

Q2 2015	Halifax	Bayers Lake	Ragged Lake	Atlantic Acres	Sackville	Bedford	Burnside	Total Market
Area (sf)	585,336	249,739	36,000	203,014	27,300	94,819	6,377,150	7,573,358
Direct Vacant Space (sf)	50,994	39,040	0	37,215	2,500	25,146	707,702	862,597
Sublet Space (sf)	4,049	8,407	0	0	0	0	15,617	28,073
Total Vacant (Includes sublet)	55,043	47,447	0	37,215	2,500	25,146	723,319	890,670
Direct Vacancy Rate	8.7%	15.6%	0.0%	18.3%	9.2%	26.5%	11.1%	11.4%
Total Vacancy Rate	9.4%	19.0%	0.0%	18.3%	9.2%	26.5%	11.3%	11.8%
Occupied Space (including sublet)	534,342	210,699	36,000	165,799	24,800	69,673	5,669,448	6,710,761
Occupied Space (exc. Sublet)	530,293	202,292	36,000	165,799	24,800	69,673	5,653,831	6,682,688
3 Month Absorption (Direct)	0	6,672	0	13,500	0	0	66,796	86,968
YTD Absorption (Direct)	4,957	6,672	0	13,400	0	-1,581	-151,548	-128,100
3 month Absorption (Overall)	0	-1,735	0	13,500	0	0	108,135	119,900
YTD Absorption (Overall)	4,957	-1,735	0	13,400	0	-1,581	-126,634	-111,593
Net Rent	\$7.63	\$9.20	\$7.50	\$7.54	\$7.35	\$11.35	\$6.99	\$7.19
CAM/Taxes	\$5.25	\$4.38	\$4.46	\$3.26	\$4.68	\$6.55	\$4.56	\$4.60
Gross Rent	\$12.88	\$13.58	\$11.96	\$10.79	\$12.03	\$17.90	\$11.55	\$11.78
New Supply (Current Quarter)	0	0	0	0	0	0	0	0
New Supply YTD	0	0	0	0	0	0	30,000	30,000

Q1 2015	Halifax	Bayers Lake	Ragged Lake	Atlantic Acres	Sackville	Bedford	Burnside	Total Market
Area (sf)	585,336	249,739	36,000	203,014	27,300	94,819	6,377,150	7,573,358
Direct Vacant Space (sf)	50,994	45,712	0	50,715	2,500	25,146	774,498	949,565
Sublet Space (sf)	4,049	0	0	0	0	0	56,956	61,005
Total Vacant (Includes sublet)	55,043	45,712	0	50,715	2,500	25,146	831,454	1,010,570
Direct Vacancy Rate	8.7%	18.3%	0.0%	25.0%	9.2%	26.5%	12.1%	12.5%
Total Vacancy Rate	9.4%	18.3%	0.0%	25.0%	9.2%	26.5%	13.0%	13.3%
Occupied Space (including sublet)	534,342	204,027	36,000	152,299	24,800	69,673	5,602,652	6,623,793
Occupied Space (exc. Sublet)	530,293	204,027	36,000	152,299	24,800	69,673	5,545,696	6,562,788
3 Month Absorption (Direct)	4,957	0	0	-100	0	-1,581	-218,344	-215,068
YTD Absorption (Direct)	4,957	0	0	-100	0	-1,581	-218,344	-215,068
3 month Absorption (Overall)	4,957	0	0	-100	0	-1,581	-234,769	-231,493
YTD Absorption (Overall)	4,957	0	0	-100	0	-1,581	-234,769	-231,493
Net Rent	\$7.63	\$10.10	\$7.50	\$7.54	\$7.35	\$11.35	\$6.96	\$7.19
CAM/Taxes	\$5.25	\$4.38	\$4.46	\$3.26	\$4.68	\$6.55	\$4.56	\$4.59
Gross Rent	\$12.88	\$14.48	\$11.96	\$10.79	\$12.03	\$17.90	\$11.52	\$11.79
New Supply (Current Quarter)	0	0	0	0	0	0	30,000	30,000
New Supply YTD	0	0	0	0	0	0	30,000	30,000

Q4 2014	Halifax	Bayers Lake	Ragged Lake	Atlantic Acres	Sackville	Bedford	Burnside	Total Market
Area (sf)	585,336	249,739	36,000	203,014	27,300	94,819	6,347,150	7,543,358
Direct Vacant Space (sf)	55,951	45,712	0	50,615	2,500	23,565	526,154	704,497
Sublet Space (sf)	4,049	0	0	0	0	0	40,531	44,580
Total Vacant (Includes sublet)	60,000	45,712	0	50,615	2,500	23,565	566,685	749,077
Direct Vacancy Rate	9.6%	18.3%	0.0%	24.9%	9.2%	24.9%	8.3%	9.3%
Total Vacancy Rate	10.3%	18.3%	0.0%	24.9%	9.2%	24.9%	8.9%	9.9%
Occupied Space (including sublet)	529,385	204,027	36,000	152,399	24,800	71,254	5,820,996	6,838,861
Occupied Space (exc. Sublet)	525,336	204,027	36,000	152,399	24,800	71,254	5,780,465	6,794,281
3 Month Absorption (Direct)	-17,665	3,917	0	-43,740	0	1,600	132,656	76,768
YTD Absorption (Direct)	-29,915	-645	5,350	-21,865	-2,500	-20,210	9,245	-60,540
3 month Absorption (Overall)	-17,665	3,917	0	-43,740	0	1,600	140,497	84,609
YTD Absorption (Overall)	-33,964	-645	5,350	-21,865	-2,500	-19,071	5,135	-67,560
Net Rent	\$7.63	\$10.10	\$7.50	\$7.98	\$7.35	\$11.35	\$7.01	\$7.24
CAM/Taxes	\$5.18	\$4.36	\$3.29	\$3.20	\$4.68	\$4.43	\$4.37	\$4.40
Gross Rent	\$12.82	\$14.47	\$10.79	\$11.18	\$12.03	\$15.78	\$11.37	\$11.64
New Supply (Current Quarter)	0	0	0	0	0	0	0	0
New Supply YTD	0	0	0	0	0	0	32,000	32,000

Q3 2014	Halifax	Bayers Lake	Ragged Lake	Atlantic Acres	Sackville	Bedford	Burnside	Total Market
Area (sf)	585,336	249,739	36,000	203,014	27,300	94,819	6,347,150	7,543,358

Direct Vacant Space (sf)	38,286	49,629	0	6,875	2,500	25,165	658,810	781,265
Sublet Space (sf)	4,049	0	0	0	0	0	48,372	52,421
Total Vacant (Includes sublet)	42,335	49,629	0	6,875	2,500	25,165	707,182	833,686
Direct Vacancy Rate	6.5%	19.9%	0.0%	3.4%	9.2%	26.5%	10.4%	10.4%
Total Vacancy Rate	7.2%	19.9%	0.0%	3.4%	9.2%	26.5%	11.1%	11.1%
Occupied Space (including sublet)	547,050	200,110	36,000	196,139	24,800	69,654	5,688,340	6,762,093
Occupied Space (exc. Sublet)	543,001	200,110	36,000	196,139	24,800	69,654	5,639,968	6,709,672
3 Month Absorption (Direct)	11,650	372	5,350	9,000	0	-19,112	-10,490	-3,230
YTD Absorption (Direct)	-12,250	-4,562	5,350	21,875	-2,500	-21,810	-123,411	-137,308
3 month Absorption (Overall)	11,650	7,725	5,350	9,000	0	-19,112	-3,206	11,407
YTD Absorption (Overall)	-16,299	-4,562	5,350	21,875	-2,500	-20,671	-135,362	-152,169
Net Rent	\$7.63	\$10.10	\$7.50	\$7.98	\$7.35	\$11.35	\$7.01	\$7.24
CAM/Taxes	\$5.18	\$4.36	\$3.29	\$3.20	\$4.68	\$4.43	\$4.36	\$4.39
Gross Rent	\$12.82	\$14.47	\$10.79	\$11.18	\$12.03	\$15.78	\$11.36	\$11.63
New Supply (Current Quarter)	0	0	0	0	0	0	0	0
New Supply YTD	0	0	0	0	0	0	32,000	32,000

