

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)*
Downtown	1,634,645	0	349,784	21.4%	15,060	15,060	0	\$39.61	\$42.14
Central	335,354	0	62,392	18.6%	-765	-765	0	\$25.67	n/a
North	797,870	6,453	58,001	8.1%	3,410	3,410	45,000	\$28.53	n/a
East & West	1,006,489	0	112,952	11.2%	3,000	3,000	172,580	\$30.94	\$37.40
ST. JOHN'S TOTALS	3,774,358	6,453	583,129	15.6%	20,705	20,705	217,580	\$34.20	\$39.97

*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
807 Water Street	Downtown	Thrive	7,830	Lease

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$PSF
70 Portugal Cove Rod	East/West	DWC Holdings Inc. / 61650 Newfoundland & Labrador Inc.	2,972	\$585K / \$196.83

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