MARKETBEAT

St. John's, NL

Industrial Q1 2020

CUSHMAN & WAKEFIELD Atlantic

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT	OVERALL WEIGHTED AVG ADD RENT	OVERALL WEIGHTED AVG GROSS RENT
East	225,870	23,308	10.3%	600	600	270,000	0	$11.68	$4.73	$16.41
West	147,345	21,000	14.3%	0	0	0	0	$8.87	$2.84	$11.71
Downtown	140,951	26,100	18.5%	3,200	3,200	0	0	$13.27	$4.91	$18.19
North	745,947	53,656	7.2%	3,158	3,158	110,000	0	$11.23	$4.60	$15.83
Mount Pearl / Paradise	2,526,241	272,709	10.8%	20,300	20,300	50,000	0	$11.47	$3.03	$14.50
ST. JOHN'S TOTALS	3,786,354	396,773	10.5%	27,258	27,258	430,000	0	$11.32	$3.41	$14.73

*Rental rates reflect weighted asking $psf/year

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
15 Hallett Crescent	North	Waypoints	1,500	Lease

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/$ PSF
60 O'Leary Avenue	North	Lowes Companies Co. / Conquest Holdings Inc.	106,000	$3.7M / $35

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