Edmonton

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Inventory	Y-O-Y CHANGE	Vacancy Rate	Y-O-Y CHANGE	Asking Rental Rate*	Y-O-Y CHANGE	Net Absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under Construction	Y-O-Y CHANGE
162.5 msf	↗	**4.2** %	↗	**$10.17** psf (NNN)	↗	**1.2** msf	↘	**1.4** msf	↘	**1.2** msf	↗
Q4 2024: 158.5 msf		Q4 2024: 3.9%		Q4 2024: $9.98		Q4 2024: 3.0 msf		Q4 2024: 2.6 msf		Q4 2024: 0.9 msf	

*Based on all classes of available inventory

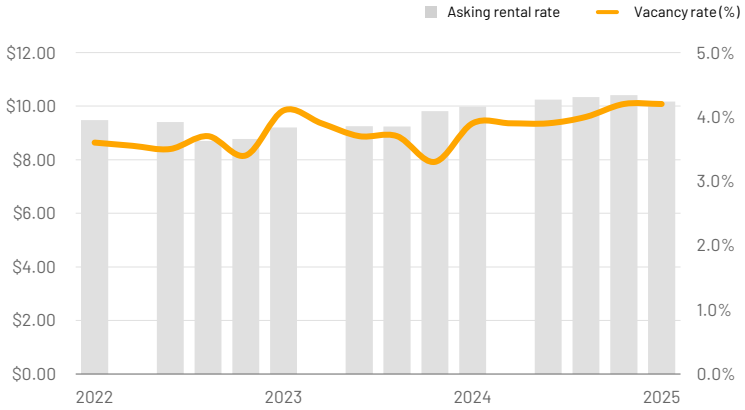
Market Trends

01 Edmonton continues to post positive absorption, with Q4 seeing a mix driven from leases and build-to-suit deliveries.

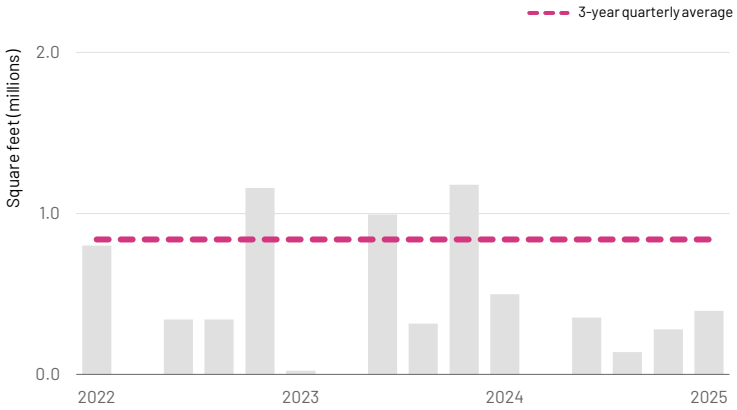
02 New developments continue to break ground in the face of consistent positive absorption, with more expected to begin in Q1 2026.

03 Market sentiment is improving as the tariff and geopolitical shock wears off; investment is stabilizing and is contributing to renewed leasing and construction activity.

Asking Rent and Vacancy



Net Absorption



Top Leases

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
Confidential	161,604	Southside	2603 76 Avenue NW	New Lease	N/A
Komatsu	126,986	St. Albert/Sturgeon County	11 Richardson Drive	New Lease	Industrial Machinery & Supplies
Dragonfly	96,329	Northwest/Central	129th Avenue NW	New Lease	Aviation & Aerospace
Walmart	68,401	Northwest/Central	15303-15311 128 Avenue NW	New Lease	Retailer (Brick & Mortar)
Honomobo	46,443	Nisku/Leduc	3925 8 Street	New Lease	Construction Materials & Building Fixtures

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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