

### Commercial Transactions Up in June

July 6, 2010 -- Last month, TREB Commercial Members reported 1,004,651 square feet of leased space – up 79 per cent from 560,425 leased square feet in June 2009.

"The number of IC&I lease transactions was well-ahead of last year's totals, both for June and the first six months of the year," Commercial Council Chair Larry Purchase announced today. "Strong economic growth in the last three quarters, which spurred renewed job growth, has been the foundation for improved commercial real estate market conditions."

Lease rates declined in June. The average lease rate for industrial space in all size categories dipped marginally to \$4.78 per square foot net (sfm) from \$4.79/sfm recorded in June of 2009. The average lease rate for commercial space was down 15 per cent to \$11.51/sfm from last year's figure of \$13.47/sfm. Office space traded for \$12.97/sfm – down 12 per cent from last June's figure of \$14.69/sfm.

### Sales Market Highlights

In June, TREB Commercial Members reported 58 sales of IC&I properties through the TorontoMLS system. Of these transactions, 31 were industrial buildings of all size categories with an average per square foot selling price of \$62.33. During the same time-frame, non-mls sources provided an average per square foot selling price of \$86.45.

## FEATURED LISTING

FOR LEASE

1115 North Service Road, Oakville



- QEW/403 exposure
- Freestanding office space
- Truck-level shipping for storage

Market Stats June 2010	
Inflation Rate <sup>1</sup>	Apr 2010
Total CPI (Yr./Yr. % Change)	1.8%
Bank of Canada <sup>4</sup>	May 2010
Prime Rate	2.25%
Bank of Canada <sup>4</sup>	Apr 2010
Target for Overnight Rate	0.25%
Canadian GDP Growth <sup>1</sup>	Feb 2010
Month/Month % Change	0.3%
Unemployment Rate <sup>1</sup>	Apr 2010
Canada	8.1%



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# Commercial Spotlight

**500 EDWARD AVENUE,  
RICHMOND HILL, FOR SALE**



- 300,000 Sq. Ft.
- Potential Redevelopment
- 13.86 acre site

**5730 SECOND LINE,  
NEW TECUMSETH, FOR LEASE**



- 57,344 Sq Ft
- Great highway access
- \$0.00 PSF Net for the first year

**1260 KAMATO ROAD,  
MISSISSAUGA, FOR SALE / LEASE**



- 54,000 Sq. Ft.
- 22 Ft. Clear / 20% Office
- Divisible to 30,000 / 40,000

**MISSISSAUGA, FOR SALE  
\* Principals Only**



- 15,000 Sq. Ft.
- Dixie / 401
- Excellent Shipping

**115 MATHESON BOULEVARD E,  
MISSISSAUGA, FOR SALE**



- 41,600 Sq. Ft.
- Freestanding Building
- Heavy Power

**100 HOLLINGER CRESCENT,  
KITCHENER, FOR SALE**



- 107,000 Sq. Ft.
- Investment opportunity
- Leased until August 2014

**2172 WYECROFT ROAD,  
OAKVILLE, FOR LEASE**



- 3,000-15,000 Sq. Ft.
- 10% Office
- Third Line / Wycroft

**6605 HURONTARIO STREET,  
MISSISSAUGA, FOR LEASE**



- 3,858 Sq. Ft. Office Space
- Hwy 10 / Courtneypark
- 6 Private Offices, Great Views
- Low Rental Rate

**586 THIRD LINE  
OAKVILLE, FOR SALE**



- 150,000 Sq. Ft.
- User / Investor Opportunity
- 10 Acre site

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