

# Q4

## • • YEAR END 2023 LEASING REPORT



### Q4 | MARKET HIGHLIGHTS

CALGARY REGION OVERALL VACANCY TRENDS



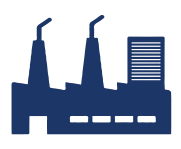
**OFFICE** # BUILDINGS: 1,564  
EXISTING SF: 98.7M

Q4   2023	Q4   2022
15.3%	17.0%



**RETAIL** # BUILDINGS: 4,957  
EXISTING SF: 79.3M

Q4   2023	Q4   2022
2.2%	2.8%



**INDUSTRIAL** # BUILDINGS: 4,403  
EXISTING SF: 184M

Q4   2023	Q4   2022
2.9%	2.8%

VISIT OUR WEBSITE FOR COMMERCIAL SALE AND LEASE LISTINGS, LIVE AUCTION LISTINGS AND CURRENT MARKET REPORTS AT [WWW.CREALBERTA.CA](http://WWW.CREALBERTA.CA)

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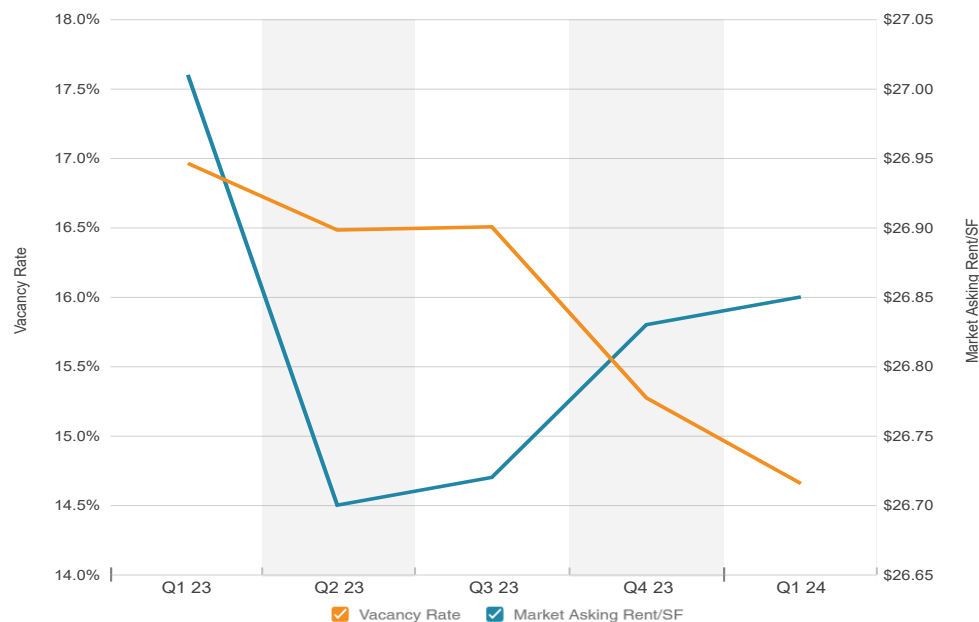
#300, 160 Quarry Park Boulevard SE  
Calgary, Alberta | T2C 3G3  
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## VACANCY TRENDS

	Q4   2023	Q4   2022	Q4   2021	Q4   2020
<b>CALGARY REGION</b> BUILDINGS SURVEYED: 1,564 EXISTING SQUARE FEET: 98.7M	15.3%	17.0%	18.5%	16.7%
<b>DOWNTOWN</b> BUILDINGS SURVEYED: 202 EXISTING SQUARE FEET: 52.8M	19.5%	22.1%	24.2%	21.4%
<b>SOUTHWEST/BELTLINE</b> BUILDINGS SURVEYED: 596 EXISTING SQUARE FEET: 22.4M	13.6%	14.2%	15.3%	14.2%
<b>SOUTHEAST</b> BUILDINGS SURVEYED: 61 EXISTING SQUARE FEET: 3.7M	11.1%	9.5%	16.9%	10.7%
<b>NORTHWEST</b> BUILDINGS SURVEYED: 220 EXISTING SQUARE FEET: 7.8M	3.3%	4.2%	4.6%	4.9%
<b>NORTHEAST</b> BUILDINGS SURVEYED: 251 EXISTING SQUARE FEET: 9.6M	11.6%	14.4%	12.2%	12.7%
<b>AIRDRIE</b> BUILDINGS SURVEYED: 53 EXISTING SQUARE FEET: 635K	0.4%	0.3%	1.2%	3.5%
<b>WHEATLAND/OUTLYING</b> BUILDINGS SURVEYED: 24 EXISTING SQUARE FEET: 172K	1.8%	0%	15.1%	8.2%

## AVERAGE MARKET RENT VS VACANCY RATE CALGARY REGION | LAST 12 MONTHS

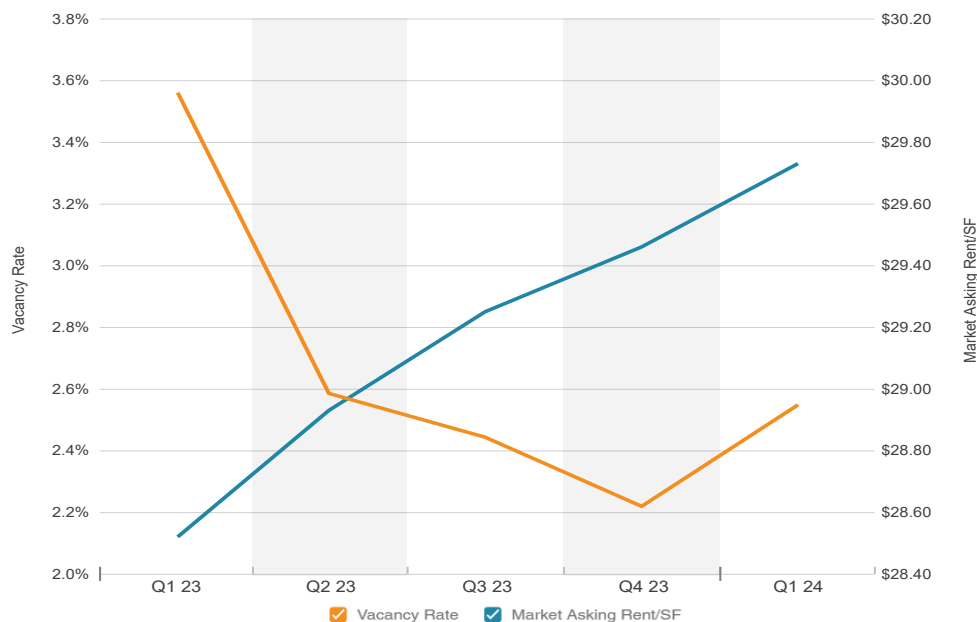




## VACANCY TRENDS

	Q4   2023	Q4   2022	Q4   2021	Q4   2020
<b>CALGARY REGION</b> BUILDINGS SURVEYED: 4,957 EXISTING SQUARE FEET: 79.3M	2.2%	2.8%	3.3%	3.6%
<b>DOWNTOWN</b> BUILDINGS SURVEYED: 144 EXISTING SQUARE FEET: 3.5M	3.6%	4.0%	5.6%	4.4%
<b>SOUTHWEST/BELTLINE</b> BUILDINGS SURVEYED: 1,579 EXISTING SQUARE FEET: 26M	3.9%	4.7%	6.6%	6.1%
<b>SOUTHEAST</b> BUILDINGS SURVEYED: 417 EXISTING SQUARE FEET: 5.9M	1.9%	3.2%	2.9%	1.7%
<b>NORTHWEST</b> BUILDINGS SURVEYED: 756 EXISTING SQUARE FEET: 12.4M	2.2%	3.2%	3.1%	3.2%
<b>NORTHEAST</b> BUILDINGS SURVEYED: 926 EXISTING SQUARE FEET: 16.1M	2.4%	2.1%	2.8%	4.3%
<b>AIRDRIE</b> BUILDINGS SURVEYED: 207 EXISTING SQUARE FEET: 2.7M	1.0%	1.6%	2.0%	1.7%
<b>WHEATLAND/OUTLYING</b> BUILDINGS SURVEYED: 150 EXISTING SQUARE FEET: 1.3M	1.5%	2.8%	4.1%	2.5%

## AVERAGE MARKET RENT VS VACANCY RATE CALGARY REGION | LAST 12 MONTHS



# Q4 | INDUSTRIAL MARKET

## VACANCY TRENDS

	Q4   2023	Q4   2022	Q4   2021	Q4   2020
<b>CALGARY REGION</b> BUILDINGS SURVEYED: 4,403 EXISTING SQUARE FEET: 184M	2.9%	2.8%	3.4%	6.9%
<b>SOUTHEAST</b> BUILDINGS SURVEYED: 1,348 EXISTING SQUARE FEET: 72.5M	2.5%	2.3%	3.2%	7.2%
<b>NORTHEAST/NORTHWEST</b> BUILDINGS SURVEYED: 1,084 EXISTING SQUARE FEET: 48.9M	3.0%	4.0%	4.2%	8.3%
<b>SOUTHWEST/CENTRAL</b> BUILDINGS SURVEYED: 956 EXISTING SQUARE FEET: 26.2M	3.2%	2.5%	2.5%	4.1%
<b>AIRDRIE</b> BUILDINGS SURVEYED: 186 EXISTING SQUARE FEET: 6.1M	3.2%	4.3%	5.1%	6.9%
<b>ROCKYVIEW COUNTY</b> BUILDINGS SURVEYED: 480 EXISTING SQUARE FEET: 24.5M	3.5%	2.1%	3.2%	8.0%
<b>FOOTHILLS COUNTY</b> BUILDINGS SURVEYED: 227 EXISTING SQUARE FEET: 2.8M	0.5%	1.8%	3.2%	4.5%
<b>WHEATLAND COUNTY</b> BUILDINGS SURVEYED: 122 EXISTING SQUARE FEET: 2.9M	0.7%	1.3%	0.1%	0.1%

## AVERAGE MARKET RENT VS VACANCY RATE CALGARY REGION | LAST 12 MONTHS

