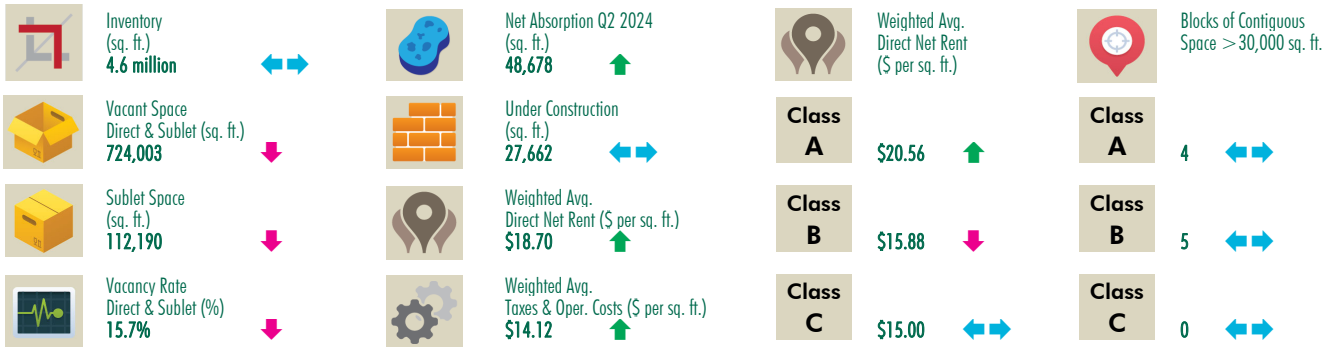


Toronto Office, Q2 2024

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.



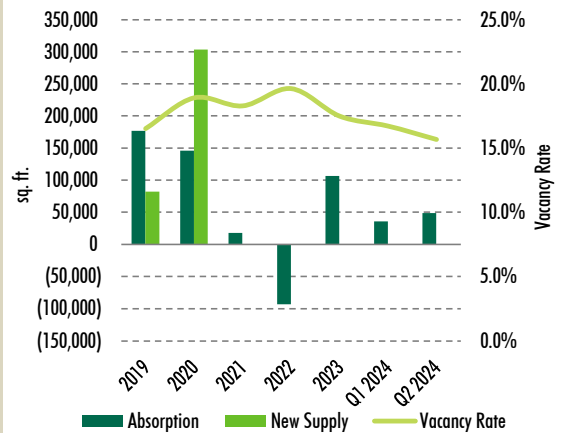
Recent Transactions

Tenant	Address	Class	Size (SF)	Deal Type
Hatch	2265 Upper Middle Road E	A	57,198	Renewal
Rockstar Games	586 Argus Road	A	46,995	Renewal
ABB	3421 Superior Court	B	30,959	Direct

Market Highlights

- The overall vacancy rate reached its lowest point since Q1 2020, standing at 15.7%.
- Oakville’s average asking rent remained practically unchanged at \$18.70 per sq. ft. this quarter.
- Despite an 110 bps decrease, the Class A availability rate remains elevated at 19.8%, compared to Oakville’s overall availability rate of 16.2%.

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.