

Office Concentration	Class	Buildings	Total Inventory (SF)	Occupied Space (SF)	Total Vacant (SF)	Direct Vacant (SF)	Sub-Lease Vacant (SF)	Prior Vacancy Rate Q4-2019	Current Vacancy Rate Q1-2020	Net Absorption Q1-2010 (SF)	Net Absorption YTD (SF)	Net New Supply Q1-2020	Under Construction Q1-2020	Asking Rental Rate Range
Downtown Financial	Class AA	8	4,490,534	3,864,979	625,555	493,503	132,052	13.77%	13.93%	(5,837)	(5,837)	-	-	\$24 - \$36
	Class A	21	6,234,712	5,222,022	1,012,690	813,391	199,299	16.05%	16.24%	(11,689)	(11,689)	-	-	\$16 - \$22
	Class B	16	2,026,375	1,684,015	342,360	330,569	11,791	11.90%	16.90%	(17,622)	(17,622)	-	-	\$12 - \$16
	Class C	6	267,620	194,837	72,783	72,783	-	29.01%	27.20%	5,137	5,137	-	-	\$10 - \$14
	Total	51	13,019,241	10,965,853	2,053,388	1,710,246	343,142	14.92%	15.77%	(30,011)	(30,011)	-	-	
Downtown Government	Class A	10	1,977,236	1,574,130	403,106	403,106	-	20.39%	20.39%	0	0	-	-	\$16 - \$20
	Class B	22	3,114,766	2,801,351	313,415	313,415	-	10.04%	10.06%	1,332	1,332	-	-	\$12 - \$16
	Class C	8	329,184	276,442	62,742	62,742	-	13.69%	18.50%	(18,751)	(18,751)	-	-	\$12 - \$14
	Total	40	5,421,186	4,651,923	779,263	779,263	-	14.04%	14.35%	(17,419)	(17,419)	-	-	
Total Downtown	Class AA	8	4,490,534	3,864,979	625,555	493,503	132,052	13.77%	13.93%	(5,837)	(5,837)	-	-	\$24 - \$36
	Class A	31	8,211,948	6,796,152	1,415,796	1,216,497	199,299	17.09%	17.24%	(11,689)	(11,689)	-	-	\$16 - \$22
	Class B	38	5,141,141	4,485,366	655,775	643,984	11,791	10.74%	12.76%	(16,290)	(16,290)	-	-	\$12 - \$16
	Class C	14	606,804	471,279	135,525	135,525	-	20.56%	22.33%	(13,614)	(13,614)	-	-	\$10 - \$14
	Total	91	18,450,427	15,617,776	2,832,651	2,489,509	343,142	14.65%	15.35%	(47,430)	(47,430)	-	-	
Suburban	118th Avenue	13	736,964	631,009	105,955	105,955	-	15.01%	14.38%	2,075	2,075	-	-	\$12 - \$18
	124th Street	17	899,900	697,033	202,867	196,426	6,441	23.76%	22.54%	4,098	4,098	-	-	\$14 - \$23
	149th Street	27	1,201,136	1,031,628	169,508	169,508	-	15.56%	14.11%	20,686	20,686	-	-	\$10 - \$18
	Eastgate	14	1,201,432	736,826	464,606	464,606	-	38.05%	38.67%	(7,304)	(7,304)	-	-	\$12 - \$20
	Southside	61	3,958,404	3,314,927	643,477	628,519	14,958	16.04%	16.26%	9,091	9,091	-	-	\$14 - \$24
	South Henday	29	1,342,219	1,234,567	107,652	104,106	3,546	8.70%	8.02%	5,866	5,866	-	-	\$20 - \$26
	Whyte Avenue	10	593,449	535,310	58,139	58,139	-	9.77%	9.80%	(334)	(334)	-	-	\$16 - \$22
	West End	34	1,719,925	1,476,021	243,904	240,757	3,147	14.49%	14.18%	5,958	5,958	-	-	\$13 - \$20
Total	205	11,653,429	9,657,321	1,996,108	1,968,016	28,092	17.43%	17.13%	40,136	40,136	-	-		
Downtown & Suburban	Total	296	30,103,856	25,275,097	4,828,759	4,457,525	371,234	15.73%	16.04%	(7,294)	(7,294)	-	-	
Sherwood Park	Total	35	1,437,881	1,068,830	369,051	366,132	2,919	25.65%	25.67%	4,857	4,857	32,115	-	\$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	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%	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)	

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

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

