Winnipeg Manitoba



Downtown						Suburban	
CLASS 'A'		CLASS 'B'		CLASS 'C'		CLASS 'B'	
13.6% vacancy rate 12.5% in Q1 2021	\uparrow	11.9% vacancy rate 11.5% in Q1 2021	\uparrow	18.8% vacancy rate 18.4% in Q1 2021	\uparrow	10.1% vacancy rate 8.2% in Q1 2021	\uparrow
\$20.60 avg. net rent per sq. ft.	\uparrow	\$14.96 avg. net rent per sq. ft.	\leftrightarrow	\$12.91 avg. net rent per sq. ft.	\leftrightarrow	\$14.96 avg. net rent per sq. ft.	\uparrow
\$17.58 avg. addt'l rent per sq. ft.	\downarrow	\$14.37 avg. addt'l rent per sq. ft.	\downarrow	\$10.87 avg. addt'l rent per sq. ft.	\uparrow	\$8.97 avg. addt'l rent per sq. ft.	\uparrow
-33,703 sq. ft. of absorption	\uparrow	-12,283 sq. ft. of absorption	\downarrow	-12,874 sq. ft. of absorption	\downarrow	-61,029 sq. ft. of absorption	\downarrow



OFFICE INVENTORY

TOTAL MARKET VACANCY up from 12.4% in Q1 2021

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DOWNTOWN VACANCY

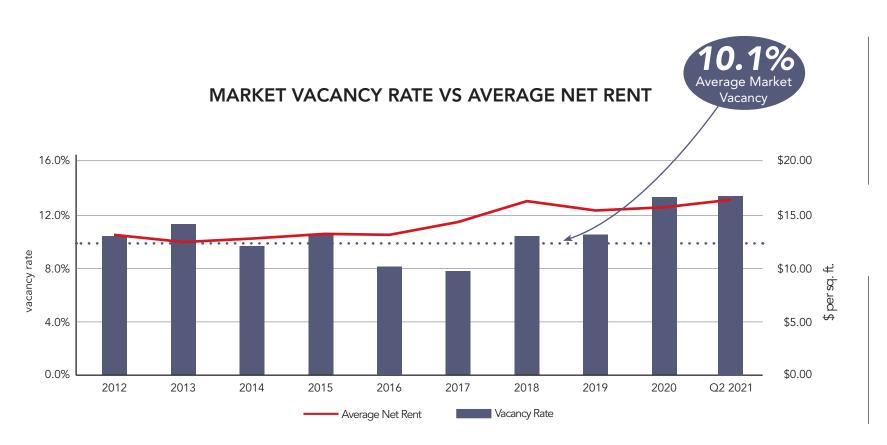


UNDER CONSTRUCTION 130,000 (sq. ft.)

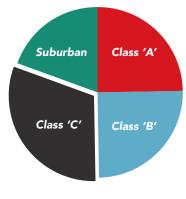


AVERAGE NET RENTAL RATE \$15.63 (per sq. ft.)

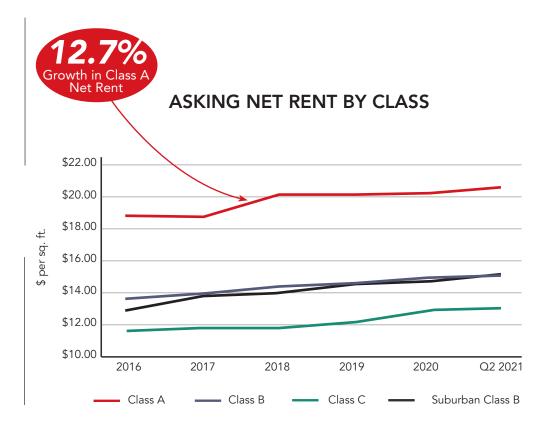




VACANCY BY CLASS







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