



MARKET STATISTICS

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Financial Core	53	12,676,393	298,999	1,545,638	14.6%	-2,402	-2,402	36,360	\$38.89	\$38.29
Government	36	5,267,537	0	640,539	12.2%	-113,430	-113,430	0	\$31.97	\$32.55
CENTRAL TOTALS	89	17,943,930	298,999	2,186,177	13.8%	-115,832	-115,832	36,360	\$38.24	\$36.49
124 th Street	18	952,909	11,303	135,830	15.4%	3,795	3,795	0	\$31.36	\$35.71
149 th Street	26	1,239,570	33,860	175,702	16.9%	-8,410	-8,410	0	\$27.11	\$29.87
West End	36	1,931,773	11,213	275,833	14.9%	-35,426	-35,426	120,000	\$26.72	\$32.03
Kingsway	16	798,160	11,288	114,844	15.8%	-11,134	-11,134	0	\$32.64	\$36.15
Whyte Avenue	13	528,100	0	92,810	17.6%	8,034	8,034	0	\$34.62	\$41.36
Southside	65	3,435,815	53,081	632,979	20.0%	-54,563	-54,563	0	\$32.16	\$34.23
Summerside	22	944,045	32,803	67,742	10.7%	-15,191	-15,191	0	\$33.47	\$33.47
Eastgate	16	1,331,618	5,000	436,161	33.1%	1,442	1,442	54,900	\$25.71	\$30.44
SUBURBAN TOTALS	212	11,161,990	158,548	1,931,901	18.7%	-111,453	-111,453	174,900	\$30.05	\$34.25
EDMONTON TOTALS	301	29,105,920	457,547	4,118,078	15.7%	-227,285	-227,285	211,260	\$34.80	\$35.75

*Rental rates reflect full service asking

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SF)	UNDER CNSTR (SF)	YTD CONSTRUCTION COMPLETIONS (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*
Class AA	8	4,377,804	101,879	387,265	11.2%	45,560	45,560	0	0	\$50.97
Class A	112	13,784,432	297,657	2,119,414	17.5%	-290,082	-290,082	211,260	34,600	\$35.75
Class B	139	9,114,325	47,466	1,416,922	16.1%	23,775	23,775	0	0	\$28.04
Class C	42	1,829,359	10,545	194,477	11.2%	-6,538	-6,538	0	0	\$23.85

*Rental rates reflect gross asking \$psf/year

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Richfield Building - 3051 Parsons Road	Suburban - Southside	Alberta Health Services	25,844	Lease
Edmonton Tower - 101 Street & 104 Avenue	Downtown - Financial	Avison Young	17,388	Lease
MNP Tower - 10235 - 101 Street	Downtown - Financial	Emery Jamieson	14,793	Lease

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
10030 104 St	Downtown - Financial	Crescent Star Holdings Inc / The Milner Inc	177,645	\$6.5MM / \$36
14027 127 St	Suburban	Arteam properties Inc / Sapphire Queen Ltd	9,200	\$2.3MM / \$250

OFFICE TEAM

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