

Watch

February 2007

For More Information,
call: (416) 443-8152

For Media Inquiries,
call: (416) 443-8159

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

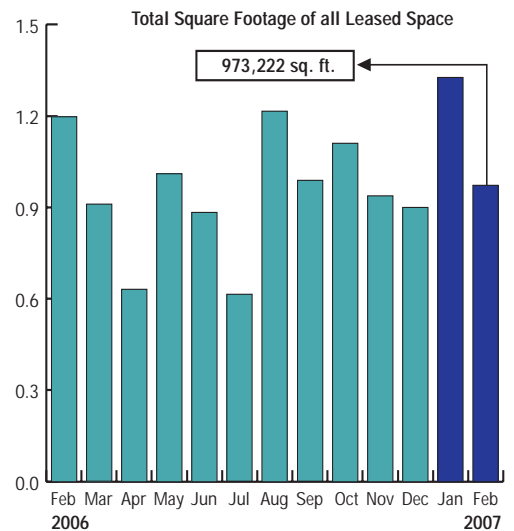
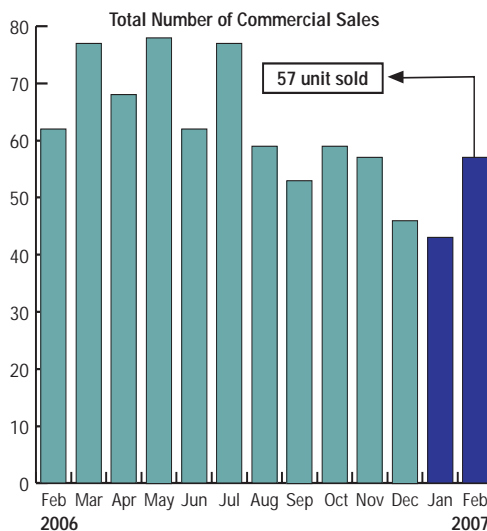
A total of 57 Industrial/Commercial sales were reported through the Toronto-MLS system in February. The largest portion of this total came in the form of 28 Industrial property sales (all size categories) which averaged \$71.88 per square foot. This compares to \$64.15 per square foot for non-MLS industrial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

Executive Council,
Commercial Division

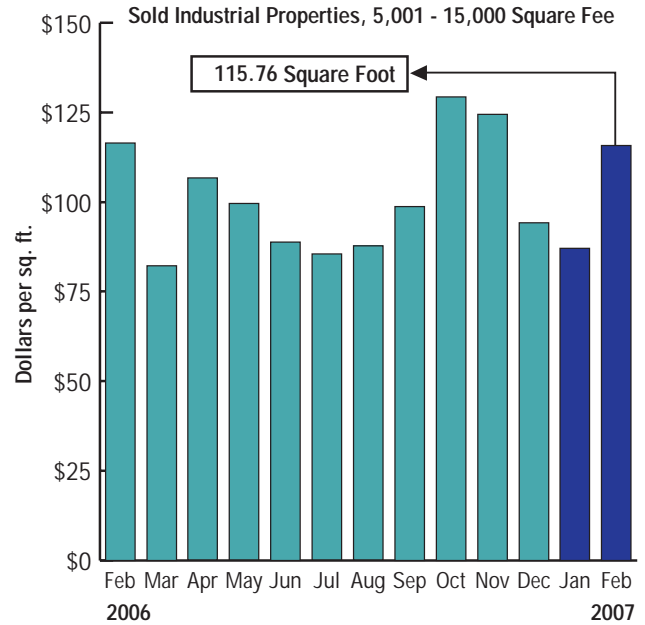
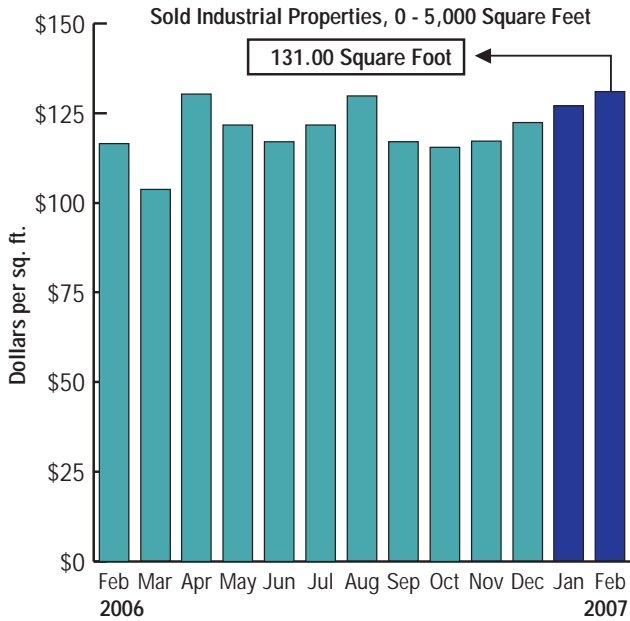
Ron Ridsdill
Chairman

Joe De Leo
Past Chairman

Armando Bernardo
Roger Jain, CCIM
Cynthia Lai, FRI
Garry Lander
Matt Mysak
Joe Panchyshyn
Larry B. Purchase
George Sachs
Arthur A. Saverino, MVA
Rocky A. Stefanuto
Alex Tesler
Mario Vitelli
Norair Yeretsian



SOLD INDUSTRIAL PROPERTIES



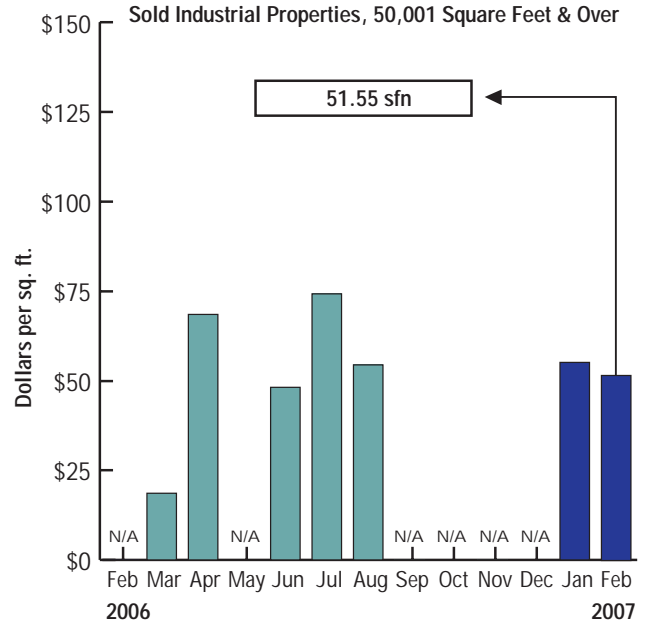
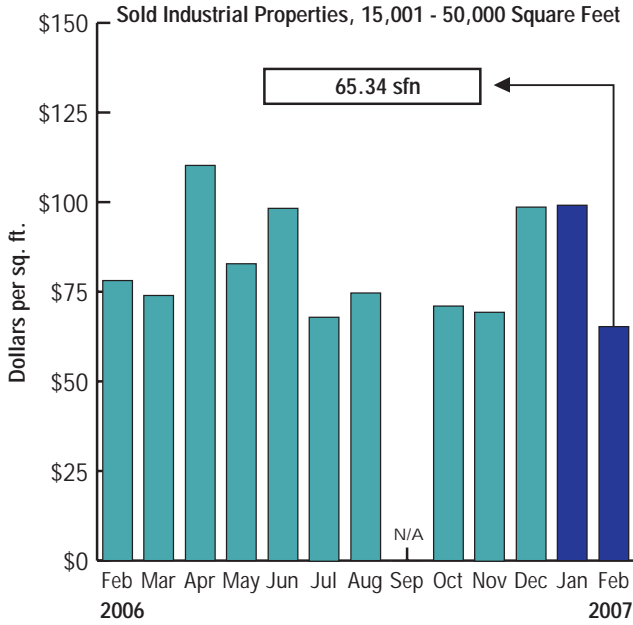
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
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
Total:	9	18,703	\$129.18
West			
W17	3	7,762	\$127.42
W21	1	1,208	\$148.18
W23	1	1,850	\$112.43
W24	2	4,585	\$124.32
Total:	7	15,405	\$126.32
North			
N04	1	1,923	\$126.89
N08	4	9,790	\$148.83
N12	1	2,560	\$107.42
Total:	6	14,273	\$138.44
Grand Total:	22	48,381	\$131.00

5,001 - 15,000 SQ. FT.

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

SOLD INDUSTRIAL PROPERTIES



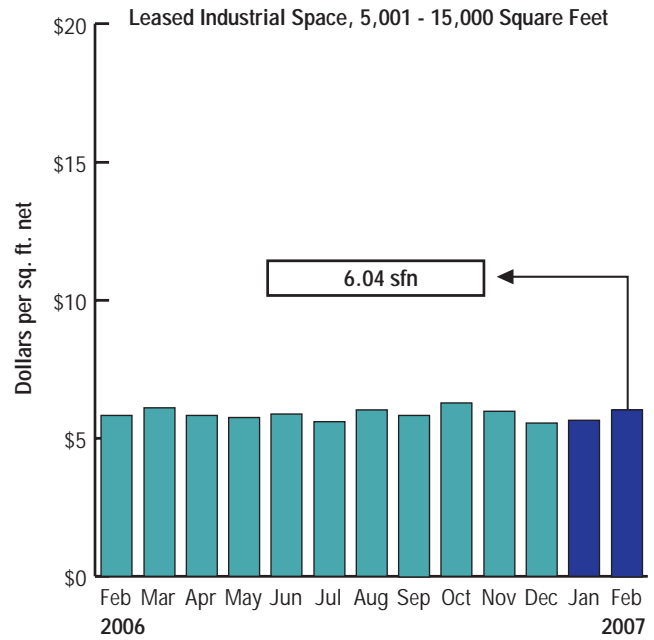
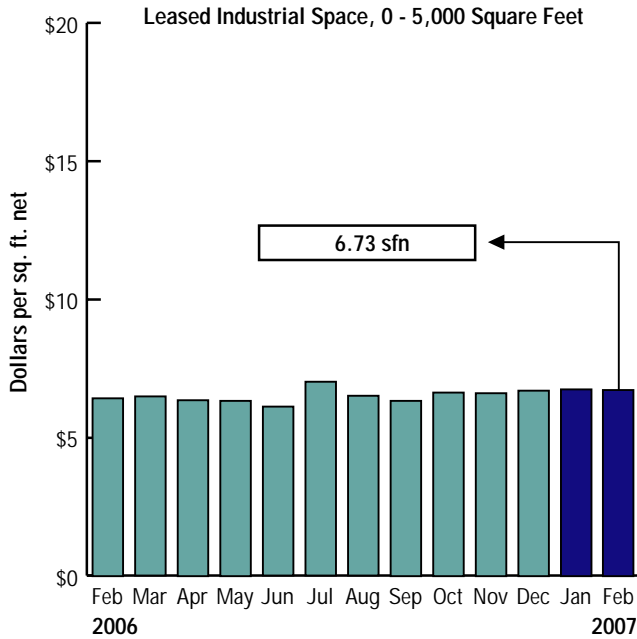
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W09	1	20,613	\$92.17
Total:	1	20,613	\$92.17
East			
E11	1	43,388	\$59.92
E21	1	37,781	\$56.91
Total:	2	81,169	\$58.52
Grand Total:	3	101,782	\$65.34

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

All information on this publication is copyright © 2006. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

LEASED INDUSTRIAL SPACE



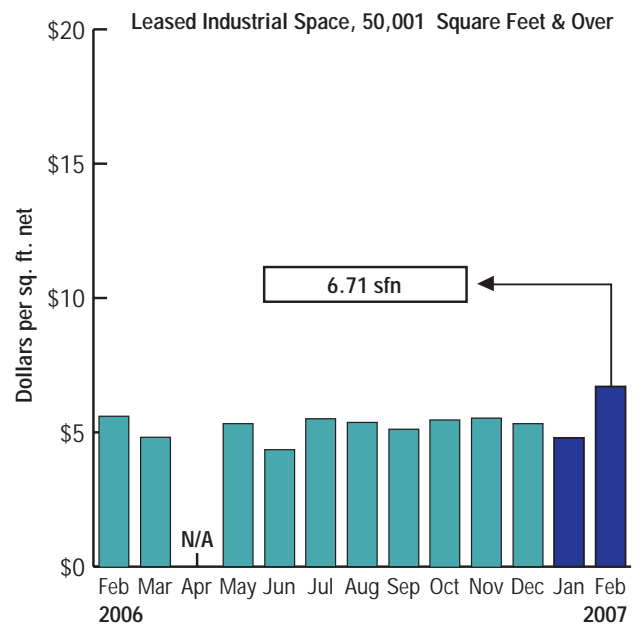
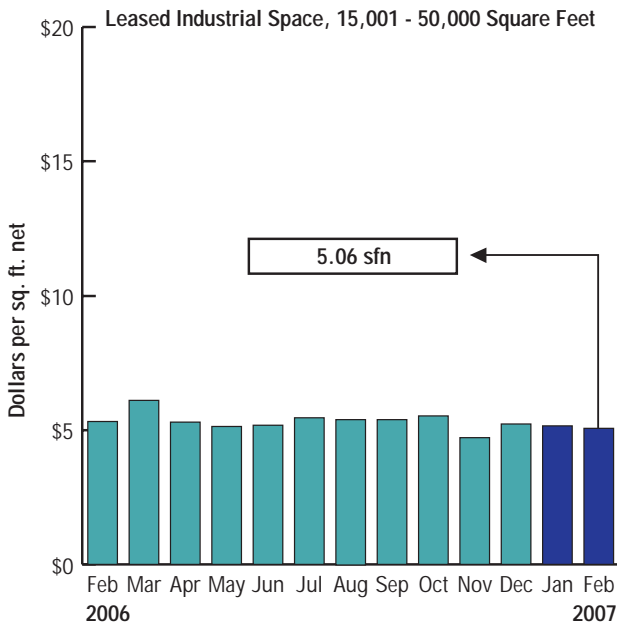
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
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
Total:	21	46,940	\$5.95
East			
E11	1	2,140	\$6.45
E12	3	9,501	\$5.31
E14	1	2,000	\$6.50
E16	3	5,719	\$7.71
Total:	8	19,360	\$6.27
West			
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
Total:	18	47,567	\$7.12
North			
N03	1	1,816	\$8.00
N08	13	31,708	\$7.14
N10	6	15,711	\$7.45
Total:	20	49,235	\$7.27
Grand Total:			
Total:	67	163,102	\$6.73

5,001 - 15,000 SQ. FT.

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

LEASED INDUSTRIAL SPACE



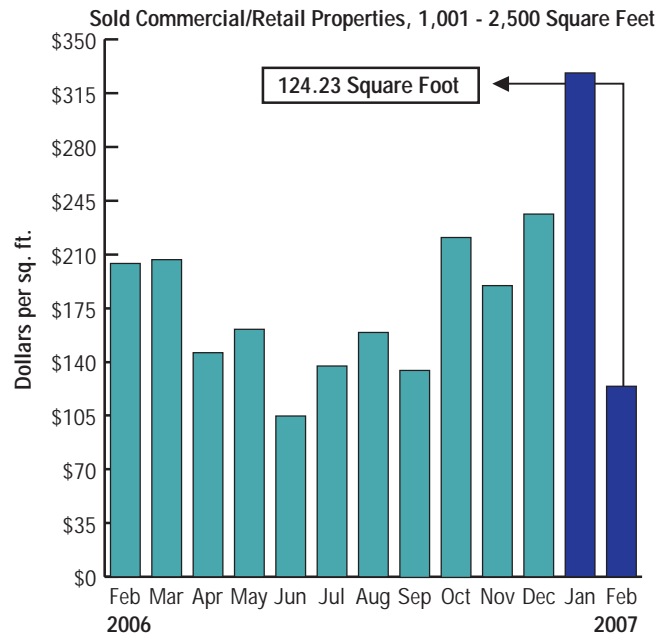
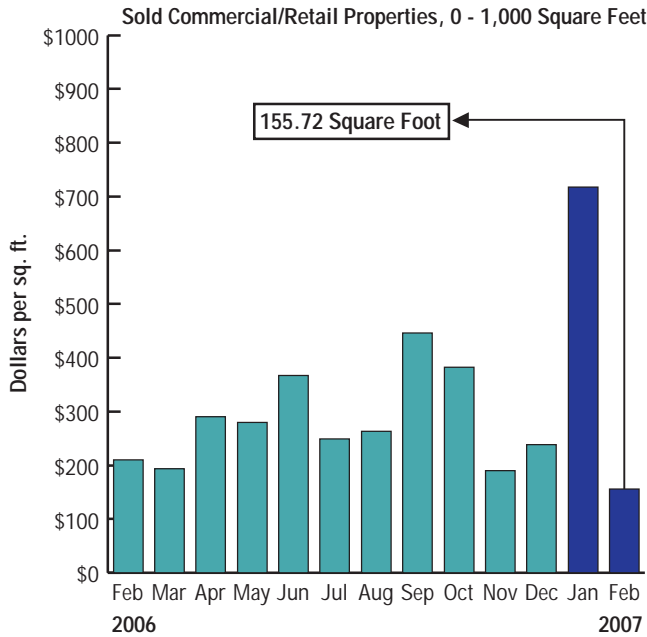
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Avg. Price
Toronto			
C15	1	17,810	\$5.00
E04	3	73,805	\$3.87
W06	1	24,650	\$3.25
W10	1	17,807	\$3.75
Total:	6	134,072	\$3.89
East			
E11	1	15,565	\$4.50
Total:	1	15,565	\$4.50
West			
W17	3	76,979	\$6.05
Total:	3	76,979	\$6.05
North			
N08	3	75,376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

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Avg. Price
East			
W17	2	161,358	\$6.71
Total:	2	161,358	\$6.71
Grand Total:			
	2	161,358	\$6.71

All information on this publication is copyright © 2006. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

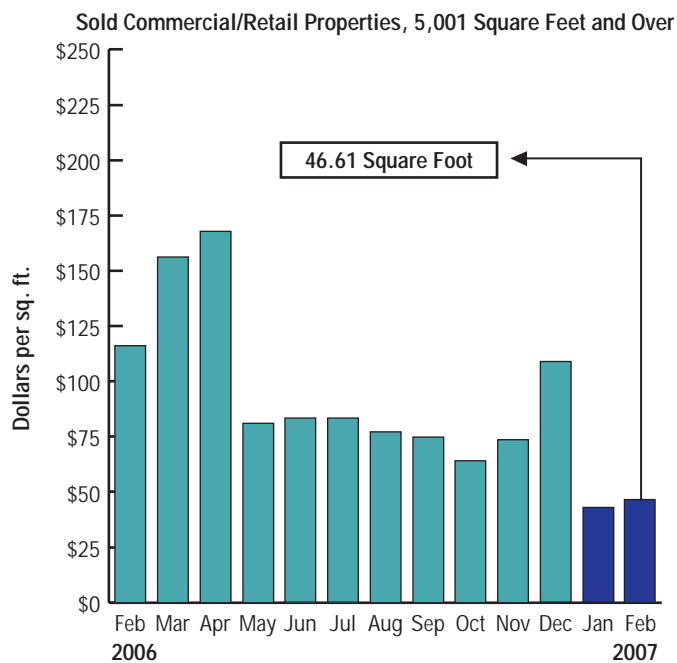
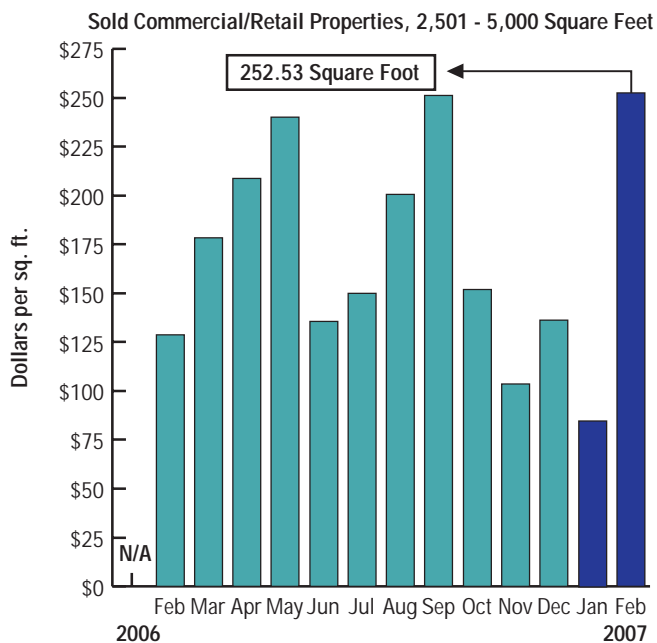
SOLD COMMERCIAL/RETAIL PROPERTIES



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

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

SOLD COMMERCIAL/RETAIL PROPERTIES



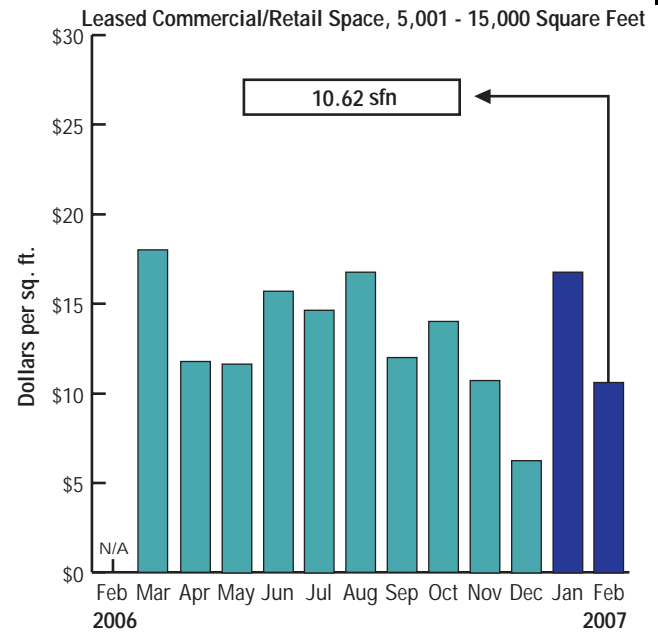
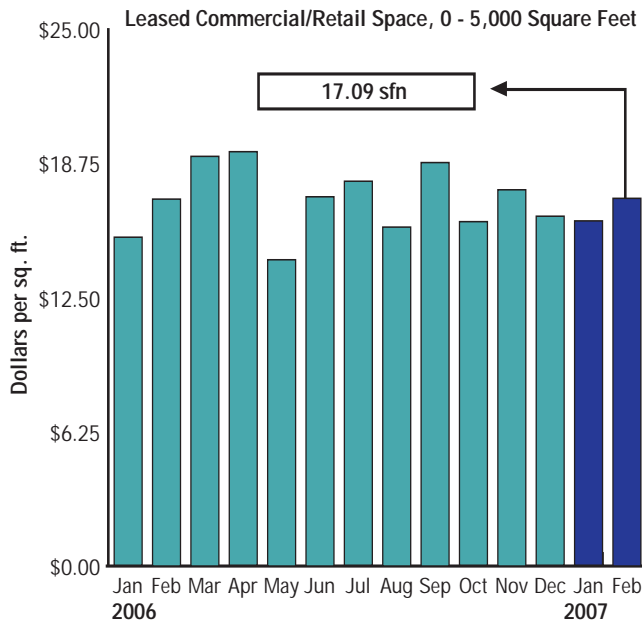
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,630	\$231.94
C08	1	3,150	\$279.37
C10	1	3,787	\$244.52
Total:	3	9,567	\$252.53
Grand Total:			
	3	9,567	\$252.53

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

All information on this publication is copyright © 2006. 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			
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
Total:	14	19,814	\$20.20
East			
E15	1	1,629	\$13.00
Total:	1	1,629	\$13.00
West			
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
Total:	7	12,434	\$11.89
North			
N02	1	2,465	\$18.60
N03	3	3,296	\$24.39
N08	4	7,273	\$16.15
N17	1	2,300	\$12.26
Total:	9	15,334	\$17.73
Grand Total:	31	49,211	\$17.09

5,001 - 15,000 SQ. FT.

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

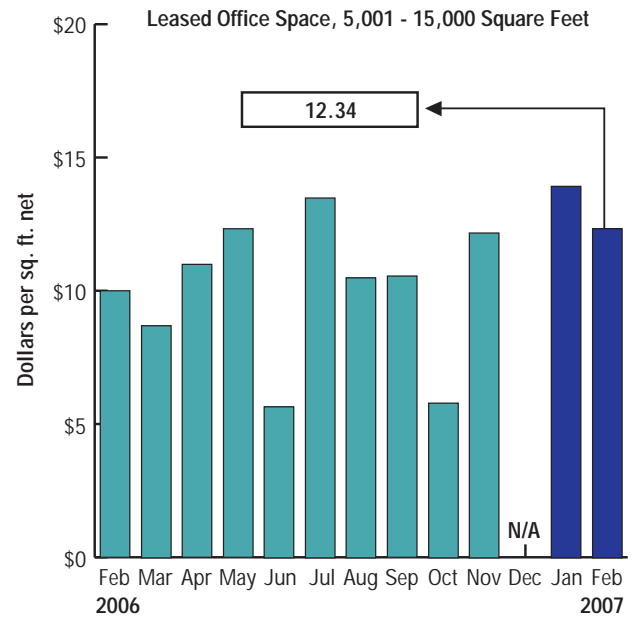
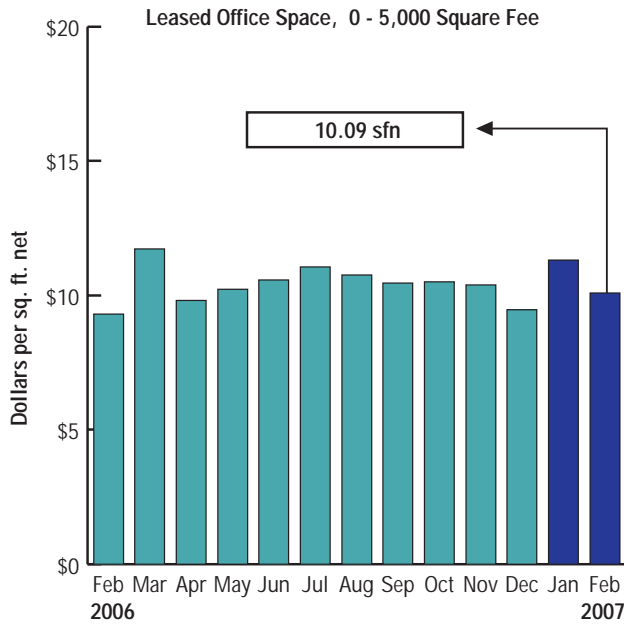
15,001 - 50,000 SQ. FT.

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			
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
Total:	16	29,869	\$9.95
East			
E12	1	499	\$9.00
E14	2	7,200	\$10.30
Total:	3	7,699	\$10.22
West			
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
Total:	11	16,775	\$9.30
North			
N03	2	1,500	\$14.37
N08	4	6,127	\$13.17
N10	4	5,069	\$8.30
Total:	10	12,696	\$11.37
Grand Total:	40	67,039	\$10.09

5,001 - 15,000 SQ. FT.

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

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

130,001 SQ. FT. AND OVER

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

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.