



# Calgary Real Estate Leasing Conference

Calgary Office Leasing Market Overview

partnership.  
performance.

October 25<sup>th</sup>, 2007



## Downtown Office Vacancy & Absorption Overview

Downtown				
	Total Square Feet	Vacant Square Feet	Vacancy	Absorption
AA	6,062,000	0	0.00%	1,405,000
A	16,743,000	91,000	0.54%	
B	9,105,000	90,000	0.99%	-54,000
C	2,261,000	58,000	2.57%	-4,000
Overall	34,171,000	239,000	0.70%	1,347,000

## Downtown Office Significant Lease Transactions

### 2007 Significant New Lease Transactions - Downtown

<u>Tenant</u>	<u>Area Leased ( Sq. Ft.)</u>	<u>Building</u>
EnCana Corporation	1,840,000	The Bow
Divestco Inc.	199,000	Centennial Place East
Borden Ladner Gervais LLP	127,000	Centennial Place East
PrimeWest Energy Trust	100,000	Jamieson Place
Pearl / Tanganyika Oil	75,000	444 - 7th Avenue SW
Tristar Oil and Gas	66,000	Fifth Avenue Place

### 2007 Significant Renewal Lease Transactions - Downtown

<u>Tenant</u>	<u>Area Leased ( Sq. Ft.)</u>	<u>Building</u>
ConocoPhillips	434,000	Gulf Canada Square
EnCana Corporation	215,000	TD Canada Trust Tower
Alliance Pipeline	120,000	Fifth and Fifth
Pricewaterhouse Coopers	95,000	Petro Canada Centre - East
TAQA North	81,000	Scotia Centre
Vermilion Resources	80,000	Shell Centre
Direct Energy	78,000	Petro Canada Centre - East

## Downtown Office New Space Under Development

**2007**

2,586,000 square feet



Centrium Place

**2008**

412,000 square feet



Centennial Place I & II

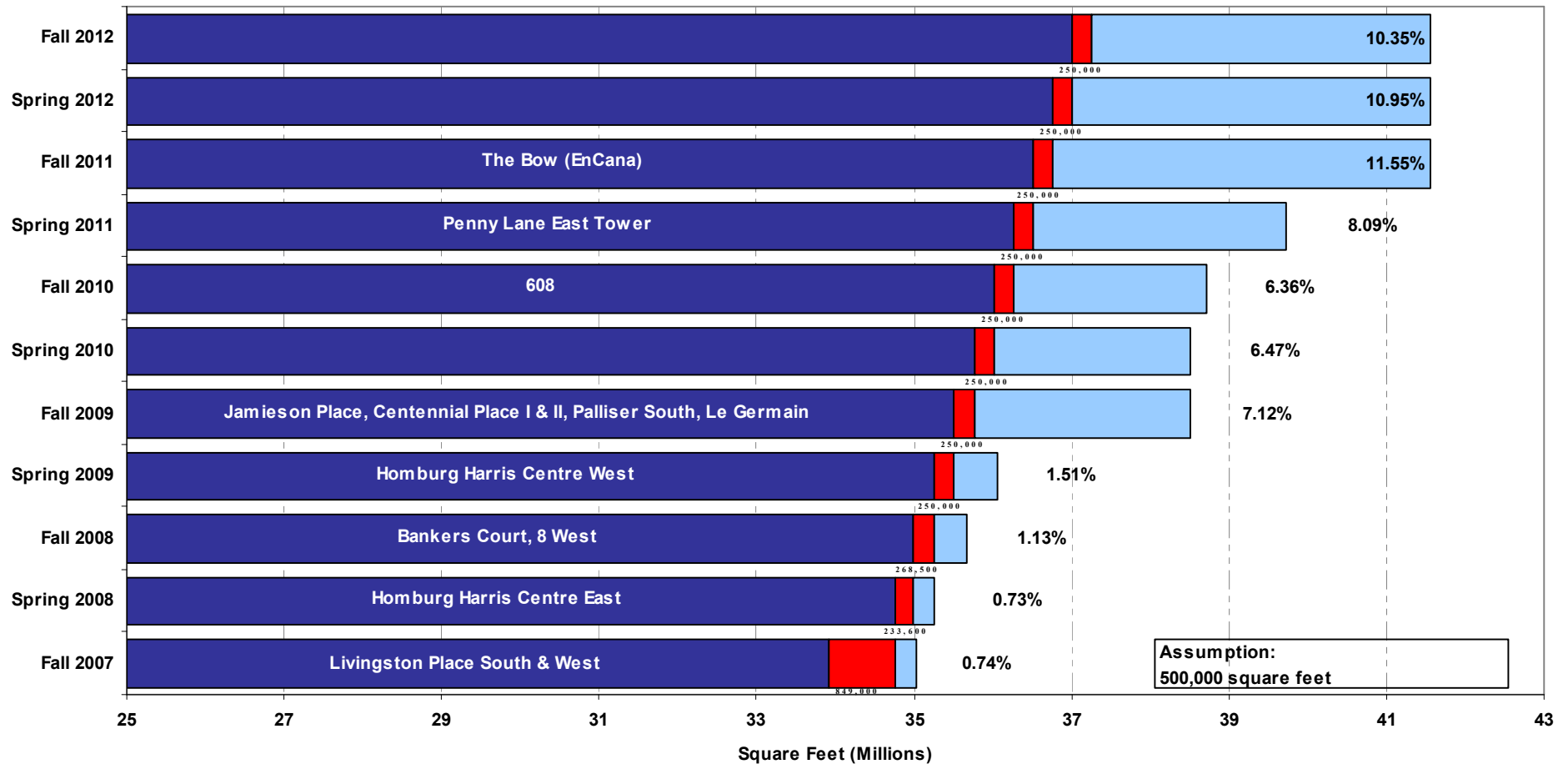
**2009**

2,822,000 square feet



Palliser South

## Downtown Office Projections



## Beltline & Suburban Office Vacancy & Absorption Overview

	Beltline			
	Total Square Feet	Vacant Square Feet	Vacancy	Absorption
<b>A</b>	949,000	5,000	0.53%	137,000
<b>B</b>	3,202,000	33,000	1.03%	-13,000
<b>C</b>	347,000	4,000	1.15%	1,000
<b>Overall</b>	4,498,000	42,000	0.93%	125,000

	Suburban			
	Total Square Feet	Vacant Square Feet	Vacancy	Absorption
<b>A</b>	5,696,000	58,000	1.02%	492,000
<b>B</b>	3,946,000	93,000	2.36%	58,000
<b>C</b>	1,671,000	68,000	4.07%	64,000
<b>Overall</b>	11,313,000	219,000	1.94%	614,000

## Beltline & Suburban Office Significant Lease Transactions

### Significant Lease Transactions - Beltline

<u>Tenant</u>	<u>Area Leased ( Sq. Ft.)</u>	<u>Building</u>
IHS Energy	78,000	Stampede Station I
Tundra Engineering	37,000	Stampede Station I
Buffalo Resources Corp.	23,000	Genco Place
Smith International Canada	23,000	Genco Place
Hopewell Developments	11,000	Genco Place

### Significant Lease Transactions - Suburban

<u>Tenant</u>	<u>Area Leased ( Sq. Ft.)</u>	<u>Building</u>
Carma Developers	75,000	WestMount Corporate Campus II
EnCana Corporation	63,000	Southland Park IV
Headplay Canada Inc.	35,000	Ramsay Crossing
Veco Engineering	30,000	Deerfoot Atrium North
Bow Valley College	27,000	2700 - 3rd Avenue SE
Associated Engineering	26,000	Crowfoot West

## Beltline & Suburban Office New Space Under Development



Southland Park IV



Westmount Corporate Campus

### 2007

Beltline	510,000 square feet
Suburban	1,377,000 square feet
SouthEast	551,000 square feet
SouthWest	584,000 square feet
NorthEast	127,000 square feet
NorthWest	115,000 square feet

### 2008

Beltline	211,000 square feet
Suburban	1,520,000 square feet
SouthEast	622,000 square feet
SouthWest	294,000 square feet
NorthEast	604,000 square feet

### 2009

Beltline	699,000 square feet
Suburban	1,168,000 square feet
SouthEast	815,000 square feet
NorthEast	244,000 square feet
NorthWest	109,000 square feet



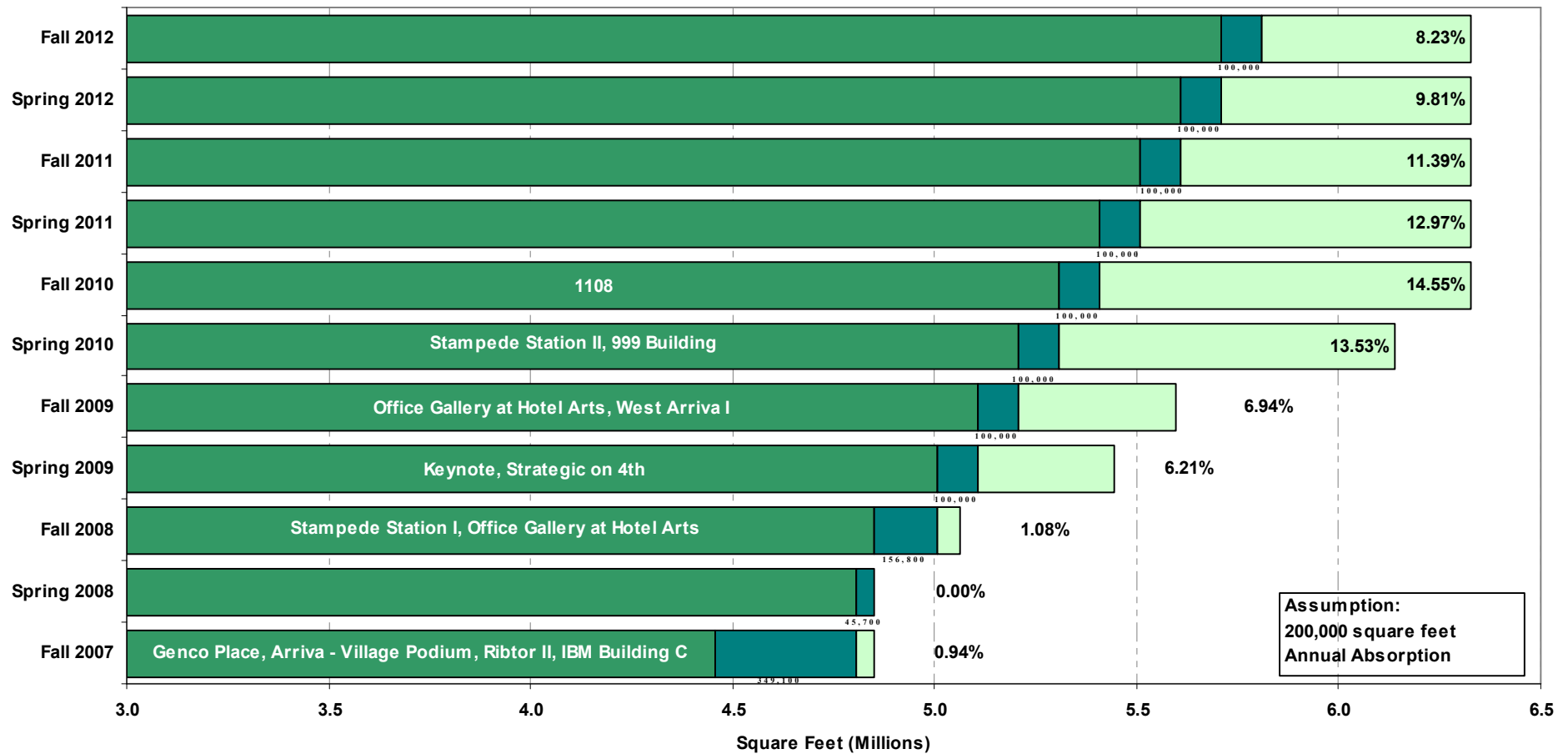
Genco Place



Douglasdale Professional Centre



## Beltline Office Projections



## Suburban Office Projections

