

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q1-2019	Current Vacancy Rate Q2-2019	Net Absorption Q2-2019 (SF)	Net Absorption YTD (SF)	Net New Supply Q2-2019	Under Construction Q2-2019	Avg. Asking Rental Rates	Top Rates & New Product
Downtown Financial	Class AA	7	4,142,809	3,597,781	545,028	457,684	87,344	13.26%	13.16%	11,505	33,542	-	-	\$24 - \$36	\$40
	Class A	22	6,477,598	5,233,928	1,243,670	1,061,958	181,712	18.82%	19.20%	(35,378)	(4,075)	-	-	\$16 - \$22	\$23
	Class B	16	2,056,401	1,769,605	286,796	283,085	3,711	12.68%	13.95%	(26,167)	(4,461)	-	-	\$12 - \$16	\$17
	Class C	6	267,620	195,788	71,832	71,832	-	26.84%	26.84%	0	7,284	-	-	\$10 - \$14	\$16
	Total	51	12,944,428	10,797,102	2,147,326	1,874,559	272,767	16.14%	16.59%	(50,040)	32,290	-	-		
Downtown Government	Class A	10	1,977,236	1,629,813	347,423	89,289	258,134	17.57%	17.57%	0	7,690	-	-	\$16 - \$20	\$24
	Class B	22	3,111,367	2,781,493	329,874	328,611	1,263	10.00%	10.60%	(15,880)	(11,513)	-	-	\$12 - \$17	\$18
	Class C	7	303,184	291,394	11,790	11,790	-	5.11%	3.89%	3,709	3,709	-	-	\$12 - \$14	\$16
	Total	39	5,391,787	4,702,700	689,087	429,690	259,397	12.49%	12.78%	(12,171)	(114)	-	-		
Total Downtown	Class AA	7	1,977,236	3,597,781	545,028	457,684	87,344	13.26%	13.16%	11,505	33,542	-	-	\$24 - \$36	\$40
	Class A	32	3,111,367	6,863,741	1,591,093	1,151,247	439,846	18.53%	18.82%	(35,378)	3,615	-	-	\$16 - \$22	\$23
	Class B	38	303,184	4,551,098	616,670	611,696	4,974	11.06%	11.93%	(42,047)	(15,974)	-	-	\$12 - \$17	\$18
	Class C	13	5,391,787	487,182	83,622	83,622	-	13.31%	14.65%	3,709	10,993	-	-	\$10 - \$14	\$16
	Total	90	18,323,139	15,499,802	2,836,413	2,304,249	532,164	15.07%	15.47%	(62,211)	32,176	-	-		
Suburban	118th Avenue	14	761,014	648,940	112,074	107,001	5,073	15.18%	14.73%	2,767	(16,869)	-	-	\$12 - \$20	\$32
	124th Street	16	861,831	661,006	200,825	182,957	17,868	20.67%	23.30%	(19,442)	5,529	-	-	\$14 - \$25	\$25
	149th Street	27	1,198,694	981,601	217,093	213,611	3,482	17.66%	18.11%	(1,681)	23,105	-	-	\$10 - \$17	\$17
	Eastgate	12	1,153,377	739,995	413,382	413,382	-	34.87%	35.84%	(10,205)	(2,638)	-	-	\$14 - \$19	\$27
	Southside	59	3,866,778	3,298,501	617,760	536,755	81,005	15.80%	15.77%	(10,201)	38,247	-	-	\$15 - \$23	\$30
	South Henday	28	1,334,371	1,119,726	209,071	205,525	3,546	19.58%	15.73%	44,786	79,063	-	-	\$19 - \$29	\$31
	Whyte Avenue	10	593,449	513,792	79,657	79,657	-	13.84%	13.42%	4,423	7,805	-	-	\$16 - \$21	\$35
	West End	35	1,757,762	1,541,362	216,400	203,233	13,167	13.78%	12.31%	10,263	(6,497)	-	-	\$12 - \$18	\$30
	Total	201	11,527,276	9,504,923	2,066,262	1,942,121	124,141	18.25%	17.86%	20,710	127,745	-	-		
Downtown & Suburban	Total	292	29,907,400	25,004,725	4,902,675	4,246,370	656,305	16.29%	16.39%	(41,501)	159,941	-	-		
Sherwood Park	Total	35	1,430,338	1,027,372	402,966	393,853	9,113	27.03%	28.17%	(17,829)	(38,204)	-	-	\$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	Q2-19	292	29,907,400	25,004,725	4,902,675	4,246,370	656,305	16.29%	16.39%	(41,501)	159,941
	Q1-19	292	29,850,415	24,981,710	4,868,705	4,111,361	757,344	16.77%	16.29%	201,422	201,422
	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	24,684,151	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	3,950,677	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)	

**IAN BRADLEY**  
Executive Vice President  
+1 780 969 2996  
ian.bradley@colliers.com

**PHIL GOH**  
Senior Vice President  
+1 780 969 2989  
phil.goh@colliers.com

**KEVIN PETTERSON**  
Senior Vice President  
+1 780 969 2992  
kevin.pettersson@colliers.com

**FAHAD SHAIKH, CPA, CA**  
Vice President  
+1 780 969 3008  
fahad.shaiikh@colliers.com

**TAYLOR RIAR**  
Associate  
+1 780 969 3022  
taylor.riar@colliers.com

