

Watch

September 2007

For All Media/Public
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For All TREB Member
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Leased Space Up 12 Per Cent in September

Tuesday, October 9, 2007 -- TREB Members reported 1,112,814 square feet of space leased through the TMLS system in September, a 12 per cent increase over the 988,678 figure reported during September 2006, Commercial Council Chairman Garry Lander announced today. "Square footage is also up 38 per cent from August," said Mr. Lander. "Either way you look at it, the Fall IC&I market is off to a fast start."

No marked price trends could be seen in September's figures. While leased industrial space (all size categories) rose five per cent to \$5.80 sfm over September 2006, commercial space fell 29 per cent to \$12.52 sfm from last year's figure of \$17.58 sfm.

Sales Market Highlights

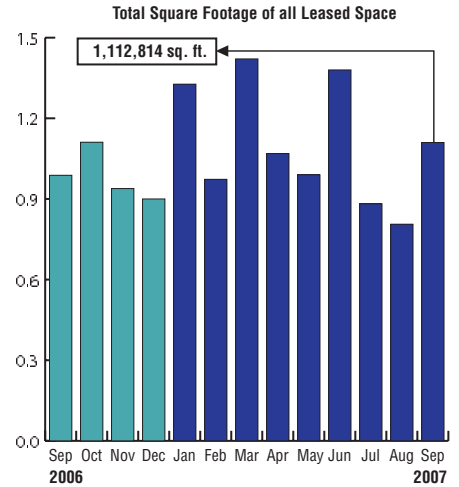
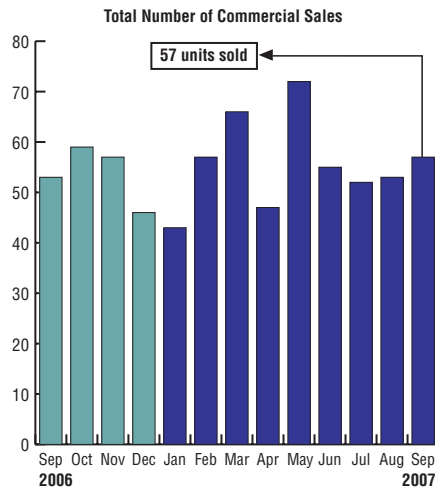
TREB Members reported 57 IC&I properties sold through the TorontoMLS system in September. Industrial properties (all size categories) comprised 32 of these sales and averaged an unusually low \$61.17 per square foot, due to the sale of one very large (200,000 square foot plus) property through MLS during the month. Non-MLS sources gave a figure of \$76.67 per square foot. ♦

Executive Council, Commercial Division

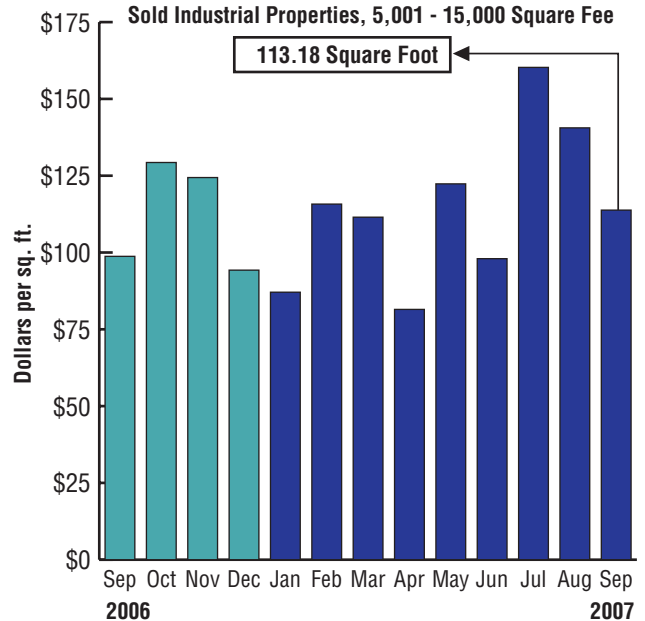
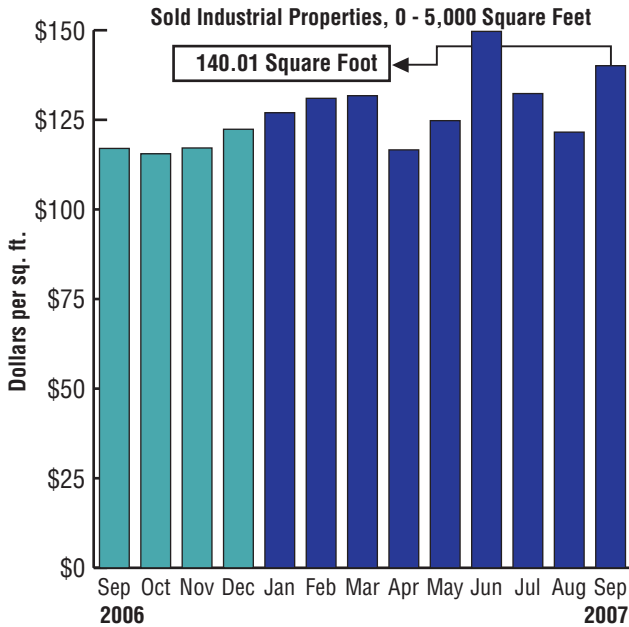
Garry Lander
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Ron Ridsdill
Past Chairman

Armando Bernardo
John Crombie
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Roger Jain, CCIM
Cynthia Lai, FRI
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Mario Vitelli
Norair Yeretsian



SOLD INDUSTRIAL PROPERTIES



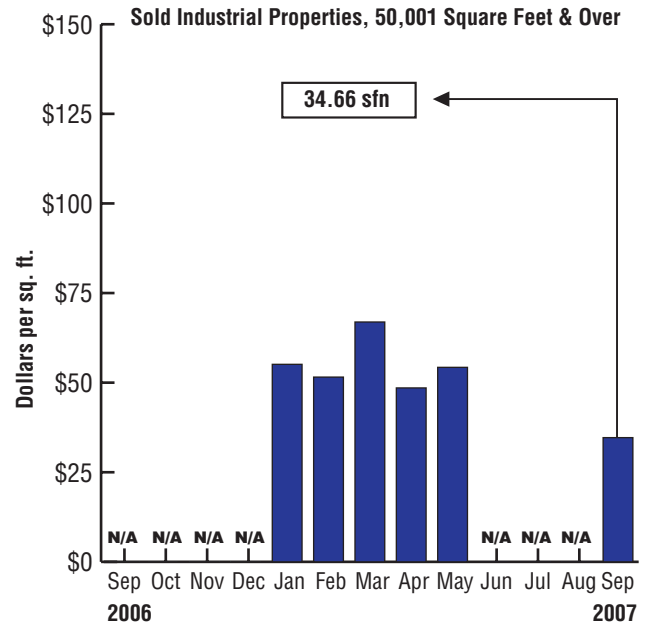
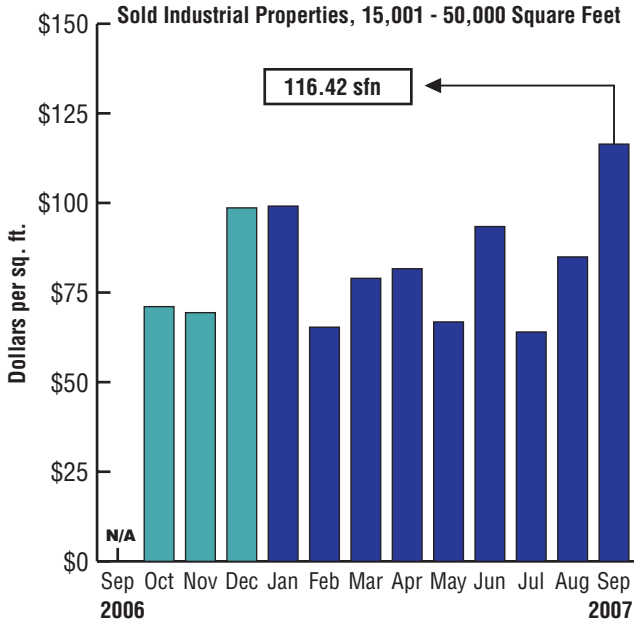
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,836	\$136.17
E07	5	8,283	\$127.61
W05	2	4,534	\$151.30
W06	1	2,345	\$251.60
W10	1	2,615	\$141.68
Total:	10	19,613	\$150.59
East			
E11	1	1,409	\$110.01
Total:	1	1,409	\$110.01
West			
W12	1	3,540	\$175.71
W17	3	7,007	\$146.28
W24	2	3,145	\$127.34
W29	1	1,930	\$113.94
Total:	7	15,622	\$145.14
North			
N07	4	9,883	\$110.80
N08	3	5,641	\$141.45
N10	1	1,908	\$161.16
Total:	8	17,432	\$126.23
Grand Total:	26	54,076	\$140.10

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E15	1	5,787	\$86.23
Total:	1	5,787	\$86.23
West			
W24	1	7,730	\$124.19
Total:	1	7,730	\$124.19
North			
N08	1	12,600	\$115.08
N10	1	12,000	\$117.08
Total:	2	24,600	\$116.06
Grand Total:	4	38,117	\$113.18

SOLD INDUSTRIAL PROPERTIES



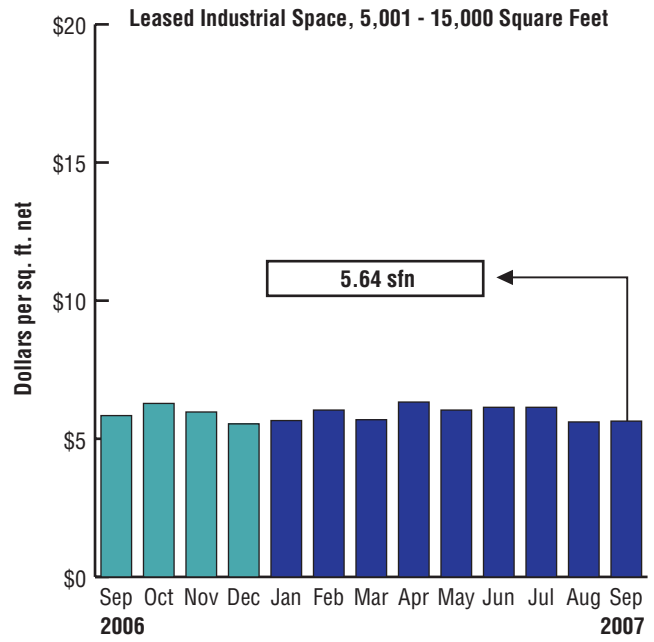
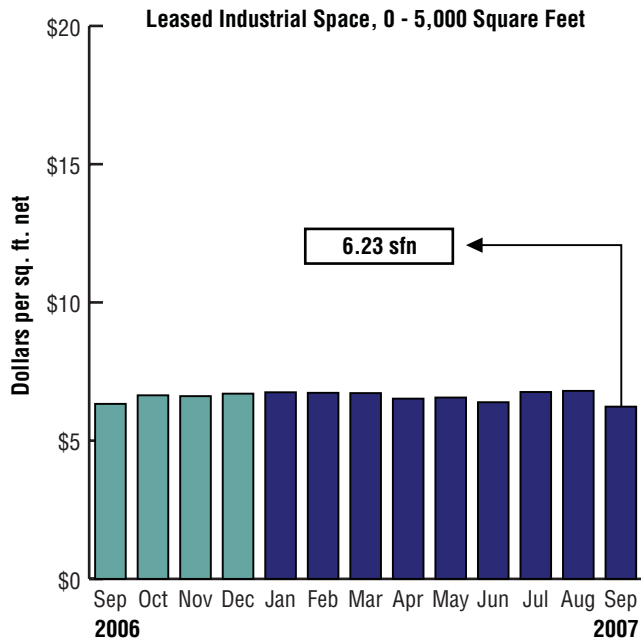
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
North			
N08	1	21,001	\$116.42
Total:	1	21,001	\$116.42
Grand Total:	1	21,001	\$116.42

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
West			
W25	1	207,000	\$34.66
Total:	1	207,000	\$34.66
Grand Total:	1	207,000	\$34.66

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LEASED INDUSTRIAL SPACE



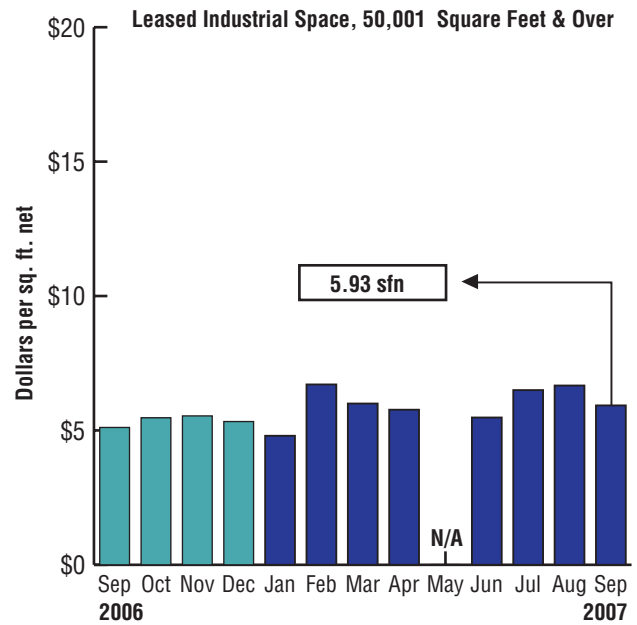
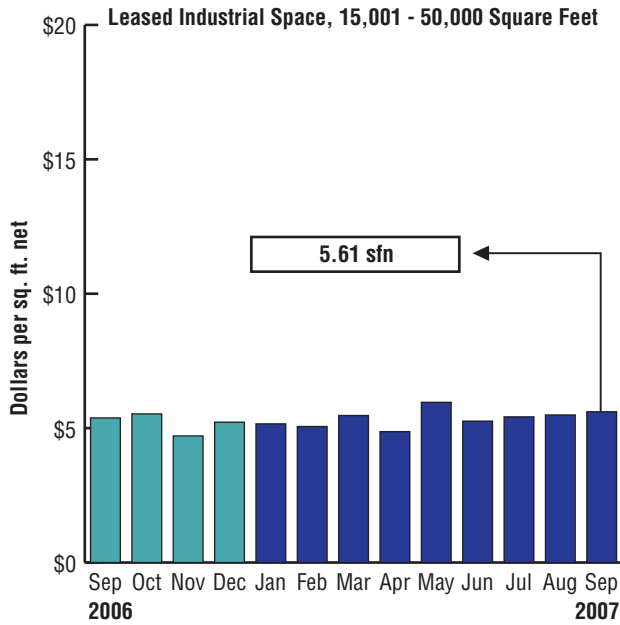
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E03	1	3,200	\$4.50
E07	3	3,937	\$8.46
E08	2	5,532	\$4.85
E09	1	2,772	\$6.25
W05	5	8,718	\$5.27
W10	1	2,543	\$5.75
Total:	13	26,702	\$5.71
East			
E16	3	6,989	\$5.41
Total:	3	6,989	\$5.41
West			
W14	1	2,100	\$5.95
W17	8	23,846	\$6.20
W24	1	3,770	\$6.50
Total:	10	29,716	\$6.22
North			
N01	1	4,100	\$8.78
N07	1	2,668	\$6.75
N08	3	9,863	\$6.42
N10	3	7,293	\$7.12
Total:	8	23,924	\$7.07
Grand Total:	34	87,331	\$6.23

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E07	2	18,800	\$4.74
W07	1	7,840	\$6.75
W10	1	6,165	\$5.25
Total:	4	32,805	\$5.32
East			
E12	1	5,147	\$6.00
Total:	1	5,147	\$6.00
West			
W17	2	11,610	\$6.17
W21	1	7,134	\$5.00
W25	1	9,849	\$5.28
Total:	4	28,593	\$5.57
North			
N08	1	9,431	\$6.00
N10	1	8,742	\$6.50
Total:	2	18,173	\$6.24
Grand Total:	11	84,718	\$5.64

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	27,000	\$4.56
W04	1	32,024	\$4.95
Total:	2	59,024	\$4.77
West			
W14	1	21,400	\$4.50
W17	2	36,751	\$5.77
W20	1	22,130	\$5.28
W21	2	82,649	\$5.49
W24	1	18,000	\$5.50
Total:	7	180,930	\$5.41
North			
N08	4	94,747	\$6.17
N10	1	18,834	\$4.75
N11	1	31,765	\$7.15
Total:	6	145,346	\$6.20
Grand Total:	15	385,300	\$5.61

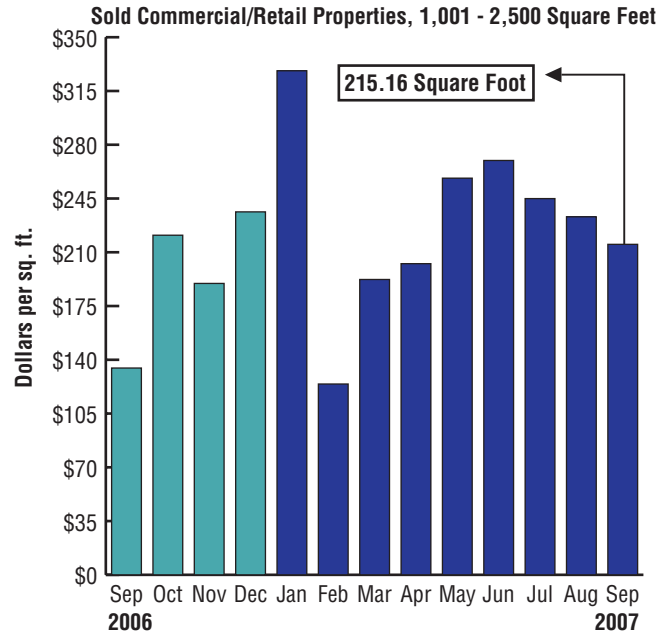
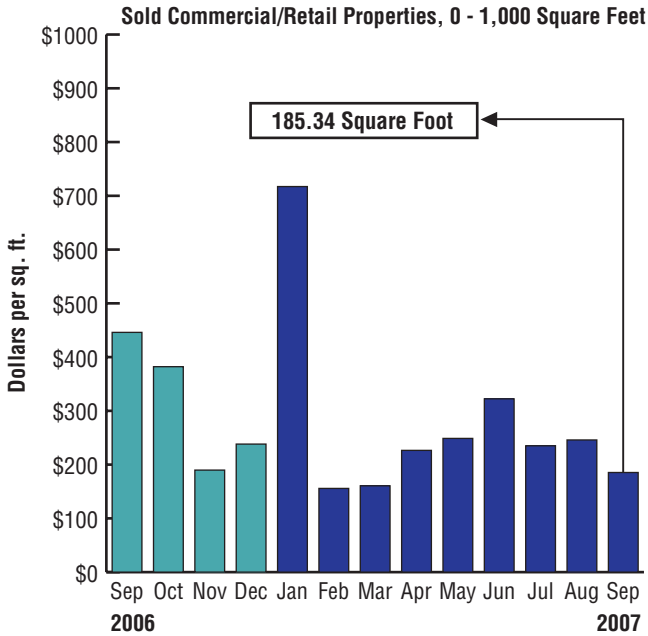
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W24	1	50,681	\$5.40
Total:	1	50,681	\$5.40
North			
N08	1	372,145	\$6.00
Total:	1	372,145	\$6.00
Grand Total:	2	422,826	\$5.93

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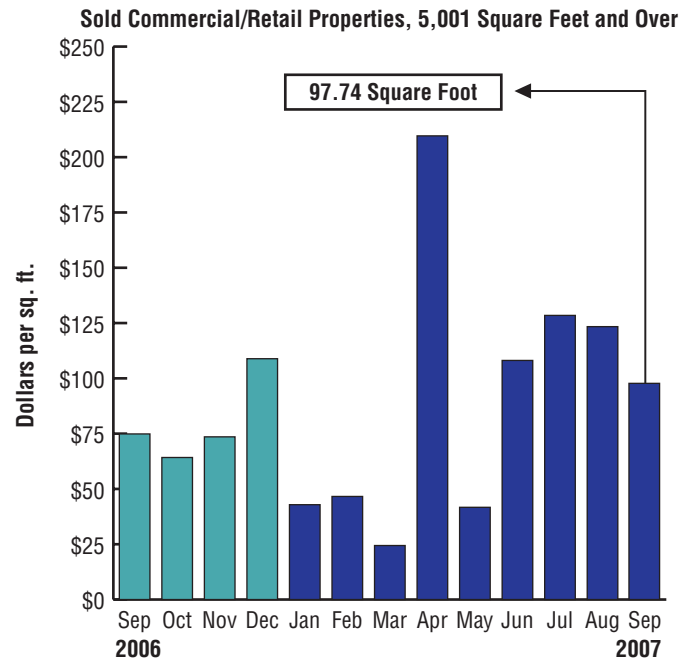
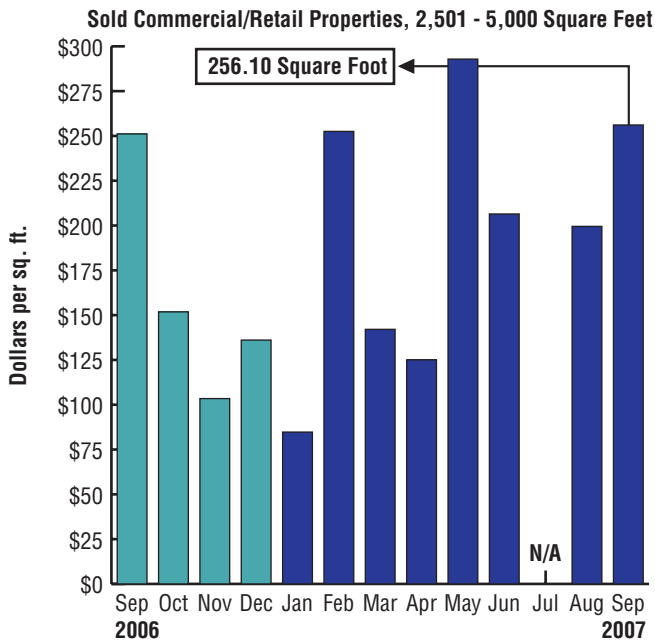
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	751	\$140.48
Total:	1	751	\$140.48
West			
W13	1	900	\$11.11
W24	2	1,567	\$270.58
Total:	3	2,467	\$175.92
North			
N03	1	940	\$265.96
N10	1	145	\$55.17
Total:	2	1,085	\$237.79
Grand Total:	6	4,303	\$185.34

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,800	\$371.67
C02	1	2,400	\$238.33
E01	1	2,000	\$215.00
E07	1	2,450	\$93.80
W04	1	1,140	\$210.53
W05	1	1,850	\$78.38
Total:	6	11,640	\$196.37
East			
E17	1	1,600	\$143.75
Total:	1	1,600	\$143.75
West			
W24	1	1,038	\$335.26
W27	1	1,500	\$118.33
Total:	2	2,538	\$207.05
North			
N08	1	1,356	\$232.30
N11	1	1,039	\$533.01
Total:	2	2,395	\$362.76
Grand Total:	11	18,173	\$215.16

SOLD COMMERCIAL/RETAIL PROPERTIES



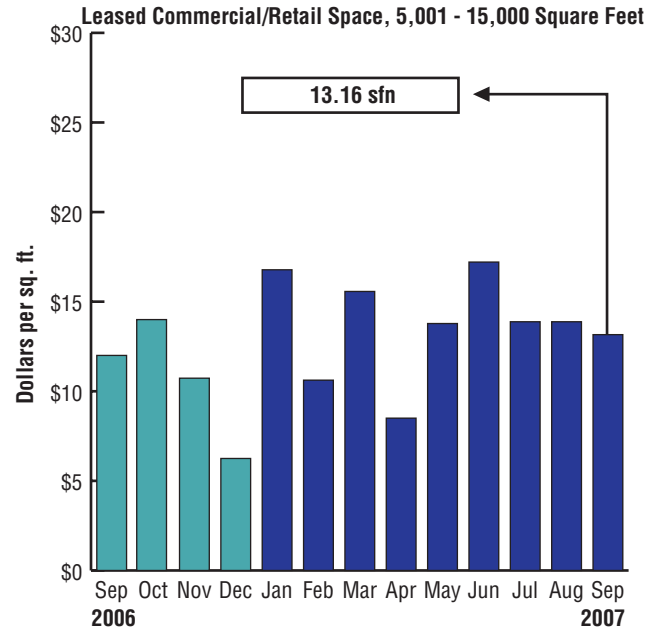
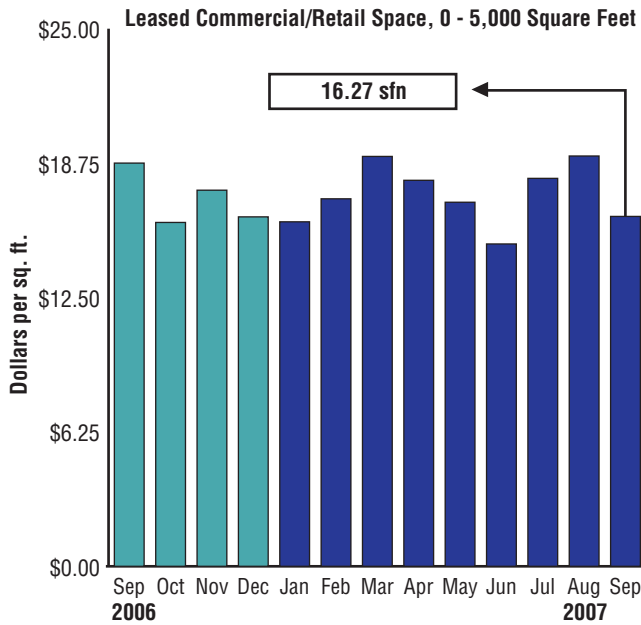
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,600	\$319.23
C02	2	5,600	\$226.79
Total:	3	8,200	\$256.10
Grand Total:			
	3	8,200	\$256.10

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C03	1	5,052	\$216.76
E03	1	18,350	\$215.26
Total:	2	23,402	\$215.58
East			
E21	1	9,503	\$72.61
Total:	1	9,503	\$72.61
West			
W28	1	24,000	\$19.79
Total:	1	24,000	\$19.79
North			
N12	1	9,700	\$30.92
Total:	1	9,700	\$30.92
Grand Total:			
	5	66,605	\$97.74

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C03	1	1,524	\$20.47
C04	1	1,800	\$26.00
C07	1	426	\$47.89
C08	1	1,369	\$14.00
E01	1	544	\$26.47
E07	1	892	\$6.75
W04	1	3,573	\$13.30
W05	1	1,179	\$16.00
Total:	8	11,307	\$18.07
East			
E15	1	1,000	\$14.40
E16	2	2,908	\$8.22
E17	1	2,259	\$8.50
Total:	4	6,167	\$9.32
West			
W12	1	923	\$30.30
W21	1	1,448	\$23.00
Total:	2	2,371	\$25.84
North			
N01	1	2,000	\$11.00
N02	1	268	\$29.10
N03	1	1,190	\$28.40
N05	1	1,931	\$14.00
N08	2	3,136	\$21.89
N11	1	646	\$32.00
N12	1	1,500	\$9.60
N19	1	2,550	\$8.00
Total:	9	13,221	\$16.24
Grand Total:	23	33,066	\$16.27

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
West			
W17	1	5,500	\$9.95
Total:	1	5,500	\$9.95
North			
N07	1	5,272	\$16.50
Total:	1	5,272	\$16.50
Grand Total:	2	10,772	\$13.16

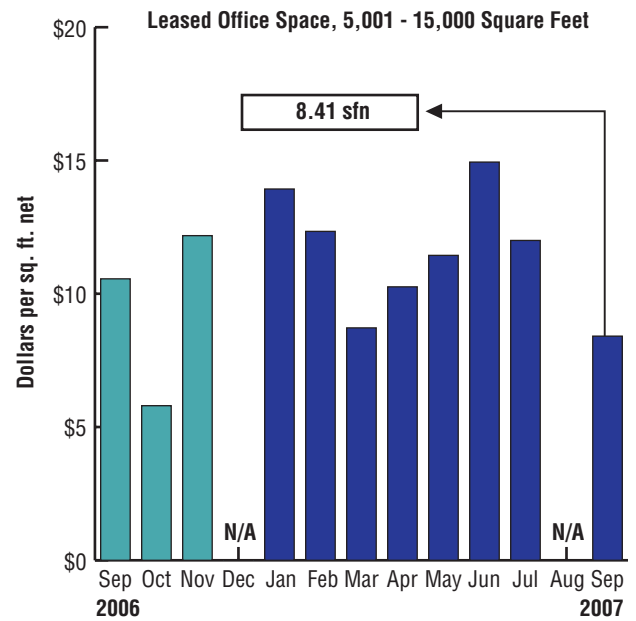
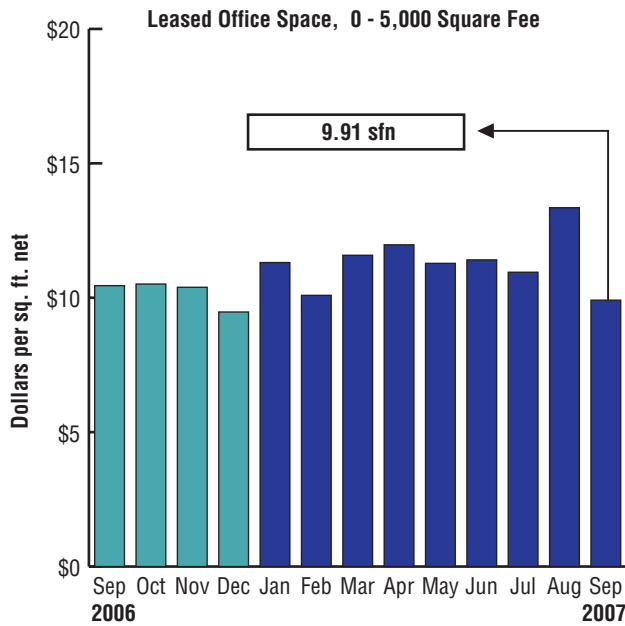
15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W05	1	20,000	\$6.00
Total:	1	20,000	\$6.00
Grand Total:	1	20,000	\$6.00

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			
C04	1	1,400	\$10.29
C09	1	2,500	\$16.32
C11	2	1,668	\$11.44
C13	1	2,266	\$10.50
E05	1	1,100	\$5.00
W01	1	1,100	\$13.64
W06	1	418	\$25.84
W07	3	10,210	\$9.19
W10	1	980	\$5.00
Total:	12	21,642	\$10.54
East			
E16	1	950	\$7.26
Total:	1	950	\$7.26
West			
W15	1	1,000	\$13.50
W16	1	1,042	\$13.50
W17	2	5,650	\$10.74
W20	1	1,427	\$8.00
W23	2	6,459	\$7.67
W24	2	5,608	\$6.68
Total:	9	21,186	\$8.81
North			
N03	2	3,063	\$14.24
N08	3	3,715	\$9.97
N10	3	4,815	\$7.81
N11	1	1,105	\$16.50
N18	1	825	\$12.00
Total:	10	13,523	\$10.82
Grand Total:	32	57,301	\$9.91

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W02	1	6,000	\$7.00
Total:	1	6,000	\$7.00
West			
W17	1	5,500	\$9.95
Total:	1	5,500	\$9.95
Grand Total:	2	11,500	\$8.41

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
Toronto					
E01	1	9,966	\$120.41	0.23	\$5,217,391.30
E08	1	20,798	\$26.44	0.48	\$1,145,833.33
W06	1	3,922	\$58.64	0.09	\$2,555,555.56
Total:	3	34,686	\$57.08	0.80	\$2,475,000.00
East					
E15	1	80,664	\$4.34	1.85	\$189,189.19
E17	1	42,253	\$2.25	0.97	\$97,938.14
Total:	2	122,917	\$3.62	2.82	\$157,801.42
West					
W22	1	43,560	\$25.25	1.00	\$1,100,000.00
Total:	1	43,560	\$25.25	1.00	\$1,100,000.00
North					
N06	1	7,283	\$39.54	0.17	\$1,694,117.65
N10	1	121,968	\$24.60	2.80	\$1,071,428.57
N23	1	101,943	\$3.68	2.34	\$160,256.41
Total:	3	231,194	\$15.84	5.31	\$689,830.51
Grand					
Total:	9	432,358	\$16.63	9.93	\$723,867.07

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E20	1	437,778	\$0.34	10.05	\$14,925.37
Total:	1	437,778	\$0.34	10.05	\$14,925.37
West					
W27	1	223,027	\$1.66	5.12	\$72,265.63
Total:	1	223,027	\$1.66	5.12	\$72,265.63
North					
N14	1	2,634,073	\$0.55	60.47	\$24,144.20
Total:	1	2,634,073	\$0.55	60.47	\$24,144.20
Grand					
Total:	3	3,294,878	\$0.60	75.64	\$26,176.63

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.