



Calgary's First Quarter 2026 **Suburban & Beltline** **Office Leasing Landscape**

Market Analysis



LOCAL
EXPERTISE
MATTERS



Calgary's First Quarter 2026 Suburban & Beltline Office Leasing Landscape

Suburban

90.6% <small>+1.9%</small>	OVERALL OCCUPANCY RATE (Total leased space)
9.4% <small>-1.9%</small>	OVERALL VACANCY RATE (Space marketed for headlease only)
10.4% <small>-1.7%</small>	OVERALL AVAILABILITY (Total amount of space avail. for headlease/sublease/sub-sublease/office-share, etc.)

WITHIN-CLASS

CLASS A	91.6% <small>+1.9%</small>	OCCUPANCY
	8.4% <small>-1.9%</small>	VACANCY
	9.6% <small>-1.6%</small>	AVAILABILITY
CLASS B	88.9% <small>+2.8%</small>	OCCUPANCY
	11.1% <small>-2.8%</small>	VACANCY
	13.2% <small>-2.5%</small>	AVAILABILITY
CLASS C	90.5% <small>+0.2%</small>	OCCUPANCY
	9.5% <small>-0.2%</small>	VACANCY
	9.7% <small>-0.3%</small>	AVAILABILITY

Beltline

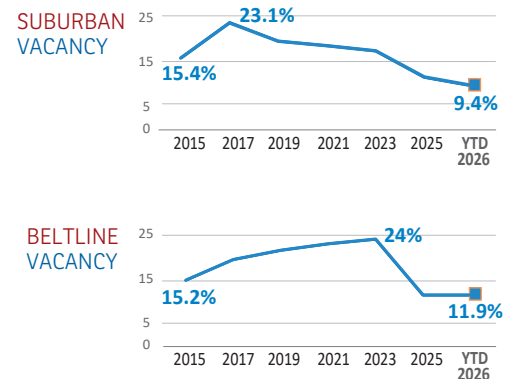
88.1% <small>NO CHANGE</small>	OVERALL OCCUPANCY RATE (Total leased space)
11.9% <small>NO CHANGE</small>	OVERALL VACANCY RATE (Space marketed for headlease only)
14.4% <small>-0.8%</small>	OVERALL AVAILABILITY (Total amount of space avail. for headlease/sublease/sub-sublease/office-share, etc.)

WITHIN-CLASS

CLASS A	92.5% <small>-0.4%</small>	OCCUPANCY
	7.5% <small>+0.4%</small>	VACANCY
	12.7% <small>-1.0%</small>	AVAILABILITY
CLASS B	82.8% <small>-0.6%</small>	OCCUPANCY
	17.2% <small>-0.6%</small>	VACANCY
	17.9% <small>+0.2%</small>	AVAILABILITY
CLASS C	95.1% <small>+1.8%</small>	OCCUPANCY
	4.9% <small>-1.8%</small>	VACANCY
	5.6% <small>-2.2%</small>	AVAILABILITY
CHARACTER	61.6% <small>-1.4%</small>	OCCUPANCY
	38.4% <small>+0.7%</small>	VACANCY
	40.5% <small>-1.3%</small>	AVAILABILITY

Market Performance

The suburban and Beltline office markets entered the first quarter of 2026 on solid footing. Suburban office occupancy increased by a notable 1.9%, while the Beltline market held steady at year-end 2025 levels. Despite stable vacancy in the Beltline, overall availability – which includes both headlease and sublease space – declined, signaling improving market conditions.



In the suburban market, both vacancy and availability trended downward, reinforcing positive absorption and continued tenant demand. Encouragingly, both markets recorded positive absorption this quarter. The suburban market led with approximately 376,000 square feet absorbed, driving a 1.9% increase in occupancy. Meanwhile, the Beltline posted nearly 60,000 square feet of positive absorption. Sublease availability across the suburban and beltline markets also tightened, decreasing by 170 and 80 basis points respectively.

“Calgary’s suburban office market started 2026 on a strong note, with rising occupancy and solid leasing activity, while the Beltline remained steady and continued to improve. Demand is clearly focused on quality, well-located space, and both markets look well positioned for continued momentum through the rest of the year.”



Murray Ion
Vice President, Partner
Barclay Street Real Estate

Office Trends

All asset classes experienced occupancy gains in the suburban market, with Class B space showing the most pronounced improvement. Occupancy in this segment rose by nearly 3%, reflecting growing demand as tenants respond to limited availability in Class A buildings. This shift highlights a continued flight to quality, with tenants seeking well-located, high-performing spaces outside the downtown core.

Class A suburban assets also performed well, with occupancy reaching nearly 92% following a 190-basis-point increase this quarter. This sustained upward trend underscores strong demand for premium suburban product.

In the Beltline, Class A and B spaces experienced modest declines in occupancy this quarter. Market supply remains skewed toward smaller units, with most available spaces under 4,000 square feet. Larger spaces exceeding 15,000 square feet account for just 5% of available options, yet represent approximately 25% of total vacant square footage.

Conversely, Class C properties led performance with a 1.8% increase in occupancy, supported in part by sublease activity. Character space in particular, saw an increased uptake, driven by tenants seeking unique, flexible environments. Class C assets now represent the most highly occupied segment in the Beltline.

Availabilities

Current availability across both the suburban and Beltline markets reflects a clear preference for spaces in well-located and accessible nodes. For example, in the suburban market, our listing at *7101 5 Street SE* offers functional mid-sized office space with strong parking ratios and connectivity.



7101 5 Street SE offers plenty of parking.

Within the Beltline, options such as our listing at *The Hudson* highlight the availability of smaller-format, built-out office spaces. These listings cater well to tenants seeking central, amenity-rich locations, consistent with leasing trends observed this quarter.

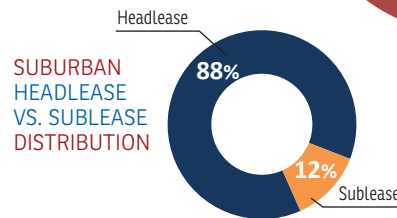
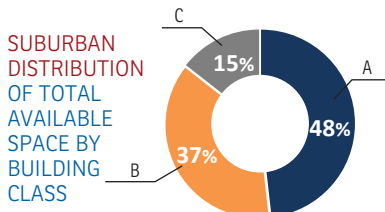
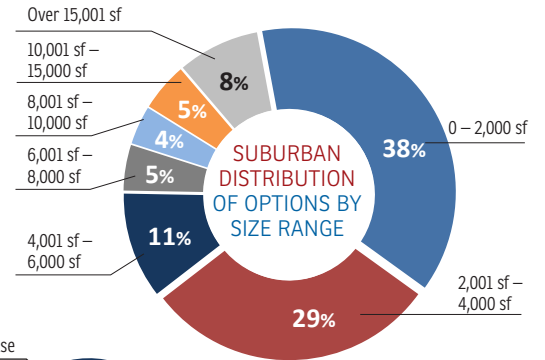


The Hudson in the Beltline

Suburban Availabilities by Size and Building Class

NUMBER OF SUBURBAN OPPORTUNITIES BY BUILDING CLASS AND SIZE RANGE

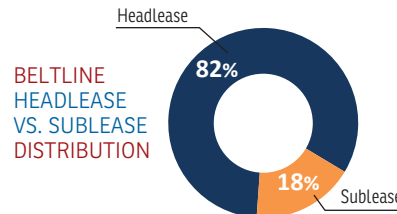
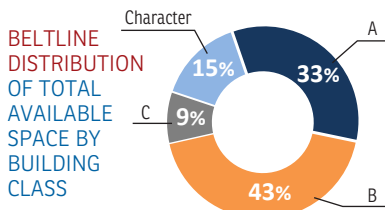
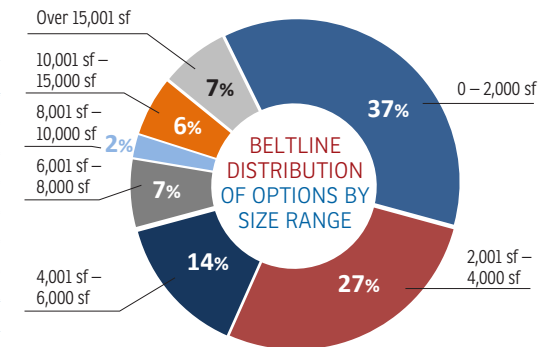
Size Range	HEADLEASE			SUBLEASE		
	A	B	C	A	B	C
0 – 2,000 sf	6	80	56	7	2	4
2,001 sf – 4,000 sf	17	55	44	2	2	1
4,001 sf – 6,000 sf	9	18	15	1	1	0
6,001 sf – 8,000 sf	7	5	4	1	2	0
8,001 sf – 10,000 sf	6	5	4	1	0	0
10,001 sf – 15,000 sf	5	13	2	0	0	0
15,001+	18	7	0	5	4	0
Overall	68	183	125	17	11	5



Beltline Availabilities by Size and Building Class

NUMBER OF BELTLINE OPPORTUNITIES BY BUILDING CLASS AND SIZE RANGE

Size Range	HEADLEASE				SUBLEASE			
	A	B	C	Char	A	B	C	Char
0 – 2,000 sf	1	37	24	7	7	2	1	1
2,001 sf – 4,000 sf	4	34	11	7	1	0	1	2
4,001 sf – 6,000 sf	6	17	2	4	1	1	0	0
6,001 sf – 8,000 sf	1	10	1	2	1	0	0	0
8,001 sf – 10,000 sf	2	1	0	1	0	0	1	0
10,001 sf – 15,000 sf	1	7	0	2	2	1	0	0
15,001+	6	2	0	3	4	0	0	0
Overall	21	108	38	26	16	4	3	3



Availabilities by Location and Building Class:

Suburban

NW AVAILABILITY BY BUILDING CLASS

Class	Available	Inventory	Availability
A	67,055 sf	1,330,882 sf	5.0%
B	86,613 sf	739,264 sf	11.7%
C	97,291 sf	385,321 sf	25.2%
Overall NW	250,959 sf	2,455,467 sf	10.2%

NE AVAILABILITY BY BUILDING CLASS

Class	Available	Inventory	Availability
A	200,573 sf	2,334,123 sf	8.6%
B	233,576 sf	2,291,563 sf	10.2%
C	86,407 sf	1,857,839 sf	4.7%
Overall NE	520,556 sf	6,483,525 sf	8.0%

SW AVAILABILITY BY BUILDING CLASS

Class	Available	Inventory	Availability
A	441,162 sf	2,603,539 sf	16.9%
B	323,588 sf	1,669,837 sf	19.4%
C	119,298 sf	792,591 sf	15.1%
Overall SW	884,048 sf	5,065,967 sf	17.5%

SE AVAILABILITY BY BUILDING CLASS

Class	Available	Inventory	Availability
A	455,313 sf	5,795,487 sf	7.9%
B	258,353 sf	2,122,364 sf	12.2%
C	45,706 sf	577,549 sf	7.9%
Overall SE	759,372 sf	8,495,400 sf	8.9%

Beltline

AVAILABILITY BY BUILDING CLASS

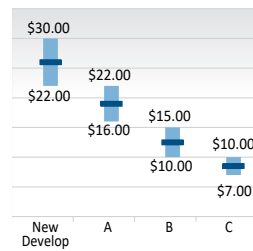
Class	Available	Inventory	Availability
A	347,185 sf	2,728,573 sf	7.5%
B	447,193 sf	2,494,227 sf	17.2%
C	89,889 sf	1,595,277 sf	4.9%
Character	150,749 sf	372,505 sf	38.4%
Overall Beltline	1,035,016 sf	7,190,582 sf	14.4%

For more information please contact our office brokers:

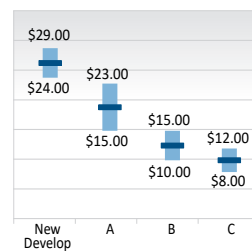
- ▶ Murray Ion – Vice President, Partner • 403-797-3103 • mion@barclaystreet.com
- ▶ Ian Robertson – Associate • 403-860-2383 • irobertson@barclaystreet.com
- ▶ Allan Jones – Executive Vice President • 403-850-7621 • ajones@barclaystreet.com
- ▶ Ryan Boyne – Associate • 403-483-5599 • rboyne@barclaystreet.com
- ▶ Bill Falagaris – Executive Vice President • 403-650-2347 • bfalagaris@barclaystreet.com
- ▶ Kris Hong – Executive Vice President, Partner • 587-896-8858 • khong@barclaystreet.com

Average Asking Rates

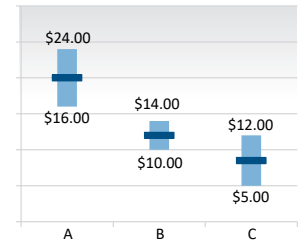
SUBURBAN NORTH RATES BY BUILDING CLASS



SUBURBAN SOUTH RATES BY BUILDING CLASS



BELTLINE RATES BY BUILDING CLASS



Tenant Highlights

Leasing activity remained active across key suburban nodes. In the southeast quadrant, approximately 26,000 square feet was leased across two floors at 6807 Railway Street. Additionally, a 14,000-square-foot transaction was completed at Zurich Court (1565 27 Avenue NE), further contributing to positive absorption this quarter.

Outlook

Momentum across both the suburban and Beltline office markets is expected to carry through 2026. In the suburban market, limited Class A availability will likely continue to push tenants toward high-quality Class B space, supporting further occupancy gains.

In the Beltline, improving sublease absorption and steady demand for smaller, character-oriented spaces should help gradually reduce availability, though larger-format vacancies may take longer to stabilize.

Overall, both markets are well positioned for continued incremental tightening, supported by stable leasing activity and evolving tenant preferences. ■

PREPARED BY BARCLAY STREET REAL ESTATE

Rusna Mahoon – Director of Research
403-294-7164 • rmahoon@barclaystreet.com



LOCAL EXPERTISE MATTERS