

Commercial Realty Watch

June 2007

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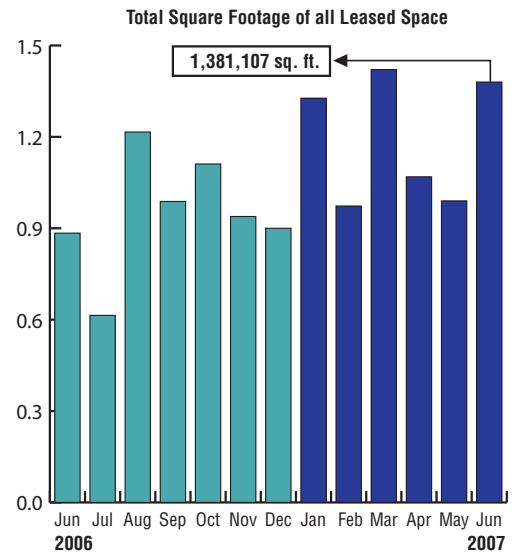
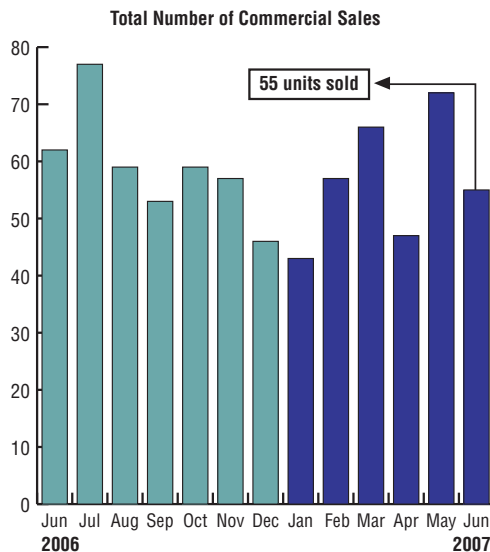
June Sees Over 1,000,000 Square Feet Traded

Thursday, July 12, 2007 — June saw 1,381,107 square feet of space leased through the TorontoMLS system, up 39 per cent over May, Commercial Council Vice Chairman Garry Lander announced today. “This healthy total is the result of several very large (100,000 square foot plus) industrial leases in the Vaughan area. It is a testament to the advances made to the MLS system in recent years that this type of listing is appearing on it more frequently.”

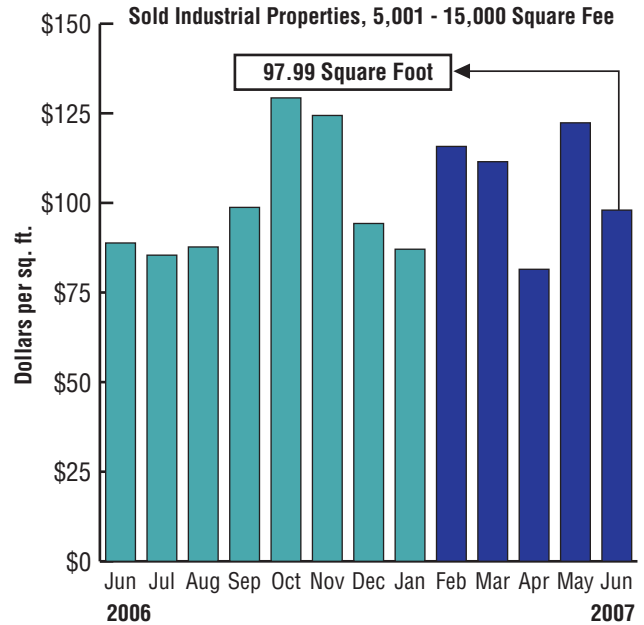
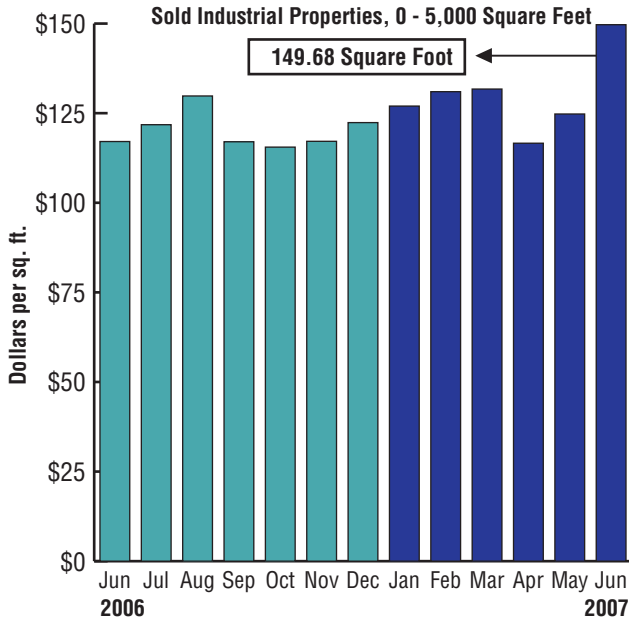
Prices fluctuated downward in June, with the average for Industrial space (all size categories) going to \$5.63 from \$6.14 sfm in May, an eight per cent decline. Meanwhile the average for leased commercial space (all size categories) declined two per cent to \$15.41 sfm. Both figures, however, are well with the traditional trading ranges for these types of property when they are leased through TorontoMLS.

Sales Market Highlights

In June, 55 Industrial/Commercial properties sold through the TorontoMLS system, including 33 industrial properties in all size categories, which went for an average of \$108.27 per square foot. This compares to a price of \$84.13 per square foot derived from non-MLS sources. ♦



SOLD INDUSTRIAL PROPERTIES



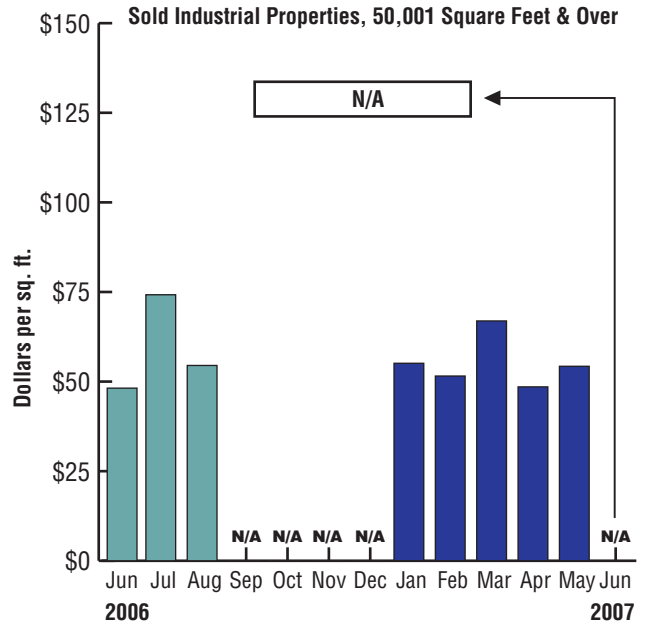
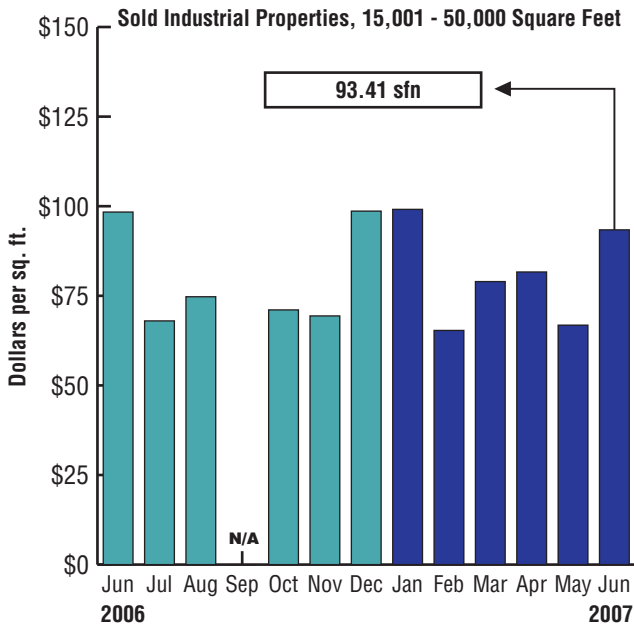
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	2	2,440	\$120.90
W05	2	7,300	\$130.82
W06	2	6,640	\$195.78
W10	1	3,511	\$132.44
Total:	7	19,891	\$151.58
East			
E16	1	1,475	\$96.95
Total:	1	1,475	\$96.95
West			
W17	2	3,000	\$135.33
W20	1	3,163	\$129.62
W21	1	1,120	\$166.96
W23	1	4,000	\$256.25
W24	4	6,806	\$131.50
Total:	9	18,089	\$161.59
North			
N03	2	3,146	\$190.34
N07	1	1,610	\$130.43
N08	5	12,104	\$127.19
Total:	8	16,860	\$139.28
Grand Total:			
Total:	25	56,315	\$149.68

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W25	1	13,309	\$90.16
Total:	1	13,309	\$90.16
North			
N10	1	5,362	\$137.08
N12	1	12,300	\$89.43
Total:	2	17,662	\$103.90
Grand Total:			
Total:	3	30,971	\$97.99

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W16	1	20,107	\$96.43
W22	1	39,505	\$90.87
W25	1	16,237	\$90.84
W28	1	35,571	\$85.60
Total:	4	111,420	\$90.19
North			
N10	1	24,000	\$108.33
Total:	1	24,000	\$108.33
Grand Total:	5	135,420	\$93.41

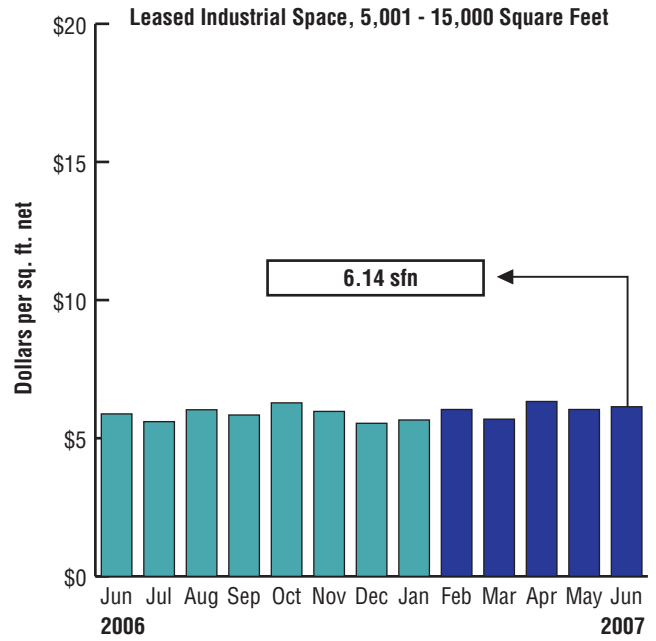
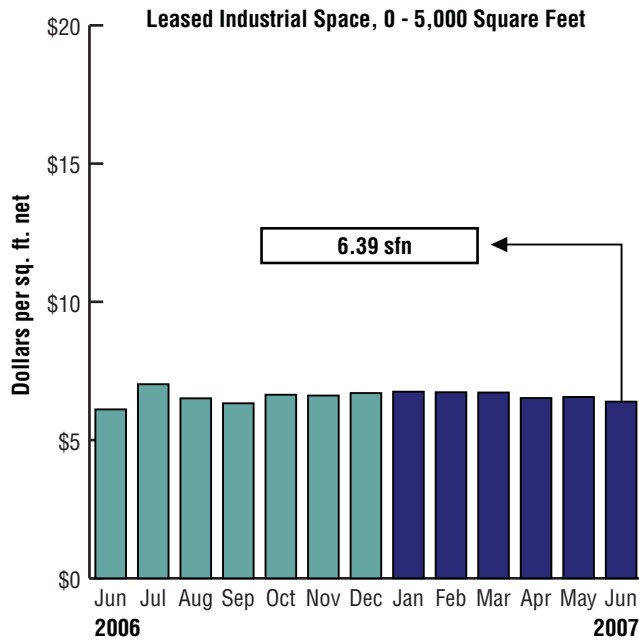
50,001 SQ. FT. AND OVER

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

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LEASED INDUSTRIAL SPACE



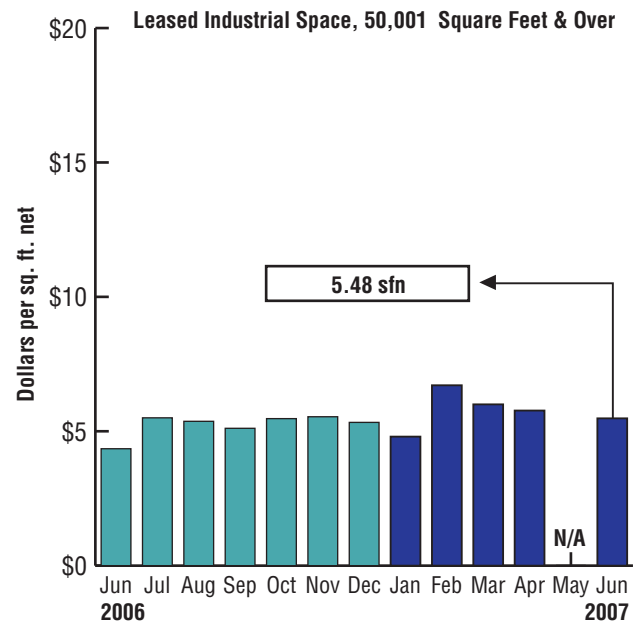
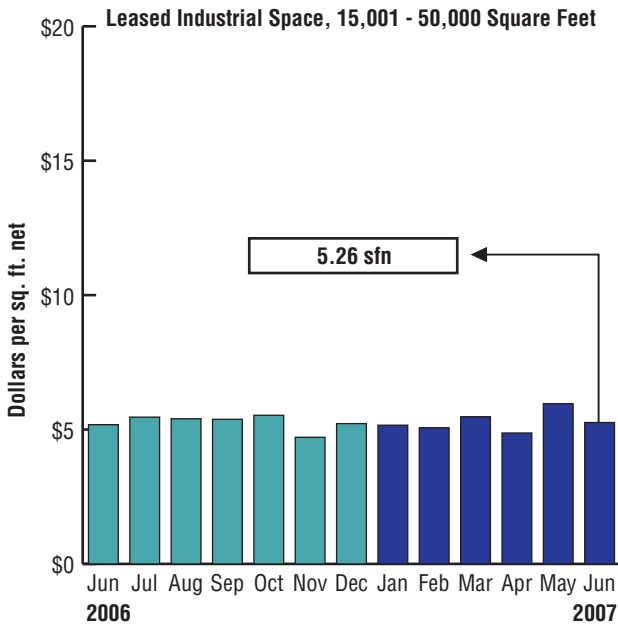
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	3,759	\$5.75
E04	1	3,000	\$5.25
E07	7	12,910	\$5.61
W05	10	23,156	\$5.31
W10	1	1,088	\$6.50
Total:	20	43,913	\$5.46
East			
E11	2	3,379	\$6.74
E14	1	2,800	\$5.50
E15	1	4,868	\$5.95
Total:	4	11,047	\$6.08
West			
W14	1	2,160	\$6.00
W16	3	7,511	\$6.68
W17	8	18,584	\$6.59
W20	1	1,701	\$7.75
W21	2	7,749	\$8.11
W24	1	1,360	\$4.80
Total:	16	39,065	\$6.86
North			
N03	1	3,713	\$7.00
N06	1	1,152	\$9.50
N08	6	24,296	\$6.65
N10	5	12,254	\$7.58
N11	1	3,985	\$6.00
Total:	14	45,400	\$6.94
Grand Total:	54	139,425	\$6.39

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C11	1	5,500	\$13.09
E04	1	5,860	\$5.00
W05	2	18,800	\$4.97
W10	2	13,239	\$5.53
Total:	6	43,399	\$6.17
East			
W17	7	58,977	\$6.10
W21	1	6,419	\$5.50
Total:	8	65,396	\$6.04
North			
N07	1	5,925	\$6.00
N10	2	18,024	\$6.47
Total:	3	23,949	\$6.36
Grand Total:	17	132,744	\$6.14

LEASED INDUSTRIAL SPACE



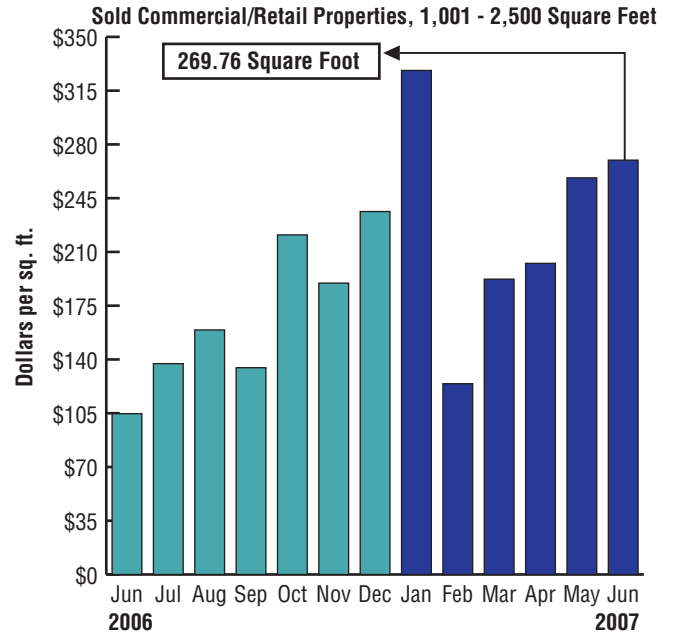
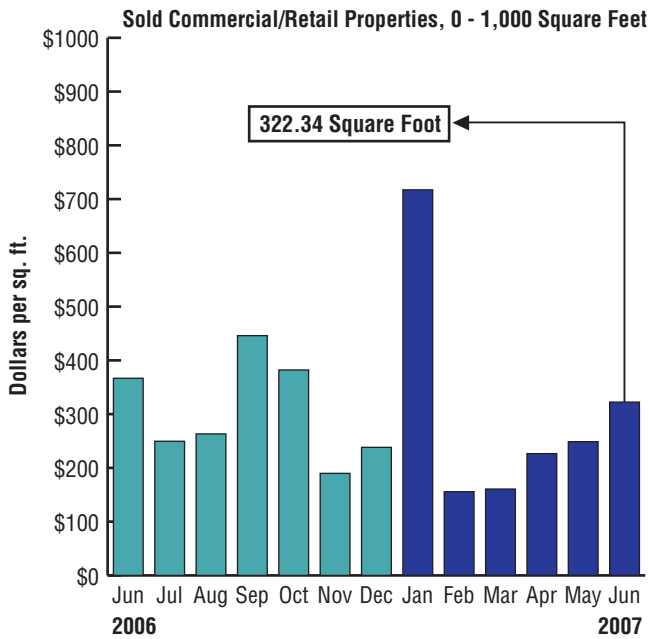
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	20,182	\$5.39
Total:	1	20,182	\$5.39
West			
W17	1	15,500	\$4.85
W21	1	28,000	\$5.00
W25	1	38,665	\$5.05
Total:	3	82,165	\$5.00
North			
N08	2	52,649	\$5.62
Total:	2	52,649	\$5.62
Grand Total:			
	6	154,996	\$5.26

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W17	3	170,198	\$6.10
W23	1	59,500	\$5.00
Total:	4	229,698	\$5.82
North			
N08	3	495,989	\$5.32
Total:	3	495,989	\$5.32
Grand Total:			
	7	725,687	\$5.48

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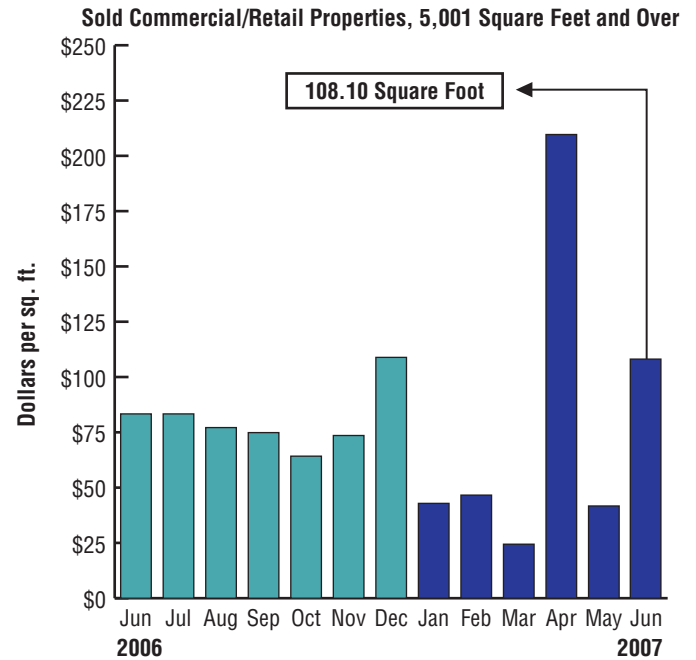
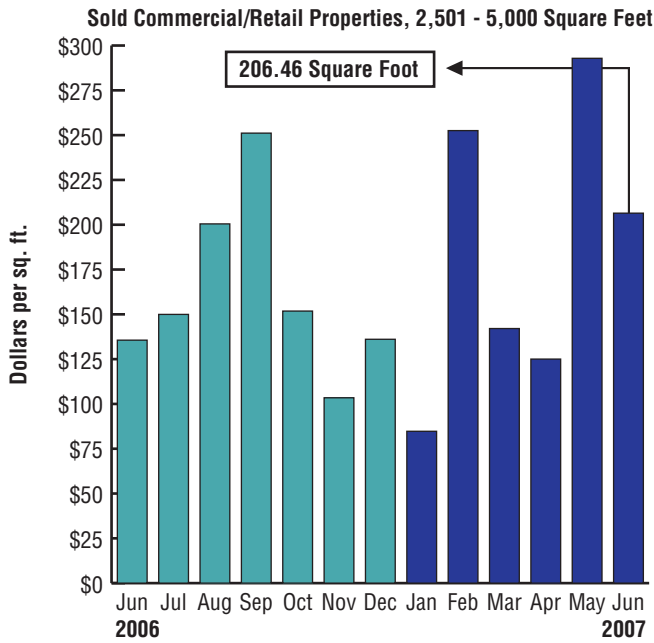
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	760	\$85.53
E09	1	864	\$190.97
Total:	3	1,624	\$141.63
North			
N03	2	1,411	\$352.94
N05	1	1,000	\$685.00
N08	1	1,000	\$210.00
Total:	4	3,411	\$408.38
Grand Total:			
	7	5,035	\$322.34

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	3,540	\$266.38
C04	1	1,551	\$649.19
C06	1	1,940	\$197.16
Total:	4	7,031	\$331.73
East			
E15	1	1,062	\$104.52
Total:	1	1,062	\$104.52
North			
N08	2	3,394	\$276.06
N18	1	1,641	\$98.11
Total:	3	5,035	\$218.07
Grand Total:			
	8	13,128	\$269.76

SOLD COMMERCIAL/RETAIL PROPERTIES



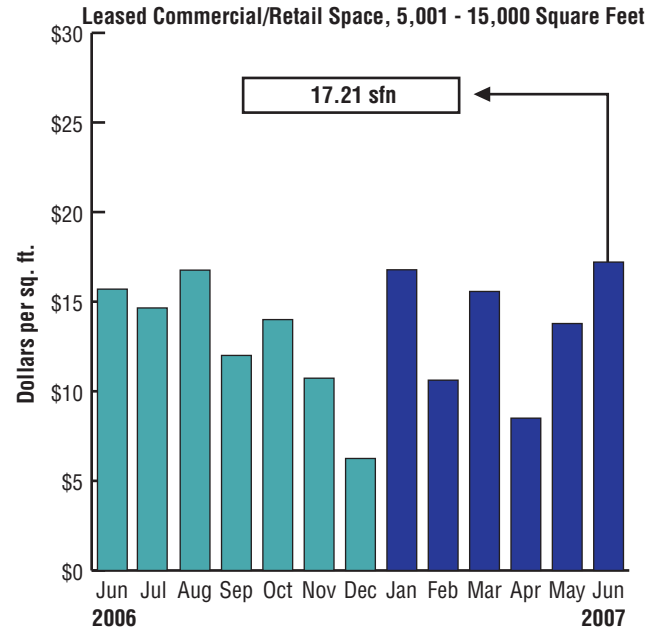
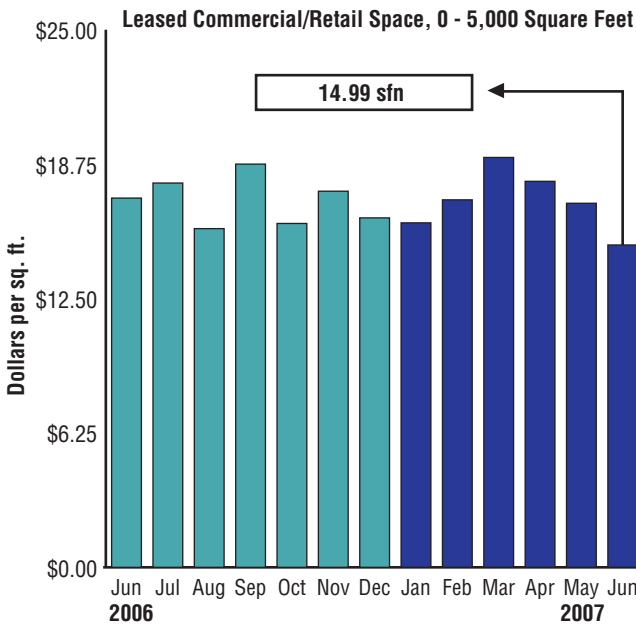
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	3,650	\$238.49
E08	1	2,721	\$190.19
Total:	2	6,371	\$217.86
North			
N12	1	3,500	\$185.71
Total:	1	3,500	\$185.71
Grand Total:	3	9,871	\$206.46

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E08	2	16,000	\$124.81
W06	1	7,312	\$92.31
Total:	3	23,312	\$114.62
North			
N12	1	5,800	\$81.90
Total:	1	5,800	\$81.90
Grand Total:	4	29,112	\$108.10

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	3,800	\$11.05
C11	1	490	\$12.00
C13	1	1,537	\$21.00
E03	1	1,100	\$14.18
E10	1	2,664	\$16.00
W01	1	850	\$50.00
W04	2	2,473	\$13.04
W07	1	900	\$16.00
Total:	9	13,814	\$16.47
East			
E12	1	2,276	\$12.00
E14	1	1,000	\$14.40
E15	2	1,543	\$22.00
E16	3	2,477	\$10.66
E17	1	1,360	\$16.00
E19	2	3,098	\$19.00
Total:	10	11,754	\$15.54
West			
W22	1	775	\$15.00
Total:	1	775	\$15.00
North			
N03	1	1,225	\$24.00
N07	1	1,000	\$13.12
N08	11	16,766	\$12.92
N10	1	1,582	\$9.10
N11	1	437	\$33.00
Total:	15	21,010	\$13.71
Grand Total:	35	47,353	\$14.99

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W07	1	5,316	\$12.00
Total:	1	5,316	\$12.00
North			
W23	1	5,786	\$22.00
Total:	1	5,786	\$22.00
Grand Total:	2	11,102	\$17.21

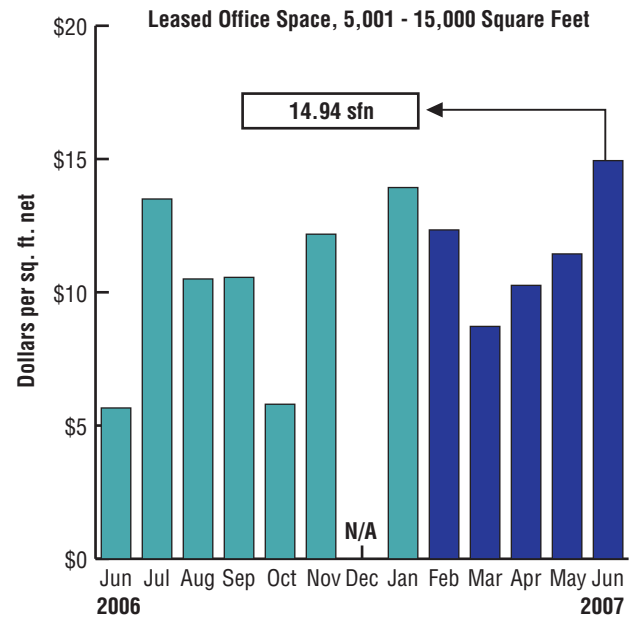
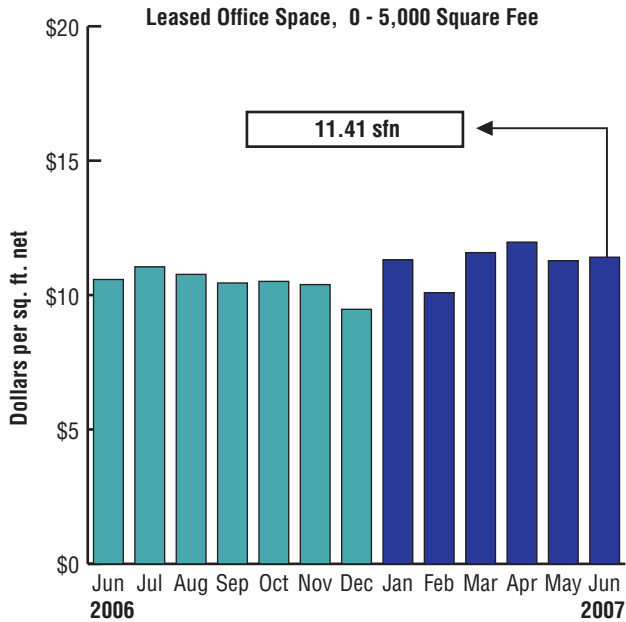
15,001 - 50,000 SQ. FT.

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
Toronto			
C03	2	2,250	\$15.89
C04	1	1,100	\$17.35
C06	1	1,200	\$12.95
C10	2	5,947	\$11.50
C13	1	871	\$8.00
C15	1	456	\$9.50
E02	1	505	\$15.45
W10	1	350	\$12.69
Total:	10	12,679	\$12.80

East			
E12	3	2,770	\$7.12
E14	1	760	\$14.00
E15	1	547	\$13.00
E16	1	1,463	\$10.75
Total:	6	5,540	\$9.60

West			
W17	10	9,910	\$10.64
W21	3	9,360	\$15.48
W22	2	3,146	\$12.50
W24	3	3,010	\$13.29
W29	1	2,500	\$6.00
Total:	19	27,926	\$12.34

North			
N03	4	7,753	\$9.56
N06	1	1,400	\$12.00
N07	3	2,228	\$7.44
N08	3	2,411	\$14.72
N10	5	6,089	\$9.79
N11	1	3,189	\$8.50
Total:	17	23,070	\$9.96

Grand Total:	52	69,215	\$11.41
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N08	1	8,642	\$7.50
N11	1	8,377	\$8.50
Total:	2	17,019	\$7.9

Grand Total:			
3	20,491	\$11.44	

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W13	1	17,500	\$13.00
W17	1	42,594	\$15.00
Total:	2	60,094	\$14.42

West			
N10	1	20,000	\$16.50
Total:	1	20,000	\$16.50

Grand Total:			
3	80,094	\$14.94	

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
West					
W17	2	91,476	\$22.79	2.10	\$992,857.14
W21	1	85,377	\$9.14	1.96	\$397,959.18
W24	1	13,068	\$12.24	0.30	\$533,333.33
W28	1	32,234	\$13.65	0.74	\$594,594.59
Total:	5	222,155	\$15.60	5.10	\$679,411.76
North					
N03	1	26,221	\$33.37	0.60	\$1,458,333.33
N08	1	7,500	\$40.67	0.17	\$1,794,117.65
N14	1	4,356	\$40.17	0.10	\$1,750,000.00
N24	1	94,090	\$0.69	2.16	\$30,092.59
Total:	4	132,167	\$10.74	3.03	\$468,646.86
Grand					
Total:	9	354,322	\$13.79	8.13	\$600,861.01

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W27	1	212,137	\$8.26	4.87	\$360,000.00
Total:	1	212,137	\$8.26	4.87	\$360,000.00
North					
N17	1	619,859	\$0.38	14.23	\$16,514.41
Total:	1	619,859	\$0.38	14.23	\$16,514.41
Grand					
Total:	2	831,996	\$2.39	19.10	\$104,094.24

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.