

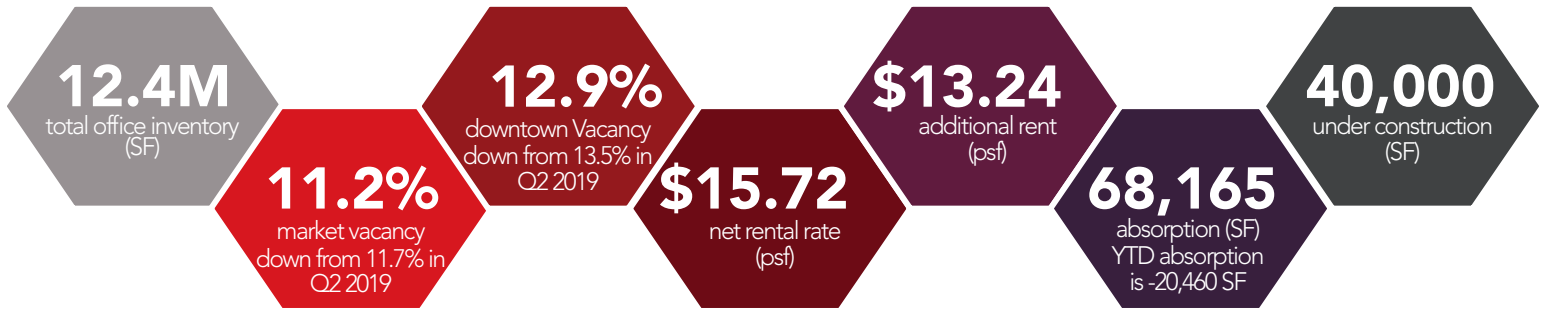
OFFICE MARKET
snapshot

WINNIPEG

**DOWNTOWN
OFFICE MARKET**

**SUBURBAN
OFFICE MARKET**

CLASS A	CLASS B	CLASS C	CLASS B
14.4% vacancy rate 15.6% in Q2 2019 ↓	13.4% vacancy rate 14.6% in Q2 2019 ↓	10.6% vacancy rate 10.0% in Q2 2019 ↑	5.9% vacancy rate 6.3% in Q2 2019 ↓
\$20.15 avg. net rent psf ↔	\$14.65 avg. net rent psf ↑	\$12.03 avg. net rent psf ↑	\$14.45 avg. net rent psf ↑
\$16.70 avg. add'tl rent psf ↔	\$14.13 avg. add'tl rent psf ↓	\$10.09 avg. add'tl rent psf ↓	\$8.67 avg. add'tl rent psf ↓
34,701 SF of absorption ↑	38,779 SF of absorption ↑	-15,446 SF of absorption ↓	10,131 SF of absorption ↓



NET RENTAL RATE VS. VACANCY RATE
24.8% Net Rent Growth

