



# Q2 2021 Point of View

## Downtown Office Market





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### CNOOC Petroleum Renews in The Bow

CNOOC recently renewed their sublease from Cenovus in the The Bow tower. However, they only renewed 180,000 sf, down from their initial 290,000 sf. This transaction is part of a trend of companies reducing the amount of space they commit to going forward. Considerations such as work-from-home policies or corporate re-organization due to merger and acquisition could add to the already soaring vacancy in the downtown core.



# Market Overview

## Downtown Office Market

In Q2, Calgary's downtown core experienced yet another large quarter of negative absorption, to the tune of -386,549 square feet. Year to date puts downtown at -1.28MM square feet, which is already in excess of the negative absorption experienced throughout all of 2020. Vacancy for the overall market has increased to yet another record high of 31.32% - which is a trend we expect to continue.

While the world is opening up, combined with increases in commodity prices and companies planning their return to work initiatives, transaction volume has substantially increased (not a surprise given COVID acted as a huge impediment on corporate real estate decisions). For high quality, smaller premises in good buildings, we are starting to see space move quickly and even the potential for multiple offer situations. That said, the increased transaction volume is being countered by large negative absorption, which seems counter intuitive. The explanation for how we can have increasing vacancy and increasing transaction volume

is fairly straight forward when you look at the facts, being:

### Consolidation in the Energy Sector

M&A has been active, which leads to an eventual fall out on the real estate front. Let's use the following example to elaborate on this: Company XYZ has purchased two equal sized companies in the last number of years. Each of those companies had real estate obligations, which in aggregate with Company XYZ's headquarters totals 300,000 square feet. The acquiring company has been able to house all the combined entities' employees in their main HQ and has, or is trying, to sublet the excess space that came with the acquisitions. Company XYZ has a lease expiring in two years, and as such, is entering into a new transaction for a total of 140,000 square feet. The net result of this is two less companies and 160,000 square feet of excess real estate, that will go back to the respective landlords once the leases, or subleases expire and consequently, yield negative absorption. Take this recipe and

Downtown Supply

43,896,163 sf



Downtown Vacancy

31.32%



Q2 2021 Downtown  
Absorption

-386,549 sf

## Calgary Downtown Notable Transactions

Tenant	Building	Area (sf)	Type
CNOOC Petroleum	The Bow	180,000	Sublease
IPC Canada	215 Ninth Avenue SW	32,000	Sublease
Regus	Telus Sky	26,200	Sublease
Whitecap Resources	Eighth Avenue Place - East	24,300	Sublease
Orphan Well Association	Livingston Place - South	20,000	Sublease
True North Mortgage	Bow Valley Square II	14,000	Headlease
Clearstream Energy	Bow Valley Square II	14,000	Headlease
LOS Canada	The Ampersand - West	13,000	Headlease
Hallman Group	Chevron Plaza	12,200	Headlease

multiply it ten fold (the volume of companies purchasing over last number of years) and suddenly there is a steady drip of large blocks of real inventory coming back into the system. This trend will continue as long as M&A continues;

### **Downsizing**

Whether it's companies who are becoming leaner, or those who are adopting a partial work from home policy, many companies are, or will be decreasing their real estate footprints when the opportunity arises. Whether this is a modest 10%, or up to 50%, the movement is and will continue to have an impact on the market and also provide a stream of vacancy not previously anticipated by the industry. An example of this is CNOOC, who recently extended their sublease in The Bow and decreased their obligation from 290,000 square feet to 180,000 square feet;

### **Concentration of Activity**

Although there have only been a few major transactions occurring in the Class AA segment, the majority of market activity has been concentrated in the smaller size range (6,000 square feet or less). Many of these companies were nimble through COVID, either letting their leases expire, or doing a 6-12 month renewal for their existing space with the thought they will relocate to more suitable space when there is more clarity. This bottleneck of activity is working its way through the system, and although it increases the amount of transactions completed, it does not come close to matching the space coming back to market from consolidation and downsizing of much larger entities.

While the city's downtown revitalization plan, conversions of office buildings to alternate uses, growth of the technology sector, and a return of tepid optimism are all

promising, the hole Calgary has dug itself is deep and we are still tunneling. The technology sector is increasing in vibrancy and size, however, is still not at a scale to provide any meaningful offset to the negative absorption in the market from energy companies. That said, technology companies are concentrating their offices in a handful of buildings that have undergone retrofits and upgrades, and the sector is certainly contributing to lower vacancy for select landlords.

With almost 14MM square feet (for context, this amount of area is equal to The Bow, eight times over) now available in the downtown core one would hope we are really close to bottom. We likely are, with the exception of two possible events:

1. A large space occupier entering into a transaction for a new development in the downtown core (although this may be hard to believe with the amount of vacancy tenants who are 300,000 – 400,000 square feet or larger have very limited choice for a relocation and there are some large tenants in dated buildings that could be due for a refresh); and
2. Larger M&A transactions occurring (in the energy or infrastructure industries), which results in a glut of unforeseen sublease vacancy when the entity combines. Recall that the Husky Cenovus transaction has dumped ~700,000 square feet of additional space into the market.

The reality of the first scenario happening is relatively low, but not out of the question. However, the second scenario is a definite possibility now that commodity prices are more level, which may help bridge the gap between buyers and sellers and result in increased transaction volume.



## Q2 2021 Vacancy Summary, Calgary

### Downtown Office Market

BUILDING CLASS	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
AA	16,390,873	1,185,162 7.23%	1,875,883 11.44%	3,061,045 18.68%
A	17,253,545	4,974,622 28.83%	1,458,893 8.46%	6,433,515 37.29%
<b>AA/A</b>	<b>33,644,418</b>	<b>6,159,784 18.31%</b>	<b>3,334,776 9.91%</b>	<b>9,494,560 28.22%</b>
B	7,668,844	3,196,863 41.69%	191,246 2.49%	3,388,109 44.18%
C	2,582,901	826,411 32.00%	40,519 1.57%	866,930 33.56%
<b>Total Downtown</b>	<b>43,896,163</b>	<b>10,183,058 23.20%</b>	<b>3,566,541 8.12%</b>	<b>13,749,599 31.32%</b>

### Beltline & Fringe Office Markets

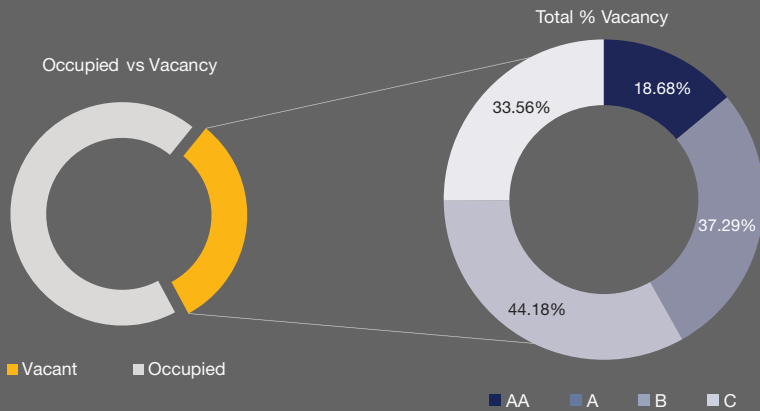
MARKET	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
Beltline	6,813,089	1,351,458 19.84%	316,725 4.65%	1,668,183 24.48%
Kensington	606,380	87,241 14.39%	11,188 1.85%	98,429 16.23%
Inglewood	464,066	13,838 2.98%	15,637 3.37%	29,475 6.35%
Mission	937,532	152,944 16.31%	8,260 0.88%	161,204 17.19%
<b>Total Beltline &amp; Fringe Area</b>	<b>8,821,067</b>	<b>1,605,481 18.20%</b>	<b>351,810 3.99%</b>	<b>1,957,291 22.19%</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
FIRST Tower	A	3-14	339,840	Headlease
Devon Tower	AA	20-32	258,134	Sublease
707 Fifth	AA	6-15	218,253	Headlease
The Ampersand - East Tower	A	9-20	201,013	Headlease
Bankers Hall - West Tower	AA	25-32	164,392	Sublease
Canadian Centre	B	2-11	136,190	Headlease
Stephen Avenue Place	A	32-40	123,941	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
Fifth & Fifth	A	3-9	113,250	Headlease
Fifth Avenue Place - West Tower	A	23-27	109,281	Headlease
Brookfield Place Calgary - East Tower	AA	5-8	105,487	Headlease
Shell Centre	A	29-33	101,267	Headlease
FIRST Tower	A	24-27	95,230	Headlease
333 Fifth Avenue SW	A	6-11	89,514	Headlease

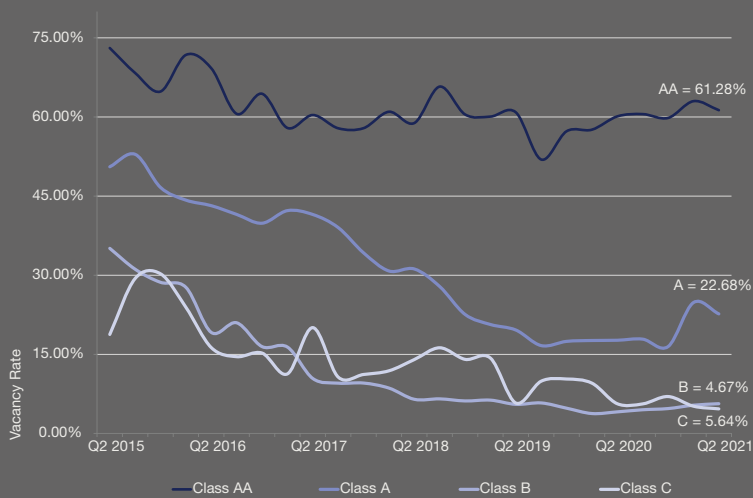
## Large Blocks of Contiguous Space - Beltline

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
Beltline Block, Tower II (formerly TransAlta Place II)	B	1-6	189,000	Upcoming
Citadel West LP	B	3-7	58,983	Sublease
Beltline Block, Tower I (formerly TransAlta Place I)	B	5-8	52,960	Upcoming
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
Calgary Board of Education Centre	A	9-10	45,546	Sublease



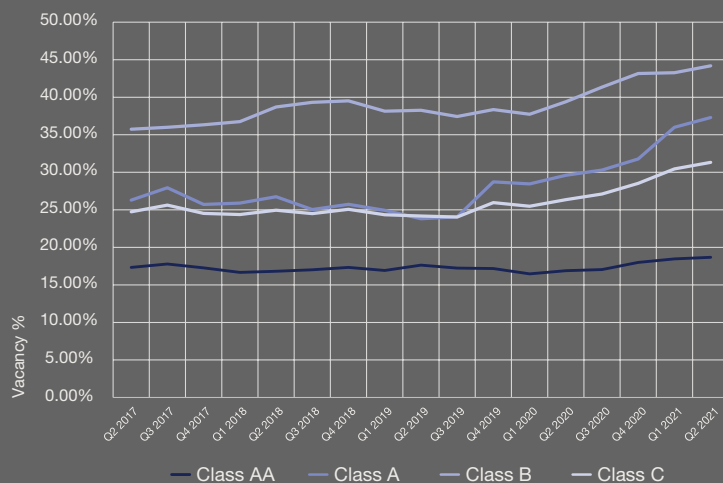
### Current Downtown Vacancy

Overall vacancy in Q2 has risen to 31.32%. Additional available space came to market mainly in the Class A and C sectors.



### Sublease Vacancy Index

The amount of sublease space available has fallen slightly in the second quarter. However, this did not translate in a reduction of overall vacancy as an increase in headlease vacancy more than offset the amount of sublease space being absorbed.



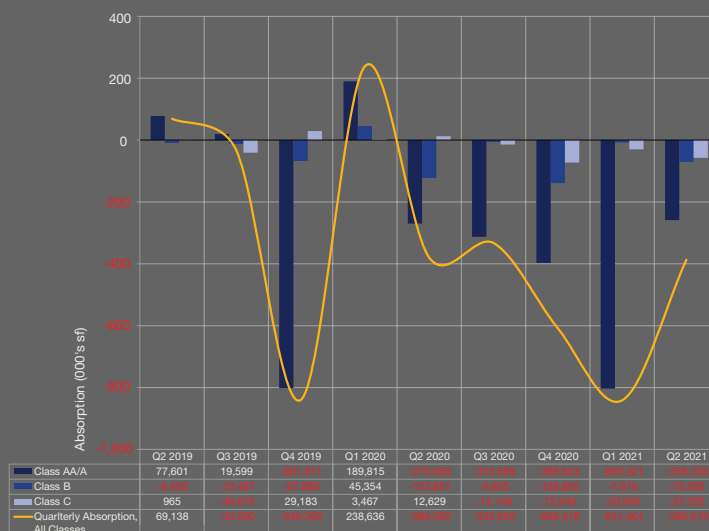
### Comparative Vacancy

Vacancy continues to rise across all classes; we anticipate that this will persist until the end of the year.



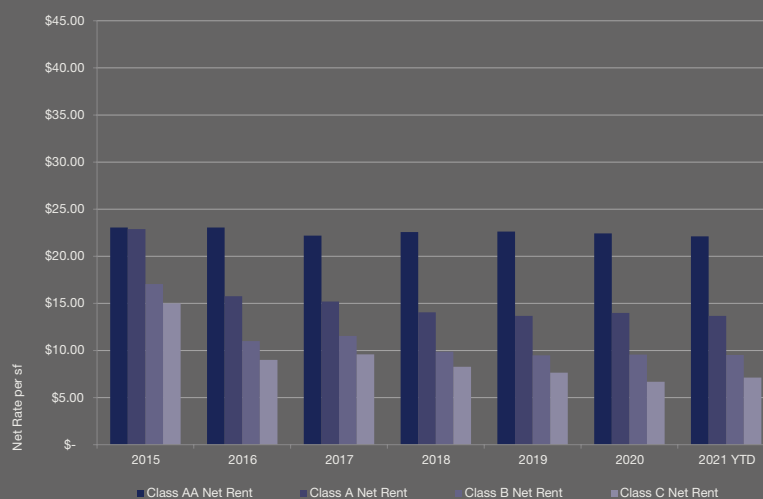
## Historical Downtown Absorption

Q2 continues the trend of negative absorption. With almost 400k sf of space coming back to the market, we are already at 1.2 million sf of negative absorption for the year. We expect that this trend will continue until year-end.



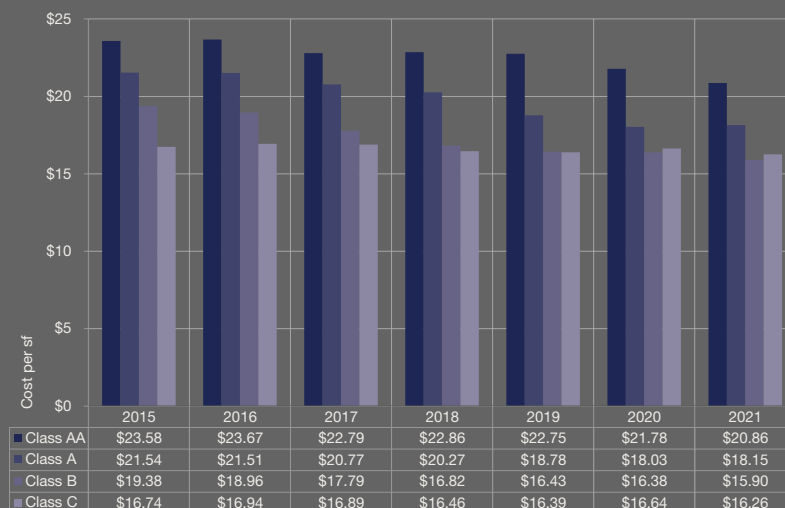
## Asking Net Rental Rates

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%	99,978	12.33%
Centennial Place - West	443,870	23,000	61,851	13.93%	-	0.00%
Devon Tower	806,191	19,519	84,062	10.43%	286,172	35.50%
Eau Claire Tower	615,000	27,500	-	0.00%	63,175	10.27%
Eighth Avenue Place - East	1,070,000	23,500	7,183	0.67%	214,146	20.01%
Eighth Avenue Place - West	841,000	23,500	-	0.00%	49,636	5.90%
Jamieson Place	860,000	23,875	35,455	4.12%	9,861	1.15%
Livingston Place - South	435,364	22,936	72,719	16.70%	78,969	18.14%
Livingston Place - West	420,345	20,230	45,512	10.83%	117,037	27.84%
Suncor Energy Centre - East	585,630	20,000	206,872	35.32%	-	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	145,222	33.77%	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>1,185,162</b>	<b>7.23%</b>	<b>1,875,883</b>	<b>11.44%</b>
<b>Total Class AA Vacancy</b>					<b>3,061,045</b>	<b>18.68%</b>

## Appendix B: Class A Downtown Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
240FOURTH	647,818	24,000	199,151	30.74%	36,756	5.67%
333 Fifth Avenue SW	241,457	15,600	129,060	53.45%	-	0.00%
635 Eighth Avenue SW	274,001	12,085	98,597	35.98%	-	0.00%
801 Seventh	601,000	18,200	597,056	99.34%	-	0.00%
AMEC Place	409,460	15,900	98,793	24.13%	5,000	1.22%
Bow Valley Square I	134,818	9,662	39,832	29.55%	2,239	1.66%
Bow Valley Square II	504,900	13,599	143,453	28.41%	-	0.00%
Bow Valley Square III	337,230	11,522	73,521	21.80%	5,596	1.66%
Bow Valley Square IV	414,616	11,522	23,571	5.69%	1,569	0.38%
Calgary Place I	285,077	11,350	52,119	18.28%	12,626	4.43%
Calgary Place II	217,113	11,350	61,373	28.27%	24,969	11.50%
Centrium Place	225,979	17,000	-	0.00%	-	0.00%
Chevron Plaza	267,000	12,109	12,262	4.59%	-	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%
Fifth & Fifth	519,046	17,000	285,328	54.97%	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	145,278	28.05%	47,894	9.25%
FIRST TOWER	709,977	26,000	528,520	74.44%	-	0.00%
Gulf Canada Square	1,124,358	47,000	144,712	12.87%	189,174	16.83%
Home Oil Tower	388,620	14,393	76,065	19.57%	2,034	0.52%
Intact Place - East Tower	217,500	13,600	98,491	45.28%	-	0.00%
Intact Place - West Tower	217,500	13,600	97,712	44.93%	-	0.00%
Le Germain Office Tower	85,000	9,000	2,614	3.08%	-	0.00%
Millennium Tower	415,418	20,100	42,612	10.26%	12,701	3.06%
Penn West Plaza - East	229,000	26,400	63,618	27.78%	-	0.00%
Penn West Plaza - West	394,324	19,716	56,100	14.23%	33,434	8.48%
Plains Midstream Plaza	242,334	20,387	5,716	2.36%	-	0.00%
Royal Bank Building	318,491	12,208	32,547	10.22%	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	192,381	40.66%	56,847	12.02%
Stock Exchange Tower	387,000	13,500	207,769	53.69%	13,744	3.55%
The Ampersand - East Tower	410,699	15,050	234,081	57.00%	4,177	1.02%
The Ampersand - North Tower	307,379	11,470	60,460	19.67%	20,703	6.74%
The Ampersand - West Tower	312,186	11,520	69,445	22.24%	-	0.00%
The Edison	384,000	15,504	176,444	45.95%	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%	180,455	45.74%
<b>Total 43 Buildings</b>	<b>17,253,545</b>		<b>4,974,622</b>	<b>28.83%</b>	<b>1,458,893</b>	<b>8.46%</b>
<b>Total Class A Vacancy</b>					<b>6,433,515</b>	<b>37.29%</b>
<b>Subtotal Class AA/A Vacancy</b>	<b>33,644,418</b>		<b>6,159,784</b>	<b>18.31%</b>	<b>3,334,766</b>	<b>9.91%</b>
<b>Total Class AA/A Vacancy</b>					<b>9,494,560</b>	<b>28.22%</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	54,050	32.84%	-	0.00%
444 Seventh	250,000	27,000	66,507	26.60%	-	0.00%
505 Third Street SW	142,141	8,100	43,434	30.56%	8,251	5.80%
520 Fifth Avenue SW	195,127	8,037	83,082	42.58%	-	0.00%
606 Fourth	123,000	9,495	34,852	28.33%	-	0.00%
639 Fifth Avenue SW	280,425	12,000	56,085	20.00%	7,370	2.63%
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	133,457	33.40%	10,191	2.55%
736 Sixth Avenue SW	194,384	9,510	60,060	30.90%	-	0.00%
800 Fifth Avenue SW	238,000	12,177	176,618	74.21%	-	0.00%
Altius Centre	305,000	11,200	110,798	36.33%	11,664	3.82%
Aquitaine Tower	246,752	13,500	174,080	70.55%	-	0.00%
Atrium I	102,750	14,360	78,218	76.12%	-	0.00%
Atrium II	103,026	14,560	31,478	30.55%	11,197	10.87%
Calgary House	158,873	15,776	29,467	18.55%	44,724	28.15%
Canada Place	196,768	11,485	52,596	26.73%	3,115	1.58%
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	71,208	52.10%	-	0.00%
Elveden Centre - Elveden House	172,081	7,800	40,572	23.58%	-	0.00%
Elveden Centre - Guinness House	128,511	10,900	78,772	61.30%	4,300	3.35%
Elveden Centre - Iveagh House	147,163	10,868	20,700	14.07%	-	0.00%
Five Ten Fifth	103,989	6,123	62,052	59.67%	-	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	88,724	41.25%	-	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	85,705	23.48%	-	0.00%
Panarctic Plaza	139,636	12,330	145,285	104.05%	-	0.00%
Place 800	201,717	11,400	118,998	58.99%	-	0.00%
Place 9-6	157,071	15,360	42,964	27.35%	-	0.00%
Plaza 1000	158,295	16,576	28,500	18.00%	-	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%	22,914	10.04%
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>3,196,863</b>	<b>41.69%</b>	<b>191,246</b>	<b>2.49%</b>
<b>Total Class B Vacancy</b>					<b>3,388,109</b>	<b>44.18%</b>

## Appendix D: Class C Downtown Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
744	49,591	4,610	25,033	50.48%	-	0.00%
926	85,359	8,805	6,232	7.30%	6,000	7.03%
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	19,478	45.55%	-	0.00%
840 Seventh Avenue SW	257,540	14,400	141,904	55.10%	-	0.00%
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	6,060	6.56%	5,035	5.45%
Burns Building	71,636	11,650	7,101	9.91%	-	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	26,264	34.71%	-	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%	-	0.00%
Lancaster Building	55,114	8,324	9,212	16.71%	482	0.87%
Molson Bank Building	7,409	3,700	-	0.00%	-	0.00%
Northland Building	145,457	10,300	75,112	51.64%	-	0.00%
Oddfellows Building	34,242	8,469	-	0.00%	-	0.00%
Parallel Centre	81,145	11,969	42,107	51.89%	-	0.00%
Petex Building	112,471	11,376	33,966	30.20%	7,016	6.24%
Petro-Fina Building	162,335	16,791	50,595	31.17%	-	0.00%
Prospect Place	101,000	18,000	69,995	69.30%	-	0.00%
Shaw Building	45,638	8,000	10,511	23.03%	-	0.00%
Strategic Centre	58,817	7,700	7,980	13.57%	-	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>826,411</b>	<b>32.00%</b>	<b>40,519</b>	<b>1.57%</b>
<b>Total Class C Vacancy</b>					<b>866,930</b>	<b>33.56%</b>



## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
333	200,058	14,702	59,570	29.78%	4,400	2.20%
534	24,965	6,000	11,339	45.42%	-	0.00%
1800	30,383	15,191	-	0.00%	-	0.00%
44321	98,284	10,071	14,895	15.16%	8,323	8.47%
1015 Fourth Street SW	123,792	9,950	40,389	32.63%	-	0.00%
1122 FOURTH	125,814	10,534	24,617	19.57%	5,125	4.07%
11th Avenue Place	200,000	20,000	35,381	17.69%	27,979	13.99%
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%
525 Eleventh Avenue	42,684	8,900	17,144	40.16%	-	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	42,779	100.35%	-	0.00%
999 Eighth Street SW	113,828	16,261	24,102	21.17%	-	0.00%
ArriVa Village Podium	54,000	18,000	8,394	15.54%	-	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%
Beltline Block - Tower 2	184,274	30,712	-	0.00%	-	0.00%
Beltline Block - Tower 1	150,488	13,700	-	0.00%	25,053	16.65%
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	14,581	32.90%	-	0.00%
Calgary Board of Education Centre	228,360	22,836	-	0.00%	45,546	19.94%
CE Place	140,213	11,000	54,559	38.91%	11,426	8.15%
Central Park Plaza	120,670	9,500	48,830	40.47%	9,859	8.17%
Centre 10	335,000	36,000	23,014	6.87%	-	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	58,134	45.23%	-	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	8,734	35.80%	-	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	10,857	13.12%	-	0.00%

## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
Iona Building	38,000	9,500	-	0.00%	-	0.00%
Joffre Place	104,241	18,630	25,988	24.93%	11,669	11.19%
Keynote R2	14,883	5,700	1,618	10.87%	-	0.00%
Keynote, Tower One	294,000	21,000	68,518	23.31%	12,101	4.12%
Kipling Square	45,079	10,000	13,709	30.41%	-	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	7,135	65.33%	-	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	30,033	53.00%	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	17,610	50.79%	-	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	13,561	27.12%	-	0.00%
Roberts Block	22,035	10,000	11,267	51.13%	1,241	5.63%
Rockwood Square	23,545	5,916	7,155	30.39%	-	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%	3,054	1.88%
Sunrise Square	57,567	14,200	18,585	32.28%	-	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 Blok	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%	6,808	5.02%
The District At Beltline - Building C	108,000	18,191	19,770	18.31%	-	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%
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	10,051	12.27%	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>1,351,458</b>	<b>19.84%</b>	<b>316,725</b>	<b>4.65%</b>
<b>Total Beltline Vacancy</b>					<b>1,668,183</b>	<b>24.48%</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	20,472	41.64%	-	0.00%
Hillhurst Building	61,000	15,500	23,965	39.29%	-	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	6,391	8.35%	-	0.00%
Kensington Place	48,500	9,244	-	0.00%	-	0.00%
Kensington Professional Centre	45,172	10,600	2,012	4.45%	-	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%	-	0.00%
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>87,241</b>	<b>14.39%</b>	<b>11,188</b>	<b>1.85%</b>
<b>Total Kensington Vacancy</b>					<b>98,429</b>	<b>16.23%</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	4,626	14.94%	-	0.00%
<b>Total 10 Buildings</b>	<b>464,066</b>		<b>13,838</b>	<b>2.98%</b>	<b>15,637</b>	<b>3.37%</b>
<b>Total Inglewood Vacancy</b>					<b>29,475</b>	<b>6.35%</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	9,343	8.12%	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	25,894	33.96%	-	0.00%
Mission Commercial Centre	53,307	21,000	-	0.00%	-	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>152,944</b>	<b>16.31%</b>	<b>8,260</b>	<b>0.88%</b>
<b>Total Mission Vacancy</b>					<b>161,204</b>	<b>17.19%</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	RESERVED	UNRESERVED	2021 OP COSTS
	RATIO	(\$/stall/mo)	(\$/stall/mo)	(\$/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 Coooperblok	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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