MARKETBEAT
HALIFAX
OFFICE Q4 2025

CUSHMAN & WAKEFIELD
Atlantic

MARKET FUNDAMENTALS

	YOY Chg	Outlook
11.5% Vacancy Rate	▼	▼
225K YTD Net Absorption, SF	▲	▼
$30.57 Gross Rent, PSF	▼	▲

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	Outlook
524K Nova Scotia Employment	▲	▲
6.7% Nova Scotia Unemployment Rate	▲	▼
6.5% Canada Unemployment Rate	▼	▲

Source: Statistics Canada

ECONOMY

Nova Scotia's labour market showed steady conditions in Q4 2025, with employment remaining at roughly 524k quarter-over-quarter (QOQ) while the unemployment rate rose to 6.7%. Labour force participation also edged higher, suggesting stable worker engagement. Halifax remains the clear driver of provincial labour market strength, with unemployment well below the provincial average at 5.7%. Employment growth continues to be led by service-based industries such as health care and accommodation and food services. There was little evidence of meaningful momentum in goods-producing sectors during the month. As a result, Nova Scotia's labour market remains supported more by population-driven service demand than by private-sector capital expansion. Going into 2026, Nova Scotia is positioned for continued steady employment growth, led by its capital city of Halifax. *(Sources: Statistics Canada, RBC, TD Economics, All Nova Scotia).*

SUPPLY AND DEMAND

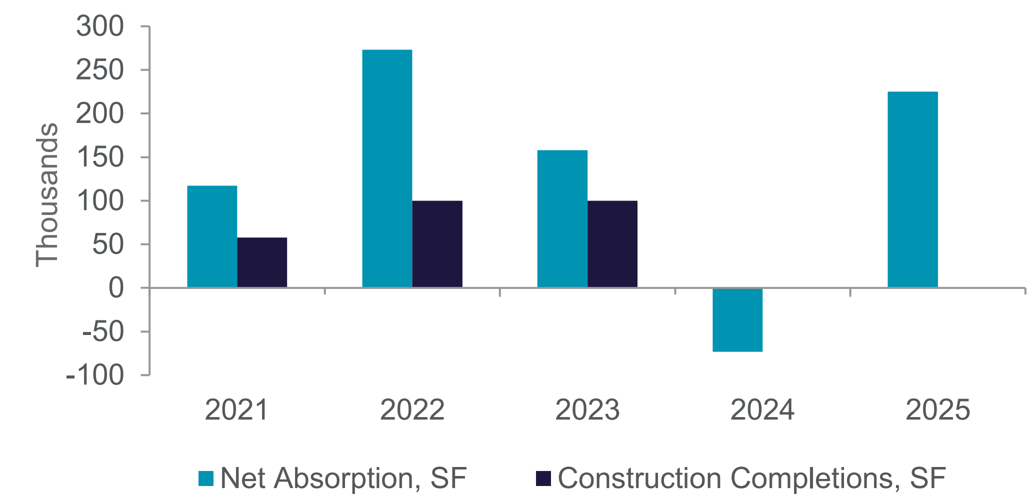
The overall vacancy rate for the Halifax office market increased to 11.5% in Q4 2025, a QOQ rise of 60 basis points (bps). The Dartmouth submarket was the primary driver behind the increase, as this market witnessed a rise in vacancy of 120 bps QOQ, while the Bedford submarket had a notable decrease in vacancy with a 100-bps decline from last quarter to reach 3.9%. Vacancy in the Central submarket rose 50 bps in Q4 2025 to 14.8%, freeing up downtown office space. This trend likely reflects businesses seeking relief from traffic congestion and high rents. If conditions persist, more companies may shift toward suburban submarkets in the coming years.

Overall absorption in the Halifax market fell into red territory in Q4 2025, totaling close to negative 62k square feet (sf). The most significant drivers were the Central and Dartmouth submarkets, with negative absorption of 33k sf and negative 41k sf, respectively. The Suburban submarket remained relatively flat with 2k sf of positive absorption. Bedford had an uptick in absorption QOQ, with 10k sf of positive absorption.

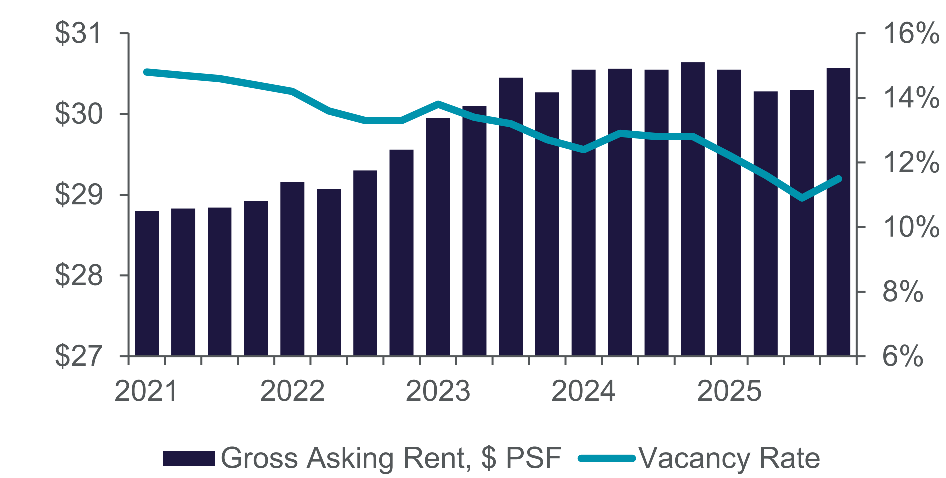
PRICING

The overall asking net rental rate in the Halifax office market increased this quarter, rising to $16.50 per square foot (psf), an increase of $0.33 psf from last quarter. This is largely a result of increased demand for Class A space, subsequent falling vacancy, and very little new office construction planned in the near future.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Halifax – Central Business District	5,847,017	29,032	838,353	14.8%	-33,111	276	0	$32.98	$37.08
Halifax - Suburban	2,537,857	765	164,024	6.5%	1,525	27,940	0	$29.81	$30.81
Dartmouth	3,246,801	71,000	309,511	11.7%	-40,479	164,895	0	$29.63	$30.26
Bedford	999,537	0	38,657	3.9%	10,276	32,142	0	$30.70	$32.95
Suburban Totals	6,784,195	72,765	512,192	8.6%	-28,678	224,977	0	$28.43	$32.30
Halifax Totals	**12,631,212**	**100,797**	**1,350,545**	**11.5%**	**-61,789**	**225,253**	**0**	**$30.57**	**$33.89**

Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q4 2025

PROPERTY	SUBMARKET	TENANT	SF	TYPE*
N/A				

Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q4 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / $ PSF
N/A				

JAMES COLLINS
Managing Director – NS, P.E.I.
Tel: +1 902 489 0015
jcollins@cwatlantic.com

VINCENT BREEN
Market Analyst
Tel: +1 902 717 7314
vbreen@cwatlantic.com

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.