## Winnipeg Manitoba OFFICE MARKET SNAPSHOT

SERVICES INC.

Downtown						Suburban	
CLASS 'A'		CLASS 'B'		CLASS 'C'		CLASS 'B'	
<b>17.6%</b> vacancy rate 13.6% in O2 2021	$\uparrow$	<b>12.4%</b> vacancy rate 11.9% in O2 2021	$\uparrow$	<b>20.0%</b> vacancy rate 18.8% in O2 2021	$\uparrow$	<b>11.1%</b> vacancy rate 10.1% in Q2 2021	<b>↑</b>
<b>\$20.60</b> avg. net rent per sq. ft.	$\leftrightarrow$	<b>\$14.96</b> avg. net rent per sq. ft.	$\leftrightarrow$	<b>\$13.01</b> avg. net rent per sq. ft.	$\uparrow$	<b>\$15.24</b> avg. net rent per sq. ft.	<b>↑</b>
\$17.53 avg. addt'l rent per sq. ft.	$\downarrow$	<b>\$14.34</b> avg. addt'l rent per sq. ft.	$\downarrow$	\$10.99 avg. addt'l rent per sq. ft.	$\uparrow$	\$9.10 avg. addt'l rent per sq. ft.	<b>↑</b>
-120,734 sq. ft. of absorption	$\downarrow$	<b>-20,126</b> sq. ft. of absorption	$\downarrow$	<b>-30,890</b> sq. ft. of absorption	$\downarrow$	<b>-33,733</b> sq. ft. of absorption	$\uparrow$



**OFFICE INVENTORY** 





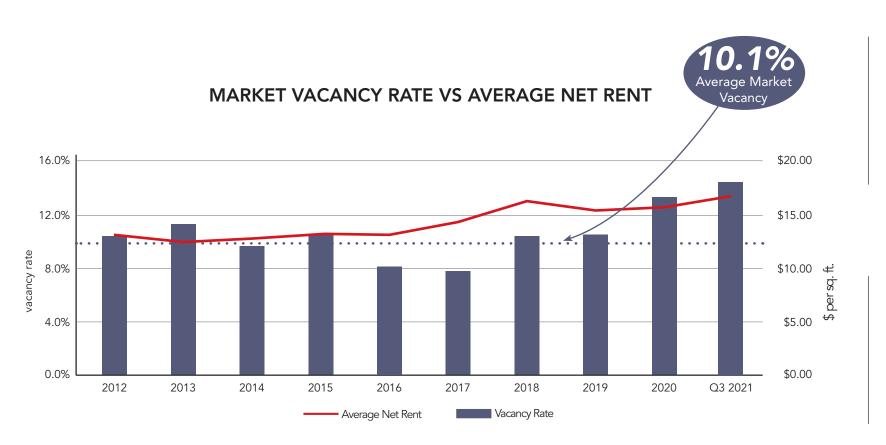


**UNDER CONSTRUCTION** 183,750 (sq. ft.)



AVERAGE NET RENTAL RATE





## **VACANCY BY CLASS**

