

2019 Mid-Year Office Review

CLASS A

Inventory	2,999,735 SF
Vacancy	10.4%
Avg. Net Rent	\$22.83
Avg. CAM/Tax	\$18.18
Avg. Gross Rent	\$40.91

CLASS B

Inventory	4,080,653 SF
Vacancy	13.2%
Avg. Net Rent	\$15.66
Avg. CAM/Tax	\$14.83
Avg. Gross Rent	\$29.77

CLASS C

Inventory	4,355,817 SF
Vacancy	13.0%
Avg. Net Rent	\$13.86
Avg. CAM/Tax	\$11.61
Avg. Gross Rent	\$23.20

SUBURBAN

Inventory	3,971,944 SF
Vacancy	12.4%
Avg. Net Rent	\$14.81
Avg. CAM/Tax	\$8.84
Avg. Gross Rent	\$21.27



Total Building Count*



< 300

Total Market Inventory



17,577,875 SF

Downtown Absorption**



-133,853 SF

Downtown Average Asking Net Rate



\$15.04

Downtown Average CAM/Tax



\$11.11

*Does not include buildings < 10,000 SF

** From Q4 2018 End to Q2 2019 End

Notable Transactions

Upcoming sale : Portage Place on bid for \$69.9MM +/-
Upcoming lease: Wawanesa Tower at TNS for 300,000 SF
Notable sale: 1345 Taylor Ave for \$7MM
Notable lease: Ceridian at TNS for 28,000 SF
Notable lease: 250 McDermot Ave for 16,676 SF

New Construction / Developments

Proposed Downtown: Wawanesa Tower at TNS – 2023 Completion
Proposed Suburban: 'The District' at Bridgewater – 130,000 SF
Proposed mixed development: Bishop Grandin Crossing – 50,000 SF of Suburban development
Under construction: Richardson Innovation Centre – 2020 Completion

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