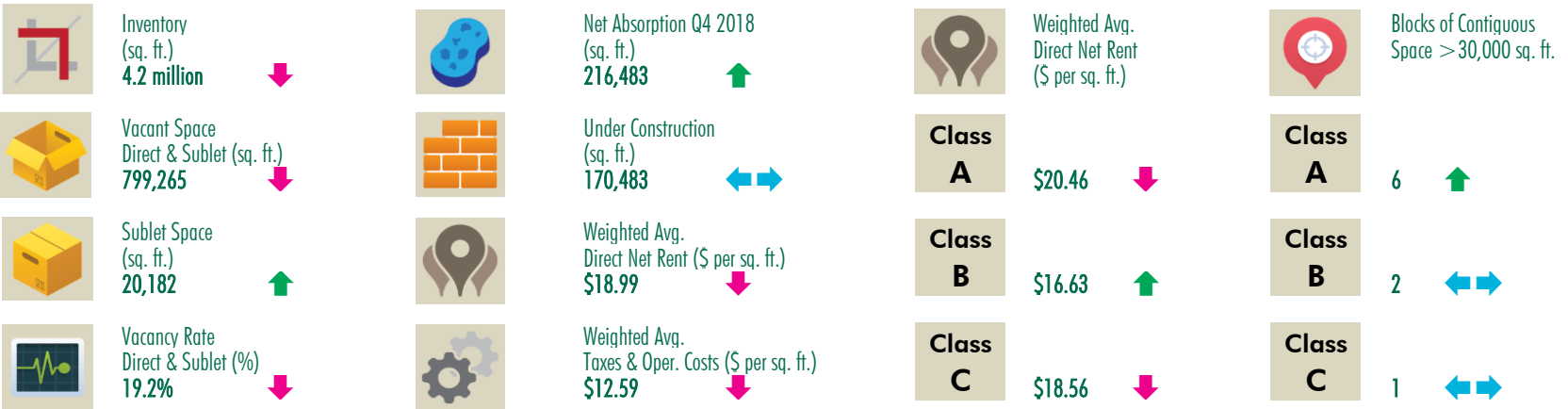


Toronto Office, Q4 2018

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.



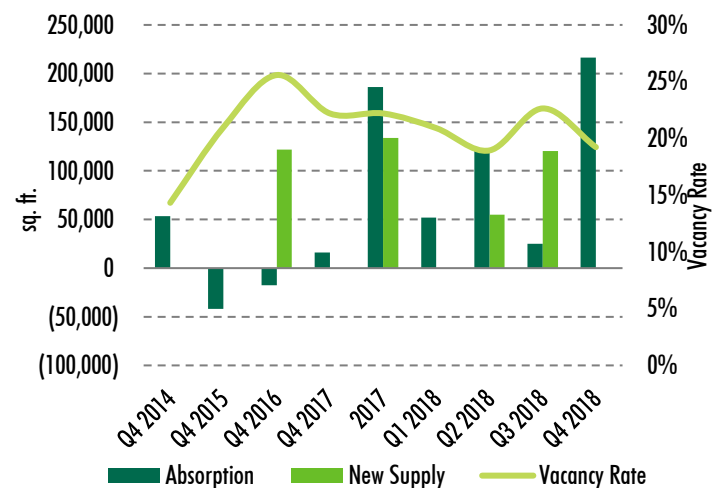
Recent Transactions

Tenant	Address	Class	Size (sq. ft.)	Type
Samuel, Son & Co.	1900 Ironoak Way	A	55,000	Direct
KPM Industries	555 Michigan Drive	B	15,726	Direct
Sky Regional Airlines	165 Galaxy Boulevard	A	14,828	Direct

Market Highlights

- Oakville's 'A' Class vacancy showed increased demand as the rate dropped significantly year-over-year from 26.4% to 21.7%. This is the lowest posted rate for Oakville's 'A' Class since Q3 2015.
- The overall vacancy rate of 19.2% decreased 3.4% quarter-over-quarter and 3.0% year-over-year.
- Out of all submarkets within the GTA West, Oakville has the most options of contiguous blocks of 30,000 sq. ft. and above with 8 total options.

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.