

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q2-2020	Current Vacancy Rate Q3-2020	Net Absorption Q3-2020 (SF)	Net Absorption YTD (SF)	Net New Supply Q3-2020	Under Construction Q3-2020	Asking Rental Rate Range
Downtown Financial	Class AA	8	4,490,534	3,855,537	634,997	476,459	158,538	13.69%	14.14%	(16,079)	(19,790)	-	-	\$24 - \$36
	Class A	21	6,234,712	5,182,401	1,052,311	869,771	182,540	16.88%	16.88%	23,327	(17,238)	-	-	\$16 - \$22
	Class B	16	2,026,375	1,661,726	364,649	352,858	11,791	17.83%	18.00%	(2,117)	(19,197)	-	-	\$12 - \$16
	Class C	6	267,620	190,981	76,639	76,639	-	28.53%	28.64%	(275)	2,593	-	-	\$10 - \$14
	Total	51	13,019,241	10,890,645	2,128,596	1,775,727	352,869	16.17%	16.35%	4,856	(53,632)	-	-	
Downtown Government	Class A	10	1,977,236	1,556,694	420,542	420,542	-	20.98%	21.27%	(5,996)	(760)	-	-	\$16 - \$20
	Class B	22	3,114,766	2,746,724	368,042	357,705	10,337	10.77%	11.82%	(23,516)	(45,600)	-	-	\$12 - \$17
	Class C	8	339,184	253,861	85,323	81,397	3,926	19.83%	25.16%	(18,078)	(41,332)	-	-	\$12 - \$14
	Total	40	5,431,186	4,557,279	873,907	859,644	14,263	15.05%	16.09%	(47,590)	(87,692)	-	-	
Total Downtown	Class AA	8	4,490,534	3,855,537	634,997	476,459	158,538	13.69%	14.14%	(16,079)	(19,790)	-	-	\$24 - \$36
	Class A	31	8,211,948	6,739,095	1,472,853	1,290,313	182,540	17.87%	17.94%	17,331	(17,998)	-	-	\$16 - \$22
	Class B	38	5,141,141	4,408,450	732,691	710,563	22,128	13.56%	14.25%	(25,633)	(64,797)	-	-	\$12 - \$17
	Class C	14	606,804	444,842	161,962	158,036	3,926	23.67%	26.69%	(18,353)	(38,739)	-	-	\$16 - \$20
	Total	91	18,450,427	15,447,924	3,002,503	2,635,371	367,132	15.84%	16.27%	(42,734)	(141,324)	-	-	
Suburban	118th Avenue	13	736,964	624,923	112,041	110,561	1,480	16.64%	15.20%	11,641	(283)	-	-	\$12 - \$18
	124th Street	17	899,900	675,039	224,861	215,036	9,825	23.68%	24.99%	(11,800)	(5,377)	-	-	\$14 - \$23
	149th Street	27	1,201,136	1,035,838	165,298	165,298	-	13.43%	13.76%	(3,348)	27,701	-	-	\$10 - \$18
	Eastgate	14	1,205,834	742,240	463,594	463,594	-	37.73%	38.45%	(8,667)	(6,987)	4,402	-	\$12 - \$20
	Southside	61	3,958,404	3,191,572	766,832	609,332	157,500	15.76%	19.37%	(146,811)	(110,414)	-	-	\$14 - \$24
	South Henday	30	1,397,219	1,251,372	145,847	95,335	50,512	7.62%	10.44%	(47,716)	(35,060)	55,000	-	\$20 - \$26
	Whyte Avenue	10	593,449	505,370	88,079	82,668	5,411	14.12%	14.84%	(5,411)	(31,391)	-	-	\$16 - \$22
	West End	34	1,718,494	1,476,711	241,783	235,643	6,140	14.00%	14.07%	(1,272)	4,394	(1,431)	-	\$13 - \$20
Total	206	11,711,400	9,503,065	2,208,335	1,977,467	230,868	17.18%	18.86%	(213,384)	(157,417)	57,971	-		
Downtown & Suburban	Total	297	30,161,827	24,950,989	5,210,838	4,612,838	598,000	16.36%	17.28%	(256,118)	(298,741)	57,971	-	
Sherwood Park	Total	35	1,437,881	1,060,558	377,323	367,104	10,219	26.44%	26.24%	1,328	(3,761)	-	-	\$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	Q3-20	297	30,161,827	24,950,989	5,210,838	4,612,838	598,000	16.36%	17.28%	(256,118)	(298,741)
	Q2-20	296	30,103,856	25,178,536	4,925,320	4,489,651	435,669	16.04%	16.36%	(35,329)	(42,623)
	Q1-20	296	30,103,856	25,275,097	4,828,759	4,457,525	371,234	15.73%	16.04%	(7,294)	(7,294)
	Q4-19	293	29,867,097	25,168,960	4,698,137	4,357,403	340,734	16.31%	15.73%	123,486	273,266
	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	29,878,915	25,010,210	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%	33,036	372,513
	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	24,328,575	5,038,456	4,033,430	1,005,026	17.67%	17.16%	148,914	(152,366)
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)	

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

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

