



Contact: André Pouliot
Tel: (506) 634-1811 Ext. 321
Email: apouliot@turnerdrake.com

FOR IMMEDIATE RELEASE

DEMAND FOR MONCTON'S CLASS C OFFICE SPACE UP

Class C rental rates jump 40%, largest increase in Atlantic Canada

Despite a slight increase, Moncton continues to have the lowest overall office vacancy rate in New Brunswick for the third year running. That is the conclusion from the latest of nineteen rental surveys recently conducted by Atlantic Canada real estate counsellors, Turner Drake & Partners Ltd.

The surveys are thought to be the most comprehensive ever conducted in Greater Moncton: a team of trained researchers collected rental, operating expense and vacancy data for 66 office buildings, some as small as 5,000 ft.², with an aggregate rentable area of over 3.45 million ft.². The survey successfully collected information on 93% of the rental stock polled.

Moncton's office vacancy rate marginally increased in 2015, from 8.33% to 8.43%. The overall increase can be entirely attributed to the rise in Class B vacancy, from 5.96% to 7.10%. Class A and C space each enjoyed falling vacancy rates, 0.79 and 6.16 percentage points, respectively. The overall office vacancy for Saint John is 20.55% and Fredericton is 9.64%.

Even with lower vacancy, office tenants in Moncton continue to enjoy lower net rental rates than their counterparts in Fredericton, though they pay a premium over those located in Saint John. The overall net rental rate in Moncton is \$12.75/ft.², whereas Saint John is \$11.65/ft.² and Fredericton is \$13.36/ft.².

Turner Drake & Partners Ltd. is a multi-disciplinary firm of real estate consultants offering valuation, property tax, counselling, economic intelligence, and Lasercad[®] space measurement advice, throughout Atlantic Canada; together with brokerage (sales and leasing) services in Nova Scotia, New Brunswick and Prince Edward Island.

XXX

If you would like more information about this topic, or wish to schedule an interview with André Pouliot, please call him at (506) 634-1811 ext. 321 or email apouliot@turnerdrake.com.