

Winnipeg Office Market At-a-Glance

DOWNTOWN CLASS A

4.1% vacancy, up from 3.7% in Q4 2016 ↑↑

\$18.83 avg. net rent per sq. ft. ←

\$15.64 avg add'l rent per sq. ft. ↑↑

-9,972 sq. ft. of negative absorption ↓↓

DOWNTOWN CLASS C

13.2% vacancy, down from 13.3% in Q4 2016 ↓

\$11.76 avg. net rent per sq. ft. ↑↑

\$9.93 avg add'l rent per sq. ft. ←

1,319 sq. ft. of positive absorption ↓

DOWNTOWN CLASS B

7.6% vacancy, down from 8.7% in Q4 2016 ↓↓

\$13.59 avg. net rent per sq. ft. ↑↑

\$13.19 avg add'l rent per sq. ft. ↑↑

40,267 sq. ft. of positive absorption ↑↑

SUBURBAN CLASS B

8.0% vacancy, up from 6.9% in Q4 2016 ↑↑

\$13.08 avg. net rent per sq. ft. ↑↑

\$8.43 avg add'l rent per sq. ft. ↑↑

-32,229 sq. ft. of negative absorption ↓↓



11,714,884
total Winnipeg office inventory (sq. ft.)

8.1% current total market office vacancy rate
(unchanged from last quarter)

8.2% current downtown office vacancy rate
(down from 8.5% last quarter)

\$13.40 current net rental rate (\$ per sq. ft.)
avg add'l rent - \$11.08 per sq. ft.
avg gross rent - \$24.48 per sq. ft.

-615 absorption level this quarter (sq. ft.)
year-to-date absorption is -615 sq. ft.

41,165 sublet space on the market (sq. ft.)
sublet space comprises 4.3% of total available space on the market

375,776
sq. ft. of office space under construction

Overall Winnipeg Office Market Net Rental Rate vs. Vacancy Rate

