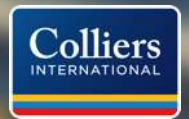
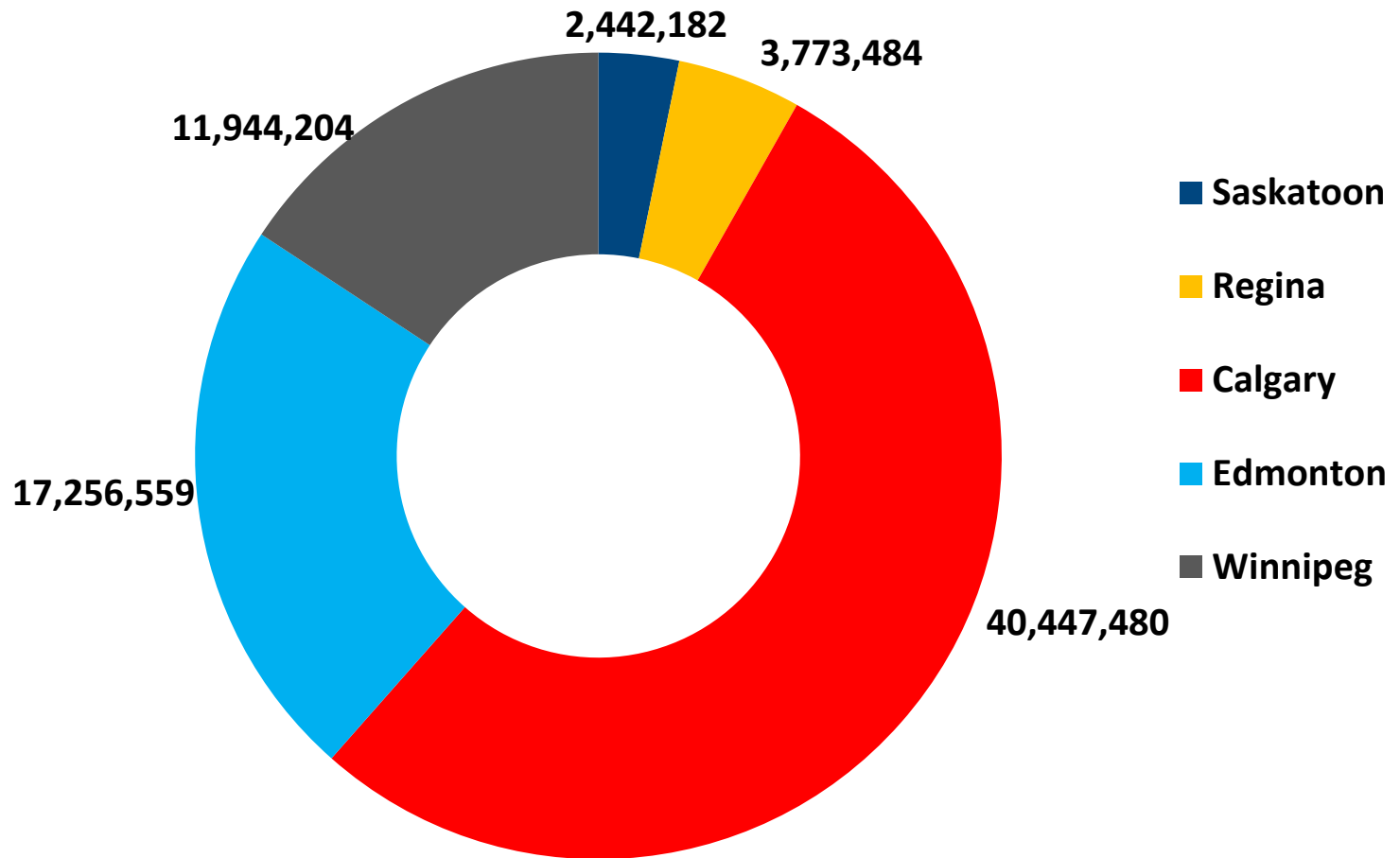


2015 Saskatchewan Real Estate Forum

- Office Market Panel Discussion
- April 28, 2015

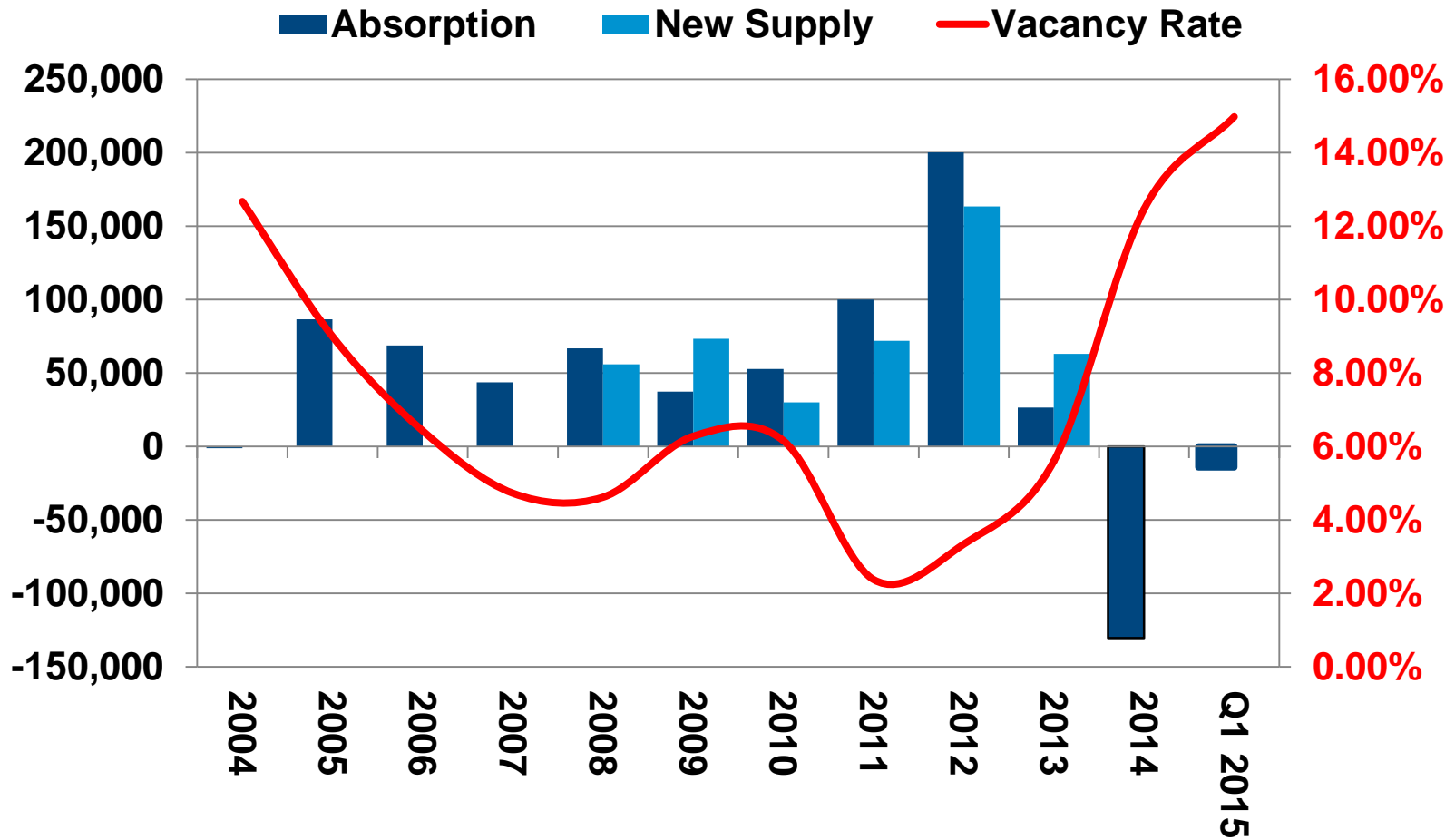


Prairie Region CBD Office Inventory



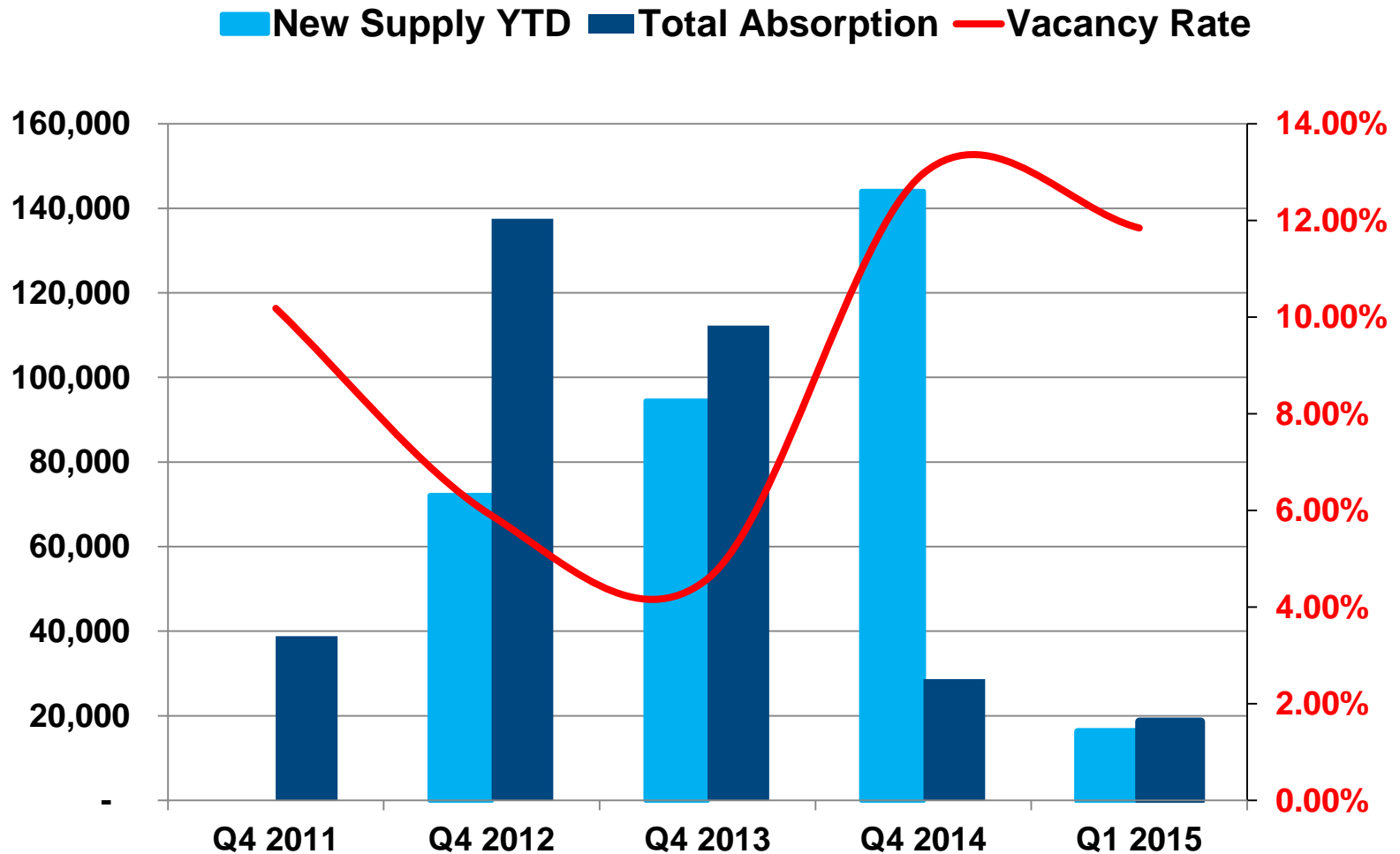
Source: Colliers International

Saskatoon CBD Snapshot



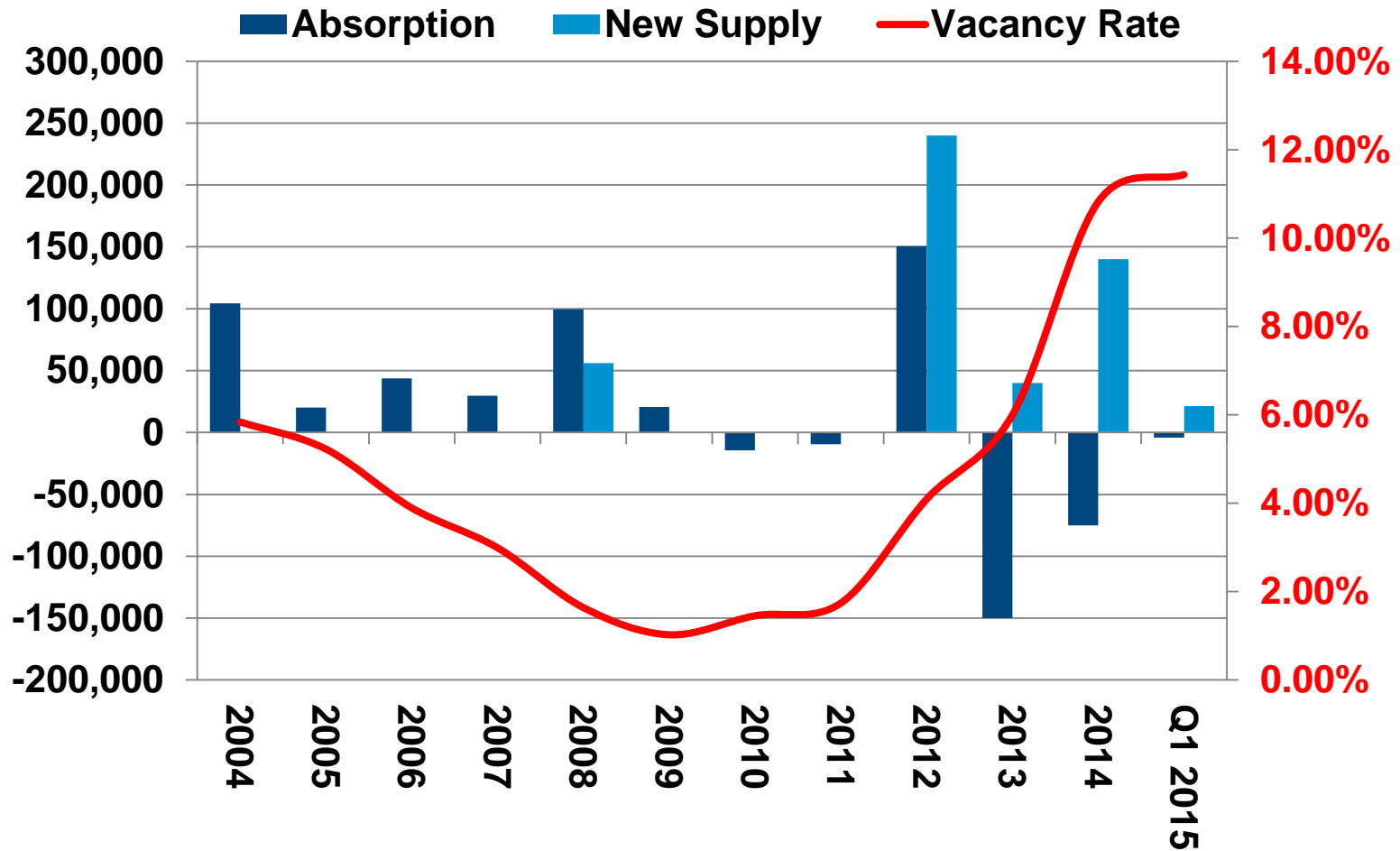
Source: Colliers International

Saskatoon Suburban Snapshot



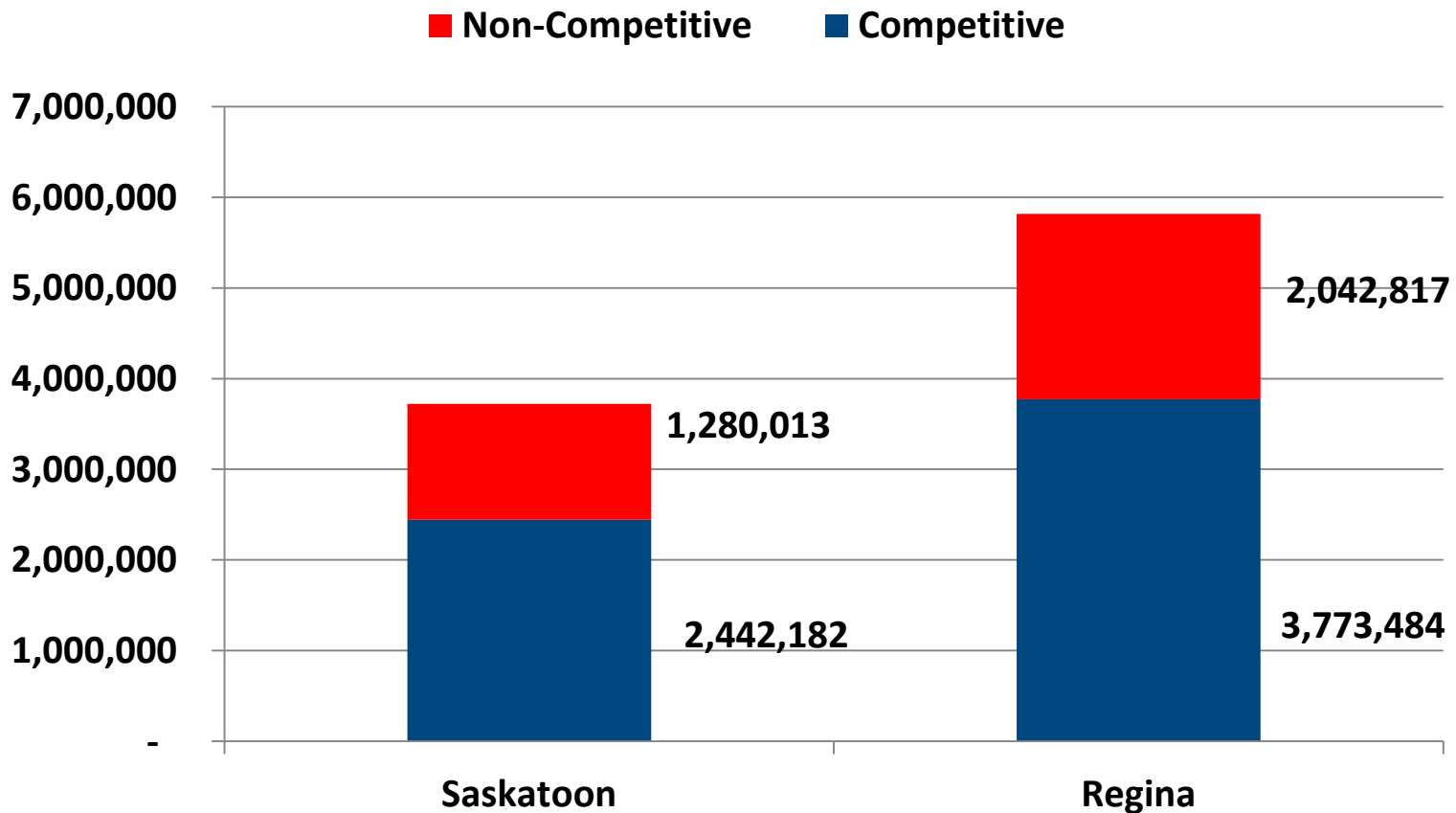
Source: Colliers International

Regina CBD Snapshot



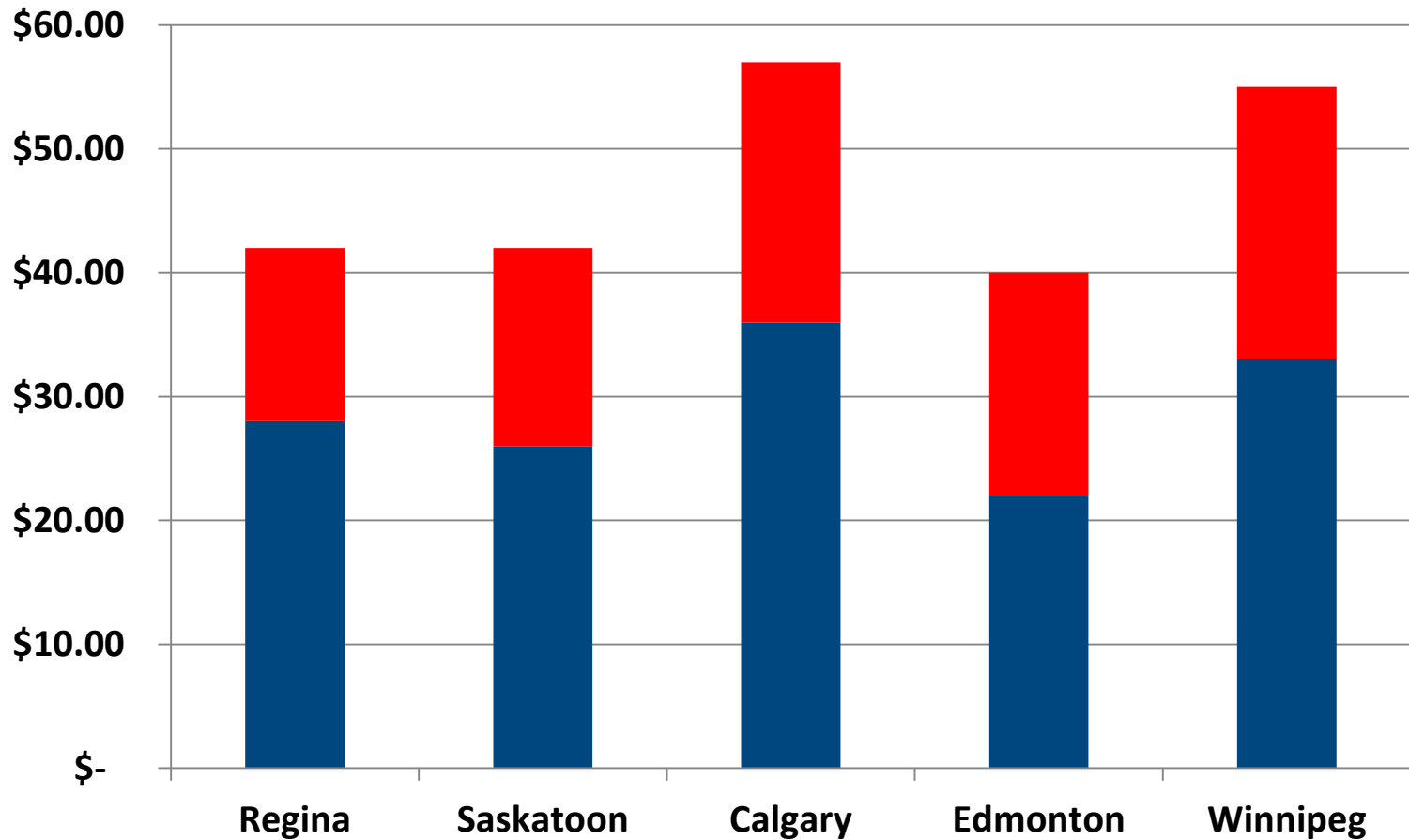
Source: Colliers International

Regina and Saskatoon Total CBD Market Inventory



Source: Colliers International

CBD Class A Office Net Rental Rates and Occupancy Costs



Source: Colliers International

Saskatoon Top Vacancies and Subleases

Saskatoon Vacancies		
340 & 350 3rd Ave N	T & T Towers	38,164
145 1st Ave N	Pillar Building	30,000
201 21st St E	CIBC Building	25,000
Saskatoon Sublease Space		
410 22nd St E	Saskatoon Square	18,460
88 24th St E	Arthur Cook Building	13,100

Source: Colliers International

Regina Top Vacancies and Subleases

Regina Vacancies		
1827 Albert St		52,194
1945 Hamilton St	Grenfell Tower	50,980
2625 Victoria Ave	Viterra Building	40,128
Regina Sublease Space		
1900/1960 Albert St	Sherwood Place	45,201

Source: Colliers International

Regina Office Bylaw

- Designed to protect Regina's CBD as an office district
- Makes all suburban office development discretionary
- Medium scale office (10,763 SF – 43,055 SF) is restricted to specific locations and allowed only if:
 - CBD retains 80% of total office inventory
 - Vacancy rate is below 6.5%
- Large scale office (> 43,055 SF) is prohibited outside the CBD
- Restricts suburban office park size to 172,222 SF for the total development area