

RECENT GTA OFFICE BUILDING SALES

Source: Marshnet.com

40 St Clair Ave West. – Toronto – A 122,459 SF building located west of Yonge Street. Closed November 14, 2013 at \$34,500,000 or \$282 per SF	1027 Yonge Street. – Toronto – A 34,130 SF building located north of Davenport Rd. Closed October 21, 2013 at \$9,000,000 or \$264 per SF
2375 Skymark Avenue. – Mississauga – A 37,177 SF building located west of Eglinton Ave. West. Closed October 21, 2013 at \$5,550,000 or \$149 per SF	110 Yonge Street. – Toronto – A 149,821 SF building located at Adelaide Street. A 50% interest closed September 27, 2013 at \$30,167,361 or \$403 per SF
2655 & 2695 North Sheridan Way. – Mississauga – A 160,900 SF building located east of Winston Churchill Blvd. Closed August 14, 2013 at \$39,025,000 or \$243 per SF	215 Spadina Ave. – Toronto – A 87,925 SF building located north of Queen Street West and south of Dundas Street West. Closed August 1, 2013 at \$26,200,000 or \$298 per SF
302 Spadina Ave. – Toronto – A 28,300 SF building located at north of Dundas Street West. Closed July 23, 2013 at \$5,000,000 or \$177 per SF	100 Broadview Ave. – Toronto – A 92,000 SF building located south of Queen Street East. Closed July 4, 2013 at \$11,350,000 or \$123 per SF



INDUSTRY COMMENTARY:

Office Building Sales - 11 year retrospective

\$15.1 billion dollars of office buildings (above 50,000 square feet) totaling 52.3 million square feet traded in Toronto during the last eleven years. The average price per square foot of \$166 increased to \$331 2013-ytd or a 99.7% increase over the eleven year period. While the average volume of sales is 4.75 million square feet over the period, there is no trend as the volume is a function of economic conditions and vendor/purchaser investment plans.

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LIFE LESSONS at PETRUS COMMERCIAL REALTY CORP- Lesson #62

In Memory of Nelson Mandela 1918-2013

“Do not judge me by my successes, judge me by how many times I fell down and got back up again”.

“It is better to lead from behind and to put others in front, especially when you celebrate victory when nice things occur. You take the front line when there is danger. Then people will appreciate your leadership”.

“We must use time wisely and forever realize that the time is always ripe to do right”.

~Nelson Mandela



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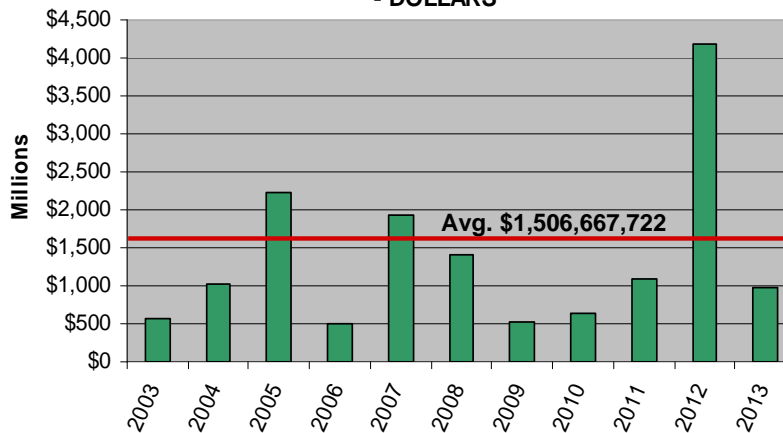


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YEAR	TOTAL VOLUME	TOTAL VOLUME SQ FT	AVERAGE PRICE PSF
2003	\$577,516,160	3,499,753	\$165.53
2004	\$1,024,815,000	6,172,368	\$157.62
2005	\$2,220,224,109	8,215,889	\$207.32
2006	\$506,169,674	2,856,204	\$171.50
2007	\$1,925,041,986	8,052,876	\$216.23
2008	\$1,402,725,000	3,152,239	\$296.64
2009	\$515,565,000	1,606,729	\$275.88
2010	\$645,122,320	2,952,012	\$213.73
2011	\$1,098,536,980	4,094,035	\$239.10
2012	\$4,175,858,206	8,863,331	\$341.40
2013 YTD	\$975,102,793	2,822,019	\$331.18
Total	\$15,066,677,228	52,287,455	

TOTAL VOLUME
- DOLLARS



TOTAL VOLUME
- SQUARE FOOTAGE

