



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
2015 Main St	Vancouver	43,180	WeWork
666 Burrard St	Vancouver	17,052	Ascenda School
10334 152A St	Surrey	14,927	Immigrant Serv Soc of BC

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
10470 152nd St	\$51,000,000	\$412.00	123,885	Pacific Reach Prop
Surrey	Freehold	-	Class A	Investors Group
4585-95 Canada Way	\$24,000,000	\$243.00	98,802	Crestpoint Real Estate
Burnaby	Freehold	-	Class B	Investors Group
-	-	-	-	-

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
475 Howe St-The Exchange	Vancouver	243,712	Credit Suisse
9639 137A St-city Centre 2	Surrey	149,000	Lark Group
204 W. 6th Ave	Vancouver	28,433	Rendition Dev


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
753 Seymour St	Vancouver	370,000	2021
601 W. Hastings St	Vancouver	212,000	2020
402 Dunsmuir St	Vancouver	147,000	2020


TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2018	7.2%	\$26.47	551,523	57,271,000	2,833,329
Q1 2018	7.4%	\$25.10	540,838	56,774,000	1,660,199
Q4 2017	8.3%	\$24.57	467,353	56,730,000	1,573,613
Q3 2017	9.3%	\$23.16	202,626	56,829,000	1,116,818
Q2 2017	9.4%	\$24.15	74,749	56,675,000	1,300,818

 **NET ABSORPTION SF**
551,523

 **VACANCY**
7.2% 4,103,100 SF

 **AVG. ASKING RATE PSF**
\$26.47

 **DELIVERIES**
504,244 5 Buildings

 **UNDER CONSTRUCTION**
2,833,329 17 Buildings

JASON MARRIOTT

VP, Office Properties

Demand for space is intense. Rapid tech sector expansion has been dominated by Amazon. WeWork leads growth in the co-working dynamic. Lack of supply has driven western Canada's largest city to record the lowest vacancy rate and largest occupancy cost increase in North America this year. Needed major office projects are more than a year from completion. Tenants will face increased rents and competition for the best available corporate and creative spaces. Investor enthusiasm shows no signs of waning despite increased costs of capital and foreign ownership transparency requirements.