



Marché des bureaux de Montréal

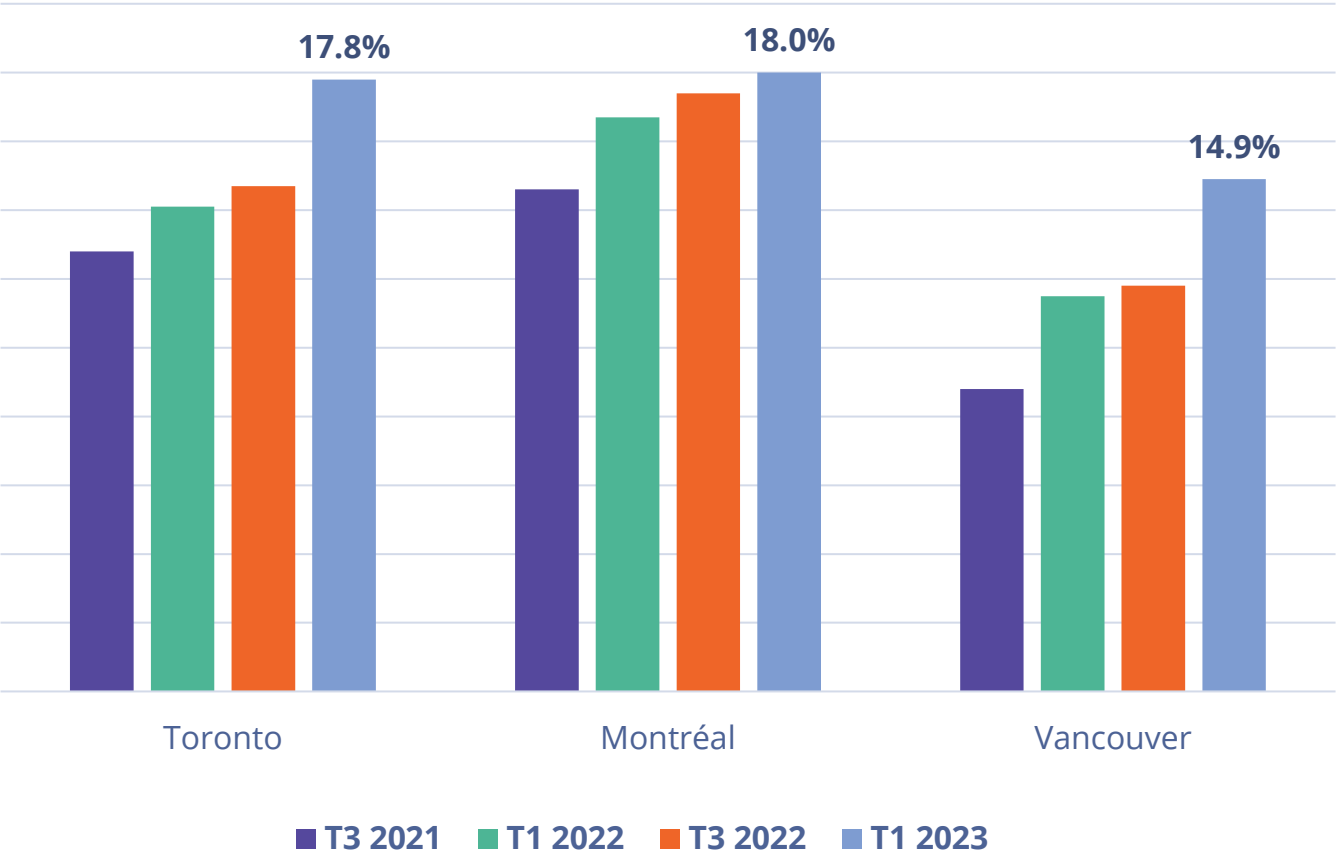
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Marie-France Benoit
Associée, Directrice intelligence de marché
Mf.benoit@avisonyoung.com

**AVISON
YOUNG**

Disponibilité record à l'échelle du pays

Taux de disponibilité de bureaux



Plusieurs millions de nouveaux projets livrés à Toronto et Vancouver en 2021 et 2022

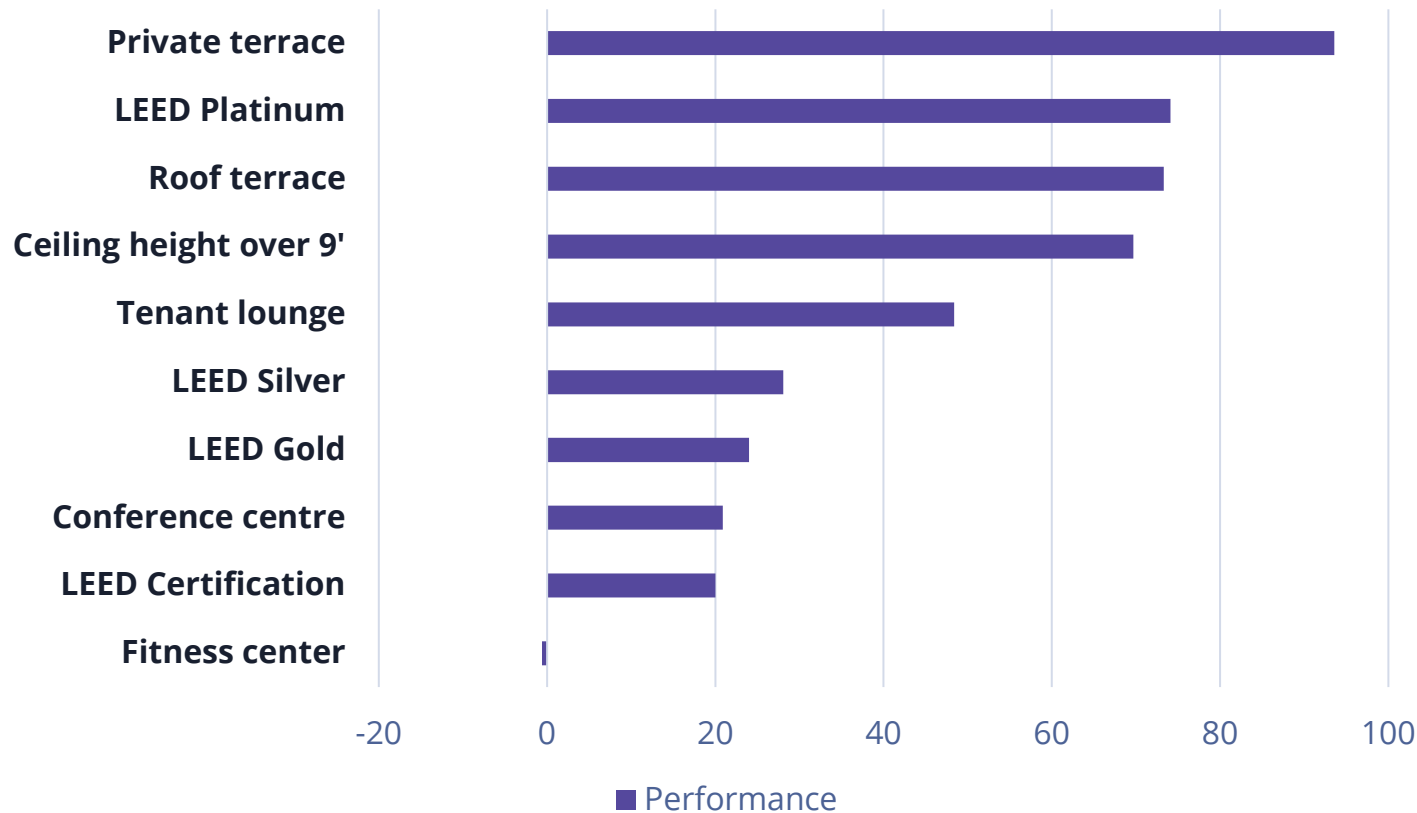
Source: Altus Data Studio

Plus faible taux de disponibilité dans les immeubles de prestige



It's not working out

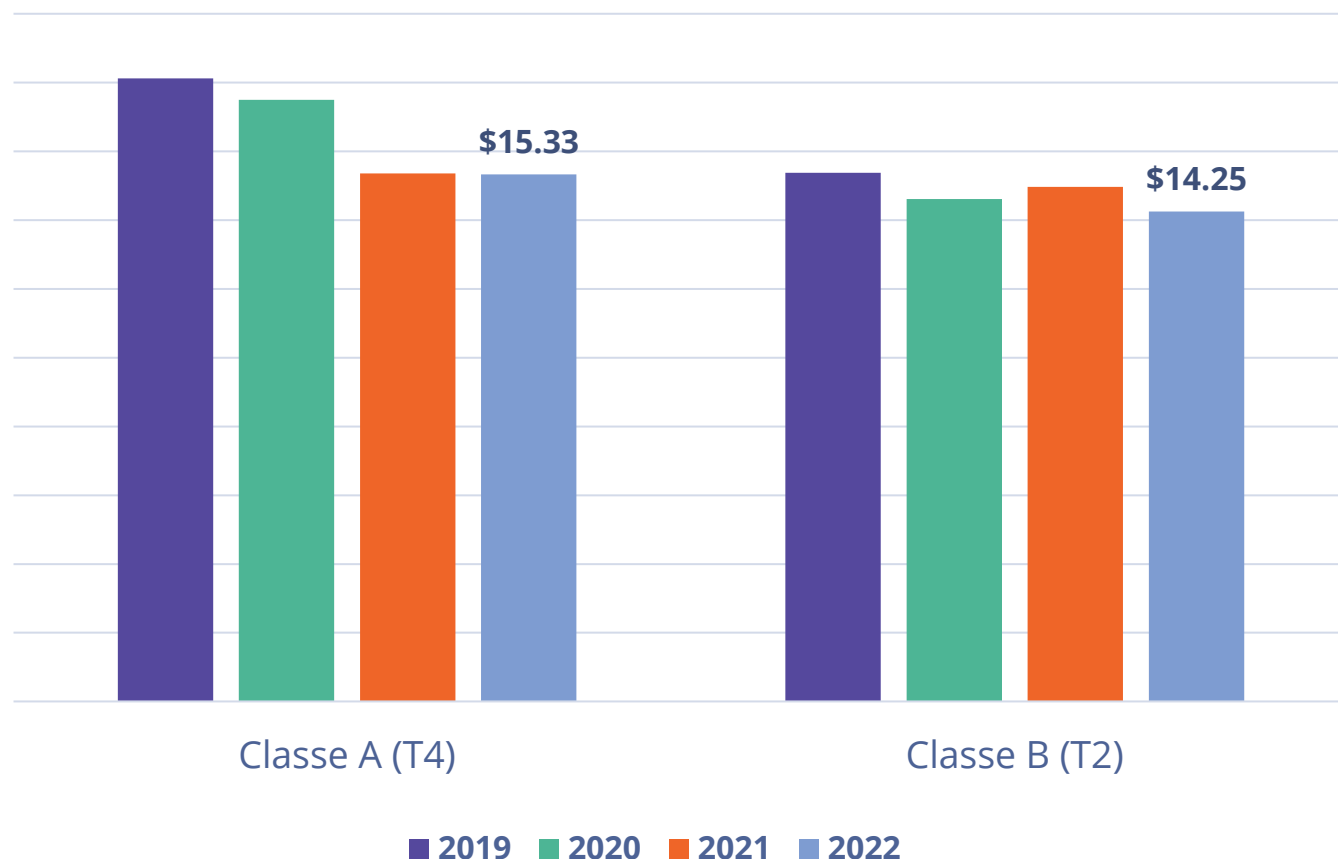
Amenities that actually drive performance for Trophy and Class A properties



- Despite popular opinion, fitness centers do not drive asset performance as measured through asking rents and availability rates.
- Office tenants prioritize properties that offer communal spaces for their employees to congregate and modernized sustainability to help drive productivity.

Loyers nets effectifs sous pression

Tendances LNE – Centre-ville



**Les incitations
locatives
exercent une
pression sur les
LNE**



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SHOP

MARCHE

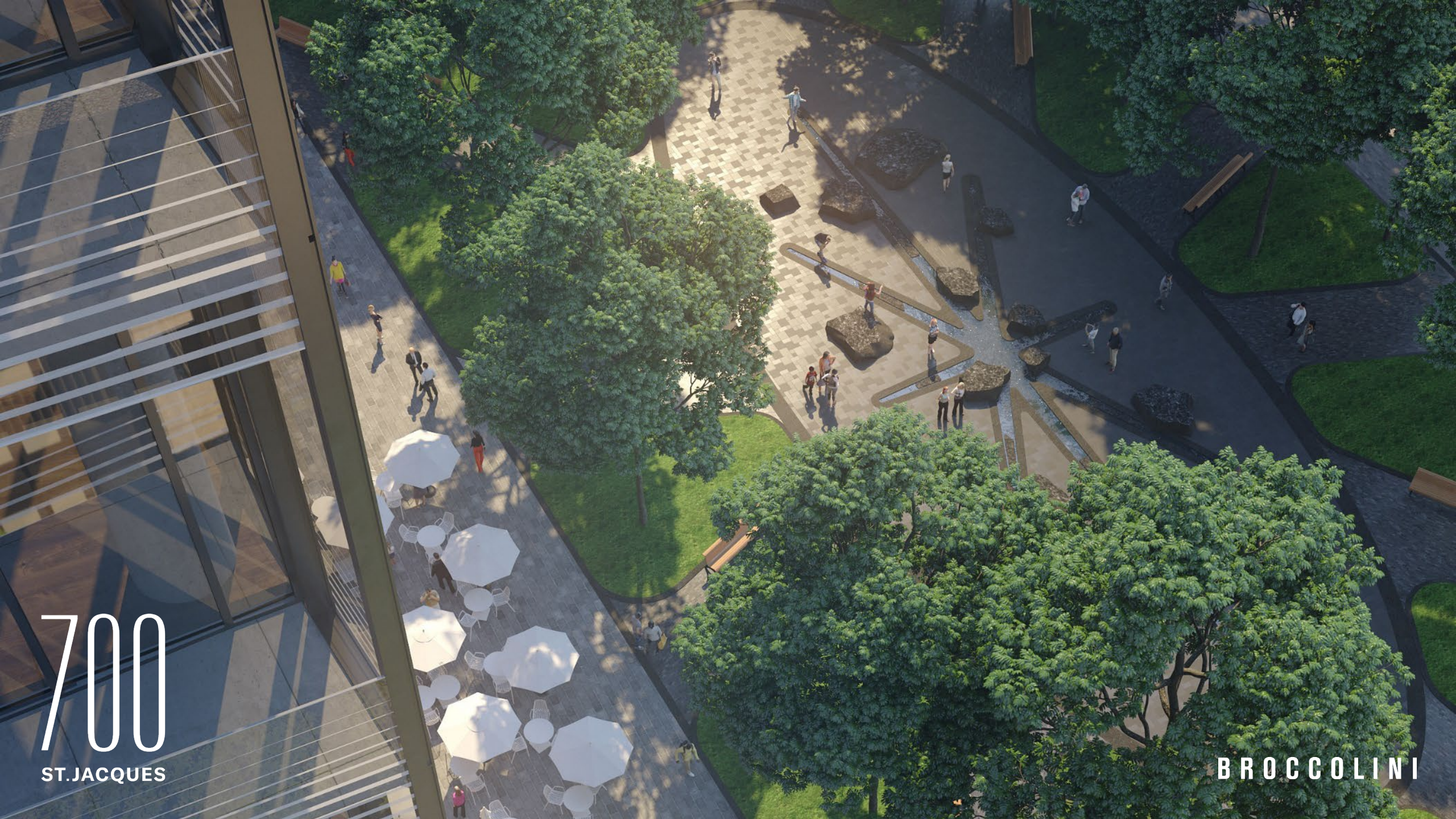
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An architectural rendering of a modern, multi-story building with a glass facade and balconies. The building is situated in an urban environment, with other buildings visible in the background. In the foreground, there is a rooftop terrace with a low wall made of stone and a wooden railing. The terrace is landscaped with several potted trees and plants, and there are some outdoor seating areas with red and white chairs. The overall scene is bright and sunny, suggesting a clear day.

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