

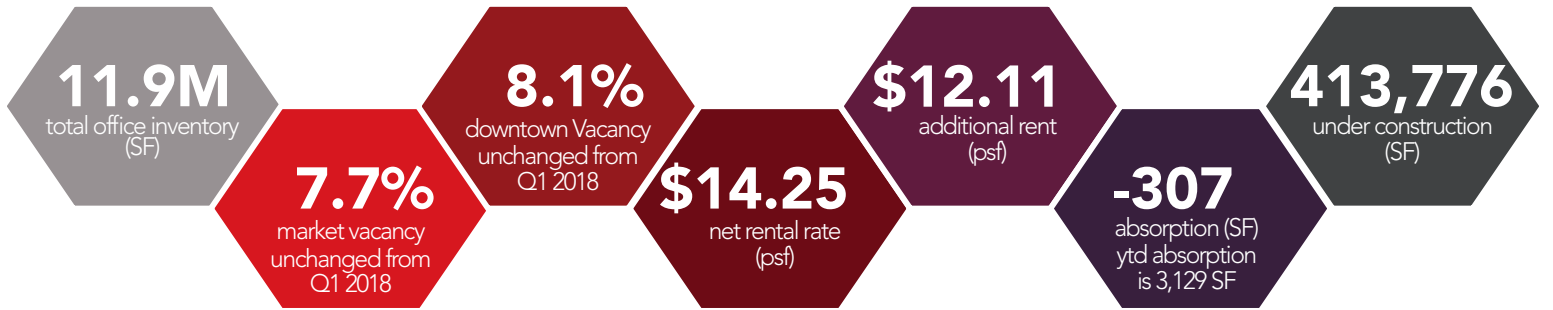
**OFFICE MARKET**  
snapshot

**WINNIPEG**

**DOWNTOWN  
OFFICE MARKET**

**SUBURBAN  
OFFICE MARKET**

CLASS A			CLASS B			CLASS C			CLASS B		
<b>6.8%</b> vacancy rate 7.1% in Q1 2018	↓		<b>8.1%</b> vacancy rate 8.2% in Q1 2018	↓		<b>9.2%</b> vacancy rate 9.0% in Q1 2018	↑		<b>6.6%</b> vacancy rate 6.7% in Q1 2018	↓	
<b>\$18.83</b> avg. net rent psf	↔		<b>\$14.03</b> avg. net rent psf	↑		<b>\$11.69</b> avg. net rent psf	↑		<b>\$13.63</b> avg. net rent psf	↑	
<b>\$15.94</b> avg. add'l rent psf	↔		<b>\$13.76</b> avg. add'l rent psf	↑		<b>\$9.93</b> avg. add'l rent psf	↓		<b>\$8.72</b> avg. add'l rent psf	↑	
<b>7,918</b> SF of absorption	↑		<b>2,118</b> SF of absorption	↑		<b>-11,817</b> SF of absorption	↑		<b>1,474</b> SF of absorption	↓	



**NET RENTAL RATE VS. VACANCY RATE**

