

Metro Vancouver Office & Industrial Space Summary Table - Q3 2019*

Market/Submarket	Inventory Square Feet (All Classes)	Completions Square Feet Q3 2019	Under Construction (SF) Q3 2019	Vacancy Rate % Q3 2018	Vacancy Rate % Q2 2019	Vacancy Rate % Q3 2019	Absorption Square Feet Q3 2019	Absorption Square Feet Y-T-D	Class A Lease Rate (Net) Per Square Foot (High/Low)	Class A Add'l Rent Per Square foot (Average)
URBAN										
Downtown Peninsula	25,988,318	0	3,999,382	3.9	2.4	2.2	33,750	101,748	\$35.00-\$55.00	\$23.52
Broadway Corridor	5,187,788	47,000	280,708	2.8	3.6	4.2	12,603	4,281	\$25.00-\$35.00	\$19.26
Vancouver - City	4,615,225	0	164,257	6.0	3.0	3.7	-34,926	194,307	\$22.00-\$36.00	\$17.82
SUBURBAN										
Burnaby	9,953,201	0	310,018	8.0	5.8	6.6	-72,204	75,570	\$18.00-\$30.00	\$14.26
Richmond	4,550,053	0	374,182	9.3	7.6	8.1	6,299	47,676	\$16.50-\$25.50	\$13.55
Surrey	4,055,014	0	349,820	14.0	11.7	11.8	6,344	55,178	\$18.00-\$30.00	\$11.14
New Westminster	1,503,560	0	0	17.7	8.3	8.7	-6,279	61,398	\$18.00-\$26.00	\$16.69
North Shore	2,323,784	0	0	5.6	4.0	3.7	1,791	19,009	\$20.00-\$26.00	\$14.95
METRO VANCOUVER	60,069,311	47,000	5,662,374	6.3	4.4	4.6	-35,831	666,043	\$22.80	\$15.39
INDUSTRIAL**										
									Average (Per Square Foot)	Average (Per Square Foot)
Vancouver	31,191,710	24,371	136,254	1.2	1.1	2.6	-320,873	-117,158	\$16.38	\$7.49
Richmond	47,373,287	52,347	394,001	1.9	1.4	2.4	91,814	-41,528	\$13.77	\$5.87
Burnaby	32,384,141	0	281,197	2.7	2.7	2.4	-3,517	577,241	\$13.87	\$5.53
North Shore	6,589,740	0	0	0.8	1.2	1.3	-56,291	-28,712	\$17.98	\$6.97
New Westminster	4,879,271	0	0	0.0	0.1	0.0	6,581	6,581	n/a	n/a
Coquitlam	5,886,307	0	0	2.4	1.8	2.0	11,405	101,453	\$13.94	\$4.03
Port Coquitlam	6,597,077	0	145,611	2.8	2.9	1.4	56,515	154,409	\$13.83	\$3.96
Delta	30,286,312	111,690	1,076,935	3.1	1.6	1.0	371,337	1,086,741	\$10.74	\$3.87
Surrey	38,735,610	173,194	1,563,118	1.0	1.2	1.5	107,449	604,895	\$12.02	\$3.76
Langley (Township)	15,978,844	0	169,500	3.3	1.8	1.3	134,840	284,899	\$11.53	\$4.52
Pitt Meadows	2,140,602	220,601	220,601	1.8	1.2	8.2	6,408	-2,993	\$11.95	\$2.70
Abbotsford	6,599,745	354,819	260,179	0.8	2.8	0.6	347,799	362,856	\$8.73	\$3.23
METRO VANCOUVER	235,243,413	937,022	4,117,395	1.9	1.2	1.2	800,765	2,979,099	\$13.46	\$5.17

* All data as of September 30, 2019

** Availability rate

Source: Cresa October 4 2019

