

2024

• • YEAR END EDMONTON LEASING REPORT



YEAR END 2024 | MARKET HIGHLIGHTS

EDMONTON REGION OVERALL VACANCY TRENDS



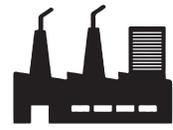
OFFICE # BUILDINGS: 1,374
EXISTING SF: 47.6M

Q4 2024	Q4 2023
9.8%	9.7%



RETAIL # BUILDINGS: 4,899
EXISTING SF: 76.2M

Q4 2024	Q4 2023
2.8%	3.4%



INDUSTRIAL # BUILDINGS: 6,093
EXISTING SF: 205M

Q4 2024	Q4 2023
3.4%	3.9%

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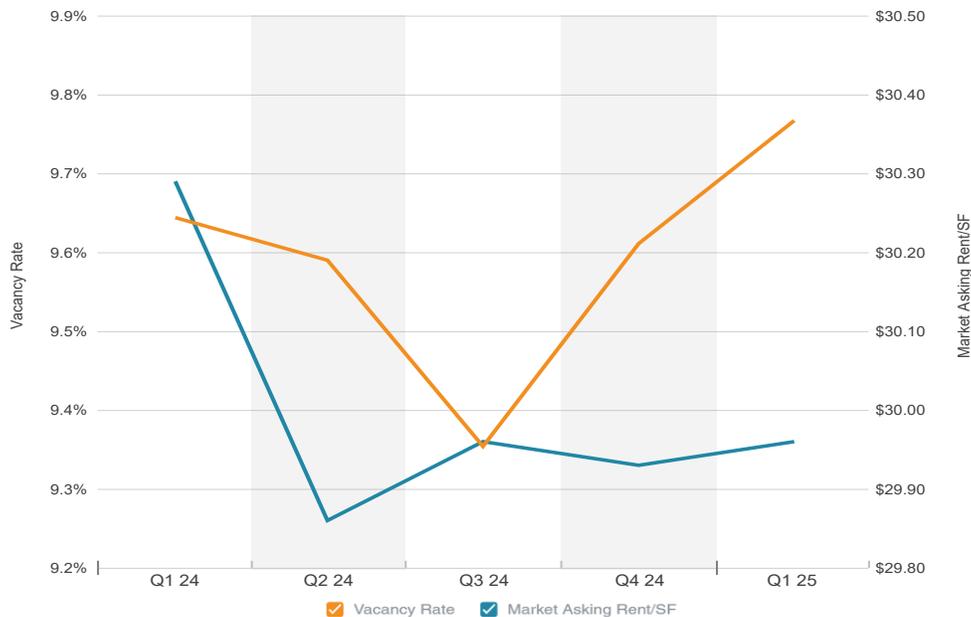


YEAR END 2024 | OFFICE

VACANCY TRENDS

	Q4 2024	Q4 2023	Q4 2022	Q4 2021
EDMONTON REGION BUILDINGS SURVEYED: 1,374 EXISTING SQUARE FEET: 47.6M	9.8%	9.7%	10.1%	9.9%
DOWNTOWN BUILDINGS SURVEYED: 200 EXISTING SQUARE FEET: 21.5M	14.7%	13.0%	13.9%	12.4%
NORTH BUILDINGS SURVEYED: 122 EXISTING SQUARE FEET: 1.8M	1.8%	2.4%	2.3%	4.1%
SOUTH BUILDINGS SURVEYED: 300 EXISTING SQUARE FEET: 9.5M	5.4%	7.1%	7.2%	7.8%
WEST BUILDINGS SURVEYED: 154 EXISTING SQUARE FEET: 4M	8.3%	8.6%	8.7%	10.8%
SOUTH CENTRAL BUILDINGS SURVEYED: 113 EXISTING SQUARE FEET: 1.5M	12.7%	16.6%	14.3%	10.0%
CENTRAL BUILDINGS SURVEYED: 216 EXISTING SQUARE FEET: 5M	4.4%	5.8%	6.1%	6.3%
OUTLYING BUILDINGS SURVEYED: 267 EXISTING SQUARE FEET: 4.3M	5.3%	4.7%	5.3%	8.2%

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

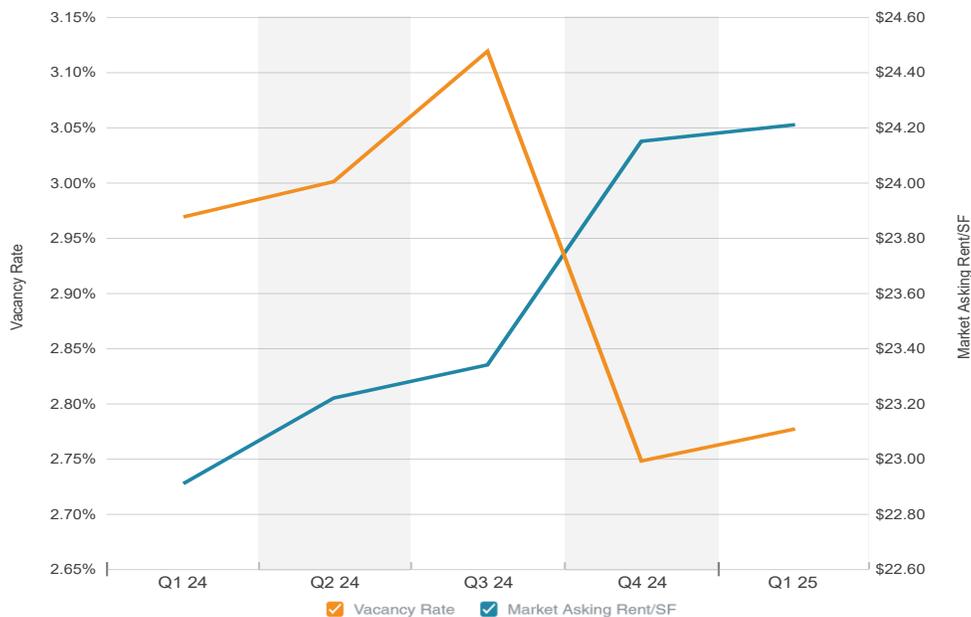


YEAR END 2024 | RETAIL

VACANCY TRENDS

	Q4 2024	Q4 2023	Q4 2022	Q4 2021
EDMONTON REGION BUILDINGS SURVEYED: 4,899 EXISTING SQUARE FEET: 76.2M	2.8%	3.4%	4.1%	4.8%
CENTRAL BUILDINGS SURVEYED: 724 EXISTING SQUARE FEET: 9.9M	5.6%	7.6%	7.2%	5.6%
WHYTE AVE/STRATHCONA BUILDINGS SURVEYED: 274 EXISTING SQUARE FEET: 2.4M	5.2%	6.9%	4.9%	6.3%
SOUTH CENTRAL BUILDINGS SURVEYED: 151 EXISTING SQUARE FEET: 1.8M	1.2%	2.0%	3.2%	6.6%
NORTH BUILDINGS SURVEYED: 804 EXISTING SQUARE FEET: 11.8M	2.0%	2.7%	4.9%	4.3%
SOUTH BUILDINGS SURVEYED: 1,091 EXISTING SQUARE FEET: 20M	2.5%	3.0%	3.3%	4.8%
WEST BUILDINGS SURVEYED: 549 EXISTING SQUARE FEET: 12.7M	2.0%	3.3%	3.9%	4.9%
OUTLYING BUILDINGS SURVEYED: 1,293 EXISTING SQUARE FEET: 17.5M	2.1%	2.1%	3.1%	4.1%

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



YEAR END 2024 | INDUSTRIAL

VACANCY TRENDS

	Q4 2024	Q4 2023	Q4 2022	Q4 2021
EDMONTON REGION BUILDINGS SURVEYED: 6,093 EXISTING SQUARE FEET: 205M	3.4%	3.9%	3.6%	4.4%
SOUTHSIDE BUILDINGS SURVEYED: 1,725 EXISTING SQUARE FEET: 63.2M	3.0%	4.2%	4.3%	4.8%
NORTHWEST/CENTRAL BUILDINGS SURVEYED: 1,843 EXISTING SQUARE FEET: 68.2M	3.6%	3.2%	3.5%	3.9%
NORTHEAST/STRATHCONA BUILDINGS SURVEYED: 797 EXISTING SQUARE FEET: 20.6M	2.1%	3.7%	3.4%	3.9%
LEDUC/NISKU/COUNTY BUILDINGS SURVEYED: 872 EXISTING SQUARE FEET: 27.9M	6.4%	7.5%	4.0%	5.6%
PARKLAND COUNTY BUILDINGS SURVEYED: 331 EXISTING SQUARE FEET: 4.7M	0.3%	1.6%	0.9%	1.6%
ACHESON BUILDINGS SURVEYED: 260 EXISTING SQUARE FEET: 12.8M	0.3%	0.9%	0.5%	2.8%
STURGEON COUNTY BUILDINGS SURVEYED: 265 EXISTING SQUARE FEET: 7.4M	3.7%	1.2%	4.1%	7.2%

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

