

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.¹ 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.² 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 | | | | | | | | | |

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Sources

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



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