

Office Concentration	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q4 2018	Availability Rate ¹ Q3 2018	Net Absorption Q4 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	456,141	412,045	44,096	3.9%	4.5%	44,040	44,637	\$22.46	\$21.77	\$44.11	-	-
	B	36	4,852,654	543,654	533,208	10,446	11.2%	11.4%	12,972	225,842	\$15.80	\$17.92	\$33.52	-	-
	C	26	1,584,431	227,133	212,437	14,696	14.3%	16.8%	49,195	175,182	\$12.73	\$14.99	\$27.61	-	-
		96	18,061,393	1,226,928	1,157,690	69,238	6.8%	7.4%	106,207	445,661	\$17.71	\$18.81	\$36.36	-	-
Suburban Total	A	152	12,649,442	1,465,951	1,377,840	88,111	11.6%	13.7%	185,265	438,102	\$15.21	\$16.79	\$31.70	-	402,000
	B	186	8,287,137	1,004,601	969,298	35,303	12.1%	13.1%	28,237	(123,270)	\$13.85	\$14.08	\$27.80	-	-
	C	106	2,068,323	252,130	244,034	8,096	12.2%	10.9%	(31,470)	(1,638)	\$13.01	\$13.37	\$25.80	-	-
		444	23,004,902	2,722,682	2,591,172	131,510	11.8%	13.2%	182,032	313,194	\$14.50	\$16.26	\$29.72	-	402,000
Ottawa Total	A	186	24,273,750	1,922,092	1,789,885	132,207	7.9%	9.3%	229,305	482,739	\$18.83	\$19.28	\$37.90	-	402,000
	B	222	13,139,791	1,548,255	1,502,506	45,749	11.8%	12.5%	41,209	102,572	\$14.83	\$16.00	\$30.66	-	-
	C	132	3,652,754	479,263	456,471	22,792	13.1%	13.4%	17,725	173,544	\$12.87	\$14.18	\$26.71	-	-
		540	41,066,295	3,949,610	3,748,862	200,748	9.6%	10.7%	288,239	758,855	\$16.54	\$17.38	\$33.71	-	402,000

Suburban Submarkets	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q4 2018	Availability Rate ¹ Q3 2018	Net Absorption Q4 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	67,306	63,090	4,216	4.7%	8.2%	48,985	72,718	\$17.31	\$21.30	\$38.58	-	380,000
	B	33	1,810,784	220,871	220,871	0	12.2%	13.1%	23,101	(1,918)	\$14.42	\$16.07	\$30.85	-	-
	C	31	779,764	132,921	124,825	8,096	17.0%	12.3%	(28,901)	(38,804)	\$13.26	\$16.50	\$27.74	-	-
		78	4,019,032	421,098	408,786	12,312	10.5%	11.2%	43,185	31,996	\$14.52	\$17.04	\$31.11	-	380,000
East	A	24	2,240,199	643,208	637,428	5,780	28.7%	28.8%	60,554	(201,865)	\$15.23	\$16.87	\$32.15	-	12,000
	B	18	1,032,040	72,774	72,774	0	7.1%	6.7%	(4,777)	(13,675)	\$14.21	\$12.99	\$27.61	-	-
	C	7	238,357	27,791	27,791	0	11.7%	10.5%	(11,343)	(14,871)	\$13.15	\$12.61	\$25.77	-	-
		49	3,510,596	743,773	737,993	5,780	21.2%	21.1%	44,434	(230,411)	\$15.06	\$16.33	\$31.46	-	12,000
South/Airport	A	20	1,776,110	61,345	47,445	13,900	3.5%	4.2%	9,977	24,914	\$14.38	\$16.27	\$29.24	-	10,000
	B	46	1,649,117	350,274	317,847	32,427	21.2%	20.2%	(33,199)	(94,224)	\$13.11	\$13.14	\$25.87	-	-
	C	11	307,404	17,364	17,364	0	5.6%	5.0%	635	(58,387)	\$9.78	\$11.95	\$21.72	-	-
		77	3,732,631	428,983	382,656	46,327	11.5%	11.3%	(22,587)	(69,277)	\$13.15	\$13.54	\$26.18	-	10,000
West	A	38	2,898,165	232,482	217,596	14,886	8.0%	8.3%	31,245	183,433	\$15.69	\$17.53	\$33.42	-	-
	B	58	1,816,976	163,275	160,399	2,876	9.0%	9.2%	4,724	(16,440)	\$13.60	\$14.96	\$28.09	-	-
	C	57	742,798	74,054	74,054	0	10.0%	11.9%	8,139	52,004	\$15.85	\$12.44	\$27.98	-	-
		153	5,457,939	469,811	452,049	17,762	8.6%	9.1%	44,108	218,997	\$14.99	\$15.83	\$30.71	-	-
Kanata	A	56	4,306,484	461,610	412,281	49,329	10.7%	15.3%	34,504	358,902	\$13.43	\$11.98	\$25.12	-	-
	B	31	1,978,220	197,407	197,407	0	10.0%	14.1%	38,388	2,987	\$13.93	\$13.25	\$26.60	-	-
		87	6,284,704	659,017	609,688	49,329	10.5%	14.9%	72,892	361,889	\$13.58	\$12.36	\$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.

³ Absorption: Calculated using vacant space.

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