

2010 and Beyond: The Olympic Games and Commercial Real Estate Demand in Greater Vancouver 2005-2013

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Executive Summary

This report estimates the potential demand for office space as well as other types of commercial real estate as a result of Vancouver hosting the 2010 Winter Olympic Games. The evidence comes from the actual experiences of previous host cities, including Sydney, Atlanta and Salt Lake City.

This report primarily examines two ways the Olympics impacts commercial real estate markets:

Direct demand from organizers and related groups:

By 2010 we estimate that between 450,000 and 650,000 square feet of office space will be required by organizers, major contractors and groups connected to them. Approximately 300,000 square feet has already been leased by these groups.

Demand from Olympic-related business and investment attraction campaigns:

Like governments did in Sydney and Atlanta, the BC government is leveraging off hosting the Olympics with an international business investment attraction campaign. Based on the successful outcomes for Atlanta and Sydney we estimate that Greater Vancouver could see demand for an additional 1,750,000 to 4,000,000 square feet of office space between 2007 and 2013 in addition to space required from internal regional economic and job growth.

Potential Limiting Factors:

Insufficient office space or skilled workers could limit investment attraction and therefore office demand. There is still time to construct more office space and augment the workforce through immigration; we therefore leave it to readers to decide whether Greater Vancouver will realize this potential Olympic induced economic growth.

The global economy could also influence trends discussed here. A major global slow down, terrorist attack or other unforeseen event could limit foreign company interest in investing in British Columbia. In forecasts of potential office space demand we assumed that neither a global economic recession or major disrupting event will occur through 2013.

Introduction

Being named host city for the 2010 Winter Olympic Games has already changed Vancouver. Beyond the infrastructure upgrades and new construction, Vancouver's place in the world economy is undergoing change as well.

The increased national and international exposure Vancouver now receives as an Olympic host city is helping the region compete for skilled creative workers and global investment dollars. Since 2003 when Vancouver was named host city, global and national companies have expanded their Vancouver operations. Businesses and organizations have relocated to Vancouver or opened new divisions here; this includes the Canadian Tourism Commission and several video game producers.

According to our research, this is only the beginning of a large wave of business expansion and attraction that can be expected at least through 2013. Indeed, this economic boom happened in other comparable Olympic host cities and contributed to millions of square feet of extra office absorption.

Preparations for the Games themselves are also generating demand for commercial space. The organizing committee has leased office and warehouse space and other Olympic affiliated organizations will rent commercial space in the future. Engineering, architecture, construction and other firms are now busily working on Olympic venue and related infrastructure contracts. Many companies in these industries are also expanding their labour forces and leasing more office space to accommodate them.

This report examines both the commercial space needed to host the Games and the broader economic development that hosting the Games brings, and how that generates office space demand.

Methodology

In this report we forecast how hosting the Olympics could affect Greater Vancouver's economic development and therefore its office leasing market. We have studied the actual impact of staging the Games on other host cities

and have then created a method for adapting these experiences to Vancouver, compensating for the unique characteristics of the cities involved.

Organization

This report has two main sections. The first examines the office and commercial real estate demand that can be expected from groups directly connected to planning, constructing and executing the 2010 Olympics. This section includes longer term requirements along with a few examples of the numerous shorter term, 4-6 week commercial space needs that coincide with the Olympic Games themselves.

In the second section we analyze the experience of past host cities to understand the office space requirements created by the broader business development and global company attraction capacity that hosting the Games offers.

PART I - Direct Office Demand, 2006-2010

A variety of companies and organizations will be involved in organizing the Games, constructing venues and infrastructure, and providing services to the first two groups. The space they lease will be returned to the market following the Games in 2010.

The Vancouver Organizing Committee for the Olympic Games (VANOC) has already leased approximately 200,000 square feet of office space at 3585 Graveley Street along with an adjacent warehouse. Their



objective is to accommodate all organizing groups at one "2010 Campus," including the International Olympic Committee's staff, the Canadian Olympic Committee and other similar groups.

Based on our research, the 2010 Campus may not be sufficient. The Salt Lake City organizing committee required 250,000 square feet of office space by the end of 2001, and they did not accommodate as many related groups as VANOC intends to do. Approximately 2,000 individuals are expected to be working for VANOC by the end of 2009 and an additional 200 - 400 to be working for other Olympic-affiliated organizations such as the international sporting federations. Cramming over 2,000 people into 200,000 square feet of office space may be too much -- typical ratios are 200 square feet per person, more than double is suggested for the 2010 campus.

We therefore expect that VANOC itself, or the other Olympic and related organizations, will lease perhaps 50,000 - 100,000 square feet of additional office space for a short term period commencing in 2008 or 2009 when the staffing expands dramatically. Such a requirement will also give the Olympic organizations the opportunity to lease some space downtown or near False Creek, close to the Games festive centres.

Other office absorption directly related to hosting the Olympic Games will come from professional services firms with Olympic-related contracts. Engineering, architecture, construction management, information technology, and related companies could obtain contracts generating approximately 1,000 new office based employees (full time equivalent employees) by 2010, based on the Salt Lake City experience. This would fill between 150,000 and 250,000 square feet of office space (which is equal to approximately 1/2 to 3/4 of a typical downtown office tower).

Evidence exists from Vancouver of this professional service based office demand occurring. Between 2004 and 2006, engineering, architecture and construction companies were among the most active tenants in the marketplace. We estimate that these industries combined to absorb 200,000 square feet during this time (in addition to the office space they already leased), much of this (but not all of it) related to Olympic and Olympic-related construction activity.

Engineering and Architecture Growth -- Sustainable?

Avison Young has been working with many top engineering and architecture firms on their real estate strategies. To assist them, we investigated what happened to this industry following the Sydney Games. Our research suggests that there was a slight downturn in profitability, but not a significant decline in employment. Two significant events assisted this industry in Australia. First, the national government launched a comprehensive infrastructure upgrade program following the Sydney Games. This gave new contracts to many firms that had grown in response to Olympic related contracts. Second, many engineering and architecture firms obtained contracts in Athens (2004 Olympics) and Beijing (2008 Olympics).

In BC, the Gateway Program infrastructure project will start ramping up as Olympic construction is completed, giving some firms new opportunities. Moreover, depending upon which city wins the contest to host the 2014 Games, there may be opportunities for experienced winter sport venue constructing or designing firms in that city.

Additional government employment also results from hosting the Games. The State of Utah calculated that over 2,900 job years of employment in the government sector resulted from hosting the 2002 Games, the majority in the last 18 months. This included many non-office based jobs, such as teaching. However a conservative estimate based on the Utah experience would be approximately 300 - 500 office based positions emerging in Vancouver by 2009 (and more in Victoria, but that's beyond the scope of this report), requiring 50,000 to 100,000 square feet of space.

Office Jobs and Absorption Estimates Directly Related to Organizing The Games 2006-2010				
Type	Estimated Office Based Jobs by 2010	Estimated Office space leased (2006)	Estimated Office space to be leased by 2010	Total
Organizing	1,800 - 2,300	200,000	50,000 - 100,000	250,000 - 300,000
Professional Services	1,000 - 1,200	100,000	50,000 - 150,000	150,000 - 250,000
Government	300 - 500	10,000	40,000 - 90,000	50,000 - 100,000
Total	3,000 - 4,000	310,000	140,000 - 340,000	450,000 - 650,000

Sources for this section include: State of Utah's Economic Analysis Section reports (November 2000 and 2001); and "Beyond the Gold" report by Jones Lang LaSalle (2001)

Therefore, between 2006 and 2010 we can expect between 450,000 and 650,000 square feet of office space absorption directly related to the Olympic Games.

Short Term Direct Space Needs in 2010:

In 2010, a wide range of groups connected to The Games will require short term space.

National Olympic Committees

Approximately 20 countries will have large contingents in Vancouver for 4-6 weeks. They will require public reception space for family members of athletes to gather (USA House or Canada House) along with attached office space from which the national Olympic Committee runs its organization for a month. At past Olympic Games the Canadian Olympic Committee (COC) has typically required about 6 offices plus some flex-open space in addition to a reception centre. We can assume the 20 largest winter sport nations will each have approximately the same requirements. According to Canadian Olympic Committee officials, the office and reception space need to be in close proximity to each other, but not necessarily in the same building and do not need to be in

Some examples of commercial space leased by national Olympic Committees at past Games:

- » Art Gallery for reception and a floor in a small office building across the street
- » A large mansion or estate
- » A restaurant, rented for the duration of the Games with the restaurant itself providing catering services.
- » A large street-front retail store with built office space at the back and the front area as the reception space.
- » A rowing club clubhouse; the Olympic Committee in question restored and renovated it providing a legacy to the non-profit society owners.

a traditional office building.

Broadcasters

Much of the media will be housed at the new Vancouver Trade and Convention Centre, which will be the International Broadcast Centre (IBC) for the Games. However, major broadcasters may also lease their own broadcast locations. For example, in Salt Lake City the

Canadian Broadcast Corporation leased view space outside the IBC. Given Vancouver's spectacular backdrop, some broadcasters may decide to lease (or sublease) view office space, short term, from which to broadcast to their home countries. NBC in particular will likely lease their own broadcast space. Some broadcasters begin setting up six months ahead of the Games with a small contingent of staff; the majority of technical workers arriving six weeks before the Games begin.

Other commercial space requirements (short term).

- » Future hosts and hopeful hosts will want a prominent location to receive guests and promote their bid to IOC members or showcase their upcoming Games to the media, sponsors and visitors. In 2010 Vancouver can expect London 2012, the hosts of the 2014 Winter Olympics, and the hopefuls for the 2016 and 2018 Games. They will likely lease street-level retail space near the Games festive centres.
- » The International Olympic Committee (IOC) will have a reception space for hosting members, sponsors and dignitaries. This is usually a classy building a few blocks off the main festive areas. In Salt Lake City, for example, they used a heritage train station.
- » Housing for the 250 chefs that will cook at the Olympic Village. This might be in a warehouse, an army barrack, backpackers hostel, or hotel.
- » Housing for the added security staff. In Salt Lake City the CIA and FBI leased an entire new condominium project to house their staff. The units were sold after the Games ended.
- » Short term security staging areas. A large warehouse-distribution facility served as a staging ground for FBI and army vehicles and operations in Salt Lake City. In addition, at past Olympic Games the security teams have used warehouse space as an athlete, media and delegate credential processing centre. However, these functions could use office, retail or vacant land depending upon availability in Vancouver.
- » Sponsors' festive spaces. For example, at past Games Budweiser Plaza has been a popular attraction. General Electric built a public skating rink and festive centre in Torino two years before the Games. They are planning a similar site in Vancouver.
- » The RCMP – Vancouver Police Department integrated security team will likely need 60,000 to 120,000 square feet of space, not necessarily contiguous.

Warehouse Space Requirements (Medium term)

The major broadcasters will require warehouse space in which to store equipment. Some of this will be near “remote locations,” venues outside of Vancouver. Possible sites include the North Shore (to service Cypress Bowl events) and along the Sea to Sky Highway to service Whistler events.

NBC leased 80,000 square feet of warehouse for 18 months in Salt Lake City and will likely require the same in Vancouver starting in the Fall of 2008 (following the Beijing Summer Olympic Games). The host broadcaster (The International Broadcasting Organization) that provides feeds for non-NBC stations will also likely need to store equipment after the Beijing Games.

VANOC will likely also have a variety of medium term warehouse requirements beyond the warehouse space already leased at the 2010 campus. For example, in Salt Lake City the organizing committee leased several medium-sized warehouses for short term requirements. In one case, 30,000 square feet became a bus and train car painting centre where vehicles borrowed or rented from other cities’ transit authorities were painted to match the Salt Lake City system – and then painted back to their original colours following the Games.

Part II - Induced Business Development

Introduction - Atlanta and Sydney Experiences

The most significant impact of hosting the Olympics – at least for the commercial real estate industry – will be from the broader economic and business development that could occur. In both Atlanta (1996 Olympic Games Host) and Sydney (the 2000 Olympic Games host) government and business leaders successfully used the Games as platforms for attracting domestic and international corporations as well as for showcasing local businesses to the world. The result in each city was rapid business and job growth bringing corresponding office space demand and absorption. The BC government already has a similar comprehensive program underway – something recent Winter Games host jurisdictions did not do.

Atlanta experienced an unprecedented business boom between 1990 and 2000, especially in the 1995 to 2000 period. During the 1990s Atlanta added 566,000 new jobs, 218,000 of those in the three years following the 1996 Olympic Games. Although not all of this business development is attributable to the Olympics, the Games-related exposure along with corresponding infrastructure construction played important roles. As former

Atlanta Mayor Sam Massell said, the Olympics created “...an image for Atlanta as a city that is a ‘doer’ and an international centre ... [which] helps attract people and their businesses here.” Hosting the Games belonged to a comprehensive plan to make Atlanta a major US economic hub, which succeeded.

In Sydney, several overlapping comprehensive business attraction programs brought 214 international companies to the region between 1995 and 2001. 64 of the companies in question created a combined 2,319 jobs. There are no job creation numbers for the remaining 150 companies. Extrapolating from the known 64, we could estimate 5,000 – 8,000 jobs resulted for a combined total of approximately 7,300 to 10,300 jobs from all 214 companies. Of the known companies, 75% appear to be office based. Therefore, a reasonable estimate of office space required would be 1,000,000 to 1,500,000 square feet (using a ratio of 200 square feet of office space per person).

Sydney Olympic-Related Business Development

- » The Olympic-affiliated Investment 2000 program recruited 45 overseas companies to Australia in 2000 (and most in Sydney), creating 1,150 jobs.
- » The City of Sydney took advantage of the increased exposure being named Olympic Host City and attracted 150 overseas companies to the city between 1995 and 1999, in part through the Olympic Business Roundtable (OBRT) promotion organization.
- » In the months following the games, a state government initiative leveraging off the Olympics exposure attracted 19 new companies and created 1,219 jobs.
- » An official program to showcasing Australian technology companies contributed to \$288 Million (AUS) in new sales for 301 companies (2000-2001)

These new companies and jobs would also have generated further economic activity, creating even more office space absorption. Based on past research into office market drivers, a 25% multiplier factor can provide a reasonable yet conservative estimate of additional office demand generated. Therefore the 214 companies in Sydney likely generated 1,250,000 to 1,850,000 square feet of office space absorption between 1995 and 2001.

Like Atlanta and Sydney (and unlike recent winter hosts such as Salt Lake City and Torino) the BC Government has launched a comprehensive program to use the Olympic

exposure Vancouver now receives as leverage to attract global investment to the region.

Several programs have already begun. In Torino, BC House (the log cabin) promoted investment in, and travel to, the province. In 2006 the BC government hired four Europe-based consultants to help the province target global companies based in Europe that would be a good fit for investing in BC, or expanding their investments in the province. Consultants based in the United States and Asia will also be hired in the coming months to focus on those markets. The goal is to build on BC's existing cluster strengths and on industries connected to the Olympics. Some industries being targeted for growth and investment include alternative fuels (fuel cells), biotechnology, software and mobility technologies for people with disabilities (playing off the Paralympics).

Representing an Olympic Host region opens doors. As one government official working on this project explained, CEOs and senior industry executives will take your phone call or be receptive to a meeting. Being an Olympic Host provides a key element of differentiation for Vancouver in competing for time and investment dollars internationally.

The BC investment attraction program started earlier and is more comprehensive than that of Sydney. Moreover Vancouver is on the west coast of North America offering time zone and proximity benefits for many global companies. In addition, the strong cultural and linguistic ties to Asia and Europe are also attractive to global companies. According to a senior civil servant involved because of these factors, Vancouver could easily match or exceed the achievements of Sydney.

The Olympics created "...an image for Atlanta as a city that is a 'doer' and an international centre ... [which] helps attract people and their businesses here."

Former Atlanta Mayor, Sam Massell

Potential Induced Office Space Demand in Vancouver

In our original report from 2002, we predicted that Vancouver would do well to achieve only half of what Sydney did in terms of business development. We have decided to revise upwards

our estimates of the potential economic development impact of hosting the Games. However, unlike in 2002, office vacancy is currently low, and this limiting factor will be discussed below.

If the BC government team duplicates the Sydney team's achievements, Vancouver could attract over 200 new companies and 5,000 to 8,000 office based jobs –just from formal business attraction programs. Other companies and investors may select Vancouver independently. Moreover, some of these companies will be office market drivers, generating further demand through their own requirements for business services as well as from the multipliers created by their employees spending money in the economy.

By 2011 the Greater Vancouver office market could therefore experience between 1 Million and 1.6 Million square feet of absorption from companies attracted to the city through formal business development programs. With conservative economic multipliers included, the total impact could be 1.5 Million to 2 Million square feet of added office space demand between 2007 and

2011 – an average of 500,000 square feet per year of extra absorption as a result of having the Olympics here.

Our estimates of office demand growth for the 2006 – 2010 period documented above come from Sydney's experience of 1995-2001, which was well documented by the New South Wales Government.

For 2011-2013 our estimates are based on data from Atlanta, which is different from that

of Sydney and does not offer as precise information as to how many jobs came directly from Olympic-related

Why other Winter Olympic Hosts Don't Compare:

Torino only launched such a program near the end and has not, and likely will not see the same levels of development. The Utah government made some trade missions to leverage off the Salt Lake City games, but with apparently less success. One senior government official spoken with said the Olympics helped national and business leaders learn where Salt Lake City was geographically (he previously had to describe it's location in relation to Las Vegas, Denver or San Francisco). But because the city was less well known as an economic centre, attracting business remained challenging. Vancouver has an advantage in that it is already well known in global business circles.

Absorption Estimates Related to Organizing The Games 2006-2013		
Absorption Type	Low Estimate (Sq. Ft.)	High Estimate (Sq. Ft.)
Direct - Needed to Host <small>*Most will be vacated > 2010</small>	450,000	650,000
Indirect from business attraction 2006-2010 (based on Sydney)	750,000	2,000,000
Induced 2011-2013 <small>(Based on Atlanta)</small>	1,000,000	2,000,000
Potential Olympic Related Net Absorption 2008-2013	1,750,000	4,000,000

programs. However, the economic boom Atlanta experienced before and after the Games could be duplicated in Vancouver (and may already be underway), albeit on a smaller scale as Vancouver is about half the size Atlanta was in 1996. Also, Vancouver lacks vast amounts of suburban land into which business parks and industrial facilities could expand, which could further limit demand.

In Atlanta formal business attraction efforts combined with spontaneous economic development resulted in an unprecedented boom. In 1998 the office market absorbed 5.6 Million square feet, over 5% of the inventory at that time. Atlanta was creating jobs at an average rate of 72,600 total jobs (all sectors) per year. Based on these two pieces of data, we can assume that the Atlanta economy generated 24,200 office space jobs per year between 1997 and 1999.

If Vancouver’s economy receives a similar boost between 2011 and 2013, generating ½ of the office absorption that Atlanta achieved between 1997 and 1999 may be possible. Greater Vancouver is just over half the size Atlanta was in 1996. In an “Atlanta Scenario” translated to Vancouver’s scale, total Olympic related and non-Olympic economic growth could generate 12,100 jobs per year for three years, filling 2,400,000 square feet of office space, per year for three years – a total of 7,200,000 square feet.

This scenario is realistic. First, this is what Atlanta actually experienced, translated to Vancouver’s scale. Second, this is only 20% higher than Greater Vancouver’s absorption rate between mid-year 2004 and mid-year 2006 in when the region absorbed 1.9 Million square feet per year. With provincial government leaders busily promoting

investment in the region, a 20% boost in job growth over levels seen in 2004 – 2006 is a stretch, but not an unreasonable one.

Separating Olympic related economic development from non-Olympic growth in Atlanta is impossible. We can’t go back in history and take away the Olympic Games from Atlanta’s economic history. However, given the strong levels of economic growth in the US in the mid and later 1990s, it is reasonable to assume a high level of economic growth would have happened in Atlanta regardless. The question is how much extra growth did the Olympics contribute.

Here the comparison with Vancouver during the 2004-2006 boom may be useful in that it suggests that in a strong economy the aftermath of an Olympic-related business development campaign may have boost Atlanta’s growth by 20%.

Therefore, we can estimate that of Atlanta’s late 1990s office job growth estimate of 24,200 jobs per year, 20% or 4,800 were induced by the Olympic experience or approximately 1,000,000 square feet of office absorption per year.

Vancouver is half Atlanta’s size, therefore our estimate of Olympic induced office demand for the post-Olympic era is approximately half or 500,000 square feet per year, which is the middle of our range on the chart.

Limiting Factors

There are some potentially limiting factors that could hold Vancouver back from experiencing a similar office demand of Sydney and Atlanta in the post Olympic era.

1. A lack of office inventory. Vacancy rates in Greater Vancouver are nearing historic lows. Meanwhile only 1.1 Million square feet under construction as of mid-year 2006. Unlike in Atlanta, Greater Vancouver does not have large tracks of suburban land into which business parks can quickly expand. Governments may need to find ways to fast track office development applications or Greater Vancouver will not benefit as significantly in terms of job growth as it could from hosting the Games.
2. Vancouver may struggle to attract enough skilled workers to fill jobs being created. However, when asked this question, provincial government officials insist they have legislation pending to fast track foreign trained

worker accreditation.

3. The global economy should be due for a slow down by 2011. Atlanta’s post Olympic boom occurred during a global and US economic expansion period. Vancouver’s post-Olympic era may be during less prosperous times.

Readers should consider the estimates herein therefore as ranges, and evaluate for themselves the extent to which any of the limiting factors mentioned above will hold office demand back.

Post- Olympic Hangover and Subsequent Boom

The year of the actual Olympics tends to be a slow year for business development in host cities. For Vancouver this will likely be mid-year 2009 through mid-year 2010. Companies intending to invest in the region typically do so either a year or more before the Games, or not until the year following the Games. This is often based on a perception that the region will be too busy to accommodate their needs.

Conclusions

The economic development potential of hosting the Olympic Games is real -- it happened in previous host cities requiring millions of square feet of additional office space. Moreover, there is a correlation between having a formal investment attraction program connected to the Games -- as Sydney and Atlanta did, and Vancouver does -- and obtaining this growth.

Shorter term absorption directly connected to hosting the Games is easier to predict than longer term indirect office space demand. Between 2006 and 2010 450,000 square feet to 650,000 square feet will be leased by groups directly connected to organizing or constructing the Games. This space will be returned to the leasing inventory in mid 2010.

Office space absorption from broader business growth in Greater Vancouver will not be automatic even with a brilliant business attraction campaign. The state of the global economy, the development of new office buildings and the availability of skilled labour will all be enabling or limiting factors.

Potential Office Space Absorption 2005- 2013

How to read this graph:

The brown shading illustrates a range of potential absorption if the Olympic Games were not being staged in Vancouver and if the comprehensive business attraction program were not underway. The red shading shows the potential added absorption related to the Olympics. Real absorption could be anywhere in that potential range.



Before 2010 the red shading includes both the direct demand from organizers and the indirect demand. It also takes into account the lack of office space, which will limit absorption in 2007 and 2008, and beyond unless more office space is built. The dip in 2010 represents the “Olympic hangover” when business development typically slows in a host city during the year of The Games before taking off in subsequent years. For the 2011-2013 period we assumed adequate office space and skilled workers would be available..

Appendix

Sydney Olympic-Related Economic Inducements

Program: Investment 2000

Description: Four-year government-led investment promotion leading up to the 2000 games

Achievement: Investment 2000 itself attracted 45 companies to Australia, bringing \$520 Million (AUS) in inward investments and 1,150 jobs. These investments included:

- o 30 offices (mainly sales)
- o 5 call centres
- o 5 distribution centres
- o 5 manufacturing plants (note, 1 manufacturer also opened a call centre)
- o 1 retail outlet

Program: City of Sydney efforts

Achievement: Simultaneous with the Investment 2000 program, the City of Sydney attracted an additional 150 companies to the city, taking advantage of Olympic exposure.

Program: Australian Technology Showcase

Achievement: Promoted 301 innovative NSW technologies and contributed to \$288 million (AUS) in new sales, investments, and exports to Dec 2001

Program: Olympic Business Roundtable (OBRT)

Description: Private-sector led taskforce est. in 1995 that marketed and showcased Australia's business potential internationally and developed best-practice capabilities locally.

Achievement: The OBRT contributed to the success of Investment 2000 and the City of Sydney's efforts

Program: DSRD (New South Wales' Department of State and Regional Development) post-games initiative

Achievement: DSRD leveraged its Games-related contacts to help attract 19 new investments between September 2000 and September 2001, including \$114 million and approx 1219 jobs. Companies attracted include Deutsche Bank, Sysao Software, and IBM.

Population and Office Market Statistics for Vancouver and Selected Olympic Host Cities

City (Metro Areas)	Population 1996	Population 2001	Office Inventory (Sq. Ft.) (Central Business District)	Office Inventory (Sq. Ft.) (Suburbs)	Total Inventory (Sq. Ft.)
Vancouver	1.8 Million	2.0 Million	21.5 Million	19.4 Million	40.9 Million
Sydney	3.9 Million	4.1 Million	48.2 Million	45.1 Million	93.3 Million
Atlanta	3.5 Million	4.0 Million	21.0 Million	134.0 Million	155.0 Million
Salt Lake City	N/A	0.8 Million	6.7 Million	18.7 Million	25.4 Million

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