

Watch

April 2010

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

GTA Commercial Market Benefitting from Recovery

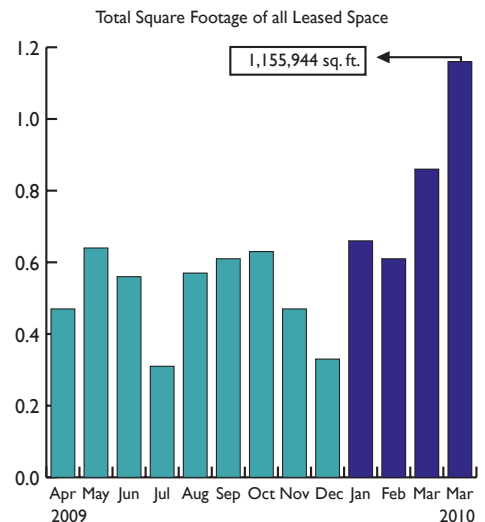
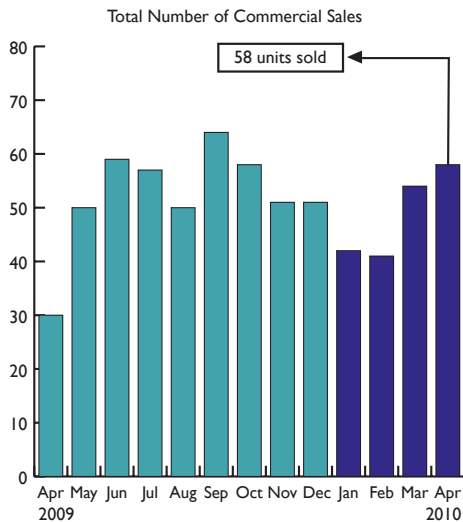
May 5, 2010 — In April, TREB Commercial Members reported 1,155,944 square feet of leased space, up 148 per cent over the 466,837 square feet of leased space recorded during April 2009, Commercial Council Chair Garry Lander announced today.

“The above average rates of economic growth experienced over the past two quarters have benefitted the GTA commercial real estate market. Both goods producing and services producing sectors have rebounded strongly, resulting in steady employment growth,” Mr. Lander said. “April’s leased space figure, the best monthly result for 2010, points to the fact that GTA businesses are confident that growth will continue and are acquiring the necessary space.”

Industrial space in all size categories leased for an average of \$4.79 per square foot net (sfm) compared to \$5.43/sfm recorded in April 2009. Commercial space leased for an average of \$12.34/sfm compared to \$14.22 for the same month last year. The average lease rate for office space was \$12.78/ sfm compared \$12.12/sfm last year.

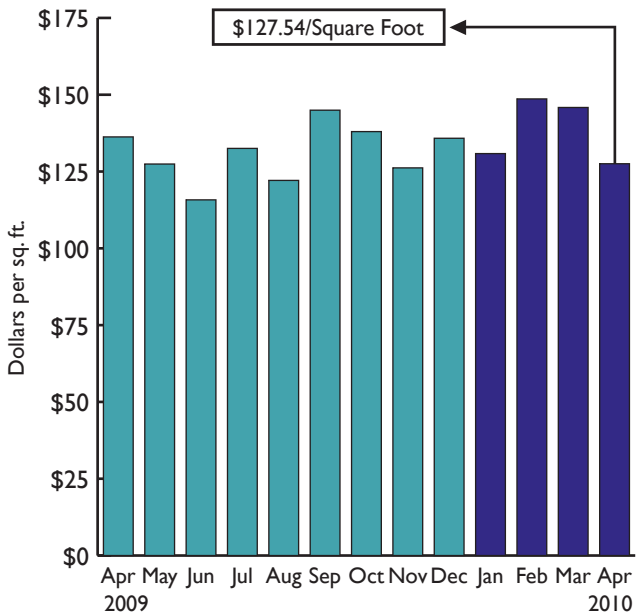
Sales Market Highlights

TREB Commercial Members reported 58 sales of IC&I properties in April, including 23 industrial buildings of all size categories with an average selling price of \$53.66 per square foot. Non-MLS sources provided an average selling price of \$52.90 per square foot for the same time period. ♦

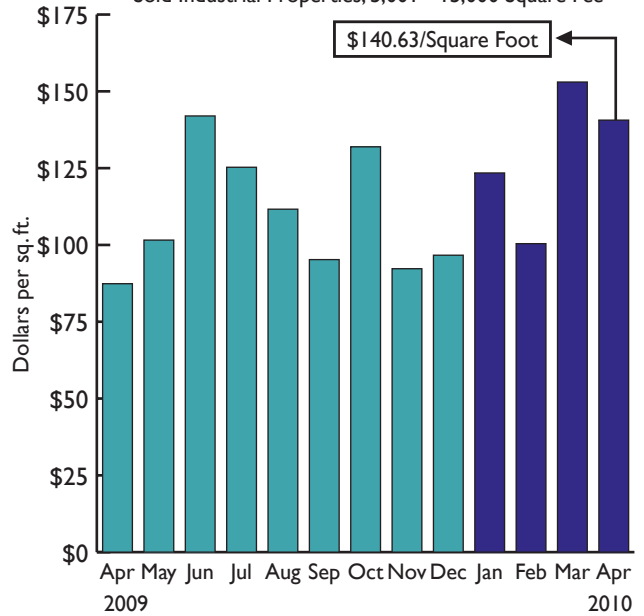


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



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



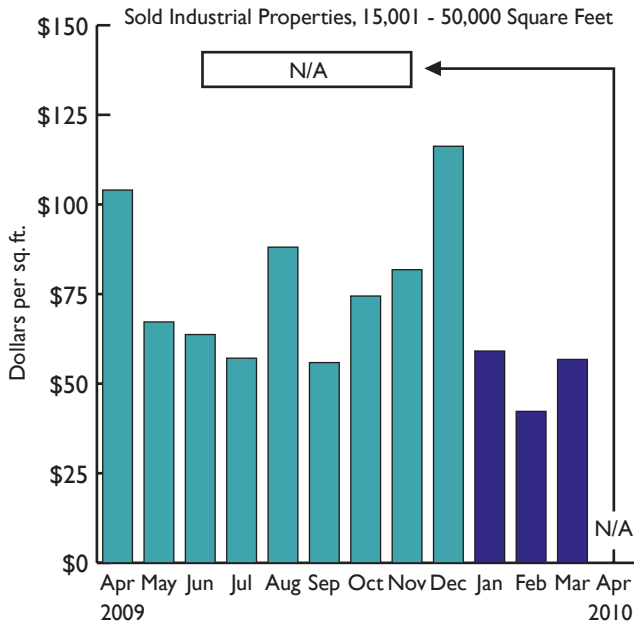
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	2,635	\$115.75
W05	1	1,750	\$134.86
W10	2	2,845	\$140.77
Total:	4	7,230	\$130.22
East			
E12	3	6,247	\$77.88
E17	1	1,495	\$109.03
Total:	4	7,742	\$83.89
West			
W17	1	2,185	\$132.72
W24	4	11,618	\$129.11
W25	1	1,803	\$129.78
W28	1	1,090	\$155.96
Total:	7	16,696	\$131.41
North			
N06	1	1,931	\$160.54
N08	3	5,933	\$140.23
N10	2	2,314	\$177.14
Total:	6	10,178	\$152.48
Grand Total:	21	41,846	\$127.54

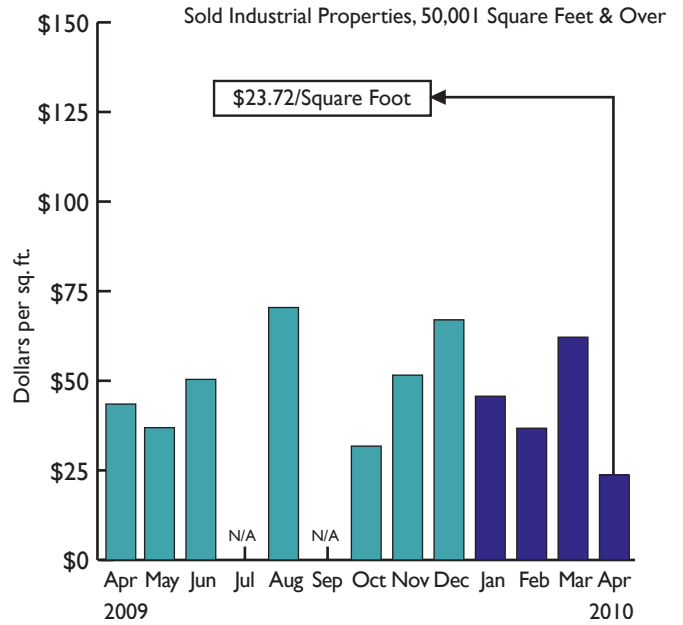
5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	8,000	\$140.63
Total:	1	8,000	\$140.63
Grand Total:	1	8,000	\$140.63

SOLD INDUSTRIAL PROPERTIES



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

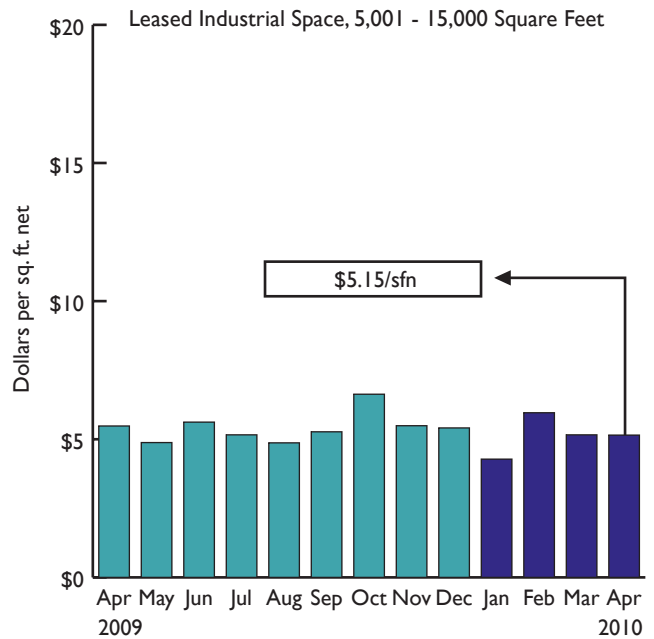
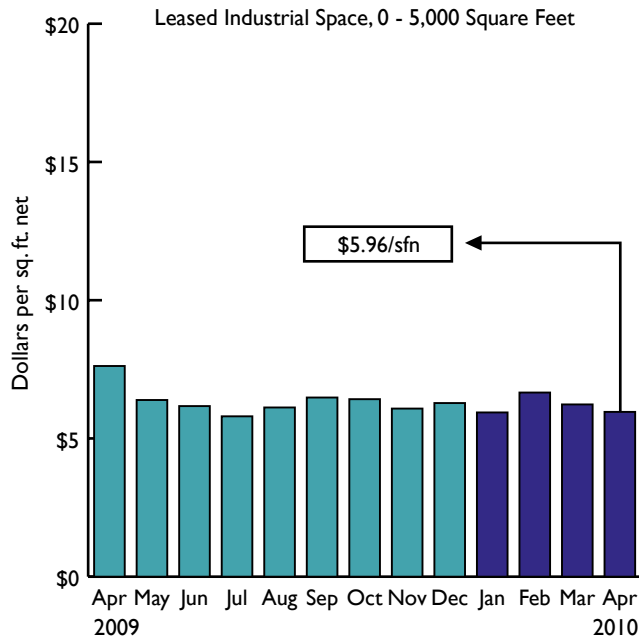


50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
W07	1	126,475	\$23.72
Total:	1	126,475	\$23.72
Grand Total:	1	126,475	\$23.72

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LEASED INDUSTRIAL SPACE



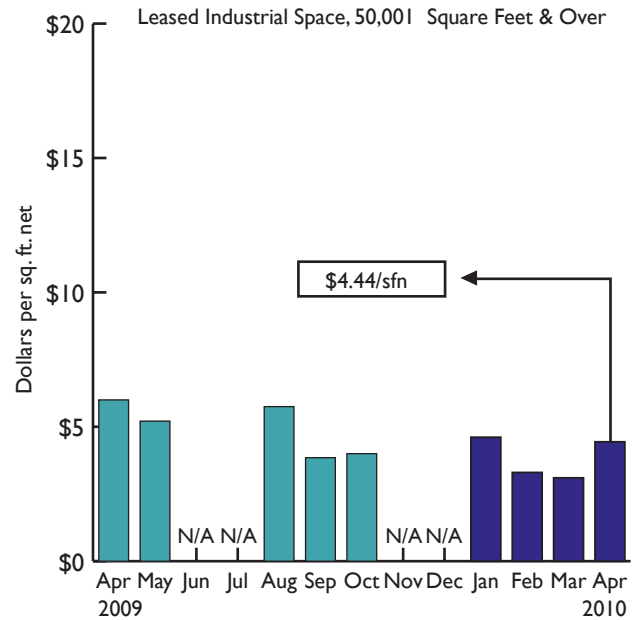
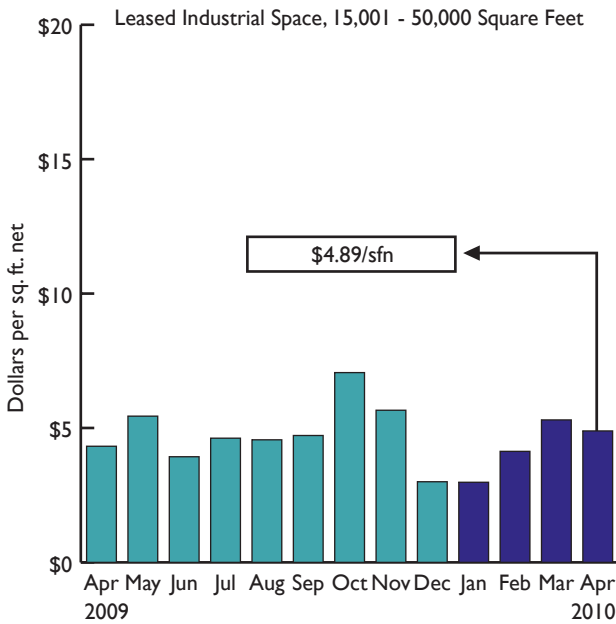
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	3,000	\$4.75
E05	1	2,468	\$5.20
E08	1	2,020	\$4.50
E09	2	5,975	\$4.94
W05	3	10,170	\$4.99
W08	1	3,480	\$4.50
W10	2	4,880	\$4.49
Total:	11	31,993	\$4.81
East			
E11	1	800	\$4.85
Total:	1	800	\$4.85
West			
W14	1	3,200	\$5.50
W16	1	3,600	\$6.25
W17	10	32,748	\$6.12
W20	2	5,100	\$6.58
W21	3	5,327	\$10.68
W23	1	3,400	\$5.00
W24	2	5,242	\$5.46
Total:	20	58,617	\$6.42
North			
N06	1	2,165	\$6.25
N08	4	13,071	\$6.89
N10	1	2,142	\$7.50
N11	1	862	\$11.55
N19	1	3,700	\$3.24
Total:	8	21,940	\$6.45
Grand Total:	40	113,350	\$5.96

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E15	1	6,963	\$5.00
W02	1	8,996	\$3.75
W05	1	5,365	\$4.00
Total:	3	21,324	\$4.22
East			
E11	1	10,240	\$4.75
Total:	1	10,240	\$4.75
West			
W16	1	13,860	\$3.95
W17	3	29,938	\$6.97
W24	1	6,257	\$4.50
Total:	5	50,055	\$5.82
North			
N03	1	7,069	\$6.45
N08	2	18,873	\$4.05
N10	1	6,492	\$5.50
Total:	4	32,434	\$4.86
Grand Total:	13	114,053	\$5.15

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
EW04	1	25,916	\$2.00
Total:	1	25,916	\$2.00
West			
W17	3	80,476	\$4.68
W21	3	73,526	\$5.88
Total:	6	154,002	\$5.25
North			
N10	2	34,371	\$5.46
Total:	2	34,371	\$5.46
Grand Total:	9	214,289	\$4.89

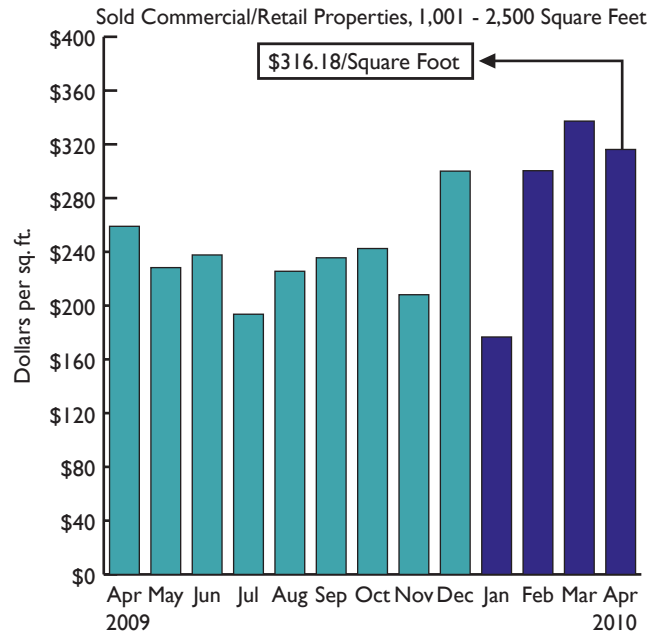
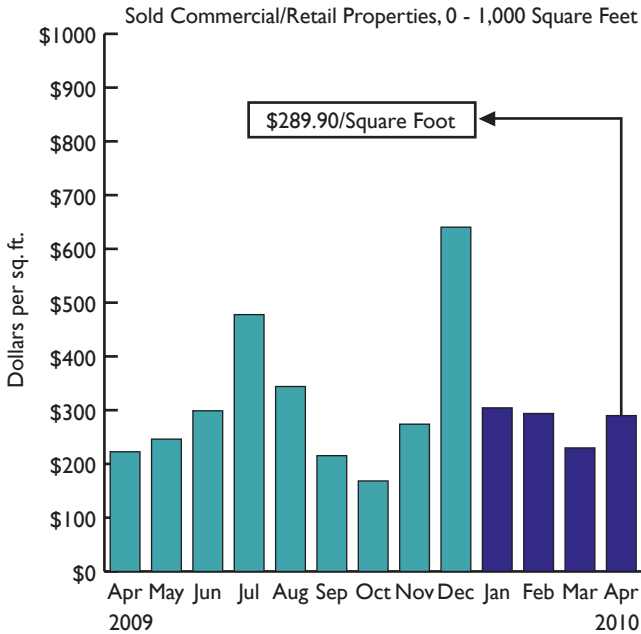
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W24	1	75,881	\$4.73
W28	2	477,996	\$4.39
Total:	3	553,877	\$4.44
Grand Total:	3	553,877	\$4.44

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SOLD COMMERCIAL/RETAIL PROPERTIES



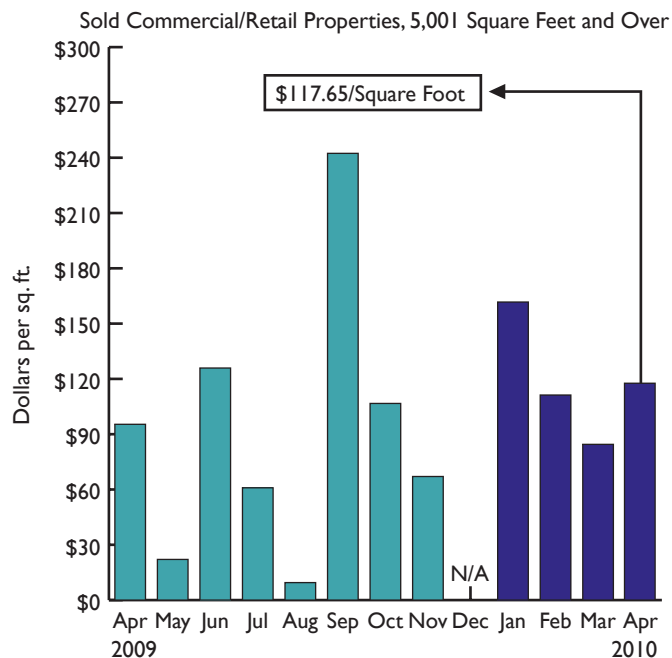
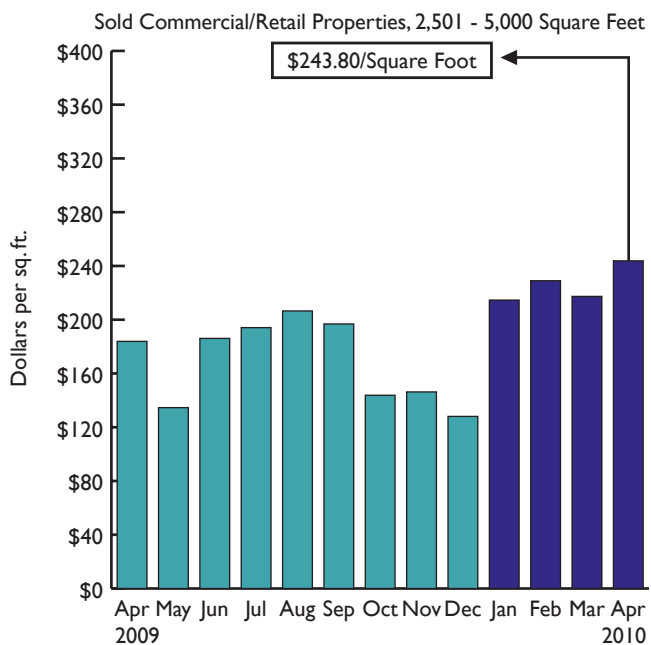
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C13	1	1,000	\$199.00
C14	1	330	\$1,009.09
Total:	2	1,330	\$400.00
East			
E16	1	800	\$143.75
Total:	1	800	\$143.75
West			
W24	4	2,765	\$225.00
Total:	4	2,765	\$225.00
North			
N11	1	647	\$521.64
Total:	1	647	\$521.64
Grand Total:	8	5,542	\$289.90

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,200	\$545.45
C08	1	1,900	\$323.68
E01	1	1,100	\$300.00
E07	1	1,568	\$261.48
W05	1	2,300	\$156.52
Total:	5	9,068	\$321.46
West			
W23	1	1,238	\$292.41
W24	6	8,241	\$308.24
Total:	7	9,479	\$306.18
North			
N10	1	1,338	\$351.27
Total:	1	1,338	\$351.27
Grand Total:	13	19,885	\$316.18

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	3	9,250	\$418.27
W01	1	3,080	\$220.78
Total:	4	12,330	\$368.94
East			
E17	1	5,000	\$48.00
Total:	1	5,000	\$48.00
West			
W21	2	8,000	\$281.25
W23	1	3,000	\$286.67
W28	1	3,266	\$229.64
Total:	4	14,266	\$270.57
North			
N03	1	3,237	\$231.70
N08	2	5,830	\$190.39
N15	1	4,365	\$107.45
Total:	4	13,432	\$173.39
Grand Total:	13	45,028	\$243.80

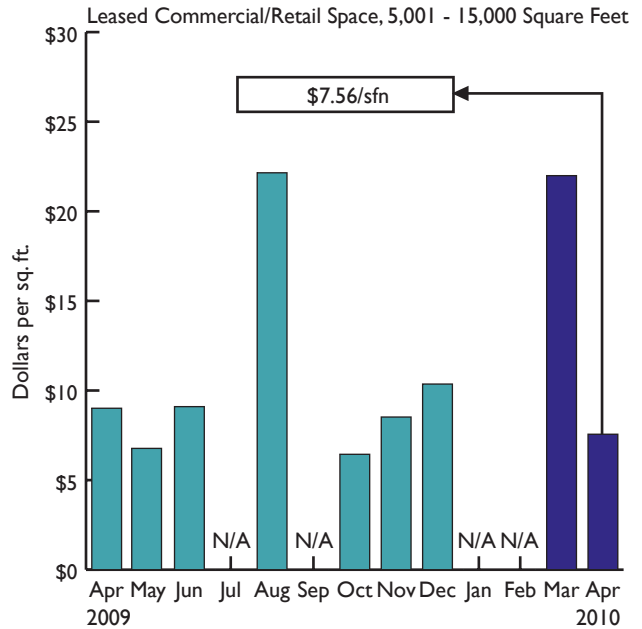
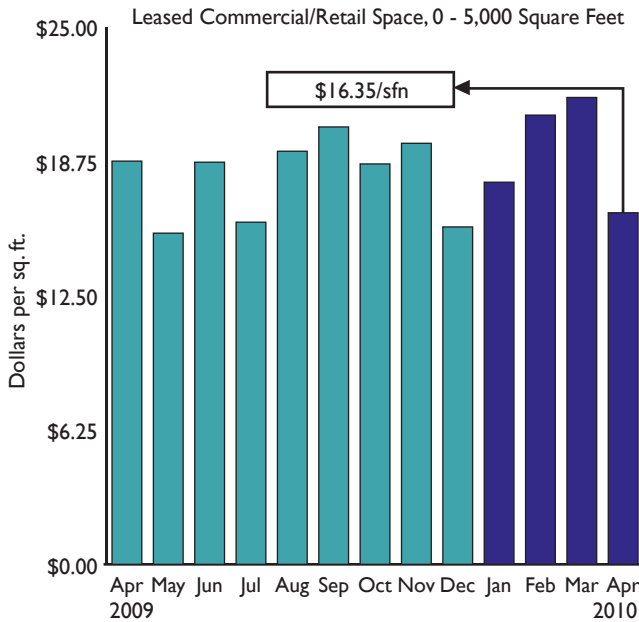
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W10	1	10,200	\$117.65
Total:	1	10,200	\$117.65
Grand Total:	1	10,200	\$117.65

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	3	3,772	\$27.37
C02	2	5,800	\$9.41
C04	1	800	\$15.00
C10	1	750	\$46.00
E08	2	2,910	\$17.47
W01	1	700	\$38.57
W06	1	706	\$26.40
Total:	11	15,438	\$19.49
East			
E13	1	1,012	\$17.00
E15	1	2,034	\$15.00
E16	1	1,409	\$12.50
Total:	3	4,455	\$14.66
West			
W12	2	1,280	\$43.59
W15	1	1,700	\$7.00
W17	2	2,230	\$9.41
W23	1	1,440	\$10.00
W25	2	1,900	\$22.74
Total:	8	8,550	\$17.11
North			
N03	2	2,045	\$10.53
N08	8	18,712	\$14.26
N11	2	2,811	\$18.65
N17	1	1,200	\$13.99
Total:	13	24,768	\$14.44
Grand Total:	35	53,211	\$16.35

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	6,204	\$5.30
Total:	1	6,204	\$5.30
North			
N08	1	7,200	\$9.50
Total:	1	7,200	\$9.50
Grand Total:	2	13,404	\$7.56

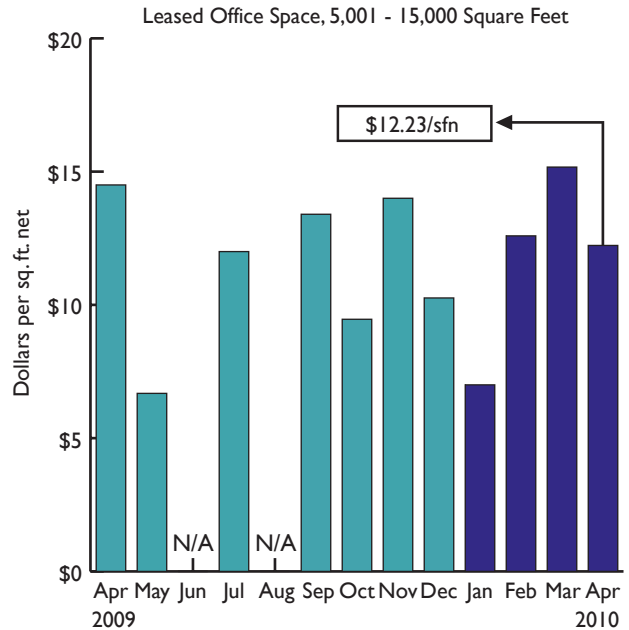
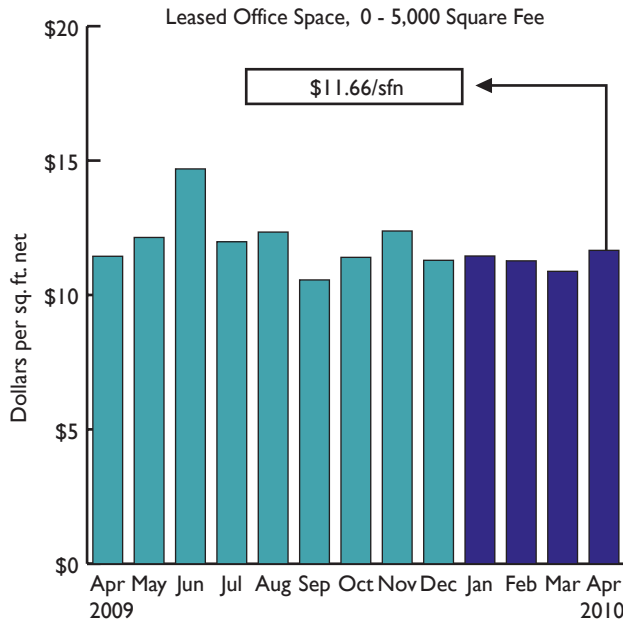
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	17,940	\$4.00
Total:	1	17,940	\$4.00
Grand Total:	1	17,940	\$4.00

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	3	4,138	\$22.93
C08	1	700	\$14.00
C13	1	2,052	\$8.00
E04	1	600	\$24.00
E07	1	594	\$21.11
E08	1	381	\$11.50
W04	1	800	\$18.75
W05	3	5,927	\$8.75
W07	1	3,200	\$8.00
W09	1	882	\$8.50
Total:	14	19,274	\$13.10

East

E15	1	1,000	\$10.00
Total:	1	1,000	\$10.00

West

W16	1	600	\$18.00
W17	3	3,895	\$9.51
W20	1	1,013	\$16.00
W24	1	962	\$11.50
Total:	6	6,470	\$11.61

North

N07	1	1,524	\$17.40
N08	2	2,308	\$8.61
N10	3	5,713	\$6.26
N11	2	4,900	\$12.33
Total:	8	14,445	\$9.87

Grand Total:	29	41,189	\$11.66
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W15	1	6,000	\$14.00
Total:	1	6,000	\$14.00

North

N03	1	8,631	\$11.00
Total:	1	8,631	\$11.00

Grand Total:	2	14,631	\$12.23
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15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N08	1	20,000	\$15.50
Total:	1	20,000	\$15.50

Grand Total:	1	20,000	\$15.50
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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
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Toronto

E01	1	3,780	\$248.68	0.09	\$10,444,444.44
Total:	1	3,780	\$248.68	0.09	\$10,444,444.44

West

W20	1	17,424	\$18.65	0.40	\$812,500.00
W21	1	54,450	\$8.06	1.25	\$351,040.00
W22	1	84,942	\$11.18	1.95	\$487,179.49
W24	1	43,996	\$11.36	1.01	\$495,049.50
Total:	4	200,812	\$11.02	4.61	\$480,216.92

North

N11	1	91,476	\$9.84	2.10	\$428,571.43
Total:	1	91,476	\$9.84	2.10	\$428,571.43

Grand

Total:	6	296,068	\$13.69	6.80	\$596,147.06
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130,001 SQ. FT. AND OVER

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

E17	1	2,303,888	\$0.52	52.89	\$22,688.60
Total:	1	2,303,888	\$0.52	52.89	\$22,688.60

Grand

Total:	1	2,303,888	\$0.52	52.89	\$22,688.60
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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.