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**Overall Downtown Vacancy Decreasing in Second Quarter while
Rental Rates Remaining Stable**

CALGARY AB, CANADA (July 28, 2014) – Barclay Street Real Estates' Second Quarter Market Review highlights that downtown Calgary is becoming a hot bed for new office construction as overall vacancy went down to 6.91 percent from 2014 First Quarter 7.00 percent.*

With this overall decrease in vacancy, it should be highlighted that approximately 5.2 million square feet (sf) of office space is currently under construction, scheduled for 2017 completion, with another 250,000 sf of office space awaiting development permits. In addition, 3.4 million sf of office space has been proposed for Downtown and is under review.

However, while there has been a slight decrease in available space, the rental rates have remain stabled through Q2, and are expected to remain stable throughout 2014 as overall demand for office space is expected to remain stable. The data indicates that while this stability will continue to be monitored, events such as pipeline developments and geopolitical happenings may affect demand and commodity pricing due to a need for more office space. Should more demand increase, it is likely that we would see an increase in rental rates.

While the overall demand is remaining consistent, it is important to note that sublease inventory is greater than 1/3 of the total available space, which would typically place downward pressure on head lease rates. However, because of the low vacancy rates, landlords are able to maintain rental rates as they simply do not have to compete with sublease market due to limited availability and consistency in demand from tenants' growth.

As Calgary heads into Q3, stability in rentals rates, pricing, and demand should remain consistent.

To gain an in-depth understanding of Barclay Street's Second Quarter Downtown Market Review, please visit: <http://www.barclaystreet.com/research>.

*Note that these percentages do not include shadow vacancy rates. When including shadow vacancy, the overall vacancy rate is estimated to be 8.85 percent.

About Barclay Street Real Estate Ltd.

Founded and operating in Alberta, Barclay Street Real Estate Ltd. ('Barclay Street') is a full-service commercial real estate brokerage and property management firm with offices in Calgary and Edmonton. Over the past 40 years, our team has guided clients in making sound business decisions by providing unique insights into the local market, along with factually accurate information. Committed to always providing unparalleled professional service, we take pride in our tradition of offering you proactive solutions and results. Today, we continue to commit ourselves to bring professionalism, expert negotiating skills, superior market knowledge, and hard work to all our relationships.

For more information on Barclay Street Real Estate, please visit www.barclaystreet.com.