

Design Build Opportunity FOR LEASE



GLENMORE
JUNCTION

OPUS®

AVISON
YOUNG

DESIGN BUILD OPPORTUNITY IN SUPERIOR SE LOCATION

AN OPPORTUNITY TO HAVE IT ALL

Superior Location & Visibility
Customized & Efficient Facility
Low Capital Requirement & Tax Benefits

HIGHLIGHTS

- ✕ Superior location on Glenmore and Barlow Trail SE
- ✕ Well-designed quality construction
- ✕ Low Operating Costs
- ✕ Glenmore Trail widening and interchange upgrades recently completed
- ✕ Close proximity to public transit

Aerial Rendering

opuscorp.ca

Municipal Address: 3907 GLENMORE TRAIL SE
Zoning: Industrial – General (I-G)



WHY A DESIGN BUILD - FOR LEASE?

While every business needs a facility to operate in, finding that perfect space can be difficult. OPUS is an expert in the design build process and our team becomes your real estate experts allowing you to focus on what you do best.

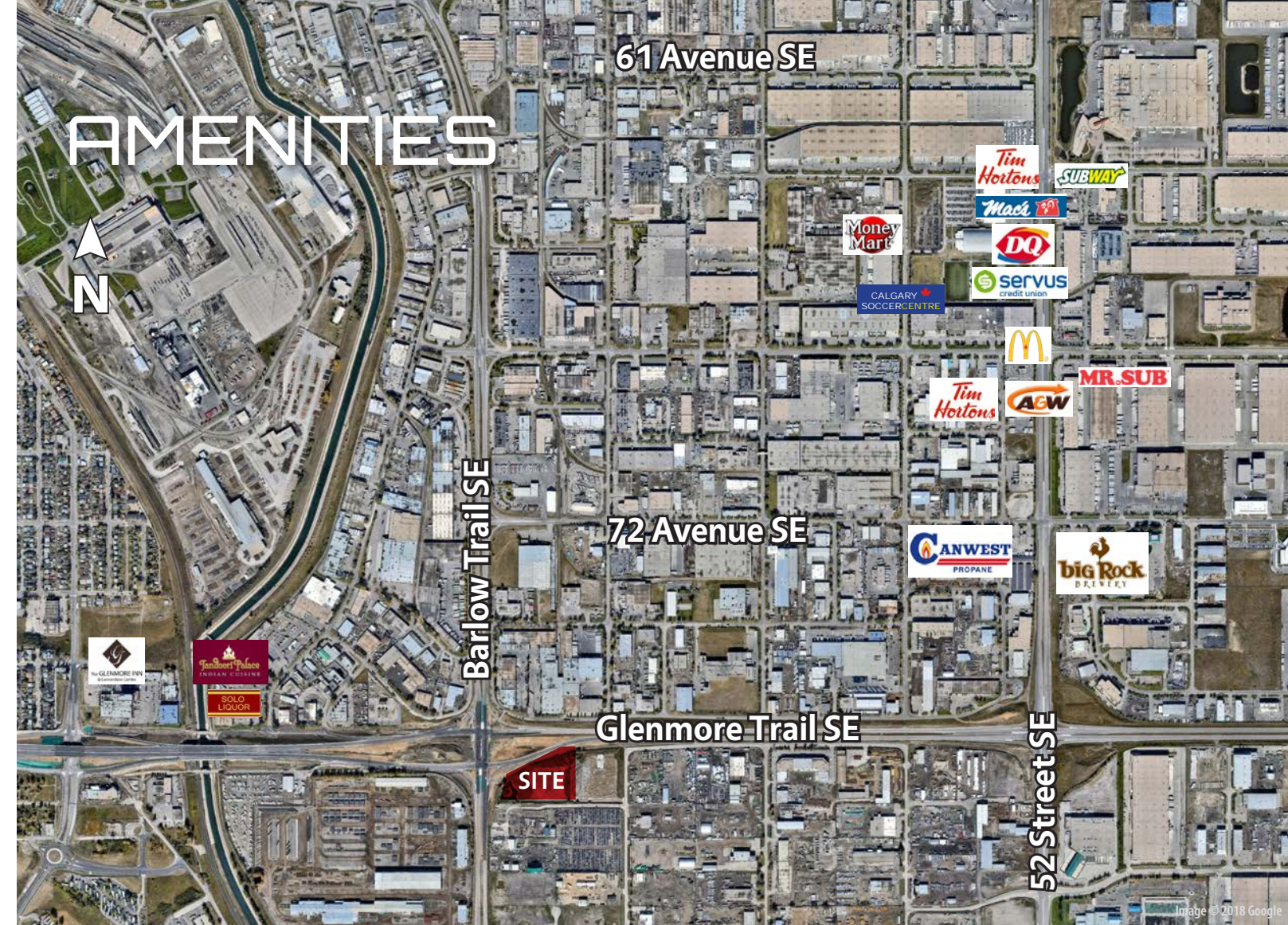
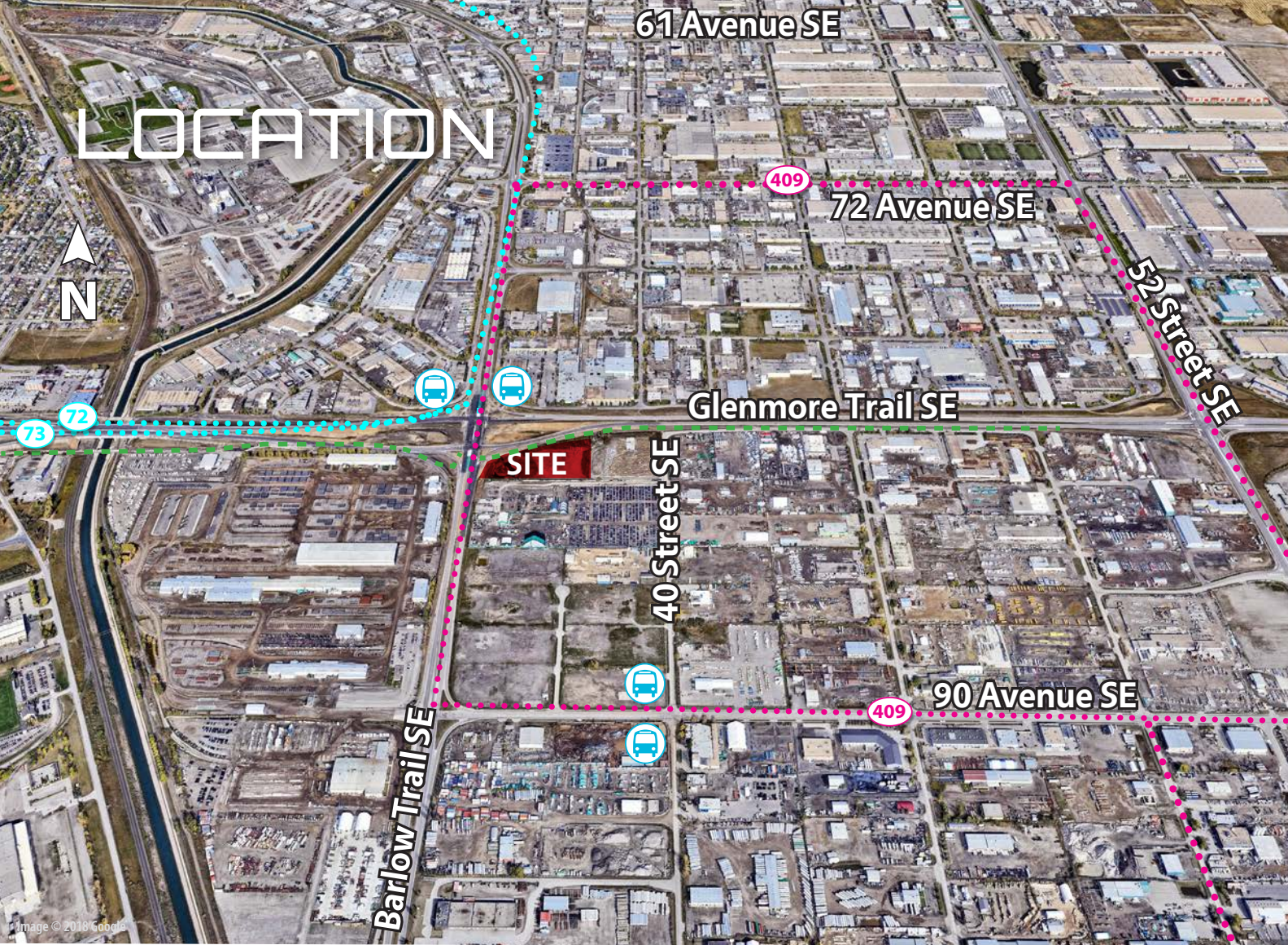
Glenmore Junction Design Build provides an opportunity to build the most efficient facility for your business without the capital requirements and responsibilities of ownership.

BENEFITS OF LEASING?

- ✕ **Low Capital Required:** Low capital investment is required when leasing vs owning, while enjoying the benefits of a purpose built facility. This allows companies to invest its capital in its business growth, which typically earn a higher return than in real estate.
- ✕ **Tax Reductions:** 100% of rent payments are tax deductible versus only being able to deduct your interest on your mortgage, depreciation and amortization.
- ✕ **Headaches of Ownership:** Focus on your business operations and what you do best. Don't be burdened and distracted by building repairs, maintenance and management.
- ✕ **Flexibility:** Leasing allows greater flexibility to meet operational needs. It is easier to move out your space at the end of your term than needing to sell your building before moving out and being exposed to the cyclical risks associated with real estate values.

BENEFITS OF A DESIGN BUILD:

- ✕ **Productive and Efficient:** Productivity and efficiency increases when facilities are tailored to specific operational needs of a company. Companies are able to maximize their space efficiency while also planning for future growth. Rather than squeezing operations into an existing facility the design build approach allows us to wrap the building around an ideal operational layout maximizing a company's efficiency and increase productivity.
- ✕ **Value Engineering:** OPUS works as a team with design and construction personnel to design the most cost effective optimal facility for your business. The time and cost to retrofit a building is always overlooked and underestimated.
- ✕ **Identity:** You are able to put your own stamp on the building and customize your facility to portray your corporate identity. Choose your own design to present your company at its best.
- ✕ **Single Source Responsibility:** We provide you a single source of contact for the project. All design/engineering and construction consultants are the responsibility of OPUS therefore reducing your risk and increasing time and cost efficiencies as we are unconditionally committed to the success of your project.
- ✕ **Sustainable Energy Efficient Design:** Our projects lead the market in the area of LEED and energy efficiencies, which allows us to ensure your new property utilizes state of the art systems which create significant savings over the term of your lease.

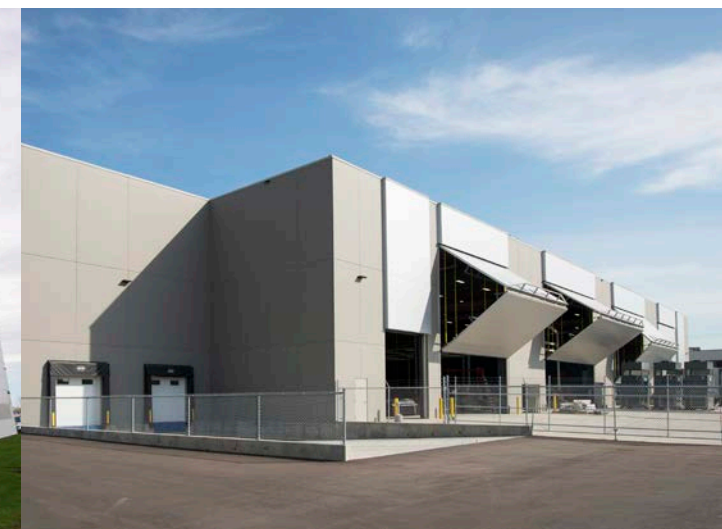


MAP LEGEND

- Glenmore/Barlow Interchange
- - - Pedestrian/Bike Pathway
- Transit Stop
- 72 Circle Route
- 73 Circle Route
- Route 409 Douglas Glen

AMENITIES WITHIN 5 KM'S

- | | | | |
|------------------|----------------------|-----------------------|------------------------------------|
| McDonalds | Brewsters Restaurant | Tandori Palace | Kal Tire |
| Tim Hortons | Mac's | Solo Liquor Store | Servus Credit Union |
| Dairy Queen | A&W | Assante Health | Glenmore Inn and Convention Centre |
| Big Rock Brewery | KOOB Donairs | Calgary Soccer Centre | |
| Subway | Wonton King | Co-Op Gas Bar | |
| Mr. Sub | Money Mart | Can-West Propane | |



Similar Projects

opuscorp.ca

Municipal Address: **3907 GLENMORE TRAIL SE**
Zoning: **Industrial – General (I-G)**



SAMPLE OPTIONS FOR DESIGN BUILDS

ENDLESS OPPORTUNITY TO CUSTOMIZE AN OPTIMAL FACILITY

Site Configurations: 3.8 Acres up to 8.1 Acres (multiple options available)
Building Sizes: 33,000 SF up to 210,000 SF (multiple options available)
Servicing: Full municipal standard services

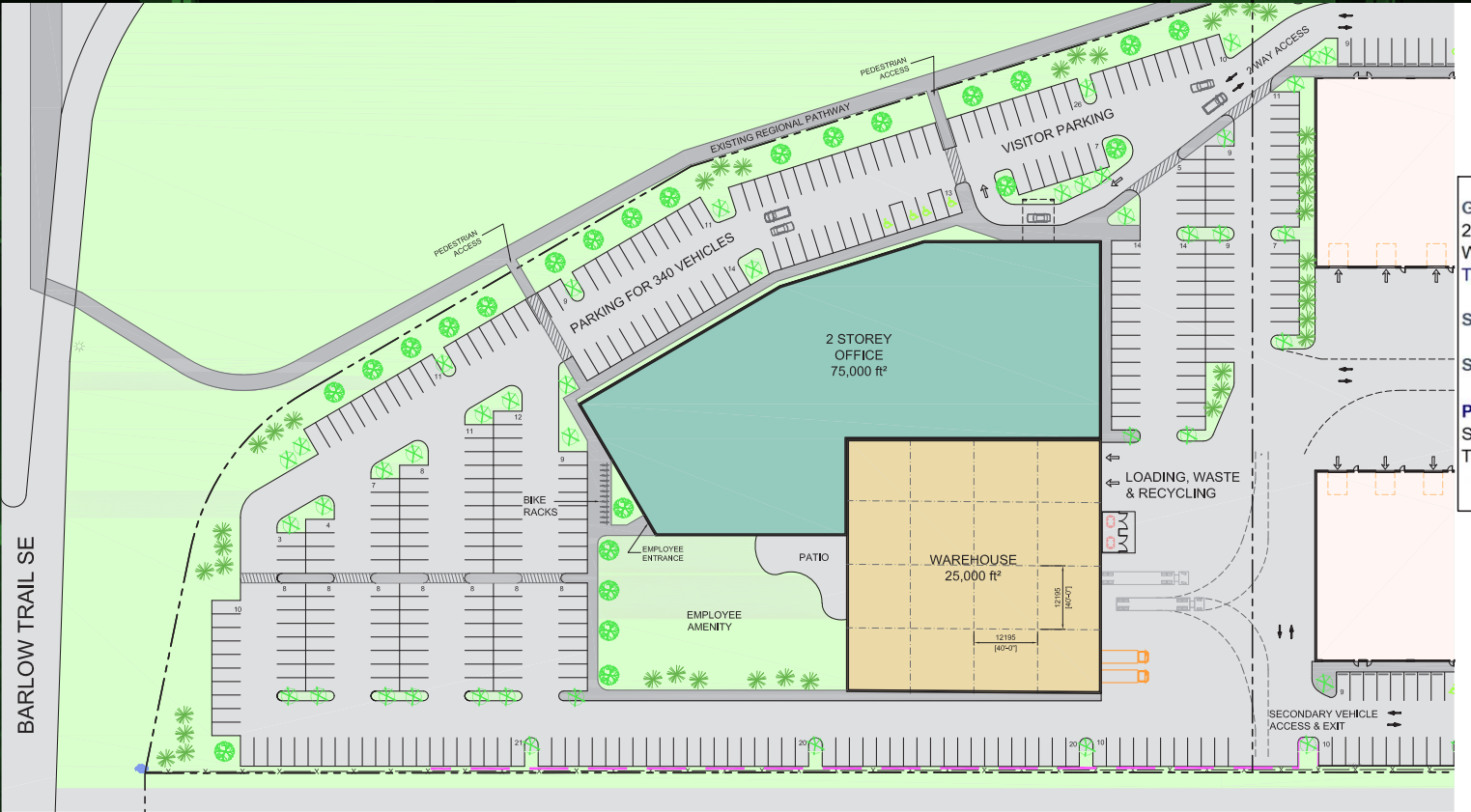
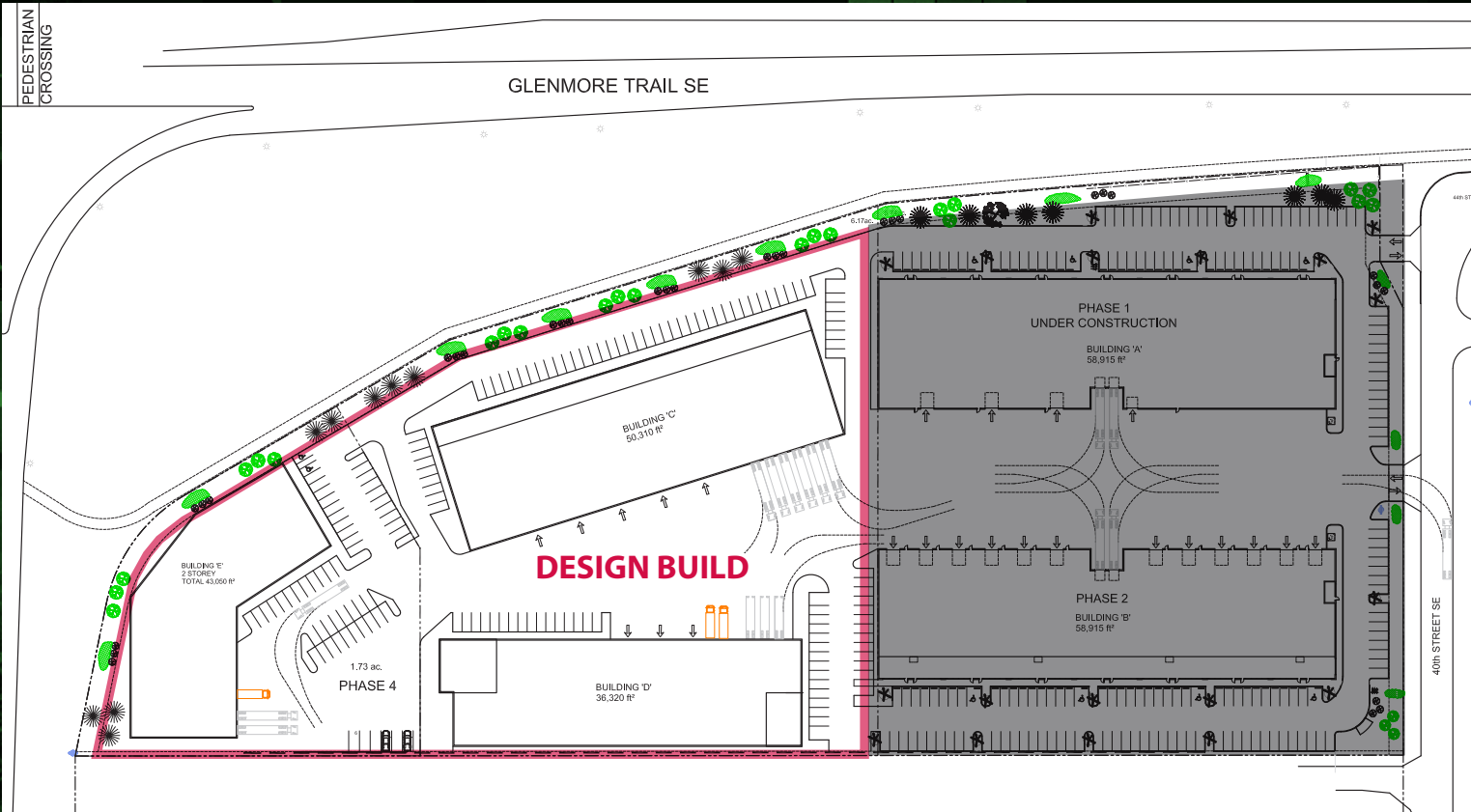
Manufacturing

SAMPLE OPTION 1

BUILDING C		BUILDING D		BUILDING E	
Main Floor	43,220 SF	Main Floor	32,120 SF	Main Floor	24,431 SF
Mezzanine	7,090 SF	Mezzanine	4,200 SF	2nd Floor	18,619 SF
TOTAL Building C	50,310 SF	TOTAL Building D	36,320 SF	TOTAL Building E	43,050 SF

SAMPLE OPTION 2

2 Storey Office	75,000 SF
Warehouse	25,000 SF
TOTAL Building Area	100,000 SF



AVISON YOUNG

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.

Tyler Wellwood

tyler.wellwood@avisonyoung.com

D 403.232.4386

C 403.554.7406

Sean Day

sean.day@avisonyoung.com

D 403.232.4328

C 403.604.0811

OPUS[®]

OPUS Corporation

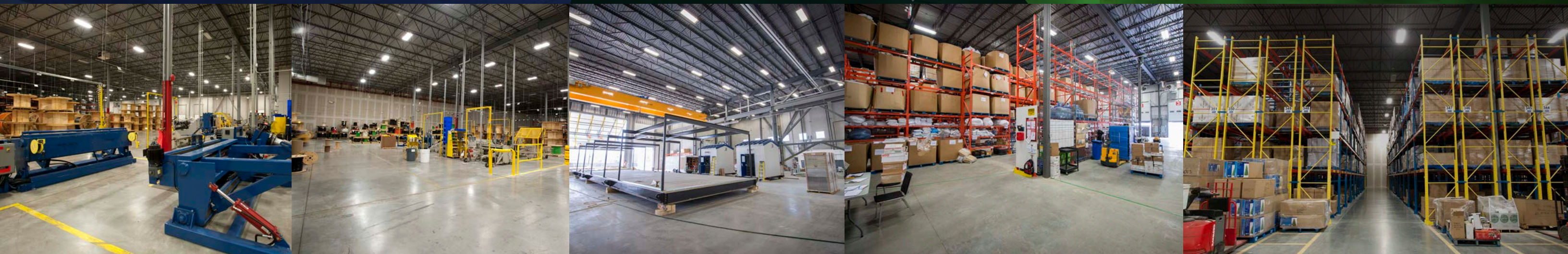
OPUS is a Calgary based full service commercial real estate developer operating in Western Canada for over 33 years. Since we opened our doors in 1983, we have developed over 25 million square feet of functional and attractive real estate. We have a wide range of experience from office, retail and mixed use projects to state of the art industrial warehouse distribution centres.

We are a developer, builder, property manager and owner, but foremost we are a service provider and it is the way we work together with our clients that sets us apart and enables us to provide unparalleled insight and cost efficiencies for your real estate needs.

We are a full service real estate group, offering all service components together under one roof. From design, construction, leasing coordination, project management, development and property management, we offer everything our clients need.

Our ability to maintain precise budgets and quick turnaround times is the result of having an established and collaborative team approach between departments, both in-house and with our external consultants and sub-contractors.

www.opuscorp.ca Tel: 403-209-5555 Suite 500, 5119 Elbow Drive SW Calgary, AB



Similar Projects

opuscorp.ca

3907 GLENMORE TRAIL SE
11.91 Acres of Industrial – General (I-G)





An Opportunity to Have it All

- ✕ Superior Location & Visibility
- ✕ Customized & Efficient Facility
- ✕ Low Capital Requirement & Tax Benefits

Municipal Address: 3907 GLENMORE TRAIL SE
Zoning: Industrial - General (I-G)

PROJECT TEAM

**AVISON
YOUNG**

OPUS[®]

ARCI

CONTACT US

Tyler Wellwood, Senior Vice President
D 403.232.4386
C 403.554.7406
E tyler.wellwood@avisonyoung.com

Sean Day, Senior Vice President
D 403.232.4328
C 403.604.0811
E sean.day@avisonyoung.com

OPUS Corporation
D 403.209.5555
E info@opuscorp.ca