

Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Central Total	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	161	48,306,460	602,069	1.2%	1.3%	1,265,654	19.1%	2.6%	37,690	\$31.60	\$55.62	0	6,243,017
	B	265	29,252,073	387,979	1.3%	1.6%	650,340	16.5%	2.2%	85,466	\$23.86	\$44.67	0	94,640
	All	442	95,508,841	1,295,527	1.4%	1.6%	2,916,813	15.6%	3.1%	190,542	\$31.29	\$57.11	0	6,337,657
Financial Core	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	38	13,270,670	303,084	2.3%	2.5%	626,988	8.9%	4.7%	34,759	\$33.07	\$60.07	0	155,000
	B	36	5,256,273	94,518	1.8%	2.4%	185,704	36.0%	3.5%	31,026	\$28.83	\$53.12	0	0
	All	90	36,477,251	703,081	1.9%	2.3%	1,813,511	12.6%	5.0%	133,171	\$34.63	\$64.08	0	155,000
Downtown Total	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	128	40,842,257	538,399	1.3%	1.4%	1,114,490	18.9%	2.7%	9,857	\$32.11	\$56.34	0	6,106,630
	B	177	19,816,016	247,741	1.3%	1.7%	427,006	20.6%	2.2%	94,585	\$26.43	\$48.37	0	24,640
	All	321	78,608,581	1,091,619	1.4%	1.6%	2,542,315	15.9%	3.2%	171,828	\$32.95	\$59.83	0	6,131,270
Midtown Total	A	33	7,464,203	63,670	0.9%	1.2%	151,164	20.1%	2.0%	27,833	\$27.70	\$50.09	0	136,387
	B	88	9,436,057	140,238	1.5%	1.4%	223,334	8.8%	2.4%	(9,119)	\$20.46	\$39.79	0	70,000
	All	121	16,900,260	203,908	1.2%	1.3%	374,498	13.4%	2.2%	18,714	\$22.64	\$42.90	0	206,387
Suburban Total	A	446	58,881,260	4,757,810	8.1%	8.4%	6,520,417	10.0%	11.1%	432,752	\$17.69	\$33.76	210,500	527,425
	B	604	43,541,541	2,343,735	5.4%	5.5%	3,049,155	6.4%	7.0%	(58,560)	\$14.44	\$28.73	0	0
	All	1050	102,422,801	7,101,545	6.9%	7.2%	9,569,572	8.9%	9.3%	374,192	\$16.64	\$32.14	210,500	527,425
Central North Total	A	29	8,493,741	704,179	8.3%	9.7%	913,975	6.1%	10.8%	117,861	\$20.23	\$41.22	0	135,000
	B	57	5,036,698	123,383	2.4%	2.7%	261,672	20.7%	5.2%	(13,533)	\$17.10	\$35.57	0	0
	All	86	13,530,439	827,562	6.1%	7.1%	1,175,647	9.3%	8.7%	104,328	\$19.61	\$40.10	0	135,000
Central East Total	A	42	6,868,719	634,414	9.2%	9.6%	729,090	4.4%	10.6%	3,022	\$14.96	\$32.41	0	0
	B	120	10,820,411	515,650	4.8%	4.4%	748,241	15.8%	6.9%	(35,847)	\$13.00	\$28.51	0	0
	All	162	17,689,130	1,150,064	6.5%	6.5%	1,477,331	10.2%	8.4%	(32,825)	\$13.90	\$30.32	0	0
GTA North Total	A	113	11,766,100	490,290	4.2%	5.3%	900,124	25.4%	7.7%	142,596	\$17.95	\$32.15	0	0
	B	75	3,741,979	75,662	2.0%	1.2%	125,087	7.5%	3.3%	(30,086)	\$14.28	\$26.15	0	0
	All	188	15,508,079	565,952	3.6%	4.3%	1,025,211	23.2%	6.6%	112,510	\$17.14	\$30.83	0	0
GTA East Total	A	24	3,339,939	313,382	9.4%	5.3%	377,660	7.6%	11.3%	(51,347)	\$12.75	\$30.23	0	31,500
	B	82	6,395,020	191,251	3.0%	3.3%	229,055	0.0%	3.6%	(68,201)	\$12.58	\$26.73	0	0
	All	106	9,734,959	504,633	5.2%	4.0%	606,715	4.7%	6.2%	(119,548)	\$12.68	\$28.75	0	31,500
GTA West Total	A	238	28,412,761	2,615,545	9.2%	9.4%	3,599,568	8.6%	12.7%	220,620	\$17.87	\$32.76	210,500	360,925
	B	270	17,547,433	1,437,789	8.2%	8.7%	1,685,100	0.7%	9.6%	89,107	\$14.92	\$28.47	0	0
	All	508	45,960,194	4,053,334	8.8%	9.1%	5,284,668	6.1%	11.5%	309,727	\$16.96	\$31.44	210,500	360,925
GTA Total	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	607	107,187,720	5,359,879	5.0%	5.2%	7,786,071	11.5%	7.3%	470,442	\$19.67	\$36.87	210,500	6,770,442
	B	869	72,793,614	2,731,714	3.8%	3.9%	3,699,495	8.2%	5.1%	26,906	\$16.12	\$31.57	0	94,640
	All	1492	197,931,642	8,397,072	4.2%	4.5%	12,486,385	10.4%	6.3%	564,734	\$19.74	\$37.41	210,500	6,865,082

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:
 Central includes Downtown and Midtown, while Suburban includes Central North, Central East, GTA North, GTA East and GTA West.

¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory.
² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headline and sublease space.
³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Financial Core	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	38	13,270,670	303,084	2.3%	2.5%	626,988	8.9%	4.7%	34,759	\$33.07	\$60.07	0	155,000
	B	36	5,256,273	94,518	1.8%	2.4%	185,704	36.0%	3.5%	31,026	\$28.83	\$53.12	0	0
	All	90	36,477,251	703,081	1.9%	2.3%	1,813,511	12.6%	5.0%	133,171	\$34.63	\$64.08	0	155,000
Downtown East	A	14	1,748,717	47,855	2.7%	0.9%	93,987	29.6%	5.4%	(32,356)	\$27.07	\$47.90	0	1,663,800
	B	34	2,369,183	37,143	1.6%	1.6%	45,363	18.4%	1.9%	1,356	\$24.86	\$47.09	0	0
	All	48	4,117,900	84,998	2.1%	1.3%	139,350	26.0%	3.4%	(31,000)	\$26.53	\$47.70	0	1,663,800
Downtown North	A	23	9,967,252	107,866	1.1%	1.1%	151,401	52.9%	1.5%	2,274	\$33.49	\$51.55	0	350,000
	B	48	6,783,221	39,593	0.6%	0.6%	59,659	0.0%	0.9%	4,370	\$24.23	\$44.21	0	24,640
	All	71	16,750,473	147,459	0.9%	0.9%	211,060	38.0%	1.3%	6,644	\$28.46	\$47.57	0	374,640
Downtown South	A	14	5,544,365	5,800	0.1%	0.2%	57,365	58.8%	1.0%	4,785	\$26.70	\$46.29	0	2,300,000
	B	5	1,382,135	8,160	0.6%	1.5%	10,618	23.1%	0.8%	11,910	\$32.00	\$51.70	0	0
	All	19	6,926,500	13,960	0.2%	0.4%	67,983	53.2%	1.0%	16,695	\$28.06	\$47.68	0	2,300,000
Downtown West	A	39	10,311,253	73,794	0.7%	0.7%	184,749	7.2%	1.8%	395	\$31.26	\$51.12	0	1,637,830
	B	54	4,025,204	68,327	1.7%	2.6%	125,662	8.2%	3.1%	45,923	\$23.99	\$43.68	0	0
	All	93	14,336,457	142,121	1.0%	1.3%	310,411	7.6%	2.2%	46,318	\$28.82	\$48.62	0	1,637,830
Downtown Total	AAA	16	17,950,308	305,479	1.7%	2.1%	1,000,819	10.6%	5.6%	67,386	\$36.96	\$69.25	0	0
	A	128	40,842,257	538,399	1.3%	1.4%	1,114,490	18.9%	2.7%	9,857	\$32.11	\$56.34	0	6,106,630
	B	177	19,816,016	247,741	1.3%	1.7%	427,006	20.6%	2.2%	94,585	\$26.43	\$48.37	0	24,640
	All	321	78,608,581	1,091,619	1.4%	1.6%	2,542,315	15.9%	3.2%	171,828	\$32.95	\$59.83	0	6,131,270

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Yonge-Bloor	A	15	4,332,156	16,698	0.4%	0.5%	89,772	9.4%	2.1%	5,686	\$29.50	\$52.48	0	0
	B	34	4,835,585	48,864	1.0%	1.5%	81,385	5.4%	1.7%	24,262	\$24.96	\$45.56	0	0
	All	49	9,167,741	65,562	0.7%	1.0%	171,157	7.5%	1.9%	29,948	\$26.89	\$48.51	0	0
Yonge-St. Clair	A	7	968,377	28,991	3.0%	3.7%	33,343	13.1%	3.4%	6,903	\$21.95	\$42.47	0	0
	B	16	1,644,961	8,039	0.5%	0.4%	43,923	14.6%	2.7%	(1,005)	\$20.26	\$41.17	0	0
	All	23	2,613,338	37,030	1.4%	1.6%	77,266	14.0%	3.0%	5,898	\$21.00	\$41.73	0	0
Yonge-Eglinton	A	10	2,125,170	17,981	0.8%	1.6%	28,049	63.0%	1.3%	15,244	\$32.42	\$56.36	0	0
	B	27	2,504,564	78,357	3.1%	2.0%	88,647	9.9%	3.5%	(27,398)	\$17.05	\$34.97	0	0
	All	37	4,629,734	96,338	2.1%	1.8%	116,696	22.7%	2.5%	(12,154)	\$18.32	\$36.74	0	0
Toronto West	A	1	38,500	0	0.0%	0.0%	0	0.0%	0.0%	0	-	-	0	136,387
	B	11	450,947	4,978	1.1%	0.0%	9,379	0.0%	2.1%	(4,978)	\$26.00	\$37.50	0	70,000
	All	12	489,447	4,978	1.0%	0.0%	9,379	0.0%	1.9%	(4,978)	\$26.00	\$37.50	0	206,387
Midtown Total	A	33	7,464,203	63,670	0.9%	1.2%	151,164	20.1%	2.0%	27,833	\$27.70	\$50.09	0	136,387
	B	88	9,436,057	140,238	1.5%	1.4%	223,334	8.8%	2.4%	(9,119)	\$20.46	\$39.79	0	70,000
	All	121	16,900,260	203,908	1.2%	1.3%	374,498	13.4%	2.2%	18,714	\$22.64	\$42.90	0	206,387

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Don Mills/ Eglinton	A	8	981,950	104,463	10.6%	14.2%	104,463	0.0%	10.6%	18,318	\$12.24	\$29.18	0	0
	B	36	4,042,321	116,278	2.9%	3.2%	130,051	15.9%	3.2%	11,879	\$10.15	\$25.21	0	0
	All	44	5,024,271	220,741	4.4%	5.7%	234,514	8.8%	4.7%	30,197	\$11.29	\$27.37	0	0
Duncan Mill	A	5	562,531	7,712	1.4%	1.2%	11,869	8.6%	2.1%	(871)	\$16.00	\$31.42	0	0
	B	27	1,662,409	148,993	9.0%	8.2%	237,748	27.4%	14.3%	(12,809)	\$13.69	\$29.57	0	0
	All	32	2,224,940	156,705	7.0%	6.4%	249,617	26.5%	11.2%	(13,680)	\$13.83	\$29.68	0	0
Consumers Road	A	7	1,434,432	194,774	13.6%	12.5%	261,765	0.0%	18.2%	(15,537)	\$15.34	\$34.47	0	0
	B	24	2,787,038	184,963	6.6%	5.0%	279,032	5.9%	10.0%	(46,406)	\$14.14	\$29.92	0	0
	All	31	4,221,470	379,737	9.0%	7.5%	540,797	3.0%	12.8%	(61,943)	\$14.70	\$32.05	0	0
Woodbine/ Steeles	A	20	3,788,430	327,465	8.6%	8.7%	350,993	8.9%	9.3%	1,112	\$16.85	\$32.64	0	0
	B	29	2,126,355	65,416	3.1%	3.6%	101,410	15.6%	4.8%	11,489	\$11.83	\$25.84	0	0
	All	49	5,914,785	392,881	6.6%	6.9%	452,403	10.4%	7.6%	12,601	\$15.51	\$30.83	0	0
Toronto East	A	2	101,376	0	0.0%	0.0%	0	0.0%	0.0%	0	-	-	0	0
	B	4	202,288	0	0.0%	0.0%	0	0.0%	0.0%	0	\$14.00	\$32.28	0	0
	All	6	303,664	0	0.0%	0.0%	0	0.0%	0.0%	0	\$14.00	\$32.28	0	0
Central East Total	A	42	6,868,719	634,414	9.2%	9.6%	729,090	4.4%	10.6%	3,022	\$14.96	\$32.41	0	0
	B	120	10,820,411	515,650	4.8%	4.4%	748,241	15.8%	6.9%	(35,847)	\$13.00	\$28.51	0	0
	All	162	17,689,130	1,150,064	6.5%	6.5%	1,477,331	10.2%	8.4%	(32,825)	\$13.90	\$30.32	0	0

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Yorkdale	A	5	1,348,346	66,371	4.9%	6.3%	66,371	0.0%	4.9%	18,076	\$14.30	\$37.56	0	0
	B	12	789,842	12,599	1.6%	2.0%	15,552	68.3%	2.0%	2,953	\$10.55	\$27.15	0	0
	All	17	2,138,188	78,970	3.7%	4.7%	81,923	13.0%	3.8%	21,029	\$13.98	\$36.68	0	0
Dufferin/Finch	A	1	71,658	0	0.0%	0.0%	0	0.0%	0.0%	0	-	-	0	75,000
	B	18	1,479,142	19,658	1.3%	1.1%	51,792	0.0%	3.5%	(33,640)	\$10.59	\$25.90	0	0
	All	19	1,550,800	19,658	1.3%	1.0%	51,792	0.0%	3.3%	(33,640)	\$10.59	\$25.90	0	75,000
North Yonge Corridor	A	23	7,073,737	637,808	9.0%	10.4%	847,604	6.5%	12.0%	99,785	\$20.77	\$41.55	0	60,000
	B	27	2,767,714	91,126	3.3%	3.9%	194,328	22.4%	7.0%	17,154	\$19.62	\$39.26	0	0
	All	50	9,841,451	728,934	7.4%	8.6%	1,041,932	9.5%	10.6%	116,939	\$20.58	\$41.18	0	60,000
Central North Total	A	29	8,493,741	704,179	8.3%	9.7%	913,975	6.1%	10.8%	117,861	\$20.23	\$41.22	0	135,000
	B	57	5,036,698	123,383	2.4%	2.7%	261,672	20.7%	5.2%	(13,533)	\$17.10	\$35.57	0	0
	All	86	13,530,439	827,562	6.1%	7.1%	1,175,647	9.3%	8.7%	104,328	\$19.61	\$40.10	0	135,000

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Vaughan	A	33	2,620,523	28,548	1.1%	2.1%	38,548	3.4%	1.5%	26,131	\$18.67	\$32.03	0	0
	B	21	937,728	15,391	1.6%	1.8%	28,486	33.1%	3.0%	1,543	\$15.78	\$26.17	0	0
	All	54	3,558,251	43,939	1.2%	2.0%	67,034	16.0%	1.9%	27,674	\$17.64	\$29.95	0	0
Richmond Hill	A	5	586,529	0	0.0%	0.9%	0	0.0%	0.0%	5,519	\$17.73	\$28.71	0	0
	B	6	225,706	7,628	3.4%	4.4%	7,628	0.0%	3.4%	2,270	\$13.00	\$26.75	0	0
	All	11	812,235	7,628	0.9%	1.9%	7,628	0.0%	0.9%	7,789	\$16.80	\$28.33	0	0
Hwy 404-Hwy 407	A	61	6,823,312	306,162	4.5%	6.0%	696,657	28.3%	10.2%	113,115	\$17.71	\$32.09	0	0
	B	35	1,714,896	52,643	3.1%	1.1%	86,104	0.0%	5.0%	(33,899)	\$13.87	\$26.33	0	0
	All	96	8,538,208	358,805	4.2%	5.0%	782,761	25.2%	9.2%	79,216	\$16.79	\$30.72	0	0
Markham Town Centre	A	14	1,735,736	155,580	9.0%	8.8%	164,919	17.9%	9.5%	(2,169)	\$18.47	\$32.47	0	0
	B	13	863,649	0	0.0%	0.0%	2,869	0.0%	0.3%	0	\$15.74	\$24.57	0	0
	All	27	2,599,385	155,580	6.0%	5.9%	167,788	17.6%	6.5%	(2,169)	\$18.19	\$31.68	0	0
GTA North Total	A	113	11,766,100	490,290	4.2%	5.3%	900,124	25.4%	7.7%	142,596	\$17.95	\$32.15	0	0
	B	75	3,741,979	75,662	2.0%	1.2%	125,087	7.5%	3.3%	(30,086)	\$14.28	\$26.15	0	0
	All	188	15,508,079	565,952	3.6%	4.3%	1,025,211	23.2%	6.6%	112,510	\$17.14	\$30.83	0	0

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Scarborough Town Centre	A	12	2,165,422	292,083	13.5%	7.2%	356,361	8.1%	16.5%	(51,347)	\$12.95	\$31.34	0	0
	B	56	4,481,906	123,110	2.7%	3.2%	140,560	0.0%	3.1%	(70,105)	\$12.52	\$27.86	0	0
	All	68	6,647,328	415,193	6.2%	4.4%	496,921	5.8%	7.5%	(121,452)	\$12.80	\$30.15	0	0
Pickering/Oshawa	A	12	1,174,517	21,299	1.8%	1.8%	21,299	0.0%	1.8%	0	\$11.03	\$20.83	0	31,500
	B	26	1,913,114	68,141	3.6%	3.7%	88,495	0.0%	4.6%	1,904	\$12.69	\$24.81	0	0
	All	38	3,087,631	89,440	2.9%	3.0%	109,794	0.0%	3.6%	1,904	\$12.23	\$23.70	0	31,500
GTA East Total	A	24	3,339,939	313,382	9.4%	5.3%	377,660	7.6%	11.3%	(51,347)	\$12.75	\$30.23	0	31,500
	B	82	6,395,020	191,251	3.0%	3.3%	229,055	0.0%	3.6%	(68,201)	\$12.58	\$26.73	0	0
	All	106	9,734,959	504,633	5.2%	4.0%	606,715	4.7%	6.2%	(119,548)	\$12.68	\$28.75	0	31,500

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.



Office Concentration	Class	# of Buildings	Office Inventory ¹	Total Vacant Space	Vacancy Rate ² Q3 2018	Vacancy Rate ² Q2 2018	Total Available Space	Proportion of Sublease Availability ³	Availability Rate ⁴	Absorption Current Quarter ⁵	Weighted Avg. Asking Net Rent ⁶	Weighted Avg. Asking Gross Rent ⁶	Q3 2018 Net New Supply	Currently Under Construction ⁷
Airport Corporate Centre	A	31	3,749,756	501,697	13.4%	13.4%	589,937	4.3%	15.7%	1,202	\$17.31	\$33.67	0	130,000
	B	16	1,093,084	71,005	6.5%	7.9%	121,485	0.0%	11.1%	15,381	\$14.75	\$28.98	0	0
	All	47	4,842,840	572,702	11.8%	12.2%	711,422	3.6%	14.7%	16,583	\$16.84	\$32.82	0	130,000
Airport East	A	10	1,316,971	260,714	19.8%	22.1%	297,081	0.0%	22.6%	(9,019)	\$15.55	\$28.94	0	0
	B	38	2,382,465	330,658	13.9%	15.2%	353,890	0.0%	14.9%	31,444	\$12.52	\$26.32	0	0
	All	48	3,699,436	591,372	16.0%	17.8%	650,971	0.0%	17.6%	22,425	\$14.00	\$27.60	0	0
Airport West	A	22	2,918,164	34,013	1.2%	1.2%	186,569	3.0%	6.4%	(136)	\$19.12	\$33.47	0	0
	B	17	696,234	11,000	1.6%	1.6%	12,402	0.0%	1.8%	0	\$11.68	\$23.75	0	0
	All	39	3,614,398	45,013	1.2%	1.2%	198,971	2.8%	5.5%	(136)	\$18.57	\$32.75	0	0
Brampton	A	16	1,214,053	45,899	3.8%	3.7%	48,299	17.6%	4.0%	(1,123)	\$18.79	\$31.50	0	0
	B	22	2,802,650	35,622	1.3%	1.3%	36,455	0.0%	1.3%	2,699	\$13.96	\$30.66	0	0
	All	38	4,016,703	81,521	2.0%	2.0%	84,754	10.0%	2.1%	1,576	\$16.56	\$31.12	0	0
Burlington	A	24	2,038,629	203,517	10.0%	10.8%	297,906	4.1%	14.6%	16,791	\$17.11	\$31.07	0	43,189
	B	30	1,324,023	51,534	3.9%	6.6%	76,762	3.6%	5.8%	35,873	\$15.24	\$24.85	0	0
	All	54	3,362,652	255,051	7.6%	9.2%	374,668	4.0%	11.1%	52,664	\$16.73	\$29.82	0	43,189
Cooksville	A	2	147,780	102,355	69.3%	69.3%	102,355	0.0%	69.3%	0	\$17.20	\$31.42	0	0
	B	15	1,140,631	16,559	1.5%	1.5%	24,677	0.0%	2.2%	624	\$18.02	\$33.06	0	0
	All	17	1,288,411	118,914	9.2%	9.3%	127,032	0.0%	9.9%	624	\$17.31	\$31.63	0	0
Hwy 401-Hurontario	A	28	3,484,352	247,013	7.1%	5.9%	413,850	25.6%	11.9%	155,185	\$16.51	\$30.85	210,500	98,136
	B	15	891,462	225,109	25.3%	24.8%	232,943	0.0%	26.1%	(3,615)	\$15.02	\$26.15	0	0
	All	43	4,375,814	472,122	10.8%	9.9%	646,793	16.4%	14.8%	151,570	\$15.90	\$28.91	210,500	98,136
Hwy 427/Bloor/Islington	A	13	2,324,010	204,874	8.8%	8.7%	214,257	2.4%	9.2%	1,555	\$16.98	\$35.56	0	0
	B	39	2,127,808	297,295	14.0%	14.3%	335,171	0.6%	15.8%	10,281	\$14.01	\$31.05	0	0
	All	52	4,451,818	502,169	11.3%	11.5%	549,428	1.3%	12.3%	11,836	\$15.69	\$33.61	0	0
Meadowdale	A	31	4,352,003	258,919	5.9%	8.1%	567,631	18.8%	13.0%	95,118	\$19.30	\$33.34	0	0
	B	27	1,916,406	189,792	9.9%	9.4%	227,582	1.1%	11.9%	(9,093)	\$16.65	\$29.36	0	0
	All	58	6,268,409	448,711	7.2%	8.5%	795,213	13.8%	12.7%	86,025	\$18.44	\$32.05	0	0
Mississauga City Centre	A	18	3,210,179	260,666	8.1%	8.8%	303,431	7.1%	9.5%	21,763	\$17.43	\$34.50	0	0
	B	15	1,232,993	66,319	5.4%	5.7%	67,219	0.0%	5.5%	3,730	\$16.69	\$35.11	0	0
	All	33	4,443,172	326,985	7.4%	7.9%	370,650	5.8%	8.3%	25,493	\$17.29	\$34.62	0	0
Oakville	A	30	2,266,923	248,311	11.0%	10.8%	294,399	5.2%	13.0%	(3,305)	\$18.65	\$31.95	0	89,600
	B	12	642,876	54,000	8.4%	9.1%	59,000	0.0%	9.2%	4,247	\$17.66	\$31.07	0	0
	All	42	2,909,799	302,311	10.4%	10.4%	353,399	4.3%	12.1%	942	\$18.47	\$31.79	0	89,600
Sheridan-Winston	A	13	1,389,941	247,567	17.8%	11.8%	283,853	1.2%	20.4%	(57,411)	\$21.22	\$35.45	0	0
	B	24	1,296,801	88,896	6.9%	6.5%	137,514	3.6%	10.6%	(2,464)	\$17.18	\$29.61	0	0
	All	37	2,686,742	336,463	12.5%	9.4%	421,367	2.0%	15.7%	(59,875)	\$19.94	\$33.60	0	0
GTA West Total	A	238	28,412,761	2,615,545	9.2%	9.4%	3,599,568	8.6%	12.7%	220,620	\$17.87	\$32.76	210,500	360,925
	B	270	17,547,433	1,437,789	8.2%	8.7%	1,685,100	0.7%	9.6%	89,107	\$14.92	\$28.47	0	0
	All	508	45,960,194	4,053,334	8.8%	9.1%	5,284,668	6.1%	11.5%	309,727	\$16.96	\$31.44	210,500	360,925

Survey results presented on this report have been condensed for reference. Results are updated periodically to ensure accuracy and therefore historically published results are subject to change.

Notes:

- ¹ Office Inventory: For the purpose of this report, buildings with less than 20,000 SF of office space and buildings owned and occupied by the government have not been included in the office inventory
- ² Vacancy Rate: The Vacancy Rate is the amount of vacant space divided by the existing building inventory. Vacant space is physically unoccupied, and it includes both headlease and sublease space.
- ³ Proportion of Sublease Availability: This ratio represents the share of available sublease space of the total available space.
- ⁴ Availability Rate: The Availability Rate is the amount of available space divided by the building inventory base. Available space is space that is available for lease and can be occupied, vacant or unknown.
- ⁵ Absorption: Absorption is the difference in occupied space from quarter to quarter or year-over-year.
- ⁶ Average Rental Rates: Average rental rates are calculated from available spaces, which also quote rental figures.
- ⁷ Currently Under Construction: Total square feet for currently under construction includes all buildings, even where building class is un-listed.

