

Watch

December 2007

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

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

13,000,000 Square Feet Leased In 2007

Thursday, January 10, 2008 -- With 1,317,783 square feet of space leased in December, 2007's total leased figure came in at 13,000,883, up 12 per cent over the 11,561,720 recorded during 2006, Commercial Council Chair Garry Lander announced today.

"As noted on previous occasions, much of last year's strong performance was driven by commercial Realtors' increasing comfort level with the TorontoMLS system, which has resulted in more frequent listing of large properties (50,000 square foot plus) through the system. This trend continued in December, with one building leased near Orangeville that was over 500,000 square feet in area."

Lease rates declined slightly in December. Industrial properties in all size categories registered an average of \$5.38 sfm, down four per cent from the \$5.63 sfm recorded in November. Commercial properties in all size categories leased for an average of \$13.11 sfm, down 10 per cent from November's \$14.63 sfm.

Executive Council, Commercial Division

Garry Lander
Chairman

Roger Jain, CCIM
Vice Chairman

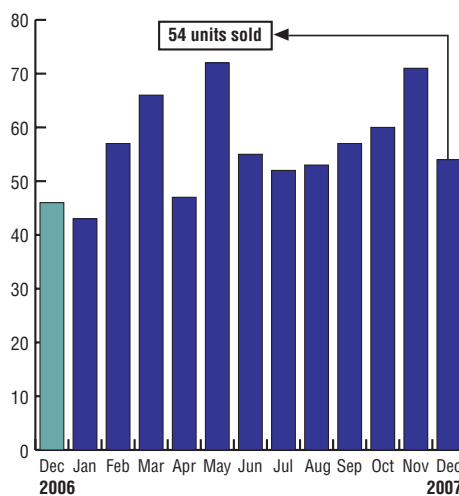
Joe De Leo
Past Chairman

Bob Airey
Armando Bernardo
John Crombie
Derek Gould
Cynthia Lai, FRI
Joe Panchyshyn
Larry B. Purchase
George Sachs
Rocky A. Stefanuto
Neel Surendran, CCIM
Mario Vitelli
Norair Yeretsian

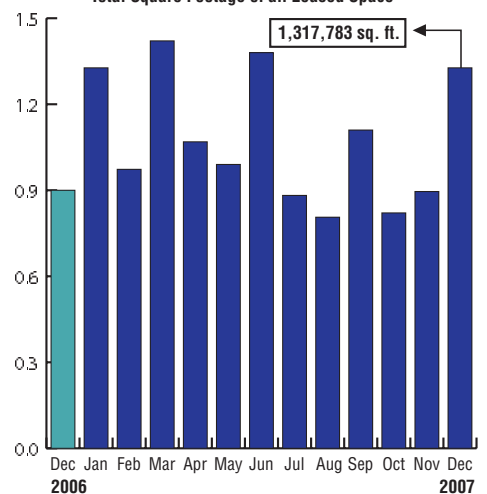
Sales Market Highlights

TREB Members recorded 54 sales of IC&I properties in December, of which 30 were industrial properties in all size categories. These averaged \$83.20 per square foot. This compares to an unusually high figure of \$97.08 per square foot from non-MLS sources, probably caused by the presence of several new buildings within the non-MLS sample. ♦

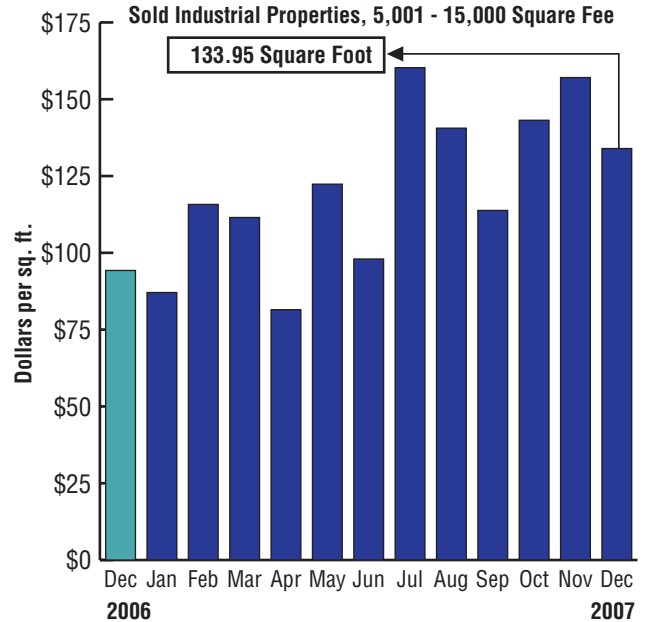
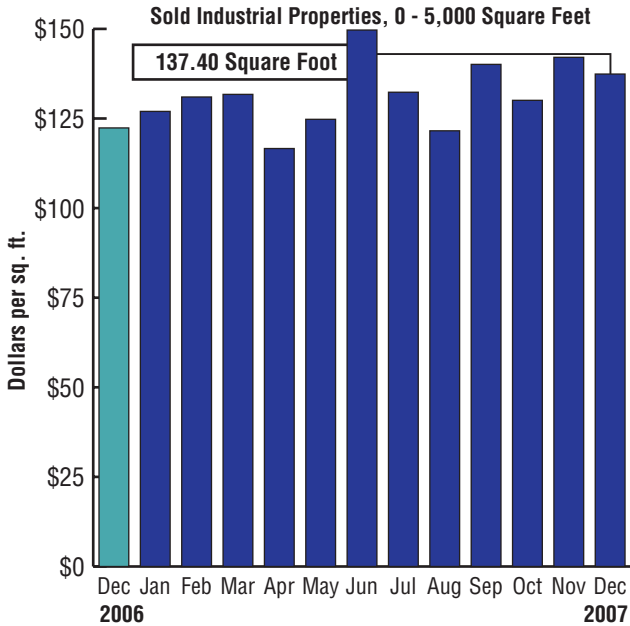
Total Number of Commercial Sales



Total Square Footage of all Leased Space



SOLD INDUSTRIAL PROPERTIES



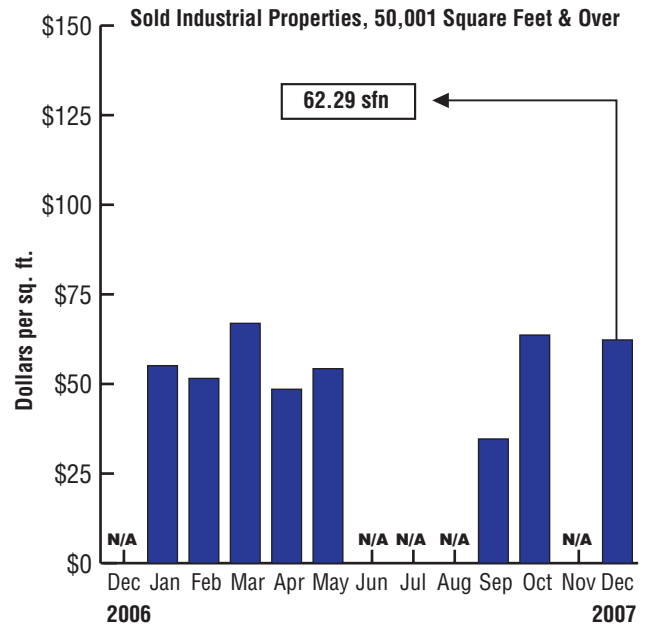
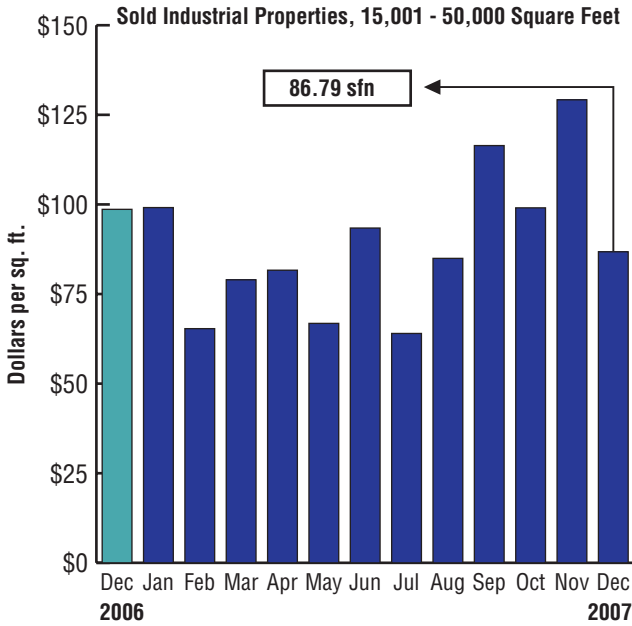
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,825	\$136.99
E07	1	1,200	\$124.17
W05	1	2,800	\$102.14
W10	1	1,450	\$128.28
Total:	4	7,275	\$119.73
East			
E11	1	4,385	\$105.13
Total:	1	4,385	\$105.13
West			
W17	2	4,615	\$145.18
W21	1	2,009	\$148.08
W24	2	3,352	\$96.96
W28	2	4,074	\$123.97
W29	1	875	\$265.60
Total:	8	14,925	\$136.01
North			
N03	2	7,084	\$175.47
N04	1	1,803	\$144.20
N07	2	3,910	\$159.08
N08	2	5,354	\$113.00
N10	1	3,167	\$154.72
Total:	8	21,318	\$151.05
Grand Total:	21	47,903	\$137.40

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E11	1	6,658	\$101.38
Total:	1	6,658	\$101.38
West			
W27	1	6,258	\$167.79
Total:	1	6,258	\$167.79
North			
N06	1	10,093	\$125.04
N07	1	5,350	\$109.35
N10	1	6,893	\$166.84
Total:	3	22,336	\$134.18
Grand Total:	5	35,252	\$133.95

SOLD INDUSTRIAL PROPERTIES



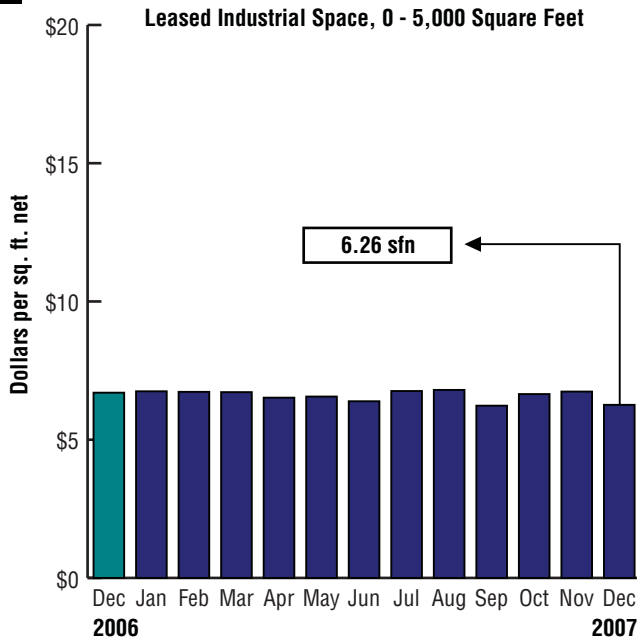
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	22,400	\$88.82
W05	1	30,000	\$78.00
Total:	2	52,400	\$82.62
North			
N08	1	19,063	\$98.23
Total:	1	19,063	\$98.23
Grand Total:	3	71,463	\$86.79

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
North			
N08	1	221,929	\$62.29
Total:	1	221,929	\$62.29
Grand Total:	1	221,929	\$62.29

All information on this publication is copyright © 2007. Toronto Real Estate Board Commercial Division. All rights reserved.

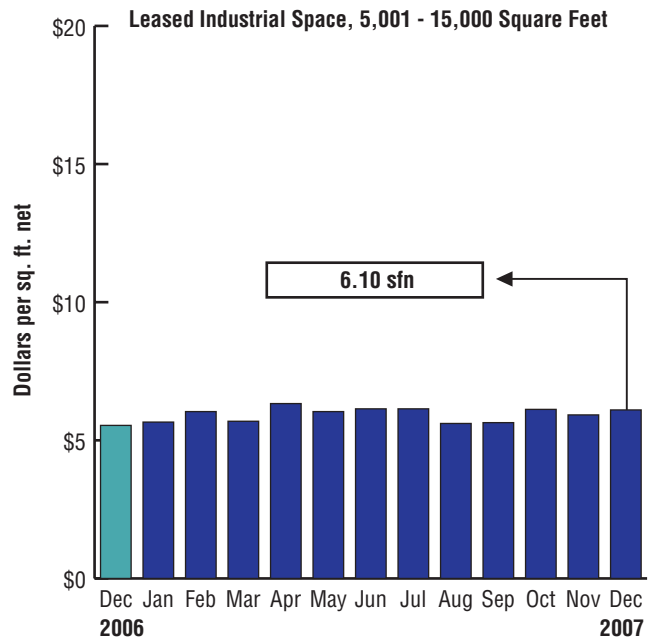
Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

LEASED INDUSTRIAL SPACE



0 - 5,000 SQ. FT.

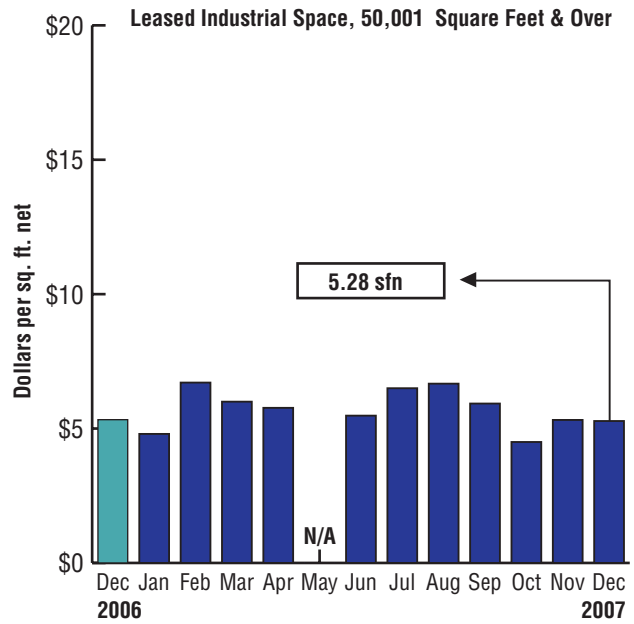
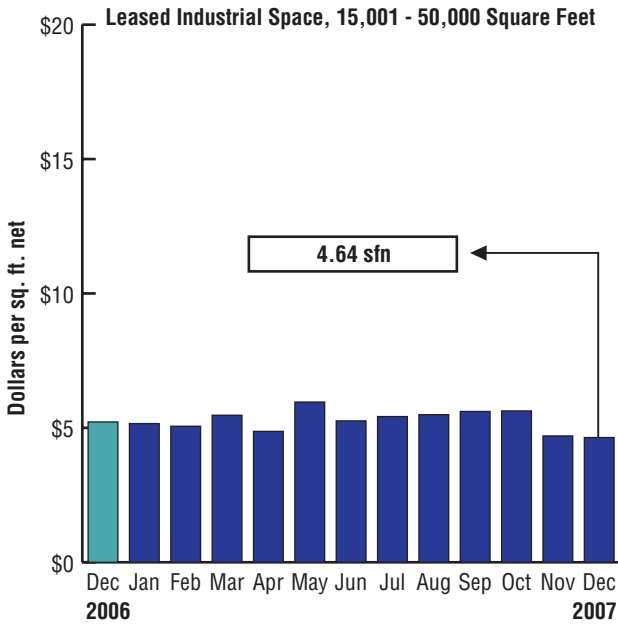
Area	Leased	Total Leased	Av. Price
Toronto			
C11	2	3,500	\$9.47
C15	1	2,020	\$6.00
E04	1	4,643	\$6.00
E05	1	2,750	\$6.25
E06	1	1,250	\$9.60
E07	4	7,899	\$6.00
E09	1	3,000	\$3.90
W04	1	4,020	\$5.00
W05	4	8,655	\$5.57
W09	1	1,500	\$6.50
W10	1	2,650	\$5.60
Total:	18	41,887	\$6.07
East			
E16	1	3,890	\$5.85
Total:	1	3,890	\$5.85
West			
W12	1	2,400	\$5.75
W14	3	10,197	\$5.35
W16	1	3,352	\$7.50
W17	9	29,774	\$5.93
W20	1	2,600	\$7.50
W21	2	6,688	\$5.97
W24	3	4,350	\$6.70
W28	1	1,090	\$8.25
Total:	21	60,451	\$6.08
North			
N03	1	1,860	\$9.15
N04	2	3,844	\$6.55
N07	1	3,517	\$6.75
N08	1	1,716	\$11.35
N10	1	1,795	\$8.08
Total:	6	12,732	\$7.85
Grand Total:	46	118,960	\$6.26



5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	7,816	\$7.73
E08	1	6,060	\$4.50
E09	1	5,836	\$5.42
W04	1	9,620	\$4.95
Total:	4	29,332	\$5.69
West			
W17	5	41,727	\$6.23
W21	1	13,300	\$6.35
Total:	6	55,027	\$6.26
North			
N07	1	6,080	\$6.00
N08	2	16,078	\$5.69
N10	2	12,278	\$6.95
Total:	5	34,436	\$6.20
Grand Total:	15	118,795	\$6.10

LEASED INDUSTRIAL SPACE



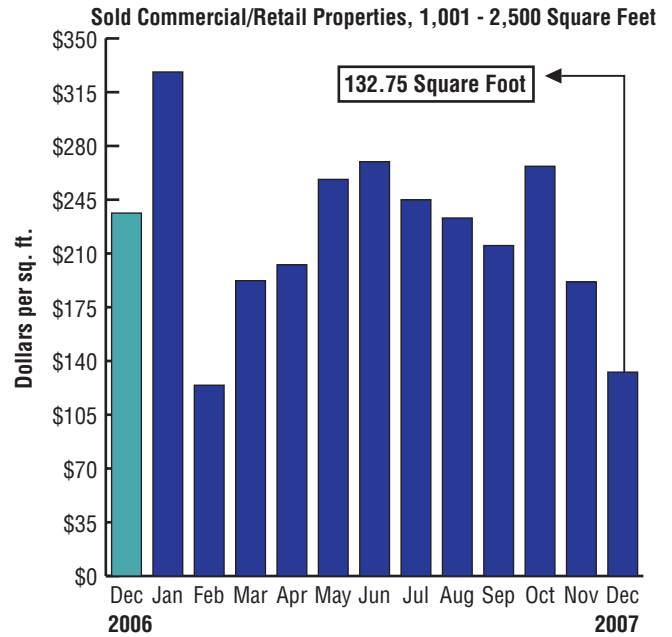
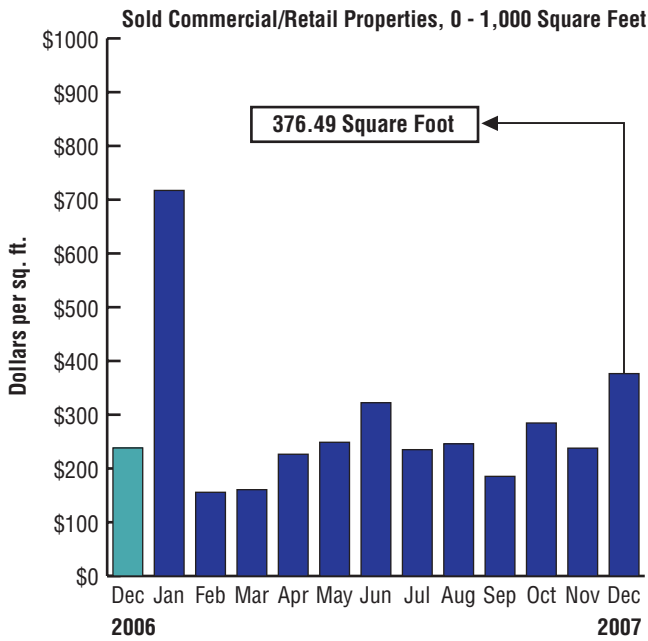
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	17,470	\$4.95
Total:	1	17,470	\$4.95
East			
E11	1	38,300	\$3.00
E15	1	23,438	\$5.15
Total:	2	61,738	\$3.82
West			
W17	1	16,550	\$5.25
W20	1	28,887	\$5.00
Total:	2	45,437	\$5.09
North			
N06	1	17,898	\$6.00
Total:	1	17,898	\$6.00
Grand Total:	6	142,543	\$4.64

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
Toronto			
W06	1	60,000	\$3.25
W10	1	57,531	\$3.90
Total:	2	117,531	\$3.57
West			
W17	1	100,000	\$4.50
W28	1	519,648	\$5.75
Total:	2	619,648	\$5.55
North			
N10	1	54,336	\$5.95
Total:	1	54,336	\$5.95
Grand Total:	5	791,515	\$5.28

All information on this publication is copyright © 2007. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

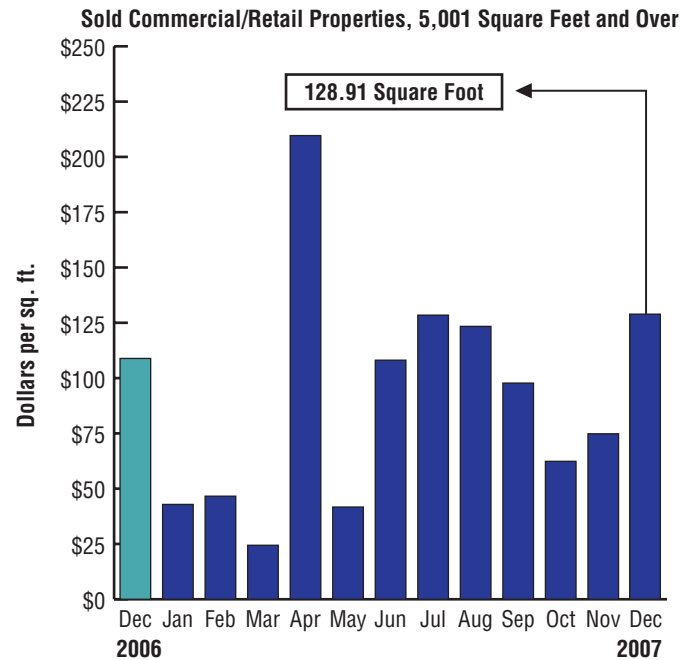
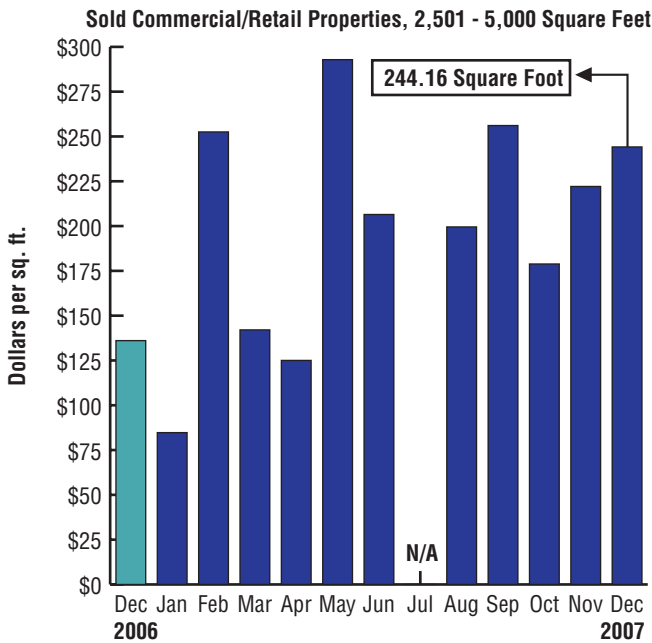
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C07	2	850	\$537.65
C14	1	850	\$70.59
Total:	3	1,700	\$304.12
North			
N02	1	479	\$194.15
N03	1	994	\$69.42
N10	1	290	\$2,154.48
Total:	3	1,763	\$446.28
Grand Total:	6	3,463	\$376.49

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	1,600	\$215.63
E06	1	1,600	\$18.13
Total:	2	3,200	\$116.88
East			
E15	1	2,500	\$161.20
E16	1	1,500	\$127.33
Total:	2	4,000	\$148.50
West			
W27	1	2,150	\$119.07
Total:	1	2,150	\$119.07
North			
N01	1	1,500	\$16.67
N10	1	1,465	\$182.77
N14	1	2,500	\$180.00
Total:	3	5,465	\$135.91
Grand Total:	8	14,815	\$132.75

SOLD COMMERCIAL/RETAIL PROPERTIES



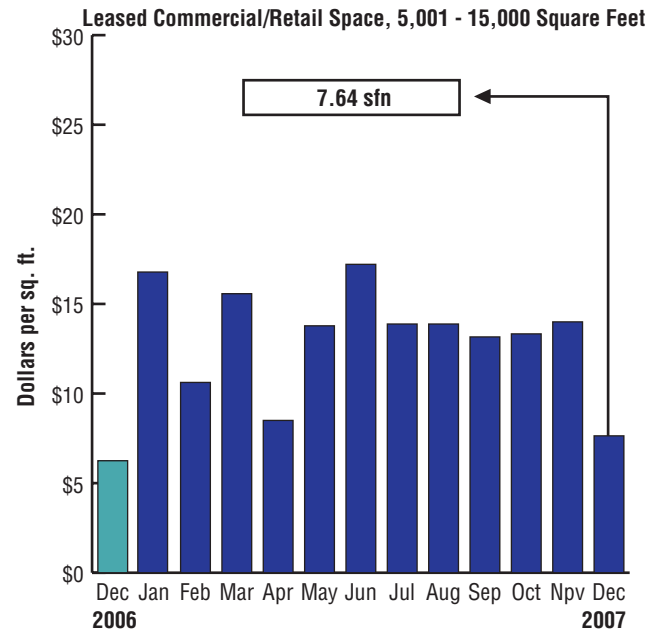
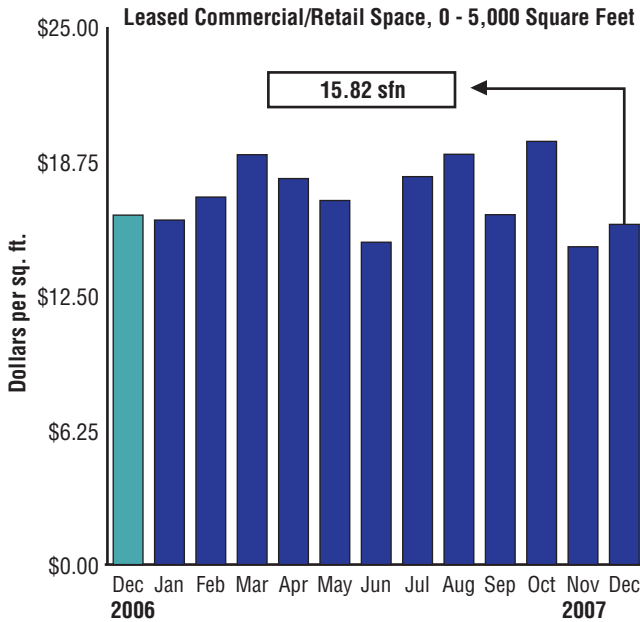
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	3,000	\$483.33
E01	1	2,632	\$292.55
Total:	2	5,632	\$394.18
West			
W27	1	3,800	\$136.84
W28	1	3,400	\$182.65
Total:	2	7,200	\$158.47
North			
N08	1	3,186	\$172.63
Total:	1	3,186	\$172.63
Grand Total:			
	5	16,018	\$244.16

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C08	1	6,800	\$460.29
E01	1	8,000	\$163.75
W08	1	7,500	\$86.93
Total:	3	22,300	\$228.34
East			
E16	1	28,059	\$45.44
Total:	1	28,059	\$45.44
West			
W12	1	5,821	\$150.32
Total:	1	5,821	\$150.32
Grand Total:			
	5	56,180	\$128.91

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	1,700	\$27.53
C02	4	6,822	\$18.56
C03	1	415	\$34.70
C10	1	900	\$40.00
C15	1	1,777	\$23.00
E06	1	1,290	\$17.67
E07	2	2,931	\$16.34
E09	1	400	\$25.50
W04	2	8,880	\$12.68
Total:	14	25,115	\$18.24
East			
E17	1	1,400	\$13.71
Total:	1	1,400	\$13.71
West			
W12	3	4,850	\$14.74
W17	1	1,700	\$17.65
W23	2	3,720	\$11.80
W29	2	2,328	\$9.09
Total:	8	12,598	\$13.22
North			
N04	3	5,957	\$18.99
N06	2	5,855	\$13.00
N07	2	2,568	\$10.81
N08	3	2,888	\$14.92
N11	1	2,418	\$18.00
N18	1	4,484	\$12.00
Total:	12	24,170	\$14.79
Grand Total:	35	63,283	\$15.82

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E02	1	6,717	\$9.00
Total:	1	6,717	\$9.00
West			
W21	1	5,602	\$6.00
Total:	1	5,602	\$6.00
Grand Total:	2	12,319	\$7.64

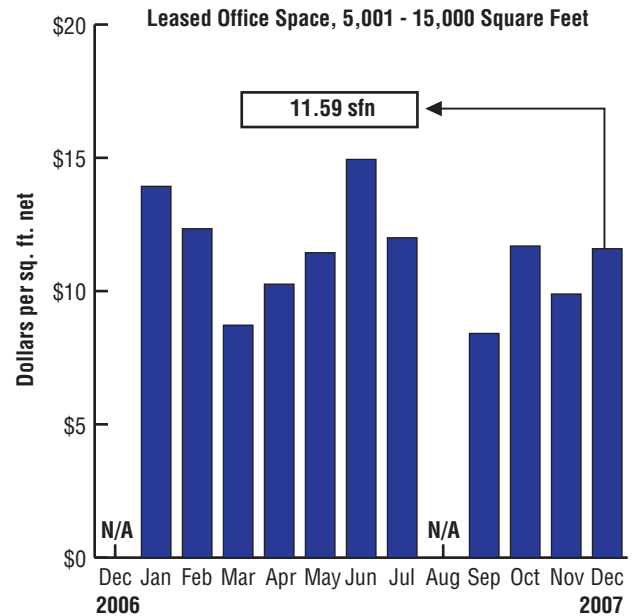
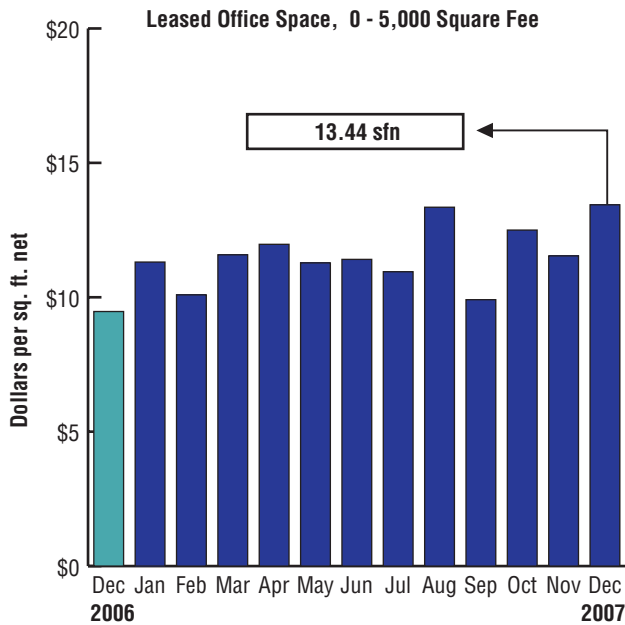
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E12	1	15,199	\$6.25
Total:	1	15,199	\$6.25
Grand Total:	1	15,199	\$6.25

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			
C07	1	395	\$35.00
C08	2	2,125	\$19.20
C10	1	1,435	\$12.00
C13	1	836	\$24.40
C15	1	1,412	\$7.00
E07	1	950	\$7.50
Total:	7	7,153	\$15.27
West			
W12	1	491	\$10.00
W14	1	1,700	\$8.47
W17	3	4,274	\$7.36
W23	1	1,103	\$10.63
W24	1	693	\$13.75
Total:	7	8,261	\$8.72
North			
N04	1	1,655	\$14.00
N06	1	1,767	\$12.00
N07	1	850	\$13.75
N08	4	7,444	\$19.81
N10	3	5,831	\$11.63
N11	2	3,691	\$10.85
Total:	12	21,238	\$14.66
Grand Total:	26	36,652	\$13.44

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	5,928	\$10.50
W09	1	7,416	\$11.66
Total:	2	13,344	\$11.14
East			
E13	1	5,173	\$12.75
Total:	1	5,173	\$12.75
Grand Total:	3	18,517	\$11.59

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					
W05	1	8,300	\$102.41	0.19	\$4,473,684.21
Total:	1	8,300	\$102.41	0.19	\$4,473,684.21
East					
E16	1	39,640	\$10.09	0.91	\$439,560.44
Total:	1	39,640	\$10.09	0.91	\$439,560.44
West					
W29	1	53,143	\$4.55	1.22	\$198,360.66
Total:	1	53,143	\$4.55	1.22	\$198,360.66
Grand					
Total:	3	101,083	\$14.76	2.32	\$643,103.45

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W28	1	435,600	\$1.54	10.00	\$67,000.00
Total:	1	435,600	\$1.54	10.00	\$67,000.00
North					
N12	2	871,200	\$1.61	20.00	\$70,000.00
N17	1	3,347,150	\$1.43	76.84	\$62,337.32
Total:	3	4,218,350	\$1.47	96.84	\$63,919.87
Grand					
Total:	4	4,653,950	\$1.47	106.84	\$64,208.16

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.