

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	35,262,958	201,543	658,160	2.4%	-39,363	-39,363	364,486	2,063,000	\$70.01	\$73.09
Downtown Fringe	38,336,948	148,162	410,747	1.5%	-68,997	-68,997	350,929	6,030,401	\$54.47	\$58.31
DOWNTOWN TOTALS	73,599,906	349,705	1,068,907	1.9%	-108,360	-108,360	715,415	8,093,401	\$61.90	\$66.54
Midtown	16,108,884	39,788	252,470	1.8%	39,919	39,919	153,260	0	\$49.67	\$55.73
CBD TOTALS	89,708,790	389,493	1,321,377	1.9%	-68,441	-68,441	868,675	8,093,401	\$59.72	\$65.10
GTA East	32,225,615	655,034	2,157,572	8.7%	54,695	54,695	340,144	0	\$31.26	\$34.72
GTA North	15,137,016	42,606	924,025	6.4%	-50,739	-50,739	85,872	96,530	\$37.30	\$38.39
GTA West	39,323,639	563,519	3,130,179	9.4%	398,326	398,326	818,306	370,860	\$32.19	\$33.81
SUBURBAN AREA TOTALS	86,686,270	1,261,159	6,211,776	8.6%	402,282	402,282	1,244,322	467,390	\$32.69	\$34.99
GTA TOTALS	176,395,060	1,650,652	7,533,153	5.2%	333,841	333,841	2,112,997	8,560,791	\$46.56	\$51.55

*Rental rates reflect gross asking \$psf/year

** Leasing activity excludes renewals

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
16 York Street	Downtown South	Morneau Shepell	118,000	Headlease
40 Temperance Street	Financial Core	Canaccord Genuity	77,000	Headlease
2 Bloor Street East	Bloor & Yonge	IQ Office Suites	61,000	Headlease
200 Bay Street, South Tower	Financial Core	Fiera Capital	49,000	Headlease
207 Queens Quay West	Downtown South	Scotiabank	37,000	Sublease

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
33, 55, 77 & 201 City Centre	Mississauga City Centre	Ontario Pension Board / Morguard Corporation	810,870	\$94 M / \$232
York Mills Centre	Yonge & Hwy 401	Manulife Financial / Gazit TripLLe Canada	567,268	\$240 M / \$423
Trillium Executive Centre	Hwy 404 / 407	Crown Realty Partners / True North Commercial REIT	368,933	\$117.8 M / \$319
5001 Yonge Street	Yonge & Hwy 401	Dream Office REIT / Europro and WFCU Credit Union	296,188	\$132.1 M / 446
111 Peter Street	Downtown West	Crown Realty Partners / iA Financial Group	252,192	\$185 M / \$734

JUANA ROSS

Research Director

+1 416 359 2621 / juana.ross@cushwake.com

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