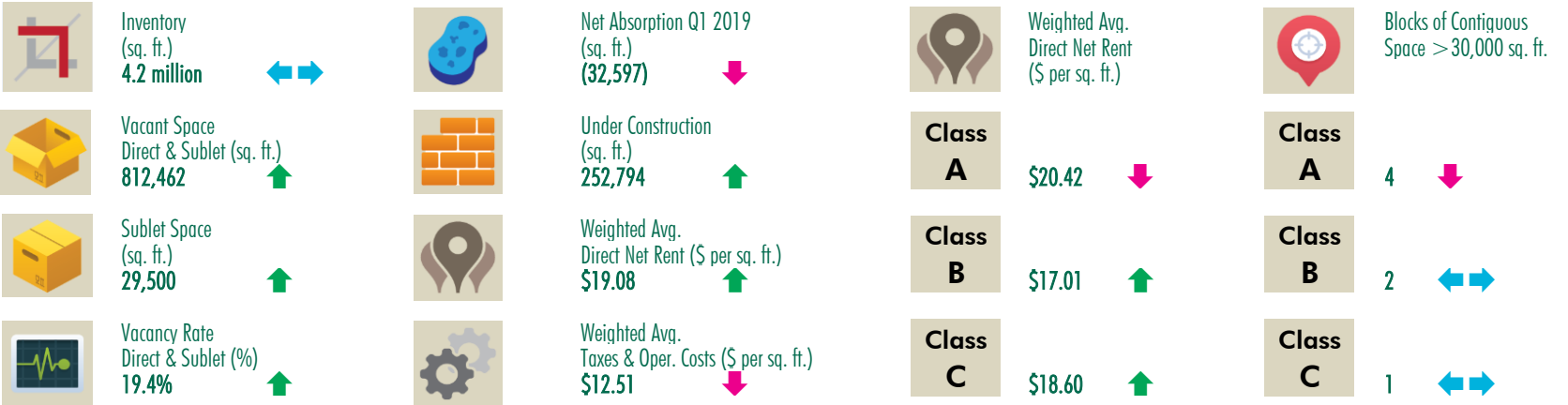


Toronto Office, Q1 2019

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.



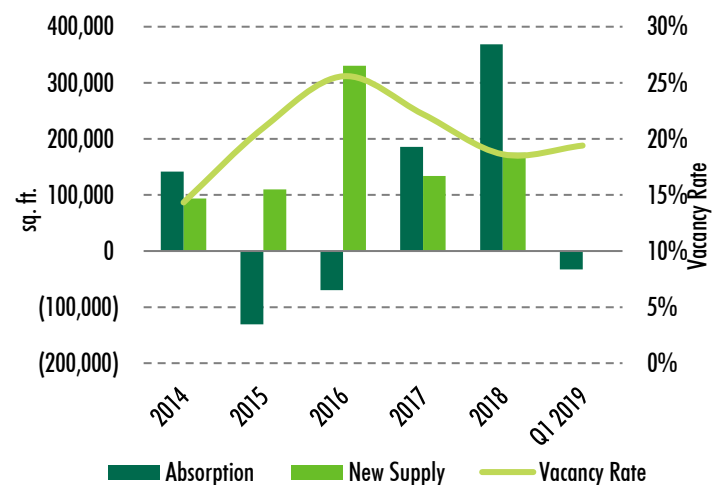
Recent Transactions

Tenant	Address	Class	Size (sq. ft.)	Type
T2 Utility Engineers	1075 North Service Road West	Flex	11,400	Direct
Parsons	1393 North Service Road West	Flex	10,000	Direct
Aspen Pharmacare Canada	1155 North Service Road West	Flex	5,329	Direct

Market Highlights

- The overall vacancy rate for Oakville reported an increase of 80 bps quarter-over-quarter to 19.4%.
- Currently there are three buildings under construction in Oakville. 360 Oakville Place Drive, 3421 Superior Court and 2988 Bristol Circle will combine for 252,794 sq. ft. once complete.
- The overall net rental rate increased by \$0.09 per sq. ft. quarter-over-quarter to \$19.08 per sq. ft. Despite this slight increase, the overall net rental rate is \$0.19 per sq. ft. less than it was a year ago.

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.