



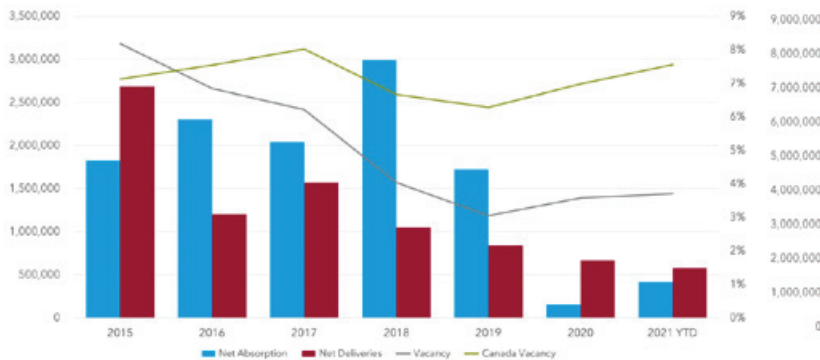
OFFICE MARKET OVERVIEW

MACYN SCHOLZ, *Research Coordinator*

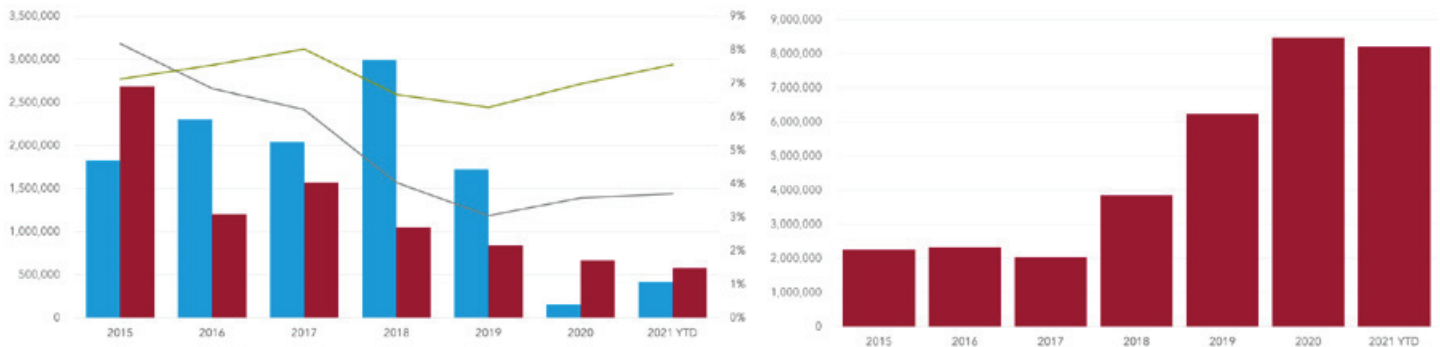
Mandatory masks and tighter restrictions came back this quarter due to the fourth wave of the pandemic. This resulted in many companies pushing back their return to office, increasing overall vacancy. However, the amount of sublet space on market decreased from the previous quarter, by reverting back to the landlord, or tenants taking back space in preparation of the return to office. Although this quarter did not see many large-scale sales, the strata sale prices for office remain high, as can be seen with the 8th floor strata sale in Surrey for \$874 psf. Vancouver continues to be an attractive office market, especially for technology companies, with the Q3 three largest leases in this sector.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	397,961	221,207	(29,290)	152,870	586,460
▲ Vacancy Rate	3.67%	3.41%	3.75%	3.58%	3.39%
▲ Avg NNN Asking Rate PSF	\$44.35	\$44.31	\$44.01	\$44.16	\$43.91
▼ SF Under Construction	8,215,263	9,157,771	9,201,730	8,464,039	8,084,588
▲ Inventory SF	94,896,870	94,003,859	93,950,077	93,812,019	93,678,965

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1367 West Broadway Vancouver, BC	45,661 SF	\$33,425,001 \$732.00 PSF	1367 Holdings Ltd. Fairmile Developments, Ltd	Class A
13761 96th Avenue Surrey, BC	11,631 SF	\$10,170,186 \$874.00 PSF	Ind Contractors & Bus Assoc of BC Lark Group	Class A
75 West 7th Avenue Vancouver, BC	11,500 SF	\$10,200,000 \$887.00 PSF	Prestige Worldwide (West 7th) Holdings BTY Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1077 Great Northern Way Vancouver, BC	119,844 SF	PCI Developments Corp. & Low Tide Prop	Electronic Arts	Technology
13711 International Place Richmond, BC	51,150 SF	Peterson Commercial	Broadcom Canada Ltd.	Technology
3777 Kingsway Burnaby, BC	49,761 SF	Undisclosed	Evolution Studios	Technology

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