



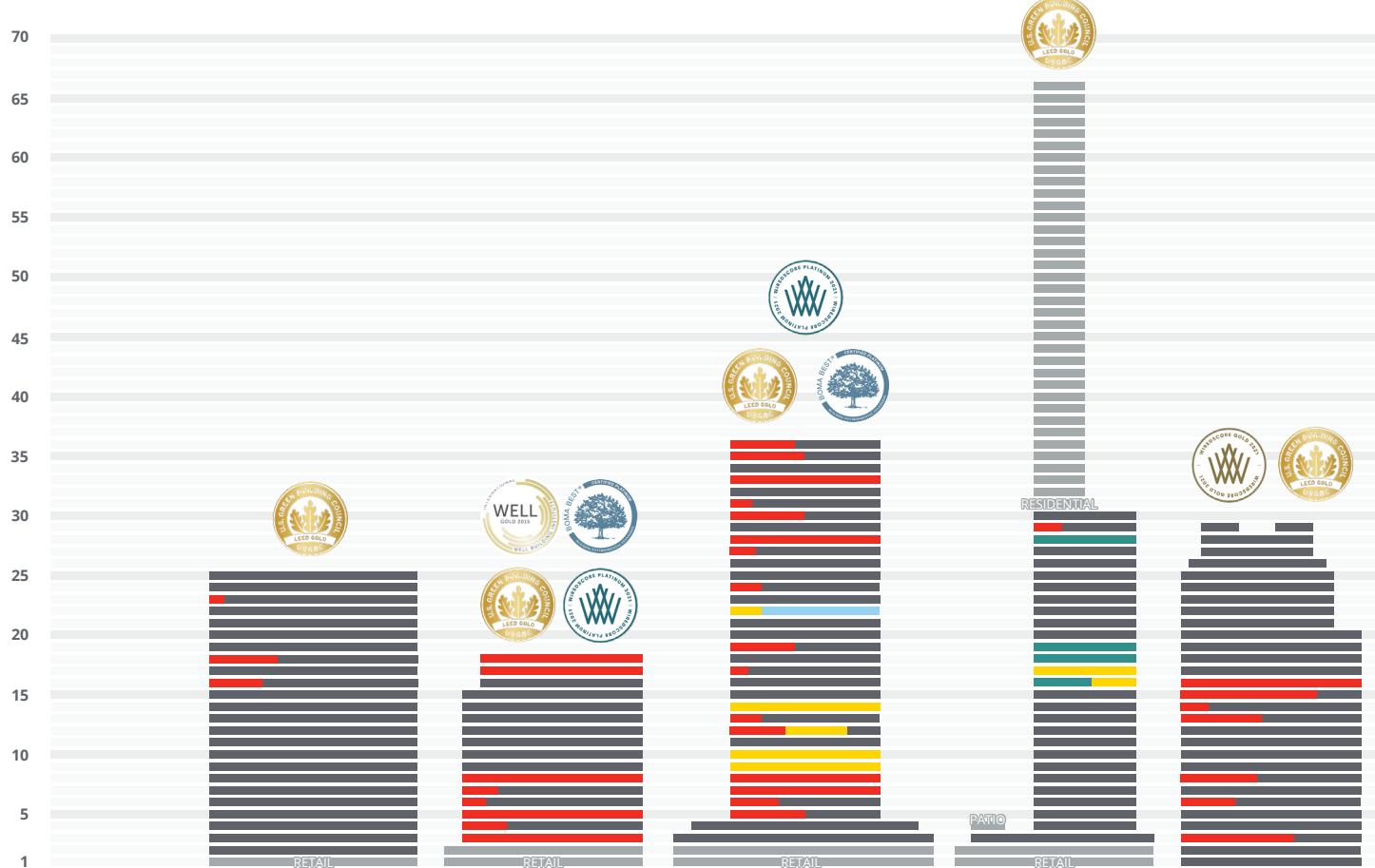
Colliers

Q3 2023

# Skyline Review

An analysis of the Edmonton downtown district

# Financial Class AA and A



Building Name	1 Enbridge Centre	2 HSBC Place	3 Manulife Place	4 Stantec Tower	5 Epcor Tower
Address	10175 - 101 St	10250 - 101 St	10180 - 101 St	10220 - 103 Ave	10423 - 101 St
Total Available	12,846 SF	93,950 SF	259,281 SF	40,456 SF	89,781 SF
Largest Contiguous Space	6,777 SF	33,190 SF	43,618 SF	33,456 SF	44,730 SF
Rental Rate (/SF)	\$36.00	\$24.00	\$24.00	\$36.00	\$32.00
Operating Costs (/SF)	\$25.30	\$18.04	\$20.28	\$24.24	\$26.30
Underground Parking Costs (/Stall)	\$450.00	\$320.00	\$465.00	\$450.00	\$350.00

- 1 Financial Class AA
  - 1 Government Class A
  - 1 Financial Class A
  - 1 Government Class B
  - 1 Financial Class B
  - 1 Government Class C
  - 1 Financial Class C
- Occupied
  - Upcoming Vacancy
  - Direct Available
  - Sublease Available
  - Committed Space
  - Residential/Retail/Other

# Financial Class AA and A

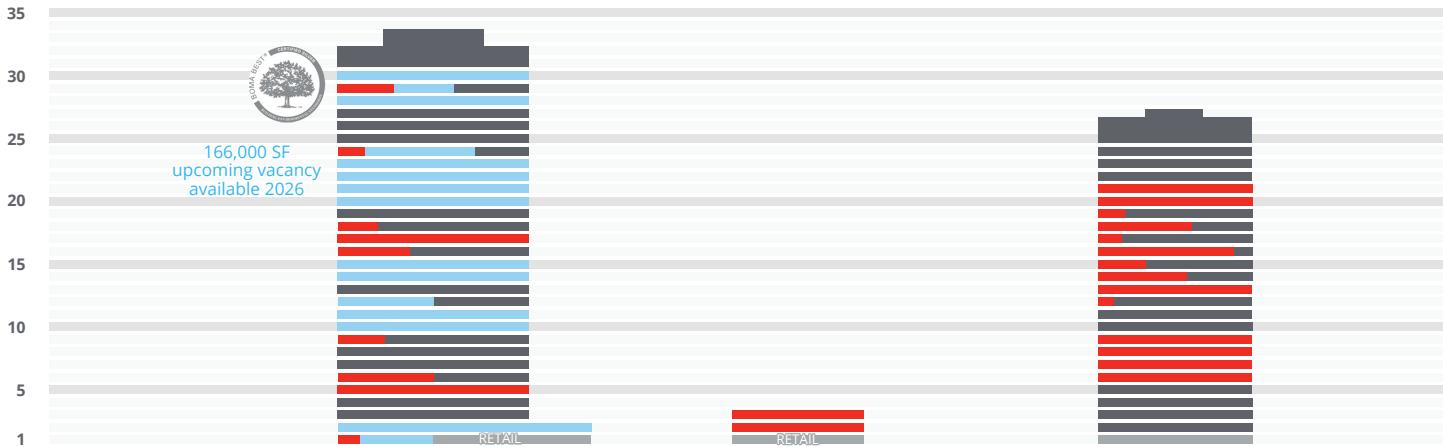


Building Name	6 Bell Tower	7 Commerce Place	8 Edmonton Tower	1 10405 Jasper Ave
Address	10104 - 103 Ave	10155 - 102 St	101 St & 104 Ave	10405 Jasper Ave
Total Available	120,744 SF	11,641 SF	32,693 SF	171,090 SF
Largest Contiguous Space	49,208 SF	6,000 SF	24,312 SF	95,778 SF
Rental Rate (/SF)	\$21.00	Market	\$36.00	\$16.00
Operating Costs (/SF)	\$21.71	\$21.13	\$25.98	\$17.25
Underground Parking Costs (/Stall)	\$450.00	\$325.00	\$450.00	\$340.00

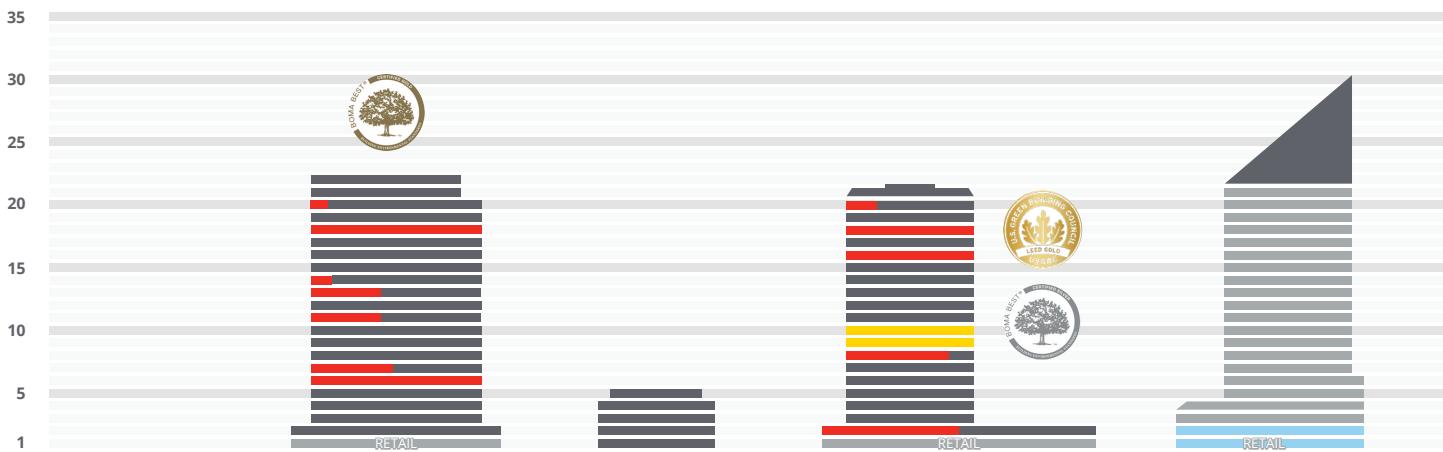


Building Name	2 9Triple8 Jasper	3 ATB Place North	4 ATCO Centre	5 Canada Place
Address	9888 Jasper Ave	10025 Jasper Ave	10035 - 105 St	9700 Jasper Ave
Total Available	9,181 SF	28,375 SF	Fully Leased	Fully Leased
Largest Contiguous Space	5,211 SF	17,915 SF	Fully Leased	Fully Leased
Rental Rate (/SF)	\$18.00 - \$20.00	Market	N/A	N/A
Operating Costs (/SF)	\$20.87	\$19.47	\$16.45	N/A
Underground Parking Costs (/Stall)	\$315.00	\$425.00	\$290.00	\$295.00

# Financial Class A



Building Name	6 CWB Place	7 Cecil Place	8 102A Tower
Address	10303 Jasper Ave	10404 Jasper Ave	10025 - 102A Ave
Total Available	55,188 SF	35,368 SF	110,406 SF
Largest Contiguous Space	23,222 SF	35,368 SF	47,225 SF
Rental Rate (/SF)	\$18.00 - \$20.00	Negotiable	\$18.00
Operating Costs (/SF)	\$21.89	\$14.14	\$22.53
Underground Parking Costs (/Stall)	\$285.00	\$250.00	\$320.00



Building Name	9 103 Street Centre	10 Edmonton Journal	11 First & Jasper	12 Peak Tower
Address	10130 - 103 St	10006 - 101 St	10065 Jasper Ave	10201 Jasper Ave
Total Available	40,919 SF	Fully Leased	74,154 SF	20,000 SF
Largest Contiguous Space	16,196 SF	Fully Leased	22,292 SF	20,000 SF
Rental Rate (/SF)	\$16.00 - \$18.00	N/A	\$16.00 - \$18.00	Market
Operating Costs (/SF)	\$21.08	N/A	\$21.42	Market
Underground Parking Costs (/Stall)	\$350.00	N/A	\$295.00	TBD

# Financial Class A

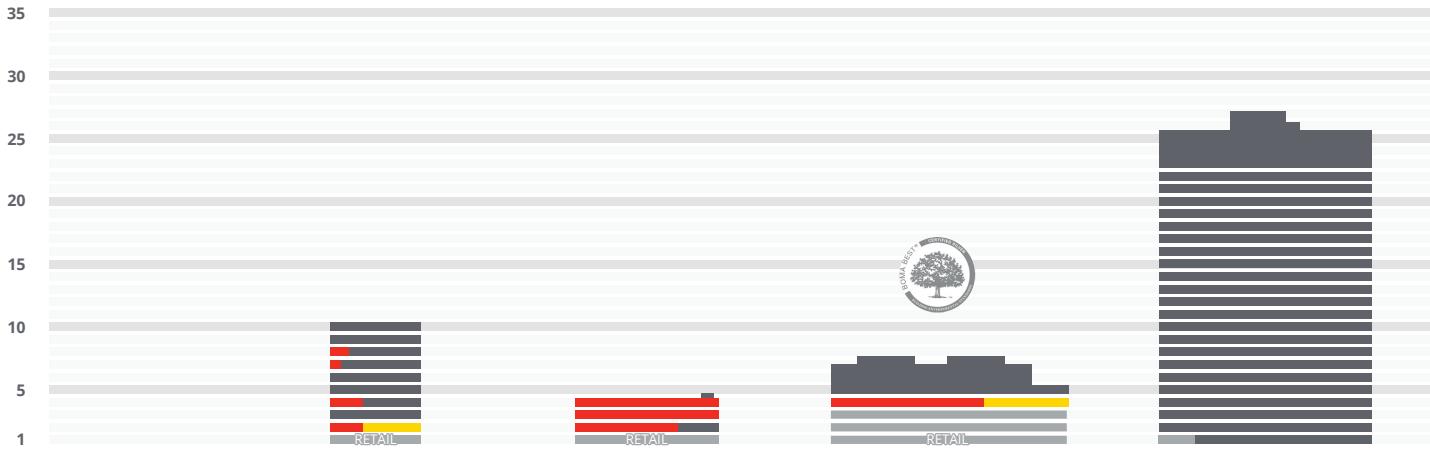


Building Name	13 John E. Brownlee	14 MNP Tower	15 Phipps McKinnon	16 Sun Life Place
Address	10365 - 97 St	10235 - 101 St	10020 - 101A Ave	10123 - 99 St
Total Available	Fully Leased	122,246 SF	121,840 SF	52,741 SF
Largest Contiguous Space	Fully Leased	28,495 SF	50,972 SF	22,989 SF
Rental Rate (/SF)	N/A	\$19.00	\$18.00	\$17.00
Operating Costs (/SF)	N/A	\$22.88	\$22.95	\$18.57
Underground Parking Costs (/Stall)	N/A	\$345.00	\$290.00	\$315.00



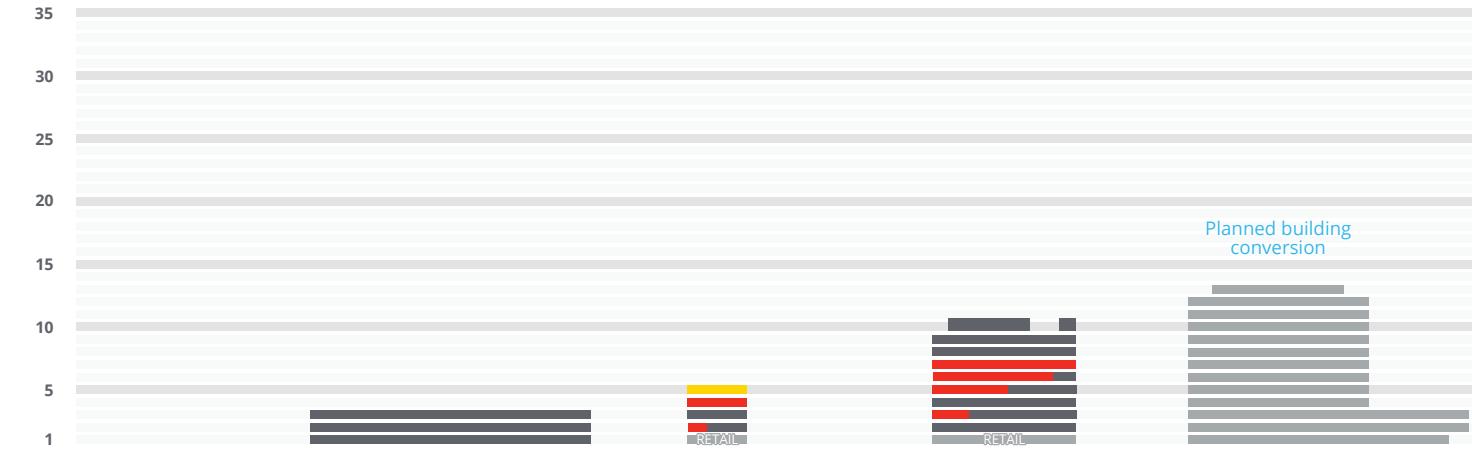
Building Name	17 Rice Howard Place I	18 Rice Howard Place II	19 TD Tower	20 Telus House
Address	10060 Jasper Ave	10201 Jasper Ave	10088 - 102 Ave	10020 - 100 Street
Total Available	119,021 SF	163,081 SF	66,792 SF	233,764 SF
Largest Contiguous Space	91,703 SF		29,435 SF	90,981 SF
Rental Rate (/SF)	Podium: \$15.00 - \$16.00 Tower: \$18.00 - \$20.00		\$23.00	\$17.00 - 19.00
Operating Costs (/SF)	\$19.19		\$20.38	\$19.27
Underground Parking Costs (/Stall)	\$350.00		\$320.00	\$325.00

## Financial Class B

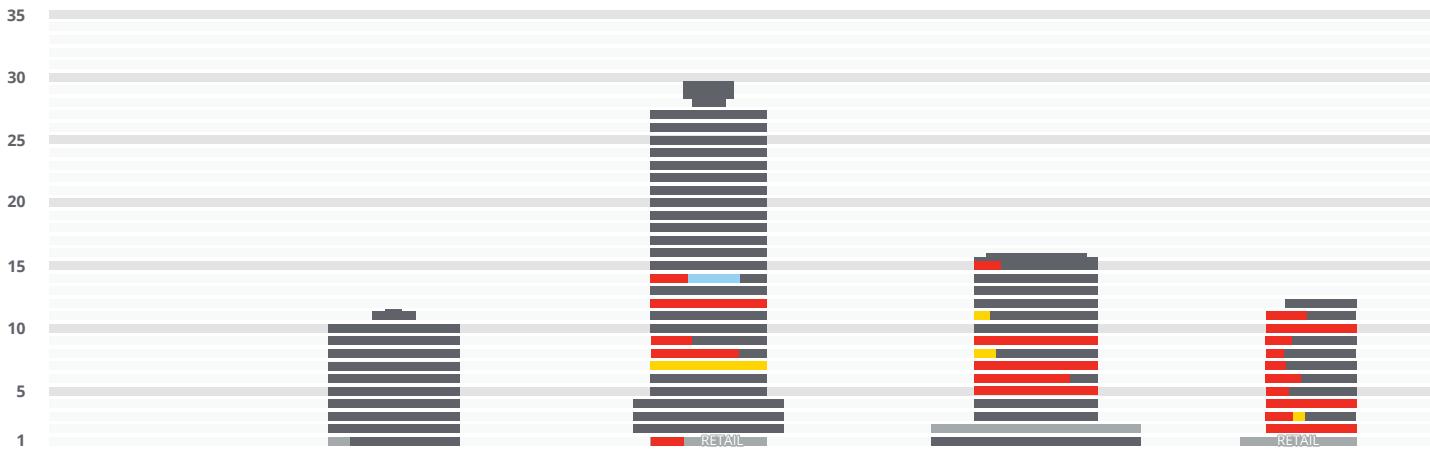


Building Name	① 100 Street Place	② Boardwalk Building	③ Centre Point Place	④ Century Place
Address	10150 - 100 St	10310 - 102 Ave	10205 - 101 St	9803 - 102A Ave
Total Available	9,929 SF	80,295 SF	43,701 SF	Fully Leased
Largest Contiguous Space	5,211 SF	80,295 SF	31,820 SF	Fully Leased
Rental Rate (/SF)	\$12.00 - \$14.00	\$18.00	\$14.00	N/A
Operating Costs (/SF)	\$16.25	\$16.93	\$14.94	N/A
Underground Parking Costs (/Stall)	N/A	N/A	\$300.00	\$300.00

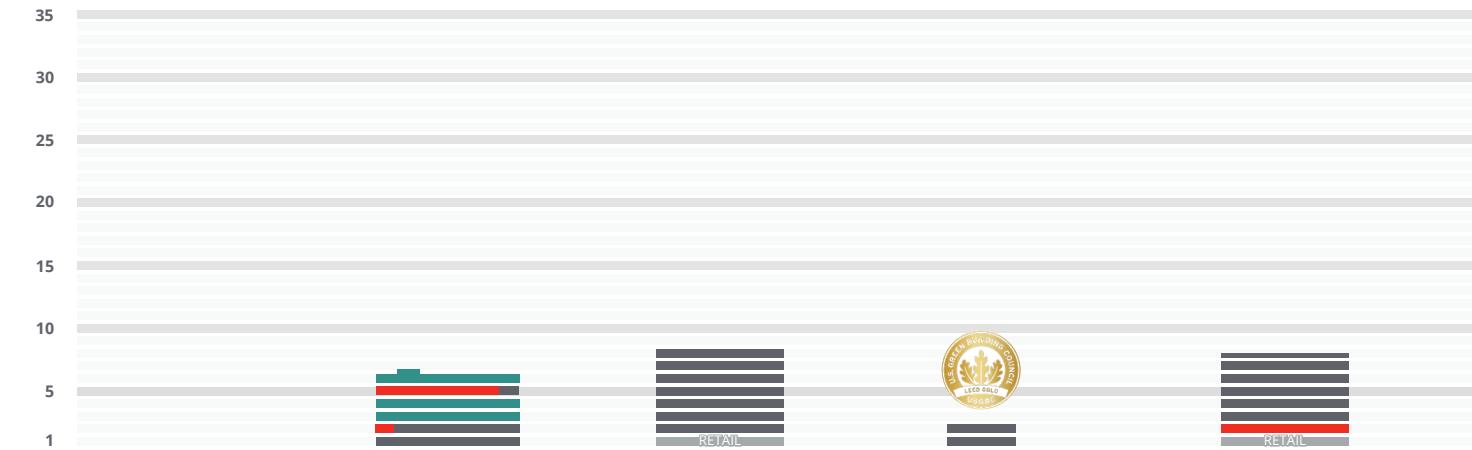
## Financial Class B and C



Building Name	⑨ Enterprise Square	⑩ Jaffer Building	⑪ Melton Building	⑫ Milner Building
Address	10230 Jasper Ave	10355 Jasper Ave	10310 Jasper Ave	10040 - 104 St
Total Available	Fully Leased	15,950 SF	46,559 SF	N/A
Largest Contiguous Space	Fully Leased	13,150 SF	24,345 SF	N/A
Rental Rate (/SF)	Market	\$14.00	Market	N/A
Operating Costs (/SF)	N/A	\$16.55	\$13.19	N/A
Underground Parking Costs (/Stall)	N/A	N/A	N/A	N/A

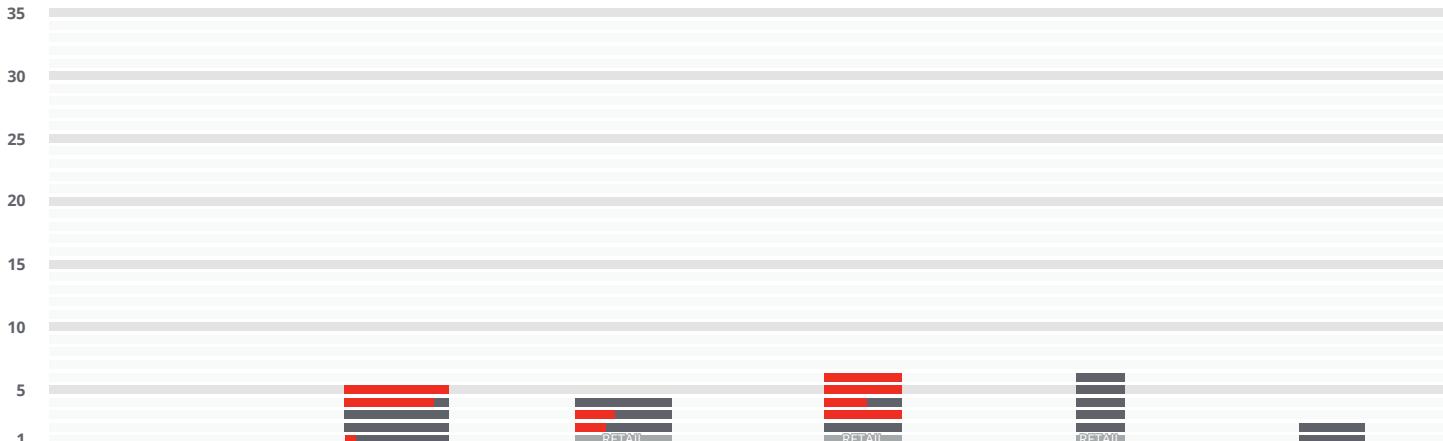


Building Name	⑤ Chancery Hall	⑥ CN Tower	⑦ Edmonton Unlimited	⑧ Empire Building
Address	3 Sir Winston Churchill Sq	10004 - 104 Ave	10117 Jasper Ave	10080 Jasper Ave
Total Available	Fully Leased	51,329 SF	53,952 SF	57,041 SF
Largest Contiguous Space	Fully Leased	13,412 SF	14,512 SF	9,197 SF
Rental Rate (/SF)	N/A	\$25.00 (Gross)	\$14.00	\$14.00
Operating Costs (/SF)	N/A	\$25.00 (Gross)	\$15.21	\$16.82
Underground Parking Costs (/Stall)	\$320.00	N/A	\$280.00	\$419.00



Building Name	⑬ Revillon Building	⑭ Rice Howard Place III	⑮ ATB Place East	⑯ World Trade Centre
Address	10237 - 104 St	10072 Jasper Ave	10010 - 100 St	9990 Jasper Ave
Total Available	23,998 SF	Fully Leased	Fully Leased	9,161 SF
Largest Contiguous Space	21,260 SF	Fully Leased	Fully Leased	9,161 SF
Rental Rate (/SF)	\$18.00	N/A	Market	\$12.00
Operating Costs (/SF)	\$16.95	N/A	\$18.97	\$14.79
Underground Parking Costs (/Stall)	N/A	\$350.00	\$310.00	N/A

# Financial Class C



Building Name	① Beaver House	② Birks Building	③ The Jasper	④ CDI College Downtown	⑤ Oliver Building
Address	10158 - 103 St	10113 - 104 St	10115 - 100A St	10004 Jasper Ave	10225 - 100 Ave
Total Available	25,323 SF	3,306 SF	28,796 SF	Fully Leased	Fully Leased
Largest Contiguous Space	24,773 SF	1,678 SF	14,189 SF	Fully Leased	Fully Leased
Rental Rate (/SF)	\$14.00 - \$16.00	\$15.00	\$10.00	N/A	N/A
Operating Costs (/SF)	\$13.60	\$18.73	\$15.77	N/A	N/A
Underground Parking Costs (/Stall)	N/A	N/A	N/A	N/A	N/A

## BOMA BEST Certification



### BOMA BEST Certified

A building has met all of the BOMA Best Practices. These buildings have scores below 60% on the BOMA BEST assessment.



### BOMA BEST Bronze

Buildings that meet all of the BOMA Best Practices and achieve 60% - 69%.



### BOMA BEST Silver

Buildings that meet all of the BOMA Best Practices and achieve 70% - 79%.



### BOMA BEST Gold

Buildings that meet all of the BOMA Best Practices and achieve 80% - 89%.



### BOMA BEST Platinum

Buildings that meet all of the BOMA Best Practices and achieve over 90%.

## CaGBC LEED® Structure:

The Prerequisites and Credits for certification are organized in the five principal LEED® categories:



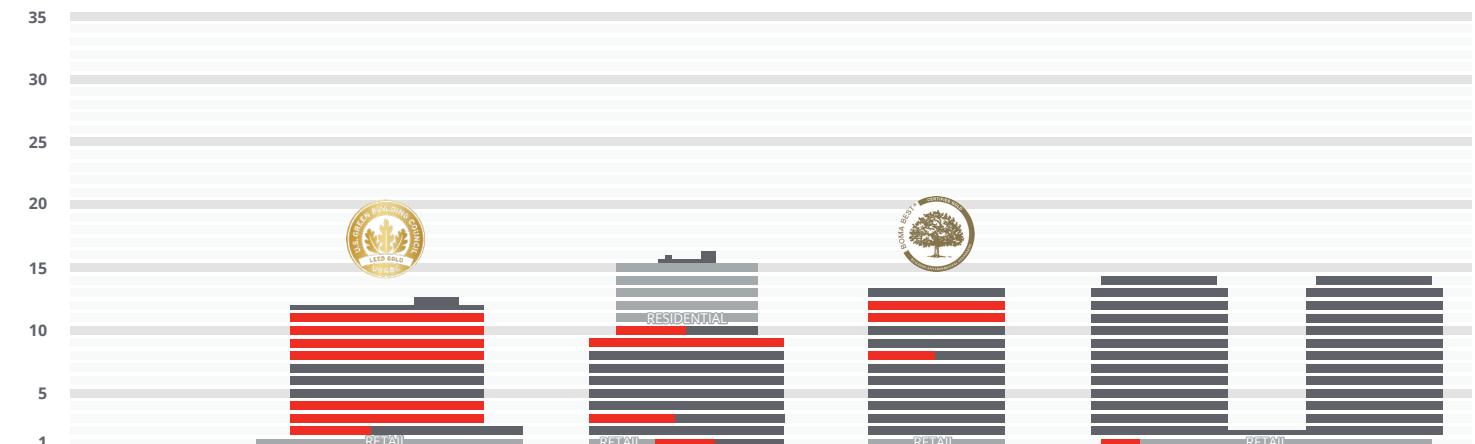
- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality

Project ratings are certified by the CaGBC based on the total point score, following an independent review and audits of selected Credits of documentation submitted by a design and construction team. There are four possible levels of certification (certified, silver, gold and platinum) based on the number of Credits received.

# Government Class A



Building Name	① 44 Capital Boulevard	② Devonian Building	③ Federal Building	④ Forestry Building
Address	10044 - 108 St	11150 Jasper Ave	9820 - 107 St	10117 Jasper Ave
Total Available	70,785 SF	83,731 SF	Fully Leased	Fully Leased
Largest Contiguous Space	70,785 SF	54,498 SF	Fully Leased	Fully Leased
Rental Rate (/SF)	\$18.00	\$16.00	N/A	N/A
Operating Costs (/SF)	\$16.34	\$13.12	N/A	\$13.78 ('18)
Underground Parking Costs (/Stall)	\$250.00	\$250.00	N/A	\$200.00



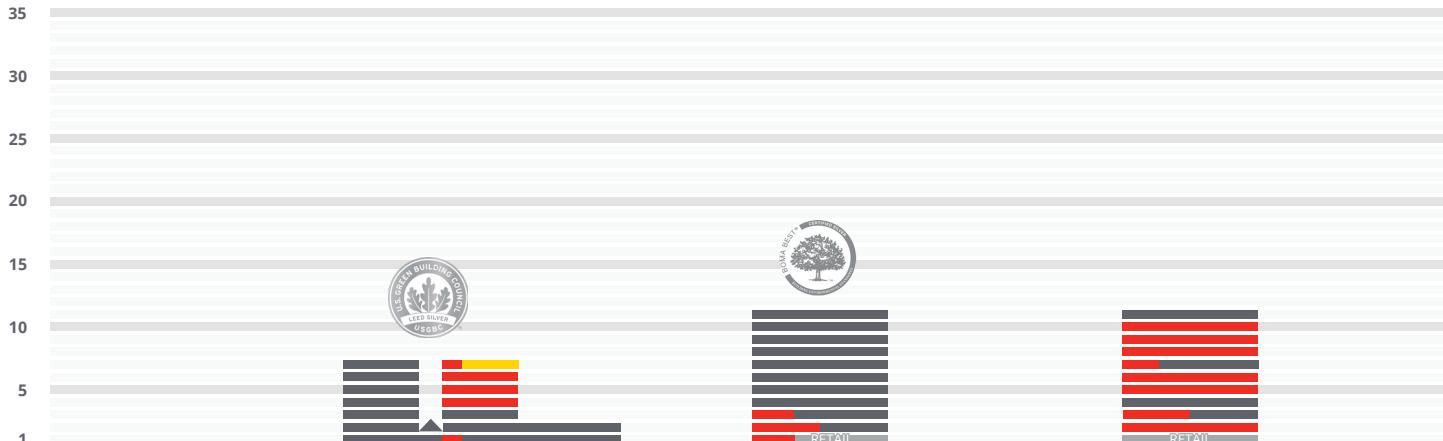
Building Name	⑤ Intact Building	⑥ Park Plaza	⑦ Peace Hills Trust	⑧ Petroleum Plaza
Address	10830 Jasper Ave	10611 - 98 Ave	10011 - 109 St	9915/9945 - 108 St
Total Available	138,046 SF	32,645 SF	34,050 SF	3,244 SF
Largest Contiguous Space	84,594 SF	20,098 SF	25,542 SF	3,244 SF
Rental Rate (/SF)	Market	\$14.00	\$16.00	\$10.00
Operating Costs (/SF)	\$12.70	\$14.64	\$17.20	\$17.17
Underground Parking Costs (/Stall)	\$300.00	\$225.00	\$300.00	\$280.00

Occupied  
Sublease Available

Upcoming Vacancy  
Residential/Retail/Other

Direct Available  
Committed Space

## Government Class A and B

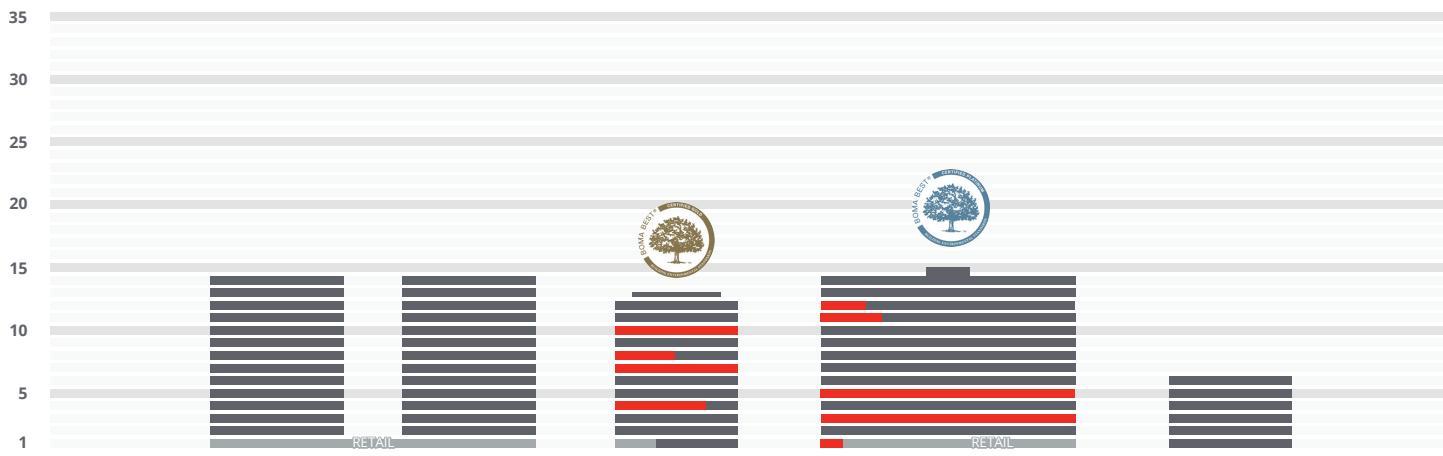


Building Name	9 One Twelve Business Campus	10 Sterling Place	11 WSP Place
Address	10130/10160 - 112 St	9934 - 106 St	10909 Jasper Ave
Total Available	39,708 SF	9,810 SF	110,658 SF
Largest Contiguous Space	30,765 SF	3,702 SF	50,832 SF
Rental Rate (/SF)	\$16.00	\$14.00	Market
Operating Costs (/SF)	\$14.06	\$15.05	\$15.12
Underground Parking Costs (/Stall)	\$250.00	\$225.00	\$325.00

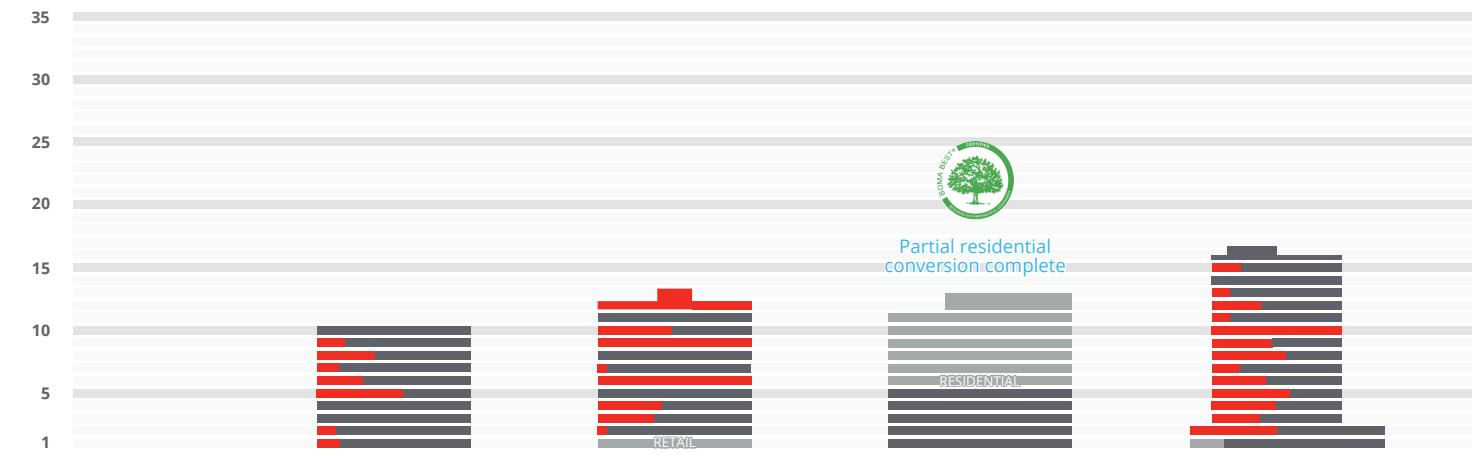
## Government Class B



Building Name	5 Baker Centre	6 Blue Cross Place	7 Bowker Building	8 Ledgeview Business Centre
Address	10025 - 106 St	10009 - 108 St	9833 - 109 St	9707 - 110 St
Total Available	61,897 SF	Fully Leased	Fully Leased	42,714 SF
Largest Contiguous Space	14,415 SF	Fully Leased	Fully Leased	14,221 SF
Rental Rate (/SF)	Market	N/A	N/A	\$12.00 - \$14.00
Operating Costs (/SF)	\$18.45	N/A	N/A	\$16.74
Underground Parking Costs (/Stall)	\$325.00	N/A	N/A	\$265.00



Building Name	1 7th Street Plaza	2 108 Street Building	3 9925 Building	4 Alberta Blue Cross
Address	10030 - 107 St	9942 - 108 St	9925 - 109 St	10025 - 108 St
Total Available	Fully Leased	47,174 SF	52,837 SF	Fully Leased
Largest Contiguous Space	Fully Leased	22,212 SF	19,284 SF	Fully Leased
Rental Rate (/SF)	N/A	Market	\$14.00 - \$16.00	N/A
Operating Costs (/SF)	N/A	\$14.50	\$15.48	N/A
Underground Parking Costs (/Stall)	N/A	\$200.00	\$225.00	N/A



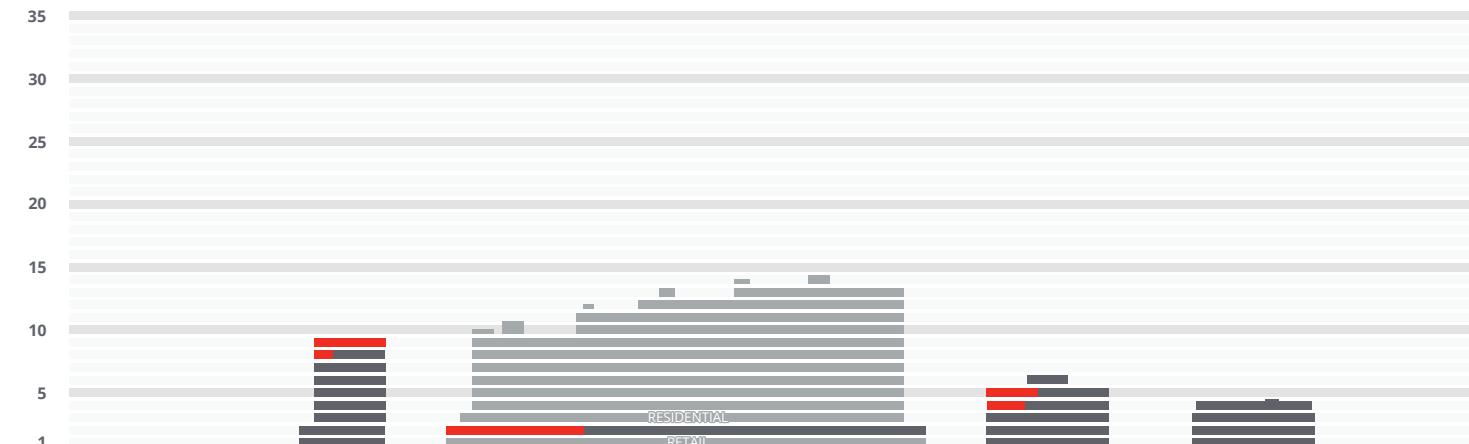
Building Name	9 Compass Place	10 Energy Square	11 Financial Building	12 First Edmonton Place
Address	10050 - 112 St	10109 - 106 St	10621 - 100 Ave	10665 Jasper Ave
Total Available	12,021 SF	52,786 SF	Fully Leased	90,309 SF
Largest Contiguous Space	8,081 SF	15,935 SF	Fully Leased	16,357 SF
Rental Rate (/SF)	\$15.00	Market	N/A	\$16.00 - \$17.00
Operating Costs (/SF)	\$15.62	\$13.75	N/A	\$18.50
Underground Parking Costs (/Stall)	\$240.00	\$275.00	N/A	\$200.00

## Government Class B

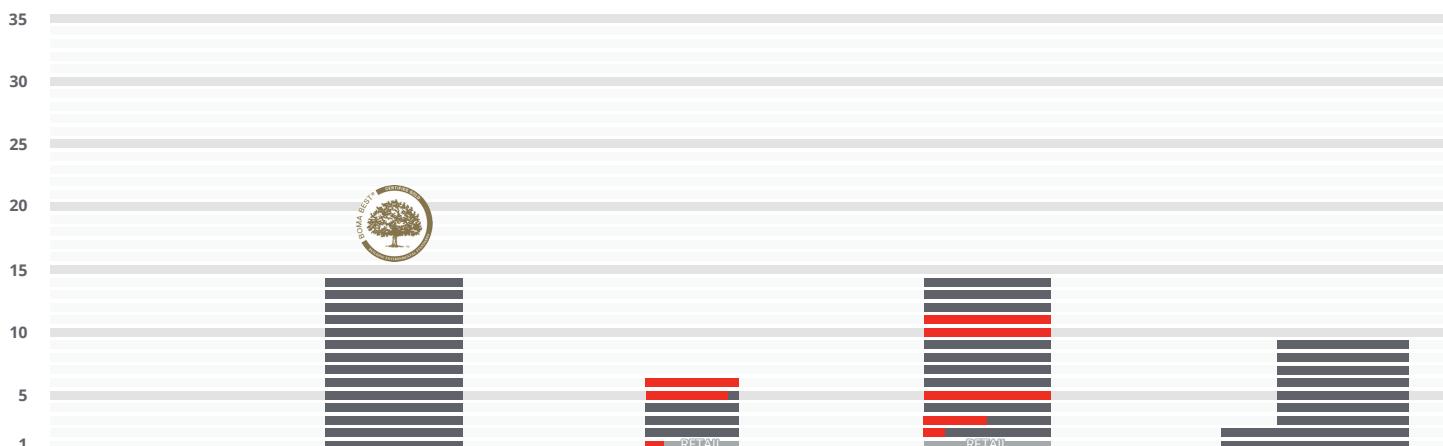


Building Name	⑬ Haultain Building	⑭ Highfield Place	⑮ 106 Street Tower	⑯ Jarvis Building	⑰ Labour Building
Address	9811 - 109 St	10010 - 106 St	10055 - 106 St	9925 - 107 St	10808 - 99 Ave
Total Available	Fully Leased	108,853 SF	41,223 SF	Fully Leased	Fully Leased
Largest Contiguous Space	Fully Leased	108,853 SF	17,796 SF	Fully Leased	Fully Leased
Rental Rate (/SF)	N/A	\$15.00	\$12.00	N/A	N/A
Operating Costs (/SF)	N/A	\$14.50	\$11.21	N/A	Market
Underground Parking Costs (/Stall)	N/A	\$200.00	\$250.00	N/A	\$200.00

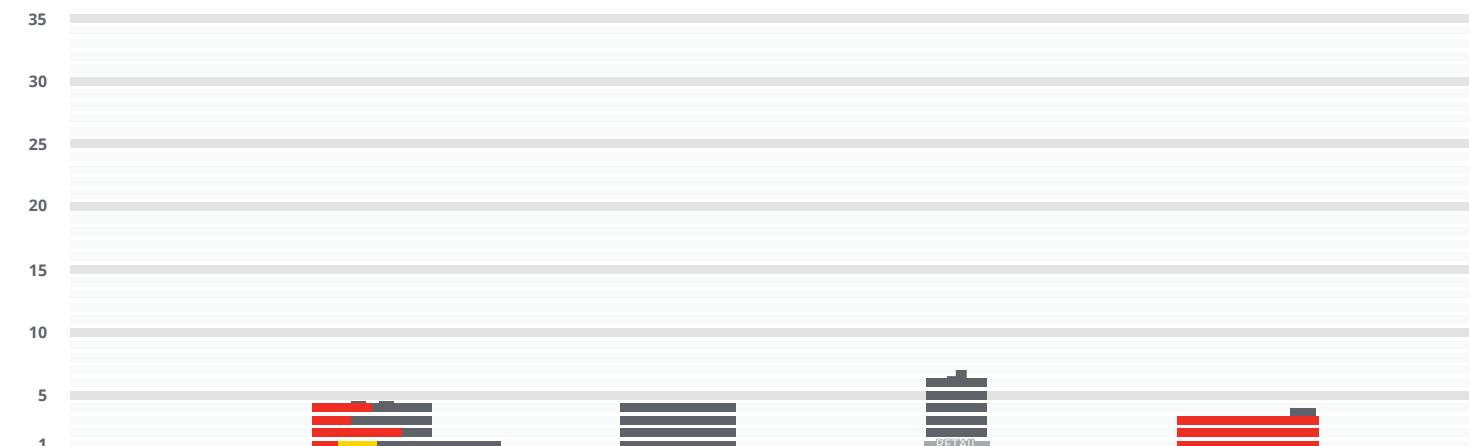
## Government Class C



Building Name	① 105 Street Building	② Capital Centre	③ Commonwealth Building	④ CRHC Building
Address	10242 - 105 St	10125 - 109 St	9912 - 106 St	10232 - 112 St
Total Available	9,054 SF	19,435 SF	7,421 SF	Fully Leased
Largest Contiguous Space	9,054 SF	19,435 SF	4,394 SF	Fully Leased
Rental Rate (/SF)	\$8.00	\$15.00	\$10.00	N/A
Operating Costs (/SF)	\$14.84	\$14.25	\$11.25	Market
Underground Parking Costs (/Stall)	Market	\$250.00	N/A	N/A



Building Name	⑯ Oxbridge Place	⑰ Peace Hills Insurance	⑱ Petwin Tower	⑲ WCB Building
Address	9820 - 106 St	10709 Jasper Ave	10707 - 100 Ave	9912 - 107 St
Total Available	Fully Leased	23,283 SF	21,790 SF	Fully Leased
Largest Contiguous Space	Fully Leased	26,041 SF	13,104 SF	Fully Leased
Rental Rate (/SF)	N/A	\$14.00	\$15.00	N/A
Operating Costs (/SF)	N/A	\$12.98	\$15.49	N/A
Underground Parking Costs (/Stall)	\$200.00	\$250.00	\$250.00	N/A



Building Name	⑤ Dorchester Building	⑥ Fifth Street Place	⑦ Jasper Block	⑧ Uniglobe Building
Address	10357 - 109 St	10010 - 105 St	10516 Jasper Ave	10245 - 109 St
Total Available	24,466 SF	Fully Leased	Fully Leased	36,000 SF
Largest Contiguous Space	8,238 SF	Fully Leased	Fully Leased	36,000 SF
Rental Rate (/SF)	\$14.00 - \$16.00	N/A	\$16.00	Market
Operating Costs (/SF)	\$16.45	N/A	\$17.77	TBD
Underground Parking Costs (/Stall)	N/A	N/A	\$200.00	N/A

**Financial Class AA**

- 1 Epcor Tower
- 2 HSBC Place
- 3 Manulife Place
- 4 Stantec Tower
- 5 Bell Tower
- 6 Commerce Place
- 7 Edmonton Tower
- 8 Enbridge Centre

**Financial Class A**

- 1 10405 Jasper Ave
- 2 9Triple8 Jasper
- 3 ATB Place North

**Government Class A**

- 1 44 Capital Boulevard
- 2 Devonian Building
- 3 Federal Building
- 4 Forestry Building
- 5 Intact Building
- 6 Park Plaza
- 7 Peace Hills Trust
- 8 Petroleum Plaza
- 9 One Twelve Campus
- 10 Sterling Place
- 11 WSP Place

**Government Class B**

- 1 7th Street Plaza
- 2 108 Street Building
- 3 9925 Building
- 4 Alberta Blue Cross
- 5 Baker Centre
- 6 Blue Cross Place
- 7 Bowker Building
- 8 Ledgeview Centre
- 9 Compass Place
- 10 Energy Square
- 11 Financial Building
- 12 First Edmonton Place
- 13 Halutian Building
- 14 Highfield Place
- 15 106 Street Building
- 16 Jarvis Building
- 17 Labour Building
- 18 Legislative Annex
- 19 Oxbridge Place
- 20 Peace Hills Insurance
- 21 Petwin Tower
- 22 WCB Building

**Financial Class B**

- 1 100 Street Place
- 2 Boardwalk Building
- 3 Centre Point Place
- 4 Century Place
- 5 Chancery Hall
- 6 CN Tower
- 7 Edmonton Unlimited
- 8 Empire Building
- 9 Enterprise Square
- 10 Jaffer Building
- 11 Melton Building
- 12 Milner Building
- 13 Revillon Building
- 14 Rice Howard Place III
- 15 ATB Place East
- 16 World Trade Centre

**Government Class C**

- 1 105 Street Building
- 2 Capital Centre
- 3 Commonwealth Building
- 4 CRHC Building
- 5 Dorchester Building
- 6 Fifth Street Place
- 7 Jasper Block
- 8 Uniglobe Building

- - - LRT Route

- - - Pedway

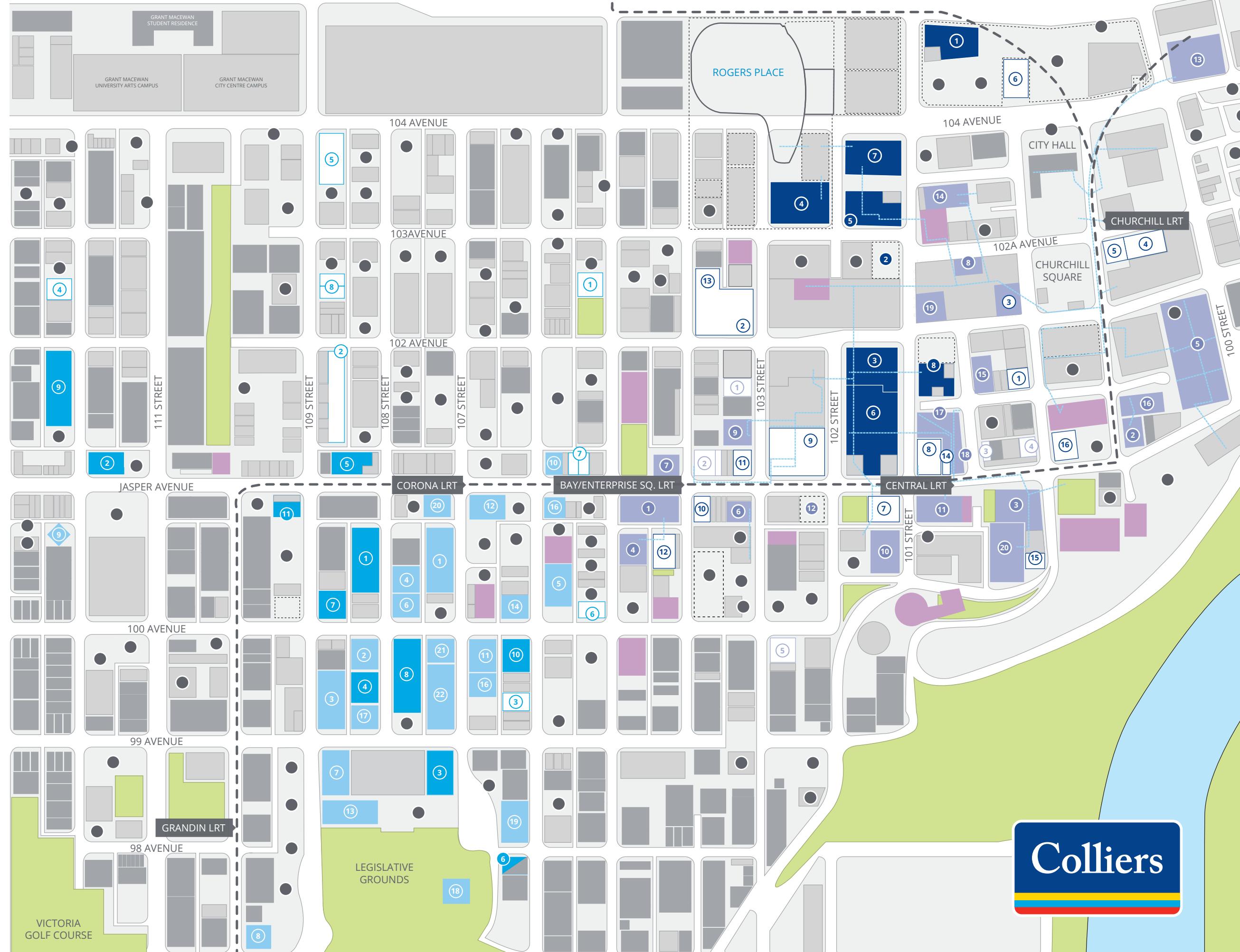
● Parking

● Residential

● Commercial/Other

● Ice District

● Hotel





## Downtown Conversions

### A Partial Conversion Underway

Peak Tower  
10201 Jasper Avenue  
**182,000 SF ±**

### B Planned Conversion

Milner Building  
10040 104 Street  
**180,026 SF ±**

### C Potential Conversion

Highfield Place  
10010 106 Street  
**101,000 SF ±**

### D Partial Conversion Complete

Financial Building  
10621 100 Avenue  
**136,000 SF ±**  
Residential Conversion  
**76,000 SF ±**

### E Conversion Complete

Centre West  
10035 108 Street  
**159,000 SF ±**



## Downtown Amenities

### Accommodation

- Alberta Place Suite Hotel
- Canterra Suites
- The Coast Edmonton Plaza Hotel
- Comfort Inn & Suites
- Courtyard by Marriott
- Crowne Plaza Chateau Lacombe
- Days Inn
- Delta Edmonton Centre Suite Hotel
- Coast Edmonton House
- Fairmont Hotel Macdonald
- Holiday Inn Express
- JW Marriott Edmonton ICE District
- Matrix Hotel
- The Sutton Place Hotel
- Union Bank Inn

### Arts & Entertainment

- Rogers Place
- Empire Movie Theatres
- City Hall
- Art Gallery of Alberta
- Francis Winspear Centre for Music
- The Citadel
- Metro Cinema
- Stanley A. Milner Library
- TIX on the Square

### Learning

- CDI College
- Pixel Blue College
- Eveline Charles Academy
- MacEwan University
- Guru Digital Arts College
- KDM Dental College
- Lokken Career Training
- Marvel College
- NorQuest College
- Robertson College
- University of Alberta
- University of Lethbridge

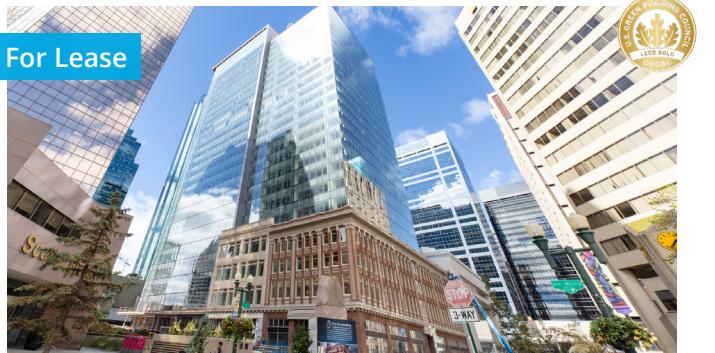
### Parks

- Alberta Legislature Grounds
- Beatrice Charmichael Park
- Beaver Hills House Park
- Centennial Plaza
- Ezio Farone Park
- Louise McKinney Park
- McDougall Park
- Post Office Clock Tower
- River Valley

### Shopping

- City Farmer's Market (May to Oct)
- Edmonton City Centre Mall
- Commerce Place
- Manulife Place
- Chinatown

# Featured Downtown Listings



For Lease

## Enbridge Centre

10201 Jasper Avenue

Size	936 - 6,777 SF
Rental Rate (/SF)	\$36.00
Operating Costs (/SF)	\$25.30
Parking	1 stall/1,750 SF \$450/stall monthly
Availability	Immediately for tenant fixturing
Contact	Phil Goh, Taylor Riar, Ian Bradley, Fahad Shaikh

For Lease



## Canadian Western Bank Place

10303 Jasper Avenue

Size	1,269 - 29,721 SF
Rental Rate (/SF)	\$18.00 - \$20.00
Operating Costs (/SF)	\$21.89
Parking	2 stalls/1,000 SF @ market price
Availability	Immediately
Contact	Fahad Shaikh, Taylor Riar, Ian Bradley

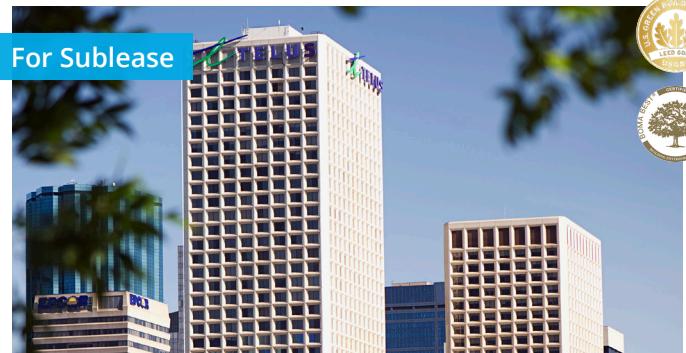


For Lease

## Edmonton Unlimited Building

10117 Jasper Avenue

Size	1,400 - 14,512 SF
Rental Rate (/SF)	\$14.00
Operating Costs (/SF)	\$15.21
Parking	2 stalls/1,000 SF \$250/stall monthly
Availability	Immediately for tenant fixturing
Contact	Phil Goh, Fahad Shaikh, Taylor Riar, Ian Bradley



For Sublease

## Telus House

10020 100 Street

Size	4,738 SF - 23,729 SF
Rental Rate (/SF)	\$6.00
Operating Costs (/SF)	\$19.27
Parking	0.4 stalls/1,000 SF \$450/stall monthly
Sublease Expiry	March 30, 2026
Contact	Phil Goh, Ian Bradley, Taylor Riar, Fahad Shaikh

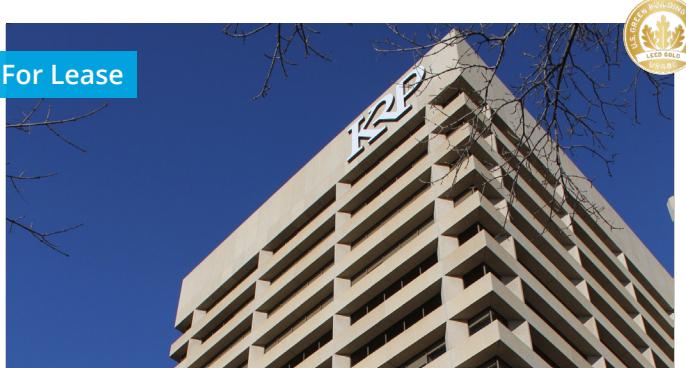


For Lease

## 44 Capital Boulevard

10044 108 Street

Size	13,303 SF - 70,785 SF
Rental Rate (/SF)	\$18.00
Operating Costs (/SF)	\$16.34
Parking	0.8 stalls/1,000 SF \$250/stall monthly
Availability	Immediately
Contact	Phil Goh, Taylor Riar, Ian Bradley, Fahad Shaikh



For Lease

## 9Triple8 Jasper

9888 Jasper Avenue

Size	1,523 - 5,211 SF
Rental Rate (/SF)	\$18.00
Operating Costs (/SF)	\$20.87
Parking	4 stalls/1,000 SF \$315/stall monthly
Availability	Immediately for tenant fixturing
Contact	Taylor Riar, Ian Bradley, Phil Goh, Fahad Shaikh



For Lease

## Energy Square

10109 - 106 Street

Size	708 - 13,184 SF
Rental Rate (/SF)	Market
Operating Costs (/SF)	\$13.75
Parking	1 stall/1,000 SF \$275/stall monthly
Availability	Immediately
Contact	Taylor Riar, Brenton Chung, Phil Goh, Fahad Shaikh



For Lease

## Ledgeview Business Centre

9707 110 Street

Size	1,337 SF - 14,221 SF
Rental Rate (/SF)	\$13.00 - \$15.00
Operating Costs (/SF)	\$16.74
Parking	1 stall/1,000 SF \$265/stall monthly
Availability	Immediately
Contact	Phil Goh, Taylor Riar, Brenton Chung, Fahad Shaikh



# Colliers Research

We are the industry cornerstone of authoritative statistics, forecasts and market commentary across Canada.

With more than 20 years of comprehensive market data, extensive research capabilities and access to 'live' deal information – there is no other research firm in Canada that can provide such a complete commercial real estate research solution.

With more than 20 dedicated research specialists, supported by 20 market data coordinators – our world-class researchers are continuously sourcing and analyzing data in every major market across Canada – to ensure our clients receive the most accurate and powerful information to make critical decisions for their future.

## Core Services

- Predictive market research
- Reporting on key insights and trends
- Access to the latest market data
- Customized research engagements

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