

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q4-2017	Current Vacancy Rate Q1-2018	Net Absorption Q1-2018 (SF)	Net Absorption YTD (SF)	Net New Supply Q1-2018	Under Construction Q1-2018	Avg. Asking Rental Rates	Top Rates & New Product
Downtown Financial	Class AA	6	3,511,708	2,889,978	621,730	561,983	59,747	19.06%	17.70%	46,449	46,449	-	600,000	\$25 - \$40	\$40
	Class A	22	6,477,598	5,251,001	1,226,597	804,350	422,247	22.59%	18.94%	(4,705)	(4,705)	(309,375)	-	\$18 - \$25	\$25
	Class B	16	2,056,401	1,892,321	164,080	163,527	553	8.62%	7.98%	7,147	7,147	-	-	\$12 - \$18	\$25
	Class C	6	254,926	180,414	74,512	68,174	6,338	29.04%	29.23%	(492)	(492)	-	-	\$10 - \$16	\$16
	Total	50	12,300,633	10,213,714	2,086,919	1,598,034	488,885	19.46%	16.97%	48,399	48,399	(309,375)	600,000		
Downtown Government	Class A	10	1,907,932	1,763,263	144,669	91,529	53,140	6.91%	7.58%	(12,800)	(12,800)	-	-	\$17 - \$25	\$25
	Class B	24	3,151,012	2,835,373	315,639	313,377	2,262	14.49%	10.02%	4,925	4,925	(164,953)	-	\$12 - \$20	\$19
	Class C	7	303,184	287,337	15,847	15,847	-	6.51%	5.23%	3,905	3,905	-	-	\$10 - \$16	\$16
	Total	41	5,362,128	4,885,973	476,155	420,753	55,402	11.43%	8.88%	(3,970)	(3,970)	(164,953)	-		
Total Downtown	Class AA	6	3,511,708	2,889,978	621,730	561,983	59,747	19.06%	17.70%	46,449	46,449	-	600,000		
	Class A	32	8,385,530	7,014,264	1,371,266	895,879	475,387	19.15%	16.35%	(17,505)	(17,505)	(309,375)	-		
	Class B	40	5,207,413	4,727,694	479,719	476,904	2,815	12.24%	9.21%	12,072	12,072	(164,953)	-		
	Class C	13	558,110	467,751	90,359	84,021	6,338	16.80%	16.19%	3,413	3,413	-	-		
	Total	91	17,662,761	15,099,687	2,563,074	2,018,787	544,287	17.01%	14.51%	44,429	44,429	(474,328)	600,000		
Suburban	118th Avenue	14	761,014	687,835	73,179	73,179	-	10.63%	9.62%	7,721	7,721	-	-	\$12 - \$20	\$25
	124th Street	16	861,831	629,632	232,199	209,193	23,006	25.46%	26.94%	(14,993)	(14,993)	-	-	\$14 - \$26	\$26
	149th Street	25	1,145,241	904,574	240,667	240,667	-	20.90%	21.01%	(1,333)	(1,333)	-	-	\$10 - \$17	\$20
	Eastgate	12	1,150,377	731,693	418,684	283,428	135,256	35.27%	36.40%	(12,928)	(12,928)	-	-	\$12 - \$19	\$27
	Southside	58	3,833,848	3,322,332	511,516	473,929	37,587	13.48%	13.34%	3,467	3,467	(105)	-	\$15 - \$23	\$32
	South Henday	26	1,239,597	1,017,862	221,735	203,375	18,360	17.01%	17.89%	40,270	40,270	60,000	60,000	\$19 - \$28	\$31
	Whyte Avenue	9	568,761	492,105	70,656	66,460	4,196	12.87%	12.46%	2,318	2,318	-	22,000	\$16 - \$21	\$34
	West End	34	1,729,168	1,555,311	180,083	177,916	2,167	12.53%	10.41%	30,218	30,218	-	83,000	\$12 - \$18	\$32
	Total	194	11,289,837	9,341,344	1,948,924	1,728,147	220,777	17.39%	17.26%	54,740	54,740	59,895	165,000		
Downtown & Suburban	Total	285	28,952,598	24,441,031	4,511,567	3,746,503	765,064	17.16%	15.58%	99,169	99,169	(414,433)	765,000		
Sherwood Park	Total	34	1,403,410	1,035,014	368,396	357,103	11,293	26.19%	26.25%	(1,185)	(1,185)	-	-	\$13 - \$22	\$30

	Quarter	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Period Vacancy Rate	Vacancy Rate	Net Absorption Current (SF)	Net Absorption YTD (SF)
Edmonton Proper Quarterly Comparison and Totals	Q1-18	285	28,952,598	24,440,600	4,511,998	3,746,934	765,064	17.16%	15.58%	99,169	99,169
	Q4-17	287	29,367,031	24,320,616	5,046,415	4,039,105	1,007,310	17.67%	17.16%	147,287	(153,993)
	Q3-17	287	29,404,531	24,208,863	5,195,668	4,190,174	1,005,494	17.79%	17.67%	(35,919)	(301,280)
	Q2-17	285	29,499,654	24,250,288	5,249,366	4,171,706	1,077,660	17.53%	17.79%	(154,599)	(265,361)
	Q1-17	285	29,576,046	24,390,808	5,185,238	4,191,245	993,993	17.22%	17.53%	(110,762)	(110,762)
	Q4-16	282	28,871,104	23,899,041	4,972,063	3,950,677	1,021,386	17.33%	17.22%	(35,776)	(460,540)
	Q3-16	283	28,928,238	23,915,071	5,013,167	4,005,603	1,007,564	14.96%	17.33%	(157,967)	(424,764)
	Q2-16	282	28,333,238	24,094,372	4,238,866	3,624,702	614,164	12.01%	14.96%	(181,667)	(266,797)
	Q1-16	277	27,576,029	24,264,804	3,311,225	2,818,634	492,591	11.78%	12.01%	(85,130)	(85,130)
	Q4-15	277	27,576,029	24,327,975	3,248,054	2,747,681	491,316	11.60%	11.78%	(26,420)	(207,166)
	Q3-15	271	27,085,771	23,942,483	3,143,288	2,618,400	514,680	11.19%	11.60%	(82,983)	(180,746)
	Q2-15	270	27,019,848	23,995,266	3,024,582	2,530,501	494,081	10.60%	11.19%	(57,054)	(97,763)
	Q1-15	263	26,766,696	23,928,769	2,837,927	2,454,776	383,151	10.43%	10.60%	(40,709)	(40,709)

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