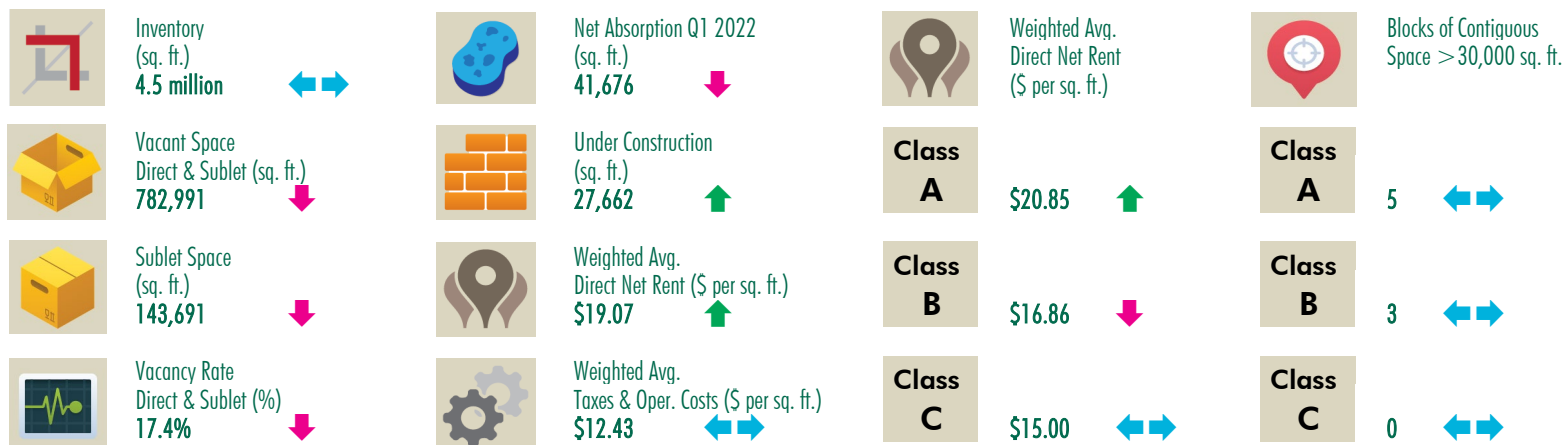


Toronto Office, Q1 2022

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.



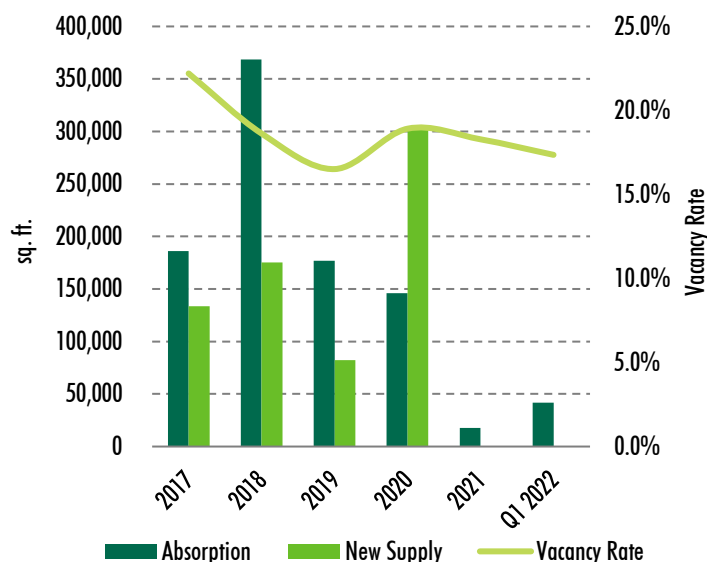
Recent Transactions

Tenant	Address	Class	Size (sq. ft.)	Type
EllisDon	3457 Superior Court	FLEX	11,673	Direct
The Sherwin-Williams Company	418 North Service Road	C	6,683	Direct
Novamera	2421 Bristol Circle	B	3,516	Direct

Market Highlights

- Oakville’s overall availability rate decreased 50 bps quarter-over-quarter to reach 20.3%.
- The Class ‘A’ net rental rate increased \$0.19 per sq. ft. quarter-over-quarter to \$20.85 per sq. ft, representing the second highest net rental rate among GTA West submarkets.
- Construction is underway for a 27,662 sq. ft. Class ‘A’ office building located at 2988 Bristol Circle.

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.