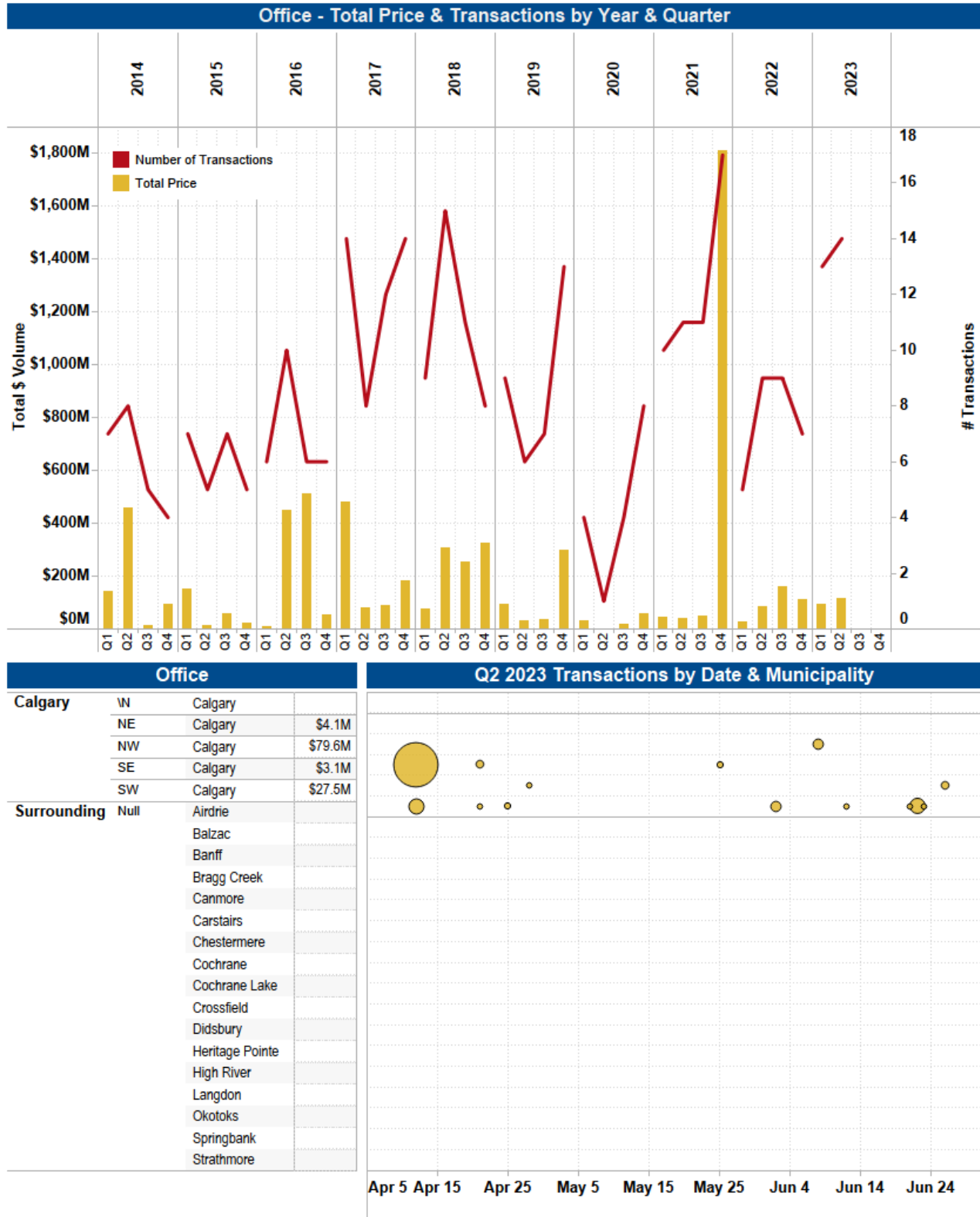
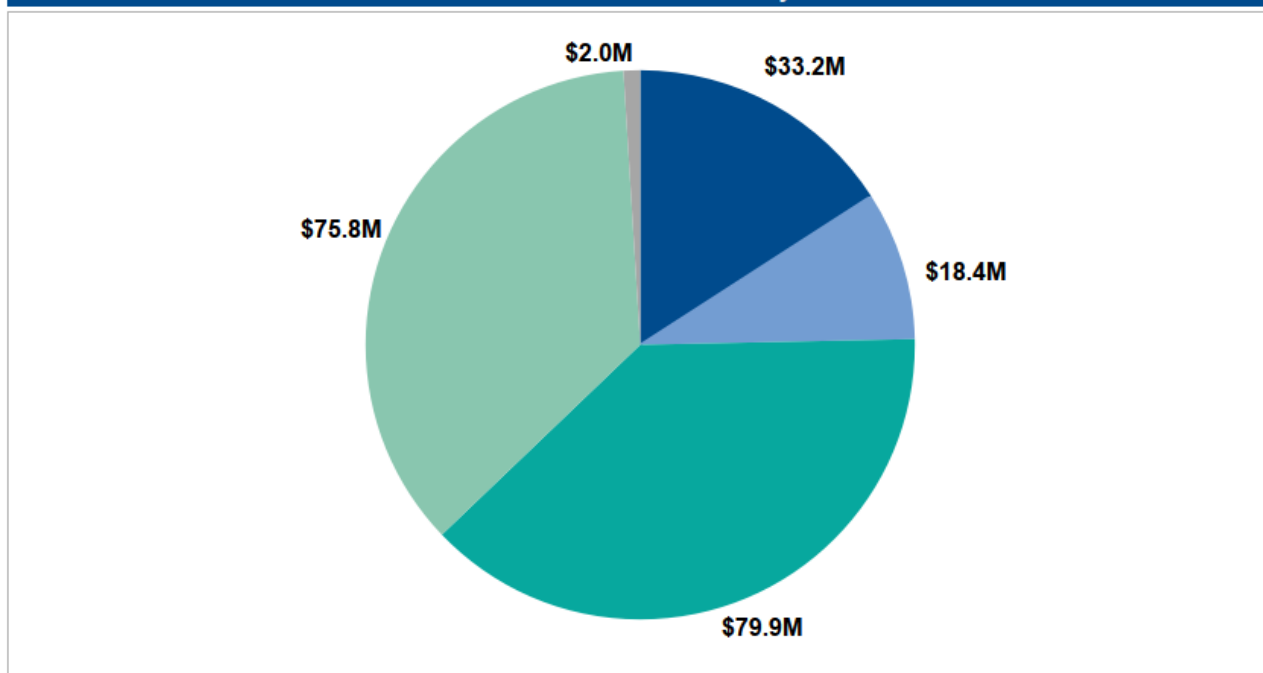

Calgary Market Area Office

Commercial Q2 2023 Statistics





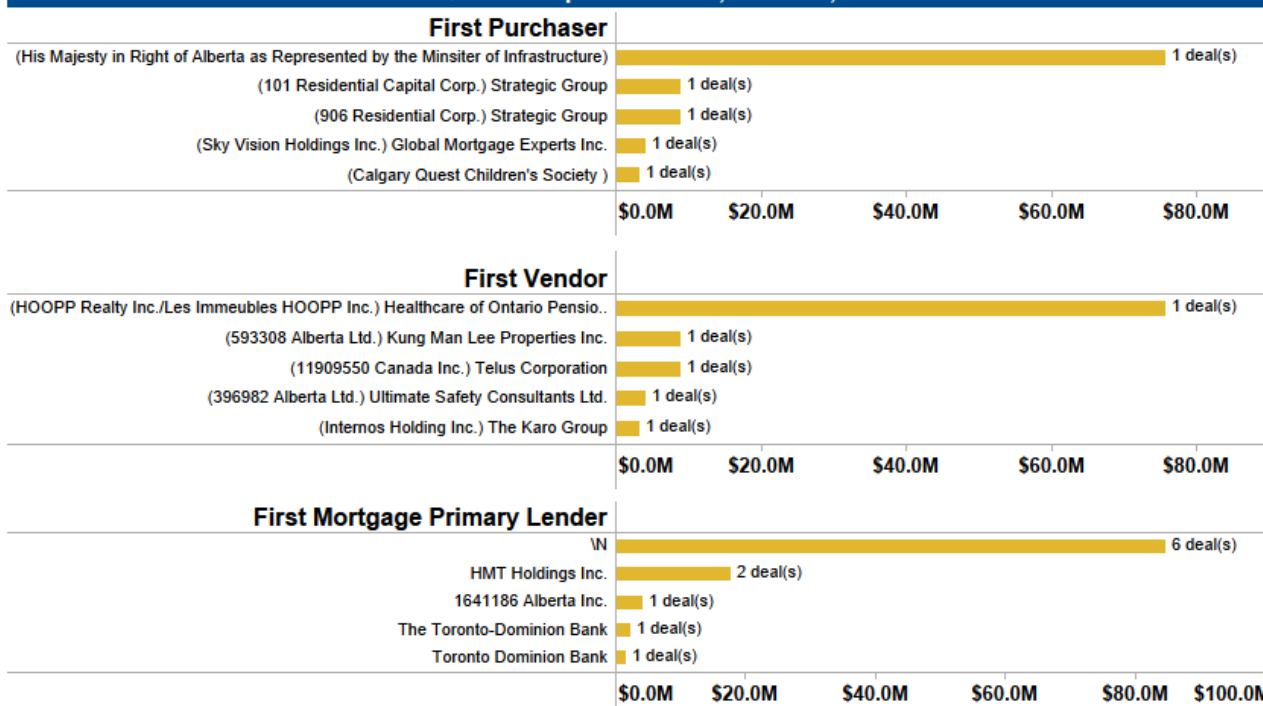
Office - Q2 2023 YTD Purchaser Profile by Total \$ Volume



Purchaser Profile

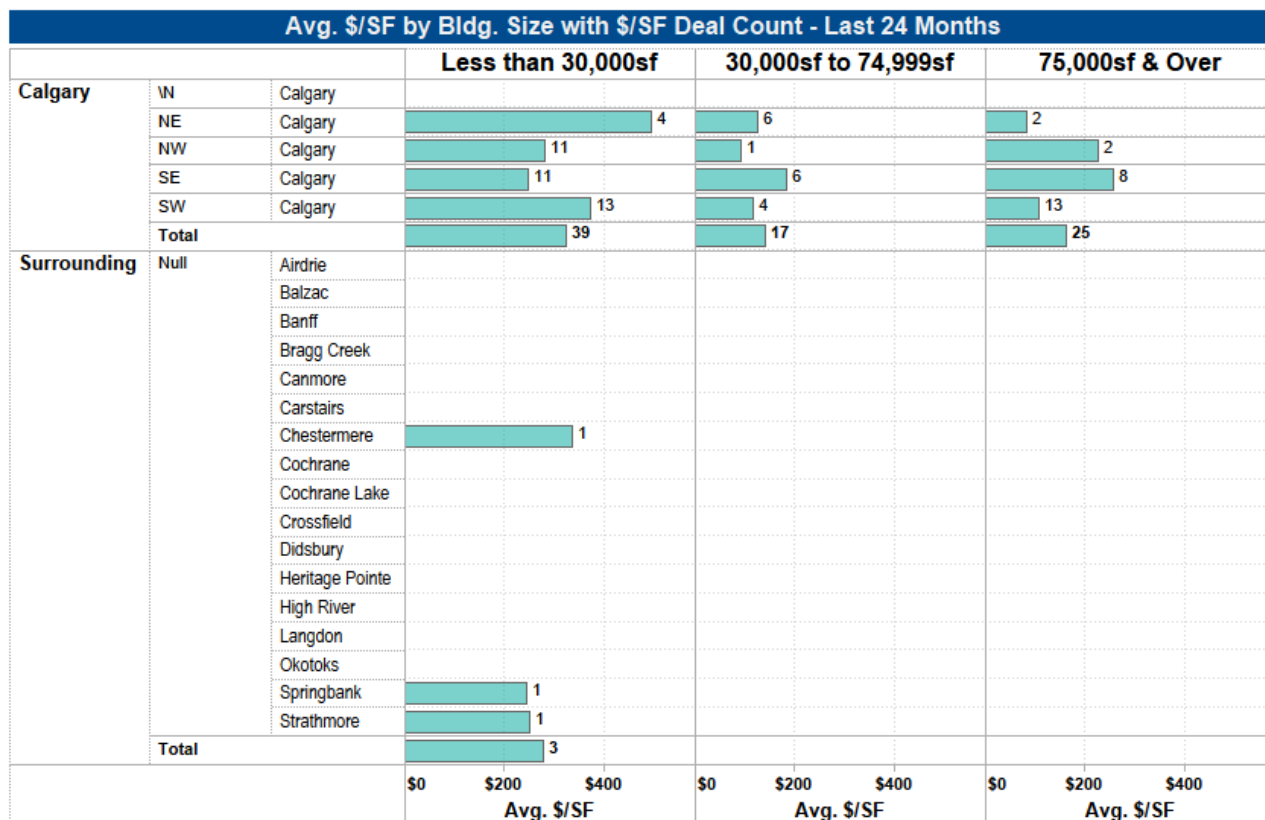
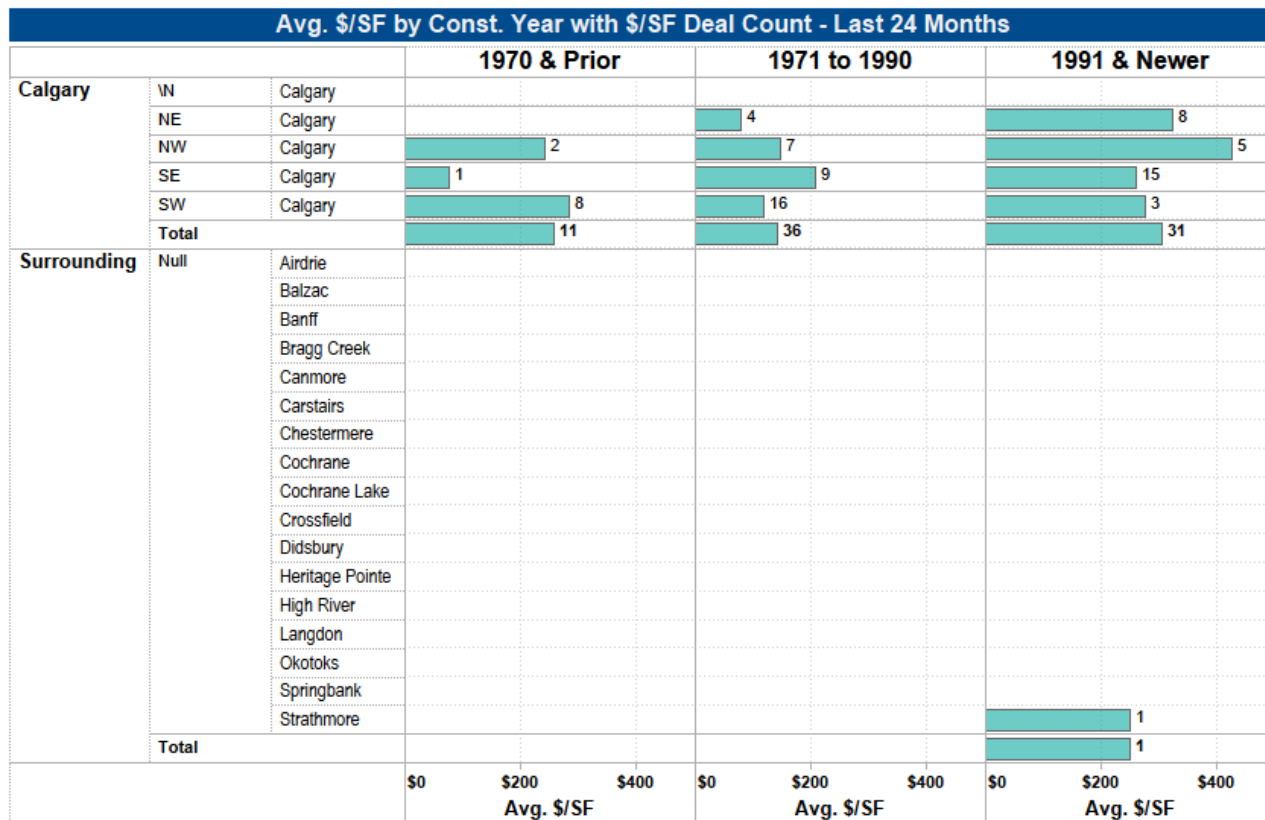
- Developer
- User
- Private Investor - Canadian
- Government
- Institution

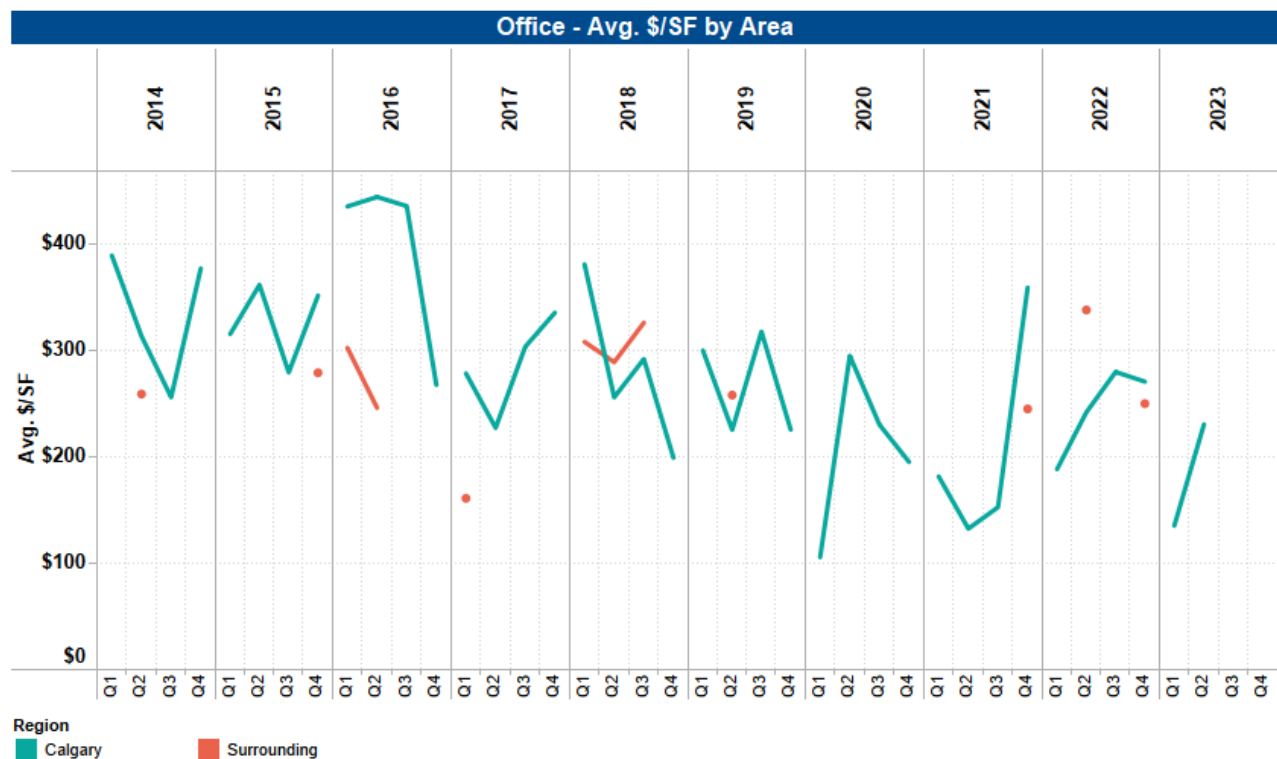
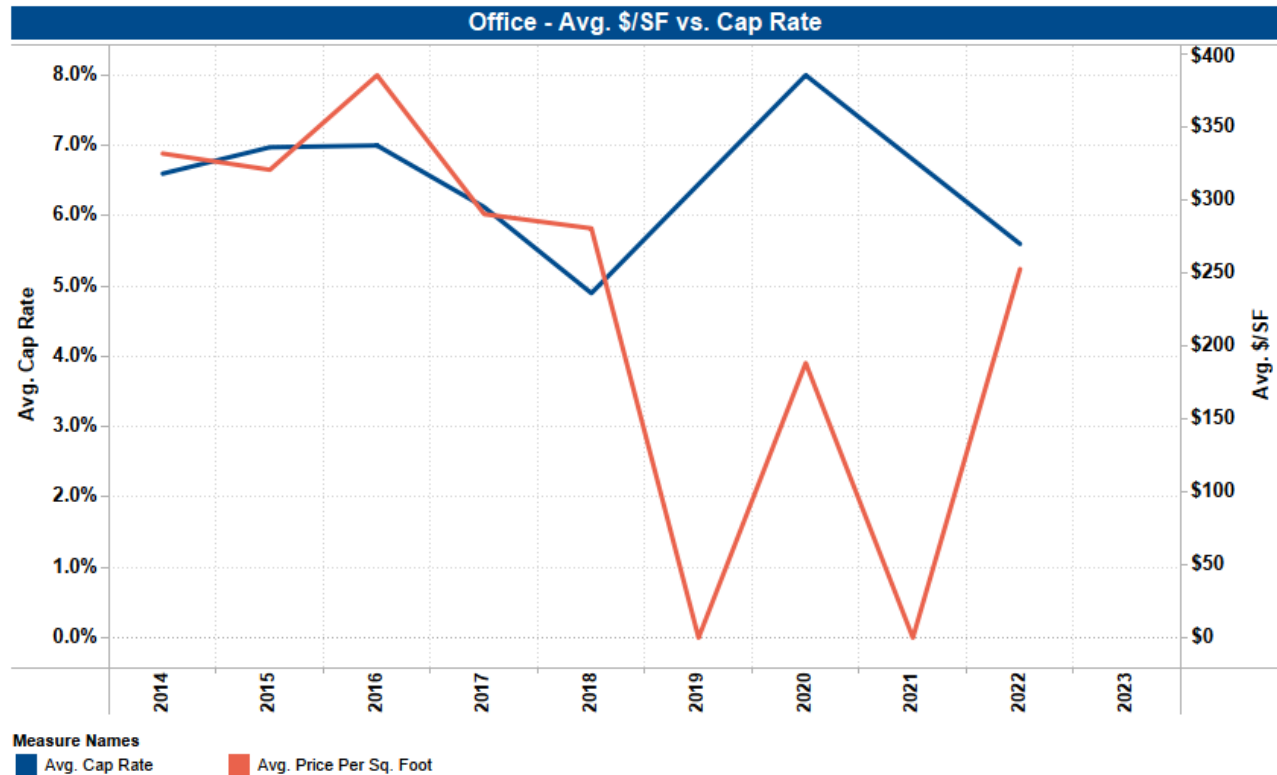
Office - Q2 2023 Top Purchasers, Vendors, Lenders

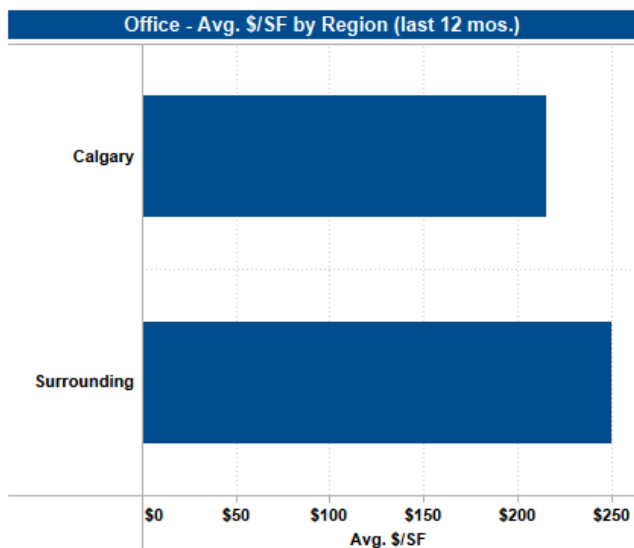
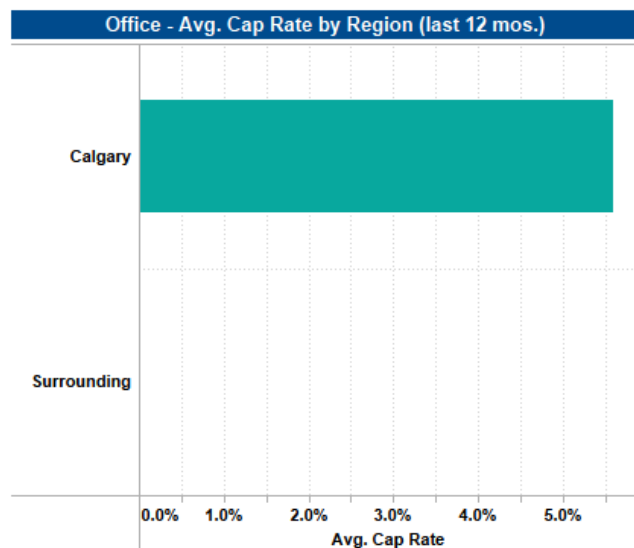
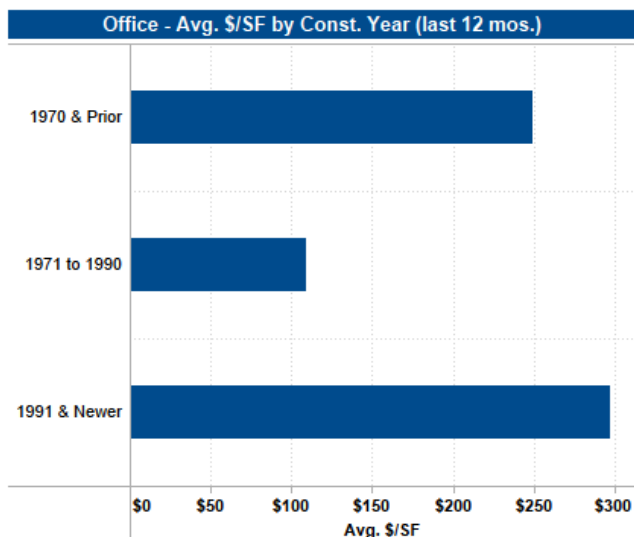
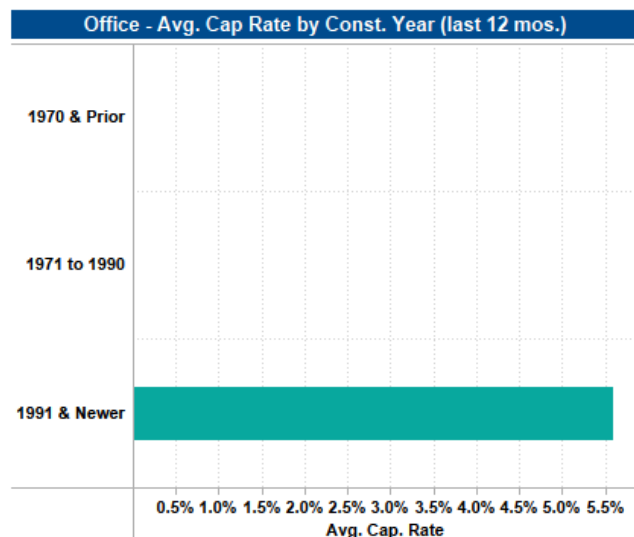
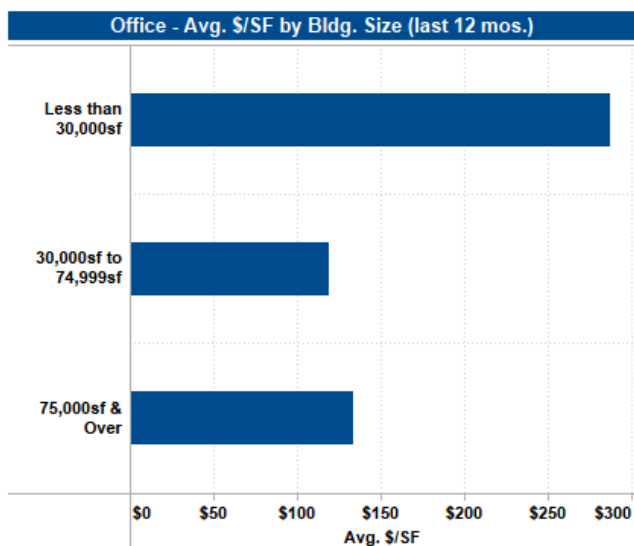
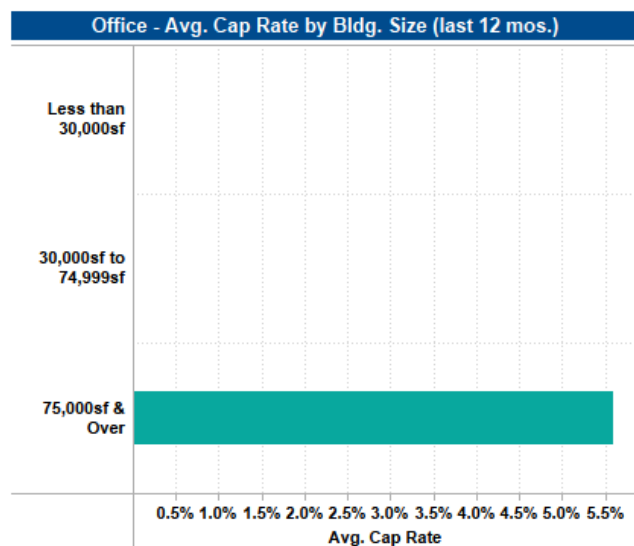


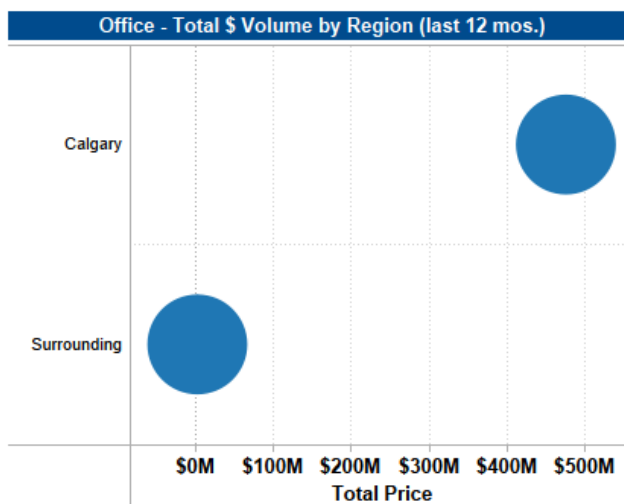
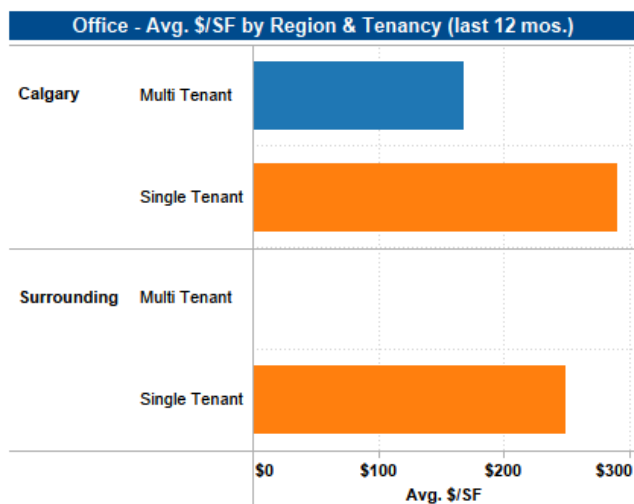
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
			1970 & Prior					1971 to 1990					1991 & Newer				
Calgary	W	Calgary															
	NE	Calgary						0					0				
	NW	Calgary	0					0					0				
	SE	Calgary	0					0					0				
	SW	Calgary	0					0					1				
	Total		0					0					1				
Surrounding	Null	Airdrie															
		Balzac															
		Banff															
		Bragg Creek															
		Canmore															
		Carstairs															
		Chestermere															
		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	W	Calgary														
	NE	Calgary	0					0					0			
	NW	Calgary	0					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			

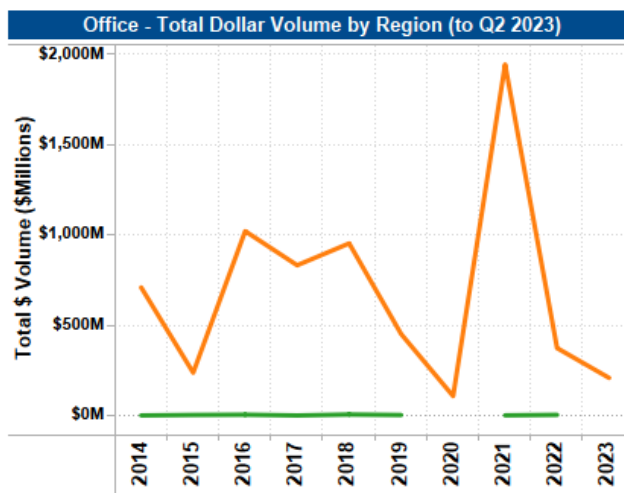
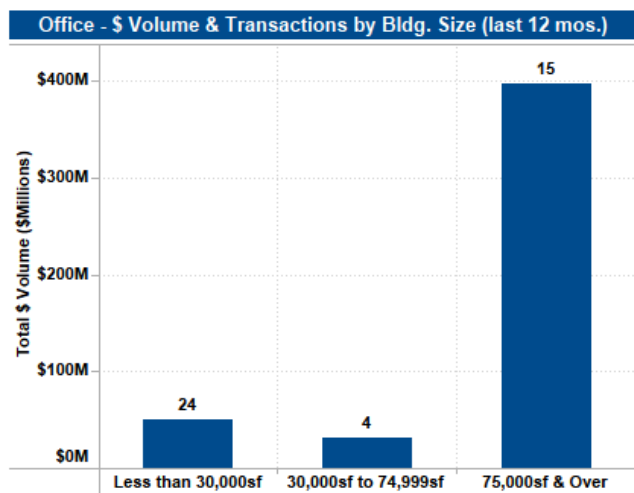








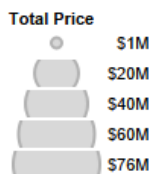
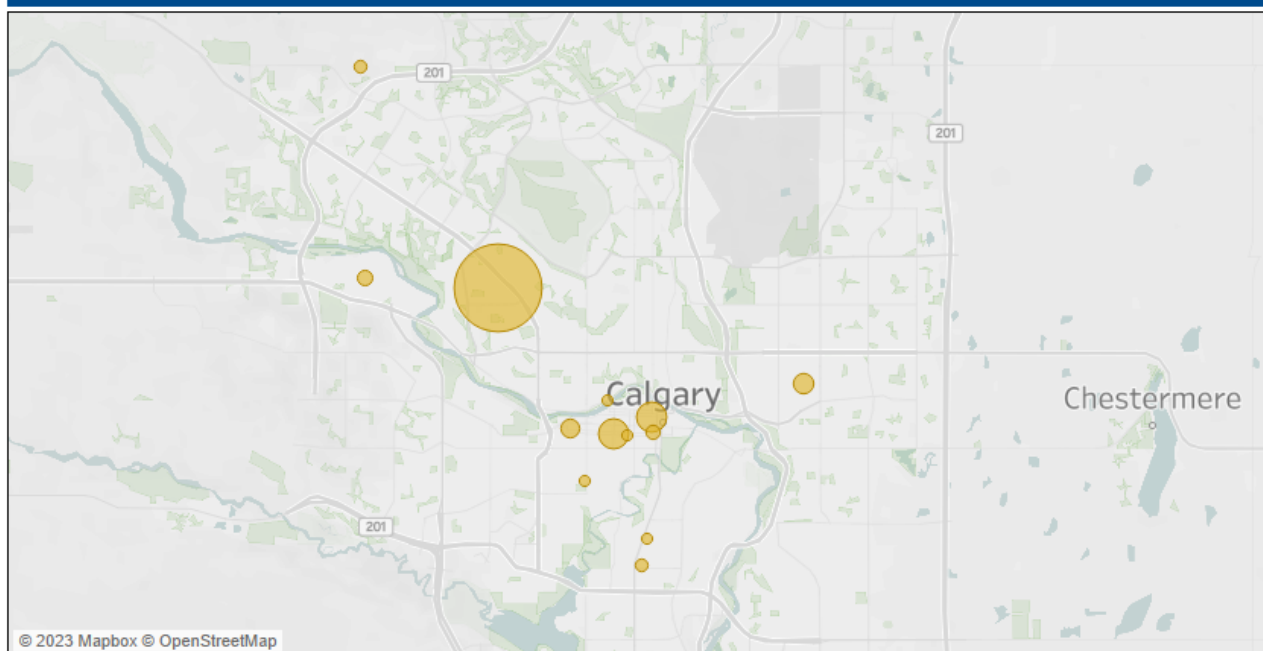
Property Type
 Multi Tenant
 Single Tenant



Office - Top Transactions Q2 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
3536 Research Road NW	Calgary	\$75,750,000	204,960	370	Market
101 6th Avenue SW	Calgary	\$9,000,000	242,820	37	Market
906 12th Avenue SW	Calgary	\$8,900,000	135,442	41	Market
3016 5th Avenue NE	Calgary	\$4,100,000	71,904	57	Market
1803 10th Avenue SW	Calgary	\$3,450,000	21,196	163	Market
4110 79th Street NW	Calgary	\$2,300,000	10,250	224	Market
110 11th Avenue SE	Calgary	\$2,000,000	25,920	77	Market
2 Royal Vista Link NW	Calgary	\$1,575,000	3,136	502	Market
5800 2nd Street SW	Calgary	\$1,500,000	12,844	117	Market
1508 29th Avenue SW	Calgary	\$1,200,000	4,172	288	Market

Office - Q2 2023 Transactions





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