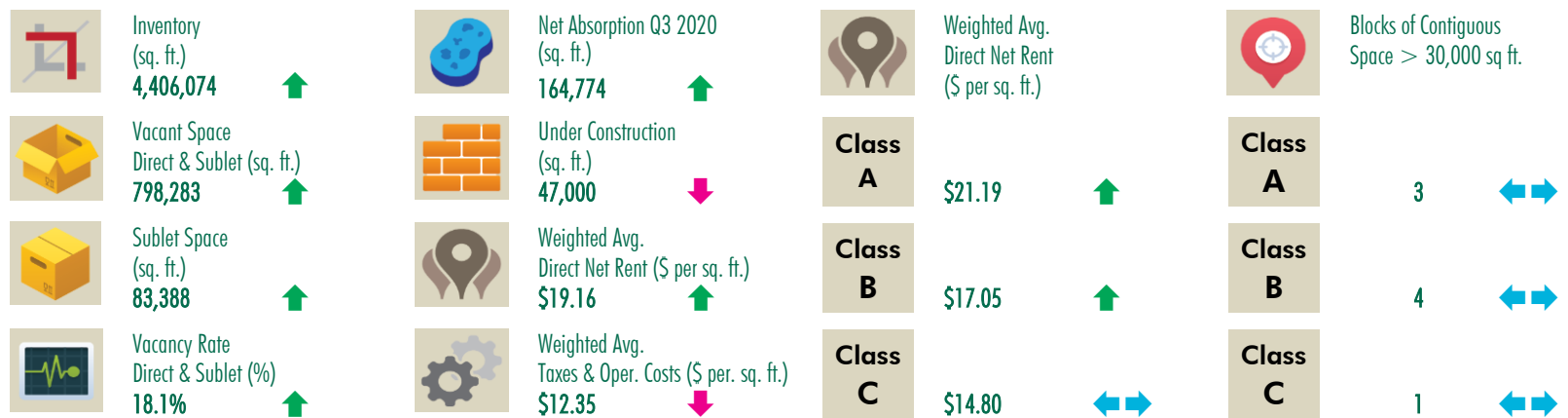


Toronto, Office Q3 2020

Oakville



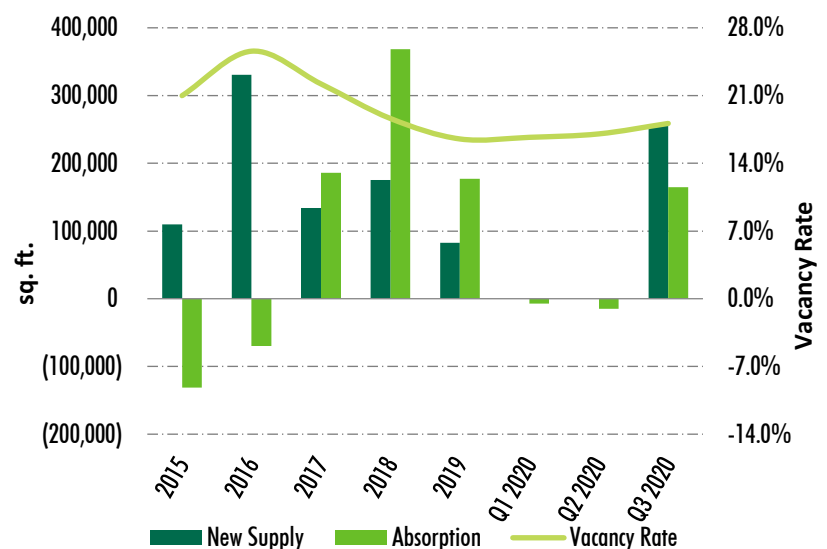
Recent Transactions

Tenant	Address	Class	Size (sq. ft.)	Type
LIUNA	1315 North Service Road	A	24,276	Direct
Zemlar Offices	690 Dorval Drive	B	15,347	Direct
Petro Sep	1075 North Service Road W	Flex	11,384	Direct

Market Highlights

- The 'A' Class net rental rate saw a quarter-over-quarter increase of \$0.48 per sq. ft. to its current rate of \$21.19 per sq. ft. This is the highest rate since Q1 2017.
- The submarkets 'A' Class availability rate saw a 60 bps decrease quarter-over-quarter to its current rate of 19.4%. This is the lowest rate since Q4 2015.
- With the completion of 360 Oakville Place Drive, 1900 Ironoak Way and 407 Iroquois Shore Road this has added 256,048 sq. ft. of office space to the submarket.

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.

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