



# AVISON YOUNG

Market Report  
Office, Edmonton

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Mid Year 2019



## Financial District Edmonton

- 103 Street Centre led the charge in the second quarter, absorbing nearly 53,000 sf with Jobber and Aurora Cannabis occupying five floors.
- TELUS House at ATB Place saw two floors come available to the market, releasing nearly 46,000sf.

Absorption YTD	(86,845) sf
Vacancy	13.1%
Inventory	12,755,959 sf

Largest contiguous headlease available:

74,641 sf  
103 Street Centre | 10130 - 103 Street

Largest contiguous sublease available:

44,858 sf  
TELUS House at ATB Place  
10020 - 100 Street

## Government District Edmonton

- Vacancy for the district has increased incrementally with pockets of availability coming from WSP Place and 9925 Building.

Absorption YTD	(30,383) sf
Vacancy	15.1%
Inventory	5,461,339 sf

Largest contiguous headlease available:

108,853 sf  
Highfield Place | 10010 - 106 Street

Largest contiguous sublease available:

138,517 sf  
Former Stantec Centre  
10160 - 112 Street





## West End and 149th Street Edmonton

- Approximately 45,000 sf of space entered the market, centralized around Centre 170 and Badenia Buildings East.

### West End

Absorption YTD	(47,632) sf
Vacancy	8.7%
Inventory	2,189,102 sf

### 149th Street

Absorption YTD	(17,439) sf
Vacancy	15.5%
Inventory	1,259,031 sf

Largest contiguous headlease available:

39,396 sf

St. Albert Trail Centre | 13140 St. Albert Trail

Largest contiguous sublease available:

2,167 sf

Points West Building  
17220 Stony Plain Road

## 124th Street and 118th Avenue & Kingsway Edmonton

- Plaza 124 highlighted a busy second quarter with 11,000 sf of positive absorption, led by Eye Q taking 8,000 sf on the second floor.

### 124th Street

Absorption YTD	14,899 sf
Vacancy	11.8%
Inventory	1,030,896 sf

### 118th Avenue & Kingsway

Absorption YTD	11,111 sf
Vacancy	13.6%
Inventory	817,033 sf

Largest contiguous headlease available:

15,000 sf  
Place 123  
12315 Stony Plain Road

Largest contiguous sublease available:

9,006 sf  
McLennan Ross Building  
12220 Stony Plain Road







## Eastgate and Sherwood Park Edmonton | Sherwood Park

- 129,194 sf of Class A office space came to market within the 50th Street Atria, formerly occupied by Worley Parsons.
- Sherwood Park's Broadmoor Place continues to outperform the market with consistent positive absorption figures as the quarter concluded. Broadmoor Place VI saw 60,215 sf come available as of July 1, 2019, formerly occupied by WSP.
- 21,000 sf of freestanding office and shop space also came to market within the 7545-52 Street building, as Voice Construction vacated the space.

### Eastgate

Absorption YTD	(161,183) sf
Vacancy	30.3%
Inventory	1,375,954 sf

### Sherwood Park

Absorption YTD	(68,428) sf
Vacancy	26.7%
Inventory	1,309,724 sf

Largest contiguous headlease available:

129,194 sf  
50th Street Atria | 9405 - 50 Street

Largest contiguous sublease available:

2,919 sf  
Broadmoor Place IV | 2257 Premier Way  
Sherwood Park



## Whyte Avenue and Southside Edmonton

- Terrace Plaza had 42,000 sf come available in the second quarter highlighting the largest negative absorption for the district as BioWare moves to EPCOR Tower, where they will be occupying three full floors totaling approximately 75,000 sf.
- Allendale Centre East leased the second floor to SGI Canada Insurance Services occupying 13,721 sf of Class A office space on the Southside.

### Whyte Avenue

Absorption YTD	25,868 sf
Vacancy	19.3%
Inventory	659,009 sf

### Southside

Absorption YTD	7,335 sf
Vacancy	19.8%
Inventory	3,613,977 sf

Largest contiguous headlease available:

31,855 sf  
Argyll Centre | 6325 Gateway Blvd

Largest contiguous sublease available:

19,785 sf  
Terrace Plaza | 4445 Calgary Trail South

Whyte Avenue sees a rise on creative work environments such as TIMBRE and Beamdog making the most of their modern, mixed use office space.





## Summerside and Windermere Edmonton

- The Carrington Business Campus (formerly the Steppes Office Campus) was purchased in May by Carrington Group of Companies, with the group also occupying 38,000 sf of the East building.
- 28,000 sf in the Landmark Building was leased by Champion Pet Foods with the term to begin later this year.

### Summerside

Absorption YTD	40,209 sf
Vacancy	10.7%
Inventory	979,511 sf

### Windermere

Absorption YTD	4,654 sf
Vacancy	6.5%
Inventory	348,042 sf

Largest contiguous headlease available:

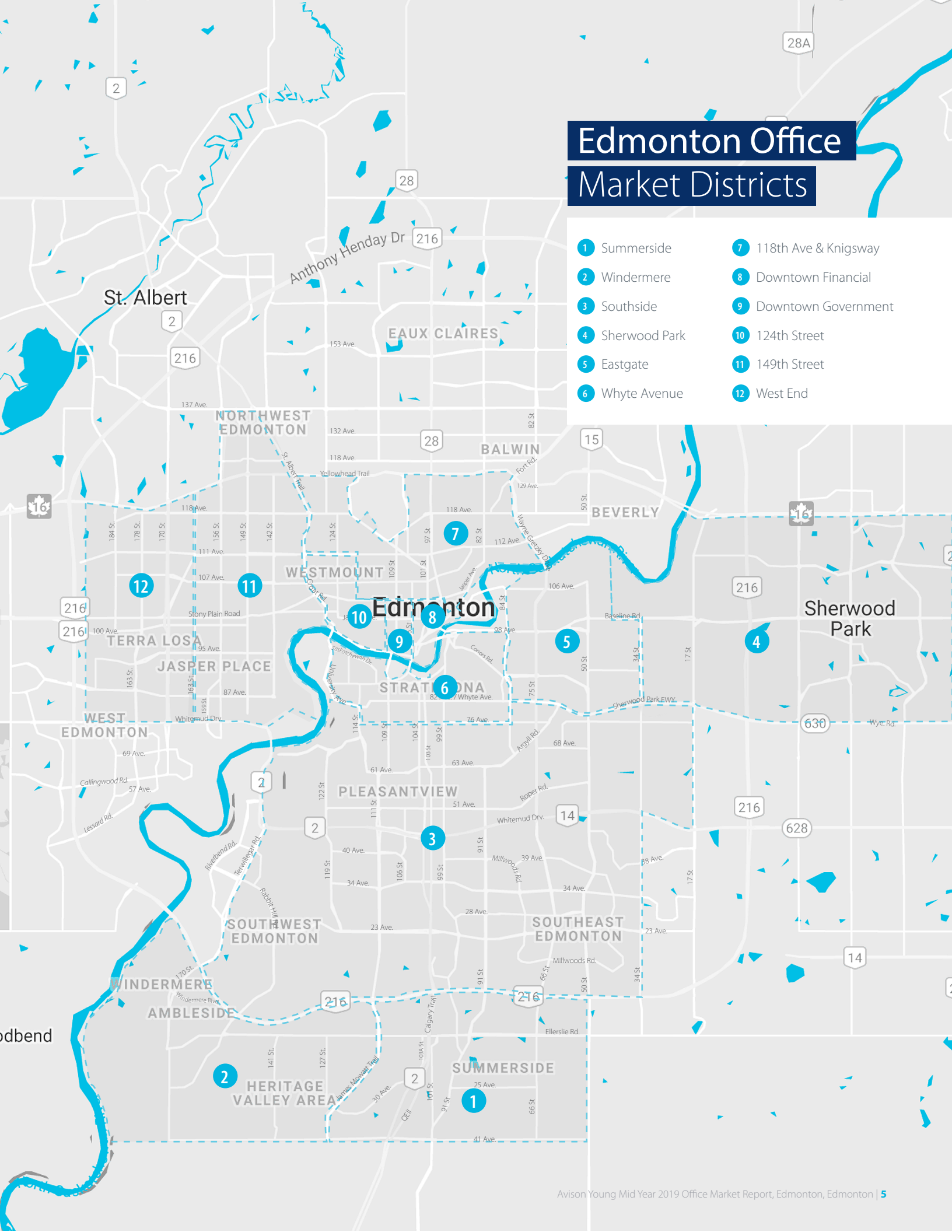
21,000 sf  
Gateway Business Park | 1230 - 91 Street

Largest contiguous sublease available:

3,546 sf  
Cassel Centre | 2607 Ellwood Drive

# Edmonton Office Market Districts

- |                 |                        |
|-----------------|------------------------|
| 1 Summerside    | 7 118th Ave & Knigsway |
| 2 Windermere    | 8 Downtown Financial   |
| 3 Southside     | 9 Downtown Government  |
| 4 Sherwood Park | 10 124th Street        |
| 5 Eastgate      | 11 149th Street        |
| 6 Whyte Avenue  | 12 West End            |





	Buildings	Total Inventory	Direct Vacancy	Sublease Vacancy	Absorption (YTD)	Vacancy Rate	Vacancy Direct	Vacancy Sublease	Additional Rent* Op. Costs & Property Taxes	Average Asking Rates
<b>Financial</b>										
AAA**	4	2,345,524	197,193	49,154	15,113	10.5% ▲ 1.6%	8.4% ▼ (0.5%)	2.1% ▲ 2.1%	\$21.75	\$35.50
A	23	7,342,839	903,393	302,161	(120,393)	16.4% ▲ 0.7%	12.3% ▲ 0.4%	4.1% ▲ 0.3%	\$18.25	\$20.50
B	16	1,988,921	158,591	3,711	2,703	8.2% ▼ (0.3%)	8.0% ▼ (0.2%)	0.2% ▼ (0.1%)	\$15.75	\$15.25
C	16	1,078,675	55,855	0	15,732	5.2% ▼ (0.1%)	5.2% ▼ (0.1%)	- - -	\$13.00	\$13.50
SUBTOTAL :	59	12,755,959	1,315,032	355,026	(86,845)	13.1% ▲ 0.7%	10.3% ▲ 0.1%	2.8% ▲ 0.6%	\$16.50	\$20.25
<b>Government</b>										
A	15	2,706,416	255,512	297,618	(14,872)	20.4% ▼ (0.2%)	9.4% ▲ 1.6%	11.0% ▼ (1.9%)	\$15.25	\$16.75
B	16	1,622,278	254,794	0	(16,416)	15.7% ▼ (0.1%)	15.7% ▼ (0.1%)	- - -	\$13.50	\$15.00
C	22	1,132,645	17,323	0	905	1.5% ▼ (0.1%)	1.5% ▼ (0.1%)	- - -	\$12.50	\$12.50
SUBTOTAL :	53	5,461,339	527,629	297,618	(30,383)	15.1% ▼ (0.2%)	9.7% ▲ 0.8%	5.4% ▼ (1.0%)	\$14.00	\$15.50
<b>Suburban</b>										
118 Ave & Kingsway	22	817,033	111,267	0	11,111	13.6% ▼ (0.8%)	13.6% ▼ (0.2%)	- ▼ 0.6%	\$11.50	\$17.00
124 Street	27	1,030,896	109,563	11,874	14,899	11.8% ▲ 0.4%	10.6% ▲ 0.2%	1.2% ▲ 0.3%	\$14.50	\$17.75
149 Street	35	1,259,031	192,002	3,482	(17,439)	15.5% ▲ 0.3%	15.2% ▲ 0.3%	0.3% - -	\$11.50	\$13.00
Eastgate	18	1,375,954	393,799	23,579	(161,183)	30.3% ▲ 4.2%	28.6% ▲ 13.2%	1.7% ▼ (9.0%)	\$11.00	\$15.75
Southside	81	3,613,977	654,103	60,668	7,335	19.8% ▲ 1.0%	18.1% ▲ 0.8%	1.7% ▲ 0.2%	\$12.50	\$17.00
Summerside	29	979,511	100,982	3,546	40,209	10.7% ▼ (3.1%)	10.3% ▼ (3.2%)	0.4% - -	\$11.50	\$20.50
Windermere	12	348,042	22,527	0	4,654	6.5% ▼ (0.6%)	6.5% ▼ (0.6%)	- - -	\$12.75	\$24.50
West End	46	2,189,102	187,513	2,167	(47,632)	8.7% ▲ 1.8%	8.6% ▲ 1.8%	0.1% - -	\$11.00	\$16.75
Whyte Avenue	18	659,009	126,990	0	25,868	19.3% ▼ (1.6%)	19.3% ▼ (1.6%)	- - -	\$16.25	\$17.50
Sherwood Park	32	1,309,724	346,479	2,919	(68,428)	26.7% ▲ 4.2%	26.5% ▲ 4.0%	0.2% ▲ 0.2%	\$11.50	\$15.75
<b>Totals</b>										
Downtown Total:	112	18,217,298	1,842,661	652,644	(117,228)	13.7% ▲ 0.4%	10.1% ▲ 0.3%	3.9% ▲ 0.4%	\$15.25	\$18.25
Suburban Total:	320	13,582,279	2,245,225	108,235	(190,606)	17.3% ▲ 1.0%	16.5% ▲ 1.9%	0.8% ▼ (0.8%)	\$11.75	\$16.75
Overall:	432	31,799,577	4,087,886	760,879	(307,834)	15.2% ▲ 0.7%	12.9% ▲ 1.0%	2.4% ▼ (0.3%)	\$12.75	\$17.25
**AAA Class office buildings include Stantec Tower, Edmonton Tower, EPCOR Tower and Enbridge Centre										

Cory Wosnack  
Principal, Managing Director  
780.429.7556  
cory.wosnack@avisonyoung.com

Mark Hartum  
B.Comm, SIOR, Principal  
780.429.7557  
mark.hartum@avisonyoung.com

Peter Schwann  
B.Comm, Principal  
780.429.7563  
peter.schwann@avisonyoung.com

Karnie Vertz  
LEED GA, Principal  
780.429.7551  
karnie.vertz@avisonyoung.com

Jason Gardner  
B.Comm, Senior Associate  
780.429.7569  
jason.gardner@avisonyoung.com

Hillary Smith  
B.Comm, Associate  
780.429.7564  
hillary.smith@avisonyoung.com

Chantel Ganz  
B.Comm, Sales Assistant - Licensed  
780.429.7553  
chantel.ganz@avisonyoung.com

Tori Sara  
Administrative Coordinator  
780.429.7561  
tori.sara@avisonyoung.com

Jennifer Poisson  
Administrative Coordinator  
780.702.0699  
jennifer.poisson@avisonyoung.com

Luciana Gomez  
Executive Assistant  
780.429.7572  
luciana.gomez@avisonyoung.com

Spencer Schulze  
Research Manager  
780.429.7555  
spencer.schulze@avisonyoung.com

Charlotte Phillips  
Graphic Designer  
780.429.7574  
charlotte.phillips@avisonyoung.com

Cori Vertz  
Marketing / Graphic Designer  
780.428.7850  
cori.vertz@avisonyoung.com



Avison Young  
2800 Bell Tower  
10104 - 103 Avenue  
Edmonton, AB T5J 0H8

avisonyoung.com

