

Commercial Real Estate

Office Lease Rates				
	2003	2004	2005	2006
Central Courtenay	\$9.32	\$9.52	\$10.28	\$10.49
East Courtenay	\$9.13	\$9.13	N/A	\$5.00
North Courtenay	\$10.00	\$10.00	\$8.50	\$9.25
Comox	\$12.00	\$12.67	\$11.67	\$15.67
Cumberland	N/A	N/A	\$15.00	N/A

Source: Vancouver Island Real Estate Board 2006

Office Vacancy Rates		
	2001	2005
Office	4.00%	7.20%
Retail	7.00%	9.90%
Warehouse/Light Industrial	11.00%	5.50%

Source: Comox Valley BC Assessment Office 2006

Square Foot Rental Rates								
	Central Courtenay		South Courtenay		East Courtenay		Comox	
	2001	2005	2001	2005	2001	2005	2001	2005
Office	4.50-12.00	6.50-12.00	4.50-13.00	6.50-12.50	4.50-12.50	6.50-14.00	5.00-11.75	7.50-13.00
2 nd Floor	3.50-9.00	4.50-9.00	3.50-9.50	5.00-9.50	3.50-8.00	5.00-8.00	4.00-8.50	6.00-8.50
Restaurant	7.75-14.50	7.50-20.00	5.50-20.00	7.50-20.00	5.50-13.00	7.50-20.00	6.50-14.75	7.50-14.75
Commercial	4.75-11.00	6.75-14.00	4.75-13.00	6.75-16.00	5.00-9.50	6.00-10.00	5.00-11.75	7.00-13.00
Warehousing	2.75-6.50	3.25-7.00	2.75-6.50	3.25-7.00	3.75-6.75	4.25-8.00	3.00-7.50	3.50-7.50
Light Industrial	4.25-7.75	3.25-8.00	3.25-9.50	3.25-8.00	3.75-10.00	3.75-10.00	N/A	N/A

Source: Comox Valley BC Assessment Office 2006