

An aerial photograph of Montreal, Quebec, Canada, showing a dense urban landscape. The foreground features a park with green trees and a large, light-colored building with a green dome. The middle ground is dominated by numerous high-rise office buildings of various architectural styles, including modern glass facades and older brick structures. The background shows a hazy sky and distant water bodies. The overall scene is a panoramic view of the city's skyline.

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PERSPECTIVES DU MARCHÉ DES BUREAUX
MONTREAL OFFICE MARKET OUTLOOK

AOÛT 2020

CENT ET QUELQUES JOURS PLUS TARD... QUEL EST L'ÉTAT DU MARCHÉ?



TAUX D'INOCCUPATION
10.0 %



LOYER NET DEMANDÉ
\$19.84



ABSORPTION NETTE
-502,609 SF



NOUVELLES CONSTRUCTIONS
0 SF

- Les décisions immobilières non essentielles ont été mises sur la glace pendant la pandémie.
- L'absorption a décliné dans les immeubles de catégorie A du Grand Montréal, engendrant une absorption nette négative de 403 000 pi².
- Bien que l'inoccupation dans les bureaux sous-locatifs ait gagné 43,5 % au centre-ville à 228 000 pi², ce segment de marché reste contracté; il représente seulement 6,9 % des produits disponibles et à peine 0,5 % du parc immobilier.
- Les chantiers ont été mis sur pause à travers la province au T2 en raison des mesures de distanciation sociale. Les projets qui devaient être livrés au second semestre de 2020 pourraient accuser des retards.

A group of five business professionals are seated around a white conference table in a meeting room. They are engaged in a discussion. In the foreground, a man with a beard and glasses, wearing a light blue denim shirt, is gesturing with his hands while speaking. To his right, a woman with glasses and her hair in a bun, wearing a white blazer, is listening attentively. In the background, a man in a blue shirt is also looking towards the speaker. A woman in a white sleeveless top is looking down at a laptop. The table is cluttered with various items including a laptop, a white mug, a green mug, a pen, and some papers. The room has a wooden wall and a whiteboard in the background.

DISCUSSION CBRE

WHAT OCCUPIERS ARE THINKING

The Changing Landscape



Future Focus – Emerging Themes



Technology Acceleration,
Digital Workflows, Digital
Learning +



The Sensor Managed
Workplace

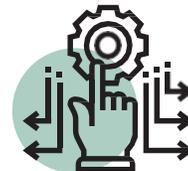


Employee Choice
Autonomy and
Flexible Work

Pre Vaccine Return to the Office (RTO)

Operations & RTO

Health & Safety
Building Systems & Facility Readiness
Work Arrangements & Operations
Wellbeing
Office Occupancy Standards



Work-Life Balance
Redefined



Flight to Quality
(WELL, LEED)



Safety, Health
& Wellbeing

Change Management

Space & Building Audit
Operations Communications & Stakeholder
Workshops
Change Management Roadmap Pre & Post
Change
Champion Roles & Responsibilities



Hub and Spoke Portfolios and
Distributed Workforces



Personal Space Density
& Optimization



Agility to Support
People & Business
Demands



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MONTRÉAL – AOUT 2020