











Toronto, Office Q2 2019

Oakville

 Inventory (sq. ft.) 4,067,715 ↓	 Net Absorption Q2 2019 (sq. ft.) 113,414 ↑	 Weighted Avg. Direct Net Rent (\$ per sq. ft.)	 Blocks of Contiguous Space > 30,000 sq ft.
 Vacant Space Direct & Sublet (sq. ft.) 699,048 ↓	 Under Construction (sq. ft.) 221,443 ↓	Class A \$20.56 ↑	Class A 3 ↓
 Sublet Space (sq. ft.) 26,937 ↓	 Weighted Avg. Direct Net Rent (\$ per sq. ft.) \$19.19 ↑	Class B \$17.18 ↑	Class B 1 ↓
 Vacancy Rate Direct & Sublet (%) 17.2% ↓	 Weighted Avg. Taxes & Oper. Costs (\$ per sq. ft.) \$13.05 ↑	Class C \$18.60 ↔	Class C 1 ↔

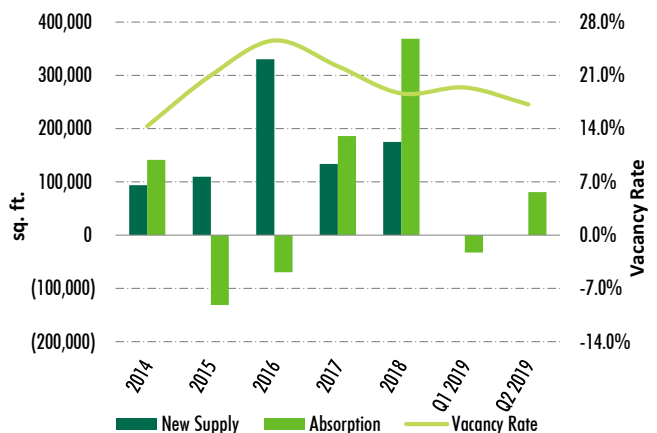
Recent Transactions

Tenant	Address	Class	Size (sq. ft.)	Type
BDO Financial	360 Oakville Place Drive	A	66,500	Direct
Industrial Alliance	1415 Joshuas Creek Drive	Flex	41,784	Direct
Questica	603 Michigan Drive	Flex	22,170	Direct

Market Highlights

- The overall vacancy rate for Oakville reported a decrease of 220 bps quarter-over-quarter to 17.2%.
- Currently, there are two buildings under construction in Oakville: 360 Oakville Place Drive and 3421 Superior Court, which will combine to add 221,443 sq. ft. to the Oakville inventory once complete.
- The overall net rental rate increased by \$0.11 per sq. ft. quarter-over-quarter to \$19.19 per sq. ft. Despite two consecutive terms of slight increase, the overall net rental rate is \$0.20 per sq. ft. less than 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.

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