## Winnipeg Manitoba OFFICE MARKET SNAPHOT



| Downtown                                    |              |   |              |  |              | Suburban                                 |            |
|---|--------------|---|--------------|--|--------------|--|------------|
| CLASS 'A'                                   |              | CLASS 'B'                                   |              | CLASS 'C'                                  |              | CLASS 'B'                                |            |
| <b>12.5%</b> vacancy rate 10.9% in Q4 2020  | $\uparrow$   | <b>11.5%</b> vacancy rate 14.2% in Q4 2020  | $\downarrow$ | <b>18.4%</b> vacancy rate 20.3% in Q4 2020 | $\downarrow$ | <b>8.2%</b> vacancy rate 8.6% in Q4 2020 | <b>1</b>   |
| <b>\$20.30</b> avg. net rent per sq. ft.    | $\uparrow$   | <b>\$14.96</b> avg. net rent per sq. ft.    | 1            | <b>\$12.91</b> avg. net rent per sq. ft.   | $\downarrow$ | <b>\$14.47</b> avg. net rent per sq. ft. | $\uparrow$ |
| <b>\$17.75</b> avg. addt'l rent per sq. ft. | $\uparrow$   | <b>\$14.38</b> avg. addt'l rent per sq. ft. | $\uparrow$   | \$10.68 avg. addt'l rent per sq. ft.       | $\downarrow$ | \$8.90 avg. addt'l rent per sq. ft.      | $\uparrow$ |
| <b>-50,632</b> sq. ft. of absorption        | $\downarrow$ | <b>95,230</b> sq. ft. of absorption         | $\uparrow$   | <b>52,105</b> sq. ft. of absorption        | $\uparrow$   | <b>12,584</b> sq. ft. of absorption      | $\uparrow$ |



**OFFICE INVENTORY** 

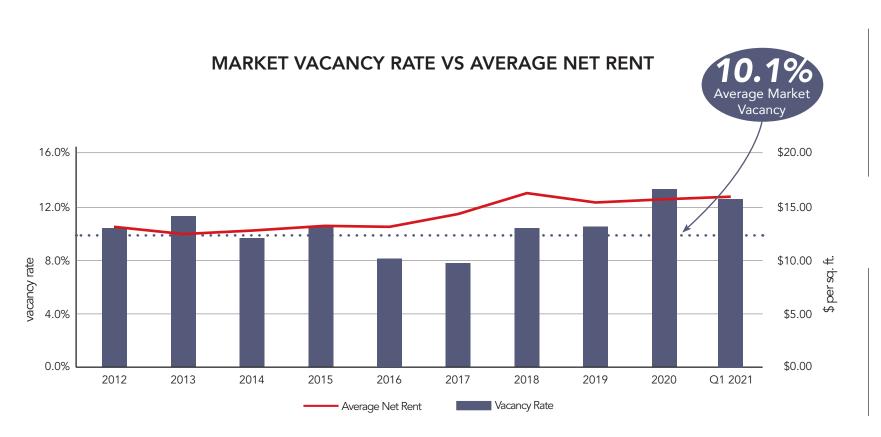


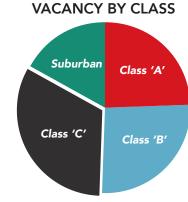




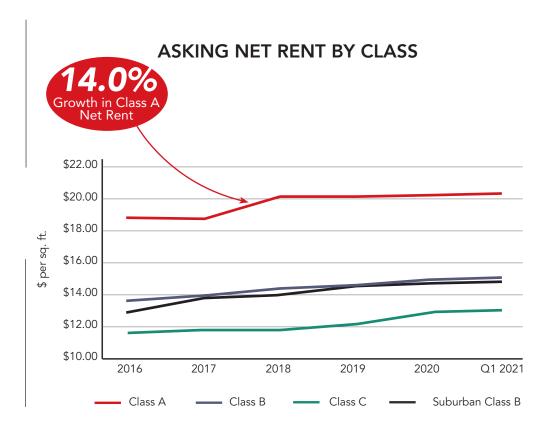
















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