

## Metro Vancouver Office & Industrial Space Summary - 3rd Quarter 2021

Market/Submarket	Inventory Square Feet (All Classes)	Completions (SF) Q3 2021	Under Construction (SF) Q3 2021	Availability Rate % Q3 2020	Availability Rate % Q2 2021	Availability Rate % Q3 2021	Absorption Square Feet Q3 2021	Absorption Square Feet YoY	Lease Rate (Net) Per Square Foot (Class A)	Add'l Rent Per Square foot (Class A)
<b>URBAN OFFICE</b>										
Downtown Peninsula	26,282,853	74,458	3,719,571	7.4	10.3	9.0	182,830	-89,421	\$33.00-\$57.00	\$24.64
Broadway Corridor	5,599,539	175,433	389,255	6.4	7.7	9.4	59,347	77,443	\$24.00-\$45.00	\$19.26
Vancouver - City	4,539,949	0	424,004	9.3	14.8	11.3	-176,298	-266,207	\$20.00-\$36.00	\$17.82
<b>SUBURBAN OFFICE</b>										
Burnaby	10,140,733	29,426	923,883	6.9	8.2	8.5	-169,917	-132,414	\$18.00-\$30.00	\$14.26
Richmond	4,661,999	0	342,148	14.5	9.8	9.9	80,379	275,485	\$16.50-\$26.00	\$13.55
Surrey	4,445,570	342,637	342,637	12.0	11.7	13.9	211,366	279,000	\$18.00-\$28.00	\$11.14
North Shore	2,178,461	0	0	4.3	7.7	7.4	19,659	-9,076	\$20.00-\$26.00	\$15.95
Langley	1,291,773	0	137,813	7.1	7.8	6.1	-6,845	1,752	\$18.00-\$28.00	\$10.10
New Westminister	1,439,942	0	34,527	4.7	5.7	4.2	-2,217	6,971	\$18.00-\$26.00	\$16.69
<b>METRO VANCOUVER</b>	<b>61,216,139</b>	<b>621,954</b>	<b>6,023,678</b>	<b>8.0</b>	<b>9.8</b>	<b>9.3</b>	<b>195,655</b>	<b>169,376</b>	<b>\$33.64</b>	<b>\$19.04</b>
<b>INDUSTRIAL</b>										
									(Average)	(Average)
Vancouver	29,593,097	0	209,195	3.1	1.9	1.9	274,630	447,363	\$18.73	\$9.20
Richmond	46,456,013	152,480	943,749	2.8	0.6	0.4	213,896	1,032,867	\$16.29	\$5.82
Burnaby	33,377,267	0	707,056	1.8	1.0	0.6	377,867	960,159	\$15.46	\$6.26
North Shore	6,490,663	0	0	1.1	0.8	1.1	1,889	36,861	\$19.75	\$6.37
New Westminister	4,873,819	0	0	0.3	0.1	0.1	0	2,666	n/a	n/a
Coquitlam	6,040,747	0	0	2.9	2.5	4.4	32,175	65,916	\$16.25	\$4.54
Port Coquitlam	7,373,038	0	21,251	3.7	1.9	1.7	-16,994	420,542	\$15.13	\$3.70
Delta	31,590,579	203,172	418,657	1.8	0.9	0.8	180,586	889,036	\$14.96	\$4.41
Surrey	41,805,273	104,254	896,098	0.9	0.3	0.9	263,190	1,137,726	\$15.13	\$4.48
Langley (Township)	16,902,992	141,745	84,574	3.5	2.0	1.9	278,964	550,489	\$14.46	\$4.55
Pitt Meadows	2,146,383	0	493,465	5.3	1.2	0.2	-4,214	85,975	\$14.50	\$3.50
Abbotsford	7,341,348	0	227,076	1.0	0.4	2.2	195,956	572,561	\$12.75	\$3.13
Chilliwack	2,459,674	0	0	0.9	0.0	0.0	0	0	n/a	n/a
<b>METRO VANCOUVER</b>	<b>240,849,206</b>	<b>601,651</b>	<b>4,001,121</b>	<b>2.2</b>	<b>1.0</b>	<b>1.1</b>	<b>1,835,691</b>	<b>6,270,700</b>	<b>\$16.63</b>	<b>\$6.27</b>

All data as of September 30 2021

Source: Cresa October 2021

