

# Greater Edmonton Area



## Quick Stats

**14.7%**

Overall Office Vacancy

**14.5%**

Total Downtown Vacancy Rate

**15.0%**

Total Suburban Vacancy Rate

**\$19.48 PSF**

Average Downtown Op Costs

**\$13.50 PSF**

Average Suburban Op Costs

## Market Overview

It has been roughly one month since the first case of COVID-19 was discovered in Alberta which prompted the implementation of several disruptive measures aimed at nullifying the spread. From closing non-essential retail to limiting public gatherings, businesses and Edmonton residents have been adapting to a new normal.<sup>1</sup> While the months ahead will continue to test our city, there is still light at the end of the tunnel.

People have proven to be incredibly resilient by adapting to changes in the new business environment seemingly overnight.<sup>2</sup> Through working remotely, businesses are utilizing technologies to stay connected to their peers while finding new creative ways to conduct business. Methods such as video conferencing to replace in person meet-ups and conducting virtual tours of spaces

are just a couple of highlights. Given how quickly the market has changed due to COVID-19, it is encouraging to know that people are equally fast at picking up the latest technologies to ensure business disruptions are kept to a minimum.

It is important in these trying times to acknowledge the facts of our current situation, and to ensure we as a community have all we need to remain safe and healthy. It is equally important to look to the future and think about how we can take the current climate and use it to evolve ourselves and our businesses to flourish once business is allowed to operate at full capacity. To that end, the Avison Young team is focused on ensuring our clients are supported with the information and resources they need to persevere during this difficult time.

**COVID-19 CRE  
Impact Report**

[Click here](#) for insights into the impact COVID-19 is having on commercial real estate.

|  | Buildings | Total Inventory | Direct Vacancy | Sublease Vacancy | Vacancy Rate |   |       | Vacancy Direct |   |       | Vacancy Sublease |   |       | 2020 Weighted Additional Rent | Average Asking Rates |
|--|-----------|-----------------|----------------|------------------|--------------|---|-------|----------------|---|-------|------------------|---|-------|-------------------------------|----------------------|
| Financial  |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |
| AAA**  | 4         | 2,345,524       | 203,046        | 50,933           | 10.8%        | - | 0.0%  | 8.7%           | - | 0.0%  | 2.2%             | - | 0.0%  | \$23.63                       | \$34.46              |
| A  | 24        | 7,374,839       | 910,781        | 229,343          | 15.5%        | ▼ | -0.1% | 12.3%          | ▼ | -0.1% | 3.1%             | ▼ | -0.1% | \$19.62                       | \$20.32              |
| B  | 15        | 1,822,009       | 203,386        | 0                | 11.2%        | ▲ | 1.6%  | 11.2%          | ▲ | 1.6%  | 0.0%             | - | 0.0%  | \$17.72                       | \$14.24              |
| C  | 17        | 1,070,736       | 70,549         | 3,239            | 6.9%         | ▼ | -0.3% | 6.6%           | ▼ | -0.3% | 0.3%             | - | 0.0%  | \$17.23                       | \$12.71              |
| SUBTOTAL :   | 60        | 12,613,108      | 1,387,762      | 283,515          | 13.3%        | ▲ | 0.3%  | 11.0%          | ▲ | 0.3%  | 2.2%             | - | 0.0%  | \$19.89                       | \$20.44              |
| Government   |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |
| A  | 15        | 2,696,265       | 446,342        | 138,517          | 21.7%        | ▲ | 4.6%  | 16.6%          | ▲ | 8.2%  | 5.1%             | ▼ | -3.7% | \$19.62                       | \$16.73              |
| B  | 16        | 1,618,690       | 244,809        | 0                | 15.1%        | ▼ | -0.1% | 15.1%          | ▼ | -0.1% | 0.0%             | - | 0.0%  | \$17.72                       | \$13.34              |
| C  | 23        | 1,203,648       | 40,300         | 0                | 3.3%         | ▲ | 1.8%  | 3.3%           | ▲ | 1.8%  | 0.0%             | - | 0.0%  | \$17.23                       | \$12.63              |
| SUBTOTAL :   | 54        | 5,518,603       | 731,451        | 138,517          | 15.8%        | ▲ | 2.5%  | 13.3%          | ▲ | 4.3%  | 2.5%             | ▼ | -1.8% | \$18.54                       | \$14.24              |
| Suburban   |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |
| 118 Ave & Kingsway   | 26        | 886,844         | 102,754        | 0                | 11.6%        | ▲ | 2.8%  | 11.6%          | ▲ | 2.8%  | 0.0%             | - | 0.0%  | \$14.97                       | \$15.69              |
| 124 Street   | 26        | 1,017,034       | 114,276        | 2,868            | 11.5%        | ▲ | 0.5%  | 11.2%          | ▲ | 0.4%  | 0.3%             | - | 0.0%  | \$16.00                       | \$15.34              |
| 149 Street   | 33        | 1,228,531       | 150,586        | 0                | 12.3%        | ▼ | -2.2% | 12.3%          | ▼ | -2.2% | 0.0%             | - | 0.0%  | \$13.91                       | \$13.08              |
| Eastgate   | 18        | 1,421,440       | 334,863        | 0                | 23.6%        | ▼ | -0.3% | 23.6%          | ▼ | -0.3% | 0.0%             | - | 0.0%  | \$13.49                       | \$15.04              |
| Southside  | 86        | 3,737,452       | 554,262        | 1,292            | 14.9%        | ▲ | 0.7%  | 14.8%          | ▲ | 2.3%  | 0.0%             | ▼ | -1.7% | \$13.70                       | \$16.45              |
| Summerside   | 49        | 1,433,415       | 52,677         | 29,257           | 5.7%         | ▼ | -1.2% | 3.7%           | ▼ | -2.8% | 2.0%             | ▲ | 1.6%  | \$13.49                       | \$21.79              |
| Windermere   | 16        | 401,967         | 35,717         | 0                | 8.9%         | ▼ | -0.4% | 8.9%           | ▼ | -0.4% | 0.0%             | - | 0.0%  | \$15.04                       | \$27.50              |
| West End   | 46        | 1,989,677       | 253,003        | 11,213           | 13.3%        | ▲ | 2.7%  | 12.7%          | ▲ | 2.6%  | 0.6%             | ▲ | 0.1%  | \$12.44                       | \$16.82              |
| Whyte Avenue   | 18        | 669,009         | 167,055        | 0                | 25.0%        | ▲ | 0.4%  | 25.0%          | ▲ | 0.4%  | 0.0%             | - | 0.0%  | \$17.45                       | \$18.27              |
| Sherwood Park  | 31        | 1,245,088       | 282,315        | 7,820            | 23.3%        | ▲ | 4.0%  | 22.7%          | ▲ | 3.6%  | 0.6%             | ▲ | 0.4%  | \$8.50                        | \$15.78              |
| Totals   |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |
| Downtown Total:  | 114       | 18,131,711      | 2,119,213      | 422,032          | 14.5%        | ▲ | 1.4%  | 12.1%          | ▲ | 1.9%  | 2.4%             | ▼ | -0.9% | \$19.48                       | \$17.34              |
| Suburban Total:  | 349       | 14,030,457      | 2,047,508      | 52,450           | 15.0%        | ▲ | 1.5%  | 14.6%          | ▲ | 1.8%  | 0.4%             | ▼ | -0.2% | \$13.50                       | \$17.58              |
| Overall:   | 463       | 32,162,168      | 4,166,721      | 474,482          | 14.7%        | ▲ | 1.4%  | 13.4%          | ▲ | 1.9%  | 1.4%             | ▼ | -0.5% | \$16.49                       | \$17.46              |
| **AAA Class office buildings include Stantec Tower, Edmonton Tower, EPCOR Tower and Enbridge Centre                    |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |
| *Due to an update in our stats collecting method, previous quarter figures have been normalized to reflect any changes |           |                 |                |                  |              |   |       |                |   |       |                  |   |       |                               |                      |

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, Vice President  
780.429.7569  
jason.gardner@avisonyoung.com

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

Chantel Ganz  
B.Comm, Associate  
780.429.7553  
chantel.ganz@avisonyoung.com

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

Jennifer Poisson  
Client Services Coordinator  
780.702.0699  
jennifer.poisson@avisonyoung.com

Luciana Gomez  
Administrative Coordinator  
780.429.7572  
luciana.gomez@avisonyoung.com

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

Charlotte Phillips  
Senior Marketing Manager  
780.429.7574  
charlotte.phillips@avisonyoung.com

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

#### Sources

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2: <https://www.conferenceboard.ca/insights/blogs/covid-19-could-cause-a-permanent-shift-to-working-remotely?AspxAutoDetectCookieSupport=1>



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

avisonyoung.com

@AYEDMONTON

