



# Q1 2021 Point of View

## Downtown Office Market

An Insight into the Calgary Office Market

cresa





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### **Olympia Trust to relocate to Centennial Place - East**

Olympia Trust has committed to three floors on a sublease from Murphy Oil Company. The company will be moving out of their premises in the Palliser Complex and upgrading their office space by moving into a Class AA building. This is just another example of companies taking advantage of improving their standard of living while this market still has opportunities in higher class buildings.



# Market Overview

## Downtown Office Market

2021 has not started off on a dull note. From a strong third wave of Covid combined with continued merger and acquisition activity in the energy sector, there has been a lot happening over the last quarter. The office market has been surprisingly active and is actually staging some semblance of a resurgence. Activity is as high as we have seen since the onset of the pandemic. Through a bottleneck of pent up demand and the opportunities presented for certain tenants by sky high vacancy levels, tenants in downtown Calgary appear to be planning on a longer term basis with anticipation of a partial or full return to the office in the Fall. There are still two sides to this coin however, as with the increase in activity most tenants are taking less space than they currently have under lease due to either stalled growth

forecasts, partial work from home policies, or a combination thereof. This puts the market in the unusual position of increased transaction volume combined with negative absorption (increasing vacancy).

Absorption for Q1 was almost negative 900,000 square feet. This number is enormous and is one of the largest quarters of negative absorption Calgary has ever experienced. For comparison, all of 2020 experienced negative absorption of 1.08MM sf. Of the negative absorption in Q1, 76% is directly related to Cenovus acquisition of Husky and the increased sublease availability of approximately 660,000 square feet in Western Canadian Place, one of the largest contiguous pockets of space ever in an existing building in downtown Calgary.

## Calgary Downtown Notable Transactions

Tenant	Building	Area (sf)	Type
Baytex Energy	Centennial Place - East	85,000	Headlease
Olympia Trust	Centennial Place - East	50,600	Sublease
Regus	Telus Sky	26,000	Sublease
Whitecap Resources	Eighth Avenue Place - East	24,300	Sublease
Tamarack Valley	Jamieson Place	22,500	Sublease
Certarus	Jamieson Place	22,500	Sublease
Loyal Petroleum	Eau Claire Tower	14,000	Sublease
Enercapita	Fourth & Fourth	10,000	Headlease

Downtown Supply

43,896,163 sf



Downtown Vacancy

30.44%



Q1 2021 Downtown  
Absorption

-841,464 sf

# Market Forecast

## Downtown Office Market

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Let's call a spade a spade - downtown Calgary has a colossal real estate issue and it seems the powers that be are coming to the conclusion that we are not just one bull commodity market away from filling up all of the towers again. City council has recently approved a \$200M initial investment in an effort to kickstart the revitalization of downtown. This investment will be focused on a number of items including revitalization of Arts Common, incentives to convert office buildings into residential and increased vibrancy. Simply put, there are only two ways to decrease vacancy: 1) increase occupied space; or 2) decrease inventory, and the City seems to be getting ready to pull both levers.

This is, however, a long-term game and in the short to mid-term the tenant's market will continue to be strong. In our year end 2020 report we discussed the continued bifurcation between the Class AA and Class A markets. We forecast this will continue, if not pick up even more steam. With the legacy Husky Energy space in Western Canadian Place bringing an additional 660,000 square feet to the Class A West-End market, this will act as an anchor on all competing Class A and West-End product until material subleasing is completed. On the other

hand, we are seeing continued interest on any high quality space in premium buildings that come available and the economic metrics of these premium buildings are much stronger than the Class A market, albeit still very weak when compared to historic transactions in the downtown core.

The optimism the business community had coming out of 2020 continues and the current economic climate compared to this time last year is infinitely better. There is a general sense that something much closer to normal is around the corner and we hope to be there by the time we write our subsequent reports later this year.

While we expect absorption to be relatively muted until later this year once we see widespread inoculation, easing of restrictions and general adoption of return to office, the outlook for the latter half of the year is softly optimistic. While it is hard to predict the bottom of any market, peak vacancy is likely in sight barring any additional unforeseen events or additional large scale acquisitions. With that said, the hole we have dug over the last seven years will take multiples of that to get out of, but we must start the climb.

## **\$200 million revitalization investment plan for the downtown core.**

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The City of Calgary's Greater Downtown Plan has a vision to transform our downtown core into the economic and cultural heart of the city. The ambitious plan will address several areas such as improving public and event spaces, transforming Arts Commons and Stephen Avenue Mall, public transportation and most notably, financial incentives to convert vacant office buildings to residential use. Albeit, it may not fully address the 30% office vacancy rate, it is a step in the right direction. Perhaps if they build it, they will come.



## Q1 2021 Vacancy Summary, Calgary

### Downtown Office Market

BUILDING CLASS	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
AA	16,390,873	1,119,643 6.83%	1,905,886 11.63%	3,025,529 18.46%
A	17,253,545	4,668,360 27.06%	1,541,908 8.94%	6,210,268 35.99%
<b>AA/A</b>	<b>33,644,418</b>	<b>5,788,003 17.20%</b>	<b>3,447,794 10.25%</b>	<b>9,235,797 27.45%</b>
B	7,668,844	3,139,923 40.94%	177,793 2.32%	3,317,716 43.26%
C	2,582,901	767,606 29.72%	41,931 1.62%	809,537 31.34%
<b>Total Downtown</b>	<b>43,896,163</b>	<b>9,695,532 22.09%</b>	<b>3,667,518 8.35%</b>	<b>13,363,050 30.44%</b>

### Beltline & Fringe Office Markets

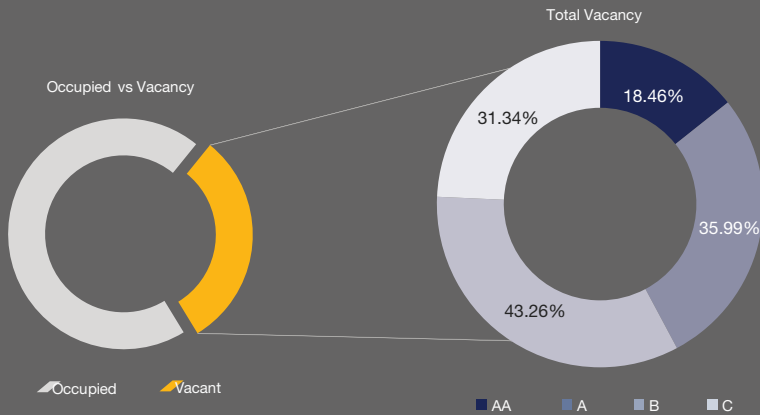
MARKET	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
Beltline	6,813,089	1,318,473 19.35%	261,584 3.84%	1,580,057 23.19%
Kensington	606,380	85,557 14.11%	11,188 1.85%	96,745 15.95%
Inglewood	464,066	21,350 4.60%	18,572 4.00%	39,922 8.60%
Mission	937,532	145,557 15.53%	8,260 0.88%	153,817 16.41%
<b>Total Beltline &amp; Fringe Area</b>	<b>8,821,067</b>	<b>1,570,937 17.81%</b>	<b>299,604 3.40%</b>	<b>1,870,541 21.21%</b>

## Large Blocks of Contiguous Space - Downtown

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
Western Canadian Place - North	A	5-40	648,188	Sublease
801 Seventh	A	4-36	597,056	Headlease
The Bow	AA	3-12	347,152	Sublease
Devon Tower	AA	20-32	258,134	Sublease
707 Fifth	AA	6-15	218,253	Headlease
F1RST TOWER	A	8-14	180,800	Headlease
Bankers Hall - West Tower	AA	25-32	164,392	Sublease
Stephen Avenue Place	A	31-40	133,044	Headlease
F1RST TOWER	A	3-6	122,670	Headlease
Fifth Avenue Place - East Tower	A	5-9	120,521	Headlease
Lavalin Centre	B	2-10	119,366	Headlease
The Bow	AA	29-31	116,160	Sublease
Brookfield Place Calgary - East Tower	AA	5-8	105,487	Headlease
Fifth Avenue Place - West Tower	A	23-26	97,058	Headlease
Gulf Canada Square	A	17-18	96,802	Sublease
707 Fifth	AA	16-19	88,868	Sublease
Suncor Energy Centre - East	AA	25-28	86,425	Headlease
First Canadian Centre	A	6-10	84,064	Headlease
The Ampersand - East Tower	A	14-18	83,892	Headlease

## Large Blocks of Contiguous Space - Beltline

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
TransAlta Place II	B	1-6	189,000	Upcoming
Citadel West LP	B	3-7	58,983	Sublease
CE Place	A	2-6	48,081	Headlease
The District At Beltline - Building B	A	2-3	46,441	Headlease
ATCO Centre II	B	5-7	45,571	Headlease
Paramount Building	B	2-5	43,373	Headlease
902 Eleventh Avenue SW	B	1-3	42,631	Headlease

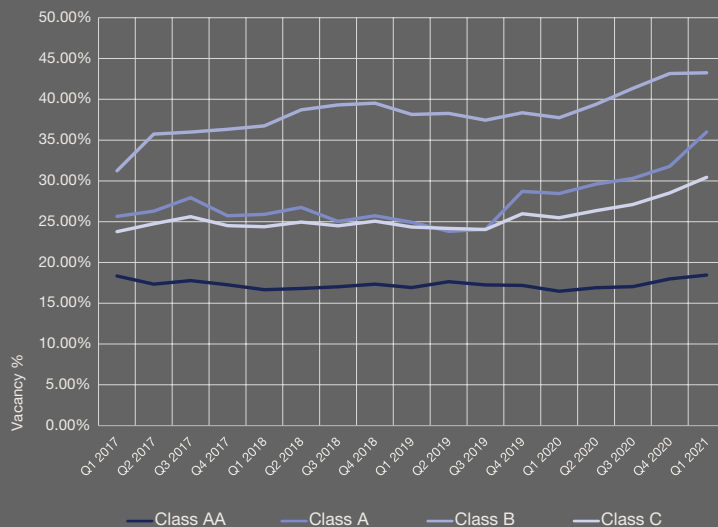
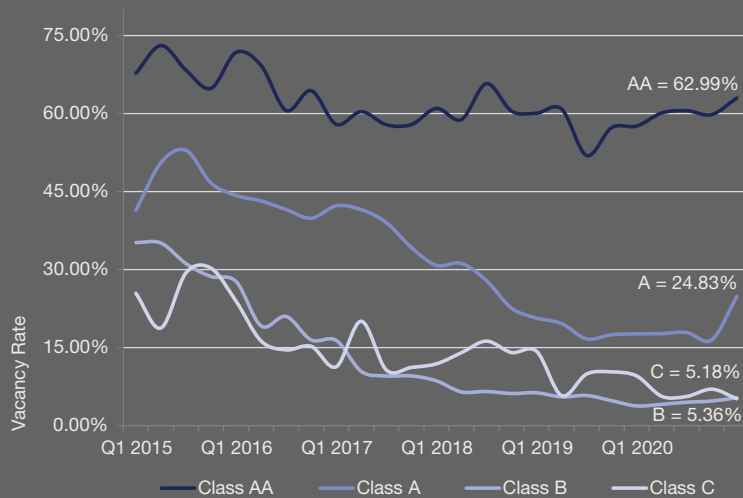


## Current Downtown Vacancy

Overall vacancy in Q1 has risen to 30.44% due to the addition of almost 660,000 square feet of sublease space in Western Canadian Place coming available.

## Sublease Vacancy Index

With the exception of the Class C market, sublease space increased for all other classes, most notable in Class A. Almost a quarter of Class A vacancy is now sublease space up from only 17% last quarter.



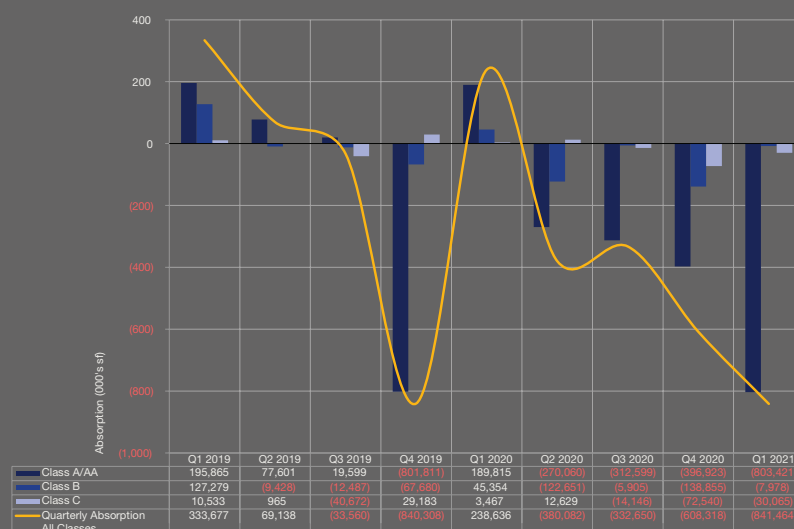
## Comparative Vacancy

Vacancy has risen across all classes, but the biggest jump occurred in the Class A market which now has more than a third of its inventory available.



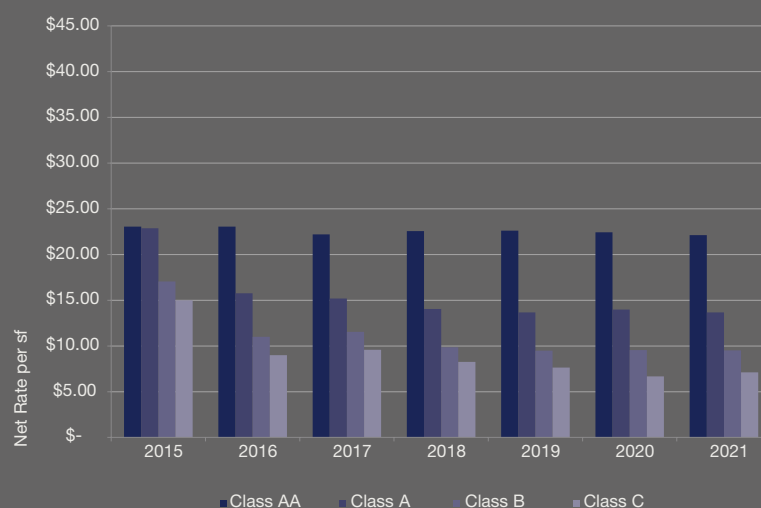
## Historical Downtown Absorption

The first quarter of the year has seen the largest amount of negative absorption since the end of 2019. Sitting at -841,464 square feet, most of this can be attributed to the Husky Energy space coming available in Western Canadian Place.



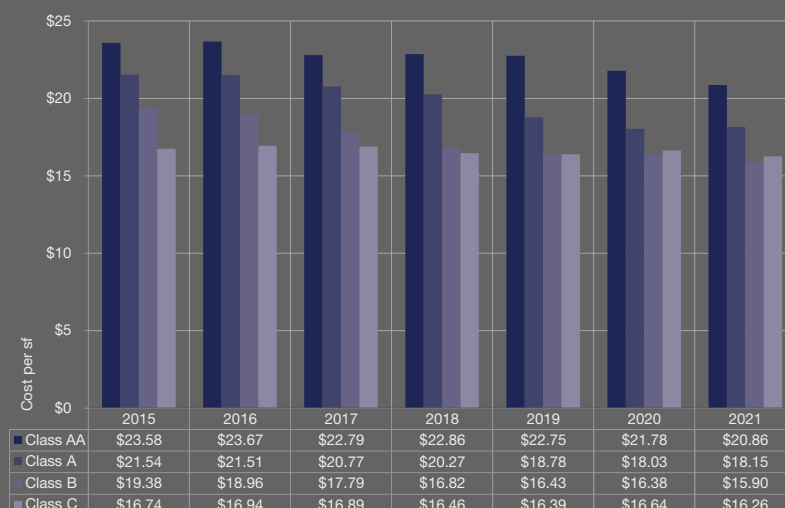
## Asking Net Rental Rates

Rental rates continue to remain steady and has not seen any big movement for many years. We anticipate that this will hold for the remainder of 2021.



## Historical Operating Costs

Operating costs continue to remain stable. Class AA has seen a drop of just over a \$1.00 per sf.



# Appendices





## Appendix A: Class AA Downtown Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
707 Fifth	564,350	21,800	239,442	42.43%	88,868	15.75%
Bankers Court	243,240	20,900	-	0.00%	-	0.00%
Bankers Hall - East Tower	820,221	20,500	3,557	0.43%	3,591	0.44%
Bankers Hall - West Tower	829,873	20,000	21,677	2.61%	227,644	27.43%
Brookfield Place Calgary - East Tower	1,417,000	27,500	150,469	10.62%	78,162	5.52%
Calgary City Centre	820,000	27,000	66,298	8.09%	26,701	3.26%
Centennial Place - East	811,024	21,600	39,480	4.87%	87,454	10.78%
Centennial Place - West	443,870	23,000	23,787	5.36%	-	0.00%
Devon Tower	806,191	19,519	52,019	6.45%	304,916	37.82%
Eau Claire Tower	615,000	27,500	-	0.00%	77,083	12.53%
Eighth Avenue Place - East	1,070,000	23,500	7,183	0.67%	171,137	15.99%
Eighth Avenue Place - West	841,000	23,500	-	0.00%	56,136	6.67%
Jamieson Place	860,000	23,875	39,414	4.58%	42,013	4.89%
Livingston Place - South	435,364	22,936	74,811	17.18%	93,201	21.41%
Livingston Place - West	420,345	20,230	45,512	10.83%	117,037	27.84%
Suncor Energy Centre - East	585,630	20,000	207,152	35.37%	-	0.00%
Suncor Energy Centre - West	1,121,218	23,000	-	0.00%	-	0.00%
TD Canada Trust Tower	617,621	18,715	5,363	0.87%	-	0.00%
TELUS Sky	430,000	16,538	143,479	33.37%	1,600	0.37%
The Bow	1,700,000	32,000	-	0.00%	530,343	31.20%
TransCanada PipeLines Tower	938,926	28,400	-	0.00%	-	0.00%
<b>Total 21 Buildings</b>	<b>16,390,873</b>		<b>1,119,643</b>	<b>6.83%</b>	<b>1,905,886</b>	<b>11.63%</b>
<b>Total Class AA Vacancy</b>					<b>3,025,529</b>	<b>18.46%</b>

## Appendix B: Class A Downtown Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
240FOURTH	647,818	24,000	199,151	30.74%	36,756	5.67%
333 Fifth Avenue SW	241,457	15,600	113,447	46.98%	2,500	1.04%
635 Eighth Avenue SW	274,001	12,085	110,675	40.39%	-	0.00%
801 Seventh	601,000	18,200	597,056	99.34%	-	0.00%
AMEC Place	409,460	15,900	59,908	14.63%	5,000	1.22%
Bow Valley Square I	134,818	9,662	38,678	28.69%	-	0.00%
Bow Valley Square II	504,900	13,599	98,553	19.52%	68,239	13.52%
Bow Valley Square III	337,230	11,522	106,785	31.67%	5,596	1.66%
Bow Valley Square IV	414,616	11,522	41,430	9.99%	1,569	0.38%
Calgary Place I	285,077	11,350	49,653	17.42%	12,626	4.43%
Calgary Place II	217,113	11,350	48,873	22.51%	37,469	17.26%
Centrium Place	225,979	17,000	-	0.00%	-	0.00%
Chevron Plaza	267,000	12,109	24,534	9.19%	-	0.00%
Dome Tower	402,841	14,231	20,060	4.98%	37,387	9.28%
Eight West, Phase I	130,519	14,688	53,666	41.12%	-	0.00%
Encor Place	361,000	14,029	136,849	37.91%	3,789	1.05%
FIRST TOWER	709,977	26,000	525,433	74.01%	-	0.00%
Fifth & Fifth	519,046	17,000	172,097	33.16%	30,583	5.89%
Fifth Avenue Place - East Tower	719,249	23,000	194,784	27.08%	-	0.00%
Fifth Avenue Place - West Tower	707,244	24,500	145,454	20.57%	-	0.00%
First Alberta Place	297,000	14,489	185,290	62.39%	-	0.00%
First Canadian Centre	518,000	16,500	162,204	31.31%	47,894	9.25%
Gulf Canada Square	1,124,358	47,000	144,712	12.87%	186,135	16.55%
Home Oil Tower	388,620	14,393	76,065	19.57%	2,034	0.52%
Intact Place - East Tower	217,500	13,600	71,301	32.78%	-	0.00%
Intact Place - West Tower	217,500	13,600	70,522	32.42%	-	0.00%
Le Germain Office Tower	85,000	9,000	2,614	3.08%	-	0.00%
Millennium Tower	415,418	20,100	39,580	9.53%	5,425	1.31%
Penn West Plaza - East	229,000	26,400	68,278	29.82%	-	0.00%
Penn West Plaza - West	394,324	19,716	58,761	14.90%	23,022	5.84%
Plains Midstream Plaza	242,334	20,387	5,716	2.36%	-	0.00%
Royal Bank Building	318,491	12,208	36,420	11.44%	24,968	7.84%
Shaw Court	300,000	25,000	-	0.00%	-	0.00%
Shell Centre	640,226	19,933	101,267	15.82%	30,318	4.74%
Stephen Avenue Place	473,105	13,400	184,412	38.98%	56,847	12.02%
Stock Exchange Tower	387,000	13,500	207,769	53.69%	13,744	3.55%
The Ampersand - West Tower	312,186	11,520	81,958	26.25%	-	0.00%
The Ampersand - North Tower	307,379	11,470	57,753	18.79%	11,285	3.67%
The Ampersand - East Tower	410,699	15,050	168,614	41.06%	4,177	1.02%
The Edison	384,000	15,504	119,467	31.11%	15,785	4.11%
Watermark Tower	420,000	14,441	88,571	21.09%	17,957	4.28%
Western Canadian Place - North Tower	666,500	18,500	-	0.00%	648,188	97.25%
Western Canadian Place - South Tower	394,560	15,500	-	0.00%	212,615	53.89%
<b>Total 43 Buildings</b>	<b>17,253,545</b>		<b>4,668,360</b>	<b>27.06%</b>	<b>1,541,908</b>	<b>8.94%</b>
<b>Total Class A Vacancy</b>					<b>6,210,268</b>	<b>35.99%</b>
<b>Subtotal Class AA/A Vacancy</b>	<b>33,644,418</b>		<b>5,788,003</b>	<b>17.20%</b>	<b>3,447,794</b>	<b>10.25%</b>
<b>Total Class AA/A Vacancy</b>					<b>9,235,797</b>	<b>27.45%</b>



## Appendix C: Class B Downtown Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
404 Sixth Avenue SW	88,400	12,565	8,539	9.66%	-	0.00%
441 Fifth Avenue SW	54,899	5,873	38,683	70.46%	-	0.00%
444 Fifth Avenue SW	164,580	7,981	54,153	32.90%	-	0.00%
444 Seventh	250,000	27,000	66,507	26.60%	-	0.00%
505 Third Street SW	142,141	8,100	35,068	24.67%	12,668	8.91%
520 Fifth Avenue SW	195,127	8,037	71,380	36.58%	-	0.00%
606 Fourth	123,000	9,495	34,852	28.33%	2,187	1.78%
639 Fifth Avenue SW	280,425	12,000	51,712	18.44%	2,474	0.88%
640 Fifth Avenue SW	220,000	15,300	25,298	11.50%	34,836	15.83%
700 Sixth Avenue	224,990	11,000	127,505	56.67%	-	0.00%
715 Fifth Avenue SW	399,563	12,486	140,823	35.24%	10,191	2.55%
736 Sixth Avenue SW	194,384	9,510	65,563	33.73%	-	0.00%
800 Fifth Avenue SW	238,000	12,177	176,618	74.21%	-	0.00%
Altius Centre	305,000	11,200	106,344	34.87%	17,383	5.70%
Aquitaine Tower	246,752	13,500	174,080	70.55%	-	0.00%
Atrium I	102,750	14,360	70,601	68.71%	-	0.00%
Atrium II	103,026	14,560	29,273	28.41%	11,197	10.87%
Calgary House	158,873	15,776	29,467	18.55%	44,724	28.15%
Canada Place	196,768	11,485	65,221	33.15%	-	0.00%
Canadian Centre	146,997	14,872	124,166	84.47%	-	0.00%
Eau Claire Place I	75,443	11,500	75,443	100.00%	-	0.00%
Eau Claire Place II	136,686	9,401	73,461	53.74%	-	0.00%
Elveden Centre - Elveden House	172,081	7,800	40,572	23.58%	-	0.00%
Elveden Centre - Guinness House	128,511	10,900	74,400	57.89%	4,300	3.35%
Elveden Centre - Iveagh House	147,163	10,868	23,234	15.79%	-	0.00%
Five Ten Fifth	103,989	6,123	62,923	60.51%	-	0.00%
Ford Tower	151,065	8,250	87,557	57.96%	4,452	2.95%
Fourth & Fourth	86,664	12,000	44,666	51.54%	-	0.00%
Hanover Place	221,347	10,493	171,037	77.27%	-	0.00%
Lavalin Centre	119,366	11,357	119,366	100.00%	-	0.00%
Life Plaza	215,098	13,010	97,313	45.24%	-	0.00%
Lougheed Building	52,106	8,684	73,832	141.70%	-	0.00%
McFarlane Tower	197,687	11,862	115,683	58.52%	-	0.00%
Palliser One	364,961	15,091	73,507	20.14%	-	0.00%
Panarctic Plaza	139,636	12,330	124,365	89.06%	-	0.00%
Place 800	201,717	11,400	114,563	56.79%	-	0.00%
Place 9-6	157,071	15,360	42,964	27.35%	-	0.00%
Plaza 1000	158,295	16,576	12,358	7.81%	-	0.00%
Rocky Mountain Plaza	193,218	13,007	27,604	14.29%	28,232	14.61%
Roslyn Building	139,373	13,800	56,542	40.57%	-	0.00%
Selkirk House	228,228	11,149	61,087	26.77%	5,149	2.26%
Tower Centre	259,465	52,000	41,839	16.13%	-	0.00%
United Place	77,819	8,001	29,754	38.23%	-	0.00%
University of Calgary - Downtown Campus	106,180	18,000	-	0.00%	-	0.00%
<b>Total 44 Buildings</b>	<b>7,668,844</b>		<b>3,139,923</b>	<b>40.94%</b>	<b>177,793</b>	<b>2.32%</b>
<b>Total Class B Vacancy</b>					<b>3,317,716</b>	<b>43.26%</b>

## Appendix D: Class C Downtown Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
1000 Eighth Avenue SW	41,930	8,983	30,724	73.27%	-	0.00%
1035 Seventh Avenue SW	72,574	12,987	12,940	17.83%	-	0.00%
615 Third Avenue SW	28,000	9,300	-	0.00%	-	0.00%
622 Fifth Avenue SW	42,760	8,264	-	0.00%	-	0.00%
744	49,591	4,610	25,545	51.51%	-	0.00%
840 Seventh Avenue SW	257,540	14,400	137,219	53.28%	-	0.00%
926	85,359	8,805	6,232	7.30%	6,000	7.03%
Alpine Building	65,160	11,781	12,059	18.51%	-	0.00%
Asia Pacific Centre	92,200	9,336	57,727	62.61%	-	0.00%
Bank of Montreal Historic Building	46,000	10,000	-	0.00%	-	0.00%
Bradie Building	92,430	7,110	1,938	2.10%	2,635	2.85%
Burns Building	71,636	11,650	4,892	6.83%	-	0.00%
Calfrac	45,600	9,000	-	0.00%	-	0.00%
Centennial Building	27,016	4,192	20,382	75.44%	-	0.00%
Century Park Place	75,675	7,693	25,359	33.51%	-	0.00%
Dominion Centre	89,457	9,338	55,544	62.09%	18,886	21.11%
Edinburgh Place	52,500	5,625	850	1.62%	-	0.00%
First Street Plaza	72,763	9,451	8,058	11.07%	2,000	2.75%
HSBC Bank Building	97,046	9,858	-	0.00%	-	0.00%
Hudson's Block	23,602	11,801	-	0.00%	-	0.00%
Joe Phillips Building	27,267	13,634	-	0.00%	3,812	13.98%
Lancaster Building	55,114	8,324	8,035	14.58%	482	0.87%
Molson Bank Building	7,409	3,700	-	0.00%	-	0.00%
Northland Building	145,457	10,300	64,367	44.25%	-	0.00%
Oddfellows Building	34,242	8,469	-	0.00%	-	0.00%
Parallel Centre	81,145	11,969	43,584	53.71%	-	0.00%
Petex Building	112,471	11,376	30,905	27.48%	7,016	6.24%
Petro-Fina Building	162,335	16,791	46,780	28.82%	-	0.00%
Prospect Place	101,000	18,000	67,378	66.71%	-	0.00%
Shaw Building	45,638	8,000	10,511	23.03%	-	0.00%
Strategic Centre	58,817	7,700	-	0.00%	-	0.00%
Teck Place	97,598	10,844	-	0.00%	-	0.00%
Telephone Building	62,700	13,000	-	0.00%	-	0.00%
The Taylor Building	89,569	9,600	45,528	50.83%	-	0.00%
Western Union Building	73,300	6,237	51,049	69.64%	1,100	1.50%
<b>Total 35 Buildings</b>	<b>2,582,901</b>		<b>767,606</b>	<b>29.72%</b>	<b>41,931</b>	<b>1.62%</b>
<b>Total Class C Vacancy</b>					<b>809,537</b>	<b>31.34%</b>



## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
333	200,058	14,702	54,208	27.10%	4,400	2.20%
534	24,965	6,000	11,339	45.42%	-	0.00%
1800	30,383	15,191	-	0.00%	-	0.00%
1015 Fourth Street SW	123,792	9,950	33,231	26.84%	7,384	5.96%
1122 FOURTH	125,814	10,534	27,785	22.08%	5,125	4.07%
11th Avenue Place	200,000	20,000	35,381	17.69%	6,207	3.10%
121 Tenth Avenue SE	60,000	15,000	-	0.00%	28,800	48.00%
1302 - 4 Street SW	9,000	4,500	3,920	43.56%	-	0.00%
1313 - 10 Avenue SW	47,144	11,786	-	0.00%	-	0.00%
1400 - 1 Street SW	26,518	5,600	-	0.00%	-	0.00%
1822 Tenth Avenue SW	13,200	4,400	-	0.00%	-	0.00%
1933 - 10 Avenue SW	14,200	5,000	-	0.00%	-	0.00%
305 Tenth Avenue SE	13,800	6,750	-	0.00%	-	0.00%
409 Tenth Avenue SE	66,212	15,000	-	0.00%	8,000	12.08%
5/5	98,284	10,071	14,895	15.16%	6,408	6.52%
525 Eleventh Avenue	42,684	8,900	19,827	46.45%	-	0.00%
601 Seventeenth Avenue SW	10,000	10,000	-	0.00%	-	0.00%
707 Tenth Avenue SW	48,380	17,703	3,090	6.39%	-	0.00%
902 Eleventh Avenue SW	42,630	14,210	42,631	100.00%	-	0.00%
999 Eighth Street SW	113,828	16,261	26,625	23.39%	-	0.00%
ArriVa Village Podium	54,000	18,000	10,812	20.02%	-	0.00%
ATCO Centre I	188,424	12,000	52,299	27.76%	-	0.00%
ATCO Centre II	124,898	14,000	59,228	47.42%	-	0.00%
Atrium on Eleventh	36,200	12,000	21,144	58.41%	-	0.00%
Boss Building	25,000	8,000	4,490	17.96%	-	0.00%
Braemar Place	32,600	9,112	-	0.00%	-	0.00%
Bromley Square	54,787	9,650	-	0.00%	-	0.00%
Brownstone Offices	44,316	15,009	10,763	24.29%	-	0.00%
Calgary Board of Education Centre	228,360	22,836	-	0.00%	-	0.00%
CE Place	140,213	11,000	53,233	37.97%	11,426	8.15%
Central Park Plaza	120,670	9,500	47,851	39.65%	9,859	8.17%
Centre 10	335,000	36,000	2,291	0.68%	-	0.00%
Centre 15	73,000	10,800	-	0.00%	7,000	9.59%
Citadel West LP	78,315	9,697	-	0.00%	67,487	86.17%
Connaught Centre	73,302	11,008	38,248	52.18%	-	0.00%
Corner Block Building	21,933	11,000	-	0.00%	-	0.00%
Customs House	75,663	19,160	5,883	7.78%	-	0.00%
Demcor Building	24,700	6,700	7,218	29.22%	-	0.00%
Dorchester Square	95,002	9,376	36,450	38.37%	-	0.00%
Eleven Eleven Building	47,949	10,194	-	0.00%	-	0.00%
Epique House	32,685	8,000	24,000	73.43%	-	0.00%
EQ Bank Tower	128,521	10,972	54,554	42.45%	-	0.00%
First Seventeen Place	51,051	9,600	19,104	37.42%	4,728	9.26%
First West Professional Building	27,000	8,000	-	0.00%	-	0.00%
Flamingo Block	17,833	5,944	5,591	31.35%	2,574	14.43%
Foundation Building	38,411	8,600	29,142	75.87%	-	0.00%
Glenbow Building	24,396	4,255	7,626	31.26%	-	0.00%
Hanson Square	80,000	21,000	-	0.00%	-	0.00%
High Street House	48,615	7,255	10,204	20.99%	-	0.00%
Hotel Arts Office Building	82,762	28,893	12,500	15.10%	-	0.00%
Iona Building	38,000	9,500	-	0.00%	-	0.00%
Joffe Place	104,241	18,630	20,105	19.29%	14,926	14.32%

## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
Keynote R2	14,883	5,700	1,618	10.87%	-	0.00%
Keynote, Tower One	294,000	21,000	57,657	19.61%	12,101	4.12%
Kipling Square	45,079	10,000	11,940	26.49%	-	0.00%
Louise Block	26,295	10,000	9,190	34.95%	-	0.00%
MacCosham Place	34,838	6,300	-	0.00%	-	0.00%
MARK on 10th	10,921	10,921	4,420	40.47%	-	0.00%
MEG Place	45,000	15,000	16,500	36.67%	-	0.00%
Mount Royal Block	45,589	24,000	-	0.00%	-	0.00%
Mount Royal Place	56,664	10,139	25,982	45.85%	2,074	3.66%
Mount Royal Village	30,351	10,000	3,872	12.76%	1,200	3.95%
M-TECH Building	45,000	7,000	-	0.00%	-	0.00%
National Block	26,000	8,900	-	0.00%	-	0.00%
Notre Dame Place	51,638	10,528	3,018	5.84%	-	0.00%
Palliser South	293,000	16,000	46,683	15.93%	-	0.00%
Paramount Building	53,261	10,650	43,373	81.43%	-	0.00%
Parkside Place	69,164	7,857	6,615	9.56%	-	0.00%
Paserium Centre	50,200	-	-	0.00%	-	0.00%
Petrowest Plaza	34,670	10,352	15,282	44.08%	-	0.00%
Pilkington Building	58,000	10,500	5,898	10.17%	-	0.00%
Red Cross Building	34,648	7,000	-	0.00%	-	0.00%
Ribtor Building - East	55,000	12,500	-	0.00%	-	0.00%
Ribtor Building - West	50,000	12,000	17,380	34.76%	-	0.00%
Roberts Block	22,035	10,000	8,358	37.93%	1,241	5.63%
Rockwood Square	23,545	5,916	5,629	23.91%	-	0.00%
Sherwin Block	21,158	6,100	18,319	86.58%	-	0.00%
Stampede Station, Phase I	162,502	18,500	36,938	22.73%	1,540	0.95%
Sunrise Square	57,567	14,200	14,477	25.15%	-	0.00%
Tenth Avenue Building	27,000	13,500	-	0.00%	-	0.00%
The Biscuit Block	52,601	8,766	6,561	12.47%	16,905	32.14%
The Cooper Block	35,500	5,200	5,278	14.87%	-	0.00%
The Courtyard	51,625	10,500	-	0.00%	-	0.00%
The District At Beltline - Building A	123,080	25,000	2,408	1.96%	-	0.00%
The District At Beltline - Building B	135,682	22,142	46,441	34.23%	7,425	5.47%
The District At Beltline - Building C	108,000	18,191	40,843	37.82%	-	0.00%
The Kahanoff Centre	104,507	10,154	-	0.00%	-	0.00%
The Lorraine Building	25,154	6,000	7,858	31.24%	-	0.00%
TransAlta Place I	150,488	13,700	-	0.00%	29,401	19.54%
TransAlta Place II	184,274	30,712	-	0.00%	-	0.00%
Versus	15,000	15,000	-	0.00%	-	0.00%
Victoria Square	28,531	14,000	-	0.00%	-	0.00%
Vintage - East Tower	81,900	11,700	20,091	24.53%	5,373	6.56%
Vintage - West Tower	120,000	14,666	30,176	25.15%	-	0.00%
<b>Total 94 Buildings</b>	<b>6,813,089</b>		<b>1,318,473</b>	<b>19.35%</b>	<b>261,584</b>	<b>3.84%</b>
<b>Total Beltline Vacancy</b>					<b>1,580,057</b>	<b>23.19%</b>

## Appendix F: Kensington Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
1131 Kensington Road NW	20,000		2,434	12.17%	-	0.00%
119 Fourteenth Street NW	34,774	9,200	-	0.00%	-	0.00%
1192 Kensington Cres. NW	15,000	5,000	-	0.00%	-	0.00%
1510 Kensington Road NW	9,200	9,200	6,852	74.48%	-	0.00%
2540 Kensington Road NW	28,000	7,000	-	0.00%	-	0.00%
306 Tenth Street NW	5,000		-	0.00%	-	0.00%
417 - 14 Street NW	17,517	5,080	-	0.00%	11,188	63.87%
701 - 14 Street NW	8,000	4,000	-	0.00%	-	0.00%
Campana Place	49,170	10,000	18,231	37.08%	-	0.00%
Hillhurst Building	61,000	15,500	27,187	44.57%	-	0.00%
Kensington Central	15,000	5,000	-	0.00%	-	0.00%
Kensington Gate	23,442	11,700	-	0.00%	-	0.00%
Kensington House	76,509	15,000	3,367	4.40%	-	0.00%
Kensington Place	48,500	9,244	926	1.91%	-	0.00%
Kensington Professional Centre	45,172	10,600	1,445	3.20%	-	0.00%
Kensington Terrace	20,528	8,000	1,557	7.58%	-	0.00%
Melcor Building	24,050	7,900	-	0.00%	-	0.00%
Plaza 14	48,000	24,000	-	0.00%	-	0.00%
Ross Place	13,000	6,220	7,522	57.86%	-	-
The City Core Building	15,000	5,000	2,390	15.93%	-	0.00%
Westmount Building	18,718	6,045	12,143	64.87%	-	0.00%
Westside Place	10,800		1,503	13.92%	-	0.00%
<b>Total 22 Buildings</b>	<b>606,380</b>		<b>85,557</b>	<b>14.11%</b>	<b>11,188</b>	<b>1.85%</b>
<b>Total Kensington Vacancy</b>					<b>89,223</b>	<b>14.71%</b>



## Appendix G: Inglewood Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
1224 - 9 Avenue SE	5,181	2,590	2,429	46.88%	-	0.00%
1419 - 9 Avenue SE	5,400	1,800	900	16.67%	-	0.00%
1528/1530 - 9 Avenue SE	3,840	1,920	-	0.00%	-	0.00%
Dominion Bridge in Ramsay	78,000	78,000	-	0.00%	-	0.00%
LocalMotive Crossing	43,931	15,000	1,345	3.06%	-	0.00%
Ramsay Design Centre	55,000	27,500	-	0.00%	-	0.00%
Snowdon Block	21,375	7,125	4,538	21.23%	-	0.00%
The Atlantic Avenue Art Block	160,475	35,000	-	0.00%	15,637	9.74%
West Canadian Graphics Building	59,900	14,975	-	0.00%	-	0.00%
Woodstone Manor	30,964	15,482	12,138	39.20%	2,935	9.48%
<b>Total 10 Buildings</b>	<b>464,066</b>		<b>21,350</b>	<b>4.60%</b>	<b>18,572</b>	<b>4.00%</b>
<b>Total Inglewood Vacancy</b>					<b>39,922</b>	<b>8.60%</b>

## Appendix H: Mission Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
20/20	115,000	23,000	2,815	2.45%	8,260	7.18%
Academy Building	30,769	6,156	26,017	84.56%	-	0.00%
Alberta Professional Centre	35,028	8,500	4,827	13.78%	-	0.00%
Holy Cross Centre	500,000	54,000	86,863	17.37%	-	0.00%
Maxwell Bates Block	34,932	10,000	-	0.00%	-	0.00%
Mission Centre	76,249	6,054	19,222	25.21%	-	0.00%
Mission Commercial Centre	53,307	21,000	5,813	10.90%	-	0.00%
Mission Square	63,147	10,570	-	0.00%	-	0.00%
Securewest Plaza	29,100	9,000	-	0.00%	-	0.00%
<b>Total 9 Buildings</b>	<b>937,532</b>		<b>145,557</b>	<b>15.53%</b>	<b>8,260</b>	<b>0.88%</b>
<b>Total Mission Vacancy</b>					<b>153,817</b>	<b>16.41%</b>

## Appendix I: Class AA Parking & Operating Costs, 2021

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
707 Fifth	1:1,700	\$550.00	\$440.00	\$17.22
Bankers Court	1:1,750	\$600.00	\$530.00	\$18.31
Bankers Hall - East Tower	1:2,500	\$685.00	\$610.00	\$23.80
Bankers Hall - West Tower	1:2,500	\$685.00	\$610.00	\$21.58
Brookfield Place - East	1:3,000	\$600.00	\$530.00	\$19.35
Calgary City Centre	1:1,365	\$600.00	\$510.00	\$22.00
Centennial Place - East	1:1,800	\$585.00	\$495.00	\$20.44
Centennial Place - West	1:1,800	\$585.00	\$495.00	\$20.36
Devon Tower	1:2,000	\$585.00	\$495.00	\$20.42
Eau Claire Tower	1:1,974	\$585.00	\$495.00	\$20.81
Eighth Avenue Place - East	1:2,100	\$575.00	\$520.00	\$20.76
Eighth Avenue Place - West	1:2,100	\$575.00	\$520.00	\$20.86
Jamieson Place	1:1,500	\$590.00	\$500.00	\$21.97
Livingston Place - South	1:1,750	\$590.00	\$500.00	\$20.54
Livingston Place - West	1:1,750	\$590.00	\$500.00	\$20.54
Suncor Energy Centre - East	1:2,100	\$550.00	\$495.00	\$22.33
Suncor Energy Centre - West	1:2,100	\$610.00	\$530.00	\$22.33
TD Canada Trust Tower	1:3,800	\$550.00	\$495.00	\$20.91
Telus Sky	1:3,000	N/A	N/A	\$21.55
The Bow	1:2,700	\$400.00	\$375.00	\$21.63
TransCanada PipeLines Tower	1:2,300	\$485.00	\$410.00	\$20.43
Average Class AA Parking and Operating Costs		\$580.26	\$506.05	\$20.86

## Appendix J: Class A Parking & Operating Costs, 2021

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/sf)
240FOURTH	1:2,950	\$590.00	\$500.00	\$20.43
333 Fifth Avenue SW	1:2,100	\$565.00	N/A	\$16.50
635 Eighth Avenue SW	1:1,760	\$495.00	\$440.00	\$14.85
801 Seventh	1:1,700	\$480.00	\$435.00	\$19.50
AMEC Place	1:1,600	\$495.00	N/A	\$16.50
Bow Valley Square I	1:2,000	\$585.00	\$495.00	\$22.60
Bow Valley Square II	1:2,000	\$585.00	\$495.00	\$19.40
Bow Valley Square III	1:2,000	\$585.00	\$495.00	\$20.23
Bow Valley Square IV	1:2,000	\$585.00	\$495.00	\$18.63
Calgary Place I	1:2,000	\$625.00	\$550.00	\$18.43
Calgary Place II	1:2,000	\$625.00	\$550.00	\$17.54
Centrium Place	1:3,197	\$575.00	N/A	\$17.54
Chevron Plaza	1:3,000	\$400.00	N/A	\$20.91
Dome Tower	1:5,000	\$550.00	\$495.00	\$19.04
Eight West, Phase I	1:4,865	\$400.00	\$350.00	\$15.07
Encor Place	1:3,300	\$495.00	\$440.00	\$14.65
FIRST Tower	1:2,200	N/A	\$385.00	\$14.39
Fifth & Fifth	1:2,200	\$495.00	N/A	\$18.96
Fifth Avenue Place - East Tower	1:2,200	\$550.00	\$495.00	\$21.31
Fifth Avenue Place - West Tower	1:2,300	\$550.00	\$495.00	\$21.31
First Alberta Place	1:3,000	\$425.00	N/A	\$14.00
First Canadian Centre	1:3,000	\$570.00	N/A	\$20.95
Gulf Canada Square	N/A	N/A	N/A	\$19.69
Home Oil Tower	1:5,000	\$550.00	\$495.00	\$18.57
Intact Place - East Tower	1:2,432	\$590.00	\$500.00	\$19.96
Intact Place - West Tower	1:2,432	\$590.00	\$500.00	\$19.96
Le Germain Office Tower	1:1,900	\$595.00	N/A	\$19.73
Millennium Tower	1:2,000	\$585.00	\$495.00	\$18.94
Penn West Plaza - East	1:1,500	\$550.00	N/A	\$12.56
Penn West Plaza - West	1:1,500	\$550.00	N/A	\$12.56
Plains Midstream Plaza	1:3,300	N/A	\$475.00	\$13.76
Royal Bank Building	1:2,500	\$600.00	\$525.00	\$21.21
Shaw Court	1:2,600	\$330.00	N/A	N/A
Shell Centre	1:8,000	\$425.00	N/A	\$14.00
Stephen Avenue Place	1:3,600	\$550.00	\$375.00	\$19.94
Stock Exchange Tower	1:4,000	\$550.00	N/A	\$17.94
The Ampersand - West Tower	1:1,750	\$585.00	\$485.00	\$18.31
The Ampersand - North Tower	1:1,750	\$585.00	\$485.00	\$19.02
The Ampersand - East Tower	1:1,750	\$585.00	\$485.00	\$19.02
The Edison	1:1,750	\$500.00	N/A	\$18.57
Watermark Tower	1:1,500	N/A	\$495.00	\$20.97
Western Canadian Place - North Tower	1:2,179	\$485.00	N/A	\$18.52
Western Canadian Place - South Tower	1:2,179	\$485.00	N/A	\$18.52
<b>Average Class A Parking and Operating Costs</b>		<b>\$534.87</b>	<b>\$477.20</b>	<b>\$18.15</b>



## Appendix K: Class B Parking & Operating Costs, 2021

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/sf)
404 Sixth Avenue SW	N/A	N/A	N/A	\$16.15
441 Fifth Avenue SW	N/A	N/A	N/A	\$16.98
444 Fifth Avenue SW	1:2,800	\$550.00	N/A	\$15.40
444 Seventh	1:2,200	\$550.00	\$450.00	\$17.71
505 Third Street SW	1:4,000	\$510.00	N/A	\$15.20
520 Fifth Avenue SW	1:4,000	\$550.00	N/A	\$16.32
606 Fourth	1:500	\$550.00	\$450.00	\$18.62
639 Fifth Avenue SW	1:3,600	\$450.00	N/A	\$14.99
640 Fifth Avenue SW	1:2,175	\$450.00	\$400.00	\$16.62
700 Sixth Avenue SW	1:6,600	\$450.00	N/A	\$15.50
715 Fifth Avenue SW	1:1,400	\$430.00	\$390.00	\$15.50
736 Sixth Avenue SW	1:2,100	\$460.00	N/A	\$14.60
800 Fifth Avenue SW	1:1,700	\$485.00	N/A	\$15.63
Altius Centre	1:1,200	\$600.00	N/A	\$16.85
Aquitaine Tower	1:2,800	\$495.00	N/A	\$15.50
Atrium I	1:1,307	\$485.00	\$385.00	\$15.43
Atrium II	1:1,272	\$485.00	\$385.00	\$15.46
Calgary House	1:2,400	\$520.00	N/A	\$16.66
Canada Place	1:1,910	N/A	\$480.00	\$15.68
Canadian Centre	1:1,840	\$425.00	N/A	\$17.86
Eau Claire Place I	1:1,840	\$479.00	\$479.00	\$13.53
Eau Claire Place II	1:1,600	\$475.00	N/A	\$15.70
Elveden Centre - Elveden House	1:2,500	\$385.00	N/A	\$15.25
Elveden Centre - Guinness House	1:3,000	\$385.00	N/A	\$15.25
Elveden Centre - Iveagh House	1:3,000	\$385.00	N/A	\$15.25
Five Ten Fifth	1:4,100	\$485.00	N/A	\$16.47
Ford Tower	1:3,015	\$450.00	N/A	\$17.48
Fourth & Fourth	1:1,055	\$450.00	N/A	\$16.69
Hanover Place	1:4,500	\$465.00	N/A	\$15.22
Lavalin Centre	1:1,689	\$275.00	N/A	\$14.71
Life Plaza	1:2,400	\$450.00	N/A	\$13.76
Lougheed Block	N/A	N/A	N/A	\$17.35
McFarlane Tower	1:1,368	\$495.00	N/A	\$16.09
Palliser One	1:1,500	\$385.00	\$250.00	\$17.51
Panarctic Plaza	1:1,100	\$365.00	N/A	\$14.50
Place 800	1:2,700	\$400.00	N/A	\$15.87
Place 9-6	1:1,160	\$425.00	N/A	\$13.40
Plaza 1000	1:567	\$400.00	\$380.00	\$13.38
Rocky Mountain Plaza	1:1,580	\$550.00	\$400.00	\$18.38
Roslyn Building	1:4,000	\$450.00	\$350.00	\$15.62
Selkirk House	1:4,000	\$460.00	N/A	\$14.99
Tower Centre	1:1,500	\$425.00	\$375.00	\$20.02
United Place	1:1,000	\$365.00	N/A	\$14.51
University of Calgary - DT Campus	1:300	\$210.00	\$200.00	N/A
<b>Average Class B Parking and Operating Costs</b>		<b>\$451.48</b>	<b>\$398.00</b>	<b>\$15.90</b>

## Appendix L: Class C Parking & Operating Costs, 2021

BUILDING NAME	PARKING	RESERVED	UNRESERVED	2021 OP COSTS
	RATIO	(\$/stall/mo)	(\$/stall/mo)	(\$/sf)
1000 Eighth Avenue SW	1:1,218	\$300.00	N/A	\$15.14
1035 Seventh Avenue SW	1:1,318	\$300.00	N/A	\$11.90
615 Third Avenue SW	1:750	N/A	N/A	N/A
622 Fifth Avenue SW	1:1,325	\$350.00	N/A	\$12.67
744	1:1,470	N/A	N/A	\$13.85
840 Seventh Avenue SW	1:1,191	\$465.00	\$395.00	\$14.13
926	1:1,504	\$470.00	\$350.00	\$12.74
Alpine Building	1:1,475	\$450.00	N/A	\$14.77
Asia Pacific Centre	1:1,750	\$350.00	N/A	\$15.50
Bank of Montreal Historic Building	No parking available	N/A	N/A	\$19.72
Bradie Building	1:1,800	N/A	\$350.00	\$15.70
Burns Building	No parking available	N/A	N/A	\$17.02
Calfrac	No parking available	N/A	N/A	\$19.53
Centennial Building	1:4,192	N/A	\$400.00	\$12.03
Century Park Place	1:1,800	N/A	\$400.00	\$18.11
Dominion Centre	1:2,015	\$425.00	N/A	\$16.90
Edinburgh Place	1:5,400	N/A	\$350.00	\$13.91
First Street Plaza	1:1,500	\$495.00	N/A	\$18.43
HSBC Bank Building	No parking available	N/A	N/A	\$19.75
Hudson's Block	No parking available	N/A	N/A	\$24.29
Joe Phillips Building	1:1,260	\$375.00	N/A	\$16.35
Lancaster Building	No parking available	N/A	N/A	\$24.13
Molson Bank Building	No parking available	N/A	N/A	\$22.11
Northland Building	1:1,110	\$425.00	N/A	\$15.27
Oddfellows Building	No parking available	N/A	N/A	\$21.67
Parallel Centre	1:1,875	\$390.00	N/A	\$11.68
Petex Building	1:6,000	N/A	\$425.00	\$11.32
Petro-Fina Building	1:5,131	\$495.00	N/A	\$12.85
Prospect Place	1:6,000	\$450.00	\$375.00	\$16.94
Shaw Building	1:1,300	\$525.00	N/A	\$19.31
Strategic Centre	No parking available	N/A	N/A	\$18.28
Teck Place	N/A	\$300.00	N/A	\$15.67
Telephone Building	1:3,000	N/A	\$450.00	\$15.84
The Taylor Building	No parking available	N/A	N/A	\$8.71
Western Union Building	1:6,100	\$380.00	N/A	\$16.75
<b>Class C Parking and Operating Costs</b>		<b>\$408.53</b>	<b>\$388.33</b>	<b>\$16.26</b>

## Appendix M: Beltline Parking & Operating Costs, 2021

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/sf)
1015 Fourth Street SW	1:1,900	\$375.00	N/A	\$17.49
1122 Fourth Street SW	1:2,100	\$380.00	N/A	\$15.49
11th Avenue Place	1:1,100	\$375.00	\$325.00	\$15.17
121 Tenth Avenue SE	1:833	N/A	N/A	\$14.27
1302 - 4 Street SW	No parking available	N/A	N/A	\$15.00
1313 - 10 Avenue SW	1:761	N/A	N/A	N/A
1400 - 1 Street SW	No parking available	\$150.00	N/A	\$18.20
1800	1:1,370	\$250.00	\$215.00	\$18.56
1822 Tenth Avenue SW	1:500	N/A	N/A	\$9.00
1933 - 10 Avenue SW	1:1,000	N/A	N/A	\$10.00
305 Tenth Avenue SE	1:1,000	N/A	N/A	\$10.24
333 Eleventh Avenue SW	1:1,500	\$390.00	N/A	\$17.27
409 Tenth Avenue SE	1:895	\$280.00	N/A	\$16.50
5/5	1:2,046	\$395.00	N/A	\$15.84
525 Eleventh Avenue SW	1:500	\$350.00	N/A	\$16.37
534	1:681	\$200.00	\$150.00	\$16.93
601 Seventeenth Avenue SW	1:1,500	N/A	N/A	N/A
707 Tenth Avenue SW	1:511	\$340.00	N/A	\$20.11
902 Eleventh Avenue SW	1:3,500	\$325.00	N/A	\$17.25
999 Eighth Street SW	1:544	\$325.00	N/A	\$16.84
ATCO Centre I	1:1,370	\$300.00	N/A	\$14.34
ATCO Centre II	1:858	\$300.00	N/A	\$14.34
ArriVa Village Podium	1:500	\$250.00	\$150.00	\$19.11
Atrium on Eleventh	1:684	\$300.00	N/A	\$16.70
Boss Building	1:500	\$120.00	N/A	\$14.41
Braemar Place	1:680	\$300.00	N/A	\$13.50
Bromley Square	1:1,000	\$220.00	N/A	\$13.00
Brownstone Offices	1:1,126	\$325.00	N/A	\$19.10
Calgary Board of Education Centre	1:653	\$245.00	N/A	\$17.37
Central Park Plaza	1:1,500	\$360.00	\$300.00	\$16.24
Centre 10	1:750	\$550.00	\$350.00	\$17.31
Centre 15	1:700	\$295.00	N/A	\$16.58
Citadel West	1:1,030	\$350.00	\$250.00	\$14.91
Connaught Building	1:775	\$250.00	N/A	\$17.27
Cornerblock Building	1:1,000	N/A	\$250.00	\$19.40
Customs House	1:600	\$325.00	N/A	\$16.64
Demcor Building	1:3,000	\$325.00	N/A	\$21.49
Dorchester Square	1:800	\$225.00	N/A	\$15.88
EQ Bank Tower	1:660	\$300.00	N/A	\$16.96
Eleven Eleven Building	1:650	N/A	N/A	\$14.55
Epique House	1:550	\$295.00	N/A	\$14.95
First Seventeenth Place	1:1,000	\$180.00	N/A	\$15.34
First West Professional Building	1:600	N/A	N/A	N/A
Flamingo Block	1:944	\$275.00	N/A	\$12.49
Foundation Building	1:588	\$325.00	\$300.00	\$16.41
CE Place	1:2,255	\$450.00	N/A	\$17.01
Glenbow Building	1:1,000	\$250.00	N/A	\$19.07
Hanson Square	1:591	\$275.00	\$250.00	\$18.70
High Street House	1:699	\$220.00	N/A	\$18.49



## Appendix M: Beltline Parking & Operating Costs, 2021

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/sf)
Hotel Arts Office Building	1:500	\$375.00	N/A	\$17.64
Iona Building	No parking available	N/A	N/A	N/A
Joffre Place	1:1,100	\$310.00	\$235.00	\$17.15
Keynote	1:766	\$500.00	\$380.00	\$14.98
Keynote R2				\$14.37
Kipling Square	1:3,673	\$300.00	N/A	\$17.05
Louise Block	1:300	\$150.00	N/A	\$16.48
MacCosham Place	1:3,000	\$250.00	N/A	\$16.50
MARK on 10th	1:683	N/A	\$300.00	\$16.81
MEG Place	1:1,200	\$300.00	N/A	\$14.39
Mount Royal Block	1:600	\$225.00	N/A	\$17.78
Mount Royal Place	1:1,055	\$285.00	N/A	\$18.15
Mount Royal Village	1:500	N/A	\$275.00	\$21.34
M-TECH Building	1:1,500	\$320.00	\$280.00	\$16.81
National Block	1:1,000	\$275.00	N/A	\$17.97
Notre Dame Place	1:700	\$200.00	N/A	\$15.10
Palliser South	1:1,500	\$450.00	\$385.00	\$16.95
Paramount Building	1:1,972	\$440.00	N/A	\$17.98
Parkside Place	1:750	N/A	\$350.00	\$14.14
Petro West Plaza	1:594	\$305.00	\$250.00	\$19.27
Pilkington Building	1:1,200	\$250.00	N/A	\$17.54
Red Cross Building	1:509	N/A	N/A	N/A
Ribtor Building - East	1:1,500	\$250.00	N/A	\$15.36
Ribtor Building - West	1:1,500	\$250.00	N/A	\$15.85
Roberts Block	N/A	N/A	\$400.00	\$15.87
Rockwood Square	1:600	\$175.00	N/A	\$15.79
Sherwin Block	No parking available	N/A	N/A	17.35
Stampede Station, Phase I	1:615	\$350.00	\$295.00	\$18.40
Sunrise Square	1:600	\$300.00	N/A	\$13.68
Tenth Avenue Building	1:777	N/A	N/A	N/A
The Biscuit Block	1:1,680	\$260.00	\$250.00	\$16.02
The Coöperblok	1:942	\$425.00	\$300.00	\$18.53
The Courtyard	1:422	N/A	N/A	N/A
The District at Beltline - Building A	1:1,800	\$425.00	\$395.00	\$17.15
The District at Beltline - Building B	1:1,000	\$425.00	\$395.00	\$15.11
The District at Beltline - Building C	1:1,800	\$425.00	\$395.00	\$16.90
The Kahanoff Centre	1:1,750	N/A	N/A	N/A
The Lorraine Building	N/A	\$300.00	N/A	\$15.58
The Paserium	No parking available	N/A	N/A	N/A
TransAlta Place I	1:1,418	\$300.00	\$80.00	\$18.77
TransAlta Place II	1:1,000	\$300.00	\$80.00	\$18.77
Versus	1:1,300	\$275.00	N/A	\$14.18
Victoria Square	1:570	\$300.00	N/A	\$14.50
Vintage - East Tower	1:1,100	\$400.00	N/A	\$17.84
Vintage - West Tower	1:1,000	\$400.00	N/A	\$17.84
<b>Beltline Parking and Operating Costs</b>		<b>\$308.89</b>	<b>\$280.93</b>	<b>\$16.40</b>

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