

## MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
<b>22.0%</b> Vacancy Rate	▲	▼
<b>-26K</b> YTD Net Absorption, SF	▼	▲
<b>\$25.94</b> Asking Rent, PSF <i>(Overall, All Property Classes)</i>	▲	▲

## ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
<b>402K</b> New Brunswick Employment	▲	▲
<b>6.5%</b> New Brunswick Unemployment Rate	▼	▼
<b>6.6%</b> Canada Unemployment Rate <i>Source: Statistics Canada</i>	▲	—

## ECONOMY

The economy in New Brunswick is still facing hurdles despite a strengthening in consumer spending. The province is reaching an above-average labour force growth rate compared to the rest of Canada. These economic gains are attributed to the development of multi-unit structures, which have reached 40% compared to September 2023, and strength in consumer spending. The driving force behind these developments and investments is the growing population. New Brunswick is expected to steady manufacturing and exports once the United States' monetary conditions ease. Despite the slowdown that the province is experiencing this quarter in the industrial sector, New Brunswick is expected to reach firmer growth in 2025.

*(Sources: Statistics Canada, RBC, TD Economics)*

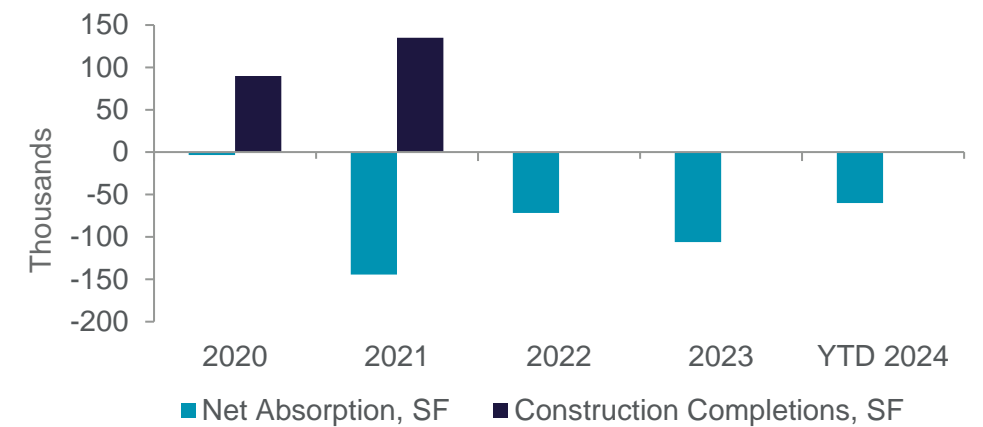
## SUPPLY AND DEMAND

The vacancy rate in New Brunswick decreased by 100 basis points (bps) quarter-over-quarter (QOQ) to 22.0%. The was driven by a significant decrease in vacancy of 330 bps in the Fredericton market to 13.2%, and a slight decline of 70 bps in the Moncton market to 17.5%. However, there was an increase in vacancy in the Saint John market of 90 bps to 36.0%. Overall absorption in New Brunswick shifted back into negative territory this quarter to 5k square feet (sf). The Saint John Class C submarket posted notable negative absorption of 24k sf this quarter, leading to an overall market total of close to negative 24k sf. Moncton had positive absorption of 10k sf, in large part due to the 8k sf of positive absorption in the Class A market. In the Moncton Class A submarket Ditech Testing moved into 770 Main Street, occupying 6,454 sf of office space.

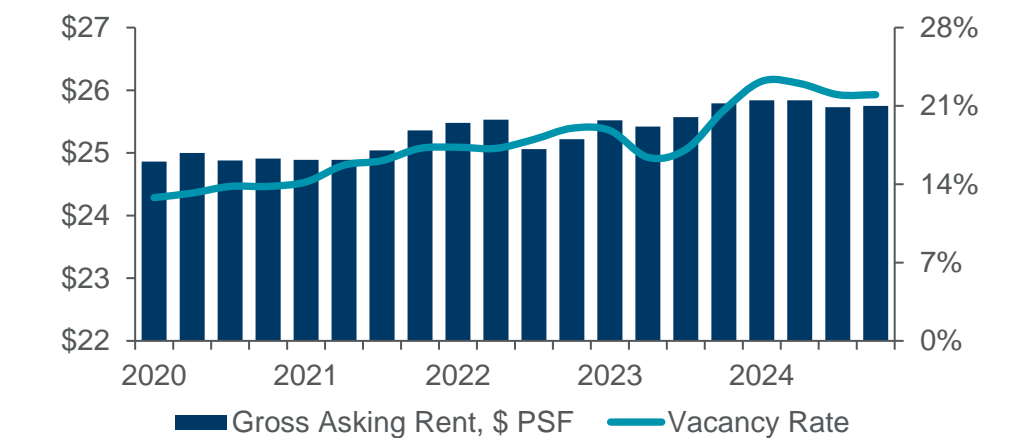
## PRICING

The overall net asking rental rate in New Brunswick remained stable this quarter. The most significant increase was in the Saint John submarket, with the overall net rate rising by \$0.09 per square foot (psf) from last quarter to \$12.44 psf. Moncton also had an overall increase of \$0.05 psf QOQ to \$13.90 psf, and Fredericton remained unchanged at \$12.35 psf.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Moncton	3,063,033	14,000	522,994	17.5%	10,063	-48,855	38,764	\$26.55	\$30.99
Fredericton	2,278,872	37,294	263,259	13.2%	8,364	33,877	0	\$27.01	\$30.17
Saint John	2,433,139	42,972	833,739	36.0%	-23,801	-11,224	0	\$23.45	\$30.74
<b>Totals</b>	<b>7,775,044</b>	<b>94,266</b>	<b>1,619,989</b>	<b>22.0%</b>	<b>-5,374</b>	<b>24,273</b>	<b>38,764</b>	<b>\$25.94</b>	<b>\$30.70</b>

\*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q3 2024

PROPERTY	SUBMARKET	TENANT	SF	TYPE*
196 Robinson Street	Moncton	Undisclosed	2,000	Direct
281 St. George Street	Moncton	Undisclosed	1,600	Direct
1199 Main Street	Moncton	Undisclosed	6,251	Direct

\*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q3 2024

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / \$ PSF
NA				

**BILL MACAVOY**

Managing Director

Tel: +1 902 425 1872

[bmacavoy@cwatlantic.com](mailto:bmacavoy@cwatlantic.com)

**JAKE MACMILLAN**

Market Analyst

Tel: +1 902 334 2169

[jmacmillan@cwatlantic.com](mailto:jmacmillan@cwatlantic.com)

**A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

©2024 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield ("CWK"). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK's securities.

You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.