

Watch

August 2000

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Commercial Division**

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August up from '99

In August both total square footage leased and average price per square foot were up over the same month last year, TREB's Commercial Council Chair Dennis Lunow announced today. Mr. Lunow noted that:

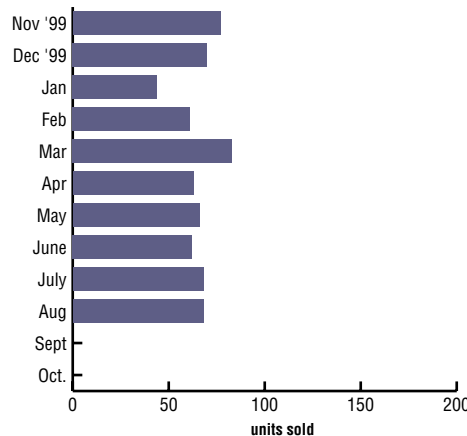
- Overall, 910,936 square feet of space of all types was leased through the Board last month, up 14% from the 798,948 recorded in August of 1999.
- In the Industrial space category, 782,773 square feet of space passed through TREB's MLS system, up 10% from the 712,836 recorded last August. In addition, lease prices rose 6% to \$5.04.
- Lease prices for commercial/retail space between 0-5,000 square feet in size rose 27% to \$14.12 sfm from the comparable figure of \$11.12 sfm.
- Lease prices for office space between 0-5,000 square feet in size rose 28% to \$9.21 sfm from last year's \$7.19. Furthermore, the amount of office space leased through the Board, at 56,021 square feet, was over double the August '99 total.

Sales Market Highlights

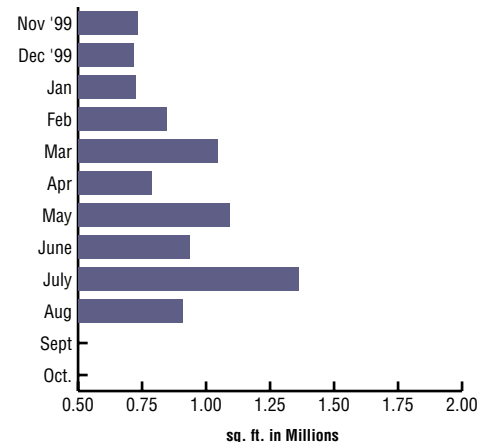
In addition, 68 sold transactions were recorded through the Commercial portion of TREB's MLS system. This is up 39% from the 49 recorded in August '99, and down marginally from the 69 sold in July.

Due to technical difficulties, we are unable to provide data on land sales this month. The problem will be corrected for our September edition.

Total Number of Commercial Sales



Total Square Footage of all Leased Space



SOLD INDUSTRIAL PROPERTIES

August 2000

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-7	7	11,346	\$59.61 sf
E-12	1	850	62.94
E-15	1	1,100	70.00
Total	9	13,296	\$60.68 sf

North

N-3	1	4,141	\$77.28 sf
N-7	2	2,745	67.76
N-8	4	8,493	72.28
N-10	2	3,997	69.05
N-19	2	2,530	55.73
Total	11	21,906	\$70.16 sf

West

W-2	3	11,948	\$85.37 sf
W-3	1	3,657	47.99
W-5	3	6,018	66.13
W-12	1	979	89.89
W-17	5	7,463	65.63
W-21	1	1,452	64.05
W-24	2	3,597	65.19
Total	16	35,114	\$71.16 sf

Grand

Total	36	70,316	\$68.87 sf
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5,000 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W-7	1	12,800	\$57.42 sf
W-9	1	6,069	77.44
W-24	1	8,057	50.64
Total	3	26,926	\$59.90 sf

Grand

Total	3	26,926	\$59.90 sf
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15,000 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
North			
N-10	1	18,504	\$74.31 sf
Total	1	18,504	\$74.31 sf

West

W-1	1	21,000	\$47.14 sf
W-7	1	16,000	41.88
W-17	1	32,122	63.82
W-20	1	49,063	44.13
Total	4	118,185	\$49.71 sf

Grand

Total	5	136,689	\$53.04 sf
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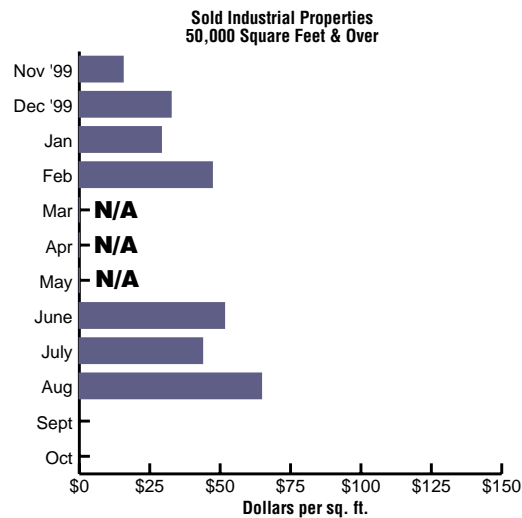
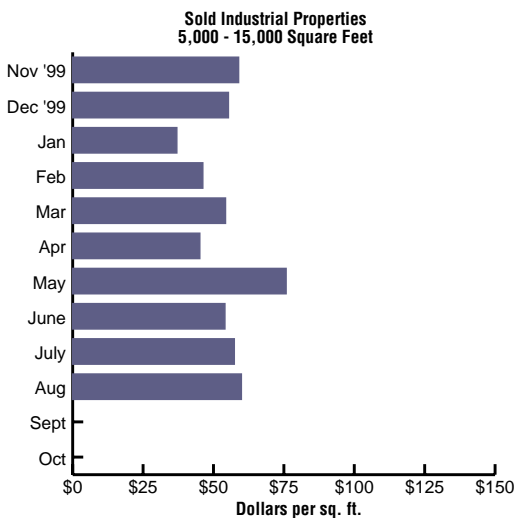
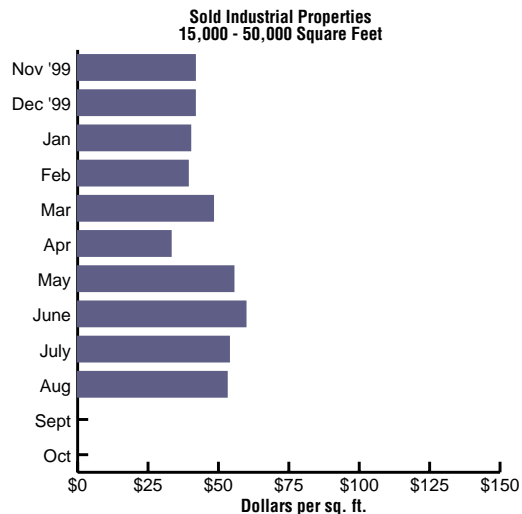
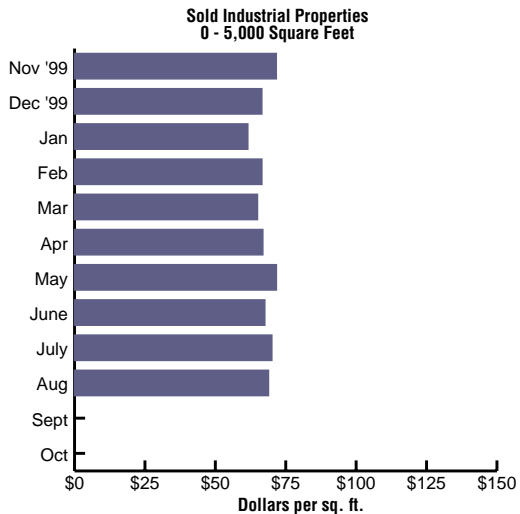
50,000 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-7	1	82,000	\$64.63 sf
Total	1	82,000	\$64.63 sf

Grand

Total	1	82,000	\$64.63 sf
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SOLD INDUSTRIAL PROPERTIES
August 2000



LEASED INDUSTRIAL SPACE
August 2000

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-13	1	3,000	\$4.98 sfn
Total	1	3,000	\$4.98 sfn
East			
E-4	1	4,000	\$4.50 sfn
E-7	6	10,408	5.28
E-8	1	2,020	3.95
E-9	4	12,110	4.72
E-11	1	1,810	4.75
E-15	1	811	5.00
Total	14	31,159	\$4.84 sfn
North			
N-1	1	2,275	\$5.50 sfn
N-3	1	3,692	6.25
N-8	7	20,760	6.17
N-10	1	1,700	6.50
Total	10	28,427	\$6.15 sfn
West			
W-5	4	9,819	\$5.06 sfn
W-7	1	3,360	6.75
W-10	3	8,267	4.64
W-14	1	3,330	4.75
W-17	13	39,018	5.69
W-20	1	4,763	4.72
W-23	1	2,411	6.00
W-25	1	3,750	4.50
Total	25	74,718	\$5.39 sfn
Grand Total	50	137,304	\$5.41 sfn

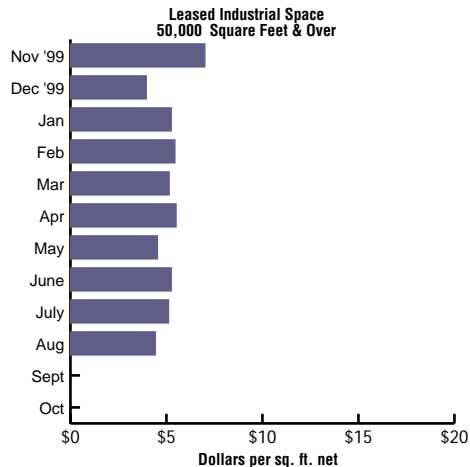
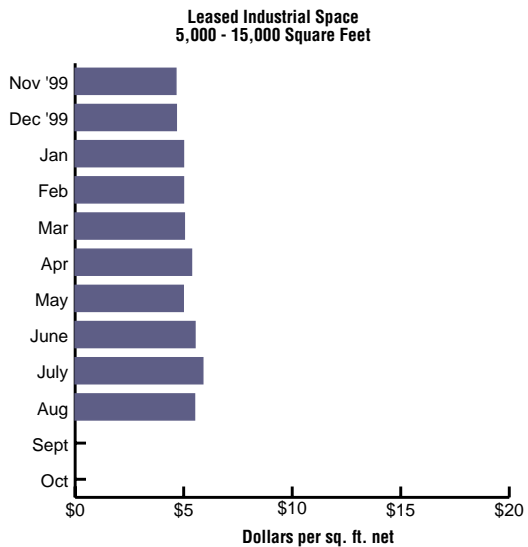
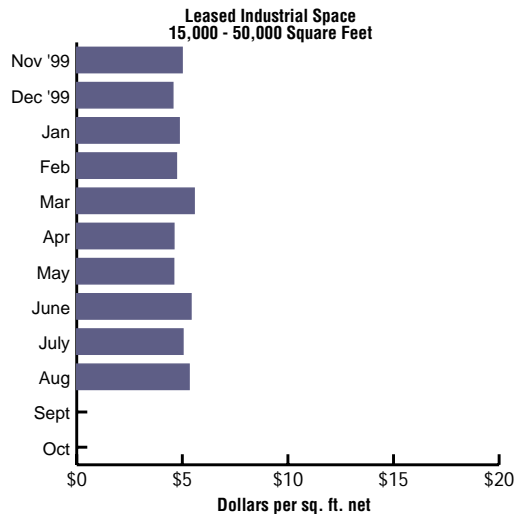
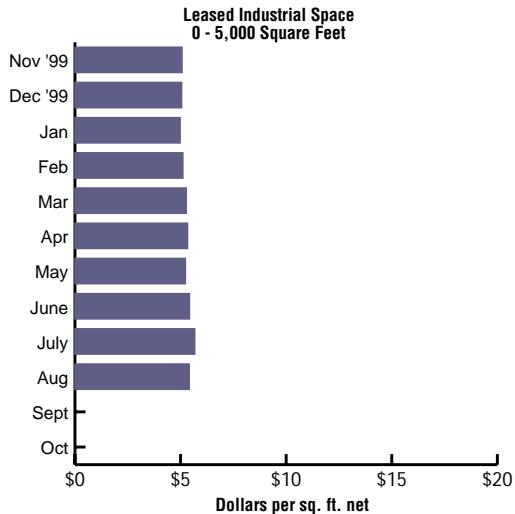
5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E-4	1	5,493	\$5.24 sfn
E-7	1	5,540	4.95
E-11	1	9,650	6.00
E-15	1	6,110	5.50
Total	4	26,793	\$5.51 sfn
North			
N-8	2	10,599	\$7.33 sfn
N-10	1	14,619	7.25
Total	3	25,218	\$7.28 sfn

5,000 - 15,000 SQ. FT. continued			
Area	Leased	Total Leased	Av. Price
West			
W-5	2	19,748	\$4.75 sfn
W-10	2	11,500	4.54
W-12	1	6,000	4.50
W-17	6	54,088	5.26
Total	11	91,336	\$5.01 sfn
Grand Total			
Total	18	143,347	\$5.50 sfn

15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E-7	1	16,076	\$5.00 sfn
E-11	1	24,000	4.75
Total	2	40,076	\$4.85 sfn
North			
N-3	1	27,500	\$6.50 sfn
N-8	1	23,000	6.25
N-10	2	42,700	5.31
Total	4	93,200	\$5.89 sfn
West			
W-5	1	32,810	\$4.55 sfn
W-17	2	40,945	5.21
W-20	1	15,600	5.00
Total	4	89,355	\$4.93 sfn
Grand Total	10	222,631	\$5.32 sfn

50,000 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
East			
E-7	2	167,939	\$4.63 sfn
Total	2	167,939	\$4.63 sfn
West			
W-5	2	111,552	\$4.12 sfn
Total	2	111,552	\$4.12 sfn
Grand Total	4	279,491	\$4.42 sfn

LEASED INDUSTRIAL SPACE
August 2000



SOLD COMMERCIAL/RETAIL PROPERTIES

August 2000

0 - 1,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-7	2	1,285	\$50.19 sf
Total	2	1,285	\$50.19 sf
North			
N-2	1	718	\$157.38 sf
N-3	1	527	30.36
Total	2	1,245	\$103.61 sf
Grand Total	4	2,530	\$76.48 sf

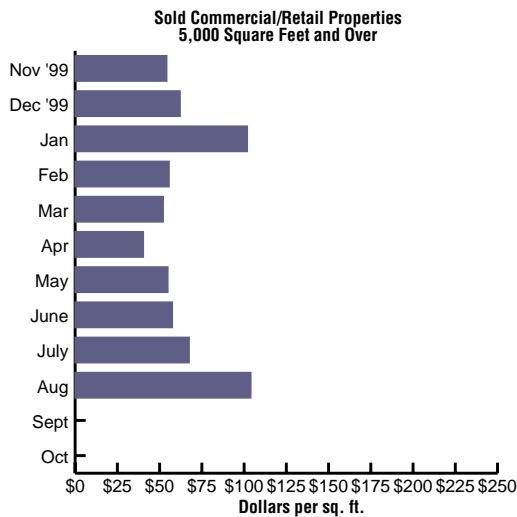
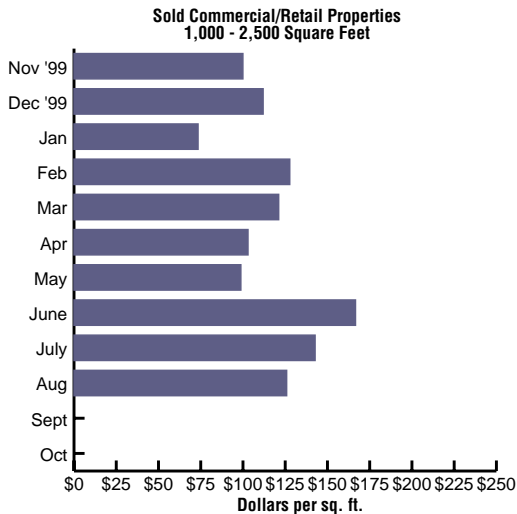
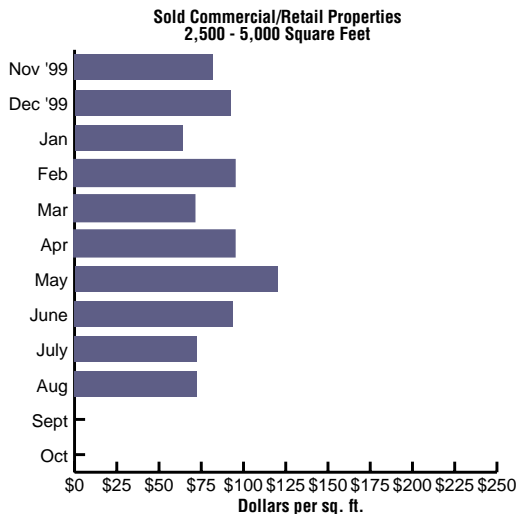
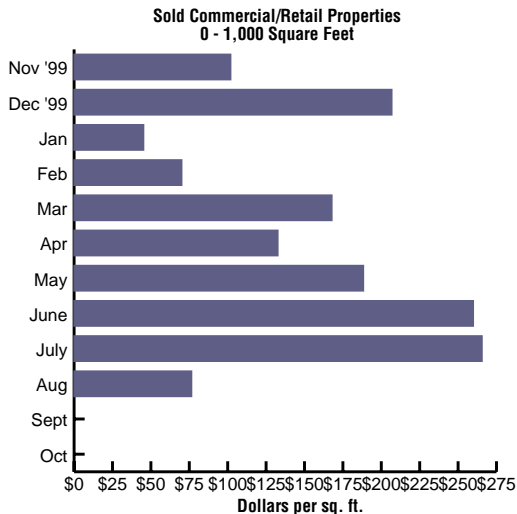
North			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
N-8	1	3,480	\$56.32 sf
Total	1	3,480	\$56.32 sf
West			
W-1	1	4,270	\$81.97 sf
Total	1	4,270	\$81.97 sf
Grand Total	5	17,935	\$72.71 sf

1,000 - 2,500 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
Central			
C-1	1	2,000	\$104.00 sf
Total	1	2,000	\$104.00 sf
East			
E-6	1	1,761	\$208.40 sf
E-7	1	1,140	35.96
Total	2	2,901	\$140.64 sf
North			
N-21	1	2,200	\$112.73 sf
N-23	1	2,497	76.79
Total	2	4,697	\$93.62 sf
West			
W-1	1	2,200	\$254.55 sf
W-10	1	1,035	66.67
W-14	2	2,512	94.94
W-21	1	2,400	129.17
Total	5	8,147	\$144.53 sf
Grand Total	10	17,745	\$125.85 sf

5,000 SQ. FT. AND OVER			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E-17	1	8,800	\$84.09 sf
Total	1	8,800	\$84.09 sf
West			
W-12	1	5,430	\$110.50 sf
W-17	1	8,000	105.38
W-20	1	10,500	116.19
Total	3	23,930	\$111.28 sf
Grand Total	4	32,730	\$103.97 sf

2,500 - 5,000 SQ. FT.			
<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
Central			
C-3	1	3,500	\$108.00 sf
Total	1	3,500	\$108.00 sf
East			
E-15	1	2,685	\$94.97 sf
E-16	1	4,000	31.25
Total	2	6,685	\$56.84 sf

SOLD COMMERCIAL/RETAIL PROPERTIES
August 2000



LEASED COMMERCIAL/RETAIL SPACE

August 2000

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-1	1	1,100	\$16.36 sfn
C-3	1	1,000	10.20
C-7	1	550	19.64
C-8	1	3,562	25.00
C-10	1	1,651	21.00
C-14	1	2,875	23.00
Total	6	10,738	\$21.31 sfn
East			
E-1	1	1,200	\$11.00 sfn
E-4	2	2,489	7.87
E-7	1	405	17.78
E-9	1	916	15.00
E-16	1	600	20.00
E-17	1	347	10.00
Total	7	5,957	\$11.61 sfn
North			
N-2	1	600	\$21.00 sfn
N-3	2	2,654	20.35
N-5	1	1,800	8.00
N-7	1	2,000	14.00
N-8	4	8,727	10.87
N-11	3	2,696	14.40
Total	12	18,477	\$13.13 sfn

0 - 5,000 SQ. FT. continued			
Area	Leased	Total Leased	Av. Price
West			
W-5	1	1,600	\$6.19 sfn
W-12	2	4,203	12.95
W-17	1	2,200	7.65
W-21	1	1,020	16.47
W-29	3	3,520	10.00
Total	8	12,543	\$10.62 sfn

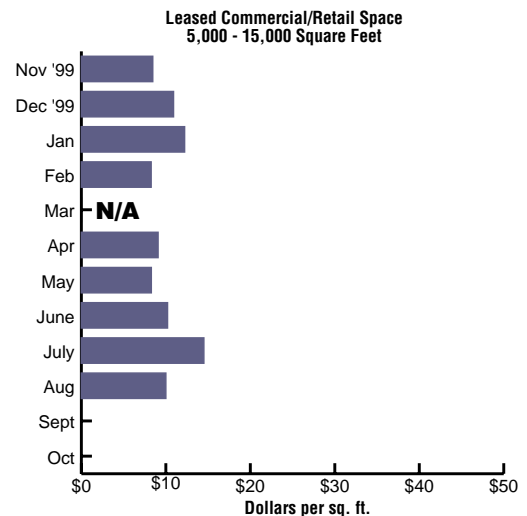
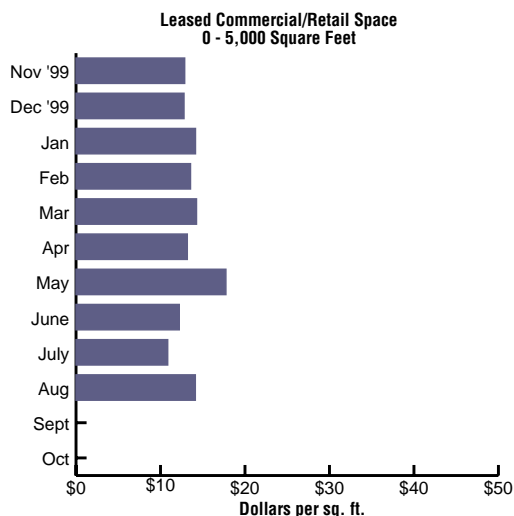
Grand Total	33	47,715	\$14.12 sfn
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5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N-8	1	6,620	\$10.00 sfn
Total	1	6,620	\$10.00 sfn

Grand Total	1	6,620	\$10.00 sfn
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15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,000 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A



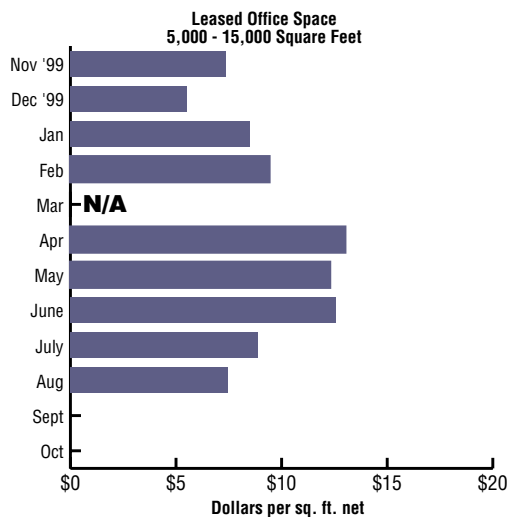
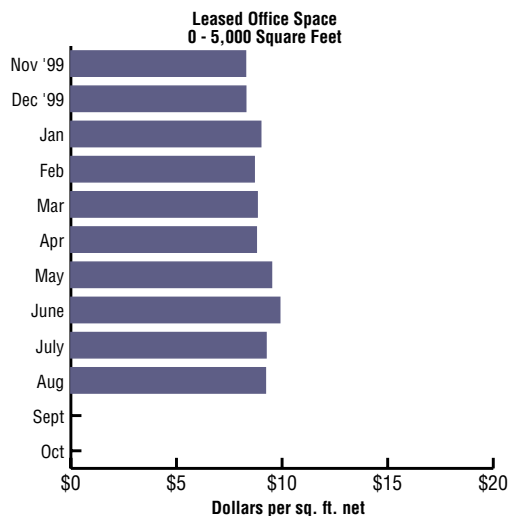
LEASED OFFICE SPACE August 2000

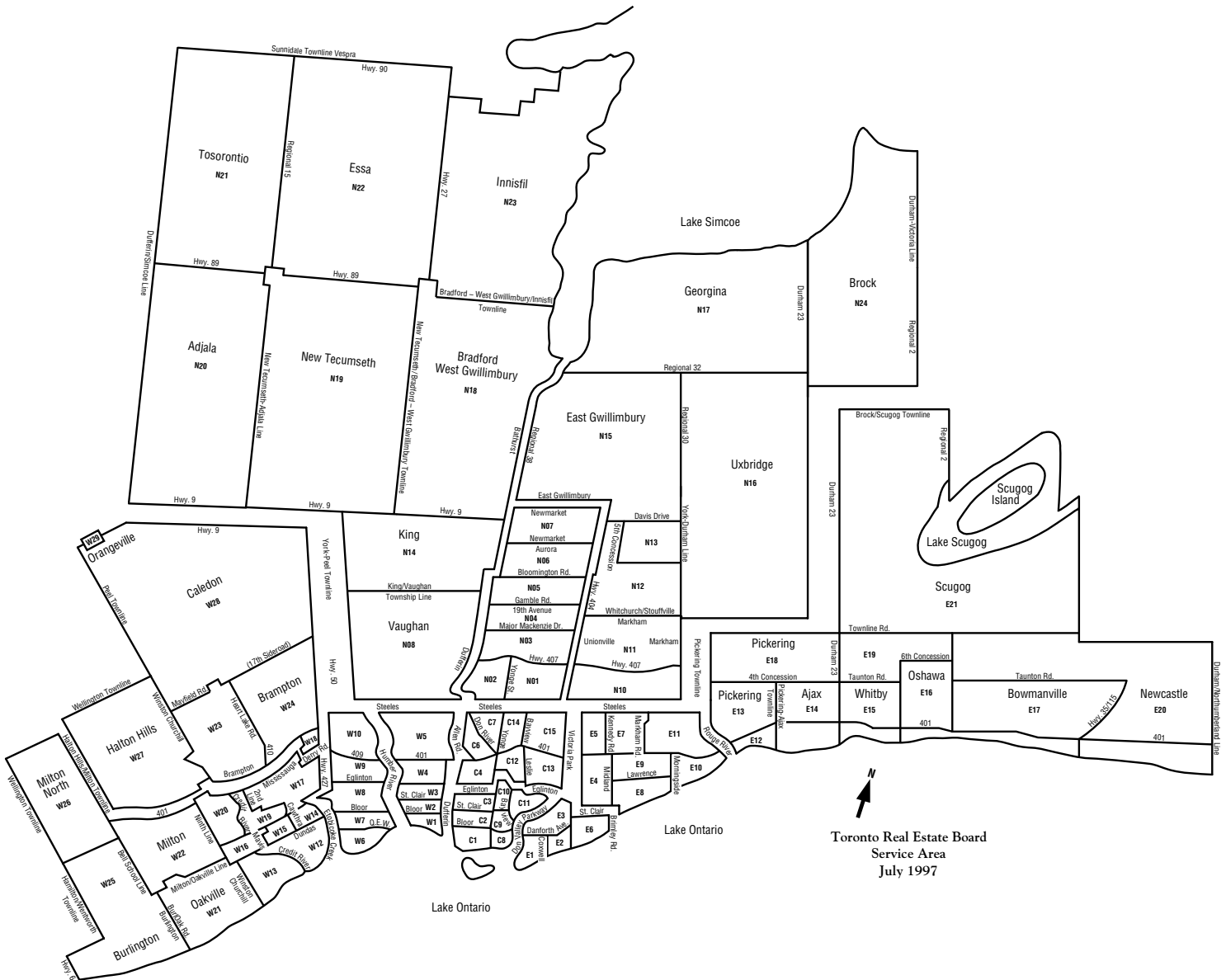
0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-8	1	1,761	\$12.00 sfn
C-13	1	1,086	8.00
Total	2	2,847	\$10.47 sfn
East			
E-7	4	5,539	\$5.66 sfn
E-9	6	6,404	5.17
E-12	1	1,200	12.00
E-15	2	1,672	11.85
E-16	1	1,124	8.50
Total	14	15,939	\$6.79 sfn
North			
N-1	1	500	\$13.00 sfn
N-3	1	3,993	9.00
N-7	2	1,807	7.33
N-8	2	2,950	11.80
N-10	3	5,821	7.80
N-11	4	6,511	11.91
Total	13	21,582	\$9.89 sfn
West			
W-5	3	6,115	\$10.35 sfn
W-12	1	2,828	8.30
W-17	4	3,813	10.61
W-21	1	946	12.00
W-23	2	1,951	13.22
Total	11	15,653	\$10.50 sfn
Grand Total			
	40	56,021	\$9.21 sfn

5,000 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E-9	1	10,229	\$5.58 sfn
Total	1	10,229	\$5.58 sfn
West			
W-17	1	7,578	\$10.00 sfn
Total	1	7,578	\$10.00 sfn
Grand Total			
	2	17,807	\$7.46 sfn

15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,000 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A





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.