



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Financial Core	21,882,859	84,802	1,694,475	8.1%	72,832	72,832	84,436	0	\$44.94	\$50.00
Downtown West	4,272,580	910	365,256	8.6%	26,904	26,904	54,127	0	\$38.12	\$44.80
Downtown East	9,803,993	17,623	288,528	3.1%	40,989	40,989	50,000	154,500	\$36.02	\$48.50
Downtown South	11,914,800	33,753	444,022	4.0%	-28,668	-28,668	67,811	1,420,000	\$43.25	\$46.49
Downtown Southwest	2,100,971	4,695	76,091	3.8%	17,684	17,684	0	188,618	\$24.04	N/A
Old Montreal	4,569,297	18,553	237,618	5.6%	-34,800	-34,800	1,786	147,000	\$31.94	\$38.50
Westmount	2,328,306	329	151,444	6.5%	-3,208	-3,208	0	0	\$32.92	\$36.72
Central Area	56,872,806	160,665	3,257,434	6.0%	91,733	91,733	258,160	1,910,118	\$40.48	\$48.26
Midtown East	2,620,068	1,533	107,524	4.2%	27,284	27,284	5,840	554,091	\$26.30	N/A
Midtown Central	5,121,529	28,306	163,122	3.7%	38,471	38,471	41,400	279,437	\$24.67	N/A
Midtown North	5,718,632	2,270	967,590	17.0%	-192	-192	0	0	\$22.91	\$29.25
Décarie CDN	2,550,767	10,509	410,881	16.5%	27,056	27,056	0	340,000	\$28.76	\$32.67
Midtown West	760,064	0	217,870	28.7%	-7,163	-7,163	0	0	\$24.34	N/A
Midtown South	981,082	116,767	15,917	13.5%	0	0	7,570	0	\$25.10	N/A
Île-des-Soeurs	1,735,566	13,632	213,999	13.1%	-16,334	-16,334	0	0	N/A	N/A
Saint-Laurent	7,091,374	399,635	1,204,086	22.6%	53,370	53,370	110,985	35,961	\$26.28	\$28.00
Midtown	26,579,082	572,652	3,300,989	14.6%	122,492	122,492	165,795	1,209,489	\$25.32	\$28.69
West Island	2,842,129	36,505	280,807	11.1%	-684	-684	0	104,313	\$28.38	\$29.65
East End	3,310,114	0	301,991	9.1%	17,696	17,696	0	0	\$24.29	\$29.13
Laval	4,350,250	1,295	371,099	8.6%	-22,134	-22,134	0	0	\$32.40	\$34.80
South Shore	5,069,085	19,658	494,530	10.1%	24,049	24,049	0	350,000	\$28.53	\$32.29
Suburbs	15,571,578	57,033	1,488,427	9.7%	18,927	18,927	0	454,313	\$28.68	\$32.22
Greater Montreal Area	99,023,466	790,320	8,006,850	8.9%	233,152	233,152	423,955	3,573,920	\$34.52	\$42.22

*Rental Rates reflect full service asking (Gross rent)

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
7055 Alexandre-Fleming Street	Saint-Laurent	Genetech	84,963	Sublet
425 Viger Avenue West	Downtown East	Confidential	50,000	New Tenant
900 de Maisonneuve Boulevard West	Financial Core	Behavox Software Canada Inc	49,894	New Tenant
7250 Mile End Street	Midtown Central	Global Payments Canada Inc	41,400	Sublet

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
World Trade Center of Montreal	Downtown South	Ivanhoe Cambridge / Allied REIT	562,579	\$276,000,000 / \$491
1100-1150 René-Lévesque West	Financial Core	Oxford Properties & Desjardins Sécurité Financière / Groupe Petra & Groupe Mach	565,170	\$225,000,000 / \$398
1611 Crémazie Boulevard East	Midtown North	Industrial Alliance / Société Galion	214,189	\$41,000,000 / \$191

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