

COMMERCIAL SPOTLIGHT

First Quarter Transaction Summary

- The first quarter of 2010 finished with 1,452 transactions across all sectors. Leased property transactions totalled 833 (up 22% since Q1 2009) and sold property transactions totalled 619 (up 54% since Q1 2009).
- Industrial property transactions were most prevalent in the GTA, with 129 sale and 373 lease transactions, up 54% and 37% respectively compared to the first quarter of 2009. The majority of the industrial leased properties were concentrated around the Highway 407 & 404 intersection, 400 & 407 intersection, west of Pearson International Airport on Highway 10 & 401 intersection, and north of 401 & Markham Road in Scarborough.
- Office lease transactions (up 20% since Q1 2009) were concentrated around the 407 & 400 intersection, particularly the NE quadrant. Furthermore, clusters of transactions were also observed for the NW and SE quadrant of the 404 & 407 intersection. In addition, clusters were observed for the SE quadrant of Hwy 10 & 401 intersection and along the Bloor St. TTC transit line between the DVP & Bathurst St.
- Retail lease transactions (up 2% since Q1 2009) were generally concentrated in the downtown core of Toronto and, to a lesser extent, at the 407 & 400 intersection. The majority of the 125 retail property sales (up 67% since Q1 2009) took place south of the Bloor subway line.

Kevin Brennan, B Comm.
 Broker, Senior Vice President
 905-624-4455 ext. 214
kbrennan@hectare.com
www.kevinbrennan.ca

FEATURED LISTING

FOR LEASE – 26,152 sq. ft.

1115 North Service Road, Oakville



- * Excellent location with QEW/403 exposure
- * Well maintained freestanding office space
- * Lab space in rear with truck-level shipping for storage

Market Stats May 2010

Inflation Rate ¹	Feb 2010
Total CPI (Yr./Yr. % Change)	1.6%
Bank of Canada ⁴	Apr 2010
Prime Rate	2.25%
Bank of Canada ⁴	Apr 2010
Target for Overnight Rate	0.25%
Canadian GDP Growth ¹	Jan 2010
Month/Month % Change	0.6%
Unemployment Rate ¹	Mar 2010
Canada	8.2%

Jason Vance, Hon B.A.
 Sales Representative
 905-624-4455 ext. 208
jvance@hectare.com
www.GTAIndustrial.ca

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586 THIRD LINE OAKVILLE, FOR SALE



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

2420 SPEERS ROAD, OAKVILLE, FOR SALE / LEASE



- 51,000 Sq Ft
- Excellent shipping (15 TL drs)
- \$55.00 PSF—GREAT PRICE

1260 KAMATO ROAD, MISSISSAUGA, FOR SALE / LEASE



- 54,000 Sq. Ft.
- 22 Ft. Clear
- 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

1025 STACEY COURT, MISSISSAUGA FOR LEASE



- 12,320 Sq. Ft.
- Freestanding Building
- Rare Small & Functional Layout

5391 AMBLER DRIVE, MISSISSAUGA, FOR LEASE



- 15,000 Sq. Ft.
- 2 Truck Level; 1 Drive-in
- 400 Amps Power

6605 HURONTARIO STREET, MISSISSAUGA, FOR LEASE



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

WANTED TO PURCHASE

15,000– 25,000 SQ. FT.
MISSISSAUGA
CRANE BUILDING

40,000 TO 60,000 SQ. FT.
MISSISSAUGA , BRAMPTON
EXTRA LAND

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Hectare Commercial
BROKERAGE Real Estate

“EXCEEDING OUR CLIENTS’ EXPECTATIONS SINCE 1978”

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