

Q2

• • SECOND QUARTER LEASING REPORT



CALGARY | 2024

Q2 | MARKET HIGHLIGHTS

CALGARY REGION OVERALL VACANCY TRENDS



OFFICE # BUILDINGS: 1,576
EXISTING SF: 97.5M

RETAIL # BUILDINGS: 5,053
EXISTING SF: 79.7M

INDUSTRIAL # BUILDINGS: 4,439
EXISTING SF: 189M

Q2 | 2024 Q2 | 2023
13.9% 16.7%

Q2 | 2024 Q2 | 2023
2.0% 2.5%

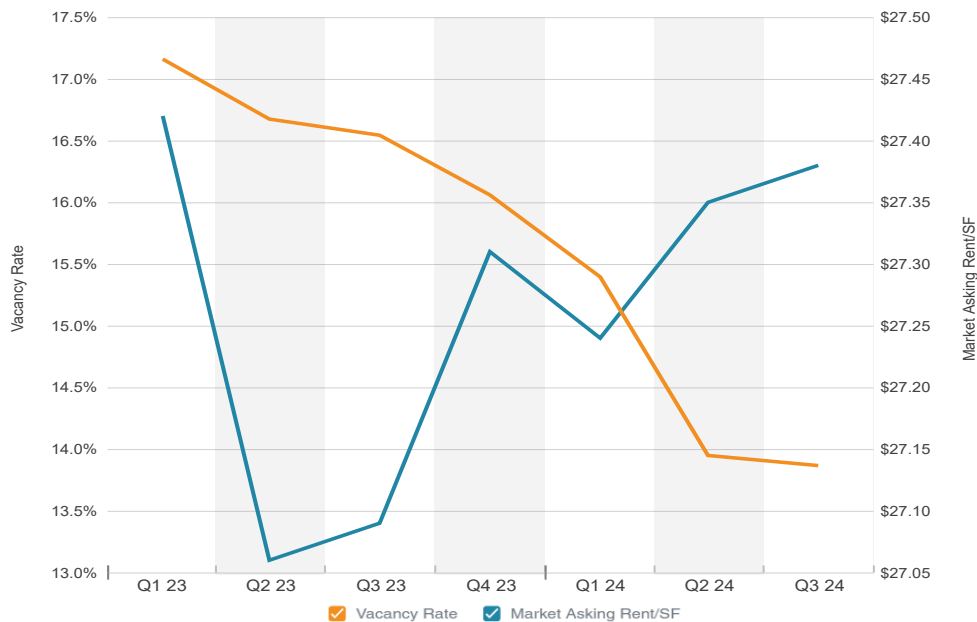
Q2 | 2024 Q2 | 2023
4.1% 2.3%

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VACANCY TRENDS

	Q2 2024	Q2 2023	Q2 2022	Q2 2021
CALGARY REGION BUILDINGS SURVEYED: 1,576 EXISTING SQUARE FEET: 97.5M	13.9%	16.7%	17.7%	17.9%
DOWNTOWN BUILDINGS SURVEYED: 200 EXISTING SQUARE FEET: 51.3M	18.2%	21.6%	22.7%	24.0%
SOUTHWEST/BELTLINE BUILDINGS SURVEYED: 595 EXISTING SQUARE FEET: 22.3M	11.8%	13.9%	15.7%	12.9%
SOUTHEAST BUILDINGS SURVEYED: 61 EXISTING SQUARE FEET: 3.7M	12.8%	12.2%	15.0%	17.4%
NORTHWEST BUILDINGS SURVEYED: 223 EXISTING SQUARE FEET: 8M	3.3%	4.3%	3.8%	5.3%
NORTHEAST BUILDINGS SURVEYED: 254 EXISTING SQUARE FEET: 9.6M	9.9%	14.3%	14.7%	12.1%
AIRDRIE BUILDINGS SURVEYED: 53 EXISTING SQUARE FEET: 635K	0.7%	0.2%	0.5%	2.8%
OUTLYING BUILDINGS SURVEYED: 190 EXISTING SQUARE FEET: 2M	1.8%	5.9%	6.9%	4.8%

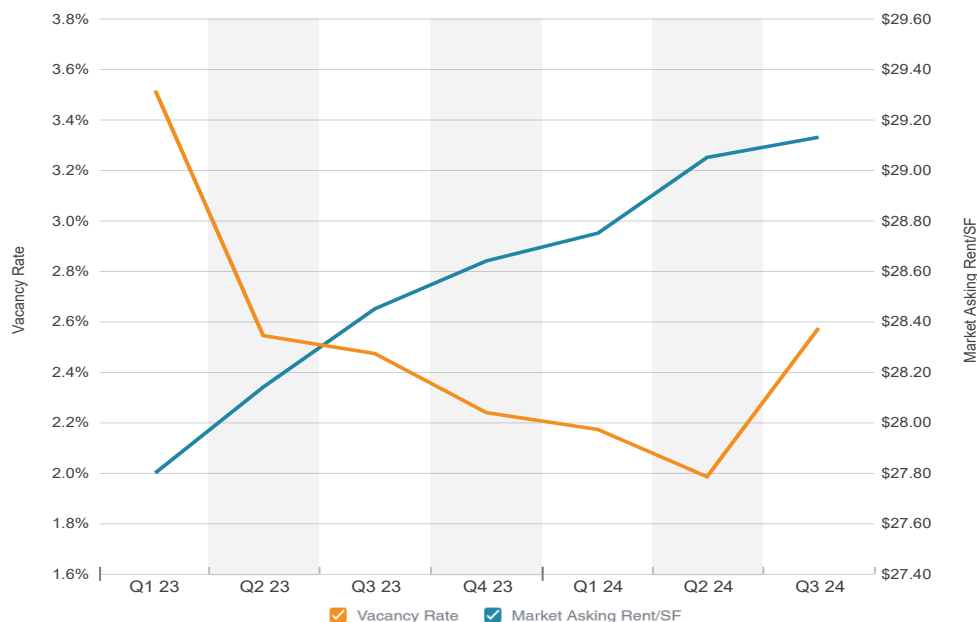
AVERAGE MARKET RENT VS VACANCY RATE CALGARY REGION | LAST 12 MONTHS



VACANCY TRENDS

	Q2 2024	Q2 2023	Q2 2022	Q2 2021
CALGARY REGION BUILDINGS SURVEYED: 5,053 EXISTING SQUARE FEET: 79.7M	2.0%	2.5%	2.8%	3.2%
DOWNTOWN BUILDINGS SURVEYED: 146 EXISTING SQUARE FEET: 3.6M	3.4%	2.6%	5.0%	5.9%
SOUTHWEST/BELTLINE BUILDINGS SURVEYED: 1,556 EXISTING SQUARE FEET: 25.2M	4.2%	4.9%	3.1%	3.6%
SOUTHEAST BUILDINGS SURVEYED: 413 EXISTING SQUARE FEET: 6M	1.5%	2.5%	2.0%	1.4%
NORTHWEST BUILDINGS SURVEYED: 747 EXISTING SQUARE FEET: 12.1M	2.2%	2.7%	3.0%	4.0%
NORTHEAST BUILDINGS SURVEYED: 902 EXISTING SQUARE FEET: 16.6M	2.4%	2.2%	2.6%	3.5%
AIRDRIE BUILDINGS SURVEYED: 206 EXISTING SQUARE FEET: 2.7M	1.0%	1.4%	3.0%	1.5%
OUTLYING BUILDINGS SURVEYED: 905 EXISTING SQUARE FEET: 12.3M	1.0%	1.7%	1.9%	1.9%

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



VACANCY TRENDS

	Q2 2024	Q2 2023	Q2 2022	Q2 2021
CALGARY REGION BUILDINGS SURVEYED: 4,439 EXISTING SQUARE FEET: 189M	4.1%	2.3%	3.0%	5.6%
SOUTHEAST BUILDINGS SURVEYED: 1,356 EXISTING SQUARE FEET: 73.7M	3.6%	1.2%	3.0%	5.4%
NORTHEAST/NORTHWEST BUILDINGS SURVEYED: 1,088 EXISTING SQUARE FEET: 49.9M	3.7%	3.0%	3.5%	7.3%
SOUTHWEST/CENTRAL BUILDINGS SURVEYED: 957 EXISTING SQUARE FEET: 26.3M	1.9%	2.2%	2.3%	3.5%
AIRDRIE BUILDINGS SURVEYED: 186 EXISTING SQUARE FEET: 5.9M	3.9%	3.3%	4.6%	4.9%
ROCKYVIEW COUNTY BUILDINGS SURVEYED: 495 EXISTING SQUARE FEET: 27.4M	9.0%	4.5%	2.9%	6.5%
FOOTHILLS COUNTY BUILDINGS SURVEYED: 234 EXISTING SQUARE FEET: 2.9M	0.5%	1.3%	1.9%	2.9%
WHEATLAND COUNTY BUILDINGS SURVEYED: 123 EXISTING SQUARE FEET: 3M	0.8%	0.8%	0.2%	0.0%

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

