

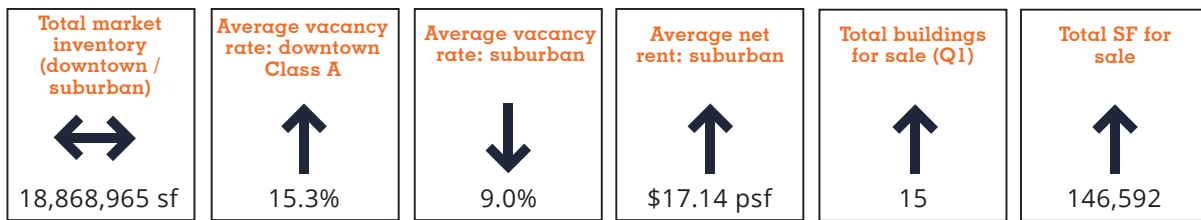
Winnipeg, MB

"Office demand has been hit a little harder than other sectors with more flexible leases wanted, higher build out costs and external factors with certain areas being more desirable. Office space remains integral to businesses as face-to-face collaboration is very cost effective to organizations."



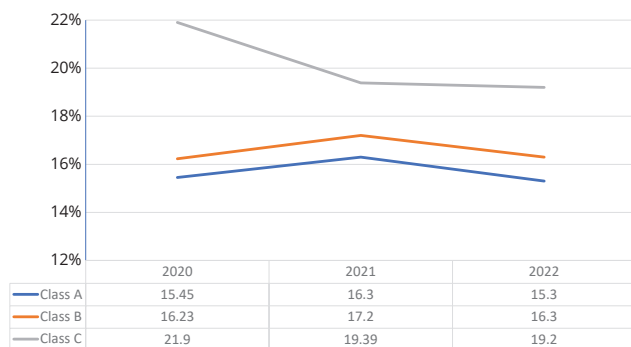
Wes Schollenberg
Managing Director

- The status of the physical office in day-to-day work changed dramatically in the pandemic. Impact on space requirements vary to include reconfiguration of larger collaboration spaces and a shift to employee experience with enhanced safety protocols by offering more distance between employee work spaces.
- The return to office plans were delayed due to the newest Omicron variant during Q1 – keeping people out of offices and reducing capacity for businesses.
- A survey of more than 800 senior managers in Canada (approx. 55%) confirmed they want workers on-site full time as pandemic restrictions ease.
- Key factors in deals are shorter lease terms and the flight to quality – how the work space will attract and retain talent.
- No significant movement in the sublet market as many tenants continue to wait to act on requirements for office space.
- Q1 MB:
 - inflation rate: 6.3% (national rate: 6.7%)
 - unemployment rate: 5% (national rate: 5.3%)
 - national office vacancy rate: 16.3%
- 28% to 40% of downtown office workers have returned to work full time depending on industry.
- 82% of Manitobian's are fully vaccinated with more than one dose.
- Winnipeg is one of the top 10 most affordable cities to live in North America.

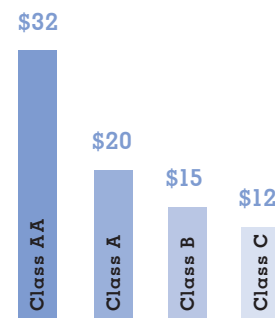


From Q4 2021 End to Q1 2022

Winnipeg Downtown Vacancy Rate



Average net rent in Downtown Winnipeg



Get more market information

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