

A photograph of a modern office lobby. The space is bright and airy, featuring large windows on the right side that offer a view of the city. The ceiling is high and white, with recessed lighting. In the foreground, there are several modern armchairs in orange, black, and red. A large indoor plant with broad green leaves stands prominently in the center. The floor is polished and reflects the light from the windows.

# Q2 2020 Point of View

## Downtown Office Market

An Insight into the Calgary Office Market

cresa



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# Market Overview

## Downtown Office Market

"If plan A doesn't work, the alphabet has 25 more letters — 204 if you're in Japan."

— Claire Cook

Ironically, Calgary's real estate market, when looking strictly at the numbers, had an almost forgettable second quarter. Instead of seeing the typical market fluctuations produced by the volume of tenants and landlords transacting on new leases, nearly all businesses have pressed the pause button, along with the rest of the world, while we sort out what to make of the first global pandemic in a century. Instead of discussing revenue forecasts, growth projections, and vacancy rates, we zeroed in on case counts, rent relief, staff reductions, office safety and corporate policies on working from home.

To hit on the numbers quickly in the second quarter, downtown Calgary saw negative 380,082 square feet of absorption. This was not a surprise and was comprised of corporate failures (handing space back to landlords) and additional sublease supply from struggling companies, but more so large blocks from international and American based companies continuing their exodus from Calgary. Class AA vacancy sits at 16.90%, Class A 26.90%, Class B 39.39% and Class C 26.82%. With the exception of the AA market, the rest of the building classes are at, or near, all-time highs.

All of that said, never before has the vacancy rate been so unrelated to the actual amount of office space being used. Typically featured

as the second highest cost for a company after salaries, the monthly rent for office space demanded a spotlight as corporate executives digitally discussed the sudden and drastic disparity between the price and value of their usual place of work.

As we collectively respond to the financial and operational collateral damage caused by the pandemic, two real estate questions persistently echoed: how do we reduce our rent costs immediately? And in what ways will this change how we use office space - perhaps forever?

The first and most urgent was answered in many ways. The government quickly announced a rent relief program for small businesses who had lost substantial revenue. It was intentionally limited in scope and applicability; the requirements were strict and the vast majority of companies did not qualify. Landlords, mortgage holders, and lenders filled in some gaps, although they, too, were somewhat bound. Where tenants risked defaulting on their lease obligations, landlords often provided a small restructure to "kick the can down the road" in hopes of a better future landscape. In reality, most office and industrial tenants continue to weather the uncertainty, armed with the grit, tenacity, and creative problem-solving skills we have all collectively honed over the last five turbulent years.



Downtown Supply

43,877,044 sf



Downtown Vacancy

26.35%



Q2 2020 Downtown  
Absorption

-380,082 sf

The second question will be discussed at length for years to follow. Many companies have transitioned relatively smoothly to some form of a work from home strategy, with offices remaining largely empty in the downtown core. True occupancy has decreased dramatically in the last quarter, but most staff and management look forward to returning to the office when appropriate, which is very much dependent on each corporation's risk tolerance levels and required office preparation. Zoom calls, distracting family members, and technological inefficiencies have contributed to the status quo losing its luster. Simply put, many of us want to get out of the house and back into the office. While the numbers will tell the story over time, anecdotally, the question is not if we need office space, it's how will we use it? It stands to reason that we will tend to focus more on safe and efficient work and collaboration areas and less on density. With potentially less density balanced against more flexible work styles, we will see how that impacts space requirements long term. Currently, most companies can shave anywhere from 10-30% of their rentable area by adopting a partial, or for select employees, a permanent work from home strategy, as they become more flexible with the 'where' and 'when' of how their staff work, and more on the quality of the work environment and team synergies. If we are going

to spread out, then we are going to value the quality of the interactions we do have that much more.

The long lasting, substantial impacts of the pandemic have yet to be felt in the Calgary office market as we appear to only be on the first chapter of the COVID novel and the impacts will likely not be unique to our market. A second wave, third wave, or simply put just one large, continuous wave have tossed any vacancy predictions out the window, and our province will be keeping a close eye on our neighbors to the south and international precedents, along with the commodity and capital markets, for a bounce-back as the barometer for economic optimism. With Calgary's downtown real estate market lagging 6-12 months behind both oil prices and corporate forecasting, we can expect to see the full impacts of the pandemic through the remainder of the year and well into 2021.

Diversification will only increase over the same time period. Calgary has a budding tech community that continues to gain momentum, and a more 'virtual' work environment along with a desire to modernize existing business processes will only shine a brighter spotlight on local tech talent. This will benefit not only Calgarians looking for new work but may also provide a beacon of hope for landlords looking for new tenancies to keep vacancy at bay.



### How will Back to Work policies affect real estate strategies going forward?

Companies will need to consider how to implement best practices to ensure the health and safety of their employees as they slowly make their way back to the office. More emphasis will need to be placed on how to physically spread out people and what ratio of staff will be able to productively work from home on a long-term basis?

## Q2 2020 Vacancy Summary, Calgary

### Downtown Office Market

BUILDING CLASS	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
AA	16,390,873	1,104,759 6.74%	1,664,778 10.16%	2,769,537 16.90%
A	17,472,426	4,257,697 24.37%	914,501 5.23%	5,172,198 29.60%
<b>AA/A</b>	<b>33,863,299</b>	<b>5,362,456 15.84%</b>	<b>2,579,279 7.62%</b>	<b>7,941,735 23.45%</b>
B	7,430,844	2,807,100 37.78%	119,878 1.61%	2,926,978 39.39%
C	2,582,901	653,695 25.31%	39,091 1.51%	692,786 26.82%
<b>Total Downtown</b>	<b>43,877,044</b>	<b>8,823,251 20.11%</b>	<b>2,738,248 6.24%</b>	<b>11,561,499 26.35%</b>

### Beltline & Fringe Office Markets

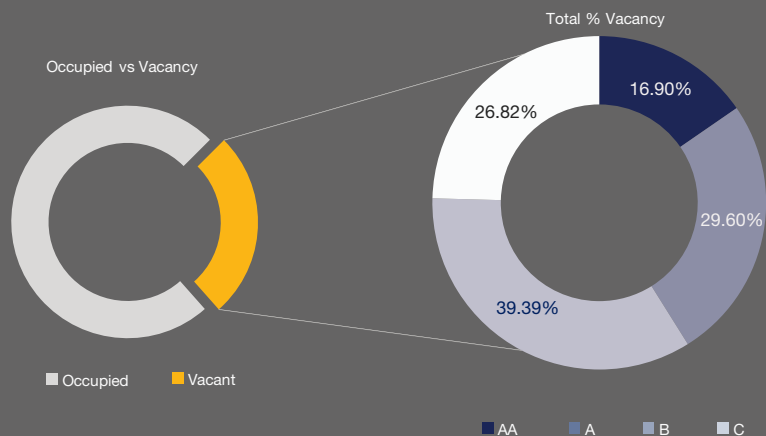
MARKET	TOTAL INVENTORY (sf)	HEADLEASE (sf) (%)	SUBLEASE (sf) (%)	TOTAL (sf) (%)
Beltline	6,813,089	1,221,062 17.92%	218,423 3.21%	1,439,485 21.13%
Kensington	606,380	73,595 12.14%	13,864 2.29%	87,459 14.42%
Inglewood	464,066	17,526 3.78%	30,630 6.60%	48,156 10.38%
Mission	937,532	135,338 14.44%	0 0.00%	135,338 14.44%
<b>Total Beltline &amp; Fringe Area</b>	<b>8,821,067</b>	<b>1,447,521 16.41%</b>	<b>262,917 2.98%</b>	<b>1,710,438 19.39%</b>

## Large Blocks of Contiguous Space - Downtown

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
801 Seventh	A	4-36	597,056	Headlease
The Bow	AA	5-12	283,830	Sublease
FIRST TOWER	A	8-17	258,511	Headlease
Devon Tower	AA	20-32	258,134	Sublease
707 Fifth	AA	6-15	218,253	Headlease
Bankers Hall - West Tower	AA	25-32	164,392	Sublease
TELUS Sky	AA	11-19	159,278	Headlease
Stephen Avenue Place	A	31-40	133,044	Headlease
Lavalin Centre	B	2-10	119,366	Headlease
Brookfield Place Calgary - East Tower	AA	5-8	105,487	Headlease
Shell Centre	A	29-33	101,267	Headlease
Gulf Canada Square	A	17-18	96,802	Sublease
707 Fifth	AA	16-19	88,868	Sublease
Suncor Energy Centre - East	AA	25-28	86,425	Headlease
Sun Life Plaza III - East Tower	A	14-18	83,892	Headlease
Fifth & Fifth	A	14-18	83,164	Headlease
Western Canadian Place - South Tower	A	16-21	82,059	Sublease
Gulf Canada Square	A	4	80,758	Headlease
The Bow	AA	30 - 31	80,303	Sublease

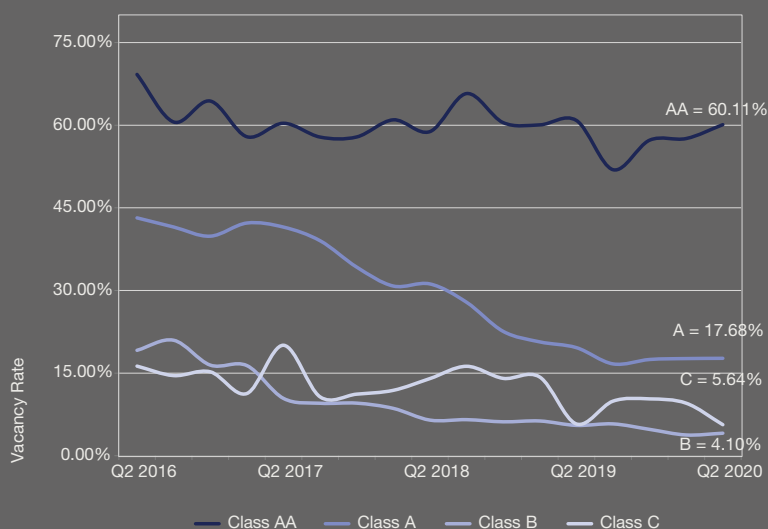
## Large Blocks of Contiguous Space - Beltline

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
TransAlta Place II	B	1-6	189,000	Upcoming
Citadel West LP	B	1-7	78,315	Sublease
The District At Beltline - Building C	A	3-6	50,115	Headlease
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
902 Eleventh Avenue SW	B	1-3	42,631	Headlease



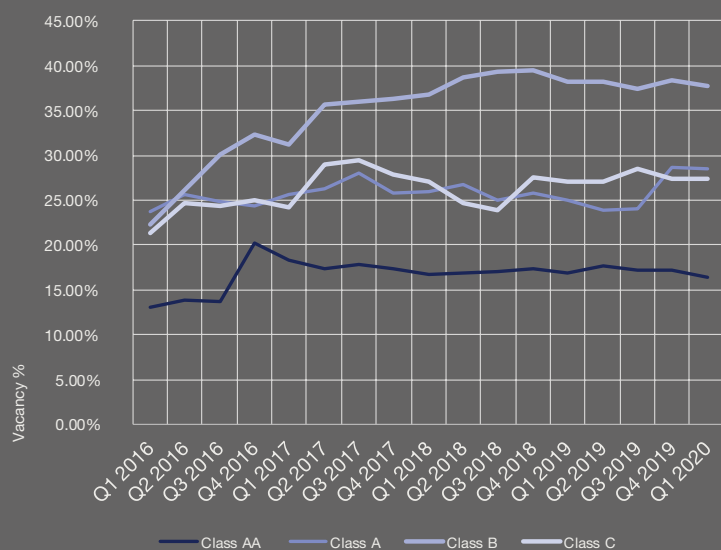
### Current Downtown Vacancy

Overall vacancy has risen to 26.36%. Class A and B accounted for most of the vacancy coming back to the market this quarter.



### Sublease Vacancy Index

The second quarter saw a slight increase in sublease space for all classes with the exception of Class C. This may mark the beginning of an increase in sublease space coming available as companies respond to worsening economic conditions in Calgary.



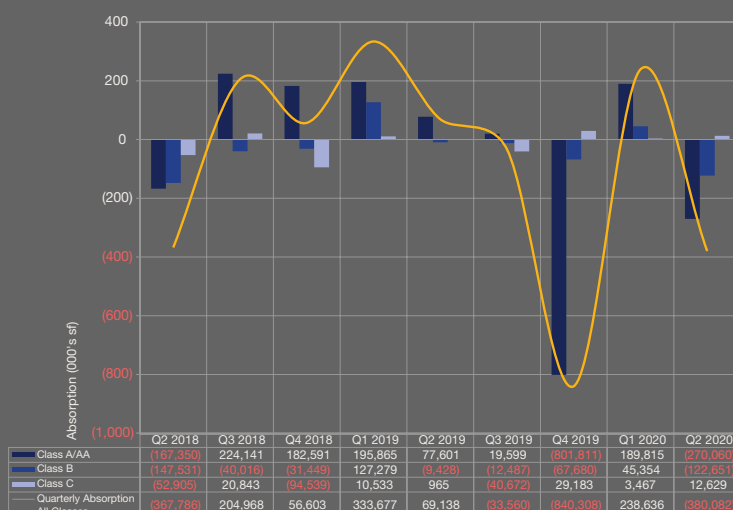
### Comparative Vacancy

No material changes to vacancy has happened since 2017. We expect this to continue for the next quarter or two or until the downtown real estate market begins to respond to current economic conditions and fall out from the pandemic.



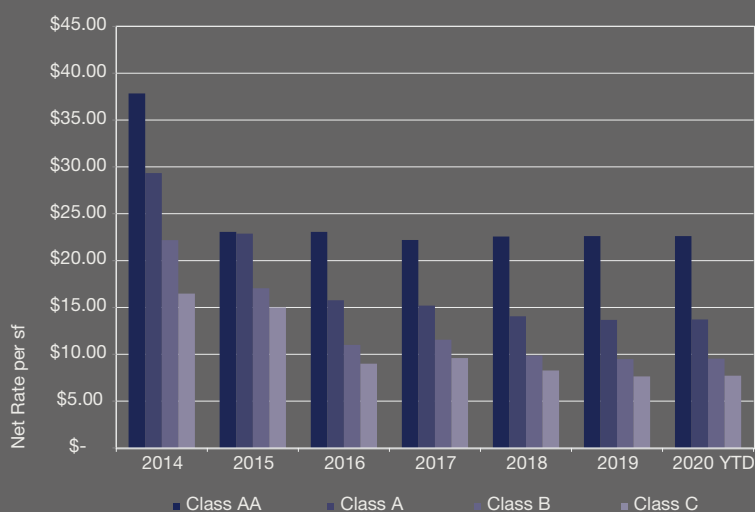
## Historical Downtown Absorption

Unlike at the start of the year, the second quarter saw just over 380,000 square feet of negative absorption. The bulk of this was due to headlease space coming available within the next six months.



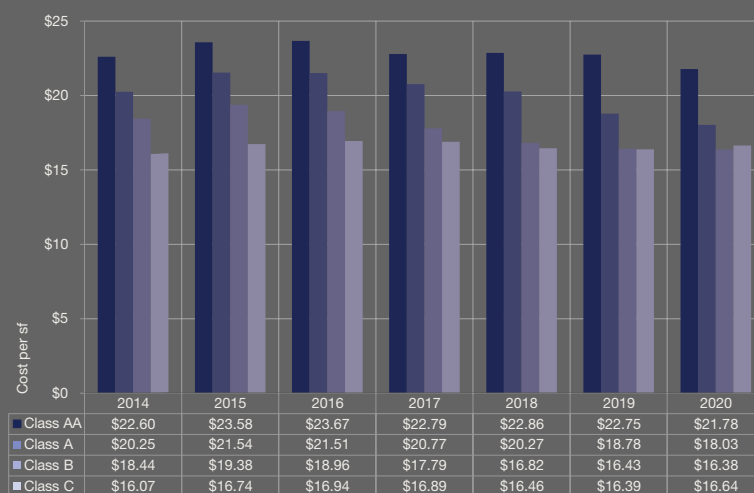
## Asking Net Rental Rates

Rental rates seem to have plateaued this quarter. However, this could change if vacancy begins to climb again in response to the pandemic and continued slump in the oil and gas sector.



## Historical Operating Costs

Operating costs will remain as is for the balance of the year.



# 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	-	0.00%	-	0.00%
Bankers Hall - West Tower	829,873	20,000	21,677	2.61%	224,878	27.10%
Brookfield Place Calgary - East Tower	1,417,000	27,500	123,485	8.71%	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	39,260	4.84%	50,829	6.27%
Centennial Place - West	443,870	23,000	17,070	3.85%	-	0.00%
Devon Tower	806,191	19,519	36,424	4.52%	315,160	39.09%
Eau Claire Tower	615,000	27,500	-	0.00%	77,083	12.53%
Eighth Avenue Place - East	1,070,000	23,500	53,700	5.02%	130,962	12.24%
Eighth Avenue Place - West	841,000	23,500	-	0.00%	-	0.00%
Jamieson Place	860,000	23,875	26,315	3.06%	85,474	9.94%
Livingston Place - South	435,364	22,936	83,411	19.16%	-	0.00%
Livingston Place - West	420,345	20,230	45,512	10.83%	148,644	35.36%
Suncor Energy Centre - East	585,630	20,000	184,341	31.48%	-	0.00%
Suncor Energy Centre - West	1,121,218	23,000	-	0.00%	3,866	0.34%
TD Canada Trust Tower	617,621	18,715	-	0.00%	2,987	0.48%
TELUS Sky	430,000	16,538	167,824	39.03%	-	0.00%
The Bow	1,700,000	32,000	-	0.00%	431,164	25.36%
TransCanada PipeLines Tower	938,926	28,400	-	0.00%	-	0.00%
<b>Total 21 Buildings</b>	<b>16,390,873</b>		<b>1,104,759</b>	<b>6.74%</b>	<b>1,664,778</b>	<b>10.16%</b>
<b>Total Class AA Vacancy</b>					<b>2,769,537</b>	<b>16.90%</b>



## Appendix B: Class A Downtown Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
240FOURTH	647,818	24,000	199,151	30.74%	36,756	5.67%
333 Fifth Avenue SW	241,457	15,600	124,790	51.68%	2,500	1.04%
635 Eighth Avenue SW	274,001	12,085	102,293	37.33%	-	0.00%
800 Fifth Avenue SW	238,000	12,177	194,570	81.75%	-	0.00%
AMEC Place	409,460	15,900	40,902	9.99%	3,605	0.88%
Bow Valley Square I	134,818	9,662	51,897	38.49%	2,564	1.90%
Bow Valley Square II	504,900	13,599	59,945	11.87%	41,798	8.28%
Bow Valley Square III	337,230	11,522	45,890	13.61%	-	0.00%
Bow Valley Square IV	414,616	11,522	34,073	8.22%	-	0.00%
Calgary Place I	285,077	11,350	49,652	17.42%	12,626	4.43%
Calgary Place II	217,113	11,350	32,950	15.18%	-	0.00%
Centrium Place	225,979	17,000	-	0.00%	-	0.00%
Chevron Plaza	267,000	12,109	24,534	9.19%	-	0.00%
Dome Tower	402,841	14,231	16,999	4.22%	18,418	4.57%
Eight West, Phase I	130,519	14,688	29,376	22.51%	10,181	7.80%
Encor Place	361,000	14,029	132,616	36.74%	28,080	7.78%
FIRST TOWER	709,233	26,000	370,211	52.20%	-	0.00%
Fifth & Fifth	519,046	17,000	187,382	36.10%	33,681	6.49%
Fifth Avenue Place - East Tower	719,249	23,000	120,720	16.78%	-	0.00%
Fifth Avenue Place - West Tower	707,244	24,500	120,461	17.03%	-	0.00%
First Alberta Place	297,000	14,489	194,972	65.65%	-	0.00%
First Canadian Centre	518,000	16,500	162,364	31.34%	47,894	9.25%
Gulf Canada Square	1,124,358	47,000	89,752	7.98%	153,543	13.66%
Home Oil Tower	388,620	14,393	40,626	10.45%	-	0.00%
Intact Place - East Tower	217,500	13,600	57,544	26.46%	13,757	6.33%
Intact Place - West Tower	217,500	13,600	56,765	26.10%	13,757	6.33%
Le Germain Office Tower	85,000	9,000	-	0.00%	-	0.00%
Millennium Tower	415,418	20,100	38,337	9.23%	7,276	1.75%
Nexen Building	601,000	18,200	601,000	100.00%	-	0.00%
Penn West Plaza - East	229,000	26,400	-	0.00%	79,341	34.65%
Penn West Plaza - West	394,324	19,716	1,441	0.37%	42,923	10.89%
Plains Midstream Plaza	242,334	20,387	3,716	1.53%	-	0.00%
Royal Bank Building	318,491	12,208	26,824	8.42%	-	0.00%
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	178,433	37.72%	42,710	9.03%
Stock Exchange Tower	387,000	13,500	193,317	49.95%	3,614	0.93%
Sun Life Plaza I - West Tower	312,186	11,520	66,898	21.43%	24,984	8.00%
Sun Life Plaza II - North Tower	307,379	11,470	107,130	34.85%	-	0.00%
Sun Life Plaza III - East Tower	410,699	15,050	189,344	46.10%	-	0.00%
The Edison	384,000	15,504	128,050	33.35%	8,000	2.08%
Watermark Tower	420,000	14,441	81,505	19.41%	13,845	3.30%
Western Canadian Place - North Tower	648,125	18,500	-	0.00%	-	0.00%
Western Canadian Place - South Tower	394,560	15,500	-	0.00%	242,330	61.42%
<b>Total 44 Buildings</b>	<b>17,472,426</b>		<b>4,257,697</b>	<b>24.37%</b>	<b>914,501</b>	<b>5.23%</b>
<b>Total Class A Vacancy</b>					<b>5,172,198</b>	<b>29.60%</b>
<b>Subtotal Class AA/A Vacancy</b>	<b>33,863,299</b>		<b>5,362,456</b>	<b>15.84%</b>	<b>2,579,279</b>	<b>7.62%</b>
<b>Total Class AA/A Vacancy</b>					<b>7,941,735</b>	<b>23.45%</b>

## Appendix C: Class B Downtown Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
404 Sixth Avenue SW	88,400	12,565	23,981	27.13%	-	0.00%
441 Fifth Avenue SW	54,899	5,873	33,444	60.92%	-	0.00%
444 Fifth Avenue SW	164,580	7,981	65,344	39.70%	-	0.00%
444 Seventh	250,000	27,000	66,507	26.60%	-	0.00%
505 Third Street SW	142,141	8,100	31,034	21.83%	-	0.00%
520 Fifth Avenue SW	195,127	8,037	64,224	32.91%	-	0.00%
606 Fourth	123,000	9,495	26,713	21.72%	5,877	4.78%
639 Fifth Avenue SW	280,425	12,000	60,351	21.52%	14,600	5.21%
640 Fifth Avenue SW	220,000	15,300	25,298	11.50%	-	0.00%
700 Sixth Avenue	224,990	11,000	94,711	42.10%	-	0.00%
715 Fifth Avenue SW	399,563	12,486	150,615	37.69%	2,662	0.67%
736 Sixth Avenue SW	194,384	9,510	39,192	20.16%	-	0.00%
Altius Centre	305,000	11,200	64,699	21.21%	14,012	4.59%
Aquitaine Tower	246,752	13,500	158,425	64.20%	-	0.00%
Atrium I	102,750	14,360	70,601	68.71%	-	0.00%
Atrium II	103,026	14,560	29,273	28.41%	11,197	10.87%
Calgary House	158,873	15,776	35,028	22.05%	-	0.00%
Canada Place	196,768	11,485	47,489	24.13%	-	0.00%
Canadian Centre	146,997	14,872	124,166	84.47%	-	0.00%
Eau Claire Place I	75,443	11,500	75,443	100.00%	-	0.00%
Eau Claire Place II	136,686	9,401	77,040	56.36%	-	0.00%
Elveden Centre - Elveden House	172,081	7,800	35,363	20.55%	8,316	4.83%
Elveden Centre - Guinness House	128,511	10,900	73,437	57.14%	-	0.00%
Elveden Centre - Iveagh House	147,163	10,868	26,853	18.25%	-	0.00%
Five Ten Fifth	103,989	6,123	62,735	60.33%	-	0.00%
Ford Tower	151,065	8,250	87,557	57.96%	4,452	2.95%
Fourth & Fourth	86,664	12,000	29,784	34.37%	-	0.00%
Hanover Place	221,347	10,493	166,177	75.08%	-	0.00%
Lavalin Centre	119,366	11,357	119,366	100.00%	-	0.00%
Life Plaza	215,098	13,010	116,677	54.24%	5,266	2.45%
Lougheed Building	52,106	8,684	73,832	141.70%	-	0.00%
McFarlane Tower	197,687	11,862	125,498	63.48%	-	0.00%
Palliser One	364,961	15,091	57,619	15.79%	-	0.00%
Panarctic Plaza	139,636	12,330	126,836	90.83%	-	0.00%
Place 800	201,717	11,400	101,067	50.10%	-	0.00%
Place 9-6	157,071	15,360	37,208	23.69%	-	0.00%
Plaza 1000	158,295	16,576	-	0.00%	-	0.00%
Rocky Mountain Plaza	193,218	13,007	32,023	16.57%	42,347	21.92%
Roslyn Building	139,373	13,800	26,971	19.35%	-	0.00%
Selkirk House	228,228	11,149	62,265	27.28%	11,149	4.89%
Tower Centre	259,465	52,000	41,839	16.13%	-	0.00%
United Place	77,819	8,001	40,415	51.93%	-	0.00%
University of Calgary - DT Campus	106,180	18,000	-	0.00%	-	0.00%
<b>Total 43 Buildings</b>	<b>7,430,844</b>		<b>2,807,100</b>	<b>37.78%</b>	<b>119,878</b>	<b>1.61%</b>
<b>Total Class B Vacancy</b>					<b>2,926,978</b>	<b>39.39%</b>

## Appendix D: Class C Downtown Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
1000 Eighth Avenue SW	41,930	8,983	30,724	73.27%	-	0.00%
1035 Seventh Avenue SW	72,574	12,987	25,880	35.66%	-	0.00%
615 Third Avenue SW	28,000	9,300	-	0.00%	-	0.00%
622 Fifth Avenue SW	42,760	8,264	8,264	19.33%	-	0.00%
744	49,591	4,610	14,837	29.92%	-	0.00%
840 Seventh Avenue SW	257,540	14,400	90,640	35.19%	2,500	0.97%
926	85,359	8,805	6,232	7.30%	6,000	7.03%
Alpine Building	65,160	11,781	12,059	18.51%	-	0.00%
Asia Pacific Centre	92,200	9,336	57,485	62.35%	-	0.00%
Bank of Montreal Historic Building	46,000	10,000	-	0.00%	12,712	27.63%
Bradie Building	92,430	7,110	5,266	5.70%	-	0.00%
Burns Building	71,636	11,650	2,000	2.79%	-	0.00%
Calfrac	45,600	9,000	-	0.00%	-	0.00%
Centennial Building	27,016	4,192	16,129	59.70%	-	0.00%
Century Park Place	75,675	7,693	16,488	21.79%	-	0.00%
Dominion Centre	89,457	9,338	52,553	58.75%	-	0.00%
Edinburgh Place	52,500	5,625	4,100	7.81%	-	0.00%
First Street Plaza	72,763	9,451	8,058	11.07%	-	0.00%
HSBC Bank Building	97,046	9,858	-	0.00%	12,967	13.36%
Hudson's Block	23,602	11,801	-	0.00%	-	0.00%
Joe Phillips Building	27,267	13,634	1,156	4.24%	3,812	13.98%
Lancaster Building	55,114	8,324	5,478	9.94%	-	0.00%
Molson Bank Building	7,409	3,700	-	0.00%	-	0.00%
Northland Building	145,457	10,300	52,506	36.10%	-	0.00%
Oddfellows Building	34,242	8,469	-	0.00%	-	0.00%
Parallel Centre	81,145	11,969	43,584	53.71%	-	0.00%
Petex Building	112,471	11,376	12,000	10.67%	-	0.00%
Petro-Fina Building	162,335	16,791	34,668	21.36%	-	0.00%
Prospect Place	101,000	18,000	67,378	66.71%	-	0.00%
Shaw Building	45,638	8,000	5,168	11.32%	-	0.00%
Strategic Centre	58,817	7,700	-	0.00%	-	0.00%
Teck Place	97,598	10,844	-	0.00%	-	0.00%
Telephone Building	62,700	13,000	-	0.00%	-	0.00%
The Taylor Building	89,569	9,600	39,770	44.40%	-	0.00%
Western Union Building	73,300	6,237	41,272	56.31%	1,100	1.50%
<b>Total 35 Buildings</b>	<b>2,582,901</b>		<b>653,695</b>	<b>25.31%</b>	<b>39,091</b>	<b>1.51%</b>
<b>Total Class C Vacancy</b>					<b>692,786</b>	<b>26.82%</b>



## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA	FLOOR PLATE	HEADLEASE	HEADLEASE	SUBLEASE	SUBLEASE
	(sf)	(sf)	(sf)	(%)	(sf)	(%)
1015 Fourth Street SW	123,792	9,950	32,602	26.34%	7,384	5.96%
1122 Fourth Street SW	125,814	10,534	18,774	14.92%	-	0.00%
11th Avenue Place	200,000	20,000	35,821	17.91%	-	0.00%
121 Tenth Avenue SE	60,000	15,000	-	0.00%	28,800	48.00%
1302 - 4 Street SW	9,000	4,500	-	0.00%	-	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%
1800	30,383	15,191	3,683	12.12%	-	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%
333 Eleventh Avenue SW	200,058	14,702	52,705	26.34%	4,400	2.20%
409 Tenth Avenue SE	66,212	15,000	-	0.00%	8,000	12.08%
5/5	98,284	10,071	4,386	4.46%	6,408	6.52%
525 Eleventh Avenue	42,684	8,900	15,048	35.25%	-	0.00%
534	24,965	6,000	4,546	18.21%	-	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	-	0.00%	-	0.00%
999 Eighth Street SW	113,828	16,261	17,733	15.58%	-	0.00%
ArriVa Village Podium	54,000	18,000	8,394	15.54%	-	0.00%
ATCO Centre I	188,424	12,000	-	0.00%	-	0.00%
ATCO Centre II	124,898	14,000	60,210	48.21%	-	0.00%
Atrium on Eleventh	36,200	12,000	12,247	33.83%	-	0.00%
Boss Building	25,000	8,000	11,615	46.46%	-	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	14,253	32.16%	-	0.00%
Calgary Board of Education Centre	228,360	22,836	-	0.00%	-	0.00%
CE Place	140,213	11,000	53,233	37.97%	11,426	8.15%
Central Park Plaza	120,670	9,500	41,666	34.53%	3,089	2.56%
Centre 10	335,000	36,000	2,291	0.68%	-	0.00%
Centre 15	73,000	10,800	-	0.00%	-	0.00%
Citadel West LP	78,315	9,697	-	0.00%	78,315	100.00%
Connaught Centre	73,302	11,008	38,248	52.18%	-	0.00%
Corner Block Building	21,933	11,000	1,852	8.44%	1,965	8.96%
Customs House	75,663	19,160	-	0.00%	-	0.00%
Demcor Building	24,700	6,700	-	0.00%	-	0.00%
Dominion Place	128,521	10,972	66,490	51.73%	-	0.00%
Dorchester Square	95,002	9,376	38,150	40.16%	-	0.00%
Eleven Eleven Building	47,949	10,194	-	0.00%	-	0.00%
Epique House	32,685	8,000	33,000	100.96%	-	0.00%
First Seventeen Place	51,051	9,600	19,104	37.42%	-	0.00%
First West Professional Building	27,000	8,000	-	0.00%	-	0.00%
Flamingo Block	17,833	5,944	12,607	70.69%	-	0.00%
Foundation Building	38,411	8,600	29,142	75.87%	-	0.00%
Glenbow Building	24,396	4,255	4,337	17.78%	-	0.00%
Hanson Square	80,000	21,000	8,848	11.06%	-	0.00%
High Street House	48,615	7,255	11,663	23.99%	-	0.00%
Hotel Arts Office Building	82,762	28,893	29,513	35.66%	-	0.00%
Iona Building	38,000	9,500	-	0.00%	-	0.00%
Joffe Place	104,241	18,630	22,009	21.11%	19,881	19.07%

## Appendix E: Beltline Vacancy

BUILDING NAME	TOTAL AREA (sf)	FLOOR PLATE (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
Keynote R2	14,883	5,700	14,003	94.09%	-	0.00%
Keynote, Tower One	294,000	21,000	76,611	26.06%	-	0.00%
Kipling Square	45,079	10,000	11,332	25.14%	2,634	5.84%
Louise Block	26,295	10,000	6,941	26.40%	-	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	32,834	72.96%	-	0.00%
Mount Royal Block	45,589	24,000	-	0.00%	-	0.00%
Mount Royal Place	56,664	10,139	16,494	29.11%	-	0.00%
Mount Royal Village	30,351	10,000	-	0.00%	-	0.00%
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	-	0.00%	-	0.00%
Palliser South	293,000	16,000	44,974	15.35%	4,176	1.43%
Paramount Building	53,261	10,650	29,465	55.32%	-	0.00%
Parkside Place	69,164	7,857	6,615	9.56%	-	0.00%
Petrowest Plaza	34,670	10,352	-	0.00%	-	0.00%
Pilkington Building	58,000	10,500	-	0.00%	-	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	7,456	14.91%	-	0.00%
Roberts Block	22,035	10,000	12,399	56.27%	-	0.00%
Rockwood Square	23,545	5,916	6,198	26.32%	-	0.00%
Sherwin Block	21,158	6,100	-	0.00%	-	0.00%
Stampede Station, Phase I	162,502	18,500	36,938	22.73%	-	0.00%
Sunrise Square	57,567	14,200	10,349	17.98%	1,786	3.10%
Tenth Avenue Building	27,000	13,500	-	0.00%	-	0.00%
The Biscuit Block	52,601	8,766	-	0.00%	-	0.00%
The Cooper Block	35,500	5,200	5,278	14.87%	-	0.00%
The Courtyard	51,625	10,500	-	0.00%	-	0.00%
The District At Beltline - Building A	123,080	25,000	53,465	43.44%	-	0.00%
The District At Beltline - Building B	135,682	22,142	46,441	34.23%	21,465	15.82%
The District At Beltline - Building C	108,000	18,191	50,115	46.40%	-	0.00%
The Kahanoff Centre	104,507	10,154	-	0.00%	-	0.00%
The Lorraine Building	25,154	6,000	2,768	11.00%	1,238	4.92%
The Paserium	50,200	-	-	0.00%	-	0.00%
TransAlta Place I	150,488	13,700	-	0.00%	17,456	11.60%
TransAlta Place II	184,274	30,712	-	0.00%	-	0.00%
Versus	15,000	15,000	6,193	41.29%	-	0.00%
Victoria Square	28,531	14,000	1,494	5.24%	-	0.00%
Vintage - East Tower	81,900	11,700	10,516	12.84%	-	0.00%
Vintage - West Tower	120,000	14,666	17,788	14.82%	-	0.00%
<b>Total 94 Buildings</b>	<b>6,232,896</b>		<b>1,185,071</b>	<b>19.01%</b>	<b>200,967</b>	<b>3.22%</b>
<b>Total Beltline Vacancy</b>					<b>1,386,038</b>	<b>22.24%</b>

Note: There was a net increase of 14,883 sf to Beltline inventory, due to the addition of Keynote R2.

## 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	24,029	48.87%	-	0.00%
Hillhurst Building	61,000	15,500	25,398	41.64%	-	0.00%
Kensington Central	15,000	5,000	-	0.00%	-	0.00%
Kensington Gate	23,442	11,700	-	0.00%	-	0.00%
Kensington House	76,509	15,000	3,367	4.40%	-	0.00%
Kensington Place	48,500	9,244	-	0.00%	2,676	5.52%
Kensington Professional Centre	45,172	10,600	1,445	3.20%	-	0.00%
Kensington Terrace	20,528	8,000	1,074	5.23%	-	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	5,103	39.25%	-	0.00%
The City Core Building	15,000	5,000	2,390	15.93%	-	0.00%
Westmount Building	18,718	6,045	-	0.00%	-	0.00%
Westside Place	10,800		1,503	13.92%	-	0.00%
<b>Total 22 Buildings</b>	<b>606,380</b>		<b>73,595</b>	<b>12.14%</b>	<b>13,864</b>	<b>2.29%</b>
<b>Total Kensington Vacancy</b>					<b>87,459</b>	<b>14.42%</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	2,036	37.70%	-	0.00%
1528/1530 - 9 Avenue SE	3,840	1,920	-	0.00%	-	0.00%
Dominion Bridge in Ramsay	78,000	77,999	-	0.00%	-	0.00%
LocalMotive Crossing	43,931	15,000	-	0.00%	-	0.00%
Ramsay Design Centre	55,000	27,500	-	0.00%	-	0.00%
Snowdon Block	21,375	7,125	2,225	10.41%	-	0.00%
The Atlantic Avenue Art Block	160,475	35,000	-	0.00%	30,630	19.09%
West Canadian Graphics Building	59,900	14,975	-	0.00%	-	0.00%
Woodstone Manor	30,964	15,482	10,836	35.00%	-	0.00%
<b>Total 10 Buildings</b>	<b>464,066</b>		<b>17,526</b>	<b>3.78%</b>	<b>30,630</b>	<b>6.60%</b>
<b>Total Inglewood Vacancy</b>					<b>48,156</b>	<b>10.38%</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	-	0.00%	-	0.00%
Maxwell Bates Block	34,932	10,000	-	0.00%	-	0.00%
Alberta Professional Centre	35,028	8,500	5,752	16.42%	-	0.00%
Holy Cross Centre	500,000	54,000	86,863	17.37%	-	0.00%
Mission Centre	76,249	6,054	10,893	14.29%	-	0.00%
Mission Commercial Centre	53,307	21,000	5,813	10.90%	-	0.00%
Mission Square	63,147	10,570	-	0.00%	-	0.00%
Securewest Plaza	29,100	9,000	-	0.00%	-	0.00%
Academy Building	30,769	6,156	26,017	84.56%	-	0.00%
<b>Total 9 Buildings</b>	<b>937,532</b>		<b>135,338</b>	<b>14.44%</b>	<b>-</b>	<b>0.00%</b>
<b>Total Mission Vacancy</b>					<b>135,338</b>	<b>14.44%</b>

## Appendix I: Class AA Parking & Operating Costs, 2020

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
707 Fifth	1:1,700	\$550.00	\$440.00	\$20.30
Bankers Court	1:1,750	\$600.00	\$530.00	\$18.24
Bankers Hall - East Tower	1:2,500	\$685.00	\$610.00	\$24.23
Bankers Hall - West Tower	1:2,500	\$685.00	\$610.00	\$23.77
Brookfield Place - East	1:3,000	\$600.00	\$530.00	\$19.52
Calgary City Centre	1:1,365	\$600.00	\$510.00	\$22.00
Centennial Place - East	1:1,800	\$585.00	\$495.00	\$23.22
Centennial Place - West	1:1,800	\$585.00	\$495.00	\$23.19
Devon Tower	1:2,000	\$585.00	\$495.00	\$22.40
Eau Claire Tower	1:1,974	\$585.00	\$495.00	\$23.41
Eighth Avenue Place - East	1:2,100	\$575.00	\$520.00	\$20.59
Eighth Avenue Place - West	1:2,100	\$575.00	\$520.00	\$20.81
Jamieson Place	1:1,500	\$590.00	\$500.00	\$22.52
Livingston Place - South	1:1,750	\$590.00	\$500.00	\$21.28
Livingston Place - West	1:1,750	\$590.00	\$500.00	\$21.28
Suncor Energy Centre - East	1:2,100	\$550.00	\$495.00	\$22.19
Suncor Energy Centre - West	1:2,100	\$610.00	\$530.00	\$22.19
TD Canada Trust Tower	1:3,800	\$550.00	\$495.00	\$21.63
Telus Sky	1:3,000	N/A	N/A	\$21.26
The Bow	1:2,700	\$400.00	\$375.00	\$22.82
TransCanada PipeLines Tower	1:2,300	\$485.00	\$410.00	\$20.43
Average Class AA Parking and Operating Costs		\$580.26	\$506.05	\$21.78

## Appendix J: Class A Parking & Operating Costs, 2020

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
240FOURTH	1:2,950	\$590.00	\$500.00	\$20.48
333 Fifth Avenue SW	1:2,100	\$565.00	N/A	\$17.50
635 Eighth Avenue SW	1:1,760	\$495.00	\$440.00	\$14.85
800 Fifth Avenue SW	1:1,700	\$485.00	N/A	\$15.63
801 Seventh	1:1,700	\$480.00	\$435.00	\$19.50
AMEC Place	1:1,600	\$495.00	N/A	\$17.50
Bow Valley Square I	1:2,000	\$585.00	\$495.00	\$22.52
Bow Valley Square II	1:2,000	\$585.00	\$495.00	\$18.93
Bow Valley Square III	1:2,000	\$585.00	\$495.00	\$19.40
Bow Valley Square IV	1:2,000	\$585.00	\$495.00	\$18.63
Calgary Place I	1:2,000	\$625.00	\$550.00	\$17.25
Calgary Place II	1:2,000	\$625.00	\$550.00	\$17.25
Centrium Place	1:3,197	\$575.00	N/A	\$15.23
Chevron Plaza	1:3,000	\$400.00	N/A	\$20.60
Dome Tower	1:5,000	\$550.00	\$495.00	\$18.43
Eight West, Phase I	1:4,865	\$400.00	\$350.00	\$15.13
Encor Place	1:3,300	\$495.00	\$440.00	\$14.65
FIRST Tower	1:2,200	N/A	\$385.00	\$15.36
Fifth & Fifth	1:2,200	\$495.00	N/A	\$18.99
Fifth Avenue Place - East Tower	1:2,200	\$550.00	\$495.00	\$20.46
Fifth Avenue Place - West Tower	1:2,300	\$550.00	\$495.00	\$20.90
First Alberta Place	1:3,000	\$425.00	N/A	\$14.00
First Canadian Centre	1:3,000	\$570.00	N/A	\$20.92
Gulf Canada Square	N/A	N/A	N/A	\$18.86
Home Oil Tower	1:5,000	\$550.00	\$495.00	\$18.09
Intact Place - East Tower	1:2,432	\$590.00	\$500.00	\$21.91
Intact Place - West Tower	1:2,432	\$590.00	\$500.00	\$21.91
Le Germain Office Tower	1:1,900	\$595.00	N/A	\$19.95
Millennium Tower	1:2,000	\$585.00	\$495.00	\$19.98
Penn West Plaza - East	1:1,500	\$550.00	N/A	\$14.71
Penn West Plaza - West	1:1,500	\$550.00	N/A	\$14.64
Plains Midstream Plaza	1:3,300	N/A	\$475.00	\$13.84
Royal Bank Building	1:2,500	\$600.00	\$525.00	\$20.51
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	\$20.08
Stock Exchange Tower	1:4,000	\$550.00	N/A	\$17.79
Sun Life Plaza I - West Tower	1:1,750	\$585.00	\$485.00	\$17.66
Sun Life Plaza II - North Tower	1:1,750	\$585.00	\$485.00	\$17.66
Sun Life Plaza III - East Tower	1:1,750	\$585.00	\$485.00	\$16.67
The Edison	1:1,750	\$500.00	N/A	\$17.51
Watermark Tower	1:1,500	N/A	\$495.00	\$20.96
Western Canadian Place - North Tower	1:2,179	\$485.00	N/A	\$17.78
Western Canadian Place - South Tower	1:2,179	\$485.00	N/A	\$19.10
<b>Average Class A Parking and Operating Costs</b>		<b>\$536.67</b>	<b>\$485.00</b>	<b>\$18.03</b>



## Appendix K: Class B Parking & Operating Costs, 2020

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
404 Sixth Avenue SW	N/A	N/A	N/A	\$14.50
441 Fifth Avenue SW	N/A	N/A	N/A	\$17.38
444 Fifth Avenue SW	1:2,800	\$550.00	N/A	\$17.79
444 Seventh	1:2,200	\$550.00	\$450.00	\$19.83
505 Third Street SW	1:4,000	\$510.00	N/A	\$16.49
520 Fifth Avenue SW	1:4,000	\$550.00	N/A	\$18.68
606 Fourth	1:500	\$550.00	\$450.00	\$20.00
639 Fifth Avenue SW	1:3,600	\$450.00	N/A	\$16.35
640 Fifth Avenue SW	1:2,175	\$450.00	\$400.00	\$17.35
700 Sixth Avenue SW	1:6,600	\$450.00	N/A	\$16.50
715 Fifth Avenue SW	1:1,400	\$430.00	\$390.00	\$15.60
736 Sixth Avenue SW	1:2,100	\$460.00	N/A	\$13.93
Altius Centre	1:1,200	\$600.00	N/A	\$17.31
Aquitaine Tower	1:2,800	\$495.00	N/A	\$16.50
Atrium I	1:1,307	\$485.00	\$385.00	\$15.83
Atrium II	1:1,272	\$485.00	\$385.00	\$16.00
Calgary House	1:2,400	\$520.00	N/A	\$16.29
Canada Place	1:1,910	N/A	\$480.00	\$15.74
Canadian Centre	1:1,840	\$425.00	N/A	\$15.64
Eau Claire Place I	1:1,840	\$479.00	\$479.00	\$12.26
Eau Claire Place II	1:1,600	\$475.00	N/A	\$15.76
Elveden Centre - Elveden House	1:2,500	\$385.00	N/A	\$15.60
Elveden Centre - Guinness House	1:3,000	\$385.00	N/A	\$15.60
Elveden Centre - Iveagh House	1:3,000	\$385.00	N/A	\$15.60
Five Ten Fifth	1:4,100	\$485.00	N/A	\$16.65
Ford Tower	1:3,015	\$450.00	N/A	\$17.48
Fourth & Fourth	1:1,055	\$450.00	N/A	\$17.96
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	\$13.77
Lougheed Block	N/A	N/A	N/A	\$17.13
McFarlane Tower	1:1,368	\$495.00	N/A	\$16.40
Palliser One	1:1,500	N/A	\$385.00	\$16.65
Panarctic Plaza	1:1,100	\$365.00	N/A	\$15.50
Place 800	1:2,700	\$400.00	N/A	\$16.92
Place 9-6	1:1,160	\$425.00	N/A	\$17.23
Plaza 1000	1:567	\$400.00	\$380.00	\$15.25
Rocky Mountain Plaza	1:1,580	\$550.00	\$400.00	\$20.77
Roslyn Building	1:4,000	\$450.00	\$350.00	\$14.90
Selkirk House	1:4,000	\$460.00	N/A	\$15.95
Tower Centre	1:1,500	\$425.00	\$375.00	\$18.61
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>\$452.34</b>	<b>\$408.38</b>	<b>\$16.38</b>

## Appendix L: Class C Parking & Operating Costs, 2020

BUILDING NAME	PARKING	RESERVED	UNRESERVED	2020 OP COSTS
	RATIO	(\$/stall/mo)	(\$/stall/mo)	(\$/sf)
1000 Eighth Avenue SW	1:1,218	\$300.00	N/A	\$16.21
1035 Seventh Avenue SW	1:1,318	\$300.00	N/A	\$13.17
615 Third Avenue SW	1:750	N/A	N/A	N/A
622 Fifth Avenue SW	1:1,325	\$350.00	N/A	\$11.91
744	1:1,470	N/A	N/A	\$15.25
840 Seventh Avenue SW	1:1,191	\$465.00	\$395.00	\$14.15
926	1:1,504	\$470.00	\$350.00	\$17.59
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	\$16.19
Calfrac	No parking available	N/A	N/A	\$19.53
Centennial Building	1:4,192	N/A	\$400.00	\$14.21
Century Park Place	1:1,800	N/A	\$400.00	\$16.88
Dominion Centre	1:2,015	\$425.00	N/A	\$15.76
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	\$19.82
Joe Phillips Building	1:1,260	\$375.00	N/A	\$16.35
Lancaster Building	No parking available	N/A	N/A	\$23.74
Molson Bank Building	No parking available	N/A	N/A	\$20.17
Northland Building	1:1,110	\$425.00	N/A	\$16.36
Oddfellows Building	No parking available	N/A	N/A	\$21.67
Parallel Centre	1:1,875	\$390.00	N/A	\$17.30
Petex Building	1:6,000	N/A	\$425.00	\$11.63
Petro-Fina Building	1:5,131	\$495.00	N/A	\$15.97
Prospect Place	1:6,000	\$450.00	\$375.00	\$16.88
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	\$18.47
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>\$16.64</b>

## Appendix M: Beltline Parking & Operating Costs, 2020

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
1015 Fourth Street SW	1:1,900	\$375.00	N/A	\$17.36
1122 Fourth Street SW	1:2,100	\$380.00	N/A	\$15.64
11th Avenue Place	1:1,100	\$375.00	\$325.00	\$16.10
121 Tenth Avenue SE	1:833	N/A	N/A	\$14.27
1302 - 4 Street SW	No parking available	N/A	N/A	\$15.39
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	\$17.09
409 Tenth Avenue SE	1:895	\$280.00	N/A	\$16.50
5/5	1:2,046	\$395.00	N/A	\$18.70
525 Eleventh Avenue SW	1:500	\$350.00	N/A	\$17.95
534	1:681	\$200.00	\$150.00	\$16.93
601 Seventeenth Avenue SW	1:1,500	N/A	N/A	\$17.26
707 Tenth Avenue SW	1:511	\$340.00	N/A	\$20.11
902 Eleventh Avenue SW	1:3,500	\$325.00	N/A	\$13.95
999 Eighth Street SW	1:544	\$325.00	N/A	\$16.81
ATCO Centre I	1:1,370	\$300.00	N/A	\$16.46
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	\$16.66
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	\$18.91
Calgary Board of Education Centre	1:653	\$245.00	N/A	\$24.02
Central Park Plaza	1:1,500	\$360.00	\$300.00	\$16.34
Centre 10	1:750	\$550.00	\$350.00	\$18.66
Centre 15	1:700	\$295.00	N/A	\$16.58
Citadel West	1:1,030	\$350.00	\$250.00	\$13.13
Connaught Building	1:775	\$250.00	N/A	\$17.27
Cornerblock Building	1:1,000	N/A	\$250.00	\$18.75
Customs House	1:600	\$325.00	N/A	\$16.60
Demcor Building	1:3,000	\$325.00	N/A	\$21.49
Dominion Place	1:660	\$300.00	N/A	\$16.96
Dorchester Square	1:800	\$225.00	N/A	\$15.88
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	\$13.16
Foundation Building	1:588	\$325.00	\$300.00	\$19.60
Genco Place	1:2,255	\$450.00	N/A	\$17.07
Glenbow Building	1:1,000	\$250.00	N/A	\$19.45
Hanson Square	1:591	\$275.00	\$250.00	\$18.70
High Street House	1:699	\$220.00	N/A	\$21.66

## Appendix M: Beltline Parking & Operating Costs, 2020

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2020 OP COSTS (\$/sf)
Hotel Arts Office Building	1:500	\$375.00	N/A	\$19.38
Iona Building	No parking available	N/A	N/A	N/A
Joffre Place	1:1,100	\$310.00	\$235.00	\$17.26
Keynote	1:766	\$500.00	\$380.00	\$17.49
Keynote R2				\$12.51
Kipling Square	1:3,673	\$300.00	N/A	\$20.39
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	\$17.85
National Block	1:1,000	\$275.00	N/A	\$17.97
Notre Dame Place	1:700	\$200.00	N/A	\$16.66
Palliser South	1:1,500	\$450.00	\$385.00	\$16.81
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	\$18.26
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	\$16.98
Rockwood Square	1:600	\$175.00	N/A	\$16.90
Royop Block	No parking available	N/A	N/A	21.01
Stampede Station, Phase I	1:615	\$350.00	\$295.00	\$19.11
Sunrise Square	1:600	\$300.00	N/A	\$15.56
Tenth Avenue Building	1:777	N/A	N/A	N/A
The Biscuit Block	1:1,680	\$260.00	\$250.00	\$19.83
The Coooperblok	1:942	\$425.00	\$300.00	\$16.78
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	\$15.14
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	\$13.89
The Paserium	No parking available	N/A	N/A	N/A
TransAlta Place I	1:1,418	\$300.00	\$80.00	\$18.71
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	\$17.70
Vintage - West Tower	1:1,000	\$400.00	N/A	\$20.82
<b>Beltline Parking and Operating Costs</b>		<b>\$308.89</b>	<b>\$280.93</b>	<b>\$16.85</b>



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