

# CALGARY DOWNTOWN OFFICE REPORT

Cresa Alberta | Q2 2026

# DOWNTOWN OFFICE REPORT

## MARKET OVERVIEW

Q2 2026 saw only a slight decrease in vacancy from Q1, falling to 26.96%. As expected, activity slowed down going into the summer, and we only saw a handful of notable transactions, including Barrel Oil's sublease expansion in Livingston Place – South and Saturn Oil and Gas subleasing three floors from MEG Energy/Cenovus in Eau Claire Tower.

Vacancy dropped marginally across all classes: Class AA is at 17.49%, Class A is at 32.85%, Class B is at 27.65%, and Class C is at 38.83%. These are all indications that the market has remained stable for the first half of the year, with the biggest drop happening in the Class C submarket. Absorption sits at 361,597 square feet; this is the first quarter of positive absorption since Q1 2025.

Merger and acquisition activity remains strong in the first half of the year, with the energy sector once again ahead of other industries for overall deal value — a trend underscored by Shell's agreement to acquire ARC Resources for US\$16.5 billion, among other large transactions. LNG companies have also been at the forefront, as federal and provincial policies take shape to support Canadian resource exports, including continued progress toward a final investment decision on LNG Canada's Phase 2 expansion. This matters because, as we have seen in the past, M&A activity has continued to push large blocks of sublease space onto the market, perpetuating the already high vacancy rate and depending on the condition of the sublease space the bifurcation between submarkets. However, this creates opportunities for occupiers, as an increased amount of sublease space places pressure on headlease space already on the market.

Broadly speaking, the Canadian market seems ripe for investors: given the unstable geopolitical environment and the on-again, off-again threat of oil supply being cut off, our market presents itself as a stable and strong resource. M&A activity last quarter includes the

## CALGARY DOWNTOWN OFFICE HIGHLIGHTS

### Overall Vacancy Rate

|               |                 |
|---------------|-----------------|
| <b>27.58%</b> | <b>26.96%</b> ▼ |
| Q1 2026       | Q2 2026         |

### Net Absorption (sf)

|              |                |
|--------------|----------------|
| <b>-661K</b> | <b>+362K</b> ▲ |
| Q1 2026      | Q2 2026        |

### Average Gross Asking Rate (per sf)

|                |                  |
|----------------|------------------|
| <b>\$42.14</b> | <b>\$41.79</b> ▼ |
| Q1 2026        | Q2 2026          |

### Downtown Supply (sf)

|               |                 |
|---------------|-----------------|
| <b>40.71M</b> | <b>40.86M</b> ▲ |
| Q1 2026       | Q2 2026         |



upcoming closing of GFL Environmental's acquisition of SECURE Waste Infrastructure, expected in the second half of 2026 with more announcements anticipated to come.

The City began accepting additional applications for office-to-residential conversions, with an additional \$25 million in grants available for approved applications. With the program relaunch, some key updates have been implemented following a comprehensive analysis of whether the original plan produced measurable results. While the program has been meeting its goals of removing office vacancy and lifting the tax base in the downtown core, some refinements have been made to ensure its longevity. Most notably, the approval threshold has been dropped to \$12 million from \$15 million in hopes of attracting new developers.

Beyond funding levels, the relaunch also addressed cost pressures facing developers. However, even though construction costs remain high and labour shortages continue to be an issue, the \$75.00 per square foot grant for office-to-residential conversions remains as is. This could be a challenge for some developers: unless they are prepared to cover the balance above the grant, some interested parties may be less enticed to move forward with a conversion. Another factor that could slow momentum is the current oversupply of condos on the market, whether for sale or rent, which could further dampen interest in building more housing. To date,

21 buildings have been slated for conversion, totaling approximately 2.7 million square feet — just under half of the six-million-square-foot target the City has set for removal from supply by 2032. With the new application round having closed at the end of July, we expect an announcement from the City on which additional buildings may undergo conversion.

Downtown's transformation isn't limited to office conversions — transit planning is also in flux. The City announced that it has voted to re-evaluate the route the Green Line will take through the downtown core. While the Southeast leg is on track and under construction, the downtown leg continues to have differing levels of support. Most notably, several voices with a direct interest in where the Green Line runs through the downtown core are strongly opposed to an elevated line. Their reasons include impacts on property values, impacts on businesses during construction, and impacts on the Plus 15 walkways and businesses at that level — all of which would directly affect the municipal tax base. Following a review of the responses, both the elevated route and the current alignment along 10th Avenue SW & 2nd Street SW are under review, with alternative options to be released in September 2026. It will be interesting to see how this all plays out and how this affects property values and businesses in and around the area.

NOTABLE TRANSACTIONS: CALGARY DOWNTOWN OFFICE MARKET

| Tenant            | Building                 | Area (sf) | Type                 |
|-------------------|--------------------------|-----------|----------------------|
| Saturn Oil & Gas  | Eau Claire Tower         | 80,700    | Relocation, Sublease |
| PurposeMed        | Stephen Avenue Place     | 14,928    | Relocation           |
| Barrel Oil Corp.* | Livingston Place - South | 12,793    | Expansion, Sublease  |
| Sumerian Oil      | Stephen Avenue Place     | 4,207     | Relocation           |
| IDC Worldsource   | Stephen Avenue Place     | 2,396     | Relocation           |

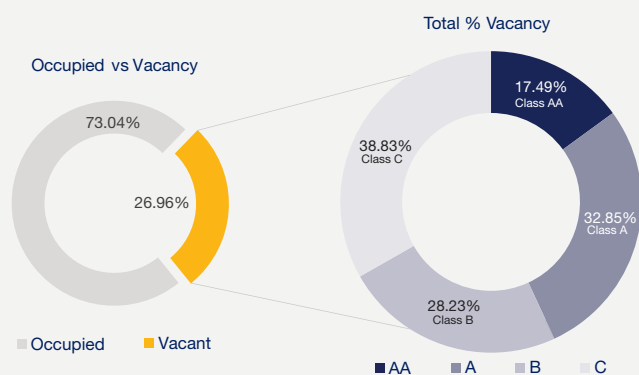
\*Cresa Transaction

# MARKET AT A GLANCE

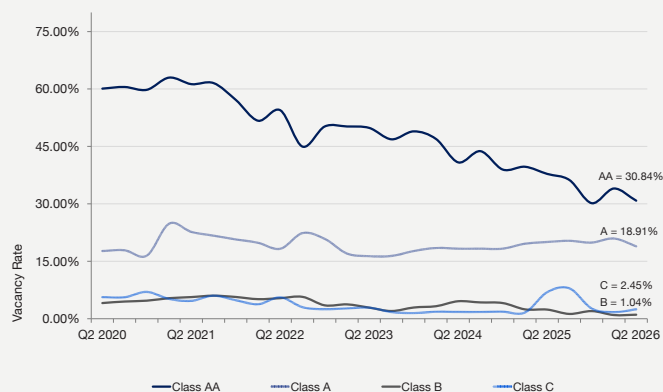
## Q1 2026 DOWNTOWN OFFICE VACANCY SUMMARY

| BUILDING CLASS                       | TOTAL INVENTORY (sf) | HEADLEASE (sf)   | HEADLEASE (%) | SUBLEASE (sf)    | SUBLEASE (%) | TOTAL (sf)        | TOTAL (%)     |
|--------------------------------------|----------------------|------------------|---------------|------------------|--------------|-------------------|---------------|
| AA                                   | 15,575,429           | 1,884,159        | 12.10%        | 840,180          | 5.39%        | 2,724,339         | 17.49%        |
| A                                    | 16,302,761           | 4,342,967        | 26.64%        | 1,012,821        | 6.21%        | 5,355,788         | 32.85%        |
| <b>AA/A</b>                          | <b>31,878,190</b>    | <b>6,227,126</b> | <b>19.53%</b> | <b>1,853,001</b> | <b>5.81%</b> | <b>8,080,127</b>  | <b>25.35%</b> |
| B                                    | 4,940,195            | 1,351,909        | 27.37%        | 14,205           | 0.29%        | 1,366,114         | 27.65%        |
| C                                    | 4,039,523            | 1,529,900        | 37.87%        | 38,453           | 0.95%        | 1,568,353         | 38.83%        |
| <b>Total Downtown</b>                | <b>40,857,908</b>    | <b>9,108,935</b> | <b>22.29%</b> | <b>1,905,659</b> | <b>4.66%</b> | <b>11,014,594</b> | <b>26.96%</b> |
| Beltline                             | 6,107,334            | 817,970          | 13.39%        | 372,218          | 6.09%        | 1,190,188         | 19.49%        |
| <b>Total Downtown &amp; Beltline</b> | <b>46,965,242</b>    | <b>9,926,905</b> | <b>21.14%</b> | <b>3,789</b>     | <b>0.01%</b> | <b>12,204,782</b> | <b>25.99%</b> |

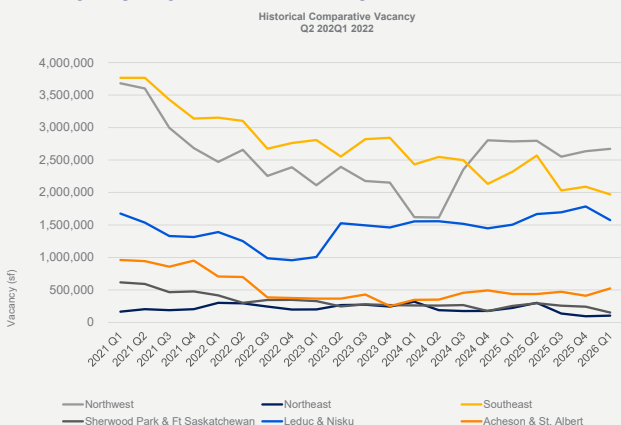
## CURRENT DOWNTOWN VACANCY



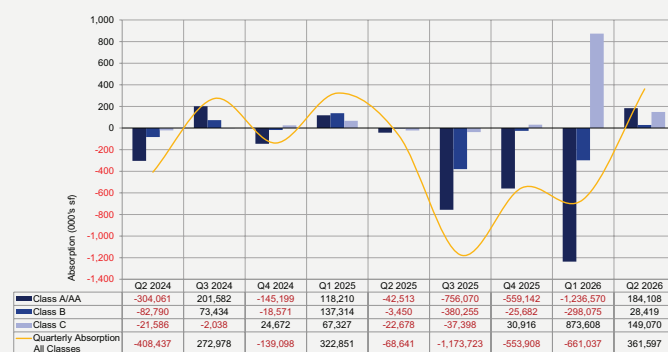
## SUBLEASE VACANCY INDEX



## AVERAGE ASKING NET RENTAL RATES



## HISTORICAL DOWNTOWN ABSORPTION





### Saturn Oil and Gas relocating to Eau Claire Tower.

Saturn Oil and Gas has sublet floors 23-25 from MEG Energy/Cenovus in Eau Claire Tower. The company will be relocating from Eighth Avenue Place - East where they have terminated their lease that was to expiry in 2030.

## MARKET FORECAST

As always, we expect leasing activity to pick up come September, as companies dust off any real estate strategies that may have been shelved for the summer. There is reason for cautious optimism around the energy sector going forward — a sentiment not observed in many years. With a potential pipeline deal in play between the provincial and federal governments, an uptick in LNG exports, and a general sentiment that Canada is, and has been, a stable and reliable resource, we could see some much-needed growth in the energy sector. This would bode well for our downtown office market, which hasn't seen a vacancy rate dip below 20% in over a decade. What is needed is a stable market, not the volatility of the past six months.

As mentioned in the Market Overview, with the closure of the latest application round for office-to-residential

conversions, we anticipate hearing which buildings have been approved for conversion by the end of the year, along with how much more office inventory will potentially be removed from the market — likely affecting Class B or C vacancy in the downtown core.

It will be interesting to see how the market plays out through the end of the year, given the number of factors currently up in the air, all of which could have a strong impact on overall vacancy. It is anyone's guess whether oil supply will stabilize given ongoing geopolitical instability, and how much confidence remains in the energy sector's ability to attract and retain companies in Calgary. One thing is certain: the market is due for a rebound and achieving it will likely take more than one factor breaking the right way.

Calgary - Q2 2026

# APPENDICES



## Appendix A: Class AA Downtown Vacancy

| BUILDING NAME                         | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|---------------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| 707 Fifth                             | 21,800              | 564,350            | -                 | 0.00%            | 134,403          | 23.82%          |
| Bankers Court                         | 20,900              | 243,240            | 58,498            | 24.05%           | -                | 0.00%           |
| Bankers Hall - East Tower             | 20,500              | 820,221            | 472,000           | 57.55%           | -                | 0.00%           |
| Bankers Hall - West Tower             | 21,000              | 869,990            | 244,554           | 28.11%           | -                | 0.00%           |
| Brookfield Place Calgary - East Tower | 27,500              | 1,417,000          | 113,194           | 7.99%            | 26,371           | 1.86%           |
| Calgary City Centre                   | 27,000              | 820,000            | 93,043            | 11.35%           | 52,456           | 6.40%           |
| Centennial Place - East               | 21,600              | 811,024            | 38,493            | 4.75%            | 9,124            | 1.12%           |
| Centennial Place - West               | 23,000              | 443,870            | 37,273            | 8.40%            | -                | 0.00%           |
| Eau Claire Tower                      | 27,500              | 615,000            | 76,299            | 12.41%           | 56,398           | 9.17%           |
| Eighth Avenue Place - East            | 23,500              | 1,070,000          | 23,985            | 2.24%            | -                | 0.00%           |
| Eighth Avenue Place - West            | 23,500              | 841,000            | -                 | 0.00%            | 194,397          | 23.11%          |
| Jamieson Place                        | 23,400              | 810,630            | 98,043            | 12.09%           | -                | 0.00%           |
| Livingston Place - South              | 22,936              | 435,364            | 124,814           | 28.67%           | -                | 0.00%           |
| Livingston Place - West               | 22,000              | 420,345            | 165,673           | 39.41%           | -                | 0.00%           |
| Suncor Energy Centre - East           | 20,000              | 585,630            | 42,066            | 7.18%            | -                | 0.00%           |
| Suncor Energy Centre - West           | 23,000              | 1,121,218          | -                 | 0.00%            | 3,788            | 0.34%           |
| TC Energy Tower                       | 28,400              | 938,926            | -                 | 0.00%            | -                | 0.00%           |
| TD Canada Trust Tower                 | 18,715              | 617,621            | -                 | 0.00%            | 9,500            | 1.54%           |
| TELUS Sky                             | 16,538              | 430,000            | 296,224           | 68.89%           | 16,278           | 3.79%           |
| The Bow                               | 32,000              | 1,700,000          | -                 | 0.00%            | 337,465          | 19.85%          |
| <b>Total 20 Buildings</b>             |                     | <b>15,575,429</b>  | <b>1,884,159</b>  | <b>12.10%</b>    | <b>840,180</b>   | <b>5.39%</b>    |
| <b>Total Class AA Vacancy</b>         |                     |                    |                   |                  | <b>2,724,339</b> | <b>17.49%</b>   |

## Appendix B: Class A Downtown Vacancy

| BUILDING NAME                        | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| 400 Fourth Avenue SW                 | 19,933              | 655,930            | -                 | 0.00%            | -                | 0.00%           |
| 400 Third                            | 19,519              | 806,191            | 219,859           | 27.27%           | 42,494           | 5.27%           |
| Bow Valley Square I                  | 9,662               | 134,818            | 44,810            | 33.24%           | 6,100            | 4.52%           |
| Bow Valley Square II                 | 13,599              | 504,900            | 164,114           | 32.50%           | -                | 0.00%           |
| Bow Valley Square III                | 11,522              | 337,230            | 28,743            | 8.52%            | 18,942           | 5.62%           |
| Bow Valley Square IV                 | 11,522              | 414,616            | -                 | 0.00%            | 6,773            | 1.63%           |
| Calgary Place I                      | 12,500              | 285,077            | 56,612            | 19.86%           | -                | 0.00%           |
| Calgary Place II                     | 12,500              | 217,113            | 134,422           | 61.91%           | -                | 0.00%           |
| Centrium Place                       | 17,000              | 225,979            | -                 | 0.00%            | -                | 0.00%           |
| Dome Tower                           | 14,231              | 402,841            | 21,748            | 5.40%            | -                | 0.00%           |
| Eight West, Phase I                  | 14,688              | 130,519            | 20,711            | 15.87%           | -                | 0.00%           |
| FIRST TOWER                          | 26,000              | 709,977            | 358,879           | 50.55%           | 26,171           | 3.69%           |
| Fifth & Fifth                        | 17,000              | 519,046            | 193,529           | 37.29%           | 10,093           | 1.94%           |
| Fifth Avenue Place - East Tower      | 23,000              | 719,249            | 203,341           | 28.27%           | -                | 0.00%           |
| Fifth Avenue Place - West Tower      | 24,500              | 707,244            | 212,994           | 30.12%           | 157,935          | 22.33%          |
| First Canadian Centre                | 16,500              | 518,000            | 155,642           | 30.05%           | 3,975            | 0.77%           |
| Gulf Canada Square                   | 47,000              | 1,124,358          | 225,142           | 20.02%           | -                | 0.00%           |
| Home Oil Tower                       | 14,393              | 388,620            | 317,427           | 81.68%           | -                | 0.00%           |
| Intact Place - East Tower            | 13,600              | 217,500            | 97,800            | 44.97%           | -                | 0.00%           |
| Intact Place - West Tower            | 13,600              | 217,500            | 117,140           | 53.86%           | -                | 0.00%           |
| KPMG Tower                           | 24,000              | 647,818            | 226,745           | 35.00%           | -                | 0.00%           |
| Le Germain Office Tower              | 9,000               | 85,000             | 2,152             | 2.53%            | -                | 0.00%           |
| Millennium Tower                     | 20,100              | 415,418            | 140,781           | 33.89%           | -                | 0.00%           |
| Penn West Plaza - East               | 26,400              | 229,000            | 94,745            | 41.37%           | -                | 0.00%           |
| Penn West Plaza - West               | 19,716              | 394,324            | 18,163            | 4.61%            | -                | 0.00%           |
| Plains Midstream Plaza               | 20,387              | 242,334            | 13,601            | 5.61%            | 156,460          | 64.56%          |
| Rogers Court                         | 25,000              | 300,000            | -                 | 0.00%            | -                | 0.00%           |
| Royal Bank Building                  | 12,208              | 318,491            | 22,485            | 7.06%            | -                | 0.00%           |
| Stephen Avenue Place                 | 14,800              | 530,000            | 243,601           | 45.96%           | -                | 0.00%           |
| Stock Exchange Tower                 | 13,500              | 387,000            | 99,675            | 25.76%           | -                | 0.00%           |
| The Ampersand - East Tower           | 15,050              | 410,699            | 42,723            | 10.40%           | 48,399           | 11.78%          |
| The Ampersand - North Tower          | 11,470              | 307,379            | 46,631            | 15.17%           | 2,502            | 0.81%           |
| The Ampersand - West Tower           | 11,520              | 312,186            | 61,967            | 19.85%           | 3,048            | 0.98%           |
| The Edison                           | 15,504              | 384,000            | 95,118            | 24.77%           | 16,457           | 4.29%           |
| The Valentine                        | 18,200              | 621,344            | 451,359           | 72.64%           | -                | 0.00%           |
| Watermark Tower                      | 14,441              | 420,000            | 89,418            | 21.29%           | -                | 0.00%           |
| Western Canadian Place - North Tower | 18,500              | 666,500            | -                 | 0.00%            | 415,013          | 62.27%          |
| Western Canadian Place - South Tower | 15,500              | 394,560            | 120,890           | 30.64%           | 98,459           | 24.95%          |
| <b>Total 38 Buildings</b>            |                     | <b>16,302,761</b>  | <b>4,342,967</b>  | <b>26.64%</b>    | <b>1,012,821</b> | <b>6.21%</b>    |
| <b>Total Class A Vacancy</b>         |                     |                    |                   |                  | <b>5,355,788</b> | <b>32.85%</b>   |
| <b>Subtotal Class AA/A Vacancy</b>   |                     | <b>31,878,190</b>  | <b>6,227,126</b>  | <b>19.53%</b>    | <b>1,853,001</b> | <b>5.81%</b>    |
| <b>Total Class AA/A Vacancy</b>      |                     |                    |                   |                  | <b>8,080,127</b> | <b>25.35%</b>   |

## Appendix C: Class B Downtown Vacancy

| BUILDING NAME                     | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|-----------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| 333 Fifth Avenue                  | 15,600              | 241,457            | 180,930           | 74.93%           | -                | 0.00%           |
| 444 Fifth Avenue SW               | 8,360               | 172,250            | 22,870            | 13.28%           | -                | 0.00%           |
| 444 Seventh                       | 27,000              | 250,000            | 62,194            | 24.88%           | -                | 0.00%           |
| 505 Third                         | 8,100               | 142,141            | 36,115            | 25.41%           | -                | 0.00%           |
| 635 Eighth Avenue SW              | 12,085              | 274,001            | 12,531            | 4.57%            | -                | 0.00%           |
| 639 Fifth Avenue SW               | 12,000              | 280,425            | 30,646            | 10.93%           | -                | 0.00%           |
| 700 Sixth Avenue                  | 11,000              | 224,990            | 122,305           | 54.36%           | -                | 0.00%           |
| 715 Fifth Avenue SW               | 12,486              | 399,563            | 96,273            | 24.09%           | 3,506            | 0.88%           |
| 736 Sixth Avenue SW               | 9,510               | 194,384            | 65,925            | 33.91%           | -                | 0.00%           |
| AMEC Place                        | 15,900              | 409,460            | 178,635           | 43.63%           | -                | 0.00%           |
| Altius Centre                     | 11,200              | 305,000            | 31,223            | 10.24%           | 2,824            | 0.93%           |
| Calgary House                     | 15,776              | 158,873            | 48,590            | 30.58%           | -                | 0.00%           |
| Canada Place                      | 11,485              | 196,768            | 8,855             | 4.50%            | 2,180            | 1.11%           |
| Encor Place                       | 14,029              | 361,000            | -                 | 0.00%            | -                | 0.00%           |
| First Alberta Place               | 14,489              | 297,000            | 250,059           | 84.19%           | 3,770            | 1.27%           |
| Five Twenty                       | 8,037               | 195,127            | 21,110            | 10.82%           | -                | 0.00%           |
| Fourth & Fourth                   | 12,000              | 86,664             | -                 | 0.00%            | -                | 0.00%           |
| Life Plaza                        | 13,010              | 215,098            | 80,785            | 37.56%           | 1,925            | 0.89%           |
| Lougheed Building                 | 14,766              | 73,832             | 65,780            | 89.09%           | -                | 0.00%           |
| McFarlane Tower                   | 11,862              | 197,687            | 37,083            | 18.76%           | -                | 0.00%           |
| Plaza 1000                        | 16,576              | 158,295            | -                 | 0.00%            | -                | 0.00%           |
| University of Calgary - DT Campus | 18,000              | 106,180            | -                 | 0.00%            | -                | 0.00%           |
| <b>Total 22 Buildings</b>         |                     | <b>4,940,195</b>   | <b>1,351,909</b>  | <b>27.37%</b>    | <b>14,205</b>    | <b>0.29%</b>    |
| <b>Total Class B Vacancy</b>      |                     |                    |                   |                  | <b>1,366,114</b> | <b>27.65%</b>   |

## Appendix D: Class C Downtown Vacancy

| BUILDING NAME                      | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|------------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| 926                                | 8,805               | 85,359             | 33,954            | 39.78%           | -                | 0.00%           |
| 1035 Seventh Avenue SW             | 12,987              | 72,574             | -                 | 0.00%            | -                | 0.00%           |
| 404 Sixth                          | 12,565              | 88,400             | 14,349            | 16.23%           | -                | 0.00%           |
| 615 Third Avenue SW                | 9,300               | 28,000             | -                 | 0.00%            | -                | 0.00%           |
| 800 Fifth Avenue SW                | 12,177              | 238,000            | 137,490           | 57.77%           | -                | 0.00%           |
| 840 Seventh Avenue SW              | 14,400              | 257,540            | 163,317           | 63.41%           | -                | 0.00%           |
| Alpine Building                    | 11,781              | 65,160             | -                 | 0.00%            | -                | 0.00%           |
| Aquitaine Tower                    | 13,500              | 246,752            | 177,789           | 72.05%           | -                | 0.00%           |
| Asia Pacific Centre                | 9,336               | 92,200             | 63,262            | 68.61%           | -                | 0.00%           |
| Bank of Montreal Historic Building | 12,000              | 46,000             | 24,402            | 53.05%           | -                | 0.00%           |
| Bradie Building                    | 7,110               | 92,430             | 28,342            | 30.66%           | -                | 0.00%           |
| Burns Building                     | 11,650              | 71,636             | 32,597            | 45.50%           | -                | 0.00%           |
| Calfrac                            | 9,000               | 45,600             | -                 | 0.00%            | -                | 0.00%           |
| Centennial Building                | 4,192               | 27,016             | 18,382            | 68.04%           | -                | 0.00%           |
| Century Park Place                 | 7,693               | 75,675             | 15,532            | 20.52%           | -                | 0.00%           |
| Edinburgh Place                    | 5,625               | 52,500             | 3,952             | 7.53%            | -                | 0.00%           |
| Elveden Centre - Elveden House     | 7,800               | 172,081            | 49,622            | 28.84%           | -                | 0.00%           |
| Elveden Centre - Guinness House    | 10,900              | 128,511            | 71,651            | 55.75%           | -                | 0.00%           |
| Elveden Centre - Iveagh House      | 10,868              | 147,163            | 27,945            | 18.99%           | -                | 0.00%           |
| First Street Plaza                 | 9,451               | 72,763             | -                 | 0.00%            | -                | 0.00%           |
| Ford Tower                         | 8,250               | 151,065            | 134,524           | 89.05%           | -                | 0.00%           |
| Gateway Building                   | 10,300              | 145,457            | 49,128            | 33.77%           | -                | 0.00%           |
| HSBC Bank Building                 | 9,858               | 97,046             | 9,858             | 10.16%           | -                | 0.00%           |
| Hudson's Block                     | 11,801              | 23,602             | -                 | 0.00%            | -                | 0.00%           |
| Joe Phillips Building              | 13,634              | 27,267             | -                 | 0.00%            | -                | 0.00%           |
| Lancaster Building                 | 8,324               | 55,114             | 3,268             | 5.93%            | -                | 0.00%           |
| Molson Bank Building               | 3,700               | 7,409              | -                 | 0.00%            | -                | 0.00%           |
| Oddfellows Building                | 8,469               | 34,242             | -                 | 0.00%            | -                | 0.00%           |
| Panarctic Plaza                    | 12,330              | 139,636            | 122,956           | 88.05%           | -                | 0.00%           |
| Parallel Centre                    | 11,969              | 81,145             | 24,678            | 30.41%           | -                | 0.00%           |
| Petex Building                     | 11,376              | 112,471            | 16,128            | 14.34%           | 11,774           | 10.47%          |
| Place 9-6                          | 15,360              | 157,071            | 46,145            | 29.38%           | 24,064           | 15.32%          |
| Prospect Place                     | 18,000              | 101,000            | -                 | 0.00%            | -                | 0.00%           |
| Rocky Mountain Plaza               | 13,007              | 193,218            | -                 | 0.00%            | -                | 0.00%           |
| Roslyn Building                    | 13,800              | 139,373            | 48,334            | 34.68%           | -                | 0.00%           |
| Selkirk House                      | 11,149              | 228,228            | 87,359            | 38.28%           | -                | 0.00%           |
| Shaw Building                      | 8,000               | 45,638             | 24,746            | 54.22%           | 2,615            | 5.73%           |
| Strategic Centre                   | 7,700               | 58,817             | -                 | 0.00%            | -                | 0.00%           |
| Telephone Building                 | 13,000              | 63,064             | 47,647            | 75.55%           | -                | 0.00%           |
| Western Union Building             | 6,237               | 73,300             | 52,543            | 71.68%           | -                | 0.00%           |
| <b>Total 40 Buildings</b>          |                     | <b>4,039,523</b>   | <b>1,529,900</b>  | <b>37.87%</b>    | <b>38,453</b>    | <b>0.95%</b>    |
| <b>Total Class C Vacancy</b>       |                     |                    |                   |                  | <b>1,568,353</b> | <b>38.83%</b>   |

Note: Net increase of 146,124 sf in inventory due to square footage being added back in 80 Fifth Avenue SW; developers are no longer proceeding with the residential conversion. Building will remain entirely office, unless otherwise indicated.

## Appendix E: Beltline Vacancy

| BUILDING NAME                     | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|-----------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| 333                               | 14,702              | 200,058            | 15,913            | 7.95%            | -                | 0.00%           |
| 534                               | 6,000               | 24,965             | -                 | 0.00%            | -                | 0.00%           |
| 5/5                               | 10,071              | 98,284             | 4,160             | 4.23%            | 1,663            | 1.69%           |
| 1015 Fourth                       | 9,950               | 123,792            | 32,143            | 25.97%           | 16,237           | 13.12%          |
| 1122 FOURTH                       | 10,534              | 125,814            | 7,559             | 6.01%            | -                | 0.00%           |
| 1135 - 17 Avenue SW               | 3,591               | 17,956             | 3,800             | 21.16%           | -                | 0.00%           |
| 11th Avenue Place                 | 20,000              | 200,000            | 8,565             | 4.28%            | -                | 0.00%           |
| 121 Tenth Avenue SE               | 15,000              | 60,000             | -                 | 0.00%            | -                | 0.00%           |
| 1302 - 4 Street SW                | 4,500               | 9,000              | -                 | 0.00%            | -                | 0.00%           |
| 1305 - 11 Avenue SW               | 7,000               | 34,648             | -                 | 0.00%            | -                | 0.00%           |
| 1313 - 10 Avenue SW               | 11,786              | 47,144             | -                 | 0.00%            | -                | 0.00%           |
| 1400 - 1 Street SW                | 5,600               | 26,518             | -                 | 0.00%            | -                | 0.00%           |
| 1800 Missao                       | 15,191              | 30,383             | -                 | 0.00%            | -                | 0.00%           |
| 1822 Tenth Avenue SW              | 4,400               | 13,200             | -                 | 0.00%            | -                | 0.00%           |
| 1933 - 10 Avenue SW               | 5,000               | 14,200             | -                 | 0.00%            | -                | 0.00%           |
| 305 Tenth Avenue SE               | 6,750               | 13,800             | -                 | 0.00%            | -                | 0.00%           |
| 340 Twelfth                       | 9,500               | 120,670            | 14,287            | 11.84%           | -                | 0.00%           |
| 409 Tenth Avenue SE               | 15,000              | 66,212             | 37,980            | 57.36%           | 30,930           | 46.71%          |
| 525 Eleventh Avenue               | 8,900               | 42,684             | -                 | 0.00%            | -                | 0.00%           |
| 601 Seventeenth Avenue SW         | 10,000              | 10,000             | 11,054            | 110.54%          | -                | 0.00%           |
| 707 Tenth Avenue SW               | 17,703              | 48,380             | 10,992            | 22.72%           | -                | 0.00%           |
| 902 Eleventh Avenue SW            | 14,210              | 42,630             | 42,779            | 100.35%          | -                | 0.00%           |
| 999 Eighth Street SW              | 16,261              | 113,828            | 6,318             | 5.55%            | -                | 0.00%           |
| ArriVa Village Podium             | 18,000              | 54,000             | -                 | 0.00%            | -                | 0.00%           |
| Atrium on Eleventh                | 12,000              | 36,200             | 23,963            | 66.20%           | -                | 0.00%           |
| Boss Building                     | 8,000               | 25,000             | 2,727             | 10.91%           | -                | 0.00%           |
| Braemar Place                     | 9,112               | 32,600             | -                 | 0.00%            | -                | 0.00%           |
| Bromley Square                    | 9,650               | 54,787             | -                 | 0.00%            | -                | 0.00%           |
| Brownstone Offices                | 15,009              | 44,316             | -                 | 0.00%            | -                | 0.00%           |
| Calgary Board of Education Centre | 22,836              | 228,360            | -                 | 0.00%            | 37,453           | 16.40%          |
| CE Place                          | 11,000              | 140,213            | 30,993            | 22.10%           | -                | 0.00%           |
| Centre 10                         | 38,986              | 335,000            | 5,330             | 1.59%            | 11,028           | 3.29%           |
| Centre 15                         | 10,800              | 73,000             | -                 | 0.00%            | 6,913            | 9.47%           |
| Citadel West LP                   | 9,697               | 78,315             | -                 | 0.00%            | 6,000            | 7.66%           |
| Corner Block Building             | 11,000              | 21,933             | 10,998            | 50.14%           | -                | 0.00%           |
| Customs House                     | 19,160              | 75,663             | -                 | 0.00%            | -                | 0.00%           |
| Demcor Building                   | 6,700               | 24,700             | 5,610             | 22.71%           | 3,000            | 12.15%          |
| Dorchester Square                 | 9,376               | 95,002             | 20,838            | 21.93%           | -                | 0.00%           |
| Eleven Eleven Building            | 10,194              | 47,949             | -                 | 0.00%            | -                | 0.00%           |
| First Seventeen Place             | 9,600               | 51,051             | 16,907            | 33.12%           | -                | 0.00%           |
| First West Professional Building  | 8,000               | 27,000             | -                 | 0.00%            | -                | 0.00%           |
| Flamingo Block                    | 5,944               | 17,833             | 4,784             | 26.83%           | 2,920            | 16.37%          |
| Foundation Building               | 8,600               | 38,411             | -                 | 0.00%            | 8,834            | 23.00%          |
| Glenbow Building                  | 4,255               | 24,396             | -                 | 0.00%            | -                | 0.00%           |
| Hanson Square                     | 21,000              | 80,000             | -                 | 0.00%            | -                | 0.00%           |
| High Street House                 | 7,255               | 48,615             | 12,013            | 24.71%           | -                | 0.00%           |
| Hotel Arts Office Building        | 28,893              | 82,762             | -                 | 0.00%            | -                | 0.00%           |
| Iona Building                     | 9,500               | 38,000             | -                 | 0.00%            | -                | 0.00%           |
| Keynote R2                        | 5,700               | 14,883             | -                 | 0.00%            | -                | 0.00%           |
| Kipling Square                    | 10,000              | 45,079             | 23,801            | 52.80%           | -                | 0.00%           |
| Louise Block                      | 10,000              | 26,295             | 1,889             | 7.18%            | -                | 0.00%           |
| MacCosham Place                   | 6,300               | 34,838             | -                 | 0.00%            | -                | 0.00%           |

## Appendix E: Beltline Vacancy

| BUILDING NAME                         | FLOOR PLATE<br>(sf) | TOTAL AREA<br>(sf) | HEADLEASE<br>(sf) | HEADLEASE<br>(%) | SUBLEASE<br>(sf) | SUBLEASE<br>(%) |
|---------------------------------------|---------------------|--------------------|-------------------|------------------|------------------|-----------------|
| MARK on 10th                          | 10,921              | 10,921             | 4,423             | 40.50%           | -                | 0.00%           |
| MEG Place                             | 15,000              | 45,000             | 3,630             | 8.07%            | -                | 0.00%           |
| Mount Royal Block                     | 24,000              | 45,589             | 7,986             | 17.52%           | -                | 0.00%           |
| Mount Royal Place                     | 10,139              | 56,664             | 16,801            | 29.65%           | -                | 0.00%           |
| Mount Royal Village                   | 10,000              | 30,351             | 16,094            | 53.03%           | -                | 0.00%           |
| M-TECH Building                       | 7,000               | 45,000             | -                 | 0.00%            | -                | 0.00%           |
| National Block                        | 8,900               | 26,000             | -                 | 0.00%            | -                | 0.00%           |
| Nine One Nine                         | 14,000              | 124,898            | 34,820            | 27.88%           | -                | 0.00%           |
| Nine Zero Nine                        | 12,000              | 188,424            | 45,350            | 24.07%           | -                | 0.00%           |
| Notre Dame Place                      | 10,528              | 51,638             | 5,203             | 10.08%           | -                | 0.00%           |
| Palliser South                        | 16,000              | 293,000            | 55,212            | 18.84%           | 27,384           | 9.35%           |
| Parkside Place                        | 7,857               | 69,164             | -                 | 0.00%            | -                | 0.00%           |
| Petrowest Plaza                       | 10,352              | 34,670             | 10,497            | 30.28%           | -                | 0.00%           |
| Pilkington Building                   | 10,500              | 58,000             | -                 | 0.00%            | -                | 0.00%           |
| Ribtor Building - East                | 12,500              | 55,000             | 4,499             | 8.18%            | 6,138            | 11.16%          |
| Ribtor Building - West                | 12,000              | 50,000             | 6,090             | 12.18%           | 3,847            | 7.69%           |
| Roberts Block                         | 10,000              | 22,035             | 6,857             | 31.12%           | 1,557            | 7.07%           |
| Rockwood Square                       | 5,916               | 23,545             | -                 | 0.00%            | -                | 0.00%           |
| Sherwin Block                         | 6,100               | 21,158             | 7,947             | 37.56%           | -                | 0.00%           |
| Stampede Station, Phase I             | 18,500              | 162,502            | 12,959            | 7.97%            | -                | 0.00%           |
| Sunrise Square                        | 14,200              | 57,567             | 9,893             | 17.19%           | -                | 0.00%           |
| Ten Eleven First                      | 10,650              | 53,261             | 5,826             | 10.94%           | -                | 0.00%           |
| Tenth Avenue Building                 | 13,500              | 27,000             | -                 | 0.00%            | -                | 0.00%           |
| The Biscuit Block                     | 8,766               | 52,601             | 14,631            | 27.82%           | -                | 0.00%           |
| The Cooper Blok                       | 5,200               | 35,500             | 10,567            | 29.77%           | -                | 0.00%           |
| The Courtyard                         | 10,500              | 51,625             | -                 | 0.00%            | -                | 0.00%           |
| The District At Beltline - Building A | 25,000              | 123,080            | -                 | 0.00%            | 78,064           | 63.43%          |
| The District At Beltline - Building B | 22,142              | 135,682            | 84,961            | 62.62%           | -                | 0.00%           |
| The District At Beltline - Building C | 18,191              | 108,000            | 11,321            | 10.48%           | -                | 0.00%           |
| The Kahanoff Centre                   | 10,154              | 104,507            | 45,561            | 43.60%           | -                | 0.00%           |
| The Lorraine Building                 | 6,000               | 25,154             | 3,398             | 13.51%           | 724              | 2.88%           |
| TransAlta Place                       | 21,000              | 294,000            | 16,148            | 5.49%            | 123,103          | 41.87%          |
| Versus                                | 15,000              | 15,000             | -                 | 0.00%            | -                | 0.00%           |
| Victoria Square                       | 14,000              | 28,531             | 1,447             | 5.07%            | -                | 0.00%           |
| Vintage - East Tower                  | 11,700              | 81,900             | 2,668             | 3.26%            | 2,634            | 3.22%           |
| Vintage - West Tower                  | 14,666              | 120,000            | 17,778            | 14.82%           | 3,789            | 3.16%           |
| <b>Total 88 Buildings</b>             |                     | <b>6,107,334</b>   | <b>817,970</b>    | <b>13.39%</b>    | <b>372,218</b>   | <b>6.09%</b>    |
| <b>Total Beltline Vacancy</b>         |                     |                    |                   |                  | <b>1,190,188</b> | <b>19.49%</b>   |

**Appendix F: Class AA Parking & Operating Costs, 2026**

| BUILDING NAME                                         | PARKING<br>RATIO | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | 2025 OP COSTS<br>(\$/sf) |
|-------------------------------------------------------|------------------|---------------------------|-----------------------------|--------------------------|
| 707 Fifth                                             | 1:1,700          | \$550.00                  | \$440.00                    | \$22.48                  |
| Bankers Court                                         | 1:1,750          | \$600.00                  | \$530.00                    | \$20.22                  |
| Bankers Hall - East Tower                             | 1:2,500          | \$600.00                  | \$530.00                    | \$26.13                  |
| Bankers Hall - West Tower                             | 1:2,500          | \$500.00                  | \$450.00                    | \$24.19                  |
| Brookfield Place - East                               | 1:3,000          | \$600.00                  | \$530.00                    | \$22.19                  |
| Calgary City Centre                                   | 1:1,822          | \$600.00                  | \$510.00                    | \$24.80                  |
| Centennial Place - East                               | 1:1,800          | \$585.00                  | \$495.00                    | \$20.51                  |
| Centennial Place - West                               | 1:1,800          | \$585.00                  | \$495.00                    | \$21.06                  |
| Eau Claire Tower                                      | 1:1,974          | \$585.00                  | \$495.00                    | \$22.65                  |
| Eighth Avenue Place - East                            | 1:2,100          | \$575.00                  | \$520.00                    | \$24.27                  |
| Eighth Avenue Place - West                            | 1:2,100          | \$575.00                  | \$520.00                    | \$24.63                  |
| Jamieson Place                                        | 1:1,500          | \$585.00                  | \$500.00                    | \$23.80                  |
| Livingston Place - South                              | 1:1,750          | \$590.00                  | \$500.00                    | \$21.38                  |
| Livingston Place - West                               | 1:1,750          | \$590.00                  | \$500.00                    | \$21.38                  |
| Suncor Energy Centre - East                           | 1:2,100          | \$550.00                  | \$495.00                    | \$21.35                  |
| Suncor Energy Centre - West                           | 1:2,100          | \$550.00                  | \$495.00                    | \$21.35                  |
| TD Canada Trust Tower                                 | 1:3,800          | \$550.00                  | \$495.00                    | \$22.34                  |
| Telus Sky                                             | 1:3,000          | \$675.00                  | \$575.00                    | \$26.52                  |
| The Bow                                               | 1:2,700          | \$400.00                  | \$375.00                    | \$27.06                  |
| <b>Average Class "AA" Parking and Operating Costs</b> |                  | <b>\$567.37</b>           | <b>\$495.79</b>             | <b>\$23.07</b>           |

## Appendix G: Class A Parking &amp; Operating Costs, 2026

| BUILDING NAME                                        | PARKING<br>RATIO | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | 2025 OP COSTS<br>(\$/sf) |
|------------------------------------------------------|------------------|---------------------------|-----------------------------|--------------------------|
| 400 Fourth Avenue SW                                 | 1:8,000          | \$425.00                  | N/A                         | \$18.60                  |
| 400 Third                                            | 1:2,000          | \$585.00                  | \$495.00                    | \$18.77                  |
| 801 Seventh                                          | 1:1,700          | \$480.00                  | \$435.00                    | \$21.50                  |
| AMEC Place                                           | 1:1,600          | \$495.00                  | N/A                         | \$16.25                  |
| Bow Valley Square I                                  | 1:2,000          | \$585.00                  | \$495.00                    | \$22.09                  |
| Bow Valley Square II                                 | 1:2,000          | \$585.00                  | \$495.00                    | \$20.38                  |
| Bow Valley Square III                                | 1:2,000          | \$585.00                  | \$495.00                    | \$19.95                  |
| Bow Valley Square IV                                 | 1:2,000          | \$585.00                  | \$495.00                    | \$19.14                  |
| Calgary Place I                                      | 1:2,000          | \$625.00                  | \$550.00                    | \$19.99                  |
| Calgary Place II                                     | 1:2,000          | \$625.00                  | \$550.00                    | \$19.99                  |
| Centrium Place                                       | 1:3,197          | \$575.00                  | N/A                         | \$16.25                  |
| Dome Tower                                           | 1:5,000          | \$550.00                  | \$495.00                    | \$21.11                  |
| Eight West, Phase I                                  | 1:4,865          | \$400.00                  | \$350.00                    | \$18.32                  |
| F1RST Tower                                          | 1:2,200          | N/A                       | \$375.00                    | \$15.27                  |
| Fifth & Fifth                                        | 1:2,200          | \$495.00                  | N/A                         | \$20.53                  |
| Fifth Avenue Place - East Tower                      | 1:2,200          | \$550.00                  | \$495.00                    | \$19.72                  |
| Fifth Avenue Place - West Tower                      | 1:2,300          | \$550.00                  | \$495.00                    | \$19.72                  |
| First Canadian Centre                                | 1:3,000          | \$570.00                  | N/A                         | \$20.60                  |
| Gulf Canada Square                                   | N/A              | N/A                       | N/A                         | \$19.05                  |
| Home Oil Tower                                       | 1:5,000          | \$550.00                  | \$495.00                    | \$20.45                  |
| Intact Place - East Tower                            | 1:2,432          | \$590.00                  | \$500.00                    | \$22.00                  |
| Intact Place - West Tower                            | 1:2,432          | \$590.00                  | \$500.00                    | \$22.00                  |
| KPMG Tower                                           | 1:2,950          | \$590.00                  | \$500.00                    | \$22.67                  |
| Le Germain Office Tower                              | 1:1,900          | \$595.00                  | N/A                         | \$20.03                  |
| Millennium Tower                                     | 1:2,000          | \$585.00                  | \$495.00                    | \$25.75                  |
| Penn West Plaza - East                               | 1:1,500          | \$550.00                  | N/A                         | \$16.87                  |
| Penn West Plaza - West                               | 1:1,500          | \$550.00                  | N/A                         | \$16.87                  |
| Plains Midstream Plaza                               | 1:3,300          | N/A                       | \$475.00                    | \$17.26                  |
| Royal Bank Building                                  | 1:2,500          | \$600.00                  | \$525.00                    | \$20.37                  |
| Stephen Avenue Place                                 | 1:3,600          | \$550.00                  | N/A                         | \$20.41                  |
| Stock Exchange Tower                                 | 1:4,000          | \$550.00                  | N/A                         | \$18.68                  |
| The Ampersand - West Tower                           | 1:1,750          | \$585.00                  | \$485.00                    | \$23.34                  |
| The Ampersand - North Tower                          | 1:1,750          | \$585.00                  | \$485.00                    | \$23.34                  |
| The Ampersand - East Tower                           | 1:1,750          | \$585.00                  | \$485.00                    | \$22.25                  |
| The Edison                                           | 1:1,750          | \$500.00                  | N/A                         | \$23.33                  |
| Watermark Tower                                      | 1:1,500          | N/A                       | \$495.00                    | \$21.74                  |
| Western Canadian Place - North Tower                 | 1:2,179          | \$485.00                  | N/A                         | \$20.62                  |
| Western Canadian Place - South Tower                 | 1:2,179          | \$485.00                  | N/A                         | \$20.62                  |
| <b>Average Class "A" Parking and Operating Costs</b> |                  | <b>\$552.65</b>           | <b>\$485.83</b>             | <b>\$20.15</b>           |

## Appendix H: Class B Parking & Operating Costs, 2026

| BUILDING NAME                                        | PARKING<br>RATIO | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | 2025 OP COSTS<br>(\$/sf) |
|------------------------------------------------------|------------------|---------------------------|-----------------------------|--------------------------|
| 333 Fifth Avenue SW                                  | 1:2,100          | \$565.00                  | N/A                         | \$16.25                  |
| 444 Fifth Avenue SW                                  | 1:2,800          | \$550.00                  | N/A                         | \$23.24                  |
| 444 Seventh                                          | 1:2,200          | \$550.00                  | \$450.00                    | \$19.62                  |
| 505 Third Street SW                                  | 1:4,000          | \$510.00                  | N/A                         | \$20.25                  |
| 635 Eighth Avenue SW                                 | 1:1,760          | \$495.00                  | \$440.00                    | \$16.32                  |
| 639 Fifth Avenue SW                                  | 1:3,600          | \$450.00                  | N/A                         | \$15.58                  |
| 700 Sixth Avenue SW                                  | 1:6,600          | \$450.00                  | N/A                         | \$16.35                  |
| 715 Fifth Avenue SW                                  | 1:1,400          | \$430.00                  | \$390.00                    | \$15.95                  |
| 736 Sixth Avenue SW                                  | 1:2,100          | \$460.00                  | N/A                         | \$17.61                  |
| Altius Centre                                        | 1:1,200          | \$600.00                  | N/A                         | \$16.72                  |
| AMEC Place                                           | 1:1,600          | \$495.00                  | N/A                         | \$16.25                  |
| Calgary House                                        | 1:2,400          | \$520.00                  | N/A                         | \$18.24                  |
| Canada Place                                         | 1:1,910          | N/A                       | \$480.00                    | \$19.50                  |
| Encor Place                                          | 1:3,300          | \$495.00                  | \$440.00                    | \$15.75                  |
| First Alberta Place                                  | 1:3,000          | \$425.00                  | N/A                         | \$12.50                  |
| Five Twenty                                          | 1:4,000          | \$550.00                  | N/A                         | \$19.91                  |
| Fourth & Fourth                                      | 1:1,055          | \$450.00                  | N/A                         | \$17.00                  |
| Life Plaza                                           | 1:2,400          | \$450.00                  | N/A                         | \$16.00                  |
| Lougheed Block                                       | N/A              | N/A                       | N/A                         | \$18.19                  |
| McFarlane Tower                                      | 1:1,368          | \$495.00                  | N/A                         | \$16.15                  |
| Plaza 1000                                           | 1:567            | \$400.00                  | \$380.00                    | \$14.46                  |
| University of Calgary - DT Campus                    | 1:300            | \$210.00                  | \$200.00                    | N/A                      |
| <b>Average Class "B" Parking and Operating Costs</b> |                  | <b>\$477.50</b>           | <b>\$397.14</b>             | <b>\$17.23</b>           |

## Appendix I: Class C Parking &amp; Operating Costs, 2026

| BUILDING NAME                                | PARKING<br>RATIO     | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | LAST KNOWN<br>OP COSTS (\$/sf) |
|----------------------------------------------|----------------------|---------------------------|-----------------------------|--------------------------------|
| 1000 Eighth Avenue SW                        | 1:1,218              | \$300.00                  | N/A                         | \$15.53                        |
| 1035 Seventh Avenue SW                       | 1:1,318              | \$300.00                  | N/A                         | \$12.77                        |
| 404 Sixth Avenue SW                          | N/A                  | N/A                       | N/A                         | \$14.42                        |
| 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                        |
| 800 Fifth Avenue SW                          | 1:1,700              | \$485.00                  | N/A                         | \$18.71                        |
| 840 Seventh Avenue SW                        | 1:1,191              | \$465.00                  | \$395.00                    | \$15.69                        |
| 926                                          | 1:1,504              | \$470.00                  | \$350.00                    | \$16.63                        |
| Alpine Building                              | 1:1,475              | \$450.00                  | N/A                         | N/A                            |
| Asia Pacific Centre                          | 1:1,750              | \$350.00                  | N/A                         | \$18.00                        |
| Aquitaine Tower                              | 1:2,800              | \$495.00                  | N/A                         | \$16.35                        |
| Bank of Montreal Historic Building           | No parking available | N/A                       | N/A                         | \$18.75                        |
| Bradie Building                              | 1:1,800              | N/A                       | \$350.00                    | \$16.25                        |
| Burns Building                               | No parking available | N/A                       | N/A                         | \$16.39                        |
| Calfrac                                      | No parking available | N/A                       | N/A                         | N/A                            |
| Centennial Building                          | 1:4,192              | N/A                       | \$400.00                    | \$14.75                        |
| Century Park Place                           | 1:1,800              | N/A                       | \$400.00                    | \$17.06                        |
| Edinburgh Place                              | 1:5,400              | N/A                       | \$350.00                    | \$12.28                        |
| Elveden Centre - Elveden House               | 1:2,500              | \$385.00                  | N/A                         | \$16.25                        |
| Elveden Centre - Guinness House              | 1:3,000              | \$385.00                  | N/A                         | \$16.25                        |
| Elveden Centre - Iveagh House                | 1:3,000              | \$385.00                  | N/A                         | \$16.25                        |
| First Street Plaza                           | 1:1,500              | \$495.00                  | N/A                         | N/A                            |
| Ford Tower                                   | 1:3,015              | \$450.00                  | N/A                         | \$16.55                        |
| Gateway Building                             | 1:1,110              | \$425.00                  | N/A                         | \$19.25                        |
| HSBC Bank Building                           | No parking available | N/A                       | N/A                         | \$17.00                        |
| Hudson's Block                               | No parking available | N/A                       | N/A                         | N/A                            |
| Joe Phillips Building                        | 1:1,260              | \$375.00                  | N/A                         | \$16.23                        |
| Lancaster Building                           | No parking available | N/A                       | N/A                         | \$27.13                        |
| Molson Bank Building                         | No parking available | N/A                       | N/A                         | \$23.93                        |
| Oddfellows Building                          | No parking available | N/A                       | N/A                         | \$17.50                        |
| Panarctic Plaza                              | 1:1,100              | \$365.00                  | N/A                         | \$15.50                        |
| Place 9-6                                    | 1:1,160              | \$425.00                  | N/A                         | \$15.69                        |
| Parallel Centre                              | 1:1,875              | \$390.00                  | N/A                         | \$15.90                        |
| Petex Building                               | 1:6,000              | N/A                       | \$425.00                    | \$11.46                        |
| Prospect Place                               | 1:6,000              | \$450.00                  | \$375.00                    | \$18.44                        |
| Rocky Mountain Plaza                         | 1:1,580              | \$550.00                  | \$400.00                    | \$18.38                        |
| Roslyn Building                              | 1:4,000              | \$450.00                  | \$350.00                    | \$15.11                        |
| Selkirk House                                | 1:4,000              | \$460.00                  | N/A                         | \$17.00                        |
| Shaw Building                                | 1:1,300              | \$525.00                  | N/A                         | \$17.63                        |
| Strategic Centre                             | No parking available | N/A                       | N/A                         | n/a                            |
| Telephone Building                           | 1:3,000              | N/A                       | \$450.00                    | \$17.15                        |
| Western Union Building                       | 1:6,100              | \$380.00                  | N/A                         | \$17.25                        |
| <b>Class "C" Parking and Operating Costs</b> |                      | <b>\$422.40</b>           | <b>\$385.91</b>             | <b>\$16.73</b>                 |

## Appendix J: Beltline Parking & Operating Costs, 2026

| BUILDING NAME                     | PARKING<br>RATIO     | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | LAST KNOWN<br>OP COSTS (\$/sf) |
|-----------------------------------|----------------------|---------------------------|-----------------------------|--------------------------------|
| 1015 Fourth Street SW             | 1:1,900              | \$375.00                  | N/A                         | \$17.23                        |
| 1122 Fourth Street SW             | 1:2,100              | \$380.00                  | N/A                         | \$17.98                        |
| 11th Avenue Place                 | 1:1,100              | \$375.00                  | \$325.00                    | \$21.02                        |
| 121 Tenth Avenue SE               | 1:833                | N/A                       | N/A                         | \$14.27                        |
| 1302 - 4 Street SW                | No parking available | N/A                       | N/A                         | n/a                            |
| 1313 - 10 Avenue SW               | 1:761                | N/A                       | N/A                         | N/A                            |
| 1400 - 1 Street SW                | No parking available | \$150.00                  | N/A                         | N/A                            |
| 1800 MISSAO                       | 1:1,370              | \$250.00                  | \$215.00                    | \$19.96                        |
| 1822 Tenth Avenue SW              | 1:500                | N/A                       | N/A                         | N/A                            |
| 1933 - 10 Avenue SW               | 1:1,000              | N/A                       | N/A                         | N/A                            |
| 305 Tenth Avenue SE               | 1:1,000              | N/A                       | N/A                         | N/A                            |
| 333 Eleventh Avenue SW            | 1:1,500              | \$390.00                  | N/A                         | \$20.16                        |
| 409 Tenth Avenue SE               | 1:895                | \$280.00                  | N/A                         | \$14.00                        |
| 5/5                               | 1:2,046              | \$395.00                  | N/A                         | \$21.03                        |
| 525 Eleventh Avenue SW            | 1:500                | \$350.00                  | N/A                         | \$15.55                        |
| 534                               | 1:681                | \$200.00                  | \$150.00                    | \$18.97                        |
| 601 Seventeenth Avenue SW         | 1:1,500              | N/A                       | N/A                         | \$25.61                        |
| 707 Tenth Avenue SW               | 1:511                | \$340.00                  | N/A                         | \$21.36                        |
| 902 Eleventh Avenue SW            | 1:3,500              | \$325.00                  | N/A                         | \$17.75                        |
| 999 Eighth Street SW              | 1:544                | \$325.00                  | N/A                         | \$18.24                        |
| ArriVa Village Podium             | 1:500                | \$250.00                  | \$150.00                    | \$20.83                        |
| Atrium on Eleventh                | 1:684                | \$300.00                  | N/A                         | \$16.37                        |
| Boss Building                     | 1:500                | \$120.00                  | N/A                         | \$14.41                        |
| Braemar Place                     | 1:680                | \$300.00                  | N/A                         | N/A                            |
| Bromley Square                    | 1:1,000              | \$220.00                  | N/A                         | N/A                            |
| Brownstone Offices                | 1:1,126              | \$325.00                  | N/A                         | \$16.73                        |
| CE Place                          | 1:2,255              | \$450.00                  | N/A                         | \$14.89                        |
| Calgary Board of Education Centre | 1:653                | \$245.00                  | N/A                         | \$18.13                        |
| Central Park Plaza                | 1:1,500              | \$360.00                  | \$300.00                    | \$17.44                        |
| Centre 10                         | 1:750                | \$550.00                  | \$350.00                    | \$15.06                        |
| Centre 15                         | 1:700                | \$295.00                  | N/A                         | \$18.85                        |
| Citadel West                      | 1:1,030              | \$350.00                  | \$250.00                    | \$17.65                        |
| Cornerblock Building              | 1:1,000              | N/A                       | \$250.00                    | \$19.40                        |
| Customs House                     | 1:600                | \$325.00                  | N/A                         | \$15.35                        |
| Demcor Building                   | 1:3,000              | \$325.00                  | N/A                         | \$15.67                        |
| Dorchester Square                 | 1:800                | \$225.00                  | N/A                         | \$17.41                        |
| Eleven Eleven Building            | 1:650                | N/A                       | N/A                         | N/A                            |
| First Seventeenth Place           | 1:1,000              | \$180.00                  | N/A                         | \$15.58                        |
| First West Professional Building  | 1:600                | N/A                       | N/A                         | N/A                            |
| Flamingo Block                    | 1:944                | \$275.00                  | N/A                         | \$13.09                        |
| Foundation Building               | 1:588                | \$325.00                  | \$300.00                    | \$16.41                        |
| Glenbow Building                  | 1:1,000              | \$250.00                  | N/A                         | \$17.64                        |
| Hanson Square                     | 1:591                | \$275.00                  | \$250.00                    | N/A                            |
| High Street House                 | 1:699                | \$220.00                  | N/A                         | \$18.74                        |
| Hotel Arts Office Building        | 1:500                | \$375.00                  | N/A                         | \$17.64                        |
| Iona Building                     | No parking available | N/A                       | N/A                         | N/A                            |
| Keynote R2                        |                      |                           |                             | \$15.01                        |
| Kipling Square                    | 1:3,673              | \$300.00                  | N/A                         | \$16.15                        |
| Louise Block                      | 1:300                | \$150.00                  | N/A                         | \$10.00                        |

## Appendix J: Beltline Parking & Operating Costs, 2026

| BUILDING NAME                               | PARKING<br>RATIO     | RESERVED<br>(\$/stall/mo) | UNRESERVED<br>(\$/stall/mo) | LAST KNOWN<br>OP COSTS (\$/sf) |
|---------------------------------------------|----------------------|---------------------------|-----------------------------|--------------------------------|
| MacCosham Place                             | 1:3,000              | \$250.00                  | N/A                         | N/A                            |
| MARK on 10th                                | 1:683                | N/A                       | \$300.00                    | \$19.68                        |
| MEG Place                                   | 1:1,200              | \$300.00                  | N/A                         | \$14.39                        |
| Mount Royal Block                           | 1:600                | \$225.00                  | N/A                         | \$19.73                        |
| Mount Royal Place                           | 1:1,055              | \$285.00                  | N/A                         | \$17.91                        |
| Mount Royal Village                         | 1:500                | N/A                       | \$275.00                    | \$24.12                        |
| M-TECH Building                             | 1:1,500              | \$320.00                  | \$280.00                    | \$16.30                        |
| National Block                              | 1:1,000              | \$275.00                  | N/A                         | N/A                            |
| Nine One Nine                               | 1:858                | \$300.00                  | N/A                         | \$18.82                        |
| Nine Zero Nine                              | 1:1,370              | \$300.00                  | N/A                         | \$19.26                        |
| Notre Dame Place                            | 1:700                | \$200.00                  | N/A                         | \$16.87                        |
| Palliser South                              | 1:1,500              | \$450.00                  | \$385.00                    | \$19.94                        |
| Parkside Place                              | 1:750                | N/A                       | \$350.00                    | \$21.64                        |
| Petro West Plaza                            | 1:594                | \$305.00                  | \$250.00                    | \$17.05                        |
| Pilkington Building                         | 1:1,200              | \$250.00                  | N/A                         | \$16.48                        |
| Red Cross Building                          | 1:509                | N/A                       | N/A                         | N/A                            |
| Ribtor Building - East                      | 1:1,500              | \$250.00                  | N/A                         | \$15.14                        |
| Ribtor Building - West                      | 1:1,500              | \$250.00                  | N/A                         | \$13.87                        |
| Roberts Block                               | N/A                  | N/A                       | \$400.00                    | \$18.83                        |
| Rockwood Square                             | 1:600                | \$175.00                  | N/A                         | \$15.90                        |
| Sherwin Block                               | No parking available | N/A                       | N/A                         | \$17.60                        |
| Stampede Station, Phase I                   | 1:615                | \$350.00                  | \$295.00                    | \$21.22                        |
| Sunrise Square                              | 1:600                | \$300.00                  | N/A                         | \$15.01                        |
| Ten Eleven First                            | 1:2,000              | \$300.00                  | N/A                         | \$18.92                        |
| Tenth Avenue Building                       | 1:777                | N/A                       | N/A                         | N/A                            |
| The Biscuit Block                           | 1:1,680              | \$260.00                  | \$250.00                    | \$18.73                        |
| The Coooperblok                             | 1:942                | \$425.00                  | \$300.00                    | \$17.81                        |
| The Courtyard                               | 1:422                | N/A                       | N/A                         | N/A                            |
| The District at Beltline - Building A       | 1:1,800              | \$425.00                  | \$395.00                    | \$20.96                        |
| The District at Beltline - Building B       | 1:1,000              | \$425.00                  | \$395.00                    | \$19.47                        |
| The District at Beltline - Building C       | 1:1,800              | \$425.00                  | \$395.00                    | \$18.41                        |
| The Kahanoff Centre                         | 1:1,750              | N/A                       | N/A                         | \$10.59                        |
| The Lorraine Building                       | N/A                  | \$300.00                  | N/A                         | \$14.46                        |
| TransAlta Place                             | 1:766                | \$500.00                  | \$380.00                    | \$18.85                        |
| Versus                                      | 1:1,300              | \$275.00                  | N/A                         | \$14.18                        |
| Victoria Square                             | 1:570                | \$300.00                  | N/A                         | \$15.20                        |
| Vintage - East Tower                        | 1:1,100              | \$400.00                  | N/A                         | \$17.03                        |
| Vintage - West Tower                        | 1:1,000              | \$400.00                  | N/A                         | \$17.03                        |
| <b>Beltline Parking and Operating Costs</b> |                      | <b>\$308.26</b>           | <b>\$299.58</b>             | <b>\$17.47</b>                 |



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