

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q3-2018	Current Vacancy Rate Q4-2018	Net Absorption Q4-2018 (SF)	Net Absorption YTD (SF)	Net New Supply Q4-2018	Under Construction Q4-2018	Avg. Asking Rental Rates	Top Rates & New Product
Downtown Financial	Class AA	7	4,155,235	3,498,953	656,282	621,457	34,825	16.36%	15.79%	20,173	637,291	-	-	\$25 - \$40	\$40
	Class A	22	6,477,598	5,229,946	1,247,652	1,077,063	170,589	17.50%	19.26%	(30,498)	49,426	-	-	\$18 - \$26	\$25
	Class B	16	2,056,401	1,773,978	282,423	282,423	-	13.49%	13.73%	(5,067)	(111,424)	-	-	\$16 - \$20	\$20
	Class C	6	254,544	188,540	66,004	66,004	-	26.64%	25.93%	1,806	7,757	-	-	\$10 - \$16	\$21
	Total	51	12,943,778	10,691,417	2,252,361	2,046,947	205,414	16.68%	17.40%	(13,586)	583,050	-	-		
Downtown Government	Class A	10	1,977,236	1,629,813	347,423	89,289	258,134	20.32%	17.57%	7,344	(262,230)	-	-	\$18 - \$25	\$25
	Class B	23	3,139,867	2,828,768	311,099	309,836	1,263	9.92%	9.91%	(452)	8,376	-	-	\$14 - \$20	\$21
	Class C	7	303,184	287,685	15,499	15,499	-	5.35%	5.11%	662	3,898	-	-	\$12 - \$16	\$16
	Total	40	5,420,287	4,746,266	674,021	414,624	259,397	13.46%	12.44%	7,554	(249,956)	-	-		
Total Downtown	Class AA	7	4,155,235	3,498,953	656,282	621,457	34,825	16.36%	15.79%	20,173	637,291	-	-		
	Class A	32	8,454,834	6,859,759	1,595,075	1,166,352	428,723	18.16%	18.87%	(23,154)	(212,804)	-	-		
	Class B	39	5,196,268	4,602,746	593,522	592,259	1,263	11.33%	11.42%	(5,519)	(103,048)	-	-		
	Class C	13	557,728	476,225	81,503	81,503	-	15.07%	14.61%	2,468	11,655	-	-		
	Total	91	18,364,065	15,437,683	2,926,382	2,461,571	464,811	15.73%	15.94%	(6,032)	333,094	-	-		
Suburban	118th Avenue	14	761,014	665,955	95,059	95,059	-	11.60%	12.49%	(6,019)	(13,567)	-	-	\$12 - \$20	\$32
	124th Street	16	861,831	660,017	201,814	178,808	23,006	24.49%	23.42%	9,288	15,012	-	-	\$14 - \$25	\$25
	149th Street	25	1,145,241	965,741	179,500	176,018	3,482	15.63%	15.67%	(326)	60,014	-	-	\$10 - \$17	\$17
	Eastgate	12	1,150,377	743,632	406,745	277,551	129,194	36.31%	35.36%	939	(10,989)	-	-	\$14 - \$19	\$27
	Southside	58	3,833,848	3,208,572	625,276	548,563	76,713	17.26%	16.31%	24,365	(115,724)	-	-	\$15 - \$23	\$30
	South Henday	26	1,294,371	1,062,067	232,304	207,605	24,699	17.80%	17.95%	(4,058)	74,129	-	-	\$19 - \$29	\$31
	Whyte Avenue	10	593,449	496,848	96,601	92,200	4,401	17.93%	16.28%	5,399	11,202	-	-	\$16 - \$21	\$35
	West End	35	1,757,762	1,529,904	227,858	221,792	6,066	12.93%	12.91%	(520)	9,342	-	54,000	\$12 - \$18	\$30
	Total	196	11,397,893	9,332,736	2,065,157	1,797,596	267,561	18.62%	18.11%	29,068	29,419	-	54,000		
Downtown & Suburban	Total	287	29,761,958	24,770,419	4,991,539	4,259,167	732,372	16.83%	16.77%	23,036	362,513	-	54,000		
Sherwood Park	Total	35	1,430,338	1,062,014	368,324	362,130	6,194	26.25%	25.75%	11,685	18,108	-	-	\$12 - \$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	Q4-18	287	29,761,958	24,770,419	4,991,539	4,259,167	732,372	16.83%	16.77%	23,036	362,513
	Q3-18	287	29,761,958	24,752,119	5,009,839	4,073,099	936,740	17.03%	16.83%	60,997	339,477
	Q2-18	287	29,750,117	24,684,451	5,065,966	4,066,900	999,066	15.58%	17.03%	179,311	278,480
	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	3,950,607	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)	

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