

Office Concentration	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q1 2018	Availability Rate ¹ Q4 2017	Net Absorption Q1 2018	Net Absorption YTD	Asking Net Rental Rates ²	Asking Additional Rent	Asking Gross Rental Rates	Net New Supply YTD 2017	Currently Under Construction
Downtown	A	34	11,624,308	576,552	539,184	37,368	5.0%	5.8%	96,676	96,676	\$23.36	\$22.66	\$46.03	-	-
	B	36	4,852,654	554,807	553,742	1,065	11.4%	14.5%	147,901	147,901	\$14.94	\$18.34	\$33.23	-	-
	C	26	1,584,431	338,656	323,960	14,696	21.4%	23.8%	38,301	38,301	\$11.84	\$15.07	\$26.38	-	-
		96	18,061,393	1,470,015	1,416,886	53,129	8.1%	9.7%	282,878	282,878	\$17.53	\$19.28	\$36.67	-	-
Suburban Total	A	151	12,465,828	1,502,545	1,372,561	129,984	12.1%	13.3%	154,869	154,869	\$15.58	\$17.36	\$32.67	-	22,000
	B	185	8,272,623	1,021,530	984,122	37,408	12.3%	11.5%	(72,369)	(72,369)	\$13.56	\$13.76	\$27.06	-	0
	C	106	2,068,323	238,837	232,159	6,678	11.5%	11.0%	(12,237)	(12,237)	\$12.06	\$13.19	\$24.51	-	0
		442	22,806,774	2,762,912	2,588,842	174,070	12.1%	12.4%	70,263	70,263	\$14.53	\$16.72	\$29.89	-	22,000
Ottawa Total	A	185	24,090,136	2,079,097	1,911,745	167,352	8.6%	9.7%	251,545	251,545	\$19.47	\$20.01	\$39.35	-	22,000
	B	221	13,125,277	1,576,337	1,537,864	38,473	12.0%	12.6%	75,532	75,532	\$14.25	\$16.05	\$30.14	-	0
	C	132	3,652,754	577,493	556,119	21,374	15.8%	16.5%	26,064	26,064	\$11.95	\$14.13	\$25.45	-	0
		538	40,868,167	4,232,927	4,005,728	227,199	10.4%	11.2%	353,141	353,141	\$16.50	\$17.73	\$34.02	-	22,000

Suburban Submarkets	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q1 2018	Availability Rate ¹ Q4 2017	Net Absorption Q1 2018	Net Absorption YTD	Asking Net Rental Rates ²	Asking Additional Rent	Asking Gross Rental Rates	Net New Supply YTD 2017	Currently Under Construction
Fringe Core	A	14	1,428,484	51,567	51,567	0	3.6%	5.2%	22,966	22,966	\$18.20	\$21.64	\$38.54	-	-
	B	33	1,810,784	321,353	319,078	2,275	17.7%	17.7%	(929)	(929)	\$13.93	\$16.14	\$30.00	-	-
	C	31	779,764	82,691	76,013	6,678	10.6%	9.9%	(5,669)	(5,669)	\$12.57	\$14.40	\$26.71	-	-
		78	4,019,032	455,611	446,658	8,953	11.3%	11.7%	16,368	16,368	\$14.17	\$16.44	\$30.37	-	-
East	A	23	2,059,290	488,374	482,594	5,780	23.7%	23.2%	(10,907)	(10,907)	\$15.30	\$17.93	\$32.88	-	12,000
	B	18	1,032,040	47,094	47,094	0	4.6%	4.6%	(6)	(6)	\$13.83	\$12.44	\$26.35	-	0
	C	7	238,357	14,823	14,823	0	6.2%	5.7%	(1,298)	(1,298)	\$11.50	\$11.18	\$19.60	-	0
		48	3,329,687	550,291	544,511	5,780	16.5%	16.2%	(12,211)	(12,211)	\$15.07	\$17.28	\$31.96	-	12,000
South/Airport	A	20	1,773,405	64,419	47,810	16,609	3.6%	4.3%	11,098	11,098	\$14.00	\$15.49	\$28.63	-	10,000
	B	45	1,634,603	240,558	230,436	10,122	14.7%	12.3%	(38,719)	(38,719)	\$12.97	\$12.33	\$24.60	-	0
	C	11	307,404	18,923	18,923	0	6.2%	4.7%	(4,333)	(4,333)	\$11.03	\$14.18	\$25.47	-	0
		76	3,715,412	323,900	297,169	26,731	8.7%	7.9%	(31,954)	(31,954)	\$13.06	\$13.07	\$25.45	-	10,000
West	A	38	2,898,165	322,574	308,302	14,272	11.1%	13.8%	76,077	76,077	\$16.36	\$17.45	\$34.06	-	-
	B	58	1,816,976	196,739	193,863	2,876	10.8%	11.0%	3,397	3,397	\$13.66	\$14.79	\$28.59	-	-
	C	57	742,798	122,400	122,400	0	16.5%	16.4%	(937)	(937)	\$13.13	\$13.00	\$26.28	-	-
		153	5,457,939	641,713	624,565	17,148	11.8%	13.2%	78,537	78,537	\$14.91	\$15.78	\$30.90	-	-
Kanata	A	56	4,306,484	575,611	482,288	93,323	13.4%	14.7%	55,635	55,635	\$14.07	\$14.31	\$29.22	-	-
	B	31	1,978,220	215,786	193,651	22,135	10.9%	9.1%	(36,112)	(36,112)	\$13.40	\$13.10	\$25.76	-	-
		87	6,284,704	791,397	675,939	115,458	12.6%	12.9%	19,523	19,523	\$13.88	\$13.98	\$28.28	-	-

Survey results presented on this report have been condensed for reference.

Notes:

¹ Availability Rate: The amount of available space and available space to be delivered to the market within the upcoming quarter, divided by the market's inventory base including those future deliveries. Available space is space that is available for lease, and may or may not be vacant. It is not determined whether a tenant is paying rent on the space.

² Average Rental Rates: Average rental rates are calculated of available spaces which also quote rental figures, figures are rounded.

