

Office Concentration	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q3 2018	Availability Rate ¹ Q2 2018	Net Absorption Q3 2018	Net Absorption YTD	Asking Net Rental Rates ²	Asking Additional Rent	Asking Gross Rental Rates	Net New Supply YTD	Currently Under Construction
Downtown	A	34	11,624,308	477,379	447,856	29,523	4.1%	4.6%	5,715	181,834	\$23.46	\$21.67	\$46.48	-	-
	B	36	4,852,654	524,704	514,258	10,446	10.8%	10.0%	(33,887)	177,461	\$15.41	\$18.12	\$33.74	-	-
	C	26	1,584,431	270,253	255,557	14,696	17.1%	22.0%	77,240	109,714	\$12.75	\$15.17	\$27.23	-	-
		96	18,061,393	1,272,336	1,217,671	54,665	7.0%	7.6%	49,068	469,009	\$17.86	\$18.83	\$37.14	-	-
Suburban Total	A	151	12,465,828	1,562,695	1,453,818	108,877	12.5%	12.9%	286,424	63,434	\$15.77	\$16.83	\$32.23	-	402,000
	B	185	8,272,623	1,046,213	1,003,856	42,357	12.6%	12.2%	(17,139)	(30,548)	\$13.68	\$14.07	\$27.25	-	-
	C	106	2,068,323	262,189	262,189	0	12.7%	11.2%	(3,643)	(62,290)	\$12.24	\$12.95	\$24.78	-	-
		442	22,806,774	2,871,097	2,719,863	151,234	12.6%	12.5%	265,642	(29,404)	\$14.68	\$16.33	\$29.74	-	402,000
Ottawa Total	A	185	24,090,136	2,040,074	1,901,674	138,400	8.5%	9.2%	292,139	148,592	\$19.61	\$19.25	\$39.36	-	402,000
	B	221	13,125,277	1,570,917	1,518,114	52,803	12.0%	11.7%	(51,026)	(988)	\$14.54	\$16.10	\$30.49	-	-
	C	132	3,652,754	532,442	517,746	14,696	14.6%	15.5%	73,597	9,123	\$12.50	\$14.06	\$26.01	-	-
		538	40,868,167	4,143,433	3,937,534	205,899	10.1%	10.6%	314,710	156,727	\$16.78	\$17.39	\$34.28	-	402,000

Suburban Submarkets	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q3 2018	Availability Rate ¹ Q2 2018	Net Absorption Q3 2018	Net Absorption YTD	Asking Net Rental Rates ²	Asking Additional Rent	Asking Gross Rental Rates	Net New Supply YTD	Currently Under Construction
Fringe Core	A	14	1,428,484	116,825	112,609	4,216	8.2%	8.2%	(4,594)	(35,170)	\$18.53	\$20.87	\$39.08	-	380,000
	B	33	1,810,784	221,168	221,168	0	12.2%	16.6%	19,012	39,055	\$14.21	\$16.22	\$30.34	-	-
	C	31	779,764	105,924	105,924	0	13.6%	12.6%	(27,347)	(40,037)	\$12.00	\$15.57	\$27.02	-	-
		78	4,019,032	443,917	439,701	4,216	11.0%	12.9%	(12,929)	(36,152)	\$14.82	\$17.29	\$31.85	-	380,000
East	A	23	2,059,290	478,626	472,846	5,780	23.2%	25.6%	44,751	22,880	\$15.85	\$17.30	\$33.33	-	12,000
	B	18	1,032,040	69,559	69,559	0	6.7%	5.3%	(10,408)	(17,648)	\$13.89	\$13.36	\$27.35	-	-
	C	7	238,357	21,614	21,614	0	9.1%	9.8%	0	(2,240)	\$11.67	\$11.72	\$22.20	-	-
		48	3,329,687	569,799	564,019	5,780	17.1%	18.2%	34,343	2,992	\$15.45	\$16.61	\$32.18	-	12,000
South/Airport	A	20	1,773,405	79,427	62,790	16,637	4.5%	3.5%	(44,334)	(17,782)	\$15.33	\$15.68	\$30.67	-	10,000
	B	45	1,634,603	308,061	275,060	33,001	18.8%	19.4%	1,939	(83,040)	\$13.20	\$12.58	\$24.73	-	-
	C	11	307,404	15,492	15,492	0	5.0%	7.3%	6,926	(902)	\$9.78	\$11.95	\$21.04	-	-
		76	3,715,412	402,980	353,342	49,638	10.8%	10.8%	(35,469)	(101,724)	\$13.49	\$13.16	\$25.76	-	10,000
West	A	38	2,898,165	229,242	213,957	15,285	7.9%	10.1%	78,695	161,914	\$15.65	\$17.26	\$32.84	-	-
	B	58	1,816,976	168,791	163,715	5,076	9.3%	10.2%	(22,484)	(8,175)	\$13.48	\$14.77	\$27.57	-	-
	C	57	742,798	119,159	119,159	0	16.0%	15.4%	16,778	(31,348)	\$15.53	\$12.57	\$28.85	-	-
		153	5,457,939	517,192	496,831	20,361	9.5%	10.9%	72,989	122,391	\$14.91	\$15.37	\$30.20	-	-
Kanata	A	56	4,306,484	658,575	591,616	66,959	15.3%	15.8%	211,906	86,461	\$13.48	\$13.04	\$25.26	-	-
	B	31	1,978,220	278,634	274,354	4,280	14.1%	10.4%	(5,198)	(33,109)	\$13.62	\$13.41	\$26.25	-	-
		87	6,284,704	937,209	865,970	71,239	14.9%	14.1%	206,708	53,352	\$13.52	\$13.15	\$25.56	-	-

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.

