HTFG THE HIGH TECHNOLOGY FACILITIES GROUP CBRE

November 2026

The High Technology Facilities Group

TECH SPACE QUARTERLY

View our **Q3 2026 METRO VANCOUVER OFFICE FIGURES** for the latest stats on our office market. Plus an insider look at which companies are **MOVING**, subleasing, or expanding their office footprint.

A CLOSER LOOK AT DOWNTOWN VANCOUVER OFFICE FIGURES

DOWNTOWN VACANCY RATE
13.1%
From Previous Quarter

NET ABSORPTION
-239,364 SF
From Previous Quarter

AVG. ASKING RENTAL RATE
$32.50 PSF
From Previous Quarter



OFFICE MARKET OVERVIEW

The Metro Vancouver office market recorded an increase in vacancy of 50 basis points (bps), bringing the overall rate to 12.2% in Q3 2026. This was led by the downtown market which posted a 90 bps increase, while suburban vacancy edged up by just 10 bps.

Two large downtown blocks of future available space were officially vacated this quarter due to consolidation within the technology sector, pushing downtown vacancy to its highest level in over 22 years. It is anticipated that these spaces will take time to absorb and hinges on reduced economic uncertainty, though recent infrastructure announcements may help spur demand more quickly.

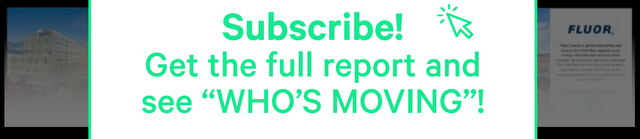
The suburban market continues to outperform the downtown core, maintaining a lower vacancy rate. This marks the sixth consecutive quarter in which downtown vacancy has exceeded suburban vacancy.

The bifurcation in vacancy between Downtown Class AAA & A and Class B & C narrowed from 950 bps to 820 bps in Q3 2026, related to the rise in Class AAA/A vacancy. This marks the first time in 10 quarters where the gap in vacancy narrowed between the two segments.

DOWNLOAD THE FULL REPORT

WHO'S MOVING THIS QUARTER?

This quarter there were several companies moving within the real estate market looking to expand, sublease, or renew their office space. Click to view more!



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VIEW THE FULL LIST

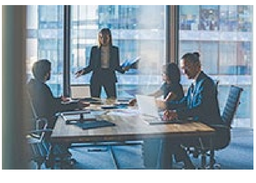
TECH & REAL ESTATE NEWS

Explore several notable reports and articles relevant to the state of the office market, tech and workplace strategy in Vancouver.



B.C. sees development of specialized space for life-sciences sector

British Columbia's growing life-sciences sector is creating a new commercial real estate opportunity, but the specialized requirements of biotech companies mean developers face a different and more complex building challenges. **Read More.**



BC Tech Announces 2026 Technology Impact Awards Winners

The sold-out Annual TIAs gala brought together over 800 founders, executives, investors and ecosystem. The event honoured 11 award winners and welcomed two new Innovators Hall of Fame inductees.
Read More.



CEO and Owner of Canpac Marine named EY Entrepreneur Of The Year

BC Tech announces the winners of the 2026 Technology Impact Awards (TIAs), celebrating the outstanding companies and individuals who have made a significant impact on the BC tech industry.
Read More.

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