Winnipeg Manitoba OFFICE MARKET SNAPHOT



Downtown						Suburban	
CLASS 'A'		CLASS 'B'		CLASS 'C'		CLASS 'B'	
10.9% vacancy rate 9.9% in Q3 2020	\uparrow	14.2% vacancy rate 13.2% in Q3 2020	\uparrow	20.3% vacancy rate 11.5% in Q3 2020	\uparrow	8.6% vacancy rate 8.9% in Q3 2020	\
\$20.20 avg. net rent per sq. ft.	\leftrightarrow	\$14.92 avg. net rent per sq. ft.	\downarrow	\$13.06 avg. net rent per sq. ft.	\uparrow	\$14.44 avg. net rent per sq. ft.	↑
\$17.64 avg. addt'l rent per sq. ft.	\uparrow	\$14.25 avg. addt'l rent per sq. ft.	\uparrow	\$10.75 avg. addt'l rent per sq. ft.	\uparrow	\$8.81 avg. addt'l rent per sq. ft.	\
-29,657 sq. ft. of absorption	\downarrow	-37,095 sq. ft. of absorption	\downarrow	-243,139 sq. ft. of absorption	\downarrow	9,693 sq. ft. of absorption	\uparrow



OFFICE INVENTORY

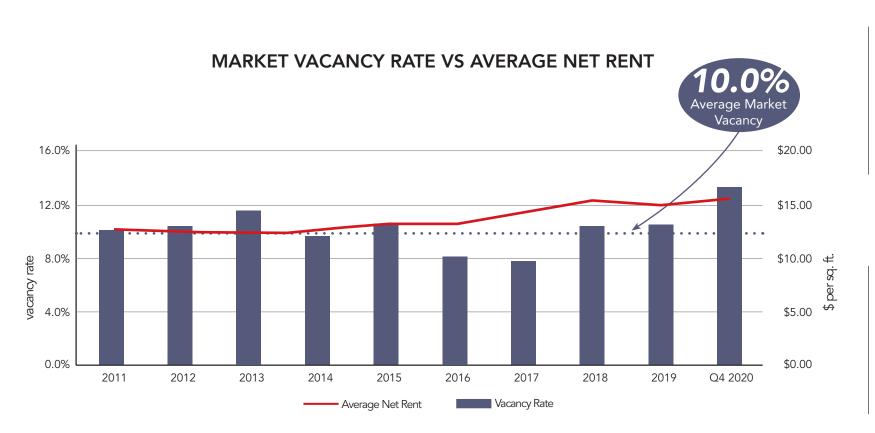


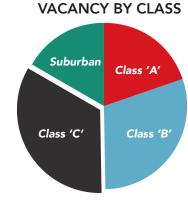






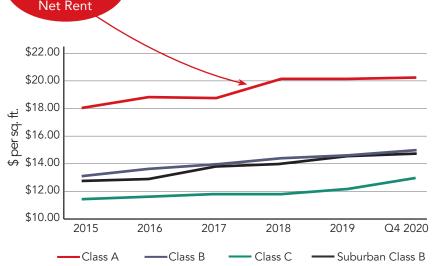








Growth in Class A Net Rent



ASKING NET RENT BY CLASS







