07	1	1,440	\$135.42
N08	2	2,785	\$144.70
N10	2	3,137	\$156.84
N11	1	1,733	\$236.58
N12	1	1,180	\$101.69
Total:	8	12,686	\$154.50
Grand Total:	17	30,370	\$126.23

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E20	1	6,467	\$104.38
Total:	1	6,467	\$104.38
West			
W17	1	11,000	\$120.45
W28	1	7,600	\$130.92
Total:	2	18,600	\$124.73
North			
N07	1	5,867	\$102.27
Total:	1	5,867	\$102.27
Grand Total:	4	30,934	\$116.22

SOLD INDUSTRIAL PROPERTIES



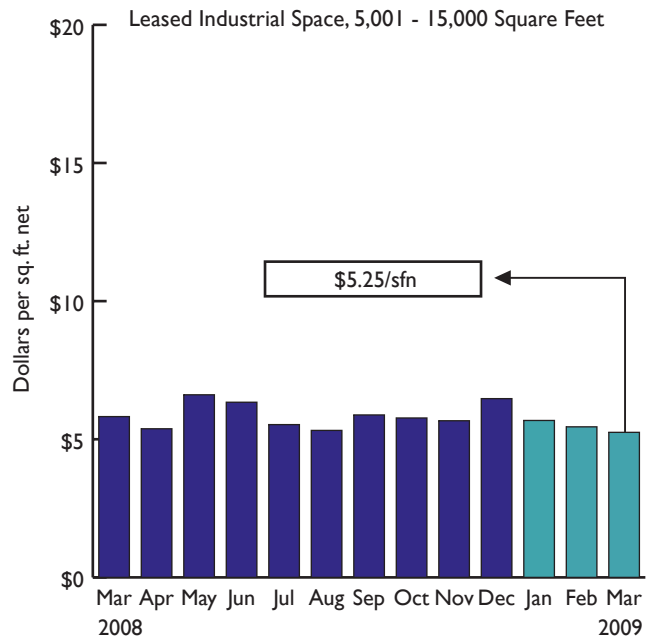
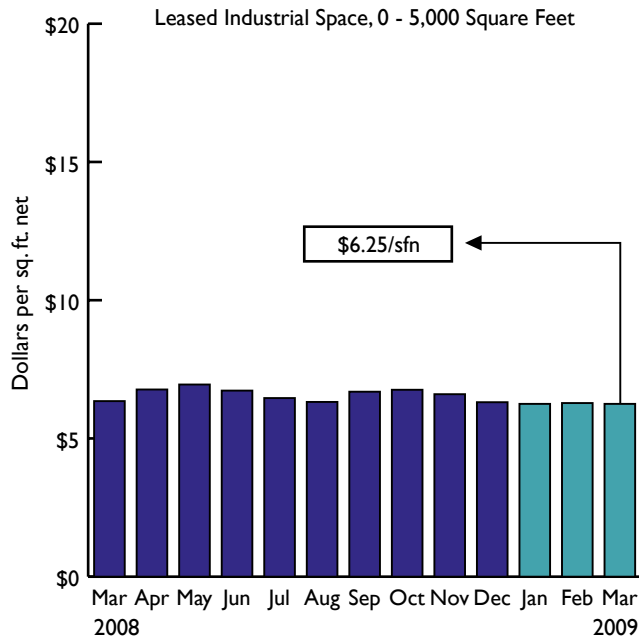
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Grand Total:		N/A	N/A

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

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LEASED INDUSTRIAL SPACE



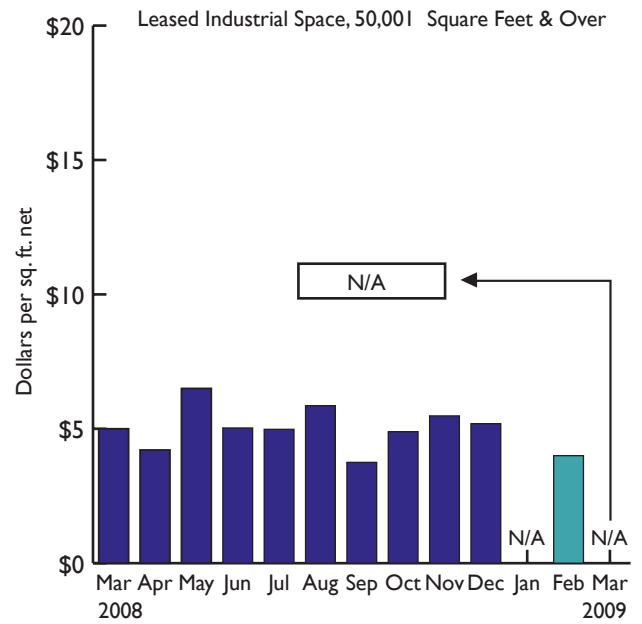
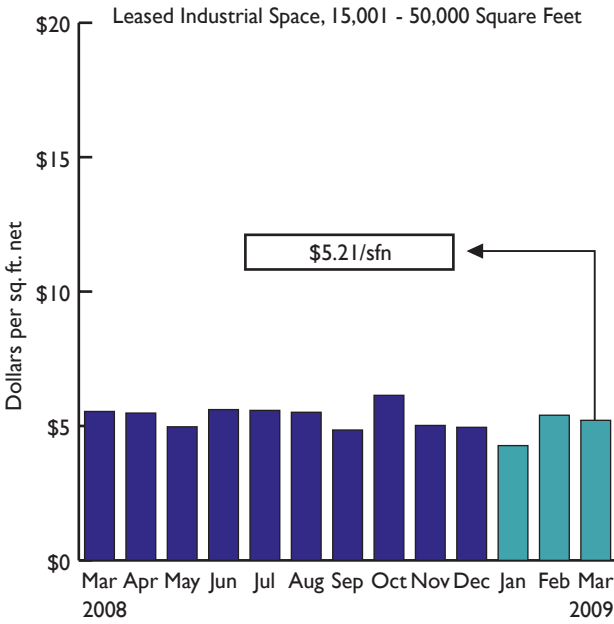
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	1,200	\$6.25
E04	2	6,940	\$6.21
E05	1	3,632	\$5.50
E07	1	1,108	\$6.38
E09	2	7,950	\$4.75
W05	2	3,756	\$5.53
W07	1	2,560	\$5.95
W09	1	4,320	\$5.50
W10	2	7,500	\$4.83
Total:	13	38,966	\$5.43
East			
E11	2	5,023	\$5.84
Total:	2	5,023	\$5.84
West			
W12	1	3,000	\$4.75
W17	7	16,971	\$5.65
W23	1	4,400	\$7.70
W24	2	4,300	\$5.87
W28	1	2,600	\$5.60
Total:	12	31,271	\$5.88
North			
N06	1	1,624	\$6.00
N07	1	2,400	\$6.50
N08	6	16,687	\$8.06
N10	5	10,689	\$7.07
N12	1	1,450	\$10.75
Total:	14	32,850	\$7.64
Grand Total:	41	108,110	\$6.25

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	5,328	\$5.50
E09	1	7,950	\$4.75
W04	1	9,620	\$7.48
W10	1	5,985	\$5.00
Total:	4	28,883	\$5.85
East			
E11	1	5,218	\$5.00
Total:	1	5,218	\$5.00
West			
W12	1	6,000	\$6.00
W17	4	30,111	\$5.04
W24	2	23,993	\$4.25
Total:	7	60,104	\$4.82
North			
N08	1	5,685	\$6.00
N10	1	7,744	\$5.95
Total:	2	13,429	\$5.97
Grand Total:	14	107,634	\$5.25

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	3	52,093	\$5.64
W24	1	17,500	\$6.00
Total:	4	69,593	\$5.73
North			
N08	1	25,000	\$3.75
Total:	1	25,000	\$3.75
Grand Total:	5	94,593	\$5.21

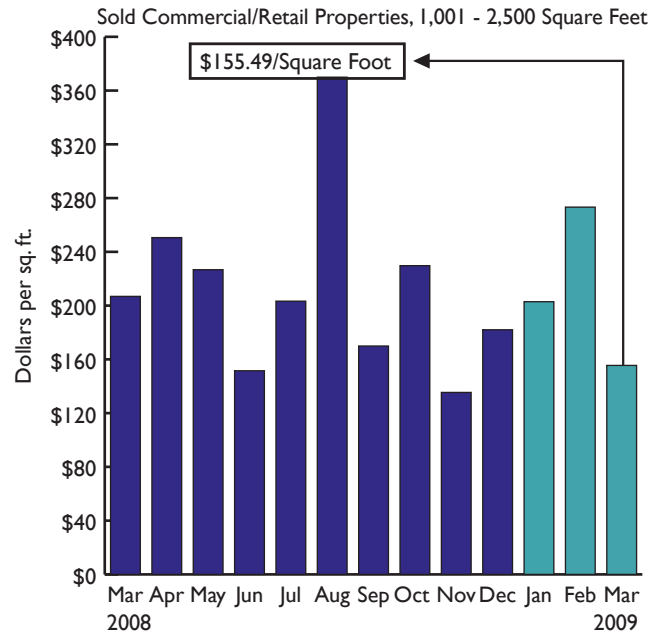
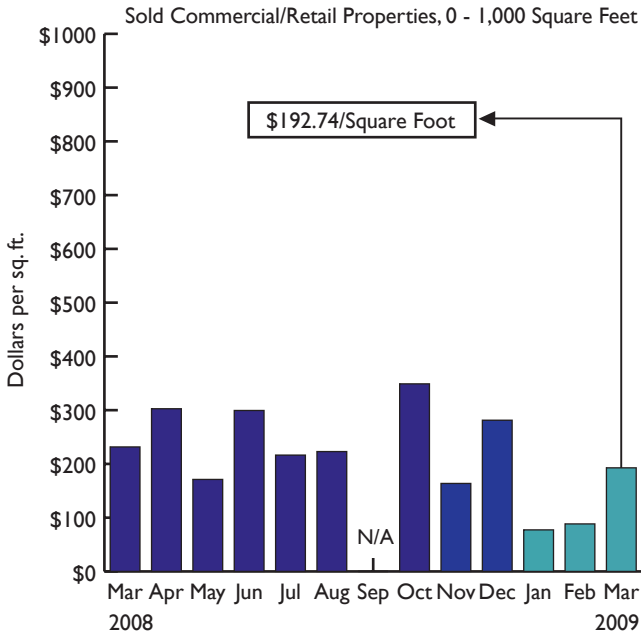
50,001 SQ. FT. AND OVER

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

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SOLD COMMERCIAL/RETAIL PROPERTIES



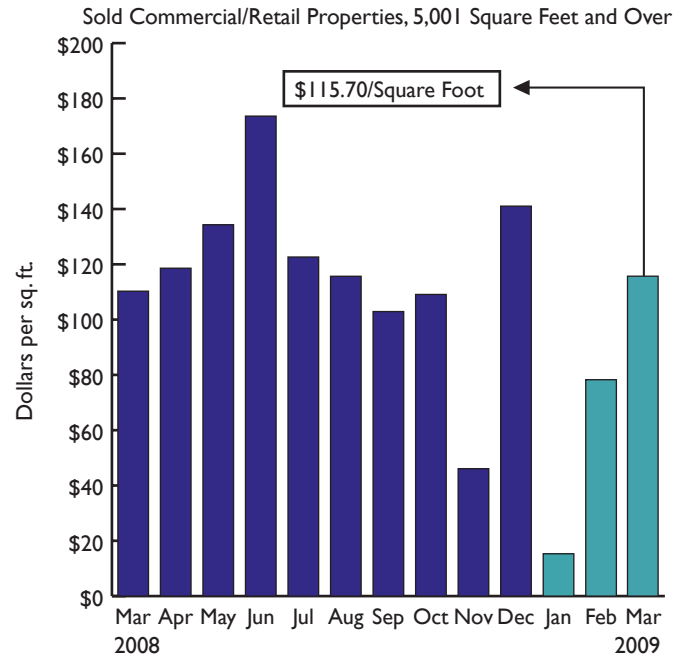
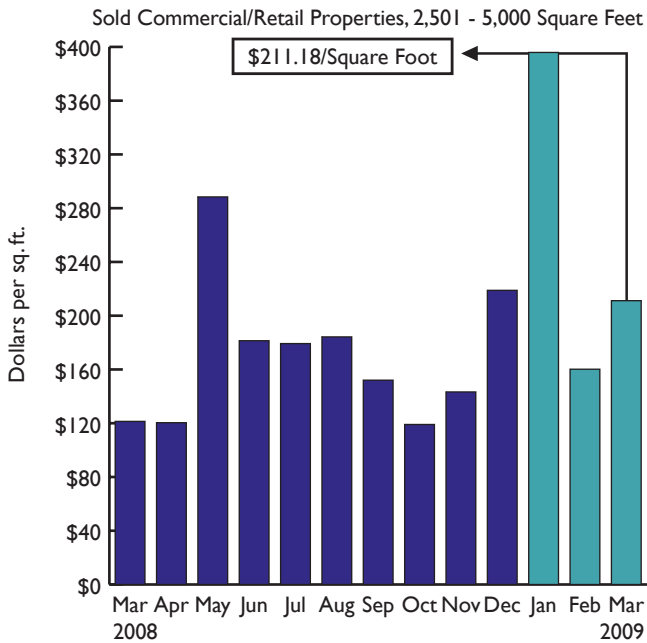
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C14	1	252	\$575.40
E05	1	780	\$92.31
E07	2	572	\$76.92
E09	1	979	\$173.65
Total:	5	2,583	\$166.86
East			
E11	1	800	\$90.00
Total:	1	800	\$90.00
North			
N03	1	180	\$250.00
N11	1	567	\$437.39
Total:	2	747	\$392.24
Grand Total:	8	4,130	\$192.74

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	2,500	\$120.20
E04	1	2,000	\$200.00
Total:	2	4,500	\$155.67
North			
N07	1	1,620	\$129.63
N11	1	1,427	\$184.30
Total:	2	3,047	\$155.23
Grand Total:	4	7,547	\$155.49

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,615	\$472.28
Total:	1	2,615	\$472.28
North			
N03	1	3,332	\$240.10
N11	2	6,389	\$89.22
Total:	3	9,721	\$140.94
Grand Total:	4	12,336	\$211.18

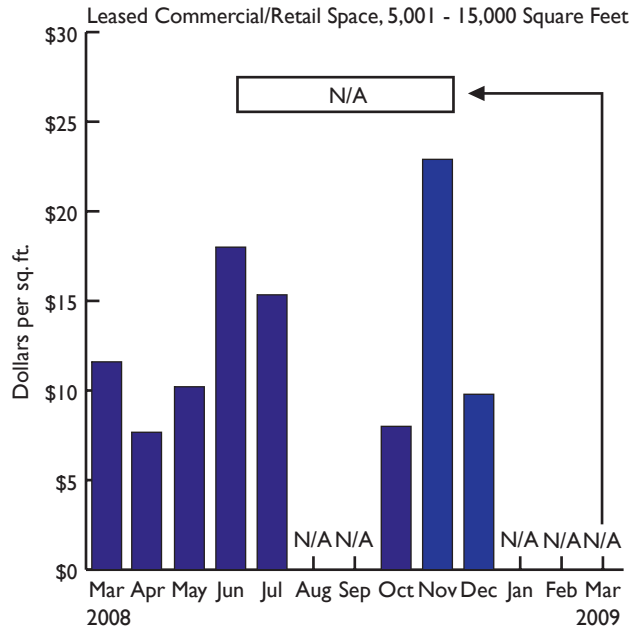
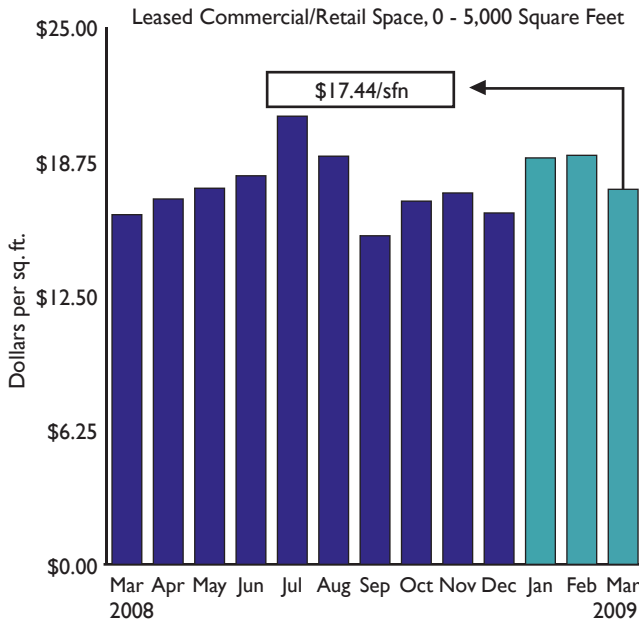
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W23	1	7,044	\$115.70
Total:	1	7,044	\$115.70
Grand Total:	1	7,044	\$115.70

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	2,600	\$31.38
C02	1	1,000	\$54.00
C04	1	2,000	\$13.50
C06	1	2,000	\$22.80
C08	2	5,060	\$26.13
E03	1	900	\$13.33
E04	1	1,176	\$17.00
E07	1	535	\$20.19
W07	1	1,400	\$19.00
W08	1	940	\$19.15
Total:	12	17,611	\$24.29
East			
E17	1	1,490	\$14.00
E21	1	800	\$16.00
Total:	2	2,290	\$14.70
West			
W13	1	3,700	\$19.00
W14	1	3,370	\$8.00
W16	1	1,114	\$20.00
W28	1	3,228	\$10.25
Total:	4	11,412	\$13.37
North			
N03	1	920	\$22.00
N07	2	2,223	\$7.81
N08	3	3,623	\$12.63
N10	1	2,676	\$6.00
N12	1	650	\$18.46
N18	2	1,616	\$15.22
Total:	10	11,708	\$11.62
Grand Total:	28	43,021	\$17.44

5,001 - 15,000 SQ. FT.

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

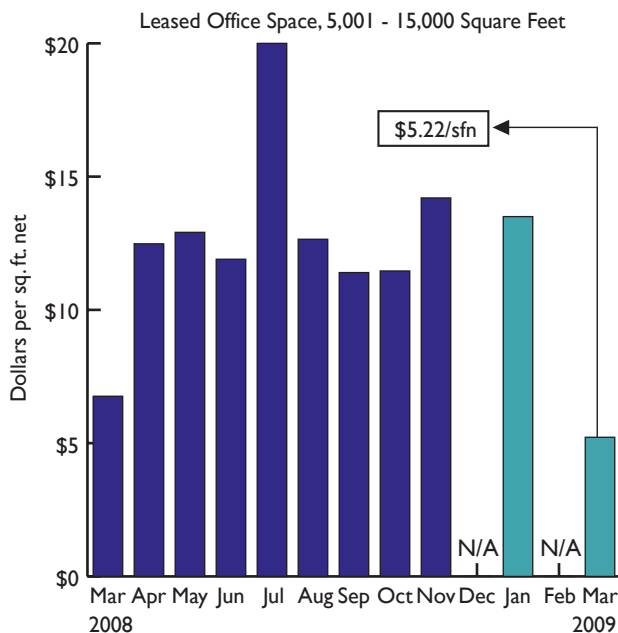
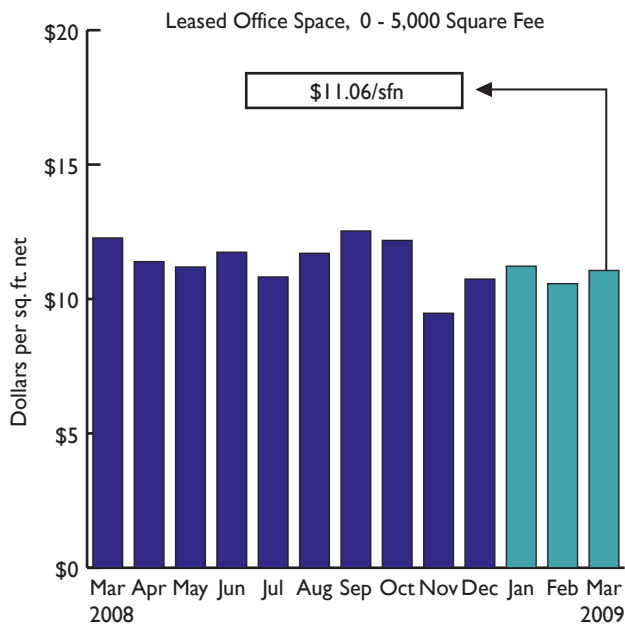
15,001 - 50,000 SQ. FT.

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			
C01	1	800	\$13.88
C02	1	474	\$16.50
C04	1	789	\$22.81
C06	1	3,800	\$11.00
C08	1	4,459	\$15.00
C10	1	2,135	\$12.00
E04	1	2,500	\$8.35
E07	1	740	\$22.70
E09	2	7,950	\$4.75
W01	2	3,616	\$9.00
W02	1	1,650	\$12.80
W05	2	1,492	\$12.10
W08	1	720	\$21.67
Total:	16	31,125	\$10.73
East			
E12	1	3,826	\$12.00
E16	1	2,352	\$13.00
Total:	2	6,178	\$12.38
West			
W12	1	1,800	\$17.33
W15	1	1,260	\$12.50
W17	3	3,291	\$11.23
Total:	5	6,351	\$13.21
North			
N03	1	2,793	\$10.00
N07	2	3,112	\$10.71
N10	2	2,355	\$6.93
N14	1	1,420	\$12.63
Total:	6	9,680	\$9.87
Grand Total:	29	53,334	\$11.06

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	7,000	\$5.75
E09	1	7,950	\$4.75
Total:	2	14,950	\$5.22
Grand Total:	2	14,950	\$5.22

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
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North

N07	1	29,809	\$88.90	0.68	\$3,897,058.82
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Total:	1	29,809	\$88.90	0.68	\$3,897,058.82
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Grand

Total:	1	29,809	\$88.90	0.68	\$3,897,058.82
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130,001 SQ. FT. AND OVER

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

Total:	N/A	N/A	N/A	N/A	N/A
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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.