

Q2 2016

Winnipeg Office Market At-a-Glance



COMMERCIAL REAL ESTATE
SERVICES INC.

DOWNTOWN CLASS A

7.3% vacancy, down from 7.4% in Q1 2016

\$18.28 avg. net rent per sq. ft.

\$15.04 avg add'l rent per sq. ft.

1,683 sq. ft. of positive absorption

DOWNTOWN CLASS C

12.7% vacancy, down from 13.7% in Q1 2016

\$11.49 avg. net rent per sq. ft.

\$10.07 avg add'l rent per sq. ft.

21,758 sq. ft. of positive absorption

DOWNTOWN CLASS B

7.7% vacancy, down from 10.0% in Q1 2016

\$13.37 avg. net rent per sq. ft.

\$13.12 avg add'l rent per sq. ft.

80,492 sq. ft. of positive absorption

SUBURBAN CLASS B

6.4% vacancy, up from 7.8% in Q1 2016

\$12.80 avg. net rent per sq. ft.

\$8.04 avg add'l rent per sq. ft.

41,095 sq. ft. of positive absorption

11,714,884

total Winnipeg office inventory (sq. ft.)

8.4% current total market office vacancy rate

(down from 9.7% last quarter)

9.1% current downtown office vacancy rate

(down from 10.3% last quarter)

\$13.55 current net rental rate (\$ per sq. ft.)

avg add'l rent - \$11.42 per sq. ft.
avg gross rent - \$24.96 per sq. ft.

145,028 absorption level this quarter (sq. ft.)

year-to-date absorption is now 232,799 sq. ft.

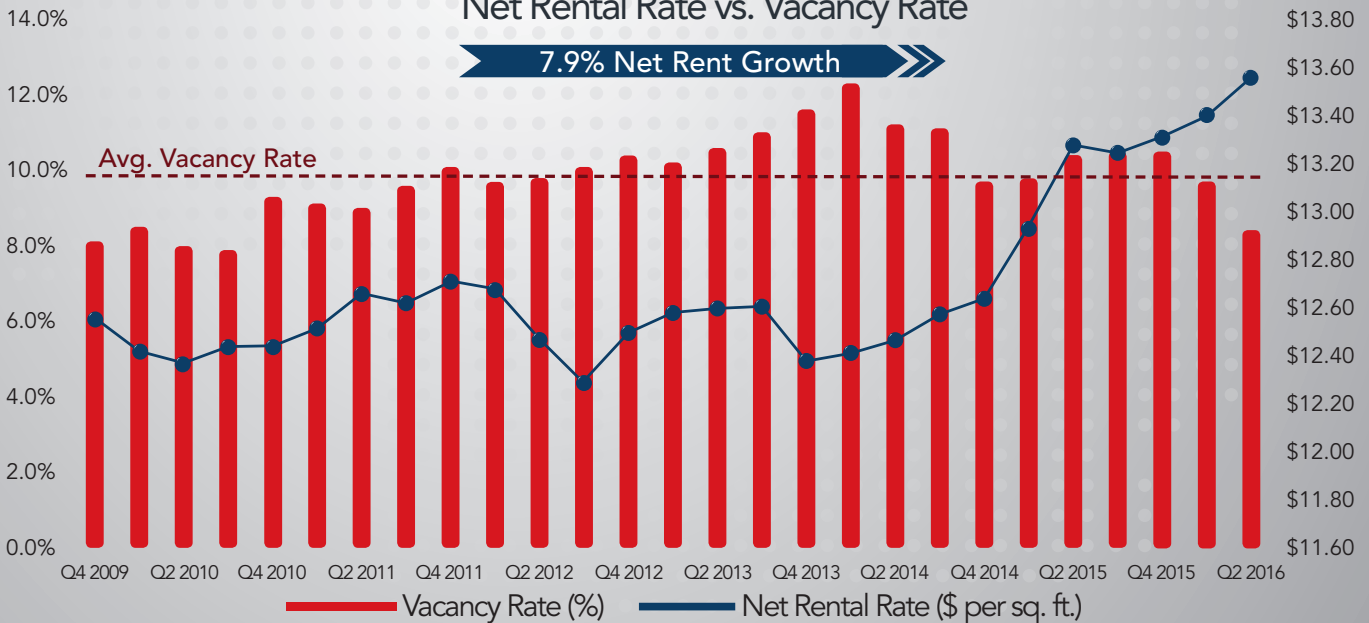
52,617 sublet space on the market (sq. ft.)

sublet space comprises 5.3% of total available space on the market

341,776

sq. ft. of office space under construction

Overall Winnipeg Office Market Net Rental Rate vs. Vacancy Rate



Capital Commercial | 2nd Floor, 570 Portage Avenue, Winnipeg, Manitoba, R3C 0G4 | 204.943.5700

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