

# How to Generate Historical Statistics for a Specific Building

This guide will review some quick and easy shortcuts to finding historical information on a property. There are 5 market perspective reports which will allow you to see specific subject property information.

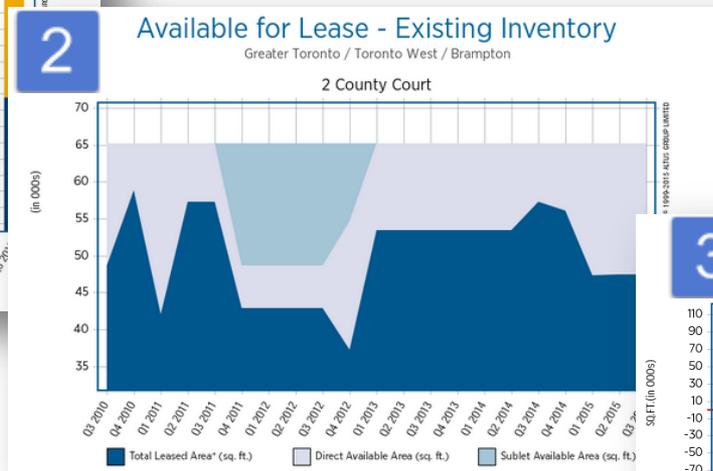
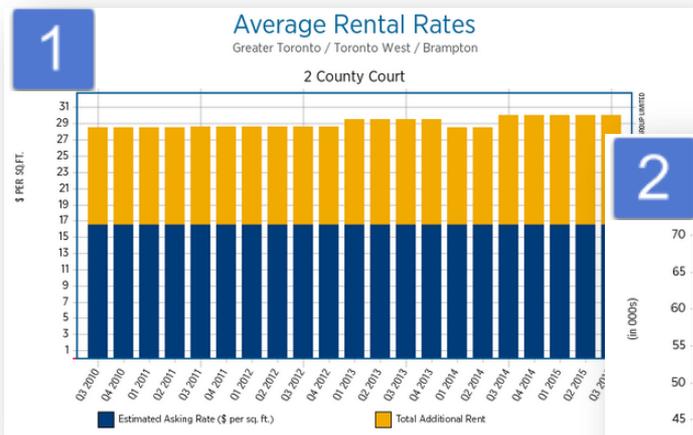


Chart 1: Occupancy Costs  
Chart 2: Available for Lease  
Chart 3: Change in Leased Area

\*NOTE – you must be logged in to the website and have either a full office or industrial subscription for the subject property in order to view historical details.

# How to Generate Historical Statistics for a Specific Building

AltusInSite Français About Us Maps Investment Trends Survey Support Contact Shawna Rogowski

**Find** Available Space, Buildings, Leasing Agents

Perspective Market Research & Statistical Reporting

My InSite Update Listings, My Reports & Profile Settings

Find Available Space ?

Office Space

Include Spaces from the following Property Types

Office Buildings  Industrial Buildings  Retail Buildings

Market

Market, Leasing District/Node, City/Municipality or Borough

Manager Company

Available Area

1 TO 1,000,000

Direct  Include Contiguous Spaces  Include Under Construction

Sublet  Include Divisible Spaces  Include Pre-Leasing

For Sale  Display Green Buildings Only

Office Class

Class A  Class B  Class C

Floor Plate Possession Date

June 2015 All Dates

**2** FIND SPACE

**1** Find a Building ?

Building Name, Address

Find a Leasing Contact ?

First Name, Last Name

Dynamic 3D View Showcasing Available Space NEW

\*Beta version

Search For

Office Space

Select Market

Toronto

VIEW 3D MAP

In order to get to the Property Detail page, you need to be on the "Find" tab on the website, and either use the "Find a building" option or run a search for available space and select from the results list once you have run your search.

\*NOTE – you must be logged in to the website and have either a full office or industrial subscription for the subject property in order to view historical details.

# How to Generate Historical Statistics for a Specific Building

## Property Search Summary

Office (39) Industrial Retail

Enhanced View

Column View

Available Space View

[Refine Search](#)

Your search for Available Space has found 253 spaces in 39 Office building(s) and 0 spaces in other building type(s). Default results are shown below. Select the appropriate button above to display additional results, or [Refine Search Results](#)

Select All  Filter

199 Bay Street, Toronto, Ontario

Managed By [GWL Realty Advisors Inc.](#), 416-350-2943 Leasing Contact [Jennifer Balcerak](#), 416-350-2943



Leasing District: Financial Core  
Building Name: Commerce Court West - Commerce Court  
Office Class: A  
Total Office Area: 1,205,038 (sq. ft.)  
Number of Floors: 57  
Typical Floor: 23,500 (sq. ft.)  
Year Built: 1972  
BOMA Designation: BEST Level 3  
Parking Ratio (1 per): nd  
Number of Parking Stalls: nd

### Direct Available

Direct Available Verification Date: Jun 26, 2015

	Space	Available Area sq. ft.	Space Type	Asking Rate \$/sqft	Possession Date	Contact
<input type="checkbox"/>	<a href="#">1400</a>	22,561	Office	nd	Jan 1, 2010	<a href="#">Jennifer Balcerak</a>
<input type="checkbox"/>	<a href="#">1900</a>	3,616	Office	nd	Sep 27, 2013	<a href="#">Jennifer Balcerak</a>
<input type="checkbox"/>	<a href="#">2030</a>	3,126	Office	nd	Apr 1, 2013	<a href="#">Jennifer Balcerak</a>
<input type="checkbox"/>	<a href="#">2310</a>	3,465	Office	nd	Sep 27, 2013	<a href="#">Jennifer Balcerak</a>
<input type="checkbox"/>	<a href="#">4440</a>	5,634	Office	nd	Apr 23, 2015	<a href="#">Jennifer Balcerak</a>

123 Front Street West, Toronto, Ontario

Managed By [Oxford Properties Group](#), 416-217-1943 Leasing Contact [Andrew Way](#), 416-885-8408 [Mark Hao](#), 416-888-3644



Leasing District: Financial Core  
Building Name: Citigroup Place  
Office Class: A  
Total Office Area: 313,703 (sq. ft.)  
Number of Floors: 20  
Typical Floor: 17,649 (sq. ft.)  
Year Built: 1983  
BOMA Designation: BEST Level 2  
Parking Ratio (1 per): nd  
Number of Parking Stalls: 145

### Direct Available

Direct Available Verification Date: Jun 1, 2015

	Space	Available Area sq. ft.	Space Type	Asking Rate \$/sqft	Possession Date	Contact
<input type="checkbox"/>	<a href="#">1201</a>	3,874	Office	nd	Apr 27, 2015	<a href="#">Andrew Way</a>

Once you have your property search summary results on the page, click on the blue property address in order to open the Property Detail page.

\*NOTE – If the property address is not blue, please check that you are logged in (top right hand corner of the page is a login button).

# How to Generate Historical Statistics for a Specific Building



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Print Options | Email page as PDF | Update | File Library

[Back to Search Results](#)

161 Bay Street, Toronto, Ontario M5J 2S1



Leasing District	Financial Core
Building Name	TD Canada Trust Tower
Office Class	A
Total Office Area	1,126,589 (sq. ft.)
Typical Floor	23,400 (sq. ft.)
Number of Floors	51
Year Built	1990
BOMA Designation	BEST Level 3
Parking Ratio (1 per)	3,500 (sq. ft.)
Number of Parking Stalls	1,465
Direct Available Area	178,489 (sq. ft.)
Sublet Available Area	1,716 (sq. ft.)
Total Available Area	180,205 (sq. ft.)
Total Available Rate	16.0%
Direct Vacant Area	178,489 (sq. ft.)
Sublet Vacant Area	1,716 (sq. ft.)
Total Vacant Area	180,205 (sq. ft.)
Total Vacant Rate	16.0%

Market Perspective:

Inventory GO

- Inventory
- Market Inventory
- New Supply Dynamics
- Distribution of Existing Inventory
- Top 25 Management Firms
- Available & Vacant
- Available for Lease
- Change in Leased Area
- Leased Area Forecast
- Vacant Space
- Change in Occupied Area
- Occupied Area Forecast
- Tenant Options
- Additional Rent (2015)

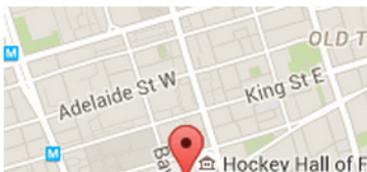
Realty Taxes	16.63
Operating / Maintenance	14.13
In Space Power	1.20
Total Additional Rent	31.96

Brookfield Place is one of North America's truly great people places. This landmark is located in the heart of the financial district, and is home to the world's most prestigious financial, commercial and legal firms, as well as the Hockey Hall of Fame.

Direct Available Verification Date: May 22, 2015

## Direct Available

Space	Available Area sq. ft.	Space Type	Asking Rate \$psf	Possession Date	Contact
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When on the property detail page (if looking in search results, click the blue address of the building to open the property page), there is a **"Market Perspective"** dropdown menu at the top of the page which allows you to view historical information on the current property or how the current property compares with others in the market.

# How to Generate Historical Statistics for a Specific Building

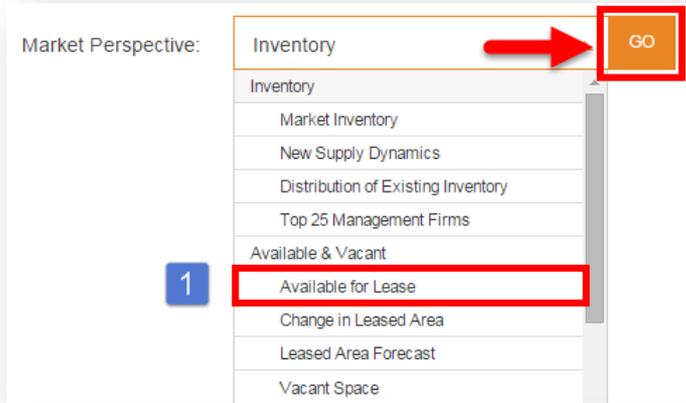
Market Perspective: Inventory GO

- Inventory
  - Market Inventory
  - New Supply Dynamics
  - Distribution of Existing Inventory
  - Top 25 Management Firms
- Available & Vacant
  - 1 Available for Lease
  - 2 Change in Leased Area
  - Leased Area Forecast
  - 3 Vacant Space
  - 4 Change in Occupied Area
  - Occupied Area Forecast
- Tenant Options
  - Available for Lease Options
  - Distribution of Available Area
  - Contiguous Available Options
- Comparison
  - 5 Occupancy Costs
  - Depth of Data Comparison
- Market Activity
  - Market Overview
  - Market Activity
  - Leasing Transactions

The following 5 market perspective reports are available when searching for current or historical information on the Property. The list of each chart applicable to the property itself will be showcased in the remainder of this document. Please note that the “View Chart” button will only appear if looking at one of the three history options (Rolling five quarter history, Rolling five year history, Rolling ten year history).

All selections from the Market Perspective menu that are not outlined in red will focus on the respective node data when selected from a property record.

# Chart 1: Available for Lease



In order to view historical availability on a property, select "Available for Lease" from the dropdown menu (Under Available & Vacant) and click "Go." You will then see your subject property compared with its node for the current quarter.

\*Note – the building will always be at the very bottom of the list.

## Available for Lease

Current Quarter

Rolling Five Quarter History

Rolling Five Year History

Rolling Ten Year History

## Existing Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Total Leased Area* (sq. ft.)	Direct Available Area (sq. ft.)	Direct Available Rate (%)	Sublet Available Area (sq. ft.)	Sublet Available Rate (%)	Total Available Area (sq. ft.)	Total Available Rate (%)
<b>Office Market</b>	4,764	507,522,161	446,435,257	51,272,551	10.1	9,814,353	1.9	61,086,904	12.0
<b>Ontario</b>	1,884	219,707,782	194,590,609	21,652,552	9.9	3,464,621	1.6	25,117,173	11.4
<b>Greater Toronto</b>	1,433	174,873,780	154,592,858	17,226,794	9.9	3,054,128	1.7	20,280,922	11.6
<b>Downtown Toronto</b>	401	72,033,662	65,386,901	5,603,191	7.8	1,043,570	1.4	6,646,761	9.2
<b>Financial Core</b>	103	32,571,598	28,814,996	3,127,334	9.6	629,268	1.9	3,756,602	11.5
<b>All Office Classes</b>	103	32,571,598	28,814,996	3,127,334	9.6	629,268	1.9	3,756,602	11.5
<b>Class A</b>	49	26,111,014	22,796,923	2,746,713	10.5	567,378	2.2	3,314,091	12.7
<b>Class B</b>	42	5,577,660	5,185,035	332,652	6.0	59,973	1.1	392,625	7.0
<b>Class C</b>	12	882,924	833,038	47,969	5.4	1,917	0.2	49,886	5.7
<b>Sun Life Financial Tower</b>	1	549,000	315,513	233,487	42.5	0	0	233,487	42.5

\* Leased Area represents the area currently not available for lease.

# Chart 1: Available for Lease

## Available for Lease

Current Quarter

Rolling Five Quarter History

Rolling Five Year History

Rolling Ten Year History

## Existing Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Total Leased Area* (sq. ft.)	Direct Available Area (sq. ft.)	Direct Available Rate (%)	Sublet Available Area (sq. ft.)	Sublet Available Rate (%)	Total Available Area (sq. ft.)	Total Available Rate (%)
<u>Office Market</u>	4,764	507,522,161	446,435,257	51,272,551	10.1	9,814,353	1.9	61,086,904	12.0
<u>Ontario</u>	1,884	219,707,782	194,590,609	21,652,552	9.9	3,464,621	1.6	25,117,173	11.4
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<u>Downtown Toronto</u>	401	72,033,662	65,386,901	5,603,191	7.8	1,043,570	1.4	6,646,761	9.2
<u>Financial Core</u>	103	32,571,598	28,814,996	3,127,334	9.6	629,268	1.9	3,756,602	11.5
<u>All Office Classes</u>	103	32,571,598	28,814,996	3,127,334	9.6	629,268	1.9	3,756,602	11.5
<u>Class A</u>	49	26,111,014	22,796,923	2,746,713	10.5	567,378	2.2	3,314,091	12.7
<u>Class B</u>	42	5,577,660	5,185,035	332,652	6.0	59,973	1.1	392,625	7.0
<u>Class C</u>	12	882,924	833,038	47,969	5.4	1,917	0.2	49,886	5.7
<i>Sun Life Financial Tower</i>	1	549,000	315,513	233,487	42.5	0	0	233,487	42.5

\* Leased Area represents the area currently not available for lease.

By clicking on one of the **time periods at the top** (Rolling Five Quarter History, Rolling Five Year History, Rolling Ten Year History), you can see the historical view of the information and create a chart.

\*Note – the building will always be at the very bottom of the list.

# Chart 1: Available for Lease

## Existing Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Total Leased Area* (sq. ft.)	Direct Available Area (sq. ft.)	Direct Available Rate (%)	Sublet Available Area (sq. ft.)	Sublet Available Rate (%)	Total Available Area (sq. ft.)	Total Available Rate (%)
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[VIEW CHART](#)

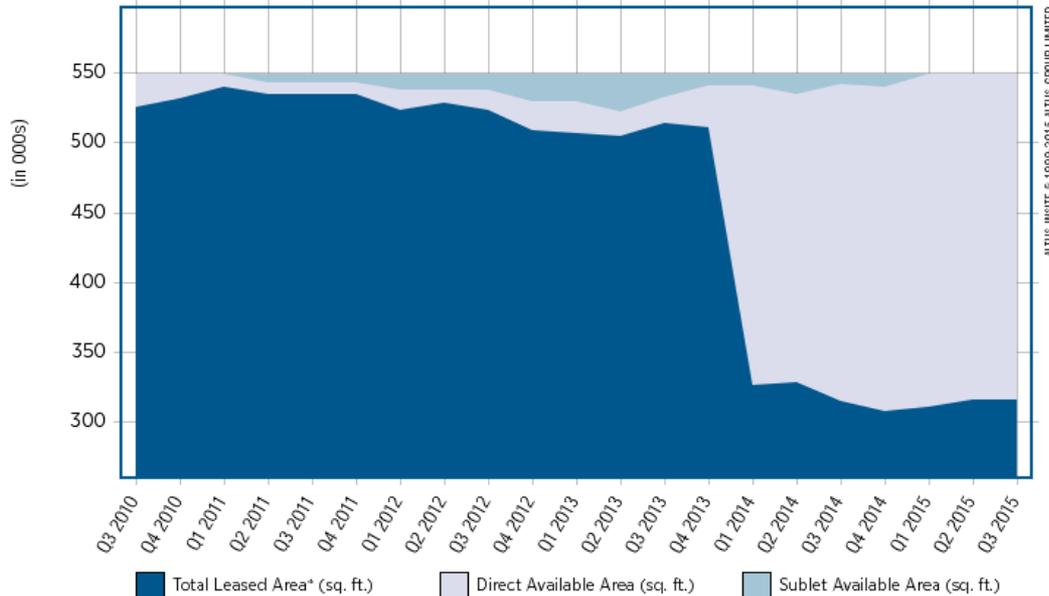
Sun Life Financial Tower

Q2 2015  
Q1 2015  
Q4 2014  
Q3 2014  
Q2 2014  
Q1 2014  
Q4 2013  
Q3 2013  
Q2 2013  
Q1 2013  
Q4 2012  
Q3 2012  
Q2 2012  
Q1 2012  
Q4 2011  
Q3 2011  
Q2 2011  
Q1 2011

## Available for Lease - Existing Inventory

Greater Toronto / Downtown Toronto / Financial Core

Sun Life Financial Tower



[\[300dpi JPEG image\]](#) [\[300dpi PNG image\]](#)

In order to create a chart, click on the **"View Chart"** button directly above the building address. The subject property will usually be the last data set on the page.

Once you have created the chart, you have the ability to create a JPEG or PNG image file by clicking on the blue underlined link. These links are available on all charts on the site.

# Chart 2: Changes in Leased Area

Market Perspective:

Inventory GO

Inventory

- Market Inventory
- New Supply Dynamics
- Distribution of Existing Inventory
- Top 25 Management Firms
- Available & Vacant
- Available for Lease
- 2 Change in Leased Area
- Leased Area Forecast
- Vacant Space
- Change in Occupied Area

In order to view change in leased area (also known as absorption in terms of availability), select "Change in Leased Area" from the dropdown menu (Under Available & Vacant) and click "Go." You will then see your subject property compared to its node.

## Change in Leased Area

LEASED AREA FORECAST

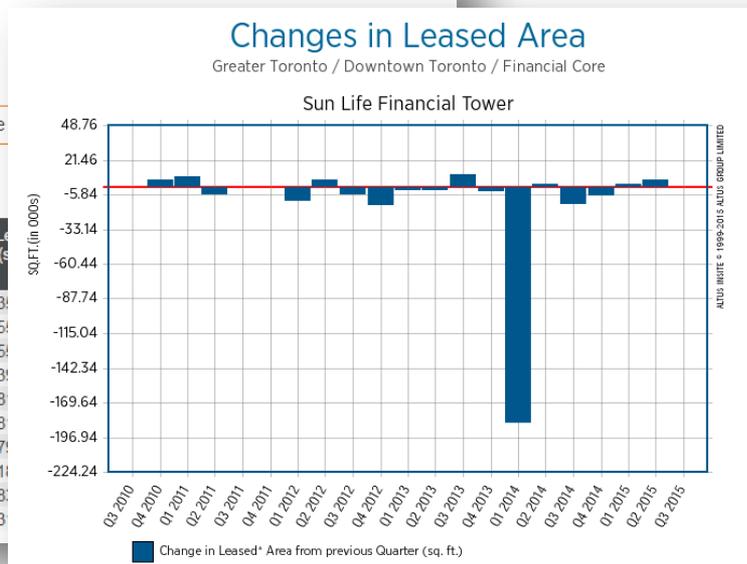
Current Quarter

Rolling Five Quarter History

Rolling Five

### Existing Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Total Leased Area* (sq. ft.)
<b>Office Market</b>	4,766	507,609,333	446,311,111
<b>Ontario</b>	1,884	219,707,782	194,511,111
<b>Greater Toronto</b>	1,433	174,873,780	154,511,111
<b>Downtown Toronto</b>	401	72,033,662	65,311,111
<b>Financial Core</b>	103	32,571,598	28,811,111
<b>All Office Classes</b>	103	32,571,598	28,811,111
<b>Class A</b>	49	26,111,014	22,711,111
<b>Class B</b>	42	5,577,660	5,111,111
<b>Class C</b>	12	882,924	811,111
<b>Sun Life Financial Tower</b>	1	549,000	311,111



In order to create a chart, please click on one of the Rolling History buttons and then click "View Chart" above the dataset you want to see. For the building chart (as pictured here), scroll to the very last data set on the page.



# Chart 4: Change in Occupied Area

Market Perspective: Inventory GO

- Top 25 Management Firms
- Available & Vacant
  - Available for Lease
  - Change in Leased Area
  - Leased Area Forecast
  - Vacant Space
  - Change in Occupied Area**
  - Occupied Area Forecast
- Tenant Options
  - Available for Lease Options
  - Distribution of Available Area

**4**

In order to view change in occupied area (also known as absorption in terms of vacancy), select "Change in Occupied Area" from the dropdown menu (Under Available & Vacant) and click "Go." You will then see your subject property compared to its node.

## Change in Occupied Area

### OCCUPIED AREA FORECAST

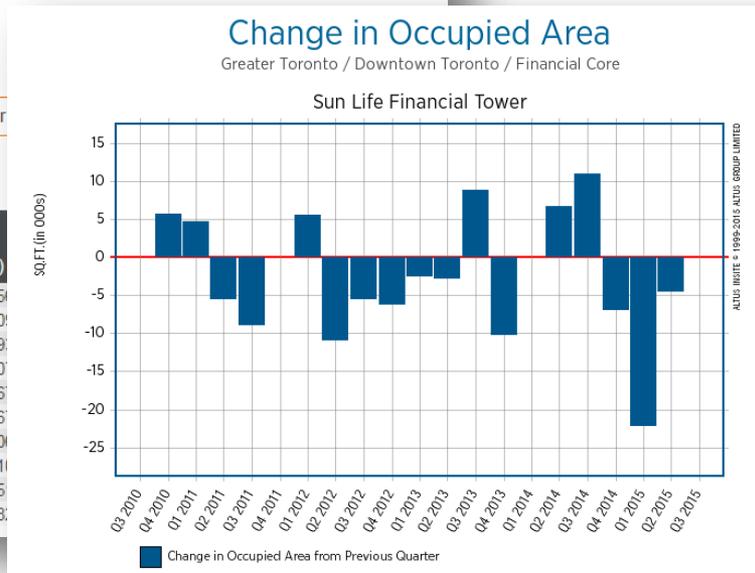
Current Quarter

Rolling Five Quarter History

Rolling Five Year

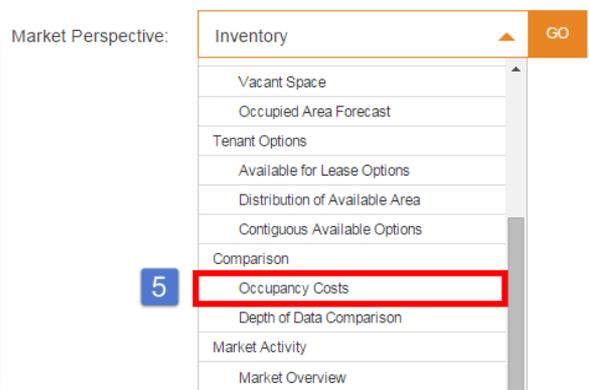
### Existing Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Total Occupied Area (sq. ft.)
Office Market	4,766	507,609,333	455,364,851
Ontario	1,884	219,707,782	198,253,901
Greater Toronto	1,433	174,873,780	157,584,791
Downtown Toronto	401	72,033,662	67,133,701
Financial Core	103	32,571,598	30,731,761
All Office Classes	103	32,571,598	30,731,761
Class A	49	26,111,014	24,620,401
Class B	42	5,577,660	5,286,411
Class C	12	882,924	824,951
Sun Life Financial Tower	1	549,000	494,681



In order to create a chart, please click on one of the Rolling History buttons and then click "View Chart" above the dataset you want to see. For the building chart (as pictured here), scroll to the very last data set on the page.

# Chart 5: Occupancy Costs



In order to view historical lease rates (asking net rent and additional rent), select "Occupancy Costs" from the dropdown menu (Under Comparison) and click "Go." You will then see your subject property compared with its node.

In order to create a chart, please click on one of the Rolling History buttons and then click "View Chart" above the dataset you want to see. For the building chart (as pictured here), scroll to the very last data set on the page.

## Occupancy Costs

Current Quarter
Rolling Five Quarter History
Rolling Five Year History
Rolling Ten Year History

### Existing and Under Construction Inventory - Buildings with Available Space

Market	Number of Office Buildings With Available Space	Total Office Area for Buildings with Available Space	Number of Participating Buildings	Participating Area
<b>Office Market</b>	2,668	339,469,682	1,334	
<b>Ontario</b>	1,038	140,428,336	672	
<b>Greater Toronto</b>	807	118,757,242	508	
<b>Toronto West</b>	289	26,970,536	208	
<b>Brampton</b>	15	993,316	11	
<b>All Office Classes</b>	15	993,316	11	
<b>Class A</b>	6	393,018	5	
<b>Class B</b>	6	467,100	3	
<b>Class C</b>	3	133,198	3	133,198
<b>2 County Court</b>	1	65,154	1	17,712

