

Watch

September 2009

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

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Commercial Division
Toronto Real Estate Board

Leased Space Increases In September

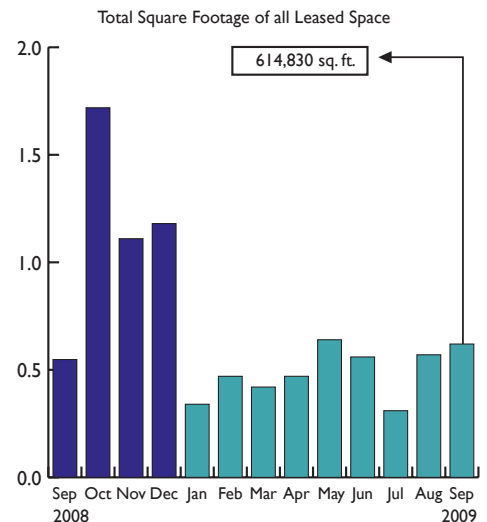
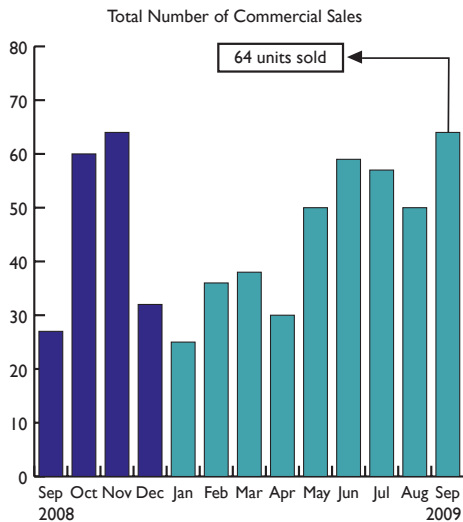
October 19, 2009 — TREB Commercial Members reported 614,830 square feet of space leased in September – up 12% from the 548,399 leased square feet recorded in September of 2008.

“September was the first month in 2009 that posted a year-over-year gain,” said TREB Commercial Division Chair Garry Lander. “Recently reported job gains in the GTA coupled with the consensus view that economic recovery will take hold in the latter half of this year suggests that demand for commercial real estate should strengthen moving forward. With this in mind, however, we will continue to see some volatility in the monthly figures”.

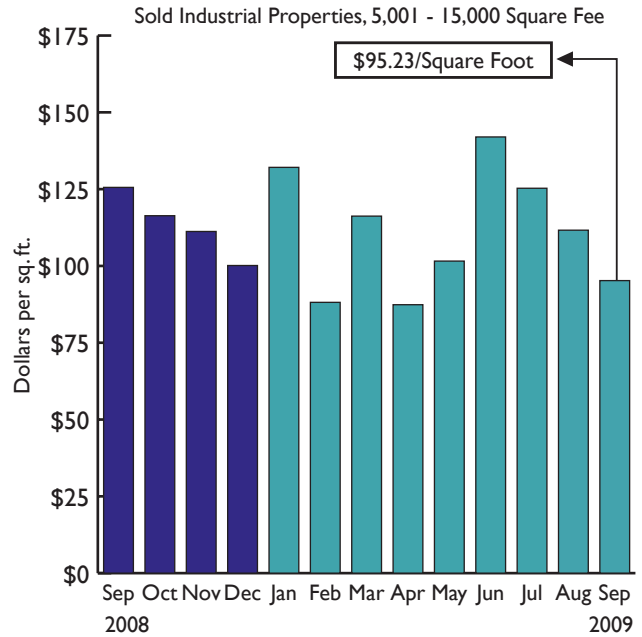
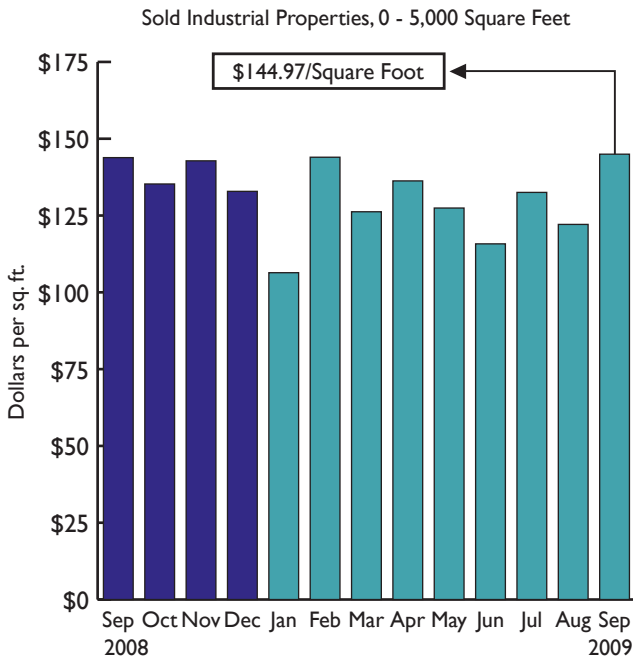
Lease rates were mixed in September. Industrial space in all size categories leased for \$5.19 sfm – down four per cent from the \$5.42 sfm recorded in September of 2008. The average commercial lease rate rose 41 per cent to \$20.34 sfm from \$14.39 in September 2008. Office space traded for \$10.10 sfm – down 19% from last September’s \$12.43 sfm figure.

Sales Market Highlights

TREB Members recorded 64 sales of IC&I properties in June, including 34 industrial buildings, with an average selling price of \$76.59 per square foot. This compares to the \$62.28 per square foot derived from non-MLS sources. ♦



SOLD INDUSTRIAL PROPERTIES



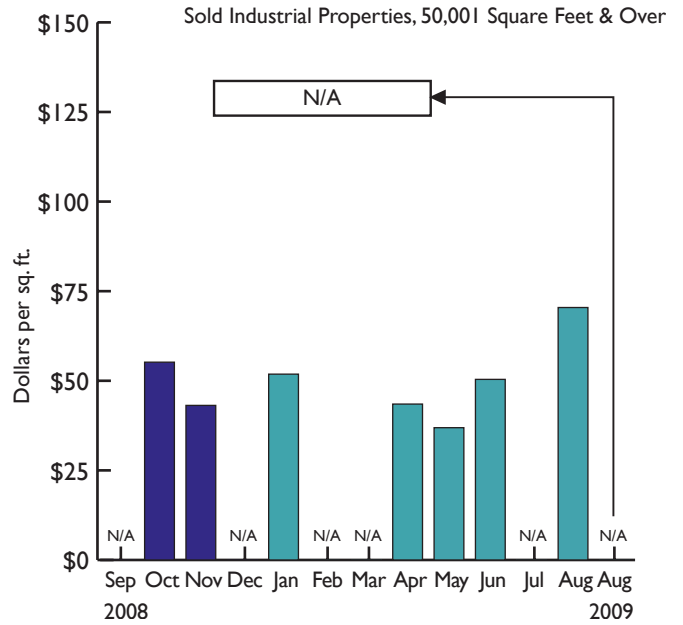
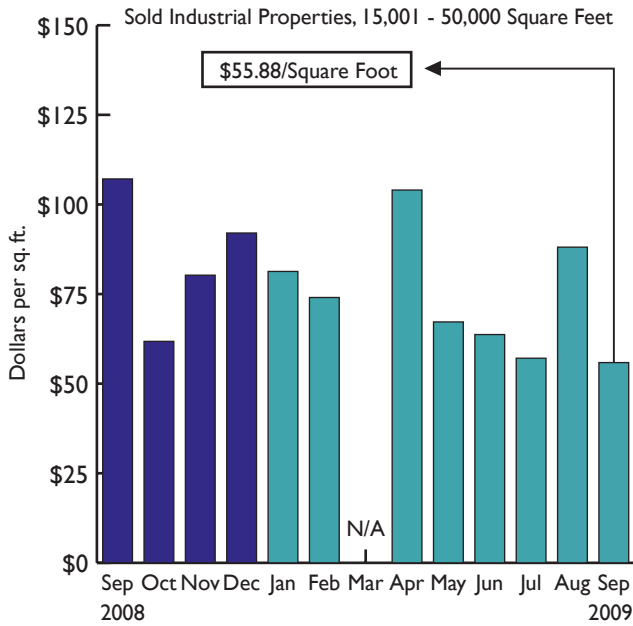
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
EE07	4	9,674	\$221.83
E09	1	2,500	\$103.60
W05	1	2,300	\$111.30
W06	1	1,384	\$187.86
W10	1	1,950	\$180.77
Total:	8	17,808	\$183.82
East			
E12	2	5,681	\$73.93
Total:	2	5,681	\$73.93
West			
W17	4	10,752	\$139.74
W20	3	8,072	\$136.83
W24	2	5,544	\$111.81
W28	1	2,230	\$141.26
Total:	10	26,598	\$133.16
North			
N07	1	1,450	\$148.28
N08	2	3,185	\$151.49
Total:	3	4,635	\$150.49
Grand Total:	23	54,722	\$144.97

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	7,000	\$76.43
W07	1	8,857	\$93.43
Total:	2	15,857	\$85.92
West			
W17	1	7,519	\$99.75
Total:	1	7,519	\$99.75
North			
N08	1	5,948	\$114.32
Total:	1	5,948	\$114.32
Grand Total:	4	29,324	\$95.23

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E05	1	27,000	\$52.07
W05	1	18,000	\$66.67
Total:	2	45,000	\$57.91
East			
E11	1	32,400	\$72.69
E21	1	26,136	\$11.48
Total:	2	58,536	\$45.36
West			
W21	1	38,000	\$38.16
Total:	1	38,000	\$38.16
North			
N07	1	19,386	\$81.24
N08	1	46,137	\$71.20
Total:	2	65,523	\$74.17
Grand Total:	7	207,059	\$55.88

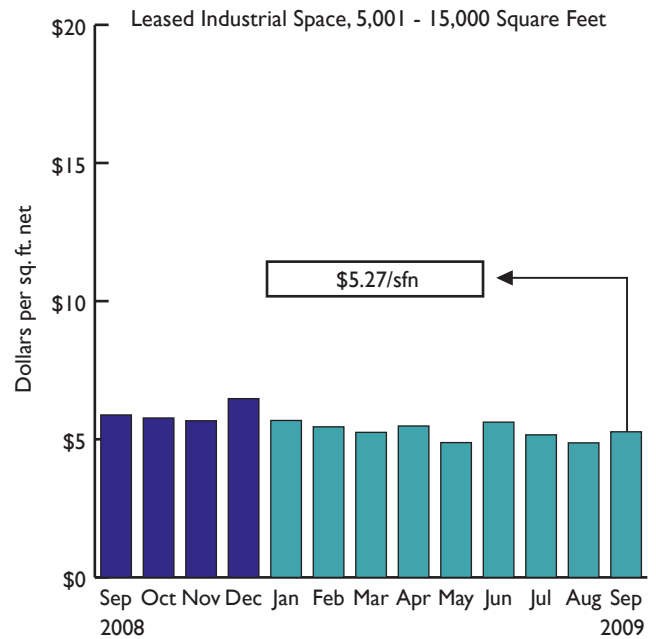
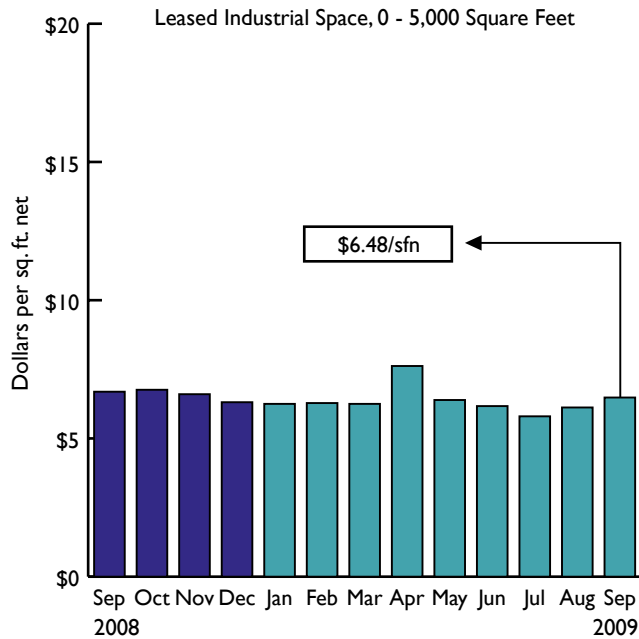
50,001 SQ. FT. AND OVER

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

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LEASED INDUSTRIAL SPACE



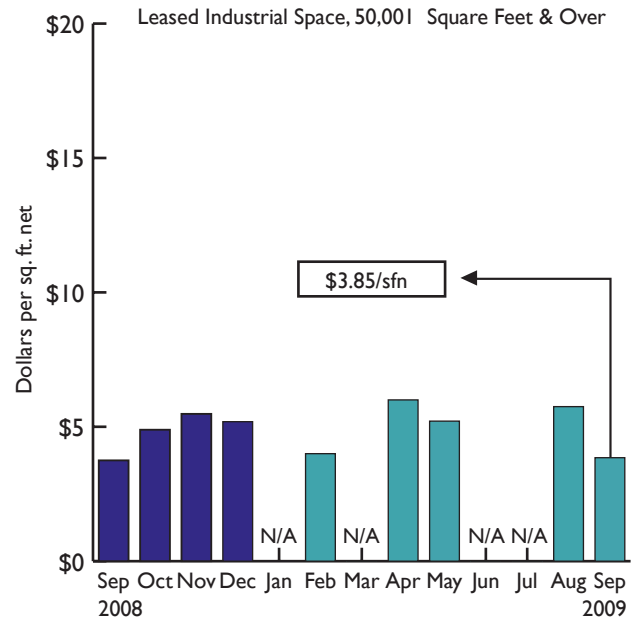
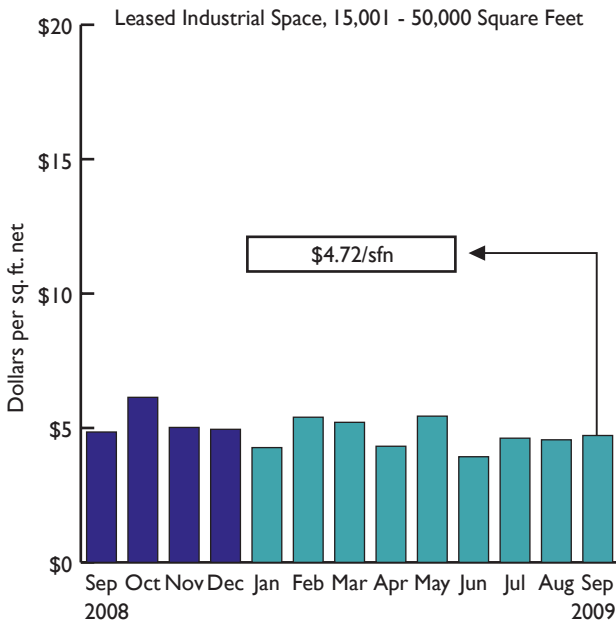
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	2	4,307	\$5.66
E04	1	3,000	\$6.00
E07	4	11,153	\$5.34
W04	1	1,480	\$13.78
W05	2	5,400	\$5.19
W10	3	6,645	\$4.79
Total:	13	31,985	\$5.70
East			
E11	2	5,100	\$4.51
E12	2	7,080	\$5.02
E16	1	2,160	\$5.95
Total:	5	14,340	\$4.98
West			
W16	1	1,169	\$7.50
W17	7	19,365	\$7.83
W19	1	1,617	\$6.00
W20	2	3,619	\$6.49
W21	3	6,229	\$6.33
W22	1	3,189	\$6.75
W23	1	3,460	\$5.25
W24	2	5,100	\$5.95
W25	1	2,607	\$6.75
Total:	19	46,355	\$6.91
North			
N06	2	6,265	\$5.91
N08	2	5,565	\$7.13
N10	6	12,821	\$7.92
N11	1	1,250	\$12.72
Total:	11	25,901	\$7.49
Grand Total:	48	118,581	\$6.48

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	5,536	\$3.80
E09	1	9,050	\$3.28
W04	1	8,000	\$4.50
W05	1	7,305	\$4.60
Total:	4	29,891	\$4.03
West			
W14	1	12,672	\$5.00
W17	3	30,040	\$5.00
W20	1	6,200	\$7.25
Total:	5	48,912	\$5.28
North			
N03	1	6,137	\$6.75
N07	2	17,671	\$5.00
N10	2	19,247	\$6.09
N14	1	6,240	\$8.00
Total:	6	49,295	\$6.02
Grand Total:	15	128,098	\$5.27

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W02	1	17,972	\$2.95
W05	2	49,705	\$6.32
Total:	3	67,677	\$5.42
East			
E12	1	19,600	\$4.00
Total:	1	19,600	\$4.00
West			
W17	2	57,377	\$4.98
Total:	2	57,377	\$4.98
North			
N08	1	43,000	\$3.60
Total:	1	43,000	\$3.60
Grand Total:	7	187,654	\$4.72

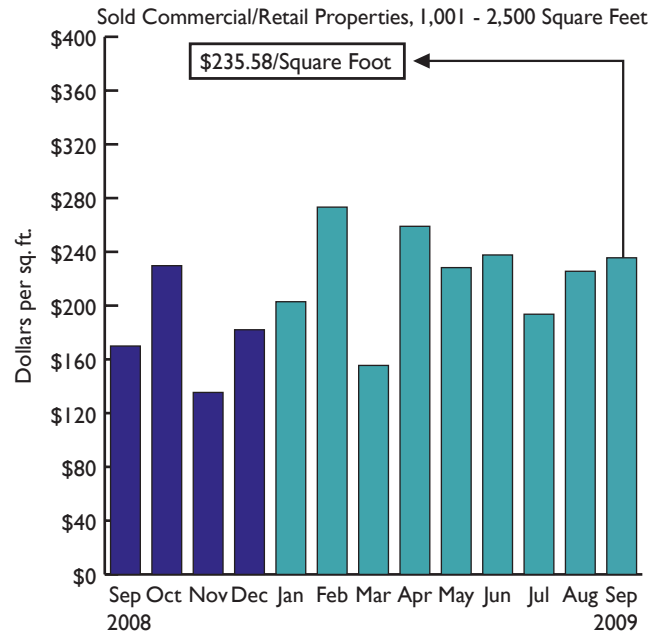
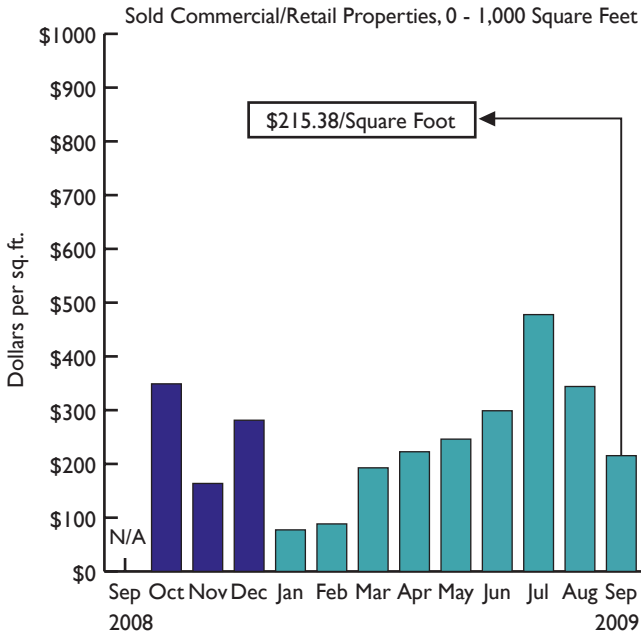
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	55,219	\$3.85
Total:	1	55,219	\$3.85
Grand Total:	1	55,219	\$3.85

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SOLD COMMERCIAL/RETAIL PROPERTIES



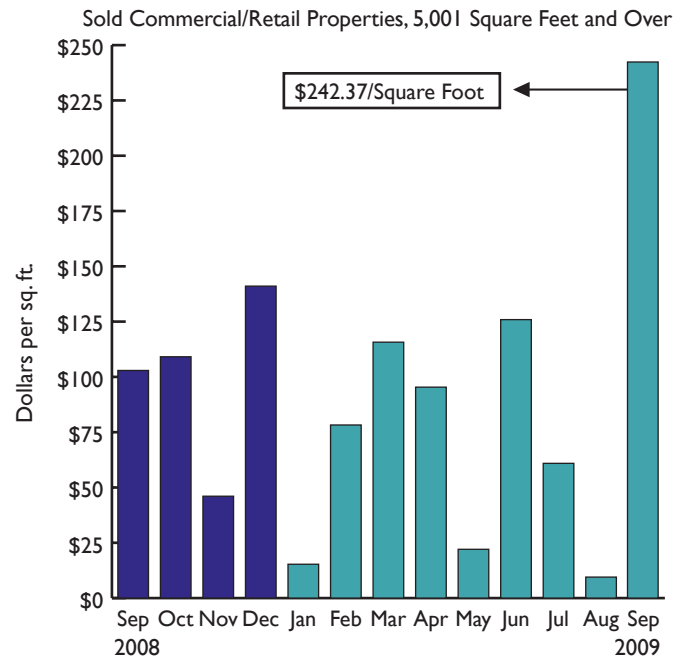
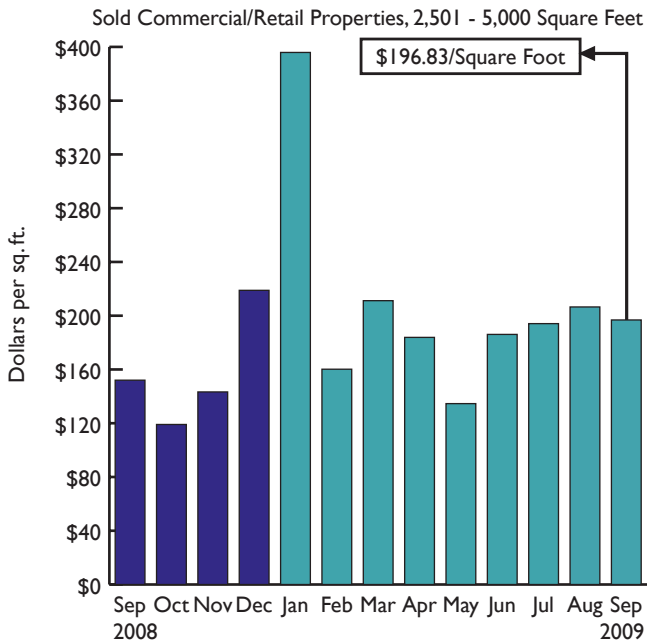
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	1,000	\$210.00
E08	1	1,000	\$164.00
Total:	2	2,000	\$187.00
North			
N03	4	2,713	\$308.63
N07	1	980	\$188.78
N11	2	1,415	\$95.14
Total:	7	5,108	\$226.49
Grand Total:	9	7,108	\$215.38

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	2,360	\$201.69
E07	2	2,720	\$260.29
W05	1	1,160	\$200.43
W06	1	1,384	\$187.84
Total:	5	7,624	\$219.89
West			
W23	1	1,224	\$290.44
W24	2	2,367	\$277.36
Total:	3	3,591	\$281.82
North			
N01	1	1,870	\$143.32
N02	1	1,430	\$451.05
N03	3	4,941	\$198.75
Total:	5	8,241	\$229.95
Grand Total:	13	19,456	\$235.58

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	4,200	\$175.00
E04	1	5,000	\$221.50
E08	1	2,900	\$165.52
W03	1	4,500	\$308.89
W06	1	2,760	\$108.70
Total:	5	19,360	\$207.26
West			
W17	1	4,252	\$149.34
Total:	1	4,252	\$149.34
Grand Total:	6	23,612	\$196.83

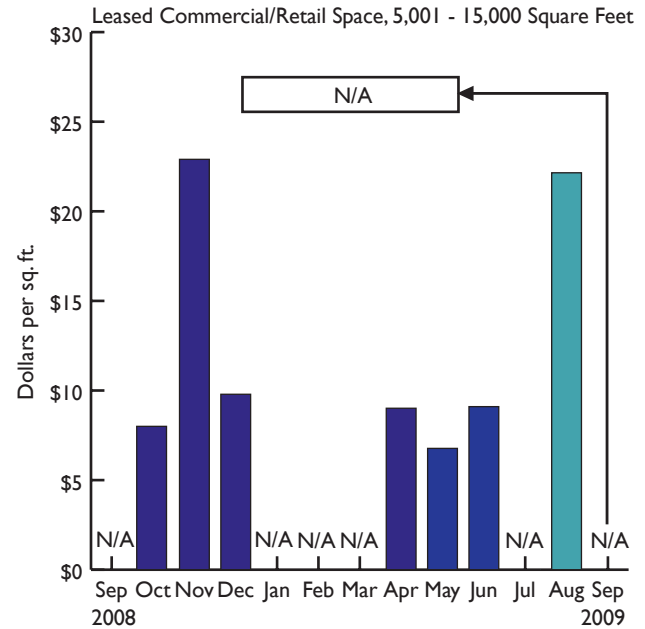
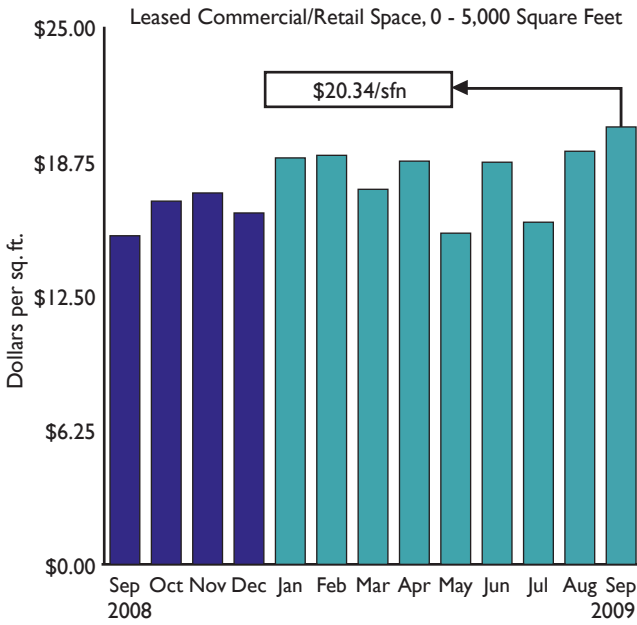
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W23	1	6,880	\$79.22
Total:	1	6,880	\$79.22
North			
N03	1	37,000	\$272.70
Total:	1	37,000	\$272.70
Grand Total:	2	43,880	\$242.37

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	4,784	\$15.09
C02	1	400	\$45.00
C03	1	531	\$28.25
C08	2	3,265	\$43.72
C12	1	1,452	\$25.00
E02	1	1,600	\$45.00
E06	1	1,288	\$14.00
E07	1	1,600	\$21.00
W01	1	400	\$40.80
W05	1	1,920	\$13.13
W06	1	550	\$17.35
Total:	13	17,790	\$25.80
East			
E15	1	2,100	\$15.00
E16	1	2,304	\$8.00
Total:	2	4,404	\$11.34
West			
W21	2	4,052	\$10.92
W22	1	893	\$22.00
W24	1	1,350	\$22.00
W27	1	1,456	\$29.00
Total:	5	7,751	\$17.52
North			
N03	1	955	\$13.80
N08	6	9,424	\$17.55
N19	2	890	\$16.85
Total:	9	11,269	\$17.18
Grand Total:	29	41,214	\$20.34

5,001 - 15,000 SQ. FT.

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

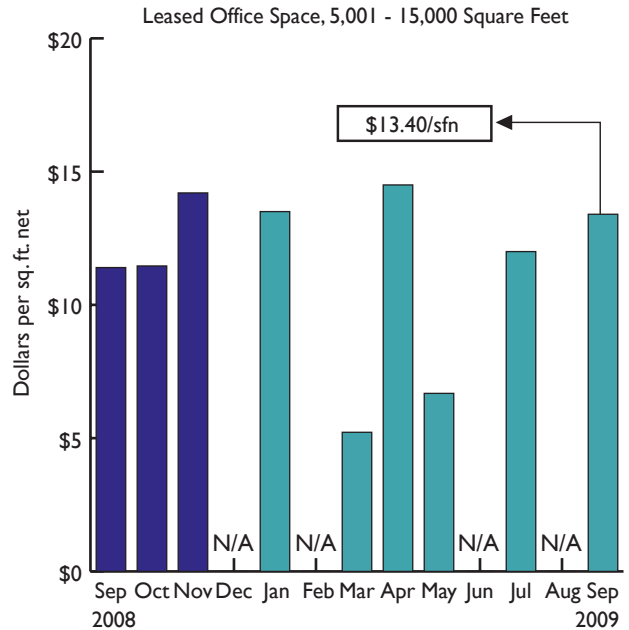
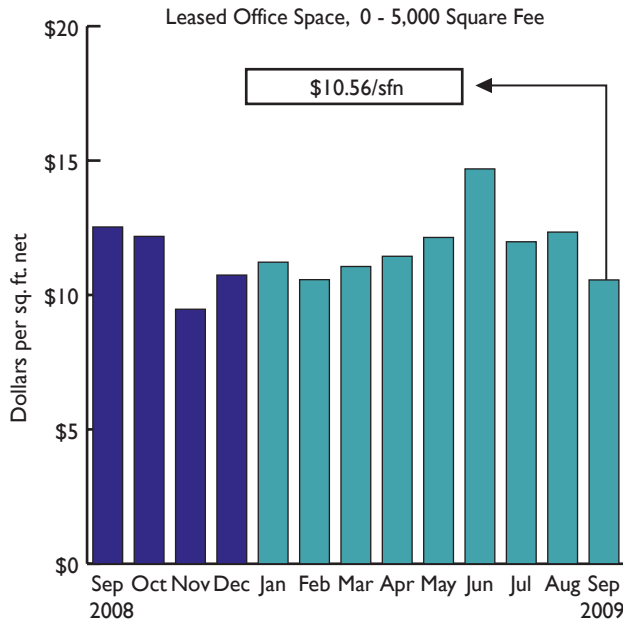
15,001 - 50,00 SQ. FT.

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	550	\$28.36
C02	1	3,348	\$12.00
C07	1	850	\$26.82
C09	1	250	\$59.04
C10	1	1,000	\$18.00
C13	2	3,365	\$8.17
E04	3	2,019	\$9.00
W05	1	2,187	\$9.25
Total:	11	13,569	\$13.06
East			
E13	1	1,055	\$12.00
E14	1	280	\$15.86
E16	1	1,427	\$16.82
Total:	3	2,762	\$14.88
West			
W17	2	6,014	\$4.83
W21	1	787	\$19.50
W22	1	650	\$11.08
W23	2	3,072	\$9.87
W24	2	1,750	\$12.28
Total:	8	12,273	\$8.42
North			
N03	1	1,834	\$11.25
N08	5	8,428	\$9.32
N10	3	5,252	\$7.26
N11	1	3,100	\$12.50
N12	1	2,000	\$11.00
Total:	11	20,614	\$9.61
Grand Total:	33	49,218	\$10.56

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W21	1	6,594	\$20.25
Total:	1	6,594	\$20.25
North			
N03	1	10,252	\$9.00
Total:	1	10,252	\$9.00
Grand Total:	2	16,846	\$13.40

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E13	1	18,000	\$5.75
Total:	1	18,000	\$5.75
Grand Total:	1	18,000	\$5.75

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					
W06	1	15,682	\$22.64	0.36	\$986,111.11
Total:	1	15,682	\$22.64	0.36	\$986,111.11
West					
W14	1	36,457	\$25.78	0.84	\$1,119,047.62
W28	1	78,844	\$10.65	1.81	\$464,088.40
W29	1	57,064	\$4.21	1.31	\$183,206.11
Total:	3	172,364	\$11.72	3.96	\$510,101.01
Grand					
Total:	4	188,046	\$12.63	4.32	\$549,768.52

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	1,132,560	\$1.15	26.00	\$50,000.00
Total:	1	1,132,560	\$1.15	26.00	\$50,000.00
West					
W27	1	6,300,954	\$0.25	144.65	\$10,992.05
Total:	1	6,300,954	\$0.25	144.65	\$10,992.05
Grand					
Total:	2	7,433,514	\$0.39	170.65	\$16,935.25

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.