

The Occupier

Q3 2024 Downtown Office Market



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Woodcote Oil and Gas Ltd. recently renewed their lease in Livingston Place - South

On behalf of their client, Woodcote Oil and Gas, Cresa Alberta is pleased to announce the successful negotiation of a new headlease and expansion for Woodcote Oil and Gas in Livingston Place – South. Cresa Alberta worked with Woodcote to carefully evaluate options and the decision was made to remain in the building securing long-term stability for their operations.

Market Overview

As anticipated, Q3 marked an upswing in activity following the end of summer, with overall vacancy decreasing to 24.87%. This resulted in a positive absorption of 272,978 square feet, driven largely by several key relocation transactions during the quarter. Notably, KPMG moving into 240FOURTH and Canadian Western Bank into The Ampersand – East Tower. Additionally, Bennett Jones, Vermilion Energy, Saturn Oil & Gas, and Tamarack Valley Energy all renewed their leases.

Despite the transaction volume, Class AA vacancy increased to 12.04%, of which 6.77% is headlease space and 5.27% is sublease space. This jump is due to Brookfield Properties releasing six floors of CNRL’s current space at Bankers Hall – West, while Suncor Energy listed seven floors for sublease in Suncor Energy Centre – East, bringing nearly 400,000 square feet of new space to market. Over the next 8–12 months, we anticipate more space coming available as CNRL relocates to Shell Centre and 400 Third. Meanwhile, Class A vacancy declined to 31.18%, Class B dropped to 34.99%, and Class C saw a slight increase to 34.93%.

Sublease vacancy across all asset classes remains low (all under 6%), which may explain the trend towards more lease renewals. Much of the readily available sublease space has already been absorbed, leaving tenants with limited options: relocate or renew in their

current premises. Companies occupying high-quality space have often opted to leverage their position by renewing, avoiding the higher costs and complexities associated with headlease rates, build-outs, and relocation. With construction costs remaining high, renewals and expansions have been a more favorable option than negotiating new leases.

As sublease space, particularly in the Class AA and A markets continue to wane, we continue to see an upward pressure on headlease rates. Asking gross rental rates currently average just over \$40.00 per square foot with AA gross rental rates hovering around \$50.00. The most significant increases have occurred in Class AA and A buildings, where rental rates have grown by \$3.00–\$4.00 per square foot over the past year. In contrast, rates for Class B and C spaces have remained stable due to higher vacancy levels in those submarkets.

In September, the City of Calgary opened a new round of applications for its Downtown Redevelopment Incentive Program, which aims to convert office buildings to residential use. Applications can be submitted until the end of the month, with decisions expected by Q1 2025. This round of approved conversions will be fully funded through the federal Housing Accelerator Fund, which will provide \$52.5 million.

To date, the City has approved twelve conversion projects, but only one, The

Calgary Downtown Notable Transactions

Tenant	Building	Area (sf)	Type
Bennett Jones	Bankers Hall - East	174,000	Renewal
Vermilion Energy	Centennial Place - East	132,000	Renewal
KPMG	240FOURTH	80,000	Relocation
Canadian Western Bank	The Ampersand - East	66,000	Relocation
Saturn Oil & Gas	Eighth Avenue Place - East	66,000	Renewal
Tamarack Valley	Eighth Avenue Place - East	46,000	Renewal
NuVista Energy	Eighth Avenue Place - East	36,000	Renewal


Downtown Supply
42,176,727 sf



Downtown Vacancy
24.87%



Q3 2024 Downtown Absorption
272,978 sf



Downtown Gross Average Asking Rates, all classes
\$40.96 per sf

Cornerstone on 9th Street and 5th Avenue SW, has been completed and is now available for lease. Five additional projects are expected to be finished by the end of 2025, though one project, United Place, has been discontinued. The remaining projects are at various stages of planning or construction, with completion dates yet to be announced.

It will be interesting to see how many more projects are approved and when they will be completed. As previously noted, developers do not receive funding until the building is ready for occupancy. Rising construction costs and the City's decision to maintain the \$75.00 per square foot funding level could cause some developers to reconsider the conversion incentive, as this amount is unlikely to offset construction costs as effectively as it did when the program was first announced almost four years ago.

The impact of these conversions on vacancy has been less significant than expected. While approximately two million square feet have been removed from the Class B and C inventories, only 696,000 square feet of vacancy has been eliminated. This has reduced Class B and C vacancy rates from around 40% to roughly 34%, but the overall market effect has been minimal, with deal activity continuing to drive any notable changes in vacancy.

While vacancy reduction is not the sole purpose of the Incentive Program, it is important to recognize the broader benefits. Although vacancy rates haven't shifted dramatically, these conversions will provide much-needed housing and contribute to the revitalization of the downtown core. This long-term initiative could eventually lead to a more vibrant city center, address the housing crisis, and positively impact overall vacancy in the future.

Another factor to consider is the City's Downtown Demolition Incentive Program, which has taken a backseat to the more prominent Redevelopment Program. Little attention has been given to this initiative until the City's recent announcement in September of the first approved project. Cantiro Group plans to demolish three buildings on the south side of Fourth Avenue between Fifth and Sixth Streets to make way for a 33-story residential tower with a retail podium. Construction is slated to begin in Spring 2025.

While this specific project won't impact office vacancy, it highlights the potential for other office buildings that may not be viable for conversion but are ideal candidates for demolition, paving the way for new residential developments.

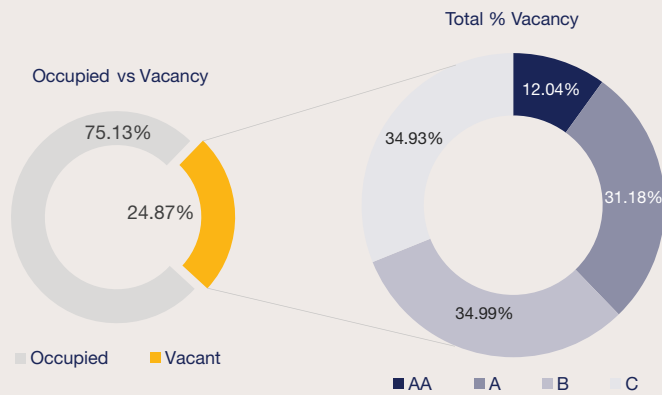
Q3 2024 Vacancy Summary, Calgary

BUILDING CLASS	TOTAL INVENTORY		HEADLEASE		SUBLEASE		TOTAL	
	(sf)	(sf)	(%)	(sf)	(%)	(sf)	(%)	
AA	15,575,429	1,054,878	6.77%	820,845	5.27%	1,875,723	12.04%	
A	18,152,679	4,582,199	25.24%	1,077,460	5.94%	5,659,659	31.18%	
AA/A	33,728,108	5,637,077	16.71%	1,898,305	5.63%	7,535,382	22.34%	
B	6,353,904	2,128,482	33.50%	94,491	1.49%	2,222,973	34.99%	
C	2,094,715	718,873	34.32%	12,867	0.61%	731,740	34.93%	
Total Downtown	42,176,727	8,484,432	20.12%	2,005,663	4.76%	10,490,095	24.87%	
Beltline	6,813,089	1,029,738	15.11%	166,740	2.45%	1,196,478	17.56%	
Total Downtown & Beltline	48,989,816	9,514,170	19.42%	2,172,403	4.43%	11,686,573	23.86%	

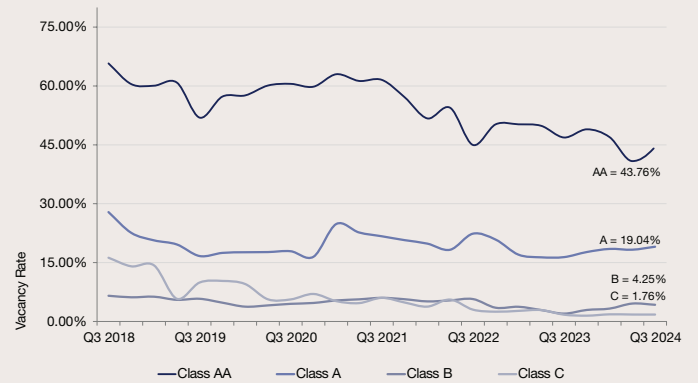


Market at a Glance

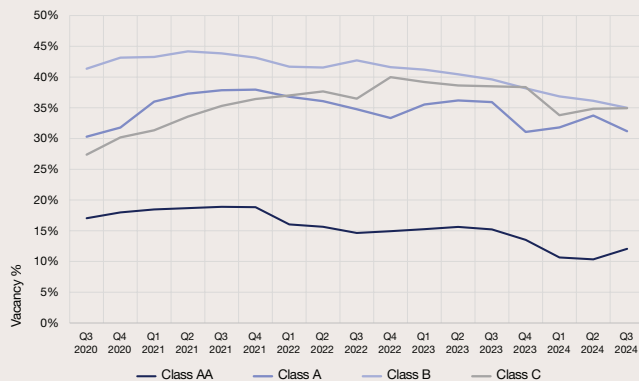
Current Downtown Vacancy



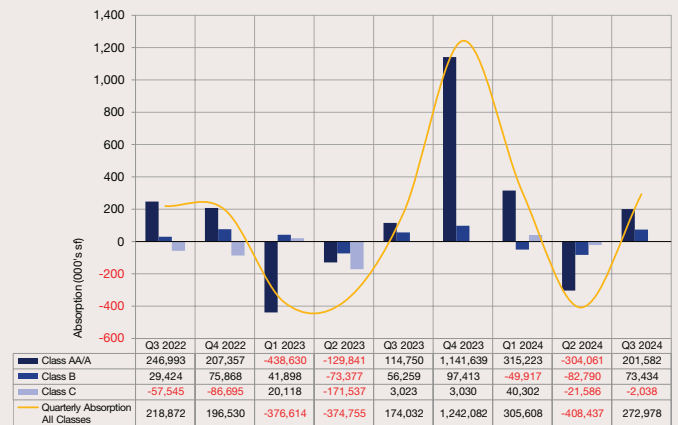
Sublease Vacancy Index



Historical Comparative Vacancy



Historical Downtown Absorption



Market Forecast

As the year draws to a close, we may still see notable transactions, particularly as several large tenants face lease expirations in 2025/2026. As outlined in our Overview, additional space could come onto the market in Bankers Hall – East/West or Home Oil Tower as CNRL continues its relocation plans, which could negatively impact vacancy rates. In the Bankers Hall complex alone, if no leasing activity occurs before CNRL vacates, approximately 45% of the space in these two buildings will remain unoccupied, including both headlease space currently on the market and areas soon to be available.

While the downtown office market is on an optimistic trajectory, it remains in a state of flux. Vacancy levels are still high, and recovery is taking longer than in previous market

cycles. Historically, oil and gas companies have played a major role in driving recovery by leasing multiple floors at a time and even initiating the construction of office towers. However, the exit of several major players, such as Equinor (formerly StatOil), Repsol Oil & Gas, and Devon Energy, has slowed this recovery, compounded by the challenges of the pandemic and the evolving workplace needs of companies.

Although incentive programs, industry diversification, and significant capital investment to meet tenant demands have had a positive impact, more time is needed to fully understand how these trends will shape the market. We expect that as the dust settles, the effects will become clearer.

Large Blocks of Contiguous Space - Downtown

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
801 Seventh	A	5- 36	603,258	Headlease
Bankers Hall - East Tower	AA	10-33	472,000	Upcoming
Western Canadian Place - North Tower	A	19- 40	393,136	Sublease
Home Oil Tower	A	16-32	246,925	Upcoming
FIRST TOWER	A	10-May	184,814	Headlease
Jamieson Place	AA	29-35	173,120	Upcoming
Bankers Hall - West Tower	AA	17-24	162,000	Upcoming
707 Fifth	AA	16-21	134,403	Sublease
Stephen Avenue Place	A	17-Aug	129,095	Headlease
Calgary Place II	A	14-23	127,679	Upcoming
AMEC Place	A	14-Jul	123,350	Headlease
Fifth Avenue Place - East Tower	A	09-May	120,521	Headlease
Brookfield Place Calgary - East Tower	AA	08-May	105,487	Headlease
333 Fifth Avenue	A	17-Oct	104,803	Headlease
Suncor Energy Centre - East	AA	10-Jun	104,498	Sublease
The Bow	AA	33-35	99,819	Sublease
Fifth Avenue Place - West Tower	A	16 - 19	97,007	Headlease
Fifth Avenue Place - West Tower	A	06-Mar	96,634	Sublease
Bankers Court	AA	09-Jun	86,800	Upcoming
Suncor Energy Centre - East	AA	25 - 28	86,425	Headlease
Fifth & Fifth	A	14 - 18	82,832	Headlease
Bankers Hall - West Tower	AA	32-35	82,156	Upcoming
800 Fifth Avenue SW	B	17 - 22	80,121	Headlease
Stephen Avenue Place	A	35 - 40	79,261	Headlease
First Alberta Place	A	12-Aug	72,445	Headlease
Fifth Avenue Place - East Tower	A	22-24	72,149	Headlease
Fifth Avenue Place - West Tower	A	23 - 25	72,065	Headlease
Western Canadian Place - North Tower	A	13-16	70,590	Sublease
Gulf Canada Square	A	4	69,957	Headlease
Lougheed Building	B	06-Feb	69,481	Headlease
Eau Claire Tower	AA	07-May	68,719	Headlease
Encor Place	A	08-Apr	68,557	Headlease
Encor Place	A	15-19	68,490	Headlease
Livingston Place - West	AA	07-May	68,268	Headlease
Elveden Centre - Guinness House	B	14-Aug	68,223	Headlease
Suncor Energy Centre - East	AA	21 - 23	64,867	Headlease
Calgary Place I	A	25-29	63,588	Headlease
TELUS Sky	AA	22-25	62,455	Sublease
Panarctic Plaza	B	14-Sep	61,650	Headlease

Large Blocks of Contiguous Space - Beltline

BUILDING NAME	CLASS	FLOOR	AREA (sf)	LEASE TYPE
Connaught Centre	B	2-6	59,123	Headlease
Nine One Nine	B	5-8	52,672	Headlease
The District At Beltline - Building B	A	2-3	46,768	Headlease
Vintage - East Tower	B	2-4	45,250	Upcoming
902 Eleventh Avenue SW	B	1-3	42,779	Headlease
Palliser South	A	12,14	41,537	Sublease
409 Tenth Avenue SE	A	1-2	40,398	Headlease
409 Tenth Avenue SE	A	1-2	28,512	Sublease
The District At Beltline - Building A	A	3	27,031	Sublease
Calgary Board of Education Centre	A	10	22,773	Sublease
Palliser South	A	18	21,583	Sublease

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	-	0.00%	134,403	23.82%
Bankers Court	20,900	243,240	-	0.00%	-	0.00%
Bankers Hall - East Tower	20,500	820,221	-	0.00%	-	0.00%
Bankers Hall - West Tower	21,000	869,990	171,477	19.71%	6,275	0.72%
Brookfield Place Calgary - East Tower	27,500	1,417,000	114,223	8.06%	-	0.00%
Calgary City Centre	27,000	820,000	52,457	6.40%	11,664	1.42%
Centennial Place - East	21,600	811,024	45,113	5.56%	-	0.00%
Centennial Place - West	23,000	443,870	-	0.00%	-	0.00%
Eau Claire Tower	27,500	615,000	82,627	13.44%	12,500	2.03%
Eighth Avenue Place - East	23,500	1,070,000	15,312	1.43%	11,068	1.03%
Eighth Avenue Place - West	23,500	841,000	-	0.00%	34,018	4.04%
Jamieson Place	23,400	810,630	-	0.00%	95,635	11.80%
Livingston Place - South	22,936	435,364	74,933	17.21%	29,936	6.88%
Livingston Place - West	22,000	420,345	134,834	32.08%	22,756	5.41%
Suncor Energy Centre - East	20,000	585,630	248,938	42.51%	146,237	24.97%
Suncor Energy Centre - West	23,000	1,121,218	-	0.00%	3,788	0.34%
TC Energy Tower	28,400	938,926	-	0.00%	-	0.00%
TD Canada Trust Tower	18,715	617,621	12,218	1.98%	-	0.00%
TELUS Sky	16,538	430,000	102,746	23.89%	83,999	19.53%
The Bow	32,000	1,700,000	-	0.00%	228,566	13.45%
Total 20 Buildings		15,575,429	1,054,878	6.77%	820,845	5.27%
Total Class AA Vacancy					1,875,723	12.04%

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	191,186	29.51%	-	0.00%
333 Fifth Avenue	15,600	241,457	190,698	78.98%	-	0.00%
400 Third	19,519	806,191	-	0.00%	-	0.00%
635 Eighth Avenue SW	12,085	274,001	108,629	39.65%	-	0.00%
801 Seventh	18,200	621,344	603,258	97.09%	-	0.00%
AMEC Place	15,900	409,460	186,158	45.46%	-	0.00%
Bow Valley Square I	9,662	134,818	30,262	22.45%	6,100	4.52%
Bow Valley Square II	13,599	504,900	45,326	8.98%	27,105	5.37%
Bow Valley Square III	11,522	337,230	56,986	16.90%	11,522	3.42%
Bow Valley Square IV	11,522	414,616	6,469	1.56%	-	0.00%
Calgary Place I	12,500	285,077	106,860	37.48%	-	0.00%
Calgary Place II	12,500	217,113	49,209	22.67%	24,456	11.26%
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	36,890	9.16%	56,852	14.11%
Eight West, Phase I	14,688	130,519	4,963	3.80%	-	0.00%
Encor Place	14,029	361,000	200,012	55.40%	3,789	1.05%
FIRST TOWER	26,000	709,977	358,878	50.55%	24,340	3.43%
Fifth & Fifth	17,000	519,046	219,609	42.31%	9,690	1.87%
Fifth Avenue Place - East Tower	23,000	719,249	216,905	30.16%	-	0.00%
Fifth Avenue Place - West Tower	24,500	707,244	203,813	28.82%	170,062	24.05%
First Alberta Place	14,489	297,000	198,113	66.70%	-	0.00%
First Canadian Centre	16,500	518,000	160,585	31.00%	11,130	2.15%
Gulf Canada Square	47,000	1,124,358	162,762	14.48%	83,681	7.44%
Home Oil Tower	14,393	388,620	34,039	8.76%	-	0.00%
Intact Place - East Tower	13,600	217,500	103,060	47.38%	-	0.00%
Intact Place - West Tower	13,600	217,500	117,280	53.92%	-	0.00%
Le Germain Office Tower	9,000	85,000	7,147	8.41%	-	0.00%
Millennium Tower	20,100	415,418	1,500	0.36%	-	0.00%
Penn West Plaza - East	26,400	229,000	78,377	34.23%	-	0.00%
Penn West Plaza - West	19,716	394,324	40,484	10.27%	11,759	2.98%
Plains Midstream Plaza	20,387	242,334	3,867	1.60%	-	0.00%
Rogers Court	25,000	300,000	-	0.00%	-	0.00%
Royal Bank Building	12,208	318,491	15,366	4.82%	16,968	5.33%
Shell Centre	19,933	655,930	-	0.00%	-	0.00%
Stephen Avenue Place	14,800	530,000	246,456	46.50%	-	0.00%
Stock Exchange Tower	13,500	387,000	153,562	39.68%	-	0.00%
The Ampersand - East Tower	15,050	410,699	74,286	18.09%	-	0.00%
The Ampersand - North Tower	11,470	307,379	42,601	13.86%	-	0.00%
The Ampersand - West Tower	11,520	312,186	41,790	13.39%	9,521	3.05%
The Edison	15,504	384,000	113,827	29.64%	48,095	12.52%
Watermark Tower	14,441	420,000	50,096	11.93%	-	0.00%
Western Canadian Place - North Tower	18,500	666,500	-	0.00%	516,166	77.44%
Western Canadian Place - South Tower	15,500	394,560	120,890	30.64%	46,224	11.72%
Total 44 Buildings		18,152,679	4,582,199	25.24%	1,077,460	5.94%
Total Class A Vacancy					5,659,659	31.48%
Subtotal Class AA/A Vacancy		33,728,108	5,638,077	16.71%	1,898,305	5.63%
Total Class AA/A Vacancy					7,535,382	22.34%

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	31,862	36.04%	-	0.00%
441 Fifth	5,873	54,899	33,760	61.49%	-	0.00%
444 Fifth Avenue SW	8,360	172,250	12,468	7.24%	-	0.00%
444 Seventh	27,000	250,000	35,939	14.38%	36,968	14.79%
505 Third	8,100	142,141	35,430	24.93%	-	0.00%
520 Fifth	8,037	195,127	45,451	23.29%	-	0.00%
606 Fourth	9,495	123,000	19,401	15.77%	-	0.00%
639 Fifth Avenue SW	12,000	280,425	52,313	18.65%	5,911	2.11%
640 Fifth Avenue SW	15,300	220,000	-	0.00%	10,000	4.55%
700 Sixth Avenue	11,000	224,990	154,120	68.50%	-	0.00%
715 Fifth Avenue SW	12,486	399,563	107,810	26.98%	-	0.00%
736 Sixth Avenue SW	9,510	194,384	13,131	6.76%	4,980	2.56%
800 Fifth Avenue SW	12,177	238,000	134,045	56.32%	13,317	5.60%
Altius Centre	11,200	305,000	96,463	31.63%	3,676	1.21%
Aquitaine Tower	13,500	246,752	175,740	71.22%	-	0.00%
Atrium I	14,360	102,750	81,125	78.95%	-	0.00%
Atrium II	14,560	103,026	42,846	41.59%	-	0.00%
Calgary House	15,776	158,873	81,620	51.37%	6,703	4.22%
Canada Place	11,485	196,768	23,806	12.10%	-	0.00%
Elveden Centre - Elveden House	7,800	172,081	45,102	26.21%	-	0.00%
Elveden Centre - Guinness House	10,900	128,511	74,373	57.87%	-	0.00%
Elveden Centre - Iveagh House	10,868	147,163	36,894	25.07%	-	0.00%
Five Ten Fifth	6,123	103,989	43,486	41.82%	-	0.00%
Ford Tower	8,250	151,065	99,751	66.03%	-	0.00%
Fourth & Fourth	12,000	86,664	-	0.00%	-	0.00%
Life Plaza	13,010	215,098	65,000	30.22%	6,671	3.10%
Lougheed Building	14,766	73,832	69,481	94.11%	-	0.00%
McFarlane Tower	11,862	197,687	32,811	16.60%	-	0.00%
Panarctic Plaza	12,330	139,636	124,553	89.20%	-	0.00%
Place 9-6	15,360	157,071	21,614	13.76%	6,265	3.99%
Plaza 1000	16,576	158,295	-	0.00%	-	0.00%
Rocky Mountain Plaza	13,007	193,218	159,915	82.76%	-	0.00%
Roslyn Building	13,800	139,373	48,334	34.68%	-	0.00%
Selkirk House	11,149	228,228	87,999	38.56%	-	0.00%
Tower Centre	52,000	259,465	41,839	16.13%	-	0.00%
University of Calgary - DT Campus	18,000	106,180	-	0.00%	-	0.00%
Total 36 Buildings		6,353,904	2,128,482	33.50%	94,491	1.49%
Total Class B Vacancy					2,222,973	34.99%

Appendix D: Class C Downtown Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
1000 Eighth Avenue SW	8,983	41,930	-	0.00%	-	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	-	0.00%	-	0.00%
840 Seventh Avenue SW	14,400	257,540	177,879	69.07%	-	0.00%
926	8,805	85,359	36,810	43.12%	-	0.00%
Alpine Building	11,781	65,160	-	0.00%	-	0.00%
Asia Pacific Centre	9,336	92,200	66,515	72.14%	-	0.00%
Bank of Montreal Historic Building	12,000	46,000	24,402	53.05%	-	0.00%
Bradie Building	7,110	92,430	40,504	43.82%	2,500	2.70%
Burns Building	11,650	71,636	30,814	43.01%	-	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%
Edinburgh Place	5,625	52,500	11,412	21.74%	-	0.00%
First Street Plaza	9,451	72,763	-	0.00%	-	0.00%
Gateway Building	10,300	145,457	45,255	31.11%	-	0.00%
HSBC Bank Building	9,858	97,046	9,858	10.16%	-	0.00%
Hudson's Block	11,801	23,602	-	0.00%	-	0.00%
Joe Phillips Building	13,634	27,267	3,812	13.98%	-	0.00%
Lancaster Building	8,324	55,114	2,091	3.79%	-	0.00%
Molson Bank Building	3,700	7,409	3,637	49.09%	-	0.00%
Oddfellows Building	8,469	34,242	-	0.00%	-	0.00%
Parallel Centre	11,969	81,145	-	0.00%	-	0.00%
Petex Building	11,376	112,471	22,621	20.11%	-	0.00%
Prospect Place	18,000	101,000	65,226	64.58%	-	0.00%
Shaw Building	8,000	45,638	22,090	48.40%	-	0.00%
Strategic Centre	7,700	58,817	-	0.00%	7,980	13.57%
Telephone Building	13,000	63,064	46,205	73.27%	-	0.00%
Western Union Building	6,237	73,300	50,156	68.43%	2,387	3.26%
Total 30 Buildings		2,094,715	718,873	34.32%	12,867	0.61%
Total Class C Vacancy					731,740	24.87%

Appendix E: Beltline Vacancy

BUILDING NAME	FLOOR PLATE (sf)	TOTAL AREA (sf)	HEADLEASE (sf)	HEADLEASE (%)	SUBLEASE (sf)	SUBLEASE (%)
333	14,702	200,058	57,422	28.70%	-	0.00%
534	6,000	24,965	12,342	49.44%	-	0.00%
45417	10,071	98,284	24,052	24.47%	-	0.00%
1015 Fourth	9,950	123,792	24,017	19.40%	-	0.00%
1122 FOURTH	10,534	125,814	17,533	13.94%	-	0.00%
11th Avenue Place	20,000	200,000	8,524	4.26%	-	0.00%
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	-	0.00%	-	0.00%
1822 Tenth Avenue SW	4,400	13,200	-	0.00%	-	0.00%
1933 - 10 Avenue SW	5,000	14,200	-	0.00%	-	0.00%
305 Tenth Avenue SE	6,750	13,800	-	0.00%	-	0.00%
409 Tenth Avenue SE	15,000	66,212	40,398	61.01%	28,512	43.06%
525 Eleventh Avenue	8,900	42,684	-	0.00%	-	0.00%
601 Seventeenth Avenue SW	10,000	10,000	-	0.00%	-	0.00%
707 Tenth Avenue SW	17,703	48,380	1,942	4.01%	-	0.00%
902 Eleventh Avenue SW	14,210	42,630	42,779	100.35%	-	0.00%
999 Eighth Street SW	16,261	113,828	12,863	11.30%	-	0.00%
ArriVa Village Podium	18,000	54,000	4,227	7.83%	-	0.00%
ATCO Centre I	12,000	188,424	47,337	25.12%	-	0.00%
ATCO Centre II	14,000	124,898	78,118	62.55%	-	0.00%
Atrium on Eleventh	12,000	36,200	15,108	41.73%	-	0.00%
Beltline Block - Tower I	13,700	150,488	-	0.00%	-	0.00%
Beltline Block - Tower 2	4,200	184,274	-	0.00%	-	0.00%
Boss Building	8,000	25,000	3,170	12.68%	-	0.00%
Braemar Place	9,112	32,600	-	0.00%	-	0.00%
Bromley Square	9,650	54,787	-	0.00%	-	0.00%
Brownstone Offices	15,009	44,316	-	0.00%	-	0.00%
Calgary Board of Education Centre	22,836	228,360	-	0.00%	22,773	9.97%
CE Place	11,000	140,213	-	0.00%	-	0.00%
Central Park Plaza	9,500	120,670	35,312	29.26%	-	0.00%
Centre 10	38,986	335,000	5,330	1.59%	-	0.00%
Centre 15	10,800	73,000	15,683	21.48%	-	0.00%
Citadel West LP	9,697	78,315	-	0.00%	-	0.00%
Connaught Centre	11,008	73,302	64,638	88.18%	-	0.00%
Corner Block Building	11,000	21,933	-	0.00%	-	0.00%
Customs House	19,160	75,663	-	0.00%	-	0.00%
Demcor Building	6,700	24,700	6,815	27.59%	-	0.00%
Dorchester Square	9,376	95,002	39,324	41.39%	-	0.00%
Eleven Eleven Building	10,194	47,949	-	0.00%	-	0.00%
Epique House	8,000	32,685	-	0.00%	-	0.00%
EQ Bank Tower	10,972	128,521	-	0.00%	-	0.00%
First Seventeen Place	9,600	51,051	-	0.00%	-	0.00%
First West Professional Building	8,000	27,000	-	0.00%	-	0.00%
Flamingo Block	5,944	17,833	7,874	44.15%	-	0.00%
Foundation Building	8,600	38,411	5,136	13.37%	-	0.00%
Glenbow Building	4,255	24,396	1,167	4.78%	-	0.00%
Hanson Square	21,000	80,000	-	0.00%	-	0.00%
High Street House	7,255	48,615	16,147	33.21%	-	0.00%
Hotel Arts Office Building	28,893	82,762	-	0.00%	-	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	78,405	75.22%	-	0.00%
Keynote R2	5,700	14,883	-	0.00%	-	0.00%
Kipling Square	10,000	45,079	25,393	56.33%	2,634	5.84%
Louise Block	10,000	26,295	4,694	17.85%	-	0.00%
MacCosham Place	6,300	34,838	-	0.00%	-	0.00%
MARK on 10th	10,921	10,921	-	0.00%	4,423	40.50%
MEG Place	15,000	45,000	5,600	12.44%	-	0.00%
Mount Royal Block	24,000	45,589	14,052	30.82%	-	0.00%
Mount Royal Place	10,139	56,664	31,547	55.67%	-	0.00%
Mount Royal Village	10,000	30,351	10,901	35.92%	-	0.00%
M-TECH Building	7,000	45,000	-	0.00%	-	0.00%
National Block	8,900	26,000	-	0.00%	-	0.00%
Notre Dame Place	10,528	51,638	12,788	24.76%	-	0.00%
Palliser South	16,000	293,000	26,806	9.15%	68,921	23.52%
Parkside Place	7,857	69,164	7,457	10.78%	-	0.00%
Paserium Centre		50,200	-	0.00%	-	0.00%
Petrowest Plaza	10,352	34,670	10,497	30.28%	-	0.00%
Pilkington Building	10,500	58,000	-	0.00%	-	0.00%
Red Cross Building	7,000	34,648	-	0.00%	-	0.00%
Ribtor Building - East	12,500	55,000	-	0.00%	4,499	8.18%
Ribtor Building - West	12,000	50,000	13,352	26.70%	-	0.00%
Roberts Block	10,000	22,035	7,016	31.84%	-	0.00%
Rockwood Square	5,916	23,545	-	0.00%	-	0.00%
Sherwin Block	6,100	21,158	-	0.00%	7,947	37.56%
Stampede Station, Phase I	18,500	162,502	12,959	7.97%	-	0.00%
Sun Ice Building	15,000	60,000	-	0.00%	-	0.00%
Sunrise Square	14,200	57,567	19,080	33.14%	-	0.00%
Ten Eleven First	10,650	53,261	26,888	50.48%	-	0.00%
Tenth Avenue Building	13,500	27,000	-	0.00%	-	0.00%
The Biscuit Block	8,766	52,601	5,988	11.38%	-	0.00%
The Cooper Blok	5,200	35,500	21,058	59.32%	-	0.00%
The Courtyard	10,500	51,625	-	0.00%	-	0.00%
The District At Beltline - Building A	25,000	123,080	-	0.00%	27,031	21.96%
The District At Beltline - Building B	22,142	135,682	46,768	34.47%	-	0.00%
The District At Beltline - Building C	18,191	108,000	15,797	14.63%	-	0.00%
The Kahanoff Centre	10,154	104,507	-	0.00%	-	0.00%
The Lorraine Building	6,000	25,154	6,858	27.26%	-	0.00%
TransAlta Place	21,000	294,000	27,824	9.46%	-	0.00%
Versus	15,000	15,000	-	0.00%	-	0.00%
Victoria Square	14,000	28,531	3,625	12.71%	-	0.00%
Vintage - East Tower	11,700	81,900	7,127	8.70%	-	0.00%
Vintage - West Tower	14,666	120,000	-	0.00%	-	0.00%
Total 94 Buildings		6,813,089	1,029,738	15.11%	166,740	2.45%
Total Beltline Vacancy					1,196,478	17.56%

Appendix F: Class AA Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2024 OP COSTS (\$/sf)
707 Fifth	1:1,700	\$550.00	\$440.00	\$18.46
Bankers Court	1:1,750	\$600.00	\$530.00	\$19.96
Bankers Hall - East Tower	1:2,500	\$600.00	\$530.00	\$27.47
Bankers Hall - West Tower	1:2,500	\$500.00	\$450.00	\$25.56
Brookfield Place - East	1:3,000	\$600.00	\$530.00	\$23.47
Calgary City Centre	1:1,822	\$600.00	\$510.00	\$23.40
Centennial Place - East	1:1,800	\$585.00	\$495.00	\$21.98
Centennial Place - West	1:1,800	\$585.00	\$495.00	\$22.09
Eau Claire Tower	1:1,974	\$585.00	\$495.00	\$22.06
Eighth Avenue Place - East	1:2,100	\$575.00	\$520.00	\$25.07
Eighth Avenue Place - West	1:2,100	\$575.00	\$520.00	\$25.53
Jamieson Place	1:1,500	\$585.00	\$500.00	\$23.38
Livingston Place - South	1:1,750	\$590.00	\$500.00	\$21.93
Livingston Place - West	1:1,750	\$590.00	\$500.00	\$21.93
Suncor Energy Centre - East	1:2,100	\$550.00	\$495.00	\$23.74
Suncor Energy Centre - West	1:2,100	\$550.00	\$495.00	\$23.74
TD Canada Trust Tower	1:3,800	\$550.00	\$495.00	\$23.22
Telus Sky	1:3,000	\$675.00	\$575.00	\$24.27
The Bow	1:2,700	\$400.00	\$375.00	\$26.24
Average Class "AA" Parking and Operating Costs		\$567.37	\$495.79	\$23.34

Appendix G: Class A Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2024 OP COSTS (\$/sf)
240FOURTH	1:2,950	\$590.00	\$500.00	\$22.10
333 Fifth Avenue SW	1:2,100	\$565.00	N/A	\$15.75
400 Third	1:2,000	\$585.00	\$495.00	\$19.92
635 Eighth Avenue SW	1:1,760	\$495.00	\$440.00	\$15.95
801 Seventh	1:1,700	\$480.00	\$435.00	\$19.35
AMEC Place	1:1,600	\$495.00	N/A	\$15.75
Bow Valley Square I	1:2,000	\$585.00	\$495.00	\$26.36
Bow Valley Square II	1:2,000	\$585.00	\$495.00	\$24.54
Bow Valley Square III	1:2,000	\$585.00	\$495.00	\$23.63
Bow Valley Square IV	1:2,000	\$585.00	\$495.00	\$22.33
Calgary Place I	1:2,000	\$625.00	\$550.00	\$21.72
Calgary Place II	1:2,000	\$625.00	\$550.00	\$21.72
Centrium Place	1:3,197	\$575.00	N/A	\$16.25
Chevron Plaza	1:3,000	\$400.00	N/A	N/A
Dome Tower	1:5,000	\$550.00	\$495.00	\$22.22
Eight West, Phase I	1:4,865	\$400.00	\$350.00	\$17.70
Encor Place	1:3,300	\$495.00	\$440.00	\$15.75
FIRST Tower	1:2,200	N/A	\$375.00	\$17.31
Fifth & Fifth	1:2,200	\$495.00	N/A	\$22.49
Fifth Avenue Place - East Tower	1:2,200	\$550.00	\$495.00	\$22.56
Fifth Avenue Place - West Tower	1:2,300	\$550.00	\$495.00	\$22.56
First Alberta Place	1:3,000	\$425.00	N/A	\$12.00
First Canadian Centre	1:3,000	\$570.00	N/A	\$23.31
Gulf Canada Square	N/A	N/A	N/A	\$19.87
Home Oil Tower	1:5,000	\$550.00	\$495.00	\$22.24
Intact Place - East Tower	1:2,432	\$590.00	\$500.00	\$22.00
Intact Place - West Tower	1:2,432	\$590.00	\$500.00	\$22.00
Le Germain Office Tower	1:1,900	\$595.00	N/A	\$20.03
Millennium Tower	1:2,000	\$585.00	\$495.00	\$23.28
Penn West Plaza - East	1:1,500	\$550.00	N/A	\$17.33
Penn West Plaza - West	1:1,500	\$550.00	N/A	\$17.33
Plains Midstream Plaza	1:3,300	N/A	\$475.00	\$18.78
Rogers Court	1:2,600	\$330.00	N/A	\$15.74
Royal Bank Building	1:2,500	\$600.00	\$525.00	\$22.54
Shell Centre	1:8,000	\$425.00	N/A	\$16.70
Stephen Avenue Place	1:3,600	\$550.00	N/A	\$20.16
Stock Exchange Tower	1:4,000	\$550.00	N/A	\$21.91
The Ampersand - West Tower	1:1,750	\$585.00	\$485.00	\$21.03
The Ampersand - North Tower	1:1,750	\$585.00	\$485.00	\$21.78
The Ampersand - East Tower	1:1,750	\$585.00	\$485.00	\$21.78
The Edison	1:1,750	\$500.00	N/A	\$22.65
Watermark Tower	1:1,500	N/A	\$495.00	\$23.41
Western Canadian Place - North Tower	1:2,179	\$485.00	N/A	\$17.22
Western Canadian Place - South Tower	1:2,179	\$485.00	N/A	\$18.56
Average Class "A" Parking and Operating Costs		\$536.15	\$481.60	\$20.18

Appendix H: Class B Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2024 OP COSTS (\$/sf)
404 Sixth Avenue SW	N/A	N/A	N/A	\$18.47
441 Fifth Avenue SW	N/A	N/A	N/A	\$17.12
444 Fifth Avenue SW	1:2,800	\$550.00	N/A	\$21.27
444 Seventh	1:2,200	\$550.00	\$450.00	\$19.25
505 Third Street SW	1:4,000	\$510.00	N/A	\$19.33
520 Fifth Avenue SW	1:4,000	\$550.00	N/A	\$17.96
606 Fourth	1:500	\$550.00	\$450.00	\$22.54
639 Fifth Avenue SW	1:3,600	\$450.00	N/A	\$15.72
640 Fifth Avenue SW	1:2,175	\$450.00	\$400.00	\$18.19
700 Sixth Avenue SW	1:6,600	\$450.00	N/A	\$15.75
715 Fifth Avenue SW	1:1,400	\$430.00	\$390.00	\$15.55
736 Sixth Avenue SW	1:2,100	\$460.00	N/A	\$14.87
800 Fifth Avenue SW	1:1,700	\$485.00	N/A	\$16.98
Altius Centre	1:1,200	\$600.00	N/A	\$18.63
Aquitaine Tower	1:2,800	\$495.00	N/A	\$15.75
Atrium I	1:1,307	\$485.00	\$385.00	\$14.46
Atrium II	1:1,272	\$485.00	\$385.00	\$15.31
Calgary House	1:2,400	\$520.00	N/A	\$16.29
Canada Place	1:1,910	N/A	\$480.00	\$17.36
Elveden Centre - Elveden House	1:2,500	\$385.00	N/A	\$16.25
Elveden Centre - Guinness House	1:3,000	\$385.00	N/A	\$16.25
Elveden Centre - Iveagh House	1:3,000	\$385.00	N/A	\$16.25
Five Ten Fifth	1:4,100	\$485.00	N/A	\$17.02
Ford Tower	1:3,015	\$450.00	N/A	\$18.71
Fourth & Fourth	1:1,055	\$450.00	N/A	\$17.00
Life Plaza	1:2,400	\$450.00	N/A	\$15.98
Lougheed Block	N/A	N/A	N/A	\$18.13
McFarlane Tower	1:1,368	\$495.00	N/A	\$15.74
Panarctic Plaza	1:1,100	\$365.00	N/A	\$14.50
Place 9-6	1:1,160	\$425.00	N/A	\$13.78
Plaza 1000	1:567	\$400.00	\$380.00	\$14.46
Rocky Mountain Plaza	1:1,580	\$550.00	\$400.00	\$18.38
Roslyn Building	1:4,000	\$450.00	\$350.00	\$15.11
Selkirk House	1:4,000	\$460.00	N/A	\$17.00
Tower Centre	1:1,500	\$425.00	\$375.00	\$21.60
University of Calgary - DT Campus	1:300	\$210.00	\$200.00	
Average Class B Parking and Operating Costs		\$462.19	\$404.09	\$17.06

Appendix I: Class C Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	LAST KNOWN OP COSTS (\$/sf)
1000 Eighth Avenue SW	1:1,218	\$300.00	N/A	\$15.53
1035 Seventh Avenue SW	1:1,318	\$300.00	N/A	\$12.77
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
840 Seventh Avenue SW	1:1,191	\$465.00	\$395.00	\$15.11
926	1:1,504	\$470.00	\$350.00	\$15.30
Alpine Building	1:1,475	\$450.00	N/A	N/A
Asia Pacific Centre	1:1,750	\$350.00	N/A	\$18.00
Bank of Montreal Historic Building	No parking available	N/A	N/A	\$19.53
Bradie Building	1:1,800	N/A	\$350.00	\$16.50
Burns Building	No parking available	N/A	N/A	\$15.84
Calfrac	No parking available	N/A	N/A	N/A
Centennial Building	1:4,192	N/A	\$400.00	\$13.06
Century Park Place	1:1,800	N/A	\$400.00	\$15.07
Edinburgh Place	1:5,400	N/A	\$350.00	\$12.28
First Street Plaza	1:1,500	\$495.00	N/A	N/A
Gateway Building	1:1,110	\$425.00	N/A	\$17.46
HSBC Bank Building	No parking available	N/A	N/A	\$17.00
Hudson's Block	No parking available	N/A	N/A	N/A
Joe Phillips Building	1:1,260	\$375.00	N/A	\$17.10
Lancaster Building	No parking available	N/A	N/A	\$28.39
Molson Bank Building	No parking available	N/A	N/A	\$23.25
Oddfellows Building	No parking available	N/A	N/A	\$15.50
Parallel Centre	1:1,875	\$390.00	N/A	\$13.72
Petex Building	1:6,000	N/A	\$425.00	\$12.71
Prospect Place	1:6,000	\$450.00	\$375.00	\$18.44
Shaw Building	1:1,300	\$525.00	N/A	\$16.84
Strategic Centre	No parking available	N/A	N/A	N/A
Telephone Building	1:3,000	N/A	\$450.00	\$17.07
Western Union Building	1:6,100	\$380.00	N/A	\$17.00
Class C Parking and Operating Costs		\$408.93	\$388.33	\$16.51

Appendix J: Beltline Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	LAST KNOWN OP COSTS (\$/sf)
1015 Fourth Street SW	1:1,900	\$375.00	N/A	\$16.70
1122 Fourth Street SW	1:2,100	\$380.00	N/A	\$18.15
11th Avenue Place	1:1,100	\$375.00	\$325.00	\$19.41
121 Tenth Avenue SE	1:833	N/A	N/A	\$14.27
1302 - 4 Street SW	No parking available	N/A	N/A	N/A
1313 - 10 Avenue SW	1:761	N/A	N/A	N/A
1400 - 1 Street SW	No parking available	\$150.00	N/A	N/A
1800 MISSAO	1:1,370	\$250.00	\$215.00	\$19.96
1822 Tenth Avenue SW	1:500	N/A	N/A	N/A
1933 - 10 Avenue SW	1:1,000	N/A	N/A	N/A
305 Tenth Avenue SE	1:1,000	N/A	N/A	N/A
333 Eleventh Avenue SW	1:1,500	\$390.00	N/A	\$19.44
409 Tenth Avenue SE	1:895	\$280.00	N/A	\$14.00
5/5	1:2,046	\$395.00	N/A	\$19.15
525 Eleventh Avenue SW	1:500	\$350.00	N/A	\$15.55
534	1:681	\$200.00	\$150.00	\$18.97
601 Seventeenth Avenue SW	1:1,500	N/A	N/A	\$18.50
707 Tenth Avenue SW	1:511	\$340.00	N/A	\$21.72
902 Eleventh Avenue SW	1:3,500	\$325.00	N/A	\$17.75
999 Eighth Street SW	1:544	\$325.00	N/A	\$19.00
ATCO Centre I	1:1,370	\$300.00	N/A	\$18.75
ATCO Centre II	1:858	\$300.00	N/A	\$18.75
ArriVa Village Podium	1:500	\$250.00	\$150.00	\$20.83
Atrium on Eleventh	1:684	\$300.00	N/A	\$15.98
Beltline Block - Tower I	1:1,418	\$300.00	\$80.00	\$15.83
Beltline Block - Tower II	1:1,000	\$300.00	\$80.00	\$17.45
Boss Building	1:500	\$120.00	N/A	\$14.41
Braemar Place	1:680	\$300.00	N/A	N/A
Bromley Square	1:1,000	\$220.00	N/A	N/A
Brownstone Offices	1:1,126	\$325.00	N/A	\$16.73
CE Place	1:2,255	\$450.00	N/A	\$17.00
Calgary Board of Education Centre	1:653	\$245.00	N/A	\$17.90
Central Park Plaza	1:1,500	\$360.00	\$300.00	\$17.44
Centre 10	1:750	\$550.00	\$350.00	\$13.84
Centre 15	1:700	\$295.00	N/A	\$18.85
Citadel West	1:1,030	\$350.00	\$250.00	\$13.74
Connaught Building	1:775	\$250.00	N/A	\$14.43
Cornerblock Building	1:1,000	N/A	\$250.00	\$19.40
Customs House	1:600	\$325.00	N/A	\$15.35
Demcor Building	1:3,000	\$325.00	N/A	\$16.24
Dorchester Square	1:800	\$225.00	N/A	\$16.17
EQ Bank Tower	1:660	\$300.00	N/A	\$17.31
Eleven Eleven Building	1:650	N/A	N/A	N/A
Epoque House	1:550	\$295.00	N/A	N/A
First Seventeenth Place	1:1,000	\$180.00	N/A	\$13.34
First West Professional Building	1:600	N/A	N/A	N/A
Flamingo Block	1:944	\$275.00	N/A	\$13.51
Foundation Building	1:588	\$325.00	\$300.00	\$16.41
Glenbow Building	1:1,000	\$250.00	N/A	\$17.64

Appendix J: Beltline Parking & Operating Costs, 2024

BUILDING NAME	PARKING RATIO	RESERVED (\$/stall/mo)	UNRESERVED (\$/stall/mo)	2023 OP COSTS (\$/sf)
Hanson Square	1:591	\$275.00	\$250.00	N/A
High Street House	1:699	\$220.00	N/A	\$19.98
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	\$19.45
Keynote R2				\$15.01
Kipling Square	1:3,673	\$300.00	N/A	\$16.89
Louise Block	1:300	\$150.00	N/A	\$10.00
MacCosham Place	1:3,000	\$250.00	N/A	N/A
MARK on 10th	1:683	N/A	\$300.00	\$19.68
MEG Place	1:1,200	\$300.00	N/A	\$14.39
Mount Royal Block	1:600	\$225.00	N/A	\$18.11
Mount Royal Place	1:1,055	\$285.00	N/A	\$17.63
Mount Royal Village	1:500	N/A	\$275.00	\$21.97
M-TECH Building	1:1,500	\$320.00	\$280.00	\$16.30
National Block	1:1,000	\$275.00	N/A	N/A
Notre Dame Place	1:700	\$200.00	N/A	\$16.78
Palliser South	1:1,500	\$450.00	\$385.00	\$18.61
Parkside Place	1:750	N/A	\$350.00	\$21.64
Petro West Plaza	1:594	\$305.00	\$250.00	\$15.65
Pilkington Building	1:1,200	\$250.00	N/A	\$16.48
Red Cross Building	1:509	N/A	N/A	N/A
Ribtor Building - East	1:1,500	\$250.00	N/A	\$14.68
Ribtor Building - West	1:1,500	\$250.00	N/A	\$13.87
Roberts Block	N/A	N/A	\$400.00	\$12.96
Rockwood Square	1:600	\$175.00	N/A	\$15.90
Sherwin Block	No parking available	N/A	N/A	\$17.60
Stampede Station, Phase I	1:615	\$350.00	\$295.00	\$20.60
Sunrise Square	1:600	\$300.00	N/A	\$15.08
Ten Eleven First	1:2,000	\$300.00	N/A	\$19.95
Tenth Avenue Building	1:777	N/A	N/A	N/A
The Biscuit Block	1:1,680	\$260.00	\$250.00	\$18.73
The Cooperblok	1:942	\$425.00	\$300.00	\$16.24
The Courtyard	1:422	N/A	N/A	N/A
The District at Beltline - Building A	1:1,800	\$425.00	\$395.00	\$19.45
The District at Beltline - Building B	1:1,000	\$425.00	\$395.00	\$17.74
The District at Beltline - Building C	1:1,800	\$425.00	\$395.00	\$17.41
The Kahanoff Centre	1:1,750	N/A	N/A	N/A
The Lorraine Building	N/A	\$300.00	N/A	\$15.09
The Paserium	No parking available	N/A	N/A	N/A
TransAlta Place	1:766	\$500.00	\$380.00	\$18.55
Versus	1:1,300	\$275.00	N/A	\$14.18
Victoria Square	1:570	\$300.00	N/A	\$15.20
Vintage - East Tower	1:1,100	\$400.00	N/A	\$18.10
Vintage - West Tower	1:1,000	\$400.00	N/A	\$17.64
Beltline Parking and Operating Costs		\$306.94	\$280.93	\$17.10

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

