

Q4

• • YEAR END 2023 LEASING REPORT

EDMONTON REGION | 2023

Q4 | MARKET HIGHLIGHTS

EDMONTON REGION OVERALL VACANCY TRENDS



OFFICE # BUILDINGS: 1,393
EXISTING SF: 50.9M

Q4 2023	Q4 2022
9.7%	10.1%



RETAIL # BUILDINGS: 4,709
EXISTING SF: 72.1M

Q4 2023	Q4 2022
3.4%	4.1%



INDUSTRIAL # BUILDINGS: 5,934
EXISTING SF: 204M

Q4 2023	Q4 2022
3.9%	3.6%

VISIT OUR WEBSITE FOR COMMERCIAL SALE AND LEASE LISTINGS, LIVE AUCTION LISTINGS AND CURRENT MARKET REPORTS AT WWW.CREALBERTA.CA

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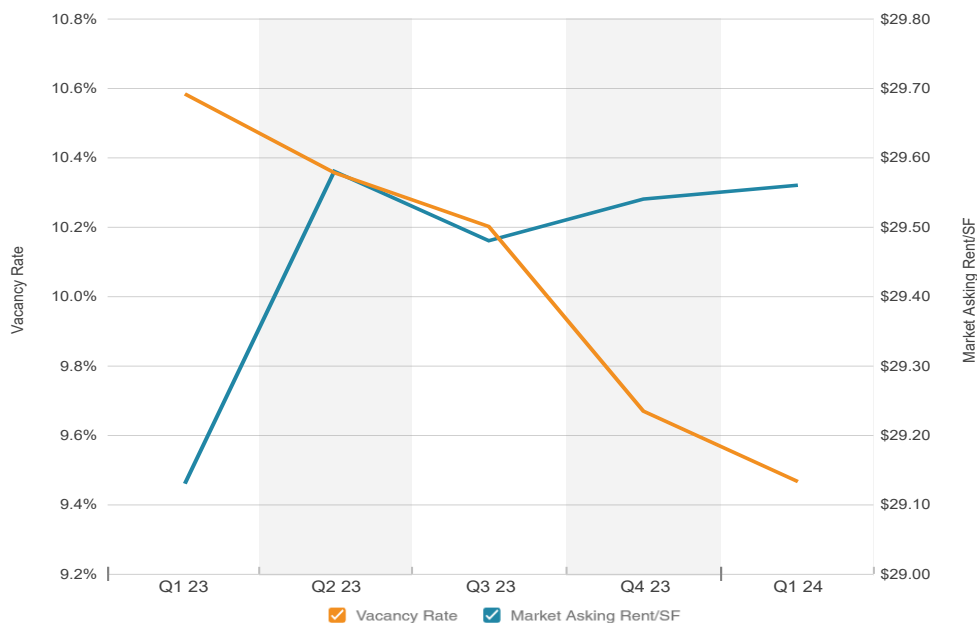
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VACANCY TRENDS

	Q4 2023	Q4 2022	Q4 2021	Q4 2020
EDMONTON REGION BUILDINGS SURVEYED: 1,393 EXISTING SQUARE FEET: 50.9M	9.7%	10.1%	9.9%	9.7%
DOWNTOWN BUILDINGS SURVEYED: 204 EXISTING SQUARE FEET: 22.9M	13.0%	13.9%	12.4%	10.8%
NORTH BUILDINGS SURVEYED: 121 EXISTING SQUARE FEET: 1.8M	2.4%	2.3%	4.1%	7.7%
SOUTH BUILDINGS SURVEYED: 312 EXISTING SQUARE FEET: 10.2M	7.1%	7.2%	7.8%	10.3%
WEST BUILDINGS SURVEYED: 159 EXISTING SQUARE FEET: 4.5M	8.6%	8.7%	10.8%	8.5%
SOUTH CENTRAL BUILDINGS SURVEYED: 114 EXISTING SQUARE FEET: 1.6M	16.6%	14.3%	10.0%	11.7%
OUTLYING BUILDINGS SURVEYED: 263 EXISTING SQUARE FEET: 4.7M	4.7%	5.3%	8.2%	7.8%

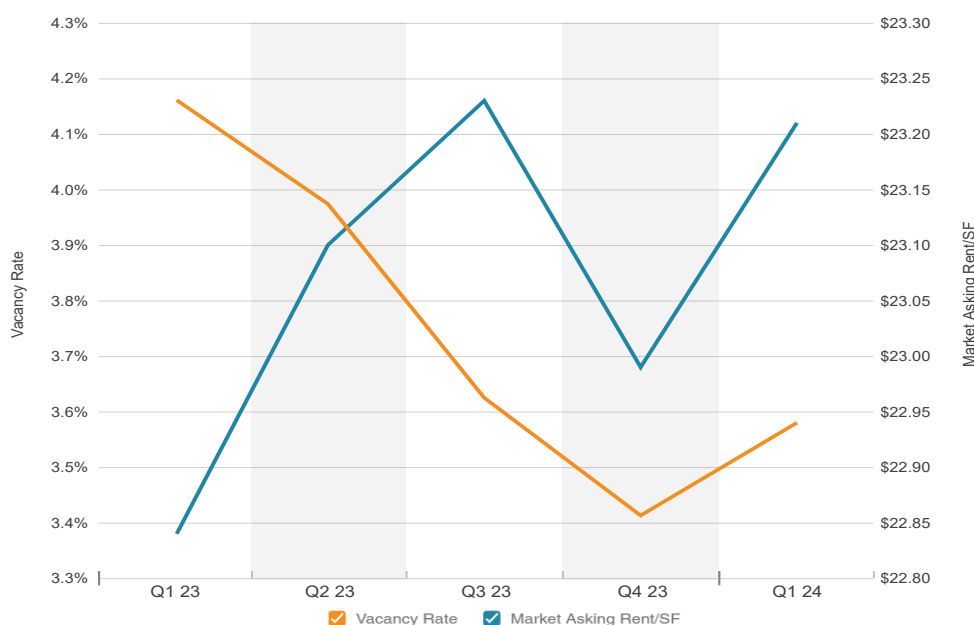
AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS



VACANCY TRENDS

	Q4 2023	Q4 2022	Q4 2021	Q4 2020
EDMONTON REGION BUILDINGS SURVEYED: 4,709 EXISTING SQUARE FEET: 72.1M	3.4%	4.1%	4.8%	4.9%
CENTRAL BUILDINGS SURVEYED: 706 EXISTING SQUARE FEET: 8.5M	7.6%	7.2%	5.6%	5.4%
WHYTE AVE/STRATHCONA BUILDINGS SURVEYED: 270 EXISTING SQUARE FEET: 2.3M	6.9%	4.9%	6.3%	4.3%
SOUTH CENTRAL BUILDINGS SURVEYED: 146 EXISTING SQUARE FEET: 1.8M	2.0%	3.2%	6.6%	7.1%
NORTH BUILDINGS SURVEYED: 790 EXISTING SQUARE FEET: 12.1M	2.7%	4.9%	4.3%	4.6%
SOUTH BUILDINGS SURVEYED: 1,036 EXISTING SQUARE FEET: 19.7M	3.0%	3.3%	4.8%	4.8%
WEST BUILDINGS SURVEYED: 521 EXISTING SQUARE FEET: 10.5M	3.3%	3.9%	4.9%	5.1%
OUTLYING BUILDINGS SURVEYED: 1,227 EXISTING SQUARE FEET: 17.1M	2.1%	3.1%	4.1%	4.4%

AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS



VACANCY TRENDS

	Q4 2023	Q4 2022	Q4 2021	Q4 2020
EDMONTON REGION BUILDINGS SURVEYED: 5,934 EXISTING SQUARE FEET: 204M	3.9%	3.6%	4.4%	5.9%
SOUTHSIDE BUILDINGS SURVEYED: 1,694 EXISTING SQUARE FEET: 63.9M	4.2%	4.3%	4.8%	6.1%
NORTHWEST/CENTRAL BUILDINGS SURVEYED: 1,800 EXISTING SQUARE FEET: 68.8M	3.2%	3.5%	3.9%	5.7%
NORTHEAST/STRATHCONA BUILDINGS SURVEYED: 782 EXISTING SQUARE FEET: 20.3M	3.7%	3.4%	3.9%	5.5%
LEDUC/NISKU/COUNTY BUILDINGS SURVEYED: 867 EXISTING SQUARE FEET: 27M	7.5%	4.0%	5.6%	7.3%
PARKLAND COUNTY BUILDINGS SURVEYED: 272 EXISTING SQUARE FEET: 4.1M	1.6%	0.9%	1.6%	5.3%
ACHESON BUILDINGS SURVEYED: 255 EXISTING SQUARE FEET: 12.6M	0.9%	0.5%	2.8%	3.5%
STURGEON COUNTY BUILDINGS SURVEYED: 264 EXISTING SQUARE FEET: 7M	1.2%	4.1%	7.2%	5.5%

AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS

