

# Winnipeg Office Market At-a-Glance

**DOWNTOWN CLASS A**

**7.2%** vacancy, up from 3.6% in Q2 2017

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

**\$15.74** avg add'l rent per sq. ft.

**-97,183** sq. ft. of negative absorption

**DOWNTOWN CLASS C**

**9.7%** vacancy, down from 12.5% in Q2 2017

**\$11.85** avg. net rent per sq. ft.

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

**73,727** sq. ft. of positive absorption

**DOWNTOWN CLASS B**

**8.9%** vacancy, up from 7.1% in Q2 2017

**\$13.66** avg. net rent per sq. ft.

**\$13.20** avg add'l rent per sq. ft.

**-63,140** sq. ft. of negative absorption

**SUBURBAN CLASS B**

**8.0%** vacancy, unchanged from Q2 2017

**\$13.60** avg. net rent per sq. ft.

**\$8.56** avg add'l rent per sq. ft.

**-1,114** sq. ft. of negative absorption



**11,759,884**

total Winnipeg office inventory (sq. ft.)

**8.5%**

current total market office vacancy rate  
(up from 7.7% last quarter)

**8.6%**

current downtown office vacancy rate  
(up from 7.6% last quarter)

**\$14.15**

current net rental rate (\$ per sq. ft.)  
avg add'l rent - \$11.70 per sq. ft.  
avg gross rent - \$25.86 per sq. ft.

**-87,710**

absorption level this quarter (sq. ft.)  
year-to-date absorption is 2,840 sq. ft.

**63,086**

sublet space on the market (sq. ft.)  
sublet space comprises 6.3% of total available space on the market

**330,776**

sq. ft. of office space under construction

## Overall Winnipeg Office Market Net Rental Rate vs. Vacancy Rate

