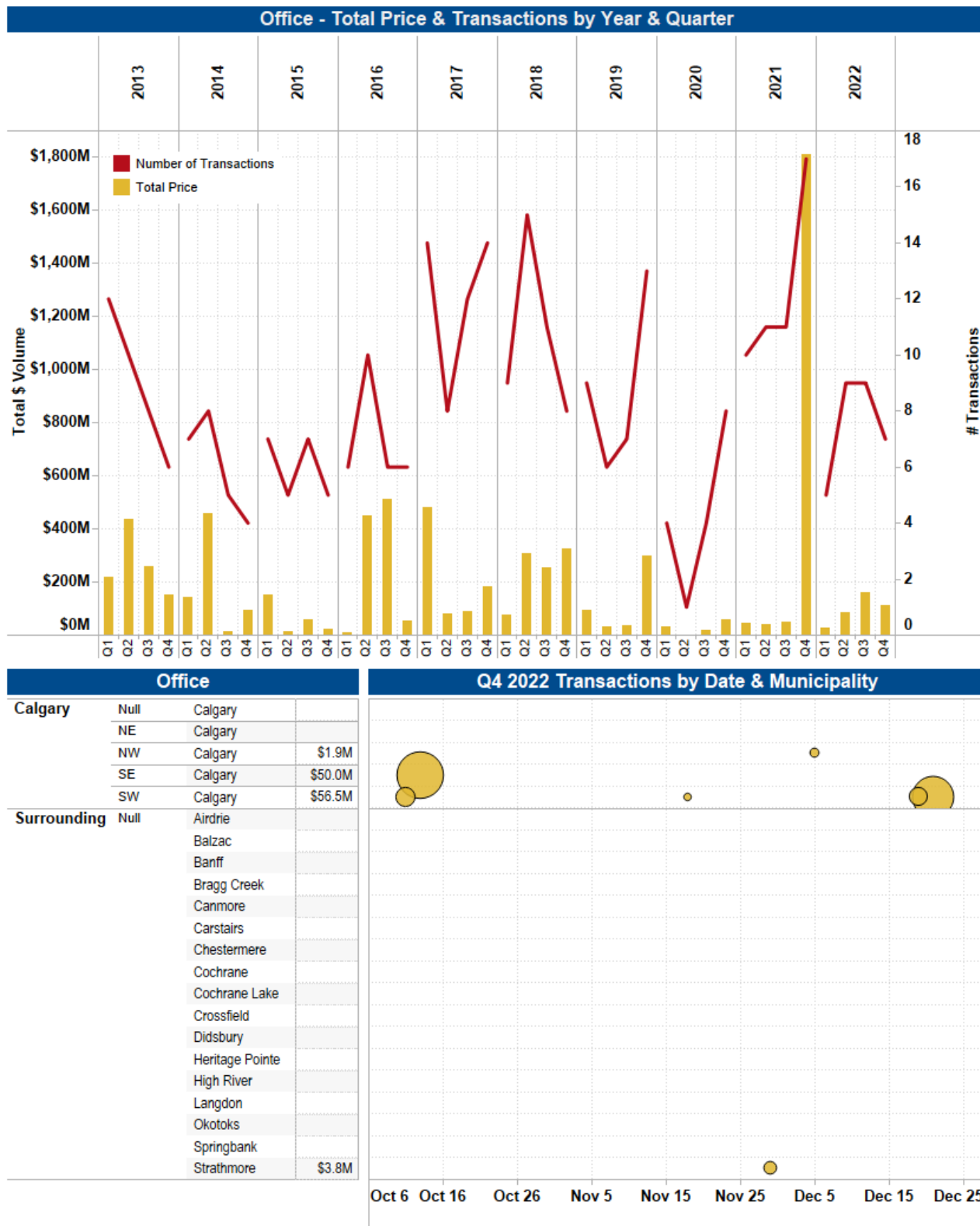
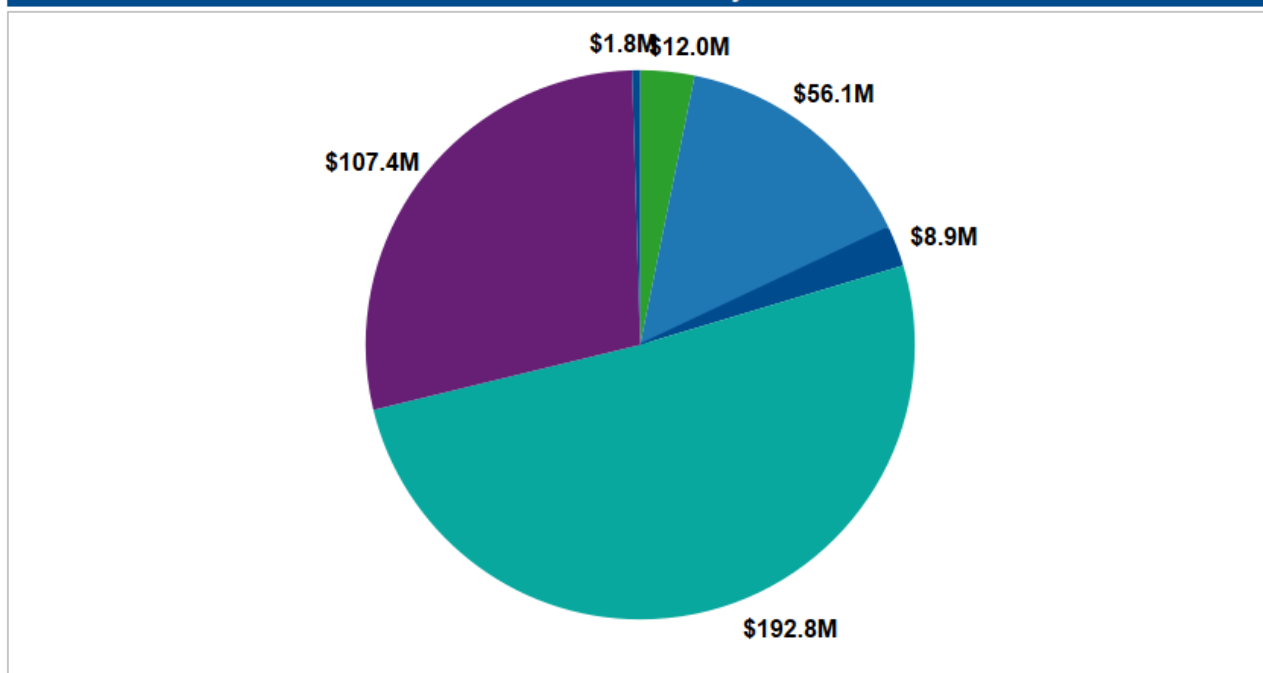

Calgary Market Area Office

Commercial Q4 2022 Statistics





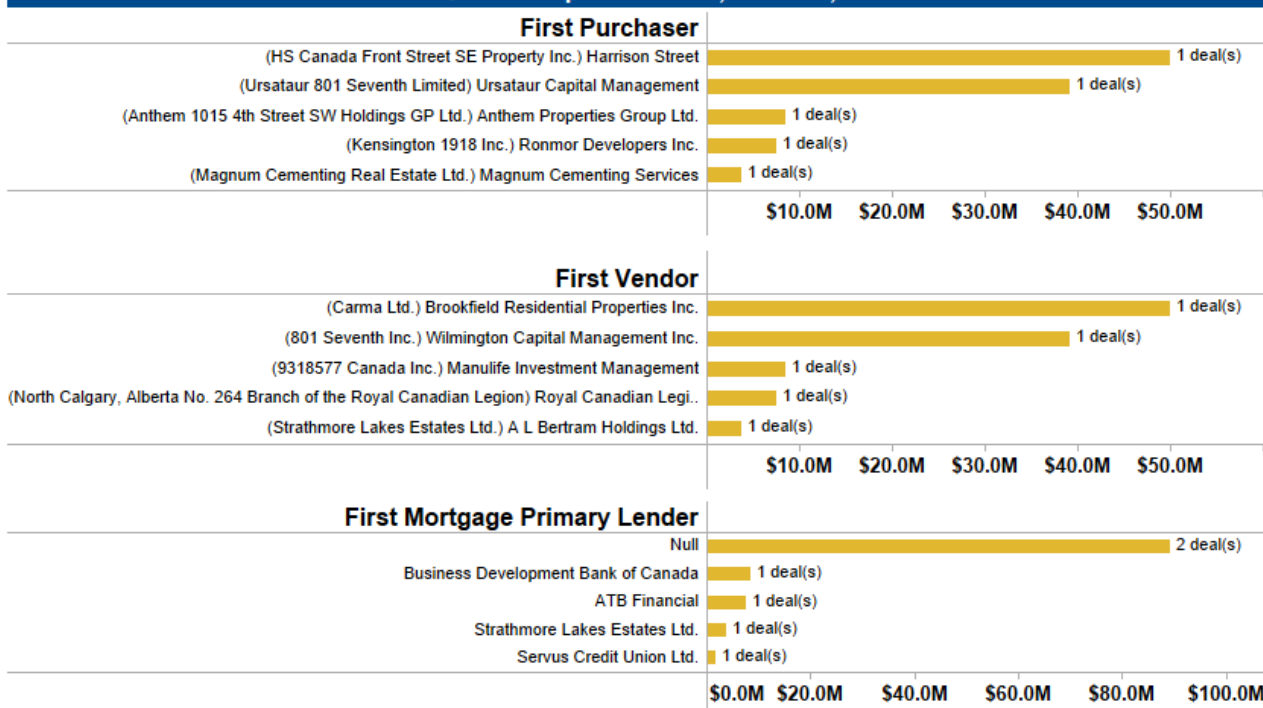
Office - 2022 Purchaser Profile by Total \$ Volume



Purchaser Profile

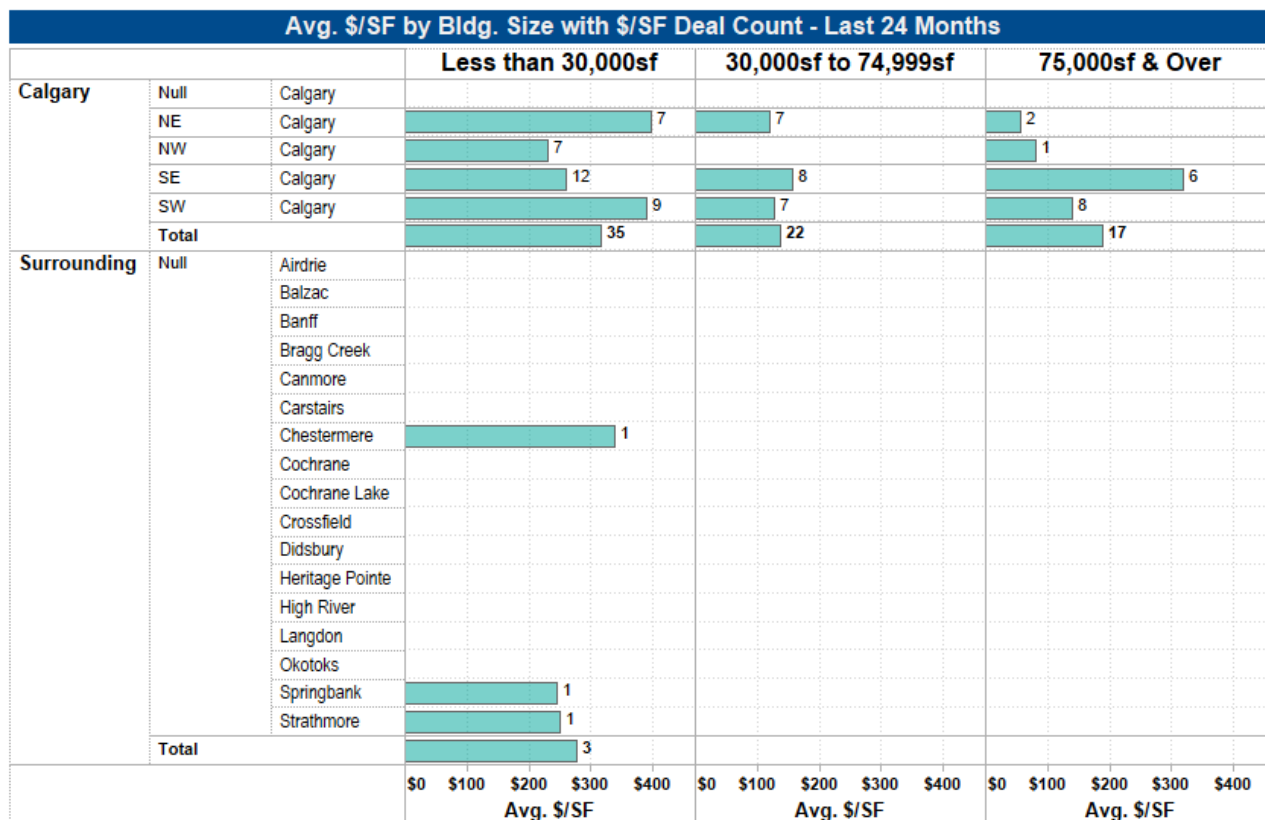
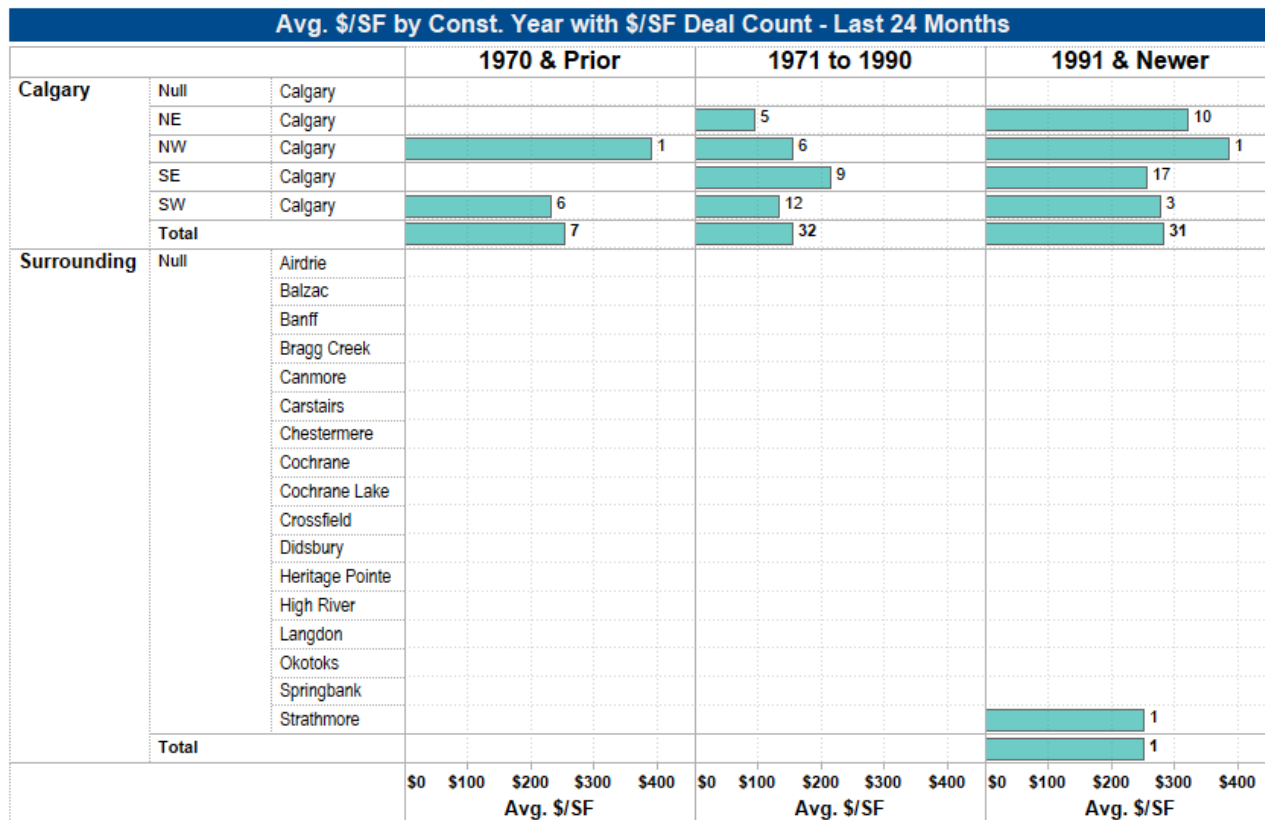


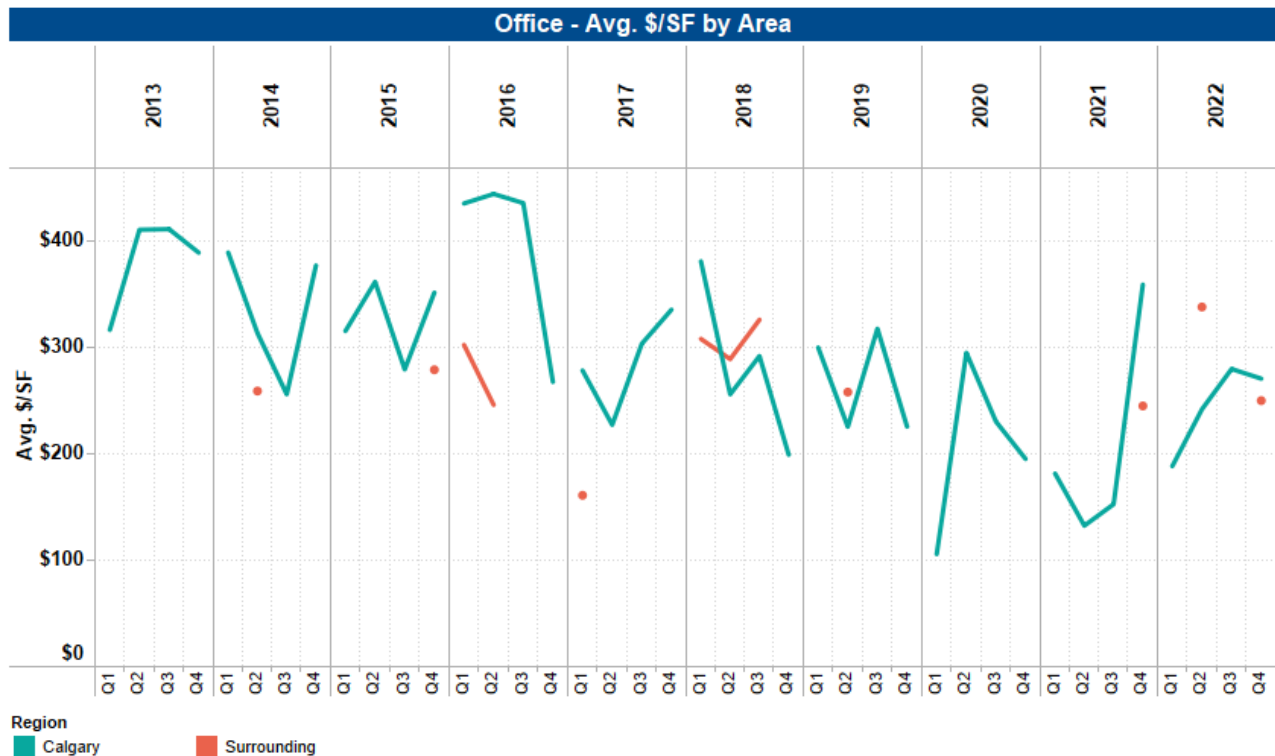
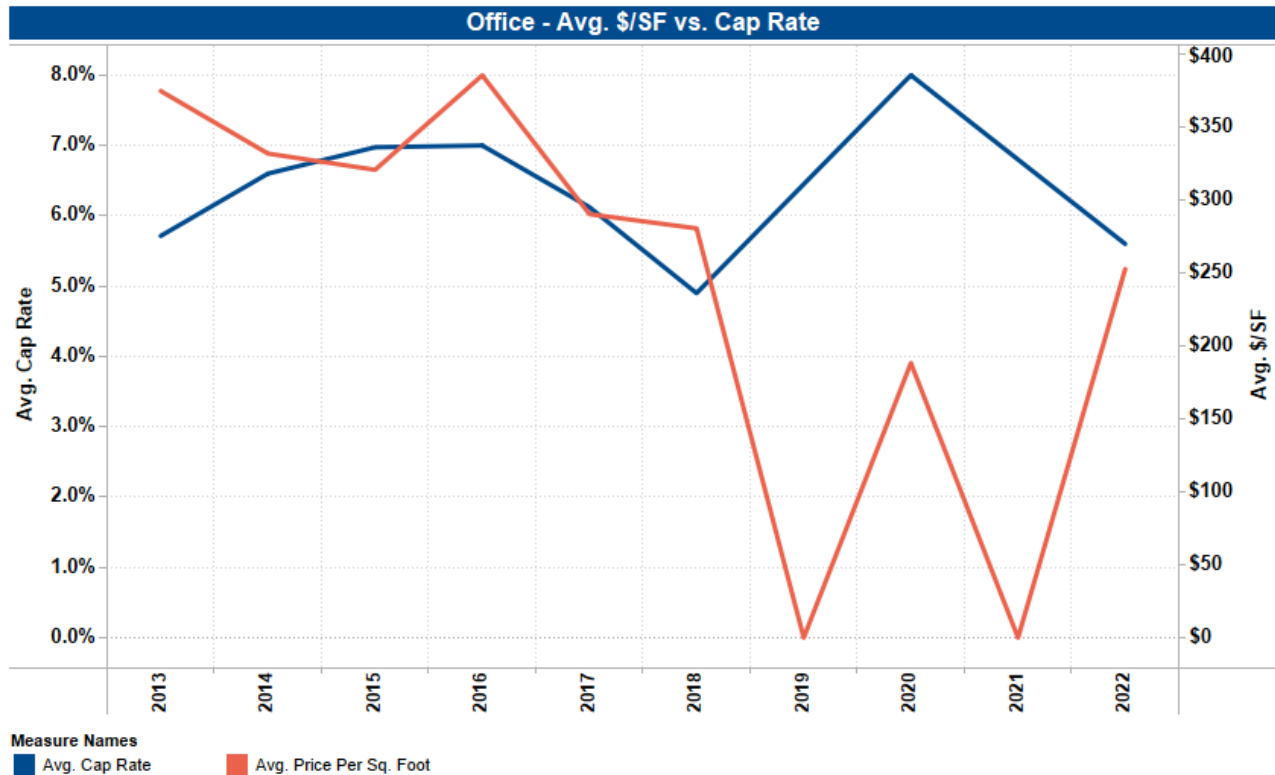
Office - Q4 2022 Top Purchasers, Vendors, Lenders

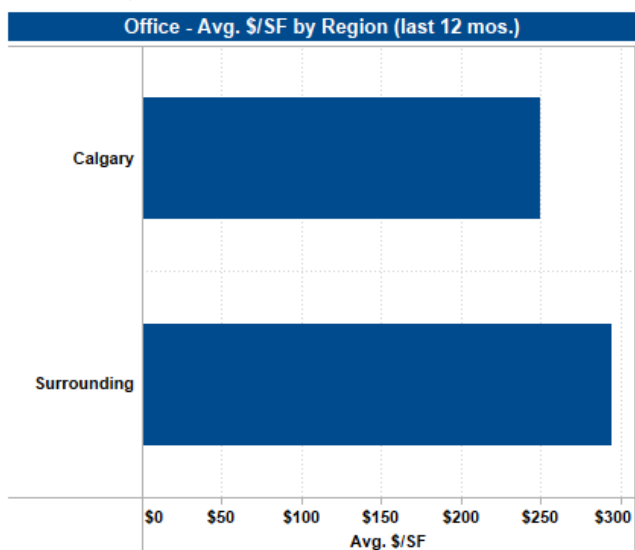
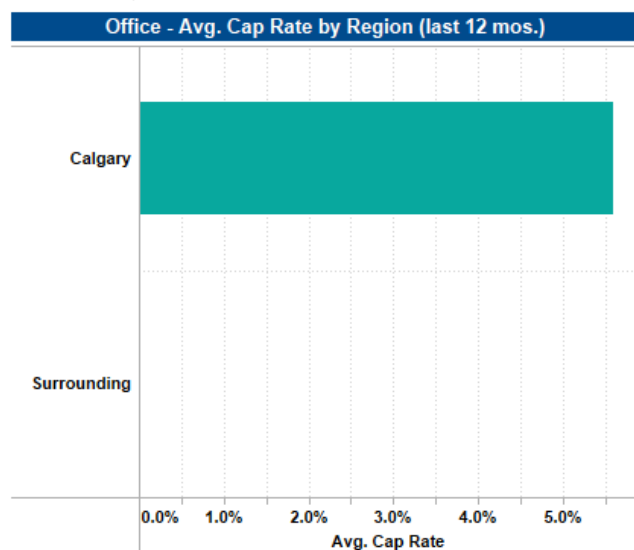
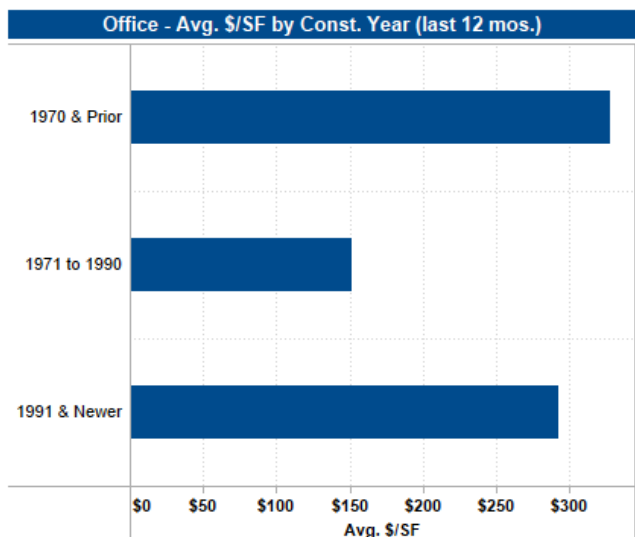
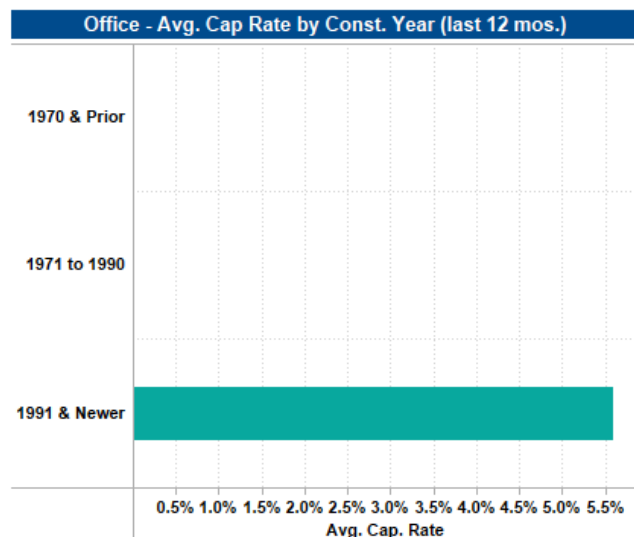
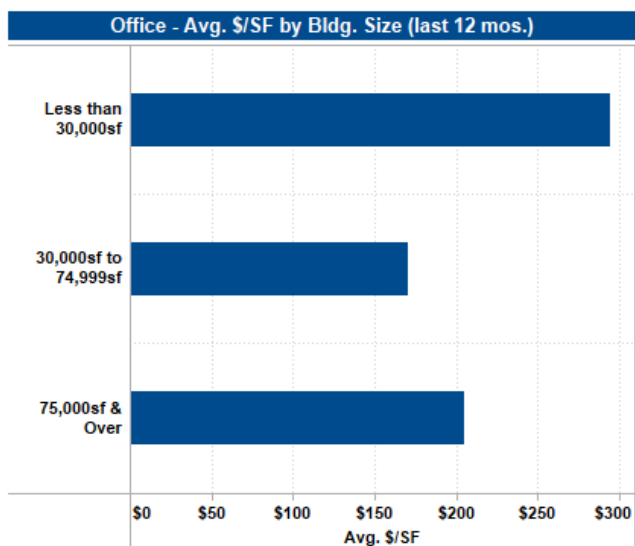
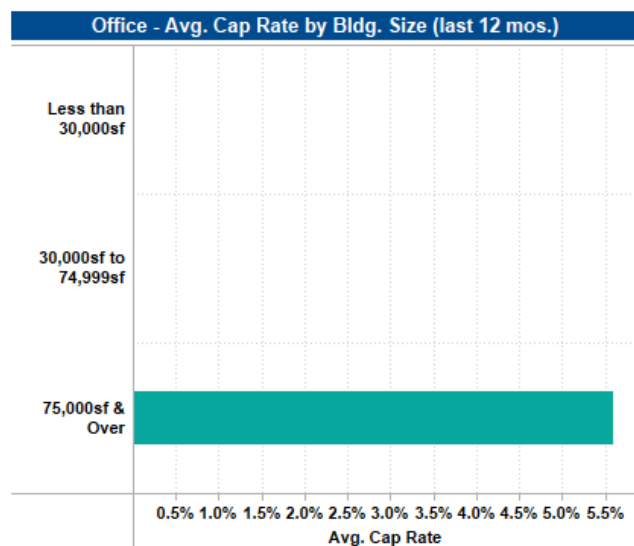


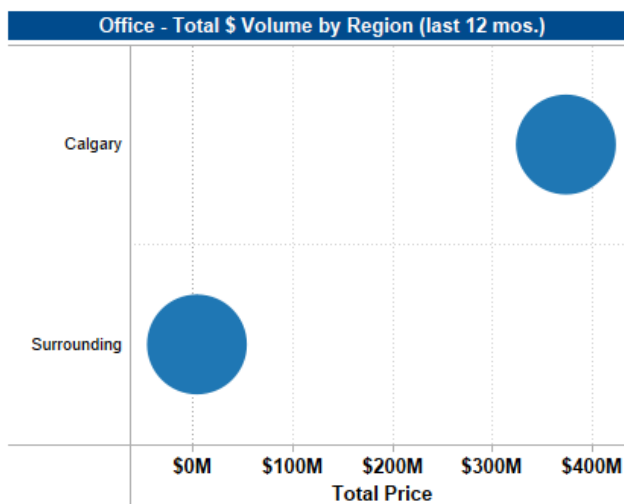
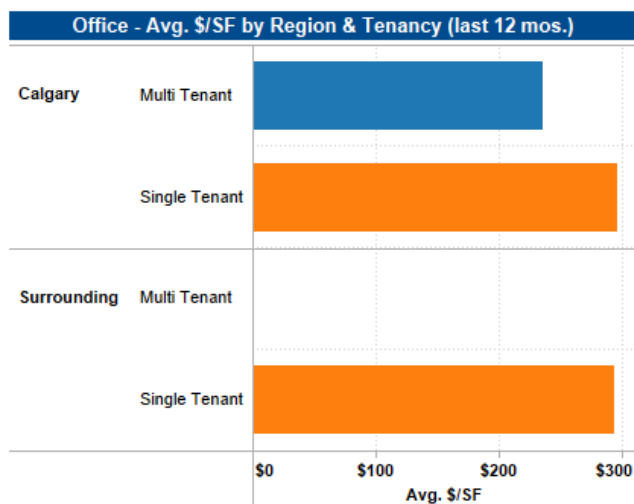
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
			1970 & Prior					1971 to 1990					1991 & Newer				
Calgary	Null	Calgary															
	NE	Calgary						0					0				
	NW	Calgary	0					0					0				
	SE	Calgary						0					0				
	SW	Calgary	0					0					1				
	Total		0					0					1				
	Surrounding	Null	Airdrie														
Balzac																	
Banff																	
Bragg Creek																	
Canmore																	
Carstairs																	
Chestermere																	
Cochrane																	
Cochrane Lake																	
Crossfield																	
Didsbury																	
Heritage Pointe																	
High River																	
Langdon																	
Okotoks																	
Springbank																	
Strathmore												0					
Total													0				
			1.0%	2.0%	3.0%	4.0%	5.0%	1.0%	2.0%	3.0%	4.0%	5.0%	1.0%	2.0%	3.0%	4.0%	5.0%
			Avg. Cap. Rate					Avg. Cap. Rate					Avg. Cap. Rate				

Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months																
			Less than 30,000sf					30,000sf to 74,999sf					75,000sf & Over			
Calgary	Null	Calgary														
	NE	Calgary	0					0					0			
	NW	Calgary	0										0			
	SE	Calgary	0					0					0			
	SW	Calgary	0					0					1			
	Total		0					0					1			
	Surrounding	Null	Airdrie													
Balzac																
Banff																
Bragg Creek																
Canmore																
Carstairs																
Chestermere			0													
Cochrane																
Cochrane Lake																
Crossfield																
Didsbury																
Heritage Pointe																
High River																
Langdon																
Okotoks																
Springbank			0													
Strathmore			0													
Total		0														
			1.0% 2.0% 3.0% 4.0% 5.0%					1.0% 2.0% 3.0% 4.0% 5.0% 6.0%					1.0% 2.0% 3.0% 4.0% 5.0%			
			Avg. Cap. Rate					Avg. Cap. Rate					Avg. Cap. Rate			

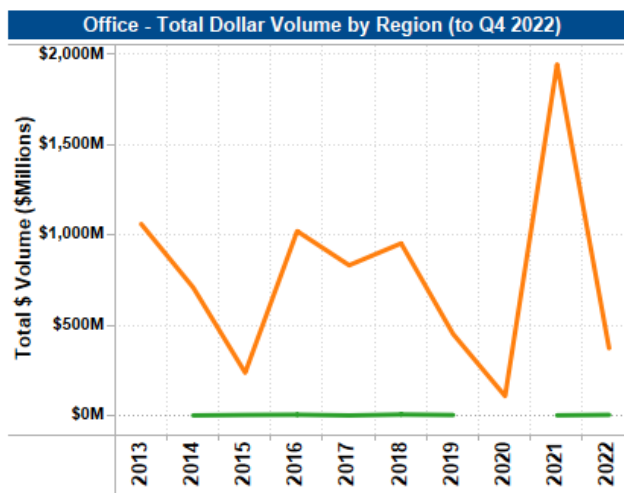
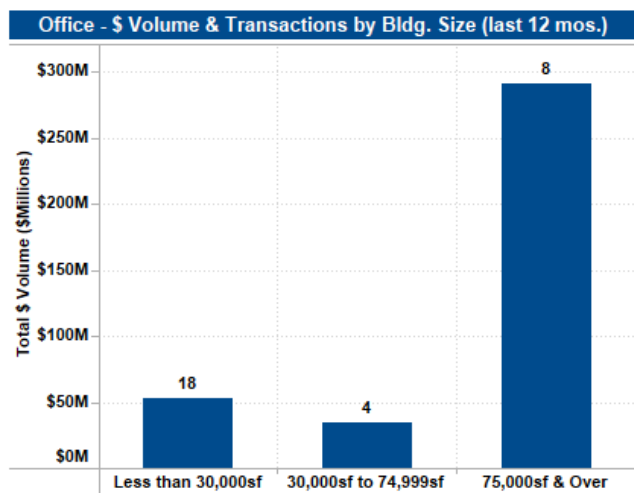








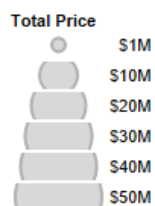
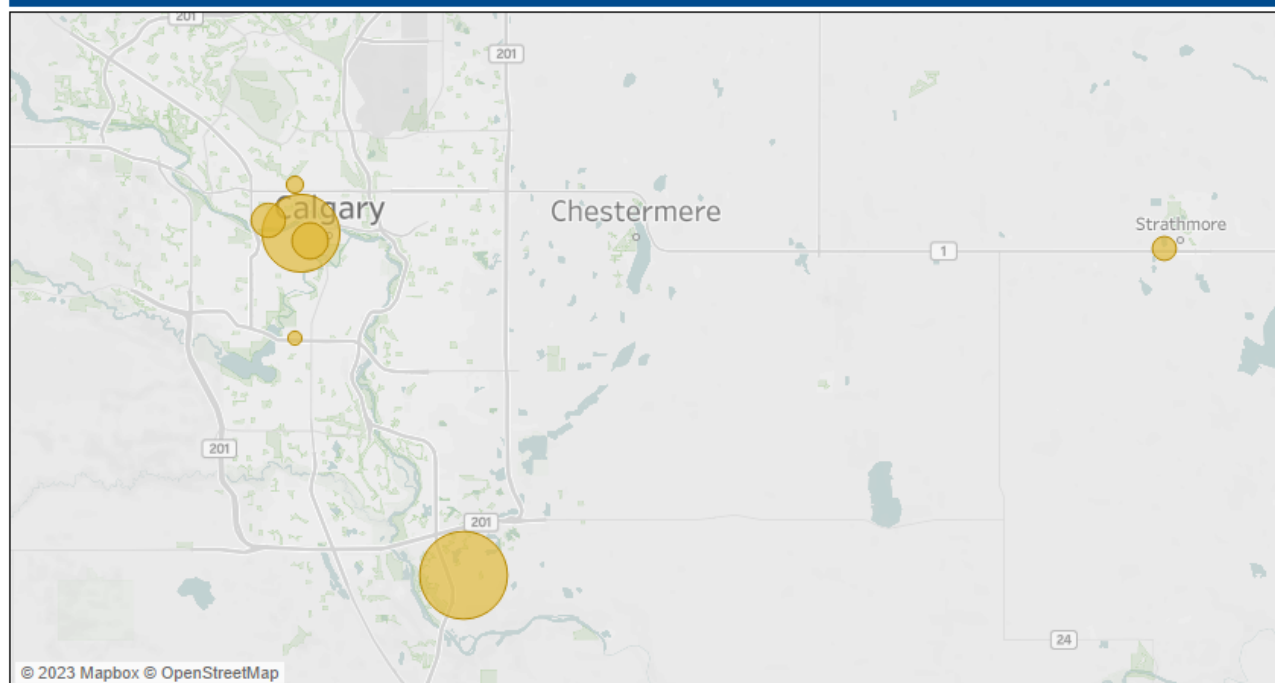
Property Type
 Multi Tenant
 Single Tenant



Office - Top Transactions Q4 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
3855 Front Street SE	Calgary	\$50,000,000	93,805	533	Market
801 7th Avenue SW	Calgary	\$39,240,000	751,000	52	Market
1015 4th Street SW	Calgary	\$8,500,000	123,245	69	Market
1918 Kensington Road NW	Calgary	\$7,510,000	17,672	425	Market
601 Westmount Road	Strathmore	\$3,750,000	15,000	250	Market
1055 20th Avenue NW	Calgary	\$1,900,000	10,901	174	Market
6503 Elbow Drive SW	Calgary	\$1,297,950	3,501	371	Market

Office - Q4 2022 Transactions



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