

# Watch

February 2007

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## Momentum Continues Into February

**Monday, March 12, 2007**— TREB Members reported 973,222 square feet of space leased through the TorontoMLS system in February, Commercial Council Chair Ron Ridsdill announced today. "Thus far in 2007 TREB Members have reported over 2,000,000 square feet of space traded," Mr. Ridsdill noted.

Prices rose over last February in most property categories. Industrial space climbed six per cent to \$5.95 sfm, while commercial space increased by three per cent to \$15.16 sfm.

### Sales Market Highlights

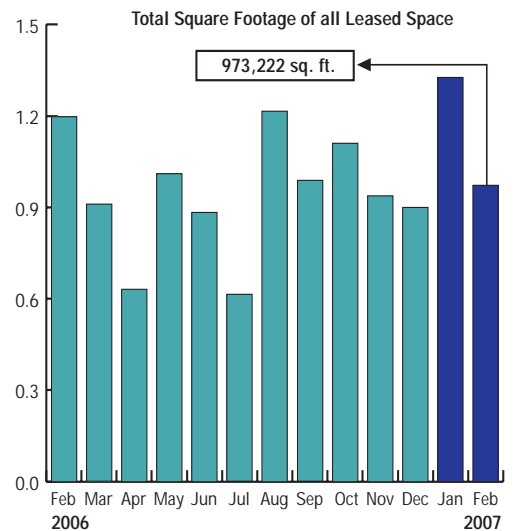
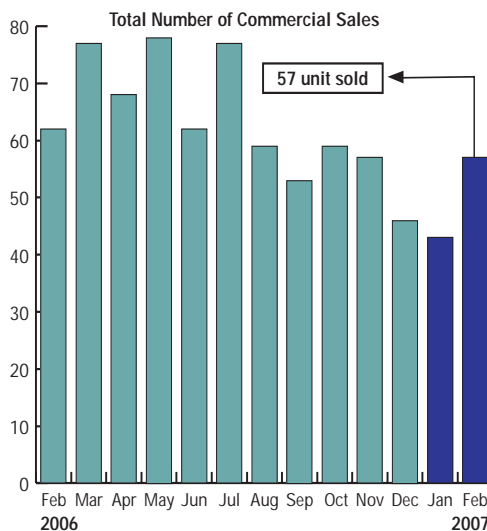
A total of 57 Industrial/Commercial sales were reported through the Toronto-MLS system in February. The largest portion of this total came in the form of 28 Industrial property sales (all size categories) which averaged \$71.88 per square foot. This compares to \$64.15 per square foot for non-MLS industrial sales as gathered from non-MLS sources. ♦

Executive Council,  
Commercial Division

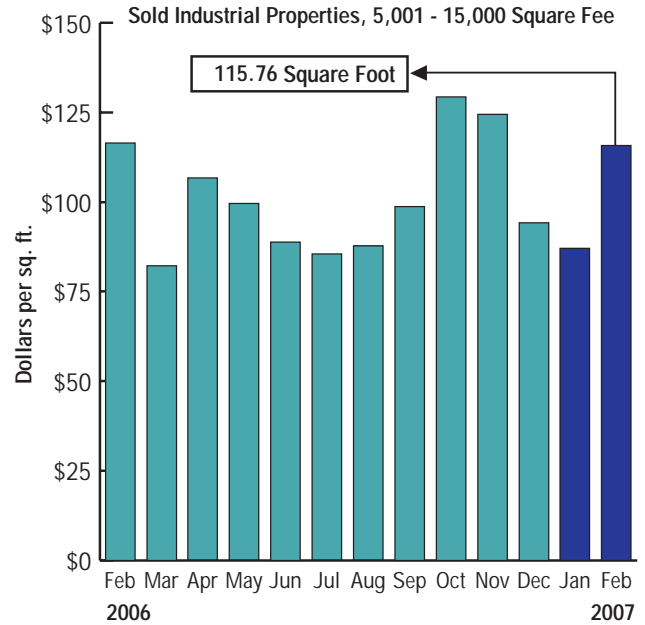
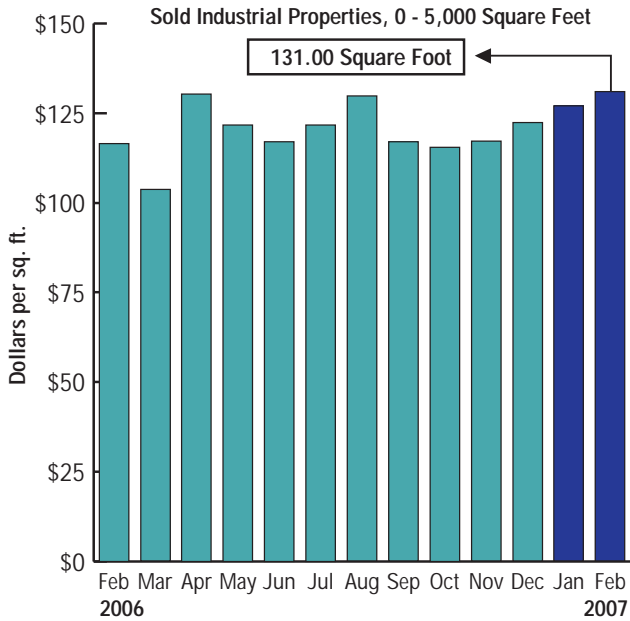
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**Past Chairman**

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SOLD INDUSTRIAL PROPERTIES



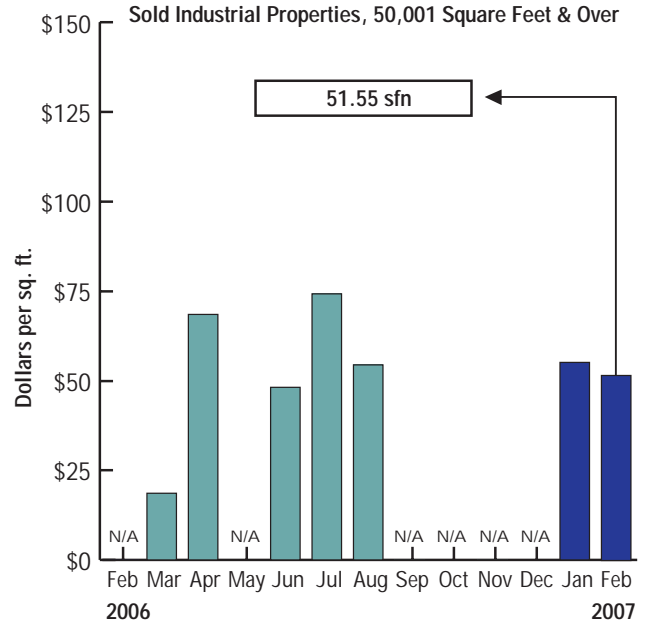
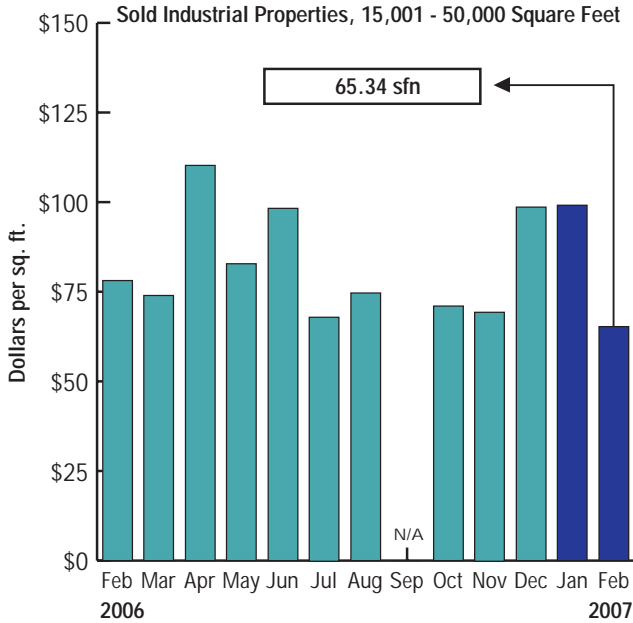
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C11	1	2,400	\$275.00
E01	1	4,250	\$123.53
E04	1	1,873	\$111.05
E07	4	6,480	\$90.43
W05	2	3,700	\$118.11
<b>Total:</b>	<b>9</b>	<b>18,703</b>	<b>\$129.18</b>
<b>West</b>			
W17	3	7,762	\$127.42
W21	1	1,208	\$148.18
W23	1	1,850	\$112.43
W24	2	4,585	\$124.32
<b>Total:</b>	<b>7</b>	<b>15,405</b>	<b>\$126.32</b>
<b>North</b>			
N04	1	1,923	\$126.89
N08	4	9,790	\$148.83
N12	1	2,560	\$107.42
<b>Total:</b>	<b>6</b>	<b>14,273</b>	<b>\$138.44</b>
<b>Grand Total:</b>	<b>22</b>	<b>48,381</b>	<b>\$131.00</b>

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W07	1	8,857	\$93.57
<b>Total:</b>	<b>1</b>	<b>8,857</b>	<b>\$93.57</b>
<b>West</b>			
W22	1	9,100	\$137.36
<b>Total:</b>	<b>1</b>	<b>9,100</b>	<b>\$137.36</b>
<b>Grand Total:</b>	<b>2</b>	<b>17,957</b>	<b>\$115.76</b>

SOLD INDUSTRIAL PROPERTIES



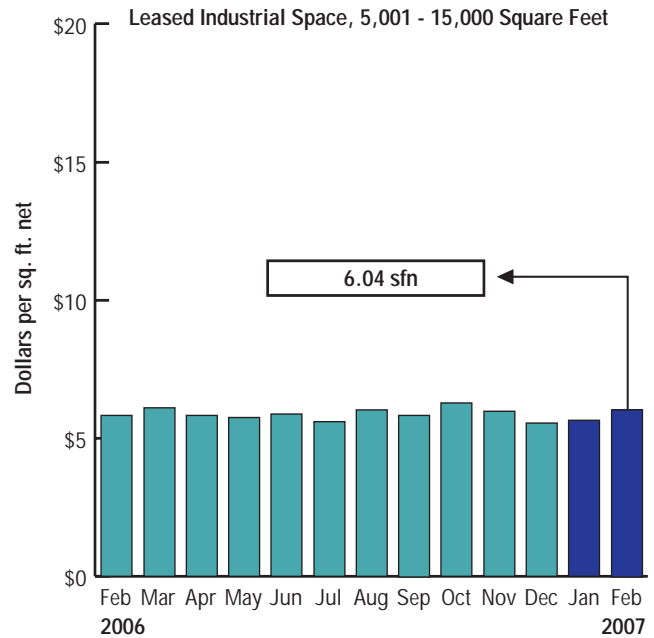
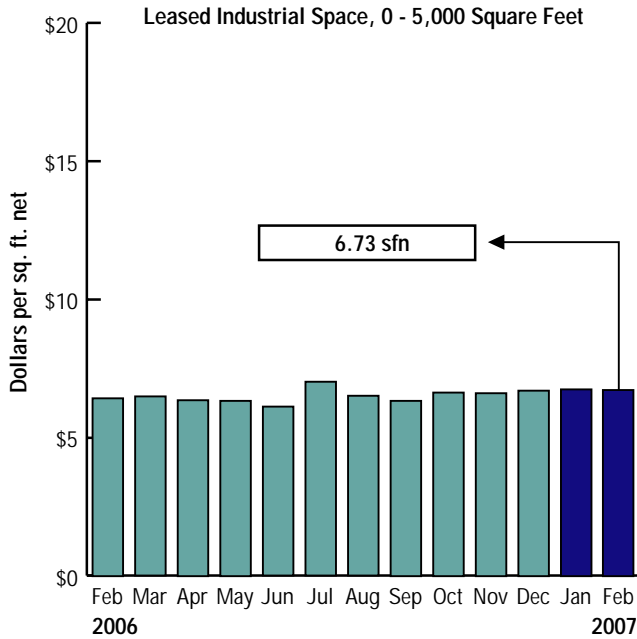
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W09	1	20,613	\$92.17
<b>Total:</b>	<b>1</b>	<b>20,613</b>	<b>\$92.17</b>
<b>East</b>			
E11	1	43,388	\$59.92
E21	1	37,781	\$56.91
<b>Total:</b>	<b>2</b>	<b>81,169</b>	<b>\$58.52</b>
<b>Grand Total:</b>	<b>3</b>	<b>101,782</b>	<b>\$65.34</b>

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W06	1	58,199	\$51.55
<b>Total:</b>	<b>1</b>	<b>58,199</b>	<b>\$51.55</b>
<b>Grand Total:</b>	<b>1</b>	<b>58,199</b>	<b>\$51.55</b>

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LEASED INDUSTRIAL SPACE



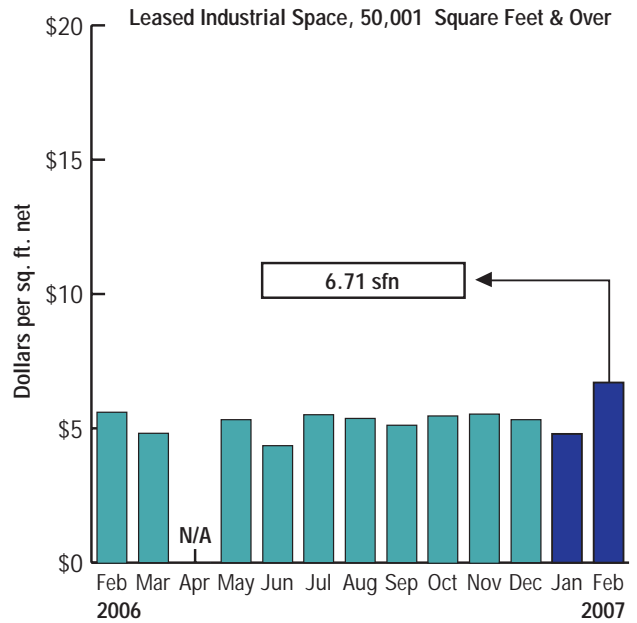
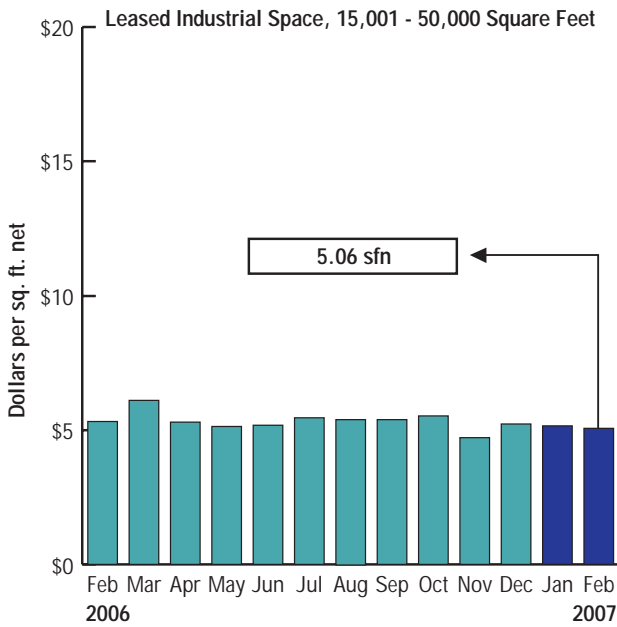
**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E04	1	4,002	\$6.53
E07	5	12,370	\$6.05
E08	2	4,040	\$4.62
E09	1	2,758	\$6.25
W05	8	15,570	\$5.53
W06	1	1,500	\$14.00
W10	3	6,700	\$5.26
<b>Total:</b>	<b>21</b>	<b>46,940</b>	<b>\$5.95</b>
<b>East</b>			
E11	1	2,140	\$6.45
E12	3	9,501	\$5.31
E14	1	2,000	\$6.50
E16	3	5,719	\$7.71
<b>Total:</b>	<b>8</b>	<b>19,360</b>	<b>\$6.27</b>
<b>West</b>			
W12	1	3,000	\$8.00
W13	1	2,359	\$5.75
W17	14	35,597	\$7.19
W20	1	4,886	\$6.95
W24	1	1,725	\$6.50
<b>Total:</b>	<b>18</b>	<b>47,567</b>	<b>\$7.12</b>
<b>North</b>			
N03	1	1,816	\$8.00
N08	13	31,708	\$7.14
N10	6	15,711	\$7.45
<b>Total:</b>	<b>20</b>	<b>49,235</b>	<b>\$7.27</b>
<b>Grand Total:</b>			
<b>Total:</b>	<b>67</b>	<b>163,102</b>	<b>\$6.73</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E05	1	5,803	\$6.50
E08	1	5,079	\$5.50
W05	2	16,200	\$5.23
<b>Total:</b>	<b>4</b>	<b>27,082</b>	<b>\$5.55</b>
<b>East</b>			
E11	1	5,218	\$5.25
<b>Total:</b>	<b>1</b>	<b>5,218</b>	<b>\$5.25</b>
<b>West</b>			
W17	2	28,679	\$6.07
W21	1	12,000	\$4.75
W24	1	9,522	\$5.75
<b>Total:</b>	<b>4</b>	<b>50,201</b>	<b>\$5.69</b>
<b>North</b>			
N03	1	5,200	\$7.25
N08	5	62,214	\$6.06
N10	5	41,461	\$6.72
<b>Total:</b>	<b>11</b>	<b>108,875</b>	<b>\$6.37</b>
<b>Grand Total:</b>			
<b>Total:</b>	<b>20</b>	<b>191,376</b>	<b>\$6.04</b>

LEASED INDUSTRIAL SPACE



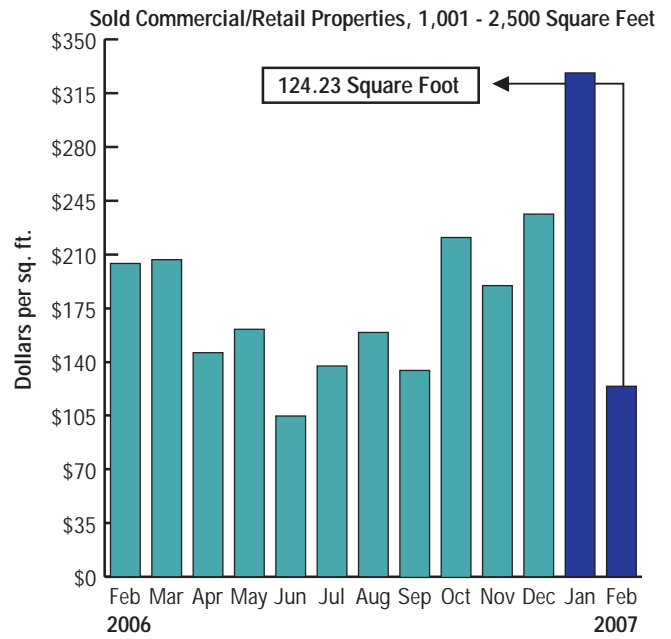
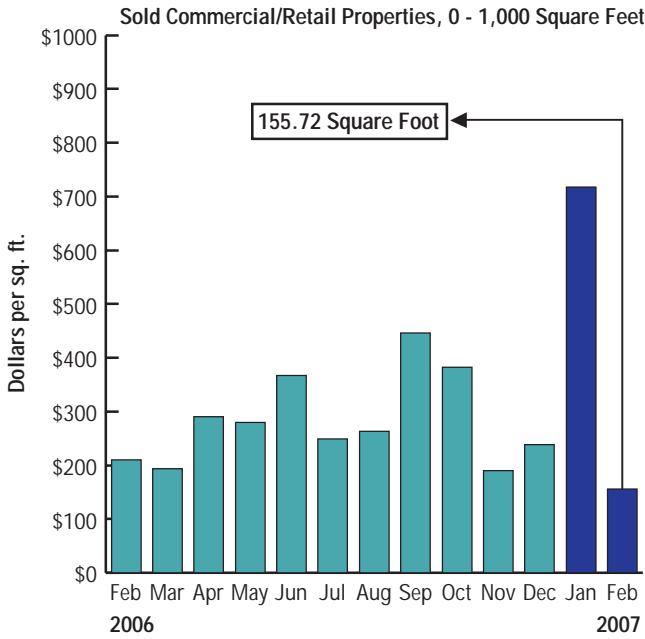
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C15	1	17,810	\$5.00
E04	3	73,805	\$3.87
W06	1	24,650	\$3.25
W10	1	17,807	\$3.75
<b>Total:</b>	<b>6</b>	<b>134,072</b>	<b>\$3.89</b>
<b>East</b>			
E11	1	15,565	\$4.50
<b>Total:</b>	<b>1</b>	<b>15,565</b>	<b>\$4.50</b>
<b>West</b>			
W17	3	76,979	\$6.05
<b>Total:</b>	<b>3</b>	<b>76,979</b>	<b>\$6.05</b>
<b>North</b>			
N08	3	75,376	\$6.25
<b>Total:</b>	<b>3</b>	<b>75,376</b>	<b>\$6.25</b>
<b>Grand Total:</b>	<b>13</b>	<b>301,992</b>	<b>\$5.06</b>

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
W17	2	161,358	\$6.71
<b>Total:</b>	<b>2</b>	<b>161,358</b>	<b>\$6.71</b>
<b>Grand Total:</b>			
	<b>2</b>	<b>161,358</b>	<b>\$6.71</b>

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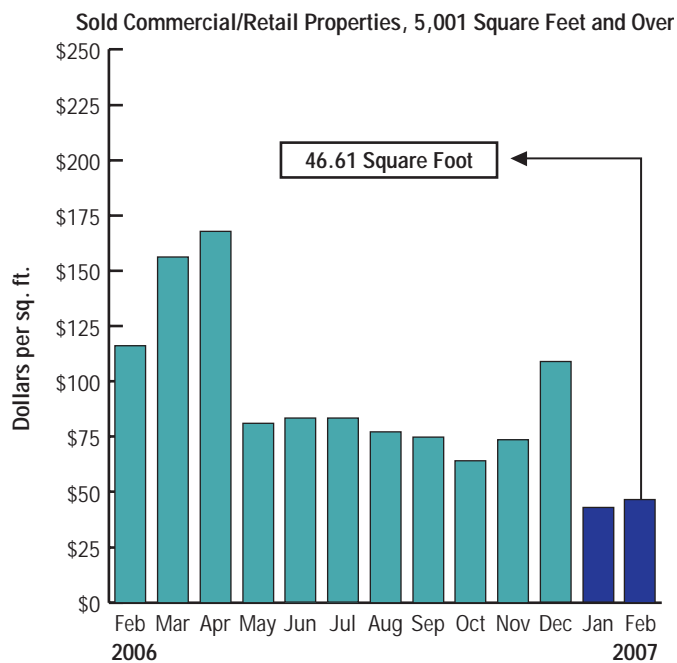
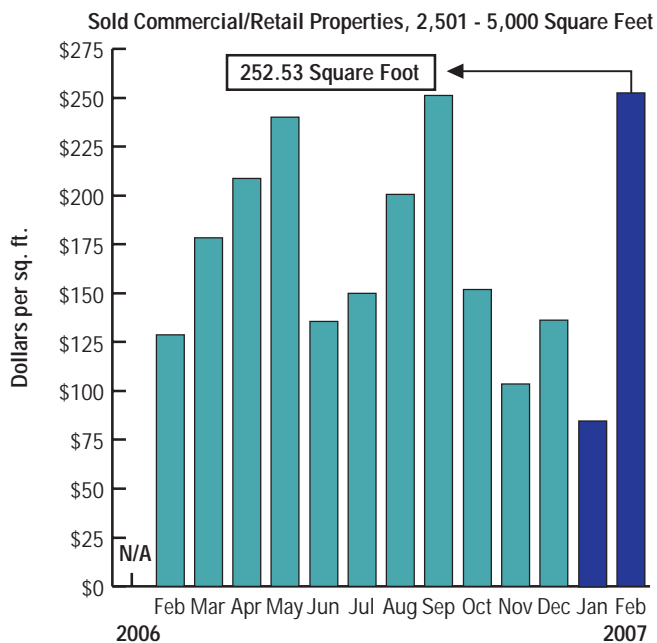
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E07	2	912	\$217.11
<b>Total:</b>	<b>2</b>	<b>912</b>	<b>\$217.11</b>
<b>West</b>			
W14	1	360	\$156.94
W21	1	985	\$71.07
<b>Total:</b>	<b>2</b>	<b>1,345</b>	<b>\$94.05</b>
<b>North</b>			
N03	3	1,872	\$181.62
N10	2	819	\$206.21
N11	1	513	\$33.14
<b>Total:</b>	<b>6</b>	<b>3,204</b>	<b>\$164.13</b>
<b>Grand Total:</b>	<b>10</b>	<b>5,461</b>	<b>\$155.72</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	1	1,500	\$30.00
E03	3	5,700	\$161.40
W03	1	2,000	\$97.50
<b>Total:</b>	<b>5</b>	<b>9,200</b>	<b>\$126.09</b>
<b>East</b>			
E14	2	2,662	\$124.34
<b>Total:</b>	<b>2</b>	<b>2,662</b>	<b>\$124.34</b>
<b>West</b>			
W19	1	1,500	\$60.00
W23	1	1,400	\$278.57
<b>Total:</b>	<b>2</b>	<b>2,900</b>	<b>\$165.52</b>
<b>North</b>			
N12	1	2,000	\$42.50
N17	1	2,340	\$135.47
<b>Total:</b>	<b>2</b>	<b>4,340</b>	<b>\$92.63</b>
<b>Grand Total:</b>	<b>11</b>	<b>19,102</b>	<b>\$124.23</b>

SOLD COMMERCIAL/RETAIL PROPERTIES



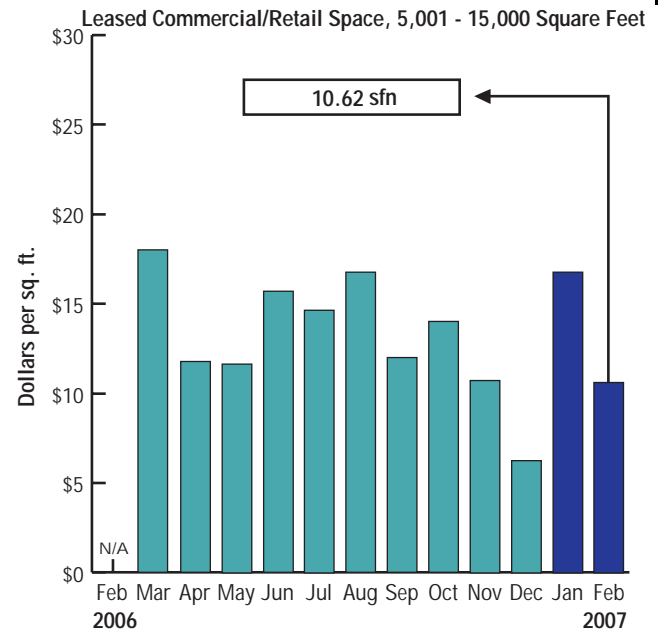
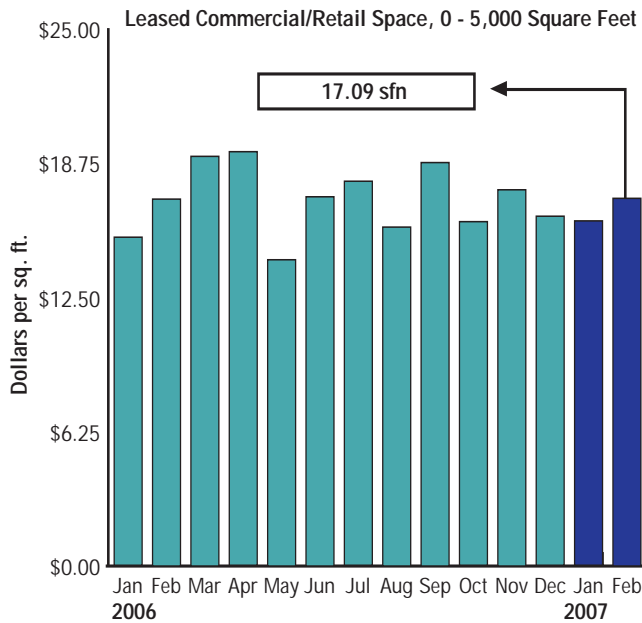
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	1	2,630	\$231.94
C08	1	3,150	\$279.37
C10	1	3,787	\$244.52
<b>Total:</b>	<b>3</b>	<b>9,567</b>	<b>\$252.53</b>
<b>Grand Total:</b>			
	<b>3</b>	<b>9,567</b>	<b>\$252.53</b>

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W03	2	16,550	\$156.50
<b>Total:</b>	<b>2</b>	<b>16,550</b>	<b>\$156.50</b>
<b>West</b>			
W28	1	65,340	\$11.78
<b>Total:</b>	<b>1</b>	<b>65,340</b>	<b>\$11.78</b>
<b>North</b>			
N04	1	6,000	\$200.00
N08	1	40,511	\$35.18
<b>Total:</b>	<b>2</b>	<b>46,511</b>	<b>\$56.44</b>
<b>Grand Total:</b>			
	<b>5</b>	<b>128,401</b>	<b>\$46.61</b>

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C03	2	2,650	\$20.15
C08	2	4,572	\$30.03
C14	1	1,041	\$23.50
E02	1	400	\$30.00
E03	2	2,850	\$13.05
E04	1	1,000	\$15.00
E06	1	850	\$16.94
E10	1	2,141	\$14.50
W04	1	1,310	\$25.00
W05	1	2,250	\$10.50
W07	1	750	\$25.30
<b>Total:</b>	<b>14</b>	<b>19,814</b>	<b>\$20.20</b>
<b>East</b>			
E15	1	1,629	\$13.00
<b>Total:</b>	<b>1</b>	<b>1,629</b>	<b>\$13.00</b>
<b>West</b>			
W12	1	1,487	\$20.00
W13	1	830	\$30.36
W16	1	998	\$10.50
W17	1	4,449	\$6.25
W23	2	3,870	\$11.95
W28	1	800	\$10.50
<b>Total:</b>	<b>7</b>	<b>12,434</b>	<b>\$11.89</b>
<b>North</b>			
N02	1	2,465	\$18.60
N03	3	3,296	\$24.39
N08	4	7,273	\$16.15
N17	1	2,300	\$12.26
<b>Total:</b>	<b>9</b>	<b>15,334</b>	<b>\$17.73</b>
<b>Grand Total:</b>	<b>31</b>	<b>49,211</b>	<b>\$17.09</b>

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Central</b>			
C01	1	6,530	\$12.77
<b>Total:</b>	<b>1</b>	<b>6,530</b>	<b>\$12.77</b>
<b>West</b>			
W23	1	8,976	\$11.50
<b>Total:</b>	<b>1</b>	<b>8,976</b>	<b>\$11.50</b>
<b>North</b>			
N08	1	5,326	\$6.50
<b>Total:</b>	<b>1</b>	<b>5,326</b>	<b>\$6.50</b>
<b>Grand Total:</b>	<b>3</b>	<b>20,832</b>	<b>\$10.62</b>

15,001 - 50,000 SQ. FT.

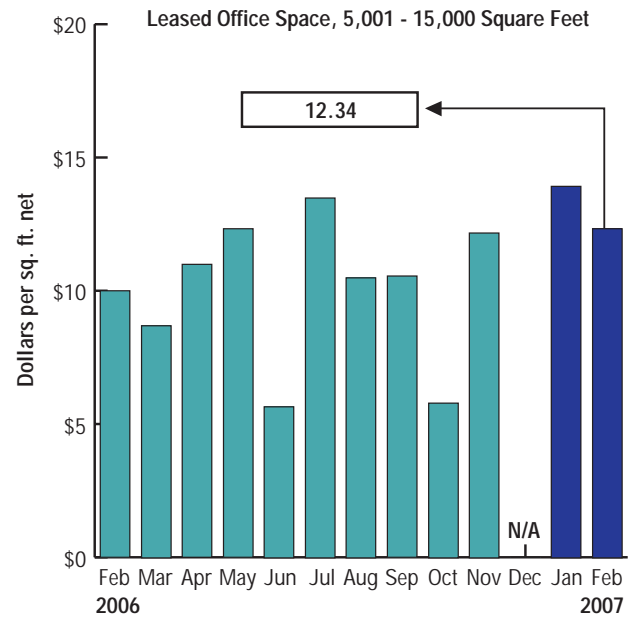
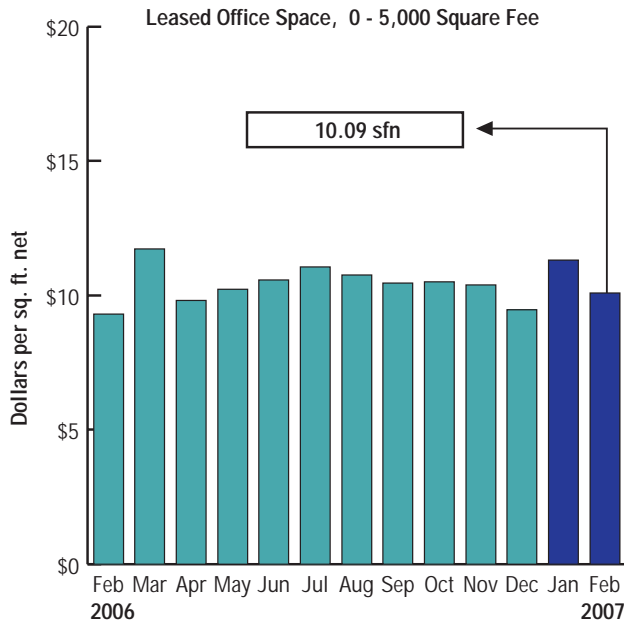
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

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



LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C01	3	4,955	\$11.82
C03	1	1,000	\$14.40
C08	2	4,183	\$7.01
C10	2	5,273	\$10.00
C13	3	5,541	\$13.11
C15	1	1,560	\$11.00
E01	1	2,000	\$12.00
E09	1	2,238	\$9.50
W05	1	643	\$7.00
W07	1	2,476	\$1.00
<b>Total:</b>	<b>16</b>	<b>29,869</b>	<b>\$9.95</b>
<b>East</b>			
E12	1	499	\$9.00
E14	2	7,200	\$10.30
<b>Total:</b>	<b>3</b>	<b>7,699</b>	<b>\$10.22</b>
<b>West</b>			
W12	1	935	\$14.12
W14	1	1,226	\$10.00
W17	6	10,615	\$9.24
W23	1	1,101	\$6.00
W24	2	2,898	\$8.92
<b>Total:</b>	<b>11</b>	<b>16,775</b>	<b>\$9.30</b>
<b>North</b>			
N03	2	1,500	\$14.37
N08	4	6,127	\$13.17
N10	4	5,069	\$8.30
<b>Total:</b>	<b>10</b>	<b>12,696</b>	<b>\$11.37</b>
<b>Grand Total:</b>	<b>40</b>	<b>67,039</b>	<b>\$10.09</b>

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>West</b>			
W08	1	5,400	\$15.25
<b>Total:</b>	<b>1</b>	<b>5,400</b>	<b>\$15.25</b>
<b>East</b>			
E14	1	7,200	\$10.43
<b>Total:</b>	<b>1</b>	<b>7,200</b>	<b>\$10.43</b>
<b>North</b>			
N03	1	5,721	\$12.00
<b>Total:</b>	<b>1</b>	<b>5,721</b>	<b>\$12.00</b>
<b>Grand Total:</b>	<b>3</b>	<b>18,321</b>	<b>\$12.34</b>

15,001 - 50,000 SQ. FT.

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

50,001 AND OVER SQ. FT.

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

**SOLD LAND**

**0 - 130,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
C14	1	4,758	\$130.32	0.11	\$5,636,363.64
W05	1	40,511	\$20.74	0.93	\$903,225.81
<b>Total:</b>	<b>2</b>	<b>45,268</b>	<b>\$32.25</b>	<b>1.04</b>	<b>\$1,403,846.15</b>
<b>East</b>					
E16	1	10,926	\$11.90	0.25	\$520,000.00
<b>Total:</b>	<b>1</b>	<b>10,926</b>	<b>\$11.90</b>	<b>0.25</b>	<b>\$520,000.00</b>
<b>West</b>					
W21	1	43,560	\$30.30	1.00	\$1,320,000.00
W22	1	9,504	\$27.88	0.22	\$1,204,545.45
<b>Total:</b>	<b>2</b>	<b>53,064</b>	<b>\$29.87</b>	<b>1.22</b>	<b>\$1,299,180.33</b>
<b>North</b>					
N08	1	43,996	\$25.00	1.01	\$1,089,108.91
<b>Total:</b>	<b>1</b>	<b>43,996</b>	<b>\$25.00</b>	<b>1.01</b>	<b>\$1,089,108.91</b>
<b>Grand</b>					
<b>Total:</b>	<b>6</b>	<b>153,254</b>	<b>\$27.89</b>	<b>3.52</b>	<b>\$1,214,488.64</b>

**130,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>West</b>					
E19	1	435,600	\$2.24	10.00	\$97,500.00
<b>Total:</b>	<b>1</b>	<b>435,600</b>	<b>\$2.24</b>	<b>10.00</b>	<b>\$97,500.00</b>
<b>West</b>					
W28	1	435,600	\$2.18	10.00	\$95,000.00
<b>Total:</b>	<b>1</b>	<b>435,600</b>	<b>\$2.18</b>	<b>10.00</b>	<b>\$95,000.00</b>
<b>North</b>					
N05	1	314,068	\$16.24	7.21	\$707,350.90
N12	1	653,400	\$0.95	15.00	\$41,333.33
<b>Total:</b>	<b>2</b>	<b>967,468</b>	<b>\$5.91</b>	<b>22.21</b>	<b>\$257,541.65</b>
<b>Grand</b>					
<b>Total:</b>	<b>4</b>	<b>1,838,668</b>	<b>\$4.16</b>	<b>42.21</b>	<b>\$181,118.22</b>

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 be captured in this report.