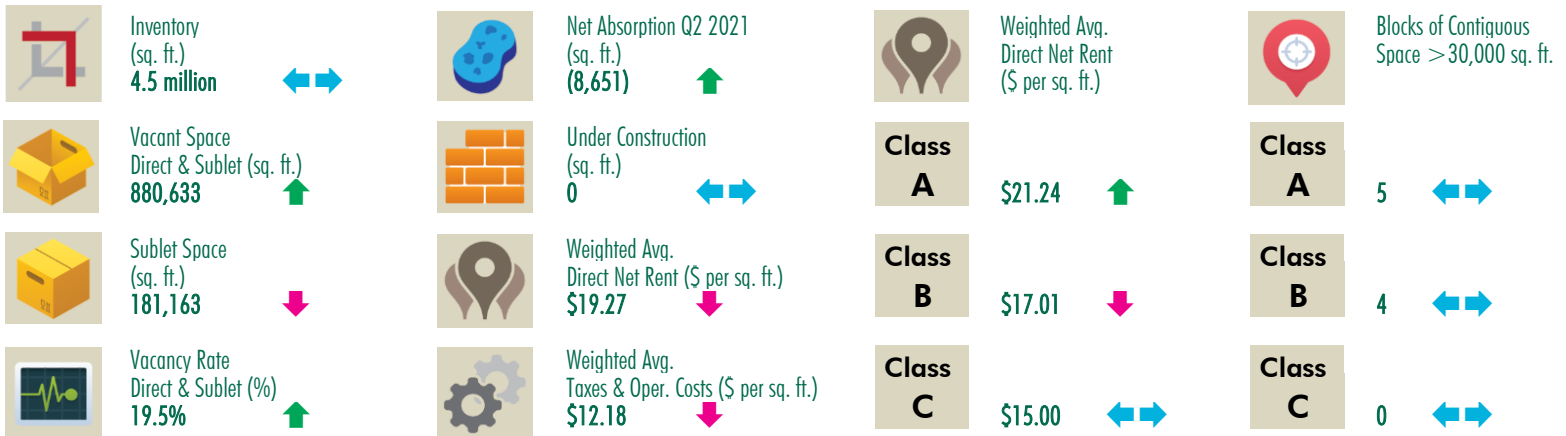


Toronto Office, Q2 2021

**Oakville**

The Oakville market is bounded by Highway 407 to the north, Winston Churchill Blvd to the east, Lakeshore Road to the south and Burloak Drive to the west.



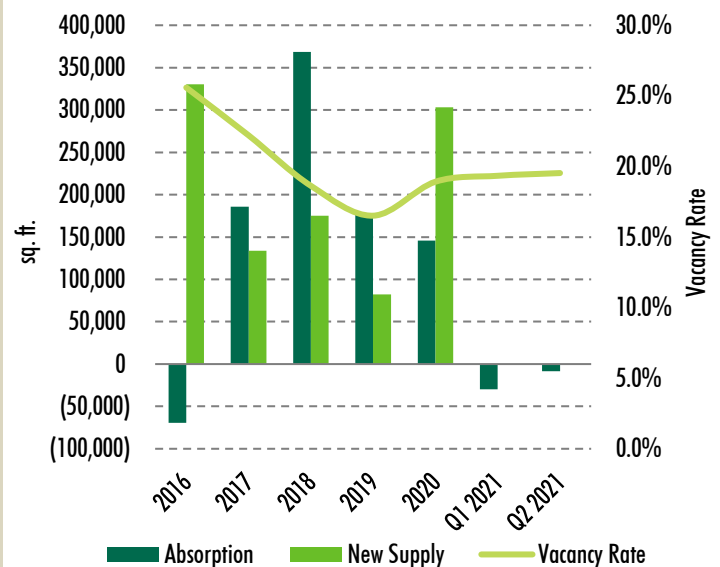
**Recent Transactions**

Tenant	Address	Class	Area (sq. ft.)	Transaction Type
Hilti	2201 Bristol Circle	A	27,600	Sublease
National Veterinary Associates	1115 North Service Road W	C	14,652	Sublease
Bellwether Investment Management	1295 Cornwall Road	FLEX	9,435	Sublease

**Market Highlights**

- The vacancy rate for all classes grew for the seventh consecutive quarter, increasing 20 bps to 19.5%.
- Meanwhile, the overall net rental rate decreased \$0.43 per sq. ft. to its current rate of \$19.27 per sq. ft.
- Currently there are 9 blocks of contiguous space above 30,000 sq. ft., remaining the same since last quarter.

**Supply & Demand**



**Glossary of Terms**

- Net Absorption** A measure of the net change in occupied space over a given period of time.
- Net Rental Rate** The asking rental rate not including taxes and operating costs.
- Vacancy Rate** The percentage of total office space in a given area that is currently vacant and available for occupancy.