

CURRENT LISTING



TRANSMETRO GATEWAY, TORONTO, ONTARIO

Premier residential development opportunity is located in the Scarborough City Centre district on the southwest quadrant of Highway 401 and Brimley Road. The 20.75 acre site has 1,700 feet of visual exposure from Highway 401, is OMB approved for 1,797 residential units with no limitation on gross square footage and 435,185 square feet of commercial uses. The absence of a gross square footage limitation gives the developer complete authority to create a truly spectacular and unique community.

The Property is being marketed on an un-priced proposal call basis and the offer submission deadline is 12:00 o'clock noon **Wednesday February 20th, 2008** at the offices of P.G. Gagné Commercial Real Estate Corp, 401 Bay Street, Suite 2704, PO Box 117, Toronto, ON M5H 2Y4

[Click to view our Investment Summary Online](#) 

RECENT GTA OFFICE TRANSACTIONS

Source: Marshnet.com

5075 Yonge Street – North York – A 85,600 square foot building located across from Mel Lastman Square. Closed December 12, 2007 at \$20,000,000 or \$234 PSF.

101 Bloor Street East – Toronto – A 136,500 square foot building located east of Yonge Street between Park Road and Church Street. Closed December 4, 2007 at \$41,500,000 or \$304 PSF.

111 Peter Street – Toronto – A 251,923 square foot building located east of Spadina Avenue between Richmond Street and Adelaide Street. Closed November 30, 2007 at \$39,750,000 or \$158 PSF.

101 McNabb Street – Markham – 306,710 square foot building located just south of the intersection between Warden Avenue and 14th Avenue. Closed November 29, 2007 at \$42,301,259 or \$138 PSF. 6.4% Cap Rate.

11 King Street West – Toronto – A 165,807 square foot building located just west of Yonge Street in the heart of the financial district. Closed November 20, 2007 at \$57,250,000 or \$345 PSF. 6.8% Cap Rate.

70 University Avenue – Toronto – A 235,237 square foot building located north west corner of University Avenue and Wellington Street. Closed November 20, 2007 at \$78,000,000 or \$332 PSF. 6.0% Cap Rate.



INDUSTRY COMMENTARY - GTA Office Values to Remain at 2007 Levels in 2008

GTA office values will remain stable in 2008 despite the common belief that cap rates will increase. Rising cap rates will be offset by continued strong leasing fundamentals such as; increasing rents, increasing occupancy and lower tenant inducement packages. In fact, the Smith Company Office Leasing Index, Toronto's proprietary forward looking demand index, is at 70.4/100 and the next 12-month occupancy rate outlook has improved by 25%. Both findings are evidence that the reversal in capital market conditions which started August 2007 has not affected demand for office space in the GTA.

[Click here to read more](#) 



WE'RE GROWING!

P.G. Gagné Commercial Real Estate Corp. is proud to announce its new relationship with Smith Company, Toronto's premier office leasing specialist. P.G. Gagné Commercial Real Estate and Smith Company are both recognized as leaders and 'Best in Class' in the Toronto real estate market. Our core business values and work ethic align naturally to create synergies and a unique relationship enhancing client service levels.



Life Lessons at P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage – Lesson # 27

Quiz. Name ten people, who have won the Nobel or Pulitzer Prize, name the five wealthiest people in the world or name the last half dozen Academy Award winners for best actor or actress. How did you do? Likely not very well. Now try this: name three friends who helped you through a difficult time, list a few teachers who aided your journey through school, think of five people you enjoy spending time with. How did you do this time? Charles Schultz, the creator of the "Peanuts" comic strip lived with the philosophy that none of us remember the headliners of yesterday even though they are the best in their fields. The applause dies, awards tarnish, and achievements are forgotten. The people who make a difference in your life are not the ones with the most credentials, the most money, or the most awards. They are the ones who care, the ones who are passionate, and the ones who make others around them great.



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The average cap rate for 2007 was 7.3% up from 6.9% in 2006; and total dollar volume of office transactions doubled in 2007 to \$2.570 billion compared to \$1.224 billion in 2006. Trade volume for 2008 will revert back to the 15 year average of \$1.4 billion as indicated in Figure 1 and values per square foot will remain at 2007's average level of \$250 as shown in Figure 2.

GTA Office Market - All transactions greater than \$1,000,000 – 1988 to 2007

Figure 1

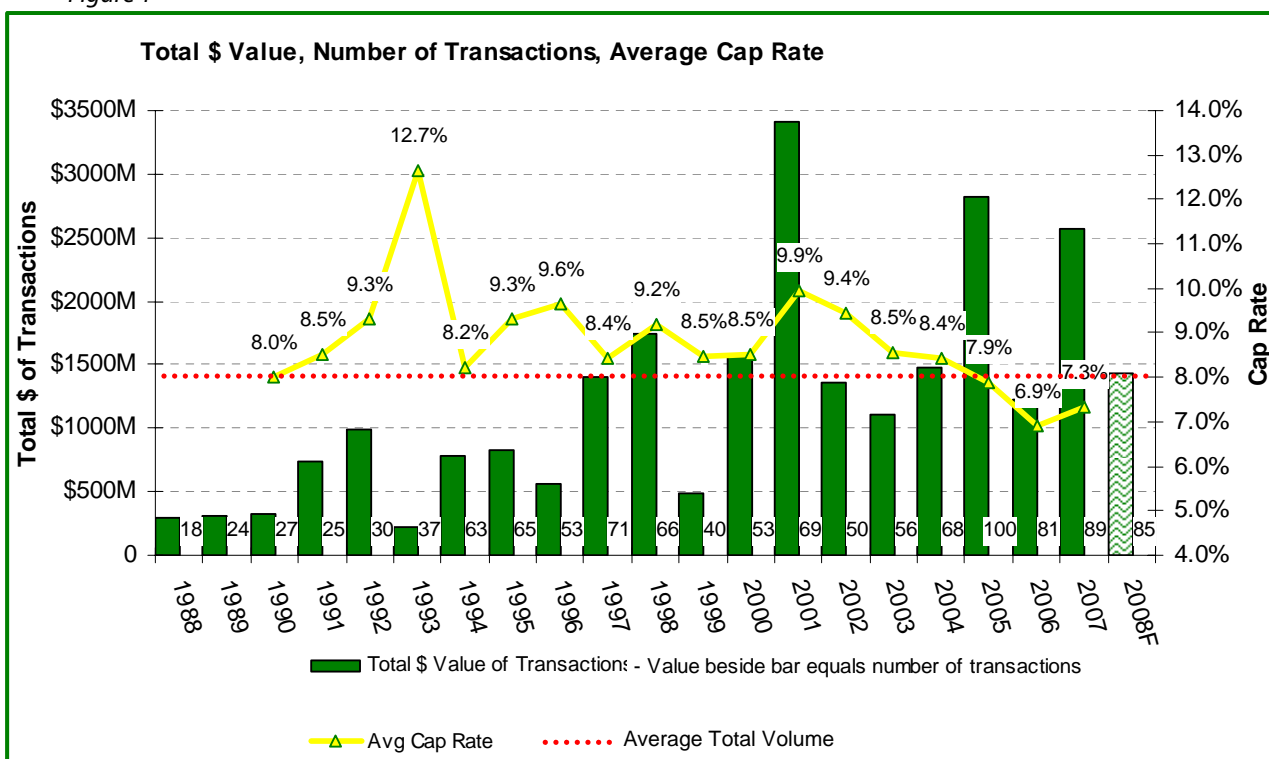


Figure 2

