



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
400 W. Georgia St.	Vancouver	120,000	Spaces
400 W. Georgia St.	Vancouver	117,000	Deloitte
753 Seymour St.	Vancouver	105,000	KABAM

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
800 Burrard St.	\$227,000,000	\$1,022.00	222,032	Crestpoint Real Estate
Vancouver	Freehold	4.1%	Class A	CPP Investment Board
468 Terminal Ave.	\$92,000,000	\$715.00	128,404	Concert Properties Ltd
Vancouver	Freehold	4.5%	Class A	Rize Alliance Properties
1155 W. Pender St.	\$80,000,000	\$963.00	83,068	Hollyburn Properties
Vancouver	Freehold	-	Class C	Shorehill Investments

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
8029 199th St.	Langley, BC	53,331	Spire Development
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
349 W Georgia "The Post"	Vancouver	1,100,000	2023
753 Seymour St.	Vancouver	370,000	2021
400 W. Georgia St	Vancouver	345,846	2020


TOTAL OFFICE MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2018	6.2%	\$26.11	287,531	57,231,588	3,452,223
Q2 2018	7.2%	\$26.47	551,523	57,166,353	2,833,329
Q1 2018	7.4%	\$25.10	540,838	56,646,109	1,660,199
Q4 2017	8.3%	\$24.57	467,353	56,601,652	1,573,613
Q3 2017	9.3%	\$23.16	202,626	56,700,941	1,116,818

 **287,531** NET ABSORPTION SF

 **6.2%** VACANCY 3,569,633SF

 **\$26.11** AVG. ASKING RATE PSF

 **53,331** DELIVERIES 1 Buildings

 **3,452,223** UNDER CONSTRUCTION 21 Buildings

JASON MARRIOTT

VP, Office Properties

Metro Vancouver's office market witnessed less positive absorption this past quarter, however, three >100,000 SF, pre-leased downtown by the co-working, financial and technology sectors showcases the region's sustained diverse economy. Overall vacancy rates dropped a full percentage point to 6.2% and despite the large deals recorded Downtown, leasing activity in the Suburbs of Metro Vancouver outweighed activity Downtown by a 2:1 margin. Meanwhile, an all-time high 21 office buildings are under construction in Metro Vancouver to supply 3.5M SF in the next 5 years.