

Q4 2019

capitalgrp.ca

OFFICE MARKET

snapshot



	DOWNTOWN OFFICE MARKET		SUBURBAN OFFICE MARKET
CLASS A	CLASS B	CLASS C	CLASS B
10.3% vacancy rate 14.4% in Q3 2019	13.4% vacancy rate	11.7% vacancy rate 10.6% in Q3 2019	6.5% vacancy rate 5.9% in Q3 2019
\$20.15 avg. net rent psf \leftrightarrow	\$14.63 avg. net rent psf	\$12.10 avg. net rent psf	\$14.49 avg. net rent psf
\$16.97 avg. addt'l rent psf	\$14.04 avg. addt'l rent psf	\$10.03 avg. addt'l rent psf 👃	\$8.74 avg. addt'l rent psf
125,072 SF of absorption	2,521 SF of absorption \downarrow	-30,298 SF of absorption ↓	19,419 SF of absorption

downtown Vacancy down from 12.9% in Q3 2019

10.5%

market vacancy

lown from 11.2%

Q3 2019

\$15.14

net rental rate (psf)

\$12.72

additional rent (psf)

97,200

under construction

(SF)

absorption (SF) YTD absorption is 96,254 SF

