

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q4-2018	Current Vacancy Rate Q1-2019	Net Absorption Q1-2019 (SF)	Net Absorption YTD (SF)	Net New Supply Q1-2019	Under Construction Q1-2019	Avg. Asking Rental Rates	Top Rates & New Product
Downtown Financial	Class AA	7	4,142,809	3,593,574	549,235	495,229	54,006	15.79%	13.26%	22,037	22,037	-40,000	-	\$25 - \$40	\$40
	Class A	22	6,477,598	5,258,506	1,219,092	1,048,357	170,735	19.26%	18.82%	31,303	31,303	-	-	\$18 - \$26	\$25
	Class B	16	2,056,401	1,795,684	260,717	257,006	3,711	13.73%	12.68%	21,706	21,706	-	-	\$16 - \$20	\$20
	Class C	6	254,544	195,824	58,720	58,720	-	25.93%	23.07%	7,284	7,284	-	-	\$10 - \$16	\$21
	Total	51	12,931,352	10,843,588	2,087,764	1,859,312	228,452	17.40%	16.14%	82,330	82,330	-40,000	-		
Downtown Government	Class A	10	1,977,236	1,629,813	347,423	89,289	258,134	17.57%	17.57%	7,690	7,690	-	-	\$18 - \$25	\$25
	Class B	22	3,111,367	2,797,373	313,994	307,664	6,330	9.91%	10.09%	4,367	4,367	-28,500	-	\$14 - \$20	\$21
	Class C	7	303,184	287,685	15,499	15,499	-	5.11%	5.11%	0	0	-	-	\$12 - \$16	\$16
	Total	39	5,391,787	4,714,871	676,916	412,452	264,464	12.44%	12.55%	12,057	12,057	-28,500	-		
Total Downtown	Class AA	7	4,142,809	3,593,574	549,235	495,229	54,006	15.79%	13.26%	22,037	22,037	-	-		
	Class A	32	8,454,834	6,888,319	1,566,515	1,137,646	428,869	18.87%	18.53%	38,993	38,993	-	-		
	Class B	38	5,167,768	4,593,057	574,711	564,670	10,041	11.42%	11.12%	26,073	26,073	-28,500	-		
	Class C	13	557,728	483,509	74,219	74,219	-	14.61%	13.31%	7,284	7,284	-	-		
	Total	90	18,323,139	15,558,459	2,764,680	2,271,764	492,916	15.94%	15.09%	94,387	94,387	-68,500	-		
Suburban	118th Avenue	14	761,014	645,463	115,551	110,407	5,144	12.49%	15.18%	(19,636)	(19,636)	-	-	\$12 - \$20	\$32
	124th Street	16	861,831	683,719	178,112	153,370	24,742	23.42%	20.67%	24,971	24,971	-	-	\$14 - \$25	\$25
	149th Street	27	1,198,694	987,034	211,660	208,178	3,482	15.67%	17.66%	24,786	24,786	53,453	-	\$10 - \$17	\$17
	Eastgate	12	1,153,377	751,199	402,178	272,984	129,194	35.36%	34.87%	7,567	7,567	3,000	-	\$14 - \$19	\$27
	Southside	59	3,866,778	3,255,960	610,818	531,105	79,713	16.31%	15.80%	48,448	48,448	32,930	-	\$15 - \$23	\$30
	South Henday	28	1,334,371	1,073,072	261,299	241,313	19,986	17.95%	19.58%	34,277	34,277	40,000	-	\$19 - \$29	\$31
	Whyte Avenue	10	593,449	511,330	82,119	82,119	-	16.28%	13.84%	3,382	3,382	-	-	\$16 - \$21	\$35
	West End	35	1,757,762	1,515,474	242,288	240,121	2,167	12.96%	13.78%	(16,760)	(16,760)	-	-	\$12 - \$18	\$30
	Total	201	11,527,276	9,423,251	2,104,025	1,839,597	264,428	18.12%	18.25%	107,035	107,035	129,383	-		
Downtown & Suburban	Total	291	29,850,415	24,981,710	4,868,705	4,111,361	757,344	16.77%	16.31%	201,422	201,422	60,883	-		
Sherwood Park	Total	35	1,430,338	1,043,745	386,593	377,480	9,113	26.25%	27.03%	(20,375)	(20,375)	-	-	\$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	Q1-19	291	29,850,415	24,981,710	4,868,705	4,111,361	757,344	16.77%	16.31%	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)
	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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