CBRE

Moncton sees rent increases as quality assets become more in-demand

▼ 9.5%
Vacancy Rate

▲ 80K
SF Net Absorption

▲ $15.05
PSF Net Asking Rental Rate

▶ 0K
Under Construction

Note: Arrows indicate change from previous quarter.

Executive Summary

- Overall vacancy declined to 9.5% in Q2 2026, the lowest level recorded since Q1 2019.
- Competitive office inventory continued to tighten across both downtown and suburban markets, with the suburban market maintaining the lowest vacancy rate at 4.8%.
- Downtown vacancy declined for the third consecutive quarter, falling 240 basis points (bps) year-over-year to 11.8% this quarter.
- Net asking rents remained firm quarter-over-quarter, with Class A space commanding a premium and average Class A asking rents reaching $15.78 per sq. ft.

FIGURE 1: Statistical Summary

Submarket	Building Class	Vacancy (%)	Net Absorption (SF)	Under Construction (SF)	Avg. Asking Rent (PSF)
Downtown	A	6.8%	19,848	0	$15.71
	B	14.9%	14,366	0	$14.81
	C	18.3%	-2,159	0	$14.99
Downtown Total		**11.8%**	**32,055**	**0**	**$15.05**
Suburban	A	4.2%	5,118	0	$16.16
	B	7.48%	35,420	0	$14.72
	C	0%	0	0	$12.55
Suburban Total		**4.8%**	**48,443**	**0**	**$15.04**
Overall Total		**9.5%**	**80,498**	**0**	**$15.05**

Source: CBRE Research, Q2 2026.

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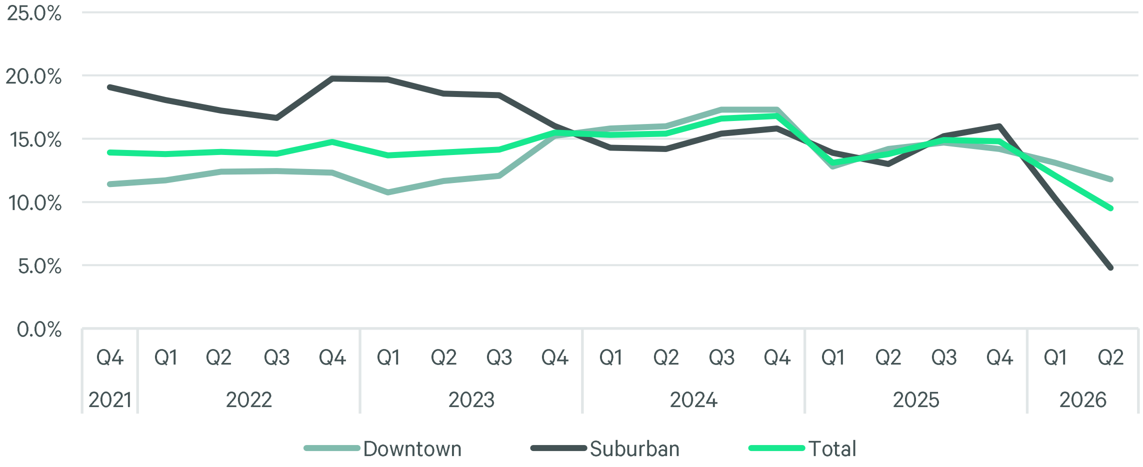
FIGURE 2: Quarterly Net Absorption by Submarket (000s SF)

Source: CBRE Research, Q2 2026.

FIGURE 3: Vacancy Rate by Market (%)



Source: CBRE Research, Q2 2026.

FIGURE 4: Weighted Average Net Asking Rental Rate (PSF)

Source: CBRE Research, Q2 2026.

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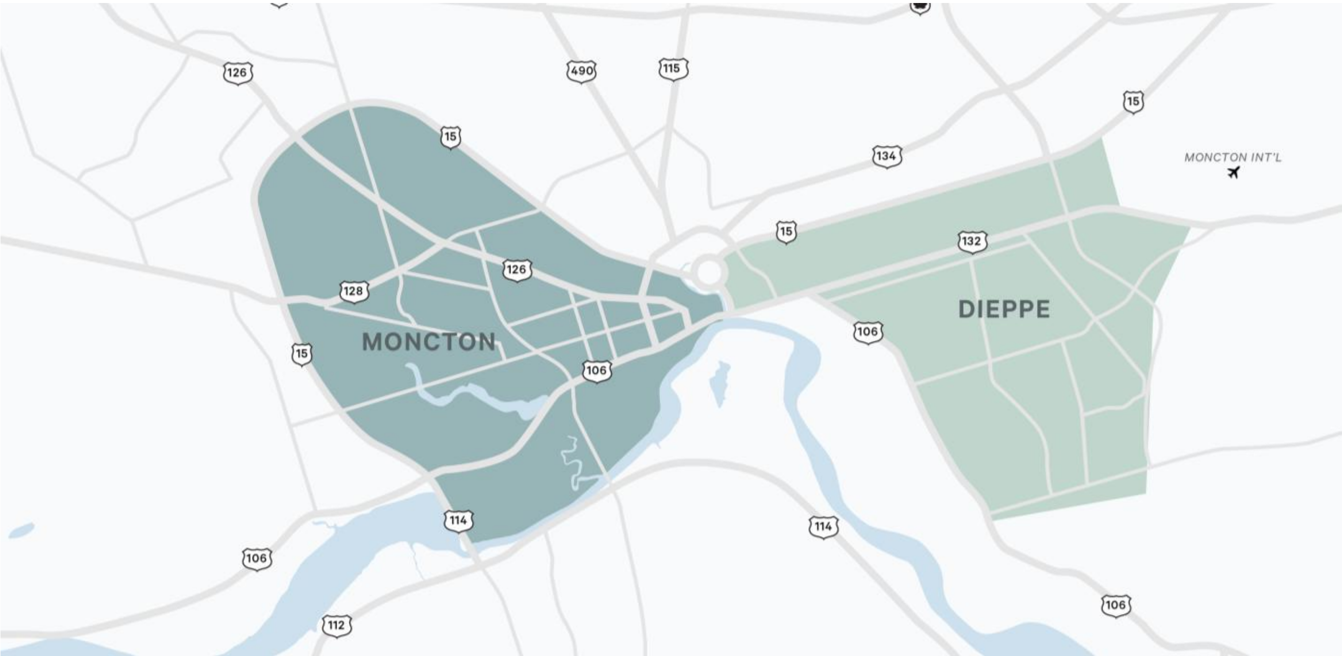
Market Area Overview



Definitions

Net Absorption: The change in Occupied sq. ft. from one period to the next. Net Rental Rate: Rent excludes one or more of the "net" costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. Vacancy Rate: Total Vacant sq. ft. divided by the total Building Area.

Survey Criteria

Includes office buildings in Downtown and Suburban Moncton. CBRE collects information through telephone conversations and listings received from members of the commercial real estate brokerage community.

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