



# REFERENCE GUIDE

## Peer Group Comparison

# Peer Group Comparison Reports

## Some background

### Peer Group Comparison

Current Quarter

Rolling Five Quarter History

Rolling Five Year History

Rolling Ten Year History

Total Additional Rent Comparison

### Occupancy Costs Summary

	Number of Existing Buildings	Total Office Area (sq. ft.)	Direct Asking Rate (\$psf)	Total Additional Rent (\$ per sq. ft.)	Total Estimated Direct Rent
<a href="#">The Sheppard Centre</a>	1	133,489	\$17.50	\$18.64	\$36.14
<a href="#">Madison Centre</a>	1	353,945	\$22.50	\$20.67	\$43.17
<a href="#">5775 Yonge Street</a>	1	285,000	\$17.50	\$20.91	\$38.41
<b>SUBJECT AVERAGE</b>	<b>3</b>	<b>257,478</b>	<b>\$19.17</b>	<b>\$20.07</b>	<b>\$39.24</b>
<a href="#">5001 Yonge Street</a>	1	296,188	\$20.00	\$19.64	\$39.64
<a href="#">5140 Yonge Street</a>	1	549,002	\$19.00	\$18.86	\$37.86
<a href="#">5160 Yonge Street</a>	1	397,403	\$20.00	\$19.05	\$39.05
<a href="#">North American Centre - Phase 2</a>	1	507,087	\$22.50	\$18.50	\$41.00
<a href="#">ADT Building</a>	1	61,000	\$16.50	\$17.50	\$34.00
<a href="#">5075 Yonge Street</a>	1	85,533	\$17.50	\$18.62	\$36.12
<a href="#">Xerox Tower - North American Centre</a>	1	567,284	\$22.50	\$18.66	\$41.16
<b>PEER AVERAGE</b>	<b>7</b>	<b>351,928</b>	<b>\$19.71</b>	<b>\$18.69</b>	<b>\$38.40</b>

VIEW AVAILABLE SPACE COMPARISON

Pages 2-3 of this document show examples of reports. For detailed instructions on how to pull the report, please skip to page 4.

The Peer Group Comparison report is ideal in generating lists of comparable buildings and accessing current and historical cost and space comparisons.

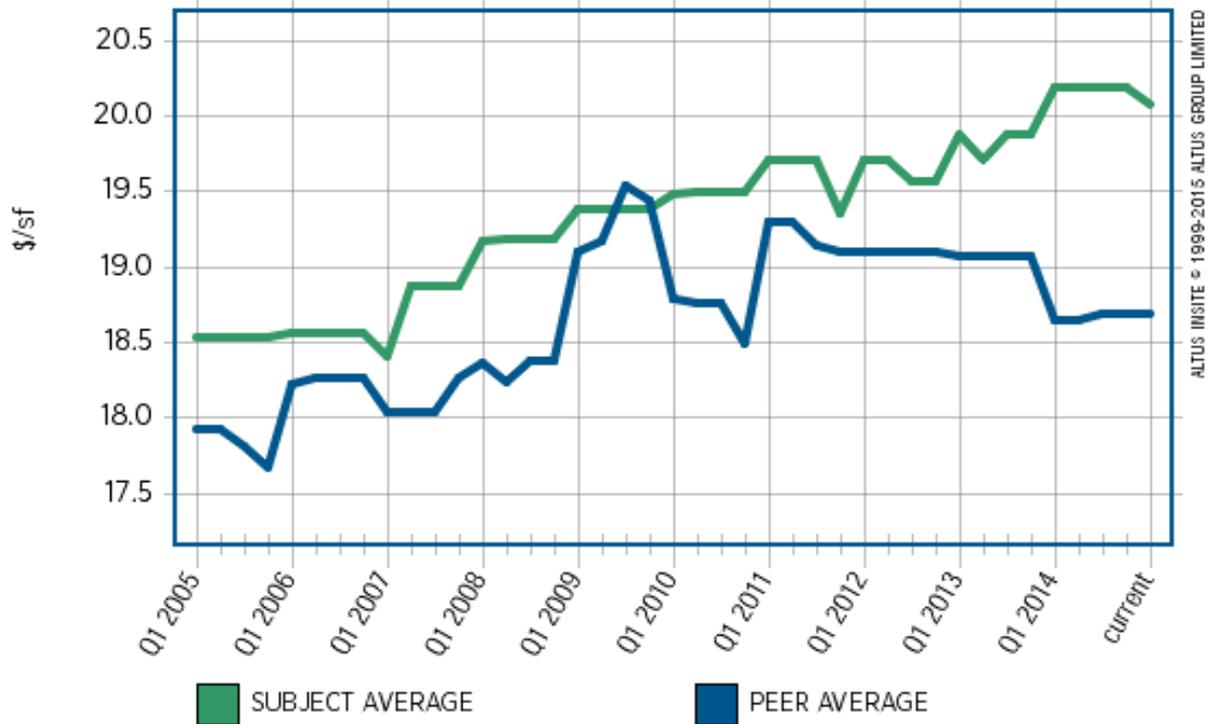
The report provides current and historical benchmarking information for a group buildings on available space and occupancy costs.

# Peer Group Comparison Reports

## Some background

### Total Additional Rent Comparison

Greater Toronto / Toronto North / North Yonge



[\[300dpi JPEG image\]](#) [\[300dpi PNG image\]](#)

The chart provides a quick visual of a 10 year history of the subject and peer building(s).

# How to access Peer Group Comparison

The screenshot shows the AltusInSite web application interface. At the top, there is a navigation bar with the AltusInSite logo and links for Français, About Us, Maps, Investment Trends Survey, Support, and Contact. A user profile dropdown for Shawna Rogowski is visible on the right. Below the navigation bar, there are three tabs: 'Find' (Available Space, Buildings, Leasing Agents), 'Perspective' (Market Research & Statistical Reporting), and 'My InSite' (Update Listings, My Reports & Profile Settings). The 'Perspective' tab is highlighted with a red circle and the number 1. Below the tabs, there is a section titled 'Market Research & Statistical Reporting' with instructions on how to select an asset type and market. A dropdown menu is shown with 'Office Inventory' selected (2) and '----Greater Toronto' as the market. Below this, there are five columns of report categories: 'Inventory', 'Available & Vacant', 'Tenant Options', 'Comparison', and 'Market Activity'. The 'Peer Group Comparison' option under the 'Comparison' column is selected with a radio button and highlighted with a red circle and the number 3. At the bottom, there is an orange 'ANALYZE' button highlighted with a red circle and the number 4. A footnote at the bottom left states: '\* Available with a Limited Access subscription. Full Access subscribers have access to all available reports. For details, visit [Subscription Options](#).'

1. Select the tab at the top marked "Perspective"
2. Select either Office Inventory or Industrial Inventory and select a market from the dropdown menu.
3. Click on "Peer Group Comparison" under the Comparison column
4. Once you have selected your options above, click "Analyze"

# Peer Group Comparison

The screenshot shows the Altus InSite website interface. At the top, there is a navigation bar with links for Français, About Us, Maps, Investment Trends Survey, Support, and Contact. A user profile for Shawna Rogowski is visible in the top right. Below the navigation bar, there are three main sections: Find (Available Space, Buildings, Leasing Agents), Perspective (Market Research & Statistical Reporting), and My InSite (Update Listings, My Reports & Profile Settings). The user profile section includes the Altus Group logo, contact information for Shawna Rogowski (shawna.rogowski@altusgroup.com, Tel: 416-641-9500), and a Print Options button. A Market Perspective dropdown menu is set to 'Inventory' with a 'GO' button. Below this, the page title is 'Peer Group Comparison' and the subtitle is 'Existing and Under Construction Inventory'. A table with 9 columns and 14 rows of data is displayed, showing market statistics for various regions and office classes.

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Number of Buildings with Available Space	Total Available Area (sq. ft.)	Number of Participating Buildings	Total Participating Area (sq. ft.)	Number of Buildings with Additional Rent	Total Available Area for Buildings with Additional Rent
<u>Office Market</u>	4,732	504,877,978	2,613	58,633,782	1,320	147,258,593	2,094	285,785,409
<u>Ontario</u>	1,871	218,793,351	1,027	25,344,108	683	77,615,934	877	126,723,058
<u>Greater Toronto</u>	1,420	174,022,416	802	20,829,925	517	61,245,555	690	107,797,655
<u>Downtown Toronto</u>	399	71,943,261	206	6,829,375	81	13,979,442	181	50,586,184
<u>Toronto East</u>	305	30,004,285	179	4,270,086	133	14,636,642	151	17,006,391
<u>Midtown Toronto</u>	133	16,128,231	67	1,390,286	44	5,310,399	59	8,927,814
<u>Toronto North</u>	110	13,668,442	61	1,114,623	47	6,890,838	51	7,381,872
<u>Toronto West</u>	473	42,278,197	289	7,225,555	212	20,428,234	248	23,895,394
<u>All Office Classes</u>	1,420	174,022,416	802	20,829,925	517	61,245,555	690	107,797,655
<u>Class A</u>	564	106,894,635	350	13,061,720	226	34,582,419	330	73,981,151
<u>Class B</u>	529	50,755,847	310	6,059,002	208	21,746,601	256	27,666,671
<u>Class C</u>	327	16,371,934	142	1,709,203	83	4,916,535	104	6,149,833

The first line includes all office markets in Canada tracked by Altus InSite. It then narrows down to the province, market, and nodes. Users can also narrow down the list by class (in office searches).

“Participating buildings” includes buildings with disclosed asking rent and additional rates.

**\* USER TIP**  
Anything underlined in blue can be clicked on for a further breakdown.

# Peer Group Comparison – specific buildings

The screenshot shows the top navigation bar of the AltusInSite website. It includes the AltusInSite logo, a language selector for 'Français', and links for 'About Us', 'Maps', 'Investment Trends Survey', 'Support', and 'Contact'. A user profile dropdown for 'Shawna Rogowski' is visible on the right. Below the navigation bar, there are three main sections: 'Find' (Available Space, Buildings, Leasing Agents), 'Perspective' (Market Research & Statistical Reporting), and 'My InSite' (Update Listings, My Reports & Profile Settings). A user profile card for Shawna Rogowski (shawna.rogowski@altusgroup.com, Tel: 416-641-9500) is shown, along with a 'Print Options' button. A 'Market Perspective' dropdown menu is set to 'Inventory' with a 'GO' button.

## Peer Group Comparison

### Existing and Under Construction Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Number of Buildings with Available Space	Total Available Area (sq. ft.)	Number of Participating Buildings	Total Participating Area (sq. ft.)	Number of Buildings with Additional Rent	Total Available Area for Buildings with Additional Rent
<u>Office Market</u>	4,732	504,877,978	2,613	58,633,782	1,320	147,258,593	2,094	285,785,409
<u>Ontario</u>	1,871	218,793,351	1,027	25,344,108	683	77,615,934	877	126,723,058
<u>Greater Toronto</u>	1,420	174,022,416	802	20,829,925	517	61,245,555	690	107,797,655
<u>Downtown Toronto</u>	399	71,943,261	206	6,829,375	81	13,979,442	181	50,586,184
<u>Financial Core</u>	103	32,571,598	75	3,682,136	25	3,911,905	75	29,042,153
<u>All Office Classes</u>	103	32,571,598	75	3,682,136	25	3,911,905	75	29,042,153
<u>Class A</u>	49	26,111,014	40	3,192,870	2	718,581	40	24,506,037

To find specific buildings to compare, drill down to the exact node/class that you are looking to target.

For example, in order to get to the Financial Core Class A buildings, click the underlined blue text of:

- Greater Toronto
- Downtown Toronto
- Financial Core
- Class A

# Peer Group Comparison – specific buildings

AltusInSite Français About Us Maps Investment Trends Survey Support Contact Shawna Rogowski

Find Available Space, Buildings, Leasing Agents Perspective Market Research & Statistical Reporting My InSite Update Listings, My Reports & Profile Settings

AltusGroup Shawna Rogowski shawna.rogowski@altusgroup.com Tel: 416-641-9500 Print Options

Market Perspective: Inventory GO

## Peer Group Comparison

### Existing and Under Construction Inventory

Market	Total Number of Existing Buildings	Total Existing Office Area (sq. ft.)	Number of Buildings with Available Space	Total Available Area (sq. ft.)	Number of Participating Buildings	Total Participating Area (sq. ft.)	Number of Buildings with Additional Rent	Total Available Area for Buildings with Additional Rent
Office Market	4,732	504,877,978	2,613	58,633,782	1,320	147,258,593	2,094	285,785,409
Ontario	1,871	218,793,351	1,027	25,344,108	683	77,615,934	877	126,723,058
Greater Toronto	1,420	174,022,416	802	20,829,925	517	61,245,555	690	107,797,655
Downtown Toronto	399	71,943,261	206	6,829,375	81	13,979,442	181	50,586,184
Financial Core	103	32,571,598	75	3,682,136	25	3,911,905	75	29,042,153
All Office Classes	103	32,571,598	75	3,682,136	25	3,911,905	75	29,042,153
Class A	49	26,111,014	40	3,192,870	2	718,581	40	24,506,037

In order to see the specific buildings, click the number within the class/node that you are targeting.

## \* USER TIP

“Participating buildings” includes buildings with disclosed asking rental rates and additional rates.

# Peer Group Comparison – sorting results

## Property Search Summary

Greater Toronto / Downtown Toronto / Financial Core

Class A

Enhanced View

Column View

Available Space View

Peer View

Your search for Available Space has found **249** spaces in **49** Office building(s) and **0** spaces in other building type(s).

Select All Subjects  Select All Peers

Occupancy Costs

Available Space

Map Results



Subject	Peer	Building Name	Address	Managed By	Leasing District	Office Class	Total Office Area	Year Built	Total Available Office Area
<input type="checkbox"/>	<input type="checkbox"/>	One Queen Street East	1 Queen Street East	20 Vic Management Inc.	Financial Core	A	373,000	1991	0
<input type="checkbox"/>	<input type="checkbox"/>	220 Bay Street	220 Bay Street	Avison Young Commercial Real Estate	Financial Core	A	94,500	1996	28,538
<input type="checkbox"/>	<input type="checkbox"/>	70 University Avenue	70 University Avenue	Avison Young Commercial Real Estate	Financial Core	A	235,237	1983	98,210
<input type="checkbox"/>	<input type="checkbox"/>	Standard Life Centre	121 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	499,027	1984	54,430
<input type="checkbox"/>	<input type="checkbox"/>	145 King Street West	145 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	621,417	1973	101,149
<input type="checkbox"/>	<input type="checkbox"/>	Sun Life Financial Tower	150 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	549,000	1984	239,134
<input type="checkbox"/>	<input type="checkbox"/>	200 King Street West	200 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	457,000	1985	59,368
<input type="checkbox"/>	<input type="checkbox"/>	Lombard Place	105 Adelaide Street West	Brookfield Properties	Financial Core	A	177,155	1958	0
<input type="checkbox"/>	<input type="checkbox"/>	Brookfield Place Bay Wellington Tower	181 Bay Street	Brookfield Properties	Financial Core	A	1,297,261	1992	348,088
<input type="checkbox"/>	<input type="checkbox"/>	Bay-Adelaide Centre - West Tower	333 Bay Street	Brookfield Properties	Financial Core	A	1,100,000	2009	157,943

The user is able to sort the list alphabetically (or numerically) by clicking on the various column headers in order to sort the list.

In the example shown, if you click on “Managed By” you can sort the list alphabetically by building manager.

# Peer Group Comparison - selecting Subjects/Peers

## Property Search Summary

Greater Toronto / Downtown Toronto / Financial Core

Class A

Enhanced View

Column View

Available Space View

Peer View

Your search for Available Space has found **249** spaces in **49** Office building(s) and **0** spaces in other building type(s).

Select All Subjects

Select All Peers

Occupancy Costs

Available Space

Map Results

Subject	Peer	Building Name	Address	Managed By	Leasing District	Office Class	Total Office Area	Year Built	Total Available Office Area
<input type="checkbox"/>	<input type="checkbox"/>	One Queen Street East	1 Queen Street East	20 Vic Management Inc.	Financial Core	A	373,000	1991	0
<input type="checkbox"/>	<input type="checkbox"/>	220 Bay Street	220 Bay Street	Avison Young Commercial Real Estate	Financial Core	A	94,500	1996	28,538
<input type="checkbox"/>	<input type="checkbox"/>	70 University Avenue	70 University Avenue	Avison Young Commercial Real Estate	Financial Core	A	235,237	1983	98,210
<input type="checkbox"/>	<input type="checkbox"/>	Standard Life Centre	121 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	499,027	1984	54,430
<input type="checkbox"/>	<input type="checkbox"/>	145 King Street West	145 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	621,417	1973	101,149
<input type="checkbox"/>	<input type="checkbox"/>	Sun Life Financial Tower	150 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	549,000	1984	239,134
<input type="checkbox"/>	<input type="checkbox"/>	200 King Street West	200 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	457,000	1985	59,368
<input type="checkbox"/>	<input type="checkbox"/>	Lombard Place	105 Adelaide Street West	Brookfield Properties	Financial Core	A	177,155	1958	0
<input type="checkbox"/>	<input type="checkbox"/>	Brookfield Place Bay Wellington Tower	181 Bay Street	Brookfield Properties	Financial Core	A	1,297,261	1992	348,088
<input type="checkbox"/>	<input type="checkbox"/>	Bay-Adelaide Centre - West Tower	333 Bay Street	Brookfield Properties	Financial Core	A	1,100,000	2009	157,943

Once you have your list of buildings sorted, you can then select the subject building(s) as well as the Peer Buildings using the checkboxes marked "Subject" and "Peer."

You also have the option to Select All Subjects or Select All Peers, which can be helpful if choosing the majority of the buildings on the list.

# Peer Group Comparison – Occupancy Costs Report

## Property Search Summary

Greater Toronto / Downtown Toronto / Financial Core

Class A

Enhanced View

Column View

Available Space View

Peer View

Your search for Available Space has found **249** spaces in **49** Office building(s) and **0** spaces in other building type(s).

Select All Subjects  Select All Peers

Occupancy Costs

Available Space

Map Results

Subject	Peer	Building Name	Address	Managed By	Leasing District	Office Class	Total Office Area	Year Built	Total Available Office Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One Queen Street East	1 Queen Street East	20 Vic Management Inc.	Financial Core	A	373,000	1991	0
<input type="checkbox"/>	<input type="checkbox"/>	220 Bay Street	220 Bay Street	Avison Young Commercial Real Estate	Financial Core	A	94,500	1996	28,538
<input type="checkbox"/>	<input type="checkbox"/>	70 University Avenue	70 University Avenue	Avison Young Commercial Real Estate	Financial Core	A	235,237	1983	98,210
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard Life Centre	121 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	499,027	1984	54,430
<input type="checkbox"/>	<input checked="" type="checkbox"/>	145 King Street West	145 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	621,417	1973	101,149
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sun Life Financial Tower	150 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	549,000	1984	239,134
<input type="checkbox"/>	<input checked="" type="checkbox"/>	200 King Street West	200 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	457,000	1985	59,368
<input type="checkbox"/>	<input type="checkbox"/>	Lombard Place	105 Adelaide Street West	Brookfield Properties	Financial Core	A	177,155	1958	0
<input type="checkbox"/>	<input type="checkbox"/>	Brookfield Place Bay Wellington Tower	181 Bay Street	Brookfield Properties	Financial Core	A	1,297,261	1992	348,088

Once you have made your subject and peer selection(s), you can click on “Occupancy Costs” (or “Available Space”) in order to see the comparison.

# Peer Group Comparison – Occupancy Costs Report



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Print Options

Market Perspective:

Inventory

GO

## Peer Group Comparison

Current Quarter

Rolling Five Quarter History

Rolling Five Year History

Rolling Ten Year History

Total Additional Rent Comparison

## Occupancy Costs Summary

	Number of Existing Buildings	Total Office Area (sq. ft.)	Direct Asking Rate (\$psf)	Total Additional Rent (\$ per sq. ft.)	Total Estimated Direct Rent
<a href="#">One Queen Street East</a>	1	373,000	nd	\$26.72	nd
<b>SUBJECT AVERAGE</b>	1	373,000	nd	\$26.72	nd
<a href="#">145 King Street West</a>	1	621,417	nd	\$27.54	nd
<a href="#">Standard Life Centre</a>	1	499,027	nd	\$24.91	nd
<a href="#">200 King Street West</a>	1	457,000	nd	\$27.71	nd
<a href="#">Sun Life Financial Tower</a>	1	549,000	\$31.50	\$29.65	\$61.15
<b>PEER AVERAGE</b>	4	531,611	\$31.50	\$27.45	\$61.15

VIEW AVAILABLE SPACE COMPARISON



This will show the comparison of occupancy costs for the subject building(s) and peer building(s) as of today.

The user can select "Rolling Five Quarter History," "Rolling Five Year History," and "Rolling Ten Year History" to see additional comparisons throughout time, or can select the "Available Space" comparison for the same buildings from this page.

# Peer Group Comparison – Occupancy Costs Report

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Print Options

Market Perspective:

Peer Group Comparison

Occupancy Costs Summary

	Number of Existing	Total Office Area (sq.	Direct Asking Rate	Total Additional Rent (\$ per sq.	Total Estimated Direct
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The User also has the ability to see the last ten years of data charted by clicking on "Total Additional Rent Comparison" and "View Chart."

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Print Options

Market Perspective:

Peer Group Comparison

Occupancy Costs Summary

	Number of Existing Buildings	Total Office Area (sq. ft.)	Direct Asking Rate (\$psf)	Total Additional Rent (\$ per sq. ft.)	Total Estimated Direct Rent
SUBJECT AVERAGE	2	321,750	\$31.50	\$27.81	\$61.15
Q4 2014	2	321,750	\$31.50	\$28.30	\$62.13
Q3 2014	2	321,750	\$29.50	\$26.87	\$57.28
Q2 2014	2	321,750	\$29.50	\$28.30	\$60.13
Q1 2014	2	321,750	\$29.50	\$27.87	\$60.13
Q4 2013	2	321,750	\$29.50	\$27.42	\$59.23
Q3 2013	2	321,750	\$29.50	\$27.52	\$59.23

# Peer Group Comparison Occupancy Costs Report & Chart



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Print Options

Market Perspective:

Peer Group Comparison

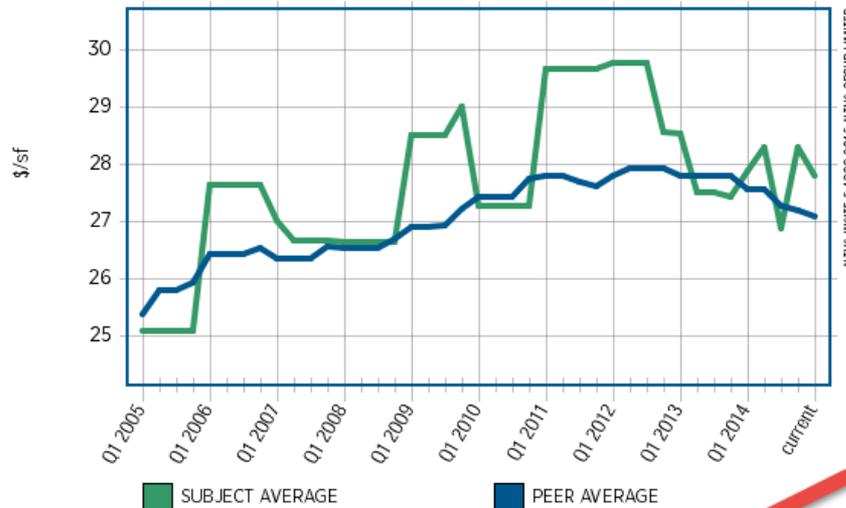
[VIEW CHART](#)

Occupancy Costs Summary

	Number of Existing Buildings	Total Off
SUBJECT AVERAGE	2	
Q4 2014	2	
Q3 2014	2	
Q2 2014	2	
Q1 2014	2	
Q4 2013	2	
Q3 2013	2	
Q2 2013	2	
Q1 2013	2	
Q4 2012	2	
Q3 2012	2	
Q2 2012	2	

## Total Additional Rent Comparison

Greater Toronto / Downtown Toronto / Financial Core



[\[300dpi JPEG image\]](#) [\[300dpi PNG image\]](#)

User can save chart as a .jpeg image or .png image file by clicking on the respective links at the bottom.

# Peer Group Comparison – Available Space Report


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Print Options

## Peer Group Comparison

### Occupancy Costs Summary

	Number of Existing Buildings	Total Office Area (sq. ft.)
<a href="#">220 Bay Street</a>	1	
<a href="#">Sun Life Financial Tower</a>	1	
SUBJECT AVERAGE	2	
<a href="#">Lombard Place</a>	1	
<a href="#">Brookfield Place Bay Wellington Tower</a>	1	
<a href="#">145 King Street West</a>	1	
<a href="#">Standard Life Centre</a>	1	
<a href="#">200 King Street West</a>	1	
PEER AVERAGE	5	

## Property Search Summary

Greater Toronto / Downtown Toronto / Financial Core

Class A

Your search for Available Space has found **249** spaces in **49** Office building(s) and **0** spaces in other building type(s).

Select All Subjects
  Select All Peers

Subject	Peer	Building Name	Address	Managed By	Leasing District	Office Class	Total Office Area	Year Built	Total Available Office Area
<input type="checkbox"/>	<input type="checkbox"/>	One Queen Street East	1 Queen Street East	20 Vic Management Inc.	Financial Core	A	373,000	1991	0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	220 Bay Street	220 Bay Street	Avison Young Commercial Real Estate	Financial Core	A	94,500	1996	28,538
<input type="checkbox"/>	<input type="checkbox"/>	70 University Avenue	70 University Avenue	Avison Young Commercial Real Estate	Financial Core	A	235,237	1983	98,210
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard Life Centre	121 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	499,027	1984	54,430
<input type="checkbox"/>	<input checked="" type="checkbox"/>	145 King Street West	145 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	621,417	1973	101,149
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sun Life Financial Tower	150 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	549,000	1984	239,134
<input type="checkbox"/>	<input checked="" type="checkbox"/>	200 King Street West	200 King Street West	Bentall Kennedy (Canada) LP, Brokerage	Financial Core	A	457,000	1985	59,368

In order to run the Available Space report, the user can either scroll to the bottom of the page or can go back to the previous page and select "Available Space" after selecting the subject(s) and Peer(s).

# Peer Group Comparison Available Space Report & Chart



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Print Options

Market Perspective:

Inventory

GO

## Peer Group Comparison

Current Quarter

Rolling Five Quarter History

Rolling Five Year History

Rolling Ten Year History

Available Rate Comparison

Historical Variance

## Available Space Summary

	Number of Existing Buildings	Total Office Area (sq. ft.)	Direct Available Area (sq. ft.)	Direct Available Rate (%)	Sublet Available Area (sq. ft.)	Sublet Available Rate (%)	Total Available Area	Total Available Rate (%)
<a href="#">220 Bay Street</a>	1	94,500	18,885	20.0	9,653	10.2	28,538	30.2
<a href="#">Sun Life Financial Tower</a>	1	549,000	0	0.0	0	0.0	0	0.0
SUBJECT AVERAGE	2	321,750	9,443	2.9	4,827	1.5	14,269	4.4
VARIANCE TO PEER	2	-288,622	-84,746	-12.5	-13,592	-1.5	-98,338	-14.0
<a href="#">Lombard Place</a>	1	177,155	0	0.0	0	0.0	0	0.0
<a href="#">Brookfield Place Bay Wellington Tower</a>	1	1,297,261	297,814	23.0	50,274	3.9	348,088	26.8
<a href="#">145 King Street West</a>	1	621,417	101,149	16.3	0	0.0	101,149	16.3
<a href="#">Standard Life Centre</a>	1	499,027	14,982	3.0	39,448	7.9	54,430	10.9
<a href="#">200 King Street West</a>	1	457,000	56,999	12.5	2,369	0.5	59,368	13.0
PEER AVERAGE	5	610,372	94,189	15.4	18,418	3.0	112,607	18.5

VIEW OCCUPANCY COSTS COMPARISON

The Available Space report also shows historical variance and variance to peer numbers.

# Printing Reports

Print Options [ x ] 

Checked items will appear on the printed output. Uncheck items to remove them from the display and printed output.

Your Logo

Your Personal Information

**PRINT** 

Market Perspective: Inventory GO

Year History Rolling Ten Year History Available Rate Comparison

Historical Variance

	Number of Existing Buildings	Total Office Area (sq. ft.)	Direct Available Area (sq. ft.)	Direct Available Rate (%)	Sublet Available Area (sq. ft.)	Sublet Available Rate (%)	Total Available Area	Total Available Rate (%)
<a href="#">220 Bay Street</a>	1	94,500	18,885	20.0	9,653	10.2	28,538	30.2
<a href="#">Sun Life Financial Tower</a>	1	549,000	0	0.0	0	0.0	0	0.0
SUBJECT AVERAGE	2	321,750	9,443	2.9	4,827	1.5	14,269	4.4
VARIANCE TO PEER	2	-288,622	-84,746	-12.5	-13,592	-1.5	-98,338	-14.0
<a href="#">Lombard Place</a>	1	177,155	0	0.0	0	0.0	0	0.0
<a href="#">Brookfield Place Bay Wellington Tower</a>	1	1,297,261	297,814	23.0	50,274	3.9	348,088	26.8
<a href="#">145 King Street West</a>	1	621,417	101,149	16.3	0	0.0	101,149	16.3
<a href="#">Standard Life Centre</a>	1	499,027	14,982	3.0	39,448	7.9	54,430	10.9
<a href="#">200 King Street West</a>	1	457,000	56,999	12.5	2,369	0.5	59,368	13.0
PEER AVERAGE	5	610,372	94,189	15.4	18,418	3.0	112,607	18.5

VIEW OCCUPANCY COSTS COMPARISON

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