

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q3-2019	Current Vacancy Rate Q4-2019	Net Absorption Q4-2019 (SF)	Net Absorption YTD (SF)	Net New Supply Q4-2019	Under Construction Q4-2019	Avg. Asking Rental Rates
Downtown Financial	Class AA	8	4,490,534	3,872,349	618,185	483,191	134,994	14.03%	13.77%	25,669	239,493	-	-	\$24 - \$36
	Class A	21	6,234,712	5,234,311	1,000,401	824,349	176,052	17.63%	16.05%	60,227	(41,482)	-	-	\$16 - \$22
	Class B	15	1,876,375	1,653,142	223,233	220,817	2,416	13.88%	11.90%	6,225	3,324	(180,026)	-	\$12 - \$16
	Class C	6	267,620	189,971	77,649	77,649	-	26.84%	29.01%	(7,538)	(254)	-	-	\$10 - \$14
	Total	50	12,869,241	10,949,773	1,919,468	1,606,006	313,462	16.00%	14.92%	84,583	201,081	(180,026)	-	
Downtown Government	Class A	10	1,977,236	1,574,130	403,106	403,106	-	20.14%	20.39%	(3,129)	(46,157)	-	-	\$16 - \$20
	Class B	22	3,114,766	2,802,007	312,759	312,759	-	10.35%	10.04%	6,551	(10,596)	-	-	\$12 - \$17
	Class C	8	329,184	284,105	45,079	45,079	-	5.22%	13.69%	(29,242)	(26,817)	26,000	-	\$12 - \$14
	Total	40	5,421,186	4,660,242	760,944	760,944	-	13.65%	14.04%	(25,820)	(83,570)	26,000	-	
Total Downtown	Class AA	8	4,490,534	3,872,349	618,185	483,191	134,994	14.03%	13.77%	25,669	239,493	-	-	\$24 - \$36
	Class A	31	8,211,948	6,808,441	1,403,507	1,227,455	176,052	18.24%	17.09%	57,098	(87,639)	-	-	\$16 - \$22
	Class B	37	4,991,141	4,455,149	535,992	533,576	2,416	11.75%	10.74%	12,776	(7,092)	(180,026)	-	\$12 - \$17
	Class C	14	596,804	474,076	122,728	122,728	-	15.36%	20.56%	(36,780)	(27,071)	26,000	-	\$10 - \$14
	Total	90	18,290,427	15,610,015	2,680,412	2,366,950	313,462	15.31%	14.65%	58,763	117,511	(154,026)	-	
Suburban	118th Avenue	13	736,964	626,338	110,626	110,626	-	13.49%	15.01%	(12,242)	(28,214)	-	-	\$12 - \$18
	124th Street	17	899,900	686,094	213,806	210,938	2,868	25.89%	23.76%	11,795	15,421	-	-	\$14 - \$23
	149th Street	27	1,201,136	1,014,257	186,879	186,879	-	16.67%	15.56%	17,159	53,749	-	-	\$10 - \$18
	Eastgate	14	1,201,432	744,231	457,201	457,201	-	39.89%	38.05%	7,167	(62,327)	-	-	\$12 - \$20
	Southside	60	3,916,498	3,288,135	628,363	609,672	18,691	15.43%	16.04%	(30,471)	25,416	-	-	\$14 - \$24
	South Henday	28	1,308,797	1,194,893	113,904	110,358	3,546	12.70%	8.70%	68,275	160,832	-	-	\$20 - \$26
	Whyte Avenue	10	593,449	535,478	57,971	57,971	-	12.69%	9.77%	16,777	19,027	-	-	\$16 - \$22
	West End	34	1,718,494	1,469,519	248,975	246,808	2,167	12.56%	14.49%	(30,273)	(44,705)	-	-	\$13 - \$20
Total	203	11,576,670	9,558,945	2,017,725	1,990,453	27,272	17.89%	17.43%	48,187	139,199	-	-		
Downtown & Suburban	Total	293	29,867,097	25,168,960	4,698,137	4,357,403	340,734	16.31%	15.73%	106,950	256,730	(154,026)	-	
Sherwood Park	Total	34	1,405,766	1,045,154	360,612	357,693	2,919	26.31%	25.65%	15,093	(45,556)	-	-	\$14 - \$22

	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	Q4-19	293	29,867,097	25,168,960	4,698,137	4,357,403	340,734	16.31%	15.73%	106,950	256,730
	Q3-19	294	30,023,886	25,127,249	4,896,637	4,218,884	677,753	16.39%	16.31%	(10,161)	149,780
	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)	

**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

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

**TAYLOR RIRAR**  
Associate  
+1 780 969 3022  
taylor.rirar@colliers.com

**SHELBY KOSTYSHEN**  
Associate  
+1 780 969 3048  
shelby.kostyshen@colliers.com

