

DOWNTOWN CLASS A

5.2% vacancy, down from 7.3% in Q2 2016

\$18.83 avg. net rent per sq. ft.

\$15.11 avg add'l rent per sq. ft.

57,611 sq. ft. of positive absorption

DOWNTOWN CLASS C

14.0% vacancy, up from 12.7% in Q2 2016

\$11.54 avg. net rent per sq. ft.

\$9.92 avg add'l rent per sq. ft.

-33,070 sq. ft. of negative absorption

DOWNTOWN CLASS B

7.1% vacancy, down from 7.7% in Q2 2016

\$13.45 avg. net rent per sq. ft.

\$13.04 avg add'l rent per sq. ft.

24,188 sq. ft. of positive absorption

SUBURBAN CLASS B

6.8% vacancy, up from 6.4% in Q2 2016

\$12.66 avg. net rent per sq. ft.

\$8.20 avg add'l rent per sq. ft.

-10,640 sq. ft. of negative absorption



11,714,884

total Winnipeg office inventory (sq. ft.)

8.1% current total market office vacancy rate

(down from 8.4% last quarter)

8.5% current downtown office vacancy rate

(down from 9.1% last quarter)

\$13.25 current net rental rate (\$ per sq. ft.)

avg add'l rent - \$11.04 per sq. ft.
avg gross rent - \$24.29 per sq. ft.

38,089 absorption level this quarter (sq. ft.)

year-to-date absorption is 270,888 sq. ft.

60,364 sublet space on the market (sq. ft.)

sublet space comprises 6.4% 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

