

# GLOBAL SPOTLIGHT

Toronto, Ontario, Canada



**Toronto is North America's fourth largest financial marketplace and has been deemed the second most creative city in the world.**

- The Greater Toronto Area (GTA) is the fourth largest industrial market in North America with an industrial inventory of over 690 million square feet.
- Growth has occurred in the suburban cities of the GTA rather than the city proper; in the last 15 years the suburbs has attracted 800,000 new jobs while the city has lost 100,000.
- Industrial absorption was 7.3 million square feet during 2006, largely in new construction. The overall asking and gross rental rates for industrial rental properties increased slightly during the year.
- The retail sector remains a preferred investment as developers continue to bring to market new developments to keep pace with retailers demanding new locations. Building on consumer expenditure, sales per square foot have also reached record highs and retailers are reacting accordingly, with stores sprouting everywhere.
- Many of the newer projects are LEEDS certified and there are conscious decisions being made to locate to these environmentally friendly buildings to help retain employees.
- Vacancy rates tightened across most types of rental housing with the exception of bachelor suites (studio apartments).
- In the hotel business, the Ritz Carlton and the Four Seasons have been the benchmark for luxury hotels in the city.

**For further information on doing business in this market, please contact Brian French, Managing Director, Canada, by email at [bfrench@naiglobal.com](mailto:bfrench@naiglobal.com) or call + 1 416.233.5302.**

## Toronto At A Glance

Population	5.8 million
Location	Largest city in Canada and the provincial capital of Ontario
GDP	\$1.089 trillion (2006 est.)
Inflation	2% (2006 est.)
Interest	4% Govt. of Canada benchmark bond: 10 yr
Unemployment	6.4% (2006 est.)
Conversion	1.14 CDN = 1 US \$

Property	Net Rent/SF/Year		Net Rent/SF/Year	
	Low	High	Low	High
Downtown Office Class A (Prime)	CDN 25.00	CDN 31.00	\$ 22.00	\$ 27.28
Suburban Office Class A (Prime)	CDN 14.00	CDN 18.00	\$ 12.32	\$ 15.84
Industrial Bulk Warehouse	CDN 5.95	CDN 6.75	\$ 5.24	\$ 5.94
Retail Downtown	CDN 32.00	CDN 110.00	\$ 28.16	\$ 96.80

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- Edmonton
- Halifax
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- New Westminster
- Ottawa
- Toronto
- Vancouver
- Victoria

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NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

### At A Glance

350	Offices
45	Countries
5,000	Professionals
\$40 billion	Annual Transaction Volume
200	MSF of Property Management

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