

Watch

May 2010

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

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

**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



Commercial Division
Toronto Real Estate Board

Commercial Transactions Lower in May

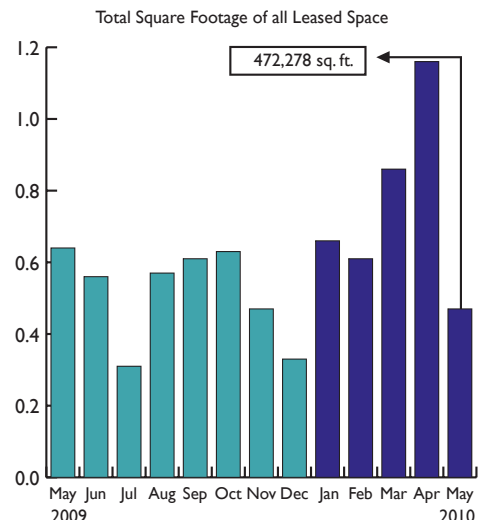
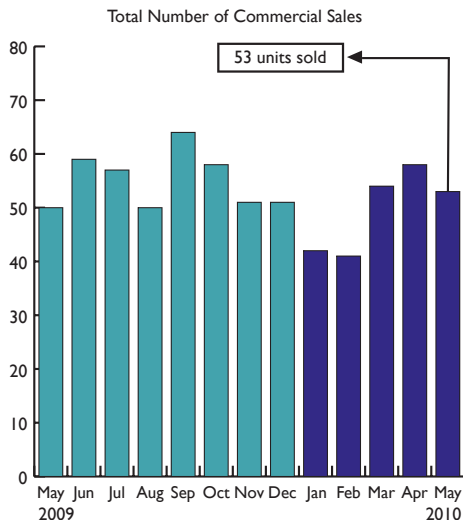
June 3, 2010 — In May 2010, TREB Commercial Members reported 472,278 square feet of leased space – a 27 per cent decline from the 644,130 square foot figure recorded in May 2009.

“May was the first month in 2010 when the amount of commercial space traded was below year-ago levels,” said Commercial Council Chair Garry Lander. “On a monthly basis, the commercial market is sometimes volatile. Above-average economic growth coupled with improving labour market conditions should result in further growth this year.”

Lease rates were mixed in May. Industrial space in all size categories traded for an average of \$4.87 per square foot net (sfm) – down nine per cent from the \$5.34/sfm recorded in May of 2009. The average commercial space lease rate rose 45 per cent to \$16.29/sfm from the May 2009 figure of \$11.27/sfm. Office space traded for an average of \$12.63/sfm – a 20 per cent increase from the \$10.57/sfm recorded in May 2009.

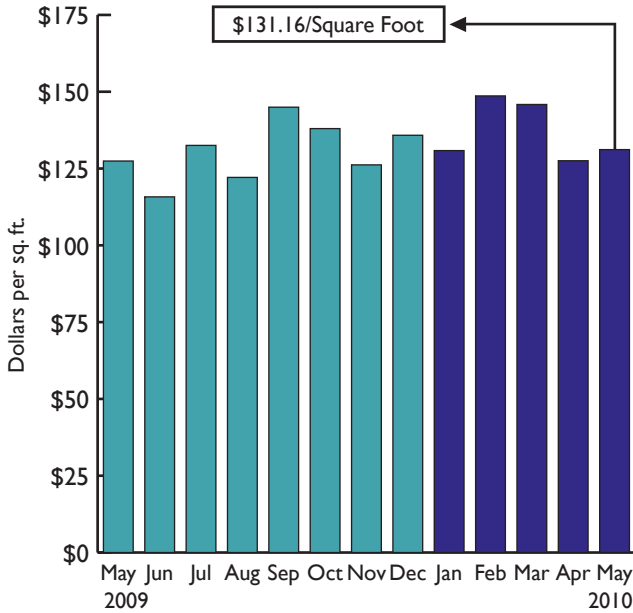
Sales Market Highlights

Last month, TREB Commercial Members recorded 53 sales of IC&I properties of all size categories, including 32 industrial buildings which sold for an average of \$70.33 per square foot. This compares to an average sale price of \$73.94 per square foot derived from Non-MLS sources. ♦

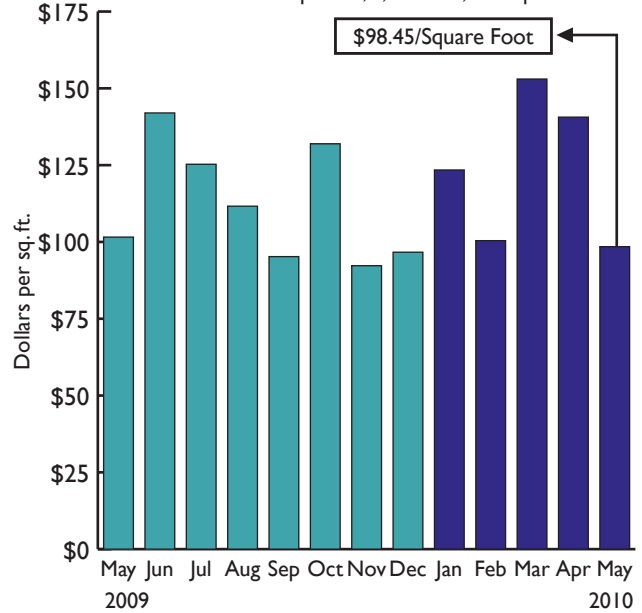


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



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



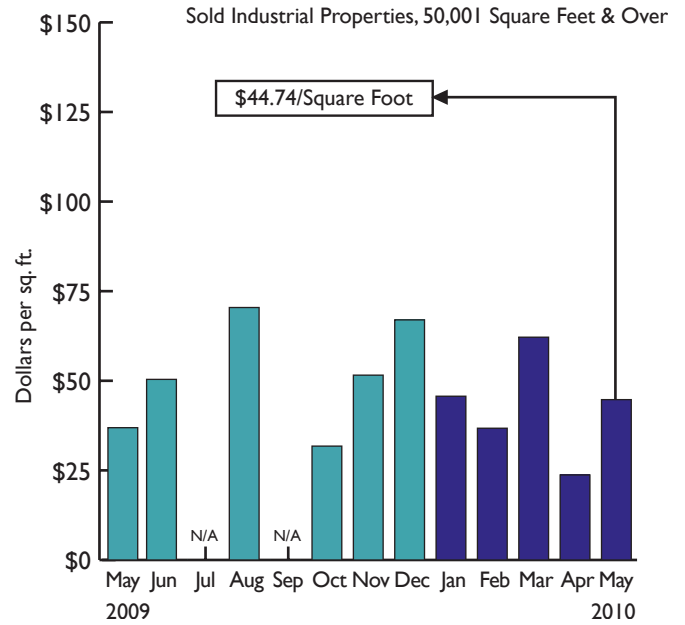
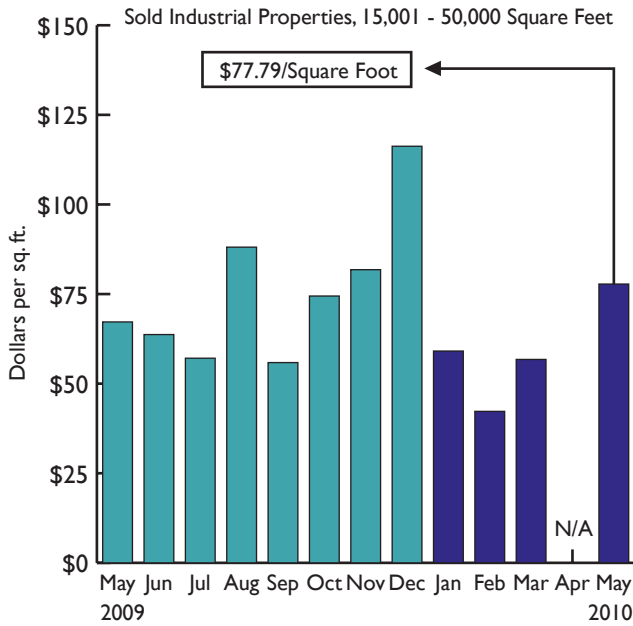
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,838	\$146.08
W05	4	7,741	\$130.60
W10	2	2,670	\$133.15
Total:	7	12,249	\$133.48
East			
E11	1	1,008	\$92.26
E17	1	1,369	\$46.38
Total:	2	2,377	\$65.84
West			
W17	2	3,472	\$153.37
W24	1	3,200	\$132.03
W28	2	2,098	\$157.29
Total:	5	8,770	\$146.52
North			
N01	1	1,841	\$154.81
N08	1	3,943	\$116.66
N10	1	3,350	\$132.84
Total:	3	9,134	\$130.28
Grand Total:	17	32,530	\$131.16

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	11,500	\$91.30
W05	2	17,140	\$103.85
W07	1	6,240	\$136.22
Total:	4	34,880	\$105.50
East			
E11	1	5,490	\$119.49
E15	1	9,148	\$37.70
Total:	2	14,638	\$68.38
West			
W24	1	11,950	\$102.51
Total:	1	11,950	\$102.51
North			
N08	1	5,023	\$127.41
Total:	1	5,023	\$127.41
Grand Total:	8	66,491	\$98.45

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	16,100	\$68.94
W05	1	20,000	\$58.75
Total:	2	36,100	\$63.30
West			
W24	1	28,064	\$92.65
W29	1	24,000	\$38.54
Total:	2	52,064	\$67.71
North			
N08	1	43,085	\$102.12
Total:	1	43,085	\$102.12
Grand Total:	5	131,249	\$77.79

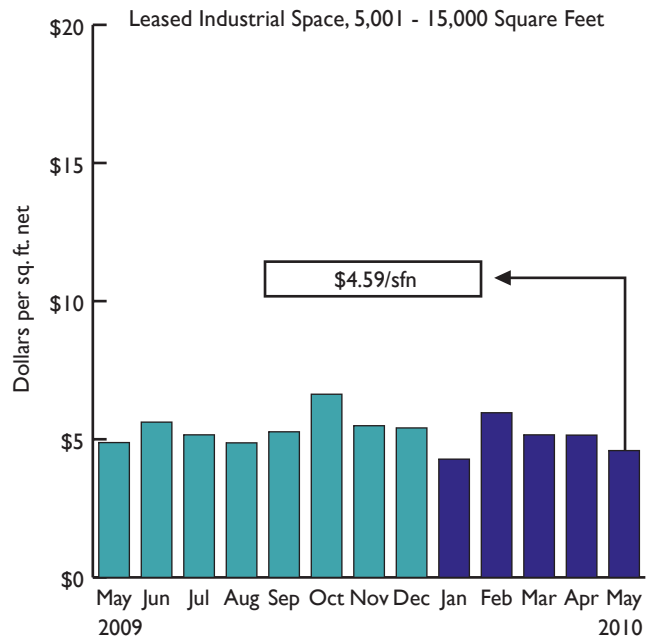
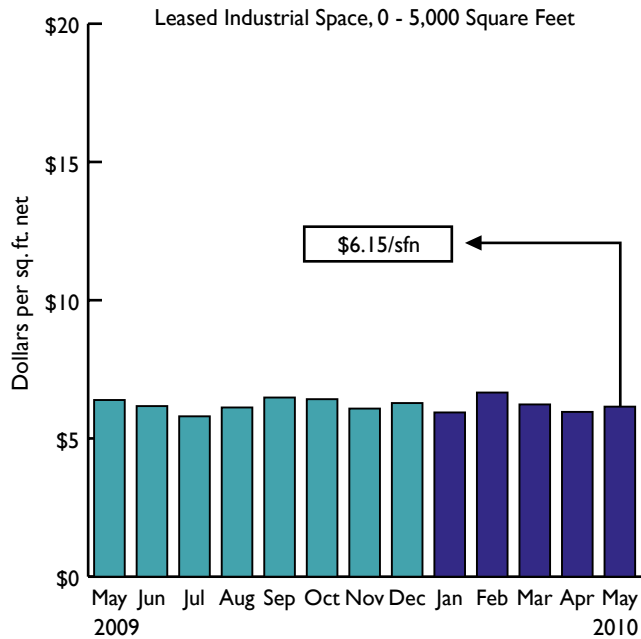
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	71,440	\$42.25
Total:	1	71,440	\$42.25
West			
W17	1	117,279	\$46.26
Total:	1	117,279	\$46.26
Grand Total:	2	188,719	\$44.74

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



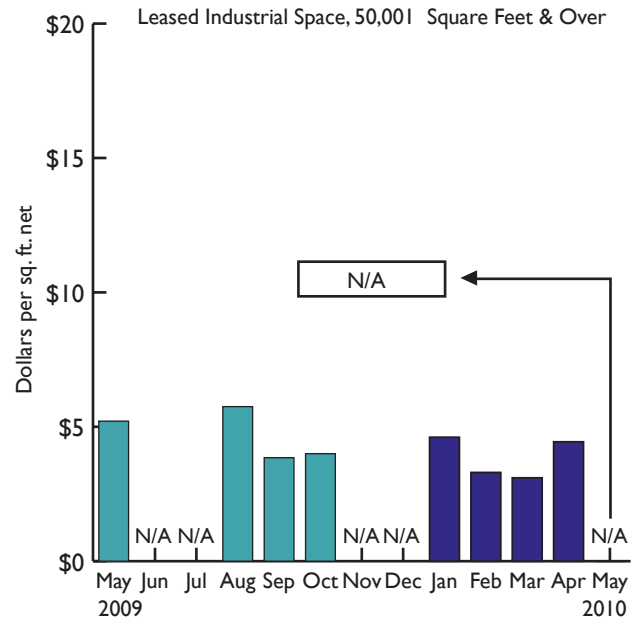
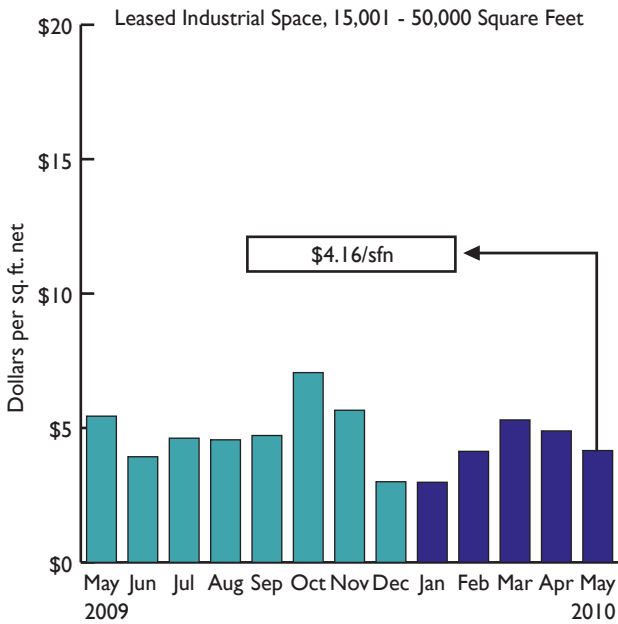
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	4,136	\$5.45
E07	2	2,076	\$6.16
E09	1	2,700	\$4.20
W05	4	10,340	\$5.06
W06	1	5,000	\$5.25
W07	2	7,020	\$6.36
W09	1	1,200	\$6.00
Total:	12	32,472	\$5.45
East			
E11	2	2,856	\$7.62
Total:	2	2,856	\$7.62
West			
W14	2	6,371	\$5.21
W17	5	18,601	\$5.07
W23	1	1,856	\$6.60
W24	2	6,899	\$5.10
W27	1	2,500	\$5.52
W29	1	3,500	\$8.00
Total:	12	39,727	\$5.45
North			
N03	4	7,039	\$7.37
N08	7	15,205	\$8.34
N10	2	5,551	\$6.83
Total:	13	27,795	\$7.79
Grand Total:	39	102,850	\$6.15

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	5,665	\$5.00
E07	2	13,265	\$4.98
W04	1	9,329	\$3.00
W05	2	22,900	\$4.20
W06	1	10,729	\$3.60
Total:	7	61,888	\$4.16
West			
W21	1	8,200	\$4.70
W23	1	8,300	\$4.50
W24	1	8,000	\$4.50
Total:	3	24,500	\$4.57
North			
N04	1	5,739	\$7.50
N07	1	12,106	\$5.50
Total:	2	17,845	\$6.14
Grand Total:	12	104,233	\$4.59

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	38,014	\$2.50
Total:	1	38,014	\$2.50
West			
W17	1	36,659	\$4.50
Total:	1	36,659	\$4.50
North			
N07	1	15,052	\$5.00
N08	2	55,201	\$4.86
Total:	3	70,253	\$4.89
Grand Total:	5	144,926	\$4.16

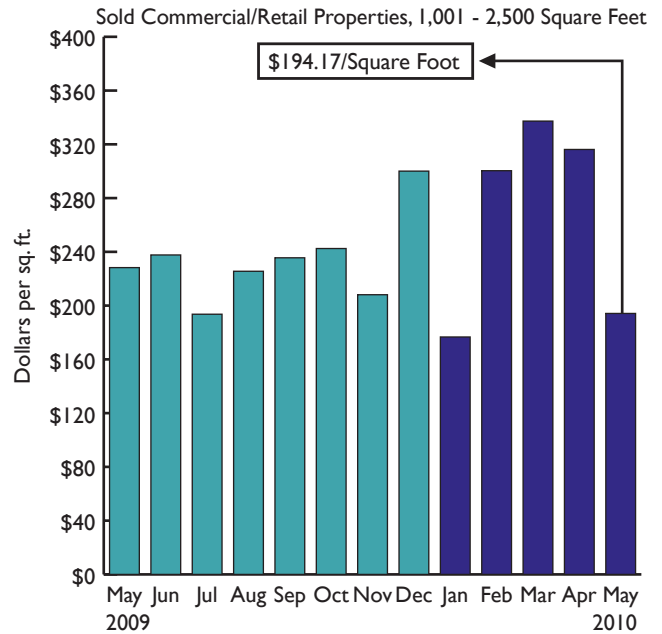
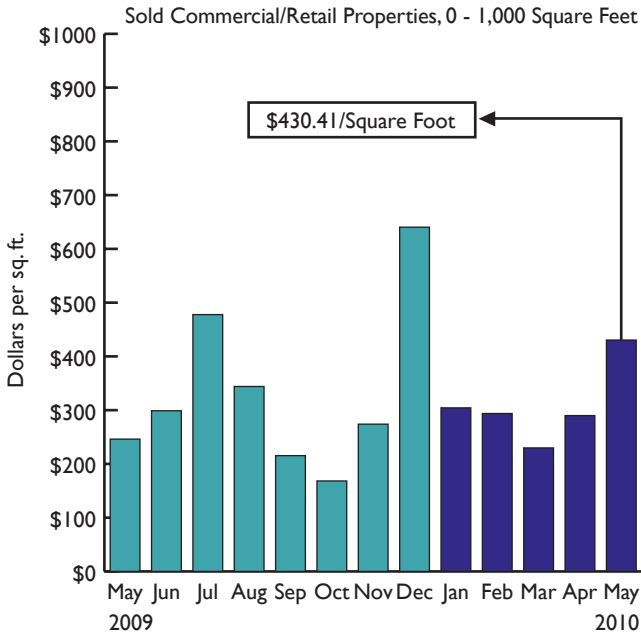
50,001 SQ. FT. AND OVER

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



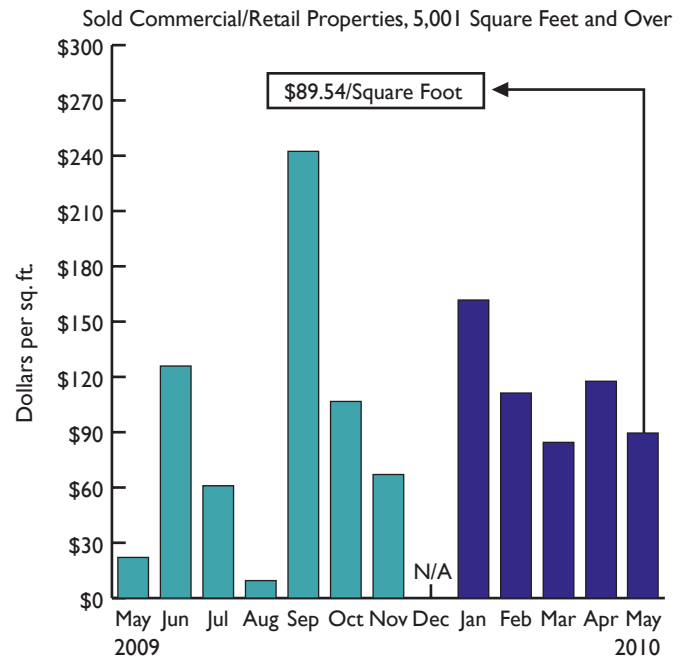
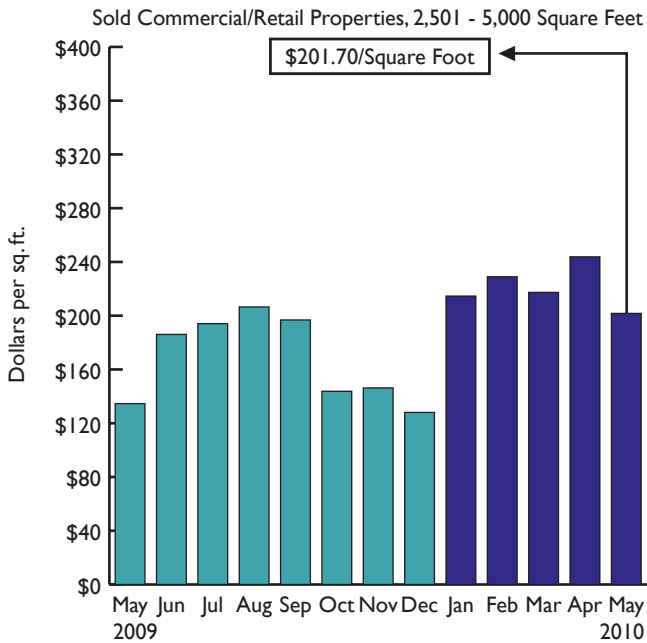
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	926	\$377.97
Total:	1	926	\$377.97
West			
W21	1	900	\$527.78
Total:	1	900	\$527.78
North			
N01	1	720	\$444.44
N03	1	563	\$79.93
N11	1	864	\$601.85
Total:	3	2,147	\$412.20
Grand Total:	5	3,973	\$430.41

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,200	\$445.00
E07	2	3,021	\$98.64
W02	1	1,968	\$184.96
W07	1	2,032	\$236.71
Total:	5	9,221	\$230.13
West			
W23	1	1,360	\$216.91
Total:	1	1,360	\$216.91
North			
N04	1	2,230	\$15.70
N11	1	1,208	\$223.51
Total:	2	3,438	\$88.71
Grand Total:	8	14,019	\$194.17

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C03	1	2,950	\$183.05
W02	2	5,680	\$200.69
W04	1	3,200	\$165.63
Total:	4	11,830	\$186.80
West			
W23	1	2,850	\$263.51
Total:	1	2,850	\$263.51
Grand Total:	5	14,680	\$201.70

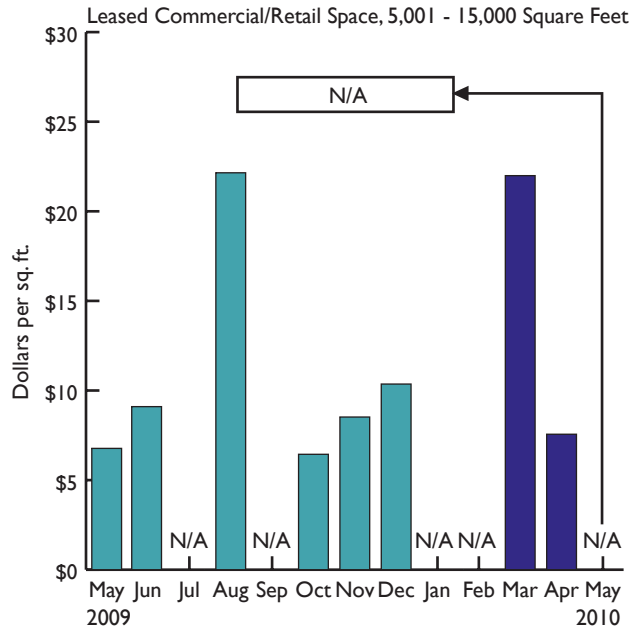
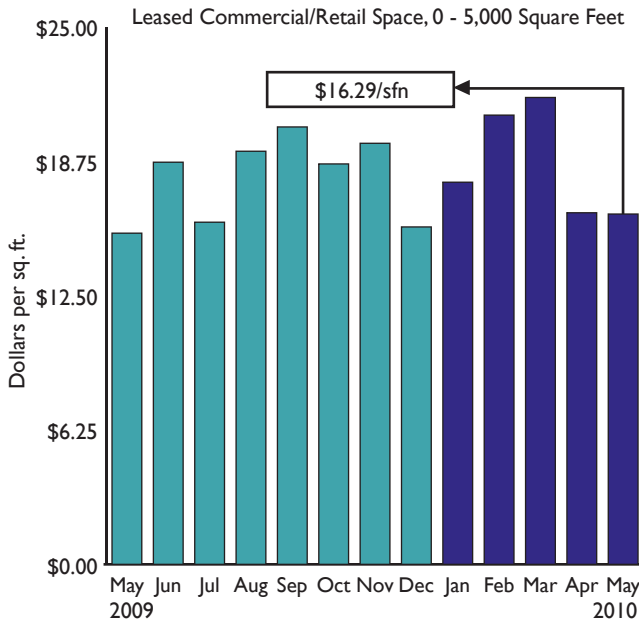
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	11,500	\$335.22
E06	1	40,547	\$35.76
W04	1	17,250	\$52.17
Total:	3	69,297	\$89.54
Grand Total:	3	69,297	\$89.54

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	2,839	\$34.51
C02	2	2,900	\$19.86
C03	1	1,500	\$6.80
C07	1	530	\$40.75
C12	1	900	\$24.33
C13	1	506	\$20.00
E02	3	3,350	\$22.39
E03	2	1,550	\$25.82
E04	1	4,512	\$12.00
E05	1	1,020	\$16.00
E07	3	3,552	\$21.40
E09	1	914	\$10.00
W01	1	2,000	\$15.90
W04	1	2,112	\$9.09
W05	1	3,273	\$6.00
W10	1	1,048	\$16.50
Total:	23	32,506	\$17.78
East			
E16	1	1,265	\$18.00
E17	1	1,129	\$17.00
Total:	2	2,394	\$17.53
West			
W12	1	2,500	\$12.00
W17	1	896	\$10.00
W20	1	900	\$23.33
W21	1	700	\$30.86
W23	1	1,250	\$20.00
W24	1	1,000	\$10.08
W25	1	928	\$17.46
Total:	7	8,174	\$16.25
North			
N01	2	2,220	\$23.38
N07	1	1,200	\$12.30
N08	5	11,096	\$10.80
N11	3	2,487	\$22.71
N14	1	2,400	\$8.75
N19	1	290	\$20.69
Total:	13	19,693	\$13.71
Grand Total:	45	62,767	\$16.29

5,001 - 15,000 SQ. FT.

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

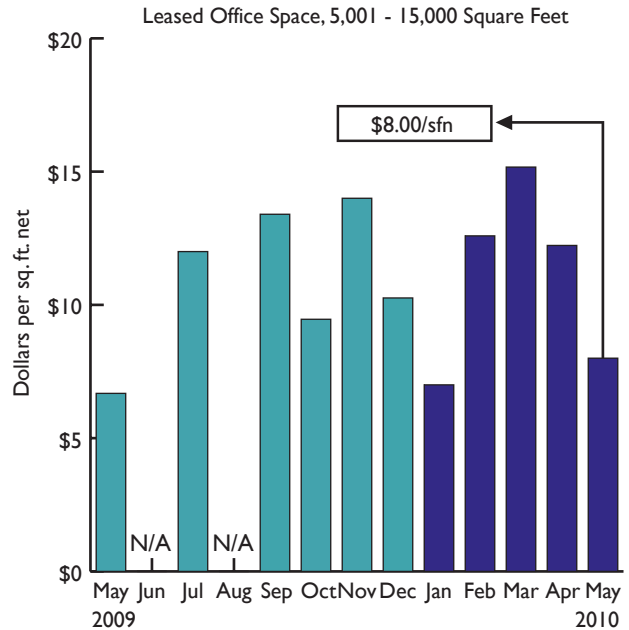
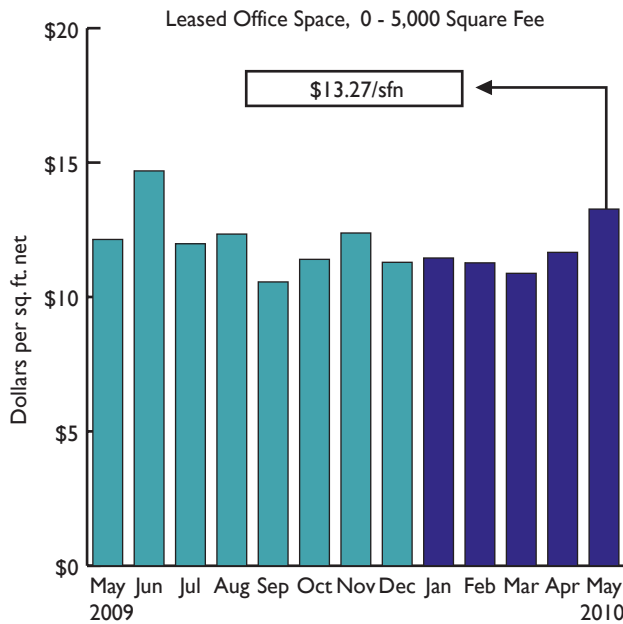
15,001 - 50,00 SQ. FT.

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	715	\$28.53
C02	3	3,429	\$16.84
C07	1	750	\$24.00
C10	1	688	\$24.42
C12	1	422	\$27.01
C13	1	550	\$24.00
C14	1	600	\$25.00
C15	1	1,200	\$9.00
E07	1	750	\$15.12
E08	1	900	\$7.00
W05	1	1,400	\$12.86
W06	1	780	\$21.54
Total:	14	12,184	\$17.71
East			
E14	1	2,462	\$22.00
Total:	1	2,462	\$22.00
West			
W16	1	2,492	\$7.10
W17	6	6,786	\$9.95
W22	2	1,600	\$13.79
W24	2	3,034	\$10.81
W27	1	560	\$14.29
Total:	12	14,472	\$10.23
North			
N03	2	4,068	\$10.51
N04	1	300	\$20.00
N07	3	3,184	\$12.66
N08	6	7,520	\$12.04
N10	2	3,482	\$8.77
N12	2	2,250	\$14.16
N19	1	607	\$17.11
Total:	17	21,411	\$11.79
Grand Total:	44	50,529	\$13.27

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	6,973	\$8.00
Total:	1	6,973	\$8.00
Grand Total:	1	6,973	\$8.00

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
East					
E14	1	67,263	\$12.19	1.54	\$532,467.53
E20	1	25,651	\$12.86	0.59	\$559,322.03
Total:	2	92,914	\$12.38	2.13	\$539,906.10
West					
W14	1	84,506	\$8.28	1.94	\$360,824.74
W28	1	43,560	\$14.00	1.00	\$610,000.00
Total:	2	128,066	\$10.23	2.94	\$445,578.23
North					
N05	1	27,770	\$23.23	0.64	\$1,007,812.50
Total:	1	27,770	\$23.23	0.64	\$1,007,812.50
Grand					
Total:	5	248,750	\$12.48	5.71	\$543,782.84

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
E04	1	261,796	\$19.10	6.01	\$831,946.76
Total:	1	261,796	\$19.10	6.01	\$831,946.76
North					
N05	1	871,200	\$2.01	20.00	\$87,500.00
N11	1	808,909	\$1.73	18.57	\$75,390.41
Total:	2	1,680,109	\$1.87	38.57	\$81,669.69
Grand					
Total:	3	1,941,905	\$4.20	44.58	\$182,817.41

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.