

The Occupier

Q1 2022 Downtown Office Market



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Maskwa Environmental Consulting Relocating to Palliser South

Maskwa Environmental Consulting recently completed a sublease transaction with Secure Energy on the 16th Floor of Palliser South. The consulting company will be moving from their current premises on the west-end of the Beltline to a location closer to the downtown core.



Market Overview

Downtown Office Market

Optimism is recuperating as we dive into 2022 and transaction activity has gained some footing resulting in positive absorption this quarter, 325,821 square feet. This is the highest positive absorption we have seen since before the pandemic and has exceeded expectations on market activity. Overall vacancy has dropped from the end of last year to 29.72% mostly due to deals being completed in the Class AA and A markets. Vacancy is down across all classes: Class AA vacancy is at 16.03%, Class A vacancy is at 36.79%, Class B at 41.69% and Class C is at 37.00%. Much needed good news heading into 2022 given how depressed the market has been over the past few years.

The Class AA and A sublease markets continues to become tighter and few, good-quality pockets of space are left to be had. Occupiers that are on the hunt for

furnished, sublease space under 10,000 square feet will have a challenging time finding this. Occupiers have little choice but to consider delving into the headlease market and hope to negotiate a deal that will include financial incentives, consider larger sublease space to chalk-line or hope that a sublandlord or landlord will consider demising a larger space for their purposes.

Class B and C vacancy is still at an all-time high, but this is partially being addressed by the re-purposing of empty office buildings for residential use. The City of Calgary recently announced the first three buildings earmarked for conversion as part of its' Greater Downtown Plan which includes a \$100 million commitment to convert older, vacant office buildings for a different use. The first three buildings approved to convert to residential units are Palliser One located at 125 – 9 Avenue SW, HAT @ Arts

Calgary Downtown Notable Transactions

Tenant	Building	Area (sf)	Type
Tidewater	Livingston Place - South	68,808	Headlease
Nova Chemicals	Centennial Place - West	61,828	Headlease
Stikeman Elliot	Bankers Hall - West	42,000	Headlease
mCloud Technologies	Stephen Avenue Place	33,000	Headlease
Jacobs Engineering	F1RST Tower	26,930	Headlease
Unity Technologies	Brookfield Place - East	25,000	Headlease
POD Marketing*	Palliser South	21,402	Sublease
Maskwa Environmental Consulting*	Palliser South	21,219	Sublease
Barrel Oil Corp.*	Livingston Place - South	20,025	Sublease
Validere*	Watermark Tower	13,845	Sub-Sublease
Prairie Storm*	Livingston Place - South	12,793	Sublease

*Cresa transactions

Downtown Supply

43,167,241 sf



Downtown Vacancy

29.72%



Q1 2022 Downtown Absorption

325,821 sf

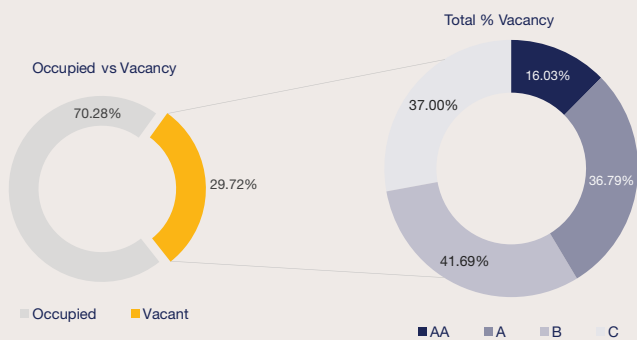
Commons at 205 – 9 Avenue SE and 909 – 5 Avenue SW. The combined commitment for these three buildings totals \$31 million.

These conversions will remove approximately 414,000 square feet of vacant office space from Class B and C inventory and there will be more to come as two additional buildings are being considered for funding and approval. These office tower conversions will not only help to bring some much needed revitalization to the downtown core but will positively affect property values and tax bases going forward. If all comes to fruition, the City’s Greater Downtown Plan will help breath some new life into the downtown core.

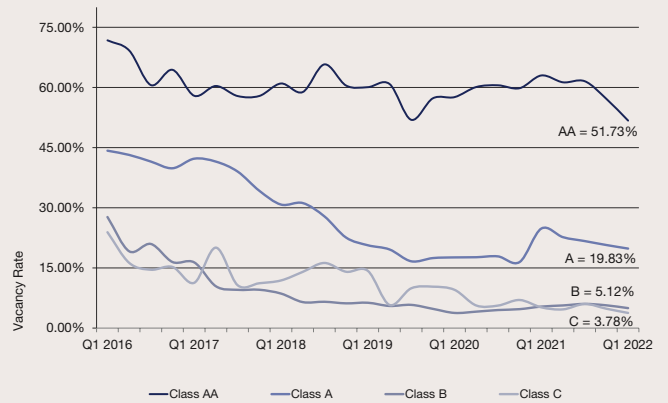
Along with an increase in leasing activity and efforts to revitalize areas of the downtown core, we have also noted there are a handful of private investors that are looking to take advantage of the low property values. A number of lower-class buildings have recently changed hands as some of the larger institutional landlords are looking to shed some properties that are no longer providing a reason to keep the buildings in their portfolio. The question is, how will this affect tenancies in these buildings and how much leverage will tenants have when it comes time to negotiate or re-negotiate their lease if they choose to stay?

Market at a Glance

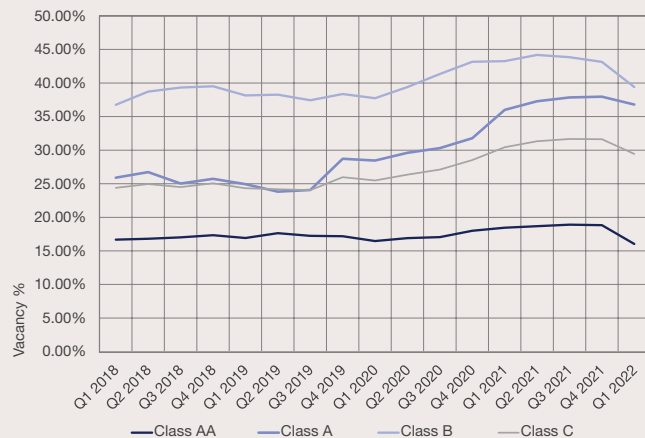
Current Downtown Vacancy



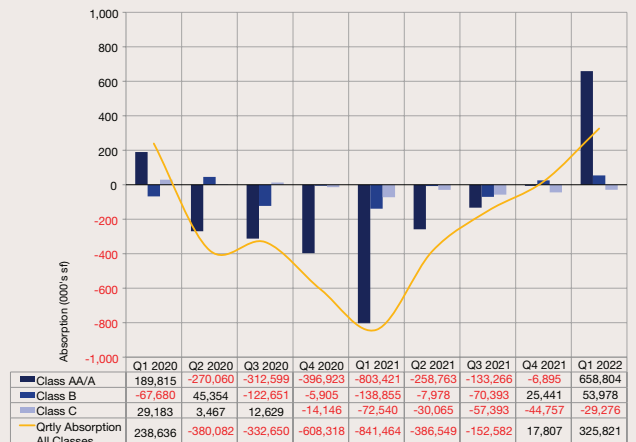
Sublease Vacancy Index



Historical Comparative Vacancy



Historical Downtown Absorption



Q1 2022 Vacancy Summary, Calgary

Downtown Office Market

BUILDING CLASS	TOTAL INVENTORY (sf)	HEADLEASE		SUBLEASE		TOTAL	
		(sf)	(%)	(sf)	(%)	(sf)	(%)
AA	16,390,873	1,268,336	7.74%	1,359,235	8.29%	2,627,571	16.03%
A	17,253,545	5,089,186	29.50%	1,259,160	7.30%	6,348,346	36.79%
AA/A	33,644,418	6,357,522	18.90%	2,618,395	7.78%	8,975,917	26.68%
B	7,037,520	2,783,962	39.56%	150,180	2.13%	2,934,142	41.69%
C	2,485,303	884,788	35.60%	34,784	1.40%	919,572	37.00%
Total Downtown	43,167,241	10,026,272	23.23%	2,803,359	6.49%	12,829,631	29.72%

Beltline & Fringe Office Markets

MARKET	TOTAL INVENTORY (sf)	HEADLEASE		SUBLEASE		TOTAL	
		(sf)	(%)	(sf)	(%)	(sf)	(%)
Beltline	6,813,089	1,446,412	21.23%	266,116	3.91%	1,712,528	25.14%
Kensington	606,380	116,775	19.26%	0	0.00%	116,775	19.26%
Inglewood	464,941	9,869	2.12%	22,846	4.91%	32,715	7.04%
Mission	937,532	142,265	15.17%	8,260	0.88%	150,525	16.06%
Total Beltline & Fringe Area	8,821,942	1,715,321	19.44%	297,222	3.37%	2,012,543	22.81%

Large Blocks of Contiguous Space - Downtown

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
801 Seventh	A	4 - 36	597,056	Headlease
Western Canadian Place - North Tower	A	9 - 40	578,268	Sublease
FIRST TOWER	A	5 - 14	289,470	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
The Bow	AA	7 - 11	180,134	Sublease
333 Fifth Avenue	A	6 - 17	169,441	Headlease
TD Canada Trust Tower	AA	22 - 29	151,308	Upcoming
Stephen Avenue Place	A	5 - 15	143,331	Headlease
Fifth Avenue Place - East Tower	A	5 - 9	120,521	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
Stephen Avenue Place	A	34 - 40	94,083	Headlease
707 Fifth	AA	16 - 19	88,868	Sublease
Suncor Energy Centre - East	AA	25 - 28	86,425	Headlease
Fifth & Fifth	A	14 - 18	83,164	Headlease
Gulf Canada Square	A	4	80,758	Headlease

Large Blocks of Contiguous Space - Beltline

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
Beltline Block - Tower 2	B	1-6	164,000	Upcoming
Citadel West LP	B	3-7	58,983	Sublease
Connaught Centre	B	2-6	55,040	Headlease
Beltline Block - Tower 1	B	5-8	52,960	Upcoming
ATCO Centre I	B	8-11	48,090	Headlease
The District At Beltline - Building B	A	2-3	46,441	Headlease
CE Place	A	3-6	45,704	Headlease

Market Forecast

Downtown Office Market

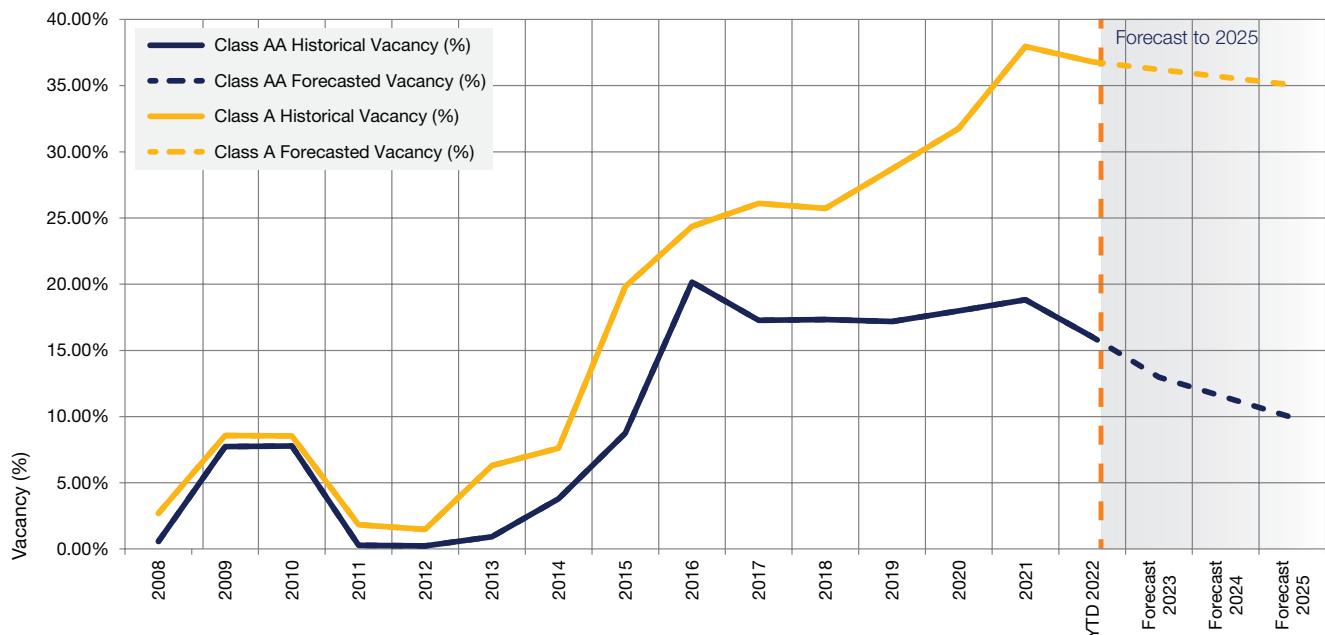
Based on our assumptions for absorption for the next three years, we anticipate that the Class AA market will approach what we consider a normalized market; meaning vacancy for this sector will fall somewhere between 8%-12%. However, Class A vacancy may remain high, perhaps in the mid-30% range. But if pressure continues to drive vacancy down in the Class AA market, this will push occupiers to consider the next best thing, namely availabilities in the A market where there is more choice, decent rental rates and significant inducements being offered.

Of course, we are all speculating how the surge in commodity prices will affect our market and has some feeling that perhaps this is the revival the city needs to recover from the oil crash of 2014. But the current high prices are a reaction to the Russian-Ukraine war, the subsequent cut-off of oil supply from Russia, and the slow reaction of trying to increase production from other countries to offset the reduced supply. All

of this in the wake of continued issues resulting from the global pandemic, substantial supply-chain issues and record high inflation. For these reasons, optimism around commodity prices should be cautious at best going forward Geopolitical disputes have always been a wild card and are highly unpredictable; any prices as a result of these disputes can and have proven to be volatile.

Conventional wisdom has previously dictated that rising oil and gas prices marks the beginning of a recovery. Instead, we are seeing that these companies are being more conservative with their bottom line and following a higher amount of discipline around their cash flow. Therefore, the \$100+ per barrel oil price may not be the silver bullet we need to swing our market back to what we enjoyed almost ten years ago. Other factors such as companies diverting resources towards the development of renewable energy and carbon capture technology have moved

Forecasted Class AA/A Vacancy to 2025



up the priority chain. Another consideration for all organizations, is ESG, which is here to stay and energy companies are taking this into account more and more when planning for the future and directly affecting what projects they choose to invest in going forward

We want to remain optimistic and hope that the combined efforts of The City of Calgary and the Calgary Economic Development will help offset some of the high vacancy in our downtown core and bring back some vibrancy, activate the downtown core and be a place for many to live, work and play 24/7. The downtown revitalization plan is only one part of the puzzle. CED is making good strides in attracting industries and companies to locate to Calgary and make a new home. These efforts will help diversify the city and make it less dependent on oil and gas and more resilient in a market downturn.

Occupiers that need to address their real estate needs soon should consider some of the following factors if they are looking to make a move or restructure their office:

- Working from Home and Hybrid Model – companies are embracing flexibility with employee

work schedules in the office, and working from home. How does this impact the office footprint?

- Health and Wellness of Employees – We previously emphasized corporate culture, which is supported by the physical office space, layout and building attributes. Health and wellness is more of a focal point post-covid as employees need to feel safe, supported, comfortable and calm so that they can produce their best work and the workplace should support this with better air quality and other amenities to bring employees back to the office.
- Right-Sizing Office Space – larger conventional private offices are replaced by smaller, more efficient enclosed workspaces with larger and more abundant collaboration zones
- Labour - Recruiting experienced as well as new talent is a challenge across all sectors. Organizations can use their workplace as a recruiting and retention tool to stay competitive to ensure staffing needs are met today and into the future. Collaboration between industry leaders, government partners and post-secondary institutions will play a critical role.



Palliser One



909 - 5 Avenue SW



205 - 9 Avenue SE

Palliser One, 205 - 9 Avenue SE and 909 - 5 Avenue SW to be converted for residential use

The City of Calgary has committed to invest just over \$30 million to convert three buildings residential use in an effort to partially address the high vacancy in the downtown core. Two additional buildings are currently being considered for funding.

Appendices



Appendix A: Class AA Downtown Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
707 Fifth	21,800	564,350	239,442	42.43%	88,868	15.75%
Bankers Court	20,900	243,240	-	0.00%	-	0.00%
Bankers Hall - East Tower	20,500	820,221	3,557	0.43%	3,591	0.44%
Bankers Hall - West Tower	20,000	829,873	-	0.00%	125,645	15.14%
Brookfield Place Calgary - East Tower	27,500	1,417,000	142,762	10.07%	-	0.00%
Calgary City Centre	27,000	820,000	52,457	6.40%	16,124	1.97%
Centennial Place - East	21,600	811,024	32,061	3.95%	77,809	9.59%
Centennial Place - West	23,000	443,870	27,331	6.16%	-	0.00%
Devon Tower	19,519	806,191	63,546	7.88%	286,172	35.50%
Eau Claire Tower	27,500	615,000	-	0.00%	80,719	13.13%
Eighth Avenue Place - East	23,500	1,070,000	45,111	4.22%	89,199	8.34%
Eighth Avenue Place - West	23,500	841,000	-	0.00%	73,970	8.80%
Jamieson Place	23,875	860,000	35,455	4.12%	16,958	1.97%
Livingston Place - South	22,936	435,364	81,655	18.76%	64,969	14.92%
Livingston Place - West	20,230	420,345	45,512	10.83%	105,282	25.05%
Suncor Energy Centre - East	20,000	585,630	206,872	35.32%	-	0.00%
Suncor Energy Centre - West	23,000	1,121,218	-	0.00%	-	0.00%
TD Canada Trust Tower	18,715	617,621	156,671	25.37%	-	0.00%
TELUS Sky	16,538	430,000	135,904	31.61%	-	0.00%
The Bow	32,000	1,700,000	-	0.00%	329,929	19.41%
TransCanada PipeLines Tower	28,400	938,926	-	0.00%	-	0.00%
Total 21 Buildings		16,390,873	1,268,336	7.74%	1,359,235	8.29%
Total Class AA Vacancy					2,627,571	16.03%

Appendix B: Class A Downtown Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
240FOURTH	24,000	647,818	247,058	38.14%	36,756	5.67%
333 Fifth Avenue	15,600	241,457	200,303	82.96%	-	0.00%
635 Eighth Avenue SW	12,085	274,001	105,213	38.40%	-	0.00%
801 Seventh	18,200	601,000	597,056	99.34%	-	0.00%
AMEC Place	15,900	409,460	87,826	21.45%	-	0.00%
Bow Valley Square I	9,662	134,818	23,665	17.55%	-	0.00%
Bow Valley Square II	13,599	504,900	106,569	21.11%	-	0.00%
Bow Valley Square III	11,522	337,230	75,328	22.34%	2,896	0.86%
Bow Valley Square IV	11,522	414,616	35,608	8.59%	-	0.00%
Calgary Place I	11,350	285,077	46,263	16.23%	12,626	4.43%
Calgary Place II	11,350	217,113	77,605	35.74%	24,969	11.50%
Centrium Place	17,000	225,979	-	0.00%	-	0.00%
Chevron Plaza	12,109	267,000	-	0.00%	-	0.00%
Dome Tower	14,231	402,841	23,416	5.81%	41,407	10.28%
Eight West, Phase I	14,688	130,519	53,666	41.12%	-	0.00%
Encor Place	14,029	361,000	136,849	37.91%	3,789	1.05%
Fifth & Fifth	17,000	519,046	216,622	41.73%	-	0.00%
Fifth Avenue Place - East Tower	23,000	719,249	194,784	27.08%	-	0.00%
Fifth Avenue Place - West Tower	24,500	707,244	145,454	20.57%	-	0.00%
First Alberta Place	14,489	297,000	186,367	62.75%	-	0.00%
First Canadian Centre	16,500	518,000	128,084	24.73%	29,126	5.62%
FIRST TOWER	26,000	709,977	497,737	70.11%	-	0.00%
Gulf Canada Square	47,000	1,124,358	162,940	14.49%	120,465	10.71%
Home Oil Tower	14,393	388,620	82,318	21.18%	2,034	0.52%
Intact Place - East Tower	13,600	217,500	116,330	53.49%	-	0.00%
Intact Place - West Tower	13,600	217,500	113,971	52.40%	-	0.00%
Le Germain Office Tower	9,000	85,000	29,004	34.12%	-	0.00%
Millennium Tower	20,100	415,418	49,703	11.96%	7,276	1.75%
Penn West Plaza - East	26,400	229,000	60,230	26.30%	26,447	11.55%
Penn West Plaza - West	19,716	394,324	31,415	7.97%	43,399	11.01%
Plains Midstream Plaza	20,387	242,334	3,867	1.60%	-	0.00%
Royal Bank Building	12,208	318,491	37,186	11.68%	4,666	1.47%
Shaw Court	25,000	300,000	-	0.00%	-	0.00%
Shell Centre	19,933	640,226	101,267	15.82%	30,318	4.74%
Stephen Avenue Place	13,400	473,105	302,394	63.92%	5,137	1.09%
Stock Exchange Tower	13,500	387,000	201,760	52.13%	13,744	3.55%
The Ampersand - East Tower	15,050	410,699	272,429	66.33%	-	0.00%
The Ampersand - North Tower	11,470	307,379	40,513	13.18%	11,285	3.67%
The Ampersand - West Tower	11,520	312,186	73,425	23.52%	12,492	4.00%
The Edison	15,504	384,000	121,853	31.73%	15,785	4.11%
Watermark Tower	14,441	420,000	103,108	24.55%	-	0.00%
Western Canadian Place - North Tower	18,500	666,500	-	0.00%	630,708	94.63%
Western Canadian Place - South Tower	15,500	394,560	-	0.00%	183,835	46.59%
Total 43 Buildings		17,253,545	5,089,186	29.50%	1,259,160	7.30%
Total Class A Vacancy					6,348,346	36.79%
Subtotal Class AA/A Vacancy		33,644,418	6,357,522	18.90%	2,618,395	7.78%
Total Class AA/A Vacancy					8,975,917	26.68%

Appendix C: Class B Downtown Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
404 Sixth	12,565	88,400	7,811	8.84%	-	0.00%
441 Fifth	5,873	54,899	39,268	71.53%	-	0.00%
444 Fifth Avenue SW	7,981	164,580	48,427	29.42%	-	0.00%
444 Seventh	27,000	250,000	47,810	19.12%	-	0.00%
505 Third	8,100	142,141	43,539	30.63%	-	0.00%
520 Fifth	8,037	195,127	65,151	33.39%	-	0.00%
606 Fourth	9,495	123,000	19,401	15.77%	-	0.00%
639 Fifth Avenue SW	12,000	280,425	73,211	26.11%	-	0.00%
640 Fifth Avenue SW	15,300	220,000	45,969	20.90%	34,836	15.83%
700 Sixth Avenue	11,000	224,990	127,505	56.67%	-	0.00%
715 Fifth Avenue SW	12,486	399,563	136,875	34.26%	-	0.00%
736 Sixth Avenue SW	9,510	194,384	57,179	29.42%	3,668	1.89%
800 Fifth Avenue SW	12,177	238,000	171,118	71.90%	-	0.00%
Altius Centre	11,200	305,000	112,555	36.90%	2,824	0.93%
Aquitaine Tower	13,500	246,752	190,841	77.34%	-	0.00%
Atrium I	14,360	102,750	81,125	78.95%	-	0.00%
Atrium II	14,560	103,026	32,508	31.55%	11,197	10.87%
Calgary House	15,776	158,873	45,265	28.49%	29,815	18.77%
Canada Place	11,485	196,768	54,066	27.48%	9,385	4.77%
Eau Claire Place I	11,500	75,443	75,443	100.00%	-	0.00%
Eau Claire Place II	9,401	136,686	74,565	54.55%	-	0.00%
Elveden Centre - Elveden House	7,800	172,081	43,115	25.06%	-	0.00%
Elveden Centre - Guinness House	10,900	128,511	82,317	64.05%	-	0.00%
Elveden Centre - Iveagh House	10,868	147,163	41,216	28.01%	-	0.00%
Five Ten Fifth	6,123	103,989	58,983	56.72%	-	0.00%
Ford Tower	8,250	151,065	-	0.00%	-	0.00%
Fourth & Fourth	12,000	86,664	44,666	51.54%	-	0.00%
Hanover Place	10,493	221,347	169,700	76.67%	15,652	7.07%
Life Plaza	13,010	215,098	86,492	40.21%	14,571	6.77%
Lougheed Building	8,684	52,106	73,832	141.70%	-	0.00%
McFarlane Tower	11,862	197,687	105,682	53.46%	-	0.00%
Panarctic Plaza	12,330	139,636	124,573	89.21%	-	0.00%
Place 800	11,400	201,717	121,120	60.04%	-	0.00%
Place 9-6	15,360	157,071	27,560	17.55%	-	0.00%
Plaza 1000	16,576	158,295	24,019	15.17%	-	0.00%
Rocky Mountain Plaza	13,007	193,218	27,274	14.12%	28,232	14.61%
Roslyn Building	13,800	139,373	56,484	40.53%	-	0.00%
Selkirk House	11,149	228,228	75,704	33.17%	-	0.00%
Tower Centre	52,000	259,465	41,839	16.13%	-	0.00%
United Place	8,001	77,819	29,754	38.23%	-	0.00%
University of Calgary - Downtown Campus	18,000	106,180	-	0.00%	-	0.00%
Total 41 Buildings		7,037,520	2,783,962	39.56%	150,180	2.13%
Total Class B Vacancy					2,934,142	41.69%

Note: Reduction of inventory of 631,324 sf due to the removal of Lavalin Building, Canadian Centre and Palliser One. Buildings are to be converted to residential use.

Appendix D: Class C Downtown Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
1000 8TH	8,983	41,930	32,495	77.50%	-	0.00%
1035 Seventh Avenue SW	12,987	72,574	12,940	17.83%	-	0.00%
615 Third Avenue SW	9,300	28,000	-	0.00%	-	0.00%
622 Fifth Avenue SW	8,264	42,760	19,478	45.55%	-	0.00%
744	4,610	49,591	25,517	51.45%	-	0.00%
840 Seventh Avenue SW	14,400	257,540	134,780	52.33%	-	0.00%
926	8,805	85,359	28,964	33.93%	6,000	7.03%
Alpine Building	11,781	65,160	-	0.00%	-	0.00%
Asia Pacific Centre	9,336	92,200	66,184	71.78%	-	0.00%
Bank of Montreal Historic Building	10,000	46,000	-	0.00%	-	0.00%
Bradie Building	7,110	92,430	18,246	19.74%	2,400	2.60%
Burns Building	11,650	71,636	17,023	23.76%	-	0.00%
Calfrac	9,000	45,600	-	0.00%	-	0.00%
Centennial Building	4,192	27,016	20,382	75.44%	-	0.00%
Century Park Place	7,693	75,675	26,264	34.71%	-	0.00%
Dominion Centre	9,338	89,457	55,544	62.09%	18,886	21.11%
Edinburgh Place	5,625	52,500	5,600	10.67%	-	0.00%
First Street Plaza	9,451	72,763	-	0.00%	-	0.00%
HSBC Bank Building	9,858	97,046	-	0.00%	-	0.00%
Hudson's Block	11,801	23,602	-	0.00%	-	0.00%
Joe Phillips Building	13,634	27,267	3,812	13.98%	-	0.00%
Lancaster Building	8,324	55,114	3,268	5.93%	482	0.87%
Molson Bank Building	3,700	7,409	-	0.00%	-	0.00%
Northland Building	10,300	145,457	66,172	45.49%	-	0.00%
Oddfellows Building	8,469	34,242	-	0.00%	-	0.00%
Parallel Centre	11,969	81,145	33,038	40.71%	-	0.00%
Petex Building	11,376	112,471	36,431	32.39%	7,016	6.24%
Petro-Fina Building	16,791	162,335	59,221	36.48%	-	0.00%
Prospect Place	18,000	101,000	66,125	65.47%	-	0.00%
Shaw Building	8,000	45,638	21,098	46.23%	-	0.00%
Strategic Centre	7,700	58,817	7,749	13.17%	-	0.00%
Telephone Building	13,000	62,700	25,183	40.16%	-	0.00%
The Taylor Building	9,600	89,569	45,528	50.83%	-	0.00%
Western Union Building	6,237	73,300	53,746	73.32%	-	0.00%
Total 34 Buildings		2,485,303	884,788	35.60%	34,784	1.40%
Total Class C Vacancy					919,572	37.00%

Note: Reduction of inventory of 97,598 sf due to the removal of Teck Place. Building to be converted to residential use.

Appendix E: Beltline Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
333	14,702	200,058	78,489	39.23%	-	0.00%
534	6,000	24,965	8,160	32.69%	-	0.00%
5/5	10,071	98,284	17,792	18.10%	8,323	8.47%
1015 Fourth	9,950	123,792	43,855	35.43%	-	0.00%
1122 FOURTH	10,534	125,814	35,886	28.52%	-	0.00%
11th Avenue Place	20,000	200,000	40,446	20.22%	21,772	10.89%
1302 - 4 Street SW	4,500	9,000	-	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	10,349	34.06%	-	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%
409 Tenth Avenue SE	15,000	66,212	-	0.00%	8,000	12.08%
525 Eleventh Avenue	8,900	42,684	13,309	31.18%	-	0.00%
601 Seventeenth Avenue SW	10,000	10,000	-	0.00%	-	0.00%
707 Tenth Avenue SW	17,703	48,380	5,023	10.38%	-	0.00%
902 Eleventh Avenue SW	14,210	42,630	42,779	100.35%	-	0.00%
999 Eighth Street SW	16,261	113,828	20,664	18.15%	-	0.00%
ArriVa Village Podium	18,000	54,000	8,394	15.54%	-	0.00%
ATCO Centre I	12,000	188,424	98,907	52.49%	-	0.00%
ATCO Centre II	14,000	124,898	59,228	47.42%	-	0.00%
Atrium on Eleventh	12,000	36,200	21,144	58.41%	-	0.00%
Beltline Block - Tower 1	13,700	150,488	-	0.00%	25,237	16.77%
Beltline Block - Tower 2	30,712	184,274	-	0.00%	-	0.00%
Boss Building	8,000	25,000	4,536	18.14%	-	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	11,036	24.90%	-	0.00%
Calgary Board of Education Centre	22,836	228,360	-	0.00%	45,546	19.94%
CE Place	11,000	140,213	54,025	38.53%	11,426	8.15%
Central Park Plaza	9,500	120,670	48,141	39.89%	9,859	8.17%
Centre 10	36,000	335,000	14,334	4.28%	-	0.00%
Centre 15	10,800	73,000	-	0.00%	7,000	9.59%
Citadel West LP	9,697	78,315	-	0.00%	67,487	86.17%
Connaught Centre	11,008	73,302	60,555	82.61%	-	0.00%
Corner Block Building	11,000	21,933	-	0.00%	-	0.00%
Customs House	19,160	75,663	5,652	7.47%	-	0.00%
Demcor Building	6,700	24,700	-	0.00%	6,153	24.91%
Dorchester Square	9,376	95,002	29,354	30.90%	-	0.00%
Eleven Eleven Building	10,194	47,949	-	0.00%	-	0.00%
Epique House	8,000	32,685	32,000	97.90%	-	0.00%
EQ Bank Tower	10,972	128,521	63,684	49.55%	-	0.00%
First Seventeen Place	9,600	51,051	17,687	34.65%	4,728	9.26%
First West Professional Building	8,000	27,000	-	0.00%	-	0.00%
Flamingo Block	5,944	17,833	5,591	31.35%	2,574	14.43%
Foundation Building	8,600	38,411	20,308	52.87%	-	0.00%
Glenbow Building	4,255	24,396	6,687	27.41%	-	0.00%
Hanson Square	21,000	80,000	-	0.00%	-	0.00%
High Street House	7,255	48,615	7,934	16.32%	-	0.00%
Hotel Arts Office Building	28,893	82,762	13,000	15.71%	-	0.00%
Iona Building	9,500	38,000	-	0.00%	-	0.00%

Appendix E: Beltline Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
Joffre Place	18,630	104,241	36,085	34.62%	1,572	1.51%
Keynote R2	5,700	14,883	1,618	10.87%	-	0.00%
Keynote, Tower One	21,000	294,000	60,063	20.43%	-	0.00%
Kipling Square	10,000	45,079	9,548	21.18%	-	0.00%
Louise Block	10,000	26,295	9,190	34.95%	-	0.00%
MacCosham Place	6,300	34,838	-	0.00%	-	0.00%
MARK on 10th	10,921	10,921	5,190	47.52%	-	0.00%
MEG Place	15,000	45,000	16,500	36.67%	-	0.00%
Mount Royal Block	24,000	45,589	-	0.00%	-	0.00%
Mount Royal Place	10,139	56,664	32,132	56.71%	-	0.00%
Mount Royal Village	10,000	30,351	3,872	12.76%	2,000	6.59%
M-TECH Building	7,000	45,000	24,052	53.45%	-	0.00%
National Block	8,900	26,000	-	0.00%	-	0.00%
Notre Dame Place	10,528	51,638	3,018	5.84%	-	0.00%
Palliser South	16,000	293,000	50,558	17.26%	27,203	9.28%
Paramount Building	10,650	53,261	43,373	81.43%	-	0.00%
Parkside Place	7,857	69,164	8,454	12.22%	-	0.00%
Paserium Centre		50,200	-	0.00%	-	0.00%
Petrowest Plaza	10,352	34,670	17,610	50.79%	3,775	10.89%
Pilkington Building	10,500	58,000	5,898	10.17%	-	0.00%
Red Cross Building	7,000	34,648	-	0.00%	-	0.00%
Ribtor Building - East	12,500	55,000	-	0.00%	-	0.00%
Ribtor Building - West	12,000	50,000	2,240	4.48%	-	0.00%
Roberts Block	10,000	22,035	14,968	67.93%	-	0.00%
Rockwood Square	5,916	23,545	3,610	15.33%	-	0.00%
Sherwin Block	6,100	21,158	10,372	49.02%	-	0.00%
Stampede Station, Phase I	18,500	162,502	36,258	22.31%	3,054	1.88%
Sun Ice Building	15,000	60,000	-	0.00%	-	0.00%
Sunrise Square	14,200	57,567	19,134	33.24%	-	0.00%
Tenth Avenue Building	13,500	27,000	-	0.00%	-	0.00%
The Biscuit Block	8,766	52,601	-	0.00%	-	0.00%
The Cooper Blok	5,200	35,500	5,287	14.89%	-	0.00%
The Courtyard	10,500	51,625	-	0.00%	-	0.00%
The District At Beltline - Building A	25,000	123,080	2,408	1.96%	-	0.00%
The District At Beltline - Building B	22,142	135,682	46,441	34.23%	-	0.00%
The District At Beltline - Building C	18,191	108,000	19,770	18.31%	-	0.00%
The Kahanoff Centre	10,154	104,507	-	0.00%	-	0.00%
The Lorraine Building	6,000	25,154	11,876	47.21%	-	0.00%
Versus	15,000	15,000	-	0.00%	-	0.00%
Victoria Square	14,000	28,531	-	0.00%	7,707	27.01%
Vintage - East Tower	11,700	81,900	32,850	40.11%	-	0.00%
Vintage - West Tower	14,666	120,000	15,088	12.57%	2,700	2.25%
Total 93 Buildings		6,813,089	1,446,412	21.23%	266,116	3.91%
Total Beltline Vacancy					1,802,681	26.46%

Appendix F: Kensington Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
1131 Kensington Road NW		20,000	2,434	12.17%	-	0.00%
119 Fourteenth Street NW	9,200	34,774	-	0.00%	-	0.00%
1192 Kensington Cres. NW	5,000	15,000	-	0.00%	-	0.00%
1510 Kensington Road NW	9,200	9,200	5,867	63.77%	-	0.00%
2540 Kensington Road NW	7,000	28,000	-	0.00%	-	0.00%
306 Tenth Street NW		5,000	-	0.00%	-	0.00%
417 - 14 Street NW	5,080	17,517	18,009	102.81%	-	0.00%
701 - 14 Street NW	4,000	8,000	-	0.00%	-	0.00%
Campana Place	10,000	49,170	20,472	41.64%	-	0.00%
Hillhurst Building	15,500	61,000	22,538	36.95%	-	0.00%
Kensington Central	5,000	15,000	-	0.00%	-	0.00%
Kensington Gate	11,700	23,442	11,721	50.00%	-	0.00%
Kensington House	15,000	76,509	7,374	9.64%	-	0.00%
Kensington Place	9,244	48,500	-	0.00%	-	0.00%
Kensington Professional Centre	10,600	45,172	2,012	4.45%	-	0.00%
Kensington Terrace	8,000	20,528	-	0.00%	-	0.00%
Melcor Building	7,900	24,050	-	0.00%	-	0.00%
Plaza 14	24,000	48,000	-	0.00%	-	0.00%
Ross Place	6,220	13,000	7,522	57.86%	-	0.00%
The City Core Building	5,000	15,000	2,390	15.93%	-	0.00%
Westmount Building	6,045	18,718	12,143	64.87%	-	0.00%
Westside Place		10,800	1,503	13.92%	-	0.00%
Total 22 Buildings		606,380	113,985	18.80%	-	0.00%
Total Kensington Vacancy					113,985	18.80%

Appendix G: Inglewood Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
1224 - 9 Avenue SE	2,590	5,181	-	0.00%	-	0.00%
1419 - 9 Avenue SE	1,800	5,400	-	0.00%	-	0.00%
1528/1530 - 9 Avenue SE	1,920	3,840	-	0.00%	-	0.00%
Dominion Bridge in Ramsay	78,000	78,000	-	0.00%	-	0.00%
LocalMotive Crossing	15,000	43,931	-	0.00%	2,885	6.57%
Ramsay Design Centre	27,500	55,000	-	0.00%	-	0.00%
Snowdon Block	7,125	21,375	4,538	21.23%	-	0.00%
The Atlantic Avenue Art Block	35,000	160,475	-	0.00%	11,137	6.94%
Willow Park Centre	18,000	60,775	10,855	17.86%	-	0.00%
Woodstone Manor	15,482	30,964	-	0.00%	-	0.00%
Total 10 Buildings		464,941	15,393	3.31%	14,022	3.02%
Total Inglewood Vacancy					29,415	6.33%

Appendix H: Mission Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
20/20	115,000	23,000	9,343	8.12%	8,260	7.18%
Academy Building	30,769	6,156	27,771	90.26%	-	0.00%
Alberta Professional Centre	35,028	8,500	7,260	20.73%	-	0.00%
Holy Cross Centre	500,000	54,000	77,297	15.46%	-	0.00%
Maxwell Bates Block	34,932	10,000	-	0.00%	-	0.00%
Mission Centre	76,249	6,054	22,063	28.94%	-	0.00%
Mission Commercial Centre	53,307	21,000	3,560	6.68%	-	0.00%
Mission Square	63,147	10,570	-	0.00%	-	0.00%
Securewest Plaza	29,100	9,000	-	0.00%	-	0.00%
Total 10 Buildings	937,532		147,294	15.71%	8,260	0.88%
Total Mission Vacancy					155,554	16.59%

Appendix I: Class AA Parking & Operating Costs, 2022

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 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, 2022

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
F1RST 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
Average Class A Parking and Operating Costs		\$534.87	\$477.20	\$18.15

Appendix K: Class B Parking & Operating Costs, 2022

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
Average Class B Parking and Operating Costs		\$451.48	\$398.00	\$15.90

Appendix L: Class C Parking & Operating Costs, 2022

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/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
Class C Parking and Operating Costs		\$408.53	\$388.33	\$16.26

Appendix M: Beltline Parking & Operating Costs, 2022

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
Beltline Block, Tower 1	1:1,418	\$300.00	\$80.00	\$18.77
Beltline Block, Tower 2	1:1,000	\$300.00	\$80.00	\$18.77
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

Appendix M: Beltline Parking & Operating Costs, 2022

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2021 OP COSTS (\$/sf)
Hanson Square	1:591	\$275.00	\$250.00	\$18.70
High Street House	1:699	\$220.00	N/A	\$18.49
Hotel Arts Office Building	1:500	\$375.00	N/A	\$17.64
Iona Building	No parking available	N/A	N/A	N/A
Joffre Place	1:1,100	\$310.00	\$235.00	\$17.15
Keynote	1:766	\$500.00	\$380.00	\$14.98
Keynote R2				\$14.37
Kipling Square	1:3,673	\$300.00	N/A	\$17.05
Louise Block	1,300	\$150.00	N/A	\$16.48
MacCosham Place	1:3,000	\$250.00	N/A	\$16.50
MARK on 10th	1:683	N/A	\$300.00	\$16.81
MEG Place	1:1,200	\$300.00	N/A	\$14.39
Mount Royal Block	1:600	\$225.00	N/A	\$17.78
Mount Royal Place	1:1,055	\$285.00	N/A	\$18.15
Mount Royal Village	1:500	N/A	\$275.00	\$21.34
M-TECH Building	1:1,500	\$320.00	\$280.00	\$16.81
National Block	1:1,000	\$275.00	N/A	\$17.97
Notre Dame Place	1:700	\$200.00	N/A	\$15.10
Palliser South	1:1,500	\$450.00	\$385.00	\$16.95
Paramount Building	1:1,972	\$440.00	N/A	\$17.98
Parkside Place	1:750	N/A	\$350.00	\$14.14
Petro West Plaza	1:594	\$305.00	\$250.00	\$19.27
Pilkington Building	1:1,200	\$250.00	N/A	\$17.54
Red Cross Building	1:509	N/A	N/A	N/A
Ribtor Building - East	1:1,500	\$250.00	N/A	\$15.36
Ribtor Building - West	1:1,500	\$250.00	N/A	\$15.85
Roberts Block	N/A	N/A	\$400.00	\$15.87
Rockwood Square	1:600	\$175.00	N/A	\$15.79
Sherwin Block	No parking available	N/A	N/A	17.35
Stampede Station, Phase I	1:615	\$350.00	\$295.00	\$18.40
Sunrise Square	1:600	\$300.00	N/A	\$13.68
Tenth Avenue Building	1:777	N/A	N/A	N/A
The Biscuit Block	1:1,680	\$260.00	\$250.00	\$16.02
The Coöperblok	1:942	\$425.00	\$300.00	\$18.53
The Courtyard	1:422	N/A	N/A	N/A
The District at Beltline - Building A	1:1,800	\$425.00	\$395.00	\$17.15
The District at Beltline - Building B	1:1,000	\$425.00	\$395.00	\$15.11
The District at Beltline - Building C	1:1,800	\$425.00	\$395.00	\$16.90
The Kahanoff Centre	1:1,750	N/A	N/A	N/A
The Lorraine Building	N/A	\$300.00	N/A	\$15.58
The Paserium	No parking available	N/A	N/A	N/A
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
Beltline Parking and Operating Costs		\$308.89	\$280.93	\$16.40

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**Thinking
strategically.**
**Acting
objectively.**

