MARKETBEAT
EDMONTON
OFFICE Q3 2025

CUSHMAN & WAKEFIELD
Edmonton

MARKET FUNDAMENTALS

	YOY Chg	Outlook
18.4% Vacancy Rate	▼	—
70.9K YTD Net Absorption, SF	▼	▲
$33.28 Gross Asking Rent, PSF	▲	▲

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	Outlook
857K Edmonton Employment	▲	▲
8.5% Edmonton Unemployment Rate	▼	—
7.1% Canada Unemployment Rate	▲	—

Source: Statistics Canada

ECONOMY:

Alberta's economy saw modest improvement in Q3 2025, supported by a strong energy sector amid ongoing global trade uncertainty. The labour market remained resilient, with employment up 4,600 since December 2024, representing a 2.6% year-to-date increase as of July 2025. Growth is expected to cool to 1.6% by year-end. In the Edmonton region, employment rose by 8,400 from August 2024 to August 2025. Despite these gains, the city's unemployment rate remains among the highest of major Canadian cities at 8.5%, just below Toronto's 8.9% and above Calgary's 7.7%. Having changed only slightly from 8.6% in August 2024, Edmonton is expected to continue experiencing elevated unemployment despite steady job growth.

Source: Statistics Canada

DEMAND:

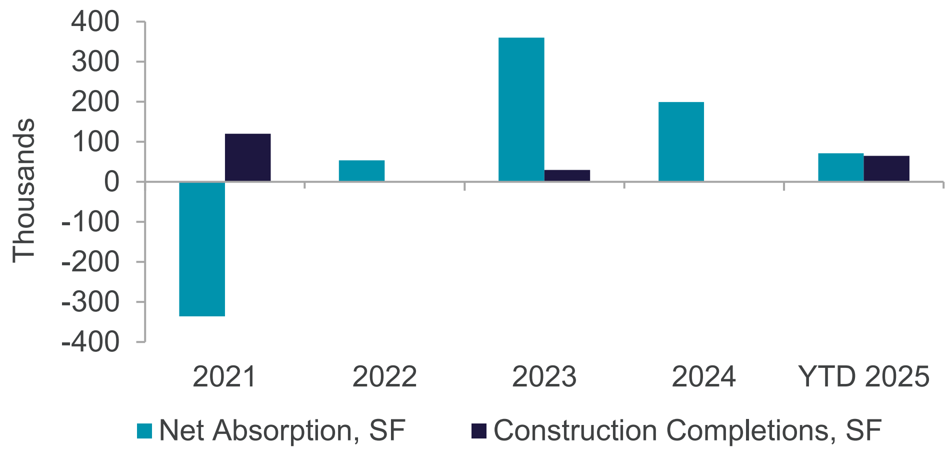
The Edmonton office market recorded positive absorption of 76,751 square feet in Q3 2025, pushing the city-wide vacancy rate down to 18.4%, a 30-basis point decline from 18.7% in Q2 2025. Over the past two years, vacancy has remained relatively stable between 18%-19%. Market expectations suggest it will remain within this range over the near term, reflecting a balanced dynamic between office supply and demand.

Certain older office buildings in Edmonton's downtown core continue to present opportunities for office-to-residential conversion. A notable example is 10405 Jasper Avenue, the former Standard Life Centre, recently acquired by Leder Investments Ltd. The new owners are evaluating a partial conversion to residential units as a strategy to address vacancy. While plans are still in development, Leder Investments Ltd. has expressed strong interest in advancing the project, underscoring the increasing role of adaptive reuse in Edmonton's office market.

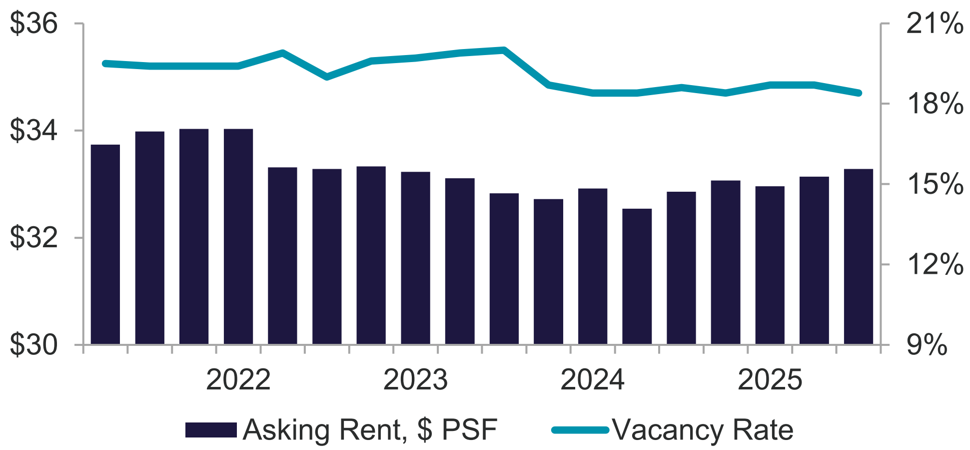
OUTLOOK:

Office leasing in Edmonton is expected to moderate in the fourth quarter of 2025, though the market is still likely to record positive absorption heading into the new year.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



EDMONTON
OFFICE Q3 2025

MARKET STATISTICS

	TOTAL BUILDINGS	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Financial Core	54	12,778,903	298,825	2,448,348	21.5%	-8,194	-115,788	0	$36.84	$40.55
Government	34	5,052,776	0	691,372	13.7%	6,770	7,907	0	$29.94	$31.10
CENTRAL TOTAL	88	17,831,679	298,825	3,139,720	19.3%	-1,424	-107,881	0	$35.48	$38.56
124th Street	18	952,909	0	264,335	27.7%	1,710	-12,244	0	$30.81	$37.92
149th Street	26	1,306,141	0	176,857	13.5%	2,347	33,727	0	$26.86	$33.14
West End	38	2,142,716	49,611	265,061	14.7%	18,951	5,572	0	$29.71	$34.56
118th Avenue	17	822,639	0	138,717	16.9%	21,401	41,747	0	$36.40	$37.31
Whyte Avenue	13	537,893	0	107,222	19.9%	3,057	8,487	0	$33.77	$31.97
Southside	62	3,341,450	13,500	640,193	19.6%	3,993	63,770	40,000	$29.95	$34.03
Summerside	23	974,997	19,797	24,344	4.5%	-2,558	-7,847	0	$35.71	$35.71
Eastgate	16	1,393,618	6,752	304,044	22.3%	-1,996	19,753	0	$24.39	$32.29
Windermere/Ambleside	11	325,234	0	9,518	2.9%	31,270	40,370	0	$43.40	$43.40
SUBURBAN TOTAL	224	11,797,597	89,660	1,930,291	17.1%	78,175	178,823	40,000	$29.60	$34.60
EDMONTON TOTALS	**312**	**29,629,276**	**388,485**	**5,070,011**	**18.4%**	**76,751**	**70,942**	**40,000**	**$33.28**	**$37.52**

Rental rates reflect full gross asking rents

SUMMARY BY CLASS	TOTAL BUILDINGS	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*
Class AA	8	4,419,060	129,796	507,345	14.4%	-16,487	-72,894	0	$52.53
Class A	123	14,276,996	184,428	2,515,460	18.9%	53,362	91,831	40,000	$34.29
Class B	141	9,323,581	72,396	1,837,688	20.5%	18,542	31,574	0	$27.29
Class C	40	1,609,639	1,865	209,518	13.1%	21,334	20,431	0	$24.74

Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q3 2025

PROPERTY	SUBMARKET	TENANT	SF	TYPE*
5083 Windermere Blvd	Windermere/Ambleside	Confidential	14,512	Sublease
Stantec Tower	Financial Core	Ryan	3,898	Headlease

Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q3 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / $ PSF
Boardwalk & Revillon Building	Financial Core	Allied REIT / Armco Capital Inc.	257,399	$19.0M / $73.82
5681 70 St	Southside	9318470 Canada Inc. / 2165377 Alberta Ltd.	47,583	$7.0M / $147.11
9241 34A Ave	Southside	2345762 Alberta Ltd. / 2694832 Alberta Ltd.	25,293	$5.4M / $215.47

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