

DOWNTOWN CLASS A

3.7% vacancy, down from 5.2% in Q3 2016

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

\$15.31 avg add'l rent per sq. ft.

41,754 sq. ft. of positive absorption

DOWNTOWN CLASS C

13.3% vacancy, down from 14.0% in Q3 2016

\$11.57 avg. net rent per sq. ft.

\$9.93 avg add'l rent per sq. ft.

18,202 sq. ft. of positive absorption

DOWNTOWN CLASS B

8.7% vacancy, up from 7.1% in Q3 2016

\$13.51 avg. net rent per sq. ft.

\$12.91 avg add'l rent per sq. ft.

-59,273 sq. ft. of negative absorption

SUBURBAN CLASS B

6.9% vacancy, up from 6.8% in Q3 2016

\$12.86 avg. net rent per sq. ft.

\$8.18 avg add'l rent per sq. ft.

-3,420 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)

8.5% current downtown office vacancy rate

(unchanged from last quarter)

\$13.22 current net rental rate (\$ per sq. ft.)

avg add'l rent - \$11.05 per sq. ft.
avg gross rent - \$24.26 per sq. ft.

-2,737 absorption level this quarter (sq. ft.)

year-to-date absorption is 268,151 sq. ft.

43,715 sublet space on the market (sq. ft.)

sublet space comprises 4.6% 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

