

Office Concentration	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q2 2018	Availability Rate ¹ Q1 2018	Net Absorption Q2 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	548,275	500,074	48,201	4.7%	5.2%	61,435	158,111	\$23.00	\$22.75	\$46.04	-	-
	B	36	4,852,654	485,197	475,883	9,314	10.0%	10.9%	45,796	193,697	\$15.25	\$18.39	\$33.50	-	-
	C	26	1,584,431	348,366	333,670	14,696	22.0%	21.1%	(14,753)	23,548	\$11.87	\$15.10	\$26.43	-	-
		96	18,061,393	1,381,838	1,309,627	72,211	7.7%	8.2%	92,478	375,356	\$17.47	\$19.29	\$36.70	-	-
Suburban Total	A	151	12,465,828	1,615,996	1,417,224	198,772	13.0%	12.9%	(12,297)	142,572	\$15.55	\$17.38	\$32.54	-	1,502,000
	B	185	8,272,623	975,401	941,334	34,067	11.8%	12.2%	35,569	(36,800)	\$13.67	\$13.91	\$27.25	-	-
	C	106	2,068,323	243,196	236,518	6,678	11.8%	11.2%	(11,925)	(24,162)	\$13.22	\$12.73	\$25.11	-	-
		442	22,806,774	2,834,593	2,595,076	239,517	12.4%	12.5%	11,347	81,610	\$14.70	\$17.24	\$30.08	-	-
Ottawa Total	A	185	24,090,136	2,164,271	1,917,298	246,973	9.0%	9.2%	49,138	300,683	\$19.27	\$20.07	\$39.29	-	1,502,000
	B	221	13,125,277	1,460,598	1,417,217	43,381	11.1%	11.7%	81,365	156,897	\$14.46	\$16.15	\$30.38	-	-
	C	132	3,652,754	591,562	570,188	21,374	16.2%	15.5%	(26,678)	(614)	\$12.55	\$13.92	\$25.77	-	-
		538	40,868,167	4,216,431	3,904,703	311,728	10.3%	10.6%	103,825	456,966	\$16.66	\$17.85	\$34.31	-	-

Suburban Submarkets	Class	Buildings Surveyed	Office Inventory	Total Available Space	Available Direct	Available Sublease	Availability Rate ¹ Q2 2018	Availability Rate ¹ Q1 2018	Net Absorption Q2 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	75,897	71,681	4,216	5.3%	5.3%	0	22,966	\$18.07	\$21.39	\$38.31	-	1,480,000
	B	33	1,810,784	308,832	308,832	0	17.1%	18.0%	17,321	16,392	\$14.11	\$16.13	\$30.45	-	-
	C	31	779,764	90,890	84,212	6,678	11.7%	10.6%	(8,605)	(14,274)	\$14.75	\$14.67	\$27.16	-	-
		78	4,019,032	475,619	464,725	10,894	11.8%	12.1%	8,716	25,084	\$14.87	\$16.69	\$31.08	-	1,480,000
East	A	23	2,059,290	490,887	477,527	13,360	23.8%	23.5%	(6,144)	(17,051)	\$15.49	\$18.10	\$33.18	-	12,000
	B	18	1,032,040	57,372	57,372	0	5.6%	4.6%	(10,278)	(10,284)	\$14.43	\$13.12	\$26.74	-	-
	C	7	238,357	14,823	14,823	0	6.2%	6.2%	0	(1,298)	\$11.50	\$11.18	\$19.60	-	-
		48	3,329,687	563,082	549,722	13,360	16.9%	16.4%	(16,422)	(28,633)	\$15.27	\$17.41	\$32.16	-	12,000
South/Airport	A	20	1,773,405	76,879	46,370	30,509	4.3%	4.5%	2,440	13,538	\$14.00	\$15.54	\$28.61	-	10,000
	B	45	1,634,603	228,375	219,319	9,056	14.0%	14.3%	6,111	(32,608)	\$12.92	\$12.16	\$24.42	-	-
	C	11	307,404	21,783	21,783	0	7.1%	6.2%	(2,860)	(7,193)	\$10.91	\$13.93	\$25.24	-	-
		76	3,715,412	327,037	287,472	39,565	8.8%	9.0%	5,691	(26,263)	\$13.04	\$13.07	\$25.46	-	10,000
West	A	38	2,898,165	297,448	285,084	12,364	10.3%	11.1%	25,126	101,203	\$16.32	\$17.43	\$33.80	-	-
	B	58	1,816,976	174,324	171,448	2,876	9.6%	10.8%	22,415	25,812	\$13.48	\$15.03	\$28.62	-	-
	C	57	742,798	115,700	115,700	0	15.6%	15.5%	(460)	(1,397)	\$15.73	\$11.15	\$28.44	-	-
		153	5,457,939	587,472	572,232	15,240	10.8%	11.6%	47,081	125,618	\$15.36	\$15.48	\$31.21	-	0
Kanata	A	56	4,306,484	674,885	536,562	138,323	15.7%	14.9%	(33,719)	21,916	\$13.85	\$14.45	\$28.83	-	-
	B	31	1,978,220	206,498	184,363	22,135	10.4%	10.4%	0	(36,112)	\$13.40	\$13.10	\$26.00	-	-
		87	6,284,704	881,383	720,925	160,458	14.0%	13.5%	(33,179)	(14,196)	\$13.74	\$14.13	\$28.17	-	-

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.

