

Watch

May 2009

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

For All TREB Member
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Commercial Division**

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Commercial Division
Toronto Real Estate Board

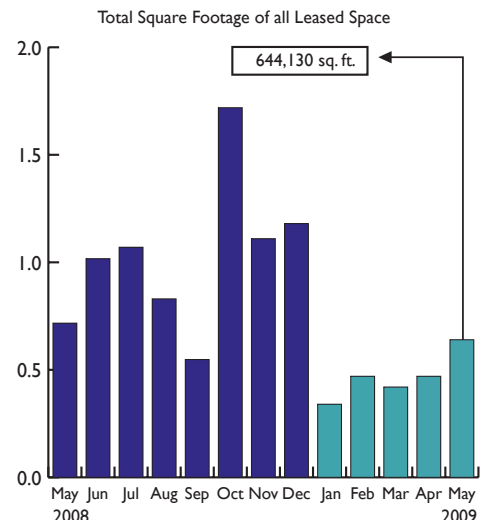
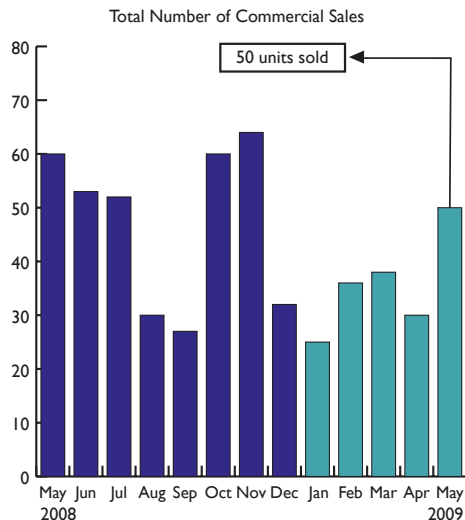
Over 600,000 Square Feet Leased In May

June 17, 2009 — TREB Commercial Members reported 644,130 square feet of space leased in May through the TorontoMLS® system, reported Commercial Council Chair Garry Lander. “While still below 2008 levels, this figure represents an improvement over the first four months of the year,” said Mr. Lander.

Prices declined for Industrial and Commercial space in May. Industrial space (all size categories) traded at \$5.34 sfm, down 12 per cent from May of 2008 when the price was \$6.08 sfm. Commercial space traded for \$11.27 sfm, a 22 per cent decline from the same month last year.

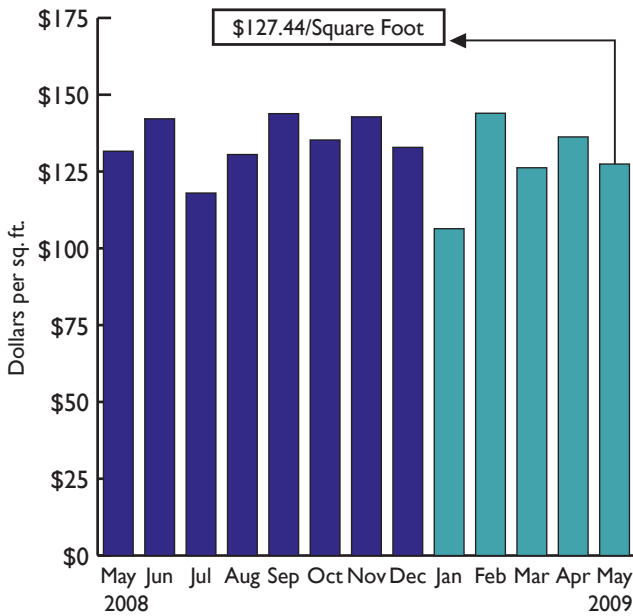
Sales Market Highlights

Of the 50 IC&I sales recorded through TorontoMLS® last month, 28 were industrial properties, which averaged \$69.20 per square foot. Non-MLS® sources gave a figure of \$71.55 per square foot for the same class of property. ♦

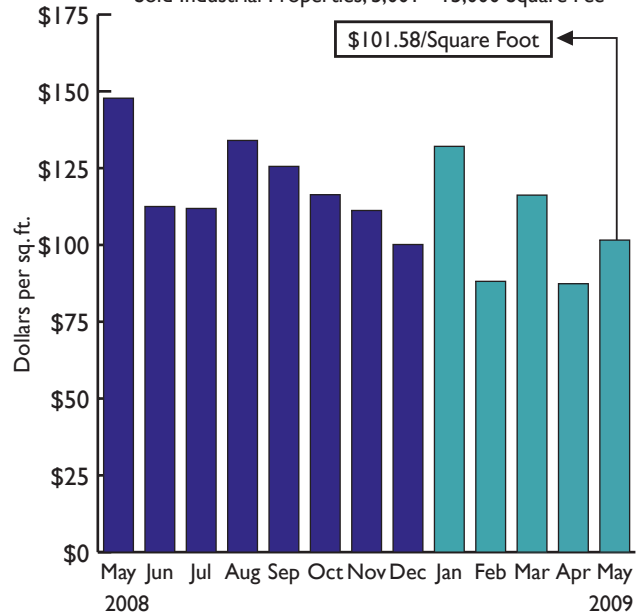


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



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



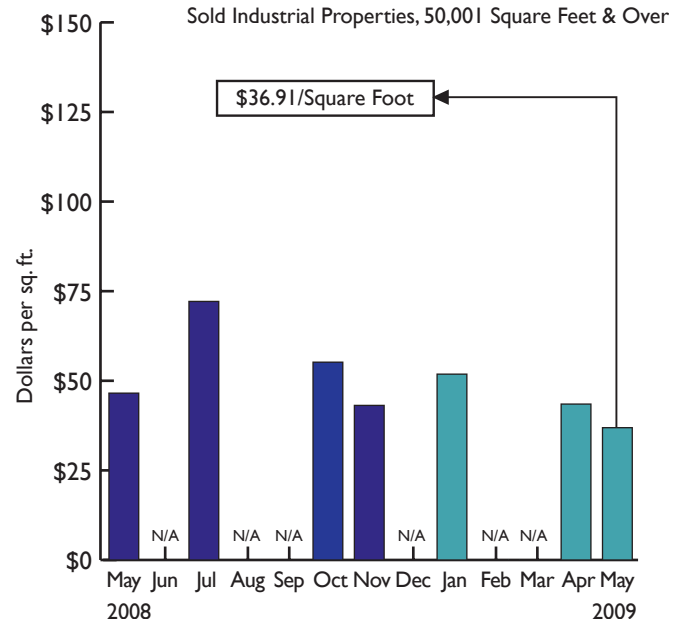
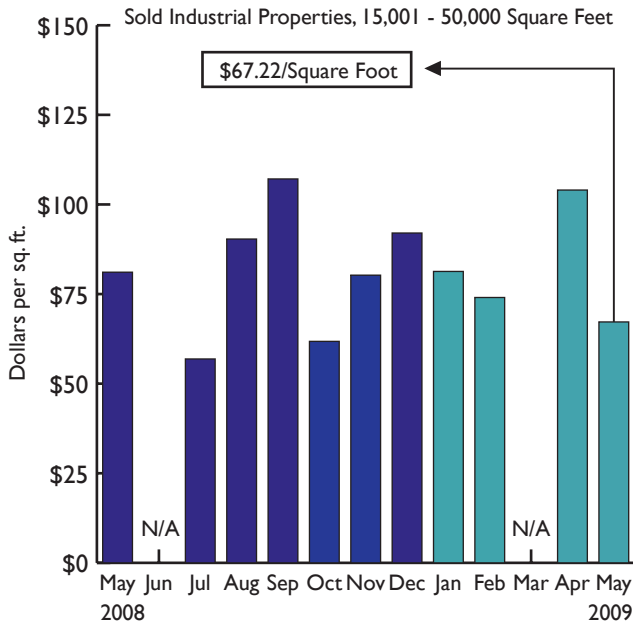
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	5	7,277	\$116.39
W04	1	4,000	\$130.00
Total:	6	11,277	\$121.22
East			
E11	1	2,400	\$102.92
Total:	1	2,400	\$102.92
West			
W17	5	14,941	\$118.93
W24	2	3,842	\$113.22
W28	1	1,300	\$117.69
Total:	8	20,083	\$117.76
North			
N03	1	1,423	\$150.29
N07	1	1,858	\$129.17
N08	2	6,607	\$149.39
N10	1	781	\$140.85
N11	2	2,031	\$192.52
Total:	7	12,700	\$152.90
Grand Total:	22	46,460	\$127.44

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E17	1	12,500	\$64.00
Total:	1	12,500	\$64.00
North			
N10	1	6,893	\$169.74
Total:	1	6,893	\$169.74
Grand Total:	2	19,393	\$101.58

SOLD INDUSTRIAL PROPERTIES



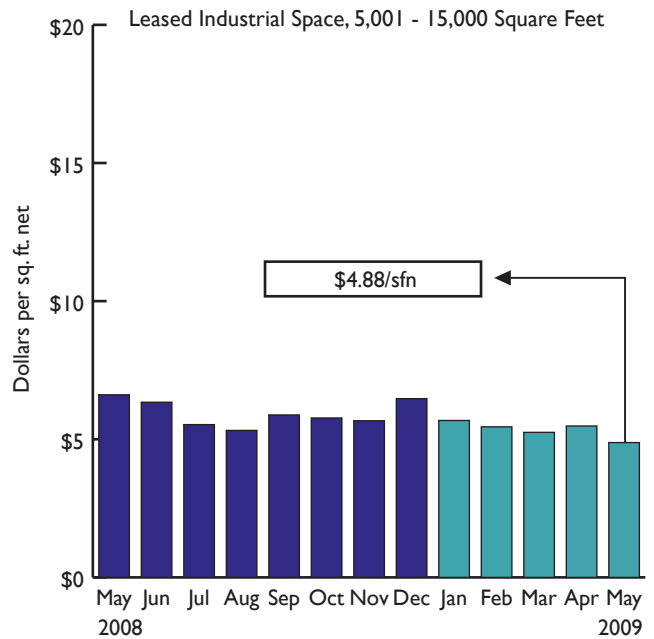
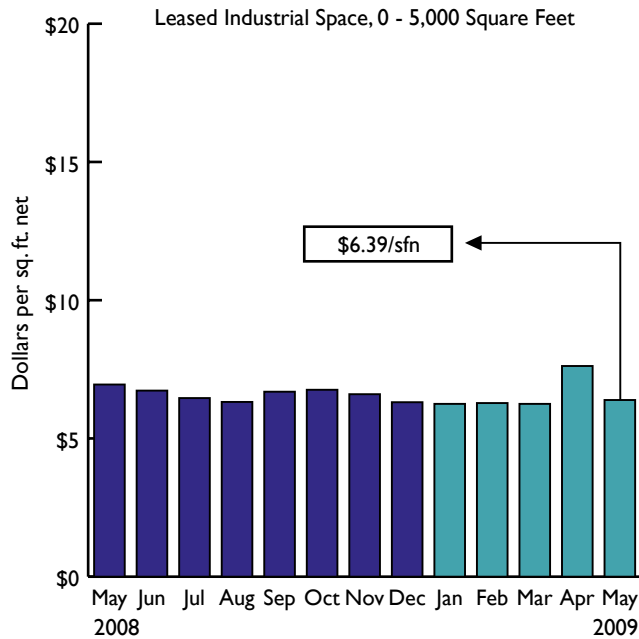
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	16,200	\$71.91
Total:	1	16,200	\$71.91
North			
N04	2	32,553	\$64.88
Total:	2	32,553	\$64.88
Grand Total:	3	48,753	\$67.22

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
North			
N08	1	100,234	\$36.91
Total:	1	100,234	\$36.91
Grand Total:	1	100,234	\$36.91

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LEASED INDUSTRIAL SPACE



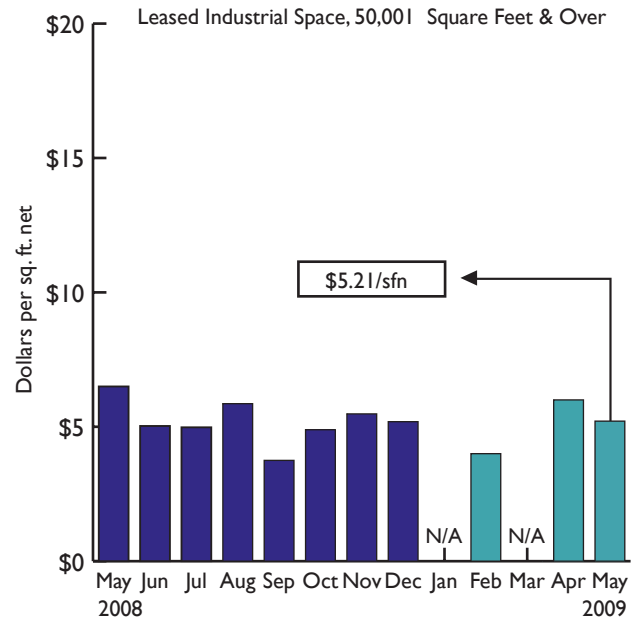
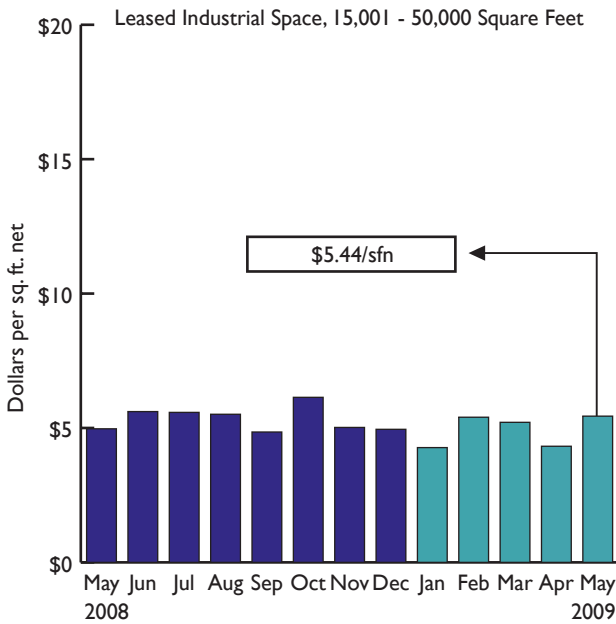
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	2,166	\$6.50
E04	2	4,995	\$4.46
E07	4	10,113	\$5.23
W07	1	1,132	\$11.66
Total:	8	18,406	\$5.57
West			
W13	1	2,233	\$3.81
W14	1	960	\$6.25
W17	9	25,424	\$6.17
W23	2	3,820	\$8.28
W24	1	2,710	\$5.25
Total:	14	35,147	\$6.18
North			
N03	1	1,256	\$9.00
N08	5	8,256	\$8.04
N10	1	3,188	\$8.05
Total:	7	12,700	\$8.14
Grand Total:	29	66,253	\$6.39

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	6,078	\$4.00
Total:	1	6,078	\$4.00
East			
E17	2	23,500	\$4.00
Total:	2	23,500	\$4.00
West			
W13	1	7,775	\$4.75
W17	6	68,502	\$5.16
Total:	7	76,277	\$5.12
North			
N08	3	20,614	\$5.27
Total:	3	20,614	\$5.27
Grand Total:	13	126,469	\$4.88

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E11	2	56,594	\$5.98
E16	1	21,495	\$6.00
Total:	3	78,089	\$5.98
West			
W17	1	30,180	\$4.05
Total:	1	30,180	\$4.05
Grand Total:	4	108,269	\$5.44

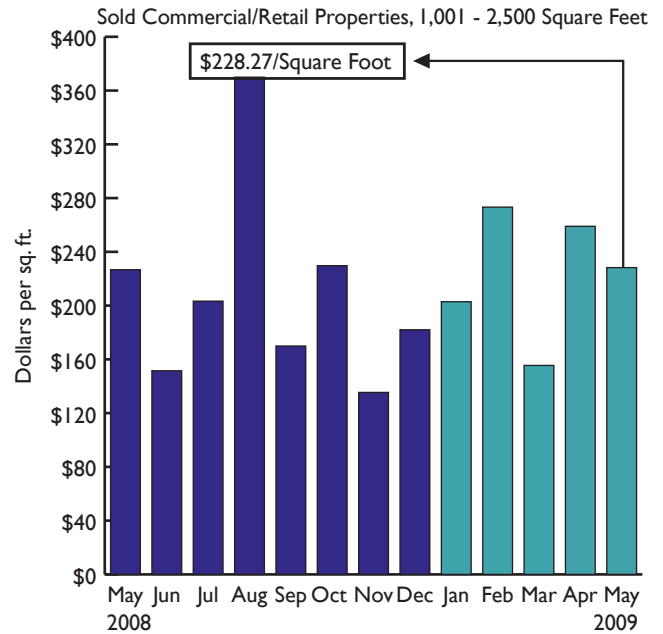
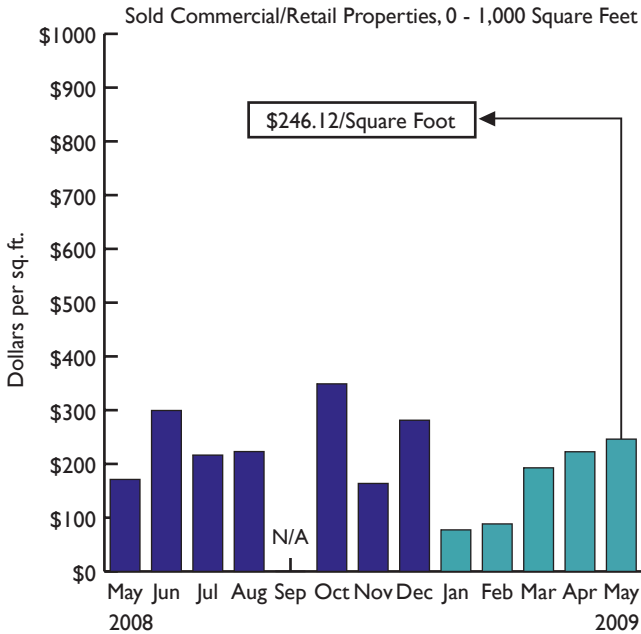
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W25	1	60,000	\$5.15
Total:	1	60,000	\$5.15
North			
N08	1	103,912	\$5.25
Total:	1	103,912	\$5.25
Grand Total:	2	163,912	\$5.21

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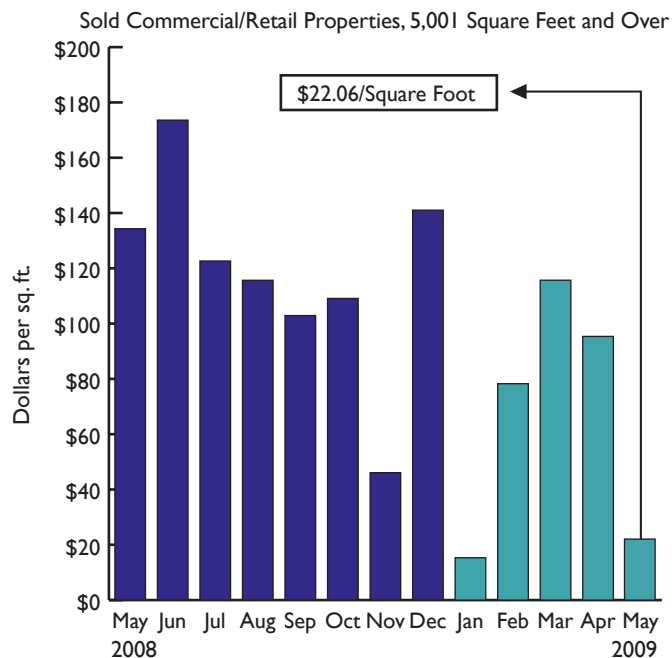
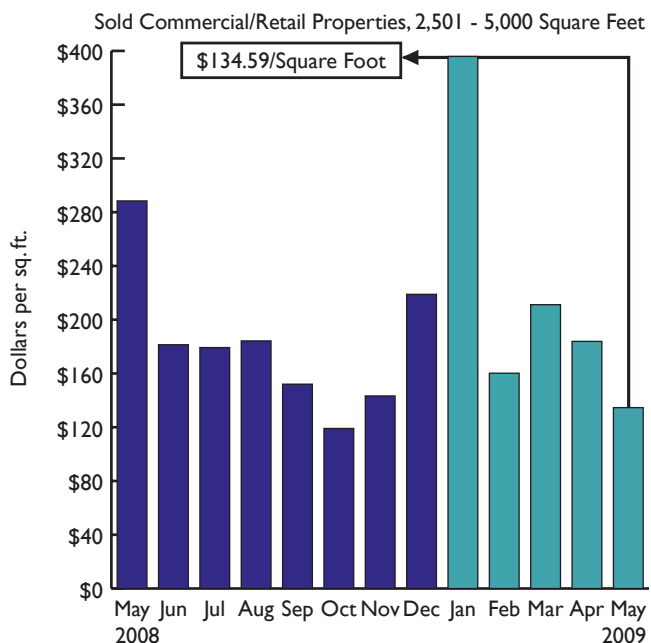
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	936	\$144.23
Total:	1	936	\$144.23
West			
W17	1	847	\$267.41
W20	1	785	\$270.06
W23	1	900	\$131.67
W24	1	726	\$168.73
Total:	4	3,258	\$208.56
North			
N02	2	1,797	\$367.28
Total:	2	1,797	\$367.28
Grand Total:	7	5,991	\$246.12

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	3,618	\$412.11
W05	1	1,300	\$153.85
Total:	3	4,918	\$343.84
West			
W19	1	1,100	\$368.18
Total:	1	1,100	\$368.18
North			
N01	1	1,875	\$154.67
N08	1	2,200	\$123.18
N10	1	1,424	\$145.84
N14	1	2,500	\$134.00
Total:	4	7,999	\$137.98
Grand Total:	8	14,017	\$228.27

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E08	1	3,864	\$170.81
Total:	1	3,864	\$170.81
East			
E17	1	2,611	\$53.62
Total:	1	2,611	\$53.62
West			
W27	1	4,372	\$150.95
Total:	1	4,372	\$150.95
Grand Total:	3	10,847	\$134.59

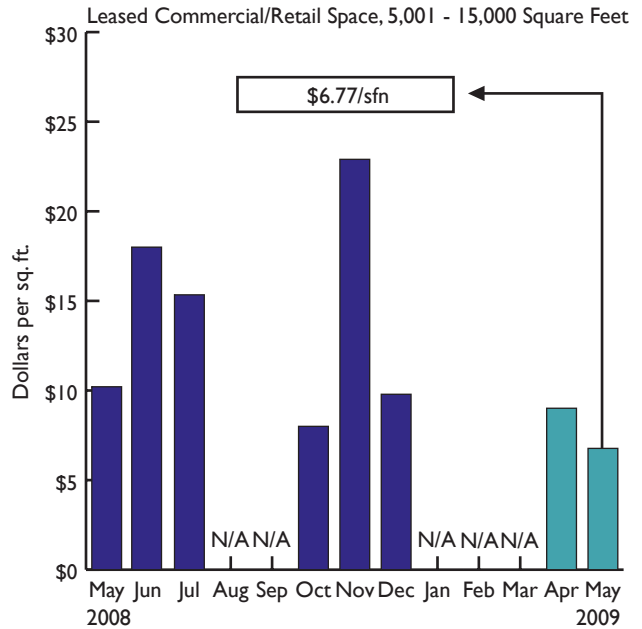
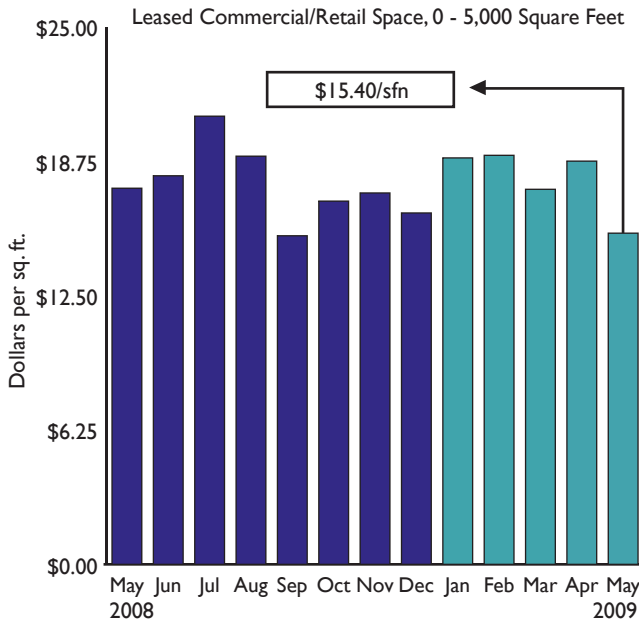
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W27	1	118,127	\$19.47
Total:	1	118,127	\$19.47
North			
N05	1	74,052	\$4.81
N06	1	7,430	\$119.45
N17	1	10,000	\$108.00
Total:	3	91,482	\$25.40
Grand Total:	4	209,609	\$22.06

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	4	3,077	\$29.64
C03	1	837	\$35.00
C14	1	1,200	\$25.00
E03	1	500	\$36.00
E06	1	750	\$16.00
W01	1	400	\$45.00
W02	1	4,600	\$13.04
W04	2	3,821	\$11.69
W07	1	1,400	\$12.86
W10	1	1,300	\$25.85
Total:	14	17,885	\$19.84
East			
E15	1	1,264	\$20.20
E16	1	1,600	\$8.00
E17	2	2,050	\$11.22
Total:	4	4,914	\$12.48
West			
W13	1	1,018	\$19.00
W23	3	5,332	\$11.58
Total:	4	6,350	\$12.77
North			
N05	1	4,850	\$15.00
N08	4	4,452	\$14.85
N10	2	5,359	\$8.18
N11	1	1,912	\$16.00
N19	1	1,650	\$11.64
Total:	9	18,223	\$12.76
Grand Total:	31	47,372	\$15.40

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	11,000	\$4.75
Total:	1	11,000	\$4.75
West			
W12	1	11,500	\$8.70
Total:	1	11,500	\$8.70
Grand Total:	2	22,500	\$6.77

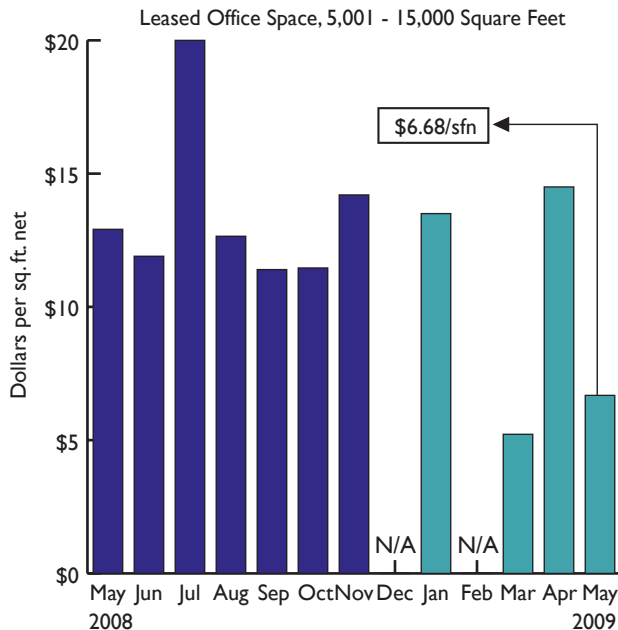
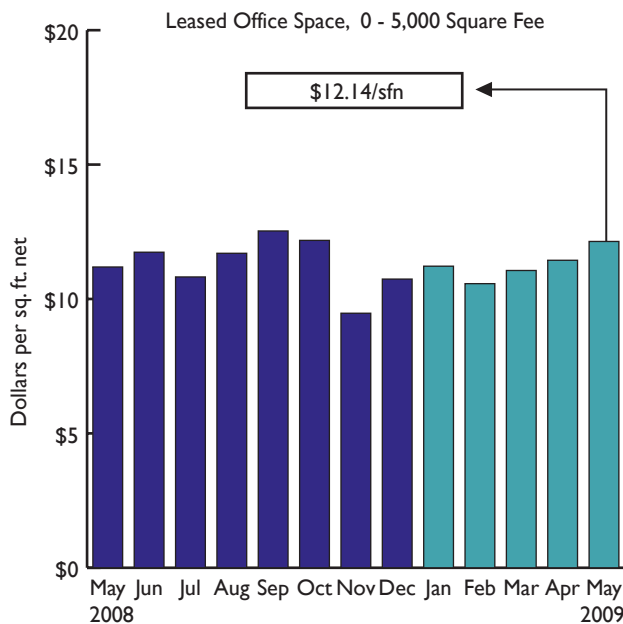
15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	17,940	\$6.00
Total:	1	17,940	\$6.00
Grand Total:	1	17,940	\$6.00

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	700	\$30.86
C03	1	1,567	\$13.98
C11	1	542	\$15.50
C13	1	2,166	\$6.50
C15	1	451	\$19.50
E07	3	857	\$24.36
E09	1	165	\$47.27
W02	2	535	\$26.92
Total:	11	6,983	\$16.88

Area	Leased	Total Leased	Av. Price
West			
W17	1	1,274	\$9.75
W20	2	6,231	\$7.50
W21	2	3,445	\$11.58
W23	3	2,703	\$14.60
W27	1	150	\$21.60
Total:	9	13,803	\$10.27

Area	Leased	Total Leased	Av. Price
North			
N03	1	1,493	\$10.00
N04	1	627	\$16.27
N06	1	1,000	\$8.91
N08	1	1,695	\$16.00
N10	2	1,517	\$7.50
N11	1	1,274	\$9.89
Total:	7	7,606	\$11.19

Grand Total:	27	28,392	\$12.14
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	10,850	\$8.50
W05	1	7,765	\$7.95
Total:	2	18,615	\$8.27

Area	Leased	Total Leased	Av. Price
North			
N03	1	6,610	\$5.00
N08	2	13,698	\$5.34
Total:	3	20,308	\$5.23

Grand Total:	5	38,923	\$6.68
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15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W25	1	24,100	\$15.00
Total:	1	24,100	\$15.00

Grand Total:	1	24,100	\$15.00
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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					
C06	1	14,100	\$70.92	0.32	\$3,125,000.00
E03	1	4,133	\$97.76	0.09	\$4,488,888.89
W07	1	7,500	\$46.67	0.17	\$2,058,823.53
Total:	3	25,733	\$68.16	0.58	\$3,024,137.93
East					
E14	1	43,560	\$14.92	1.00	\$650,000.00
Total:	1	43,560	\$14.92	1.00	\$650,000.00
North					
N17	1	7,275	\$13.33	0.17	\$570,588.24
Total:	1	7,275	\$13.33	0.17	\$570,588.24
Grand					
Total:	5	76,568	\$32.66	1.75	\$1,429,142.86

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
W05	1	169,884	\$16.77	3.90	\$730,512.82
Total:	1	169,884	\$16.77	3.90	\$730,512.82
North					
N17	1	435,600	\$0.03	10.00	\$1,490.00
Total:	1	435,600	\$0.03	10.00	\$1,490.00
Grand					
Total:	2	605,484	\$4.73	13.90	\$206,035.97

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.