

### FEATURES

- EXCELLENT CENTRAL LOCATION, WITH EASY ACCESS TO MACLEOD, BLACKFOOT, GLENMORE
- WALKING DISTANCE TO CHINOOK CENTRE AND LRT
- UPGRADED MAIN LOBBY AND COMMON AREAS

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Disclaimer: This incentive program can be revised or cancelled by the Landlord at any time for any reason, all subject to approval of the Landlord.

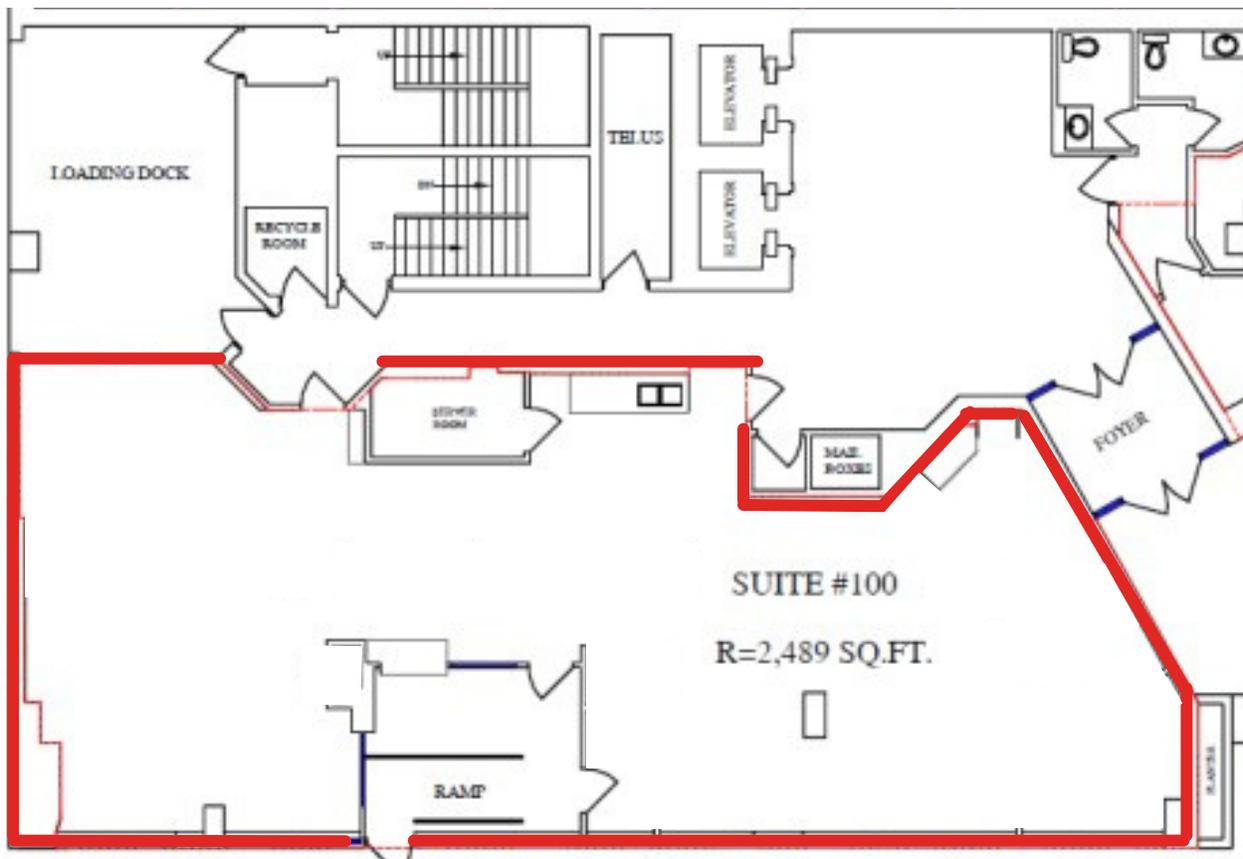
## PROPERTY INFORMATION

- MARKET NET RENT
- ADDITIONAL RENT: \$16.56 PSF (2025), PLUS MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERM LENGTH
- **LEASING INCENTIVE: FOR ANY LEASES FINALIZED BY MAY 31, 2026 THE LANDLORD WILL PROVIDE UP TO 50% OF ALLOCATED PARKING STALLS FREE FOR THE FIRST TWELVE (12) MONTHS OF THE TERM!**
- YEAR BUILT: 1981, UPGRADED IN 2013
- ZONING: C-COR 2
- BUILDING AREA: 45,217 SF
- PARKING: 1 STALL PER +/-700 SF (UNDERGROUND AND SURFACE COMBINED)
- PARKING RATES: MARKET RATES - CALL FOR DETAILS
- VISITOR PARKING: 7 BUILDING VISITOR STALLS WITH 3-HOUR TIME ALLOCATIONS

## RETAIL OPPORTUNITIES:

- SUITE #100 - 2,489 SF
- PRIVATE EXTERIOR ACCESS OFF STREET
- PRIME EXPOSURE ON 58<sup>TH</sup> AVENUE

Virtual Tour 



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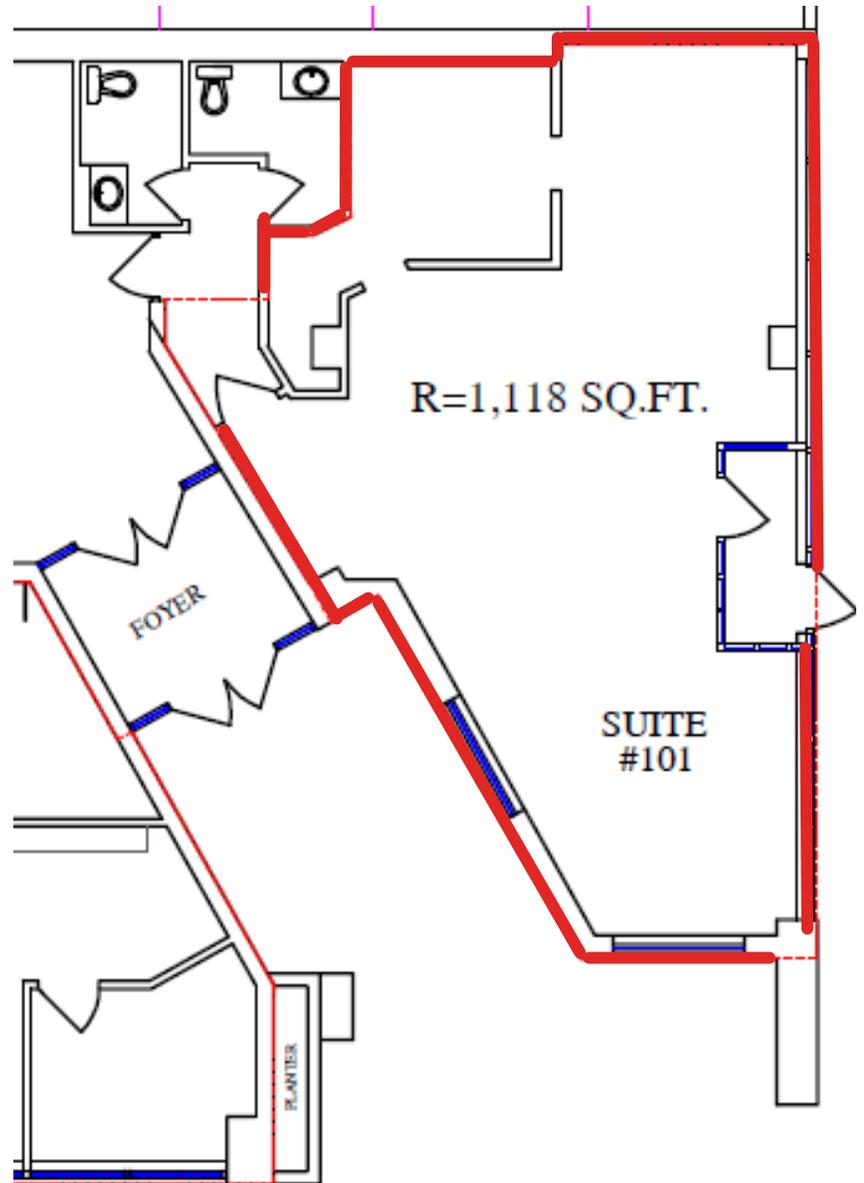
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## Suite 101 1,118 SF

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- SEPARATE ENTRANCE OFF 2ND STREET WITH VESTIBULE
- WHITE BOXED AND READY FOR TENANT FIT OUT
- SECURE WASHROOMS



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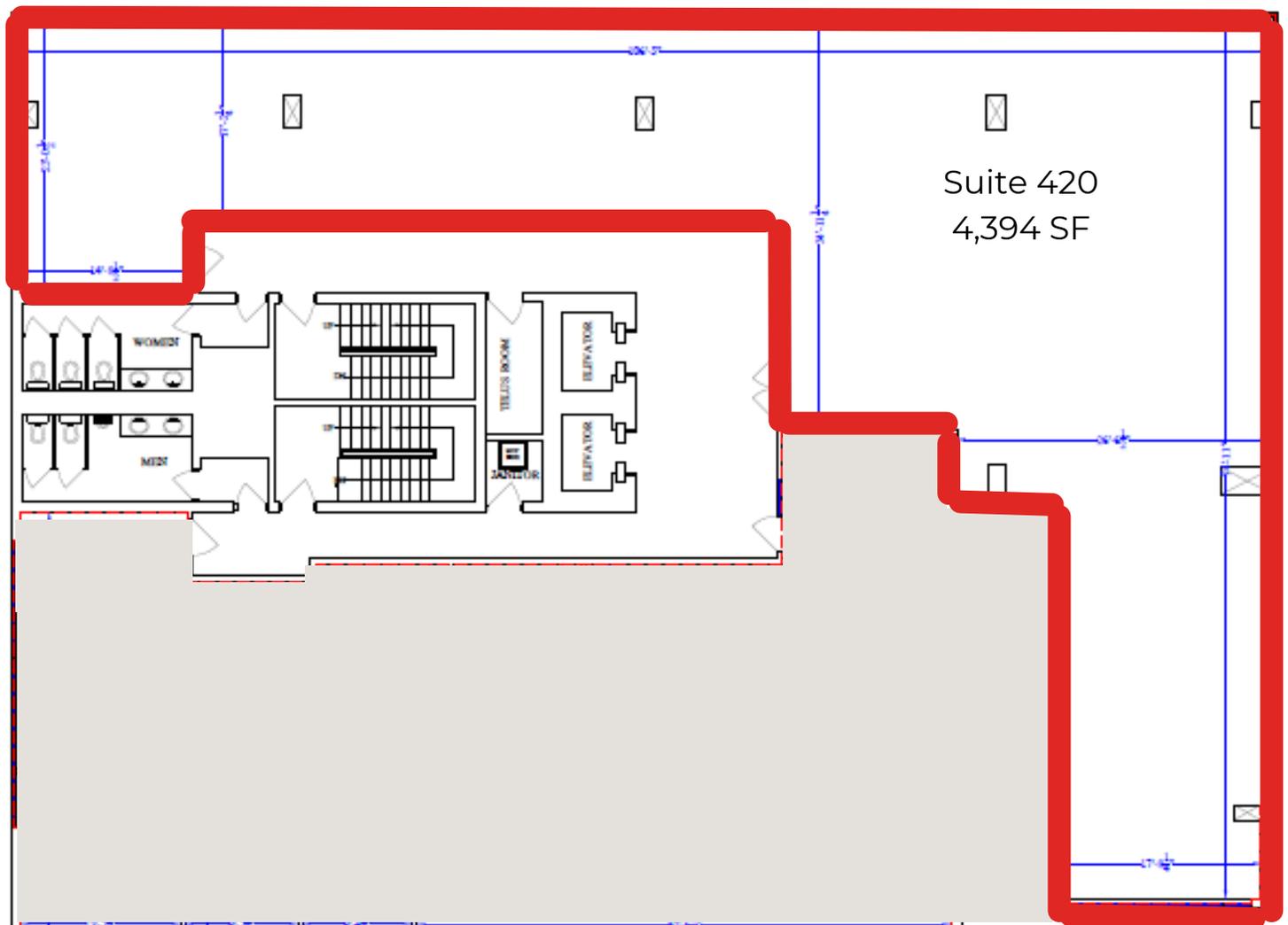
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## OFFICE OPPORTUNITIES:

Virtual Tour 

### Suite 420 4,394 SF

- PARTIAL FLOOR - DEMISING OPTIONS AVAILABLE
- UPDATED FINISHES
- MOVE-IN READY, OPEN PLAN
- ABUNDANT NATURAL LIGHT



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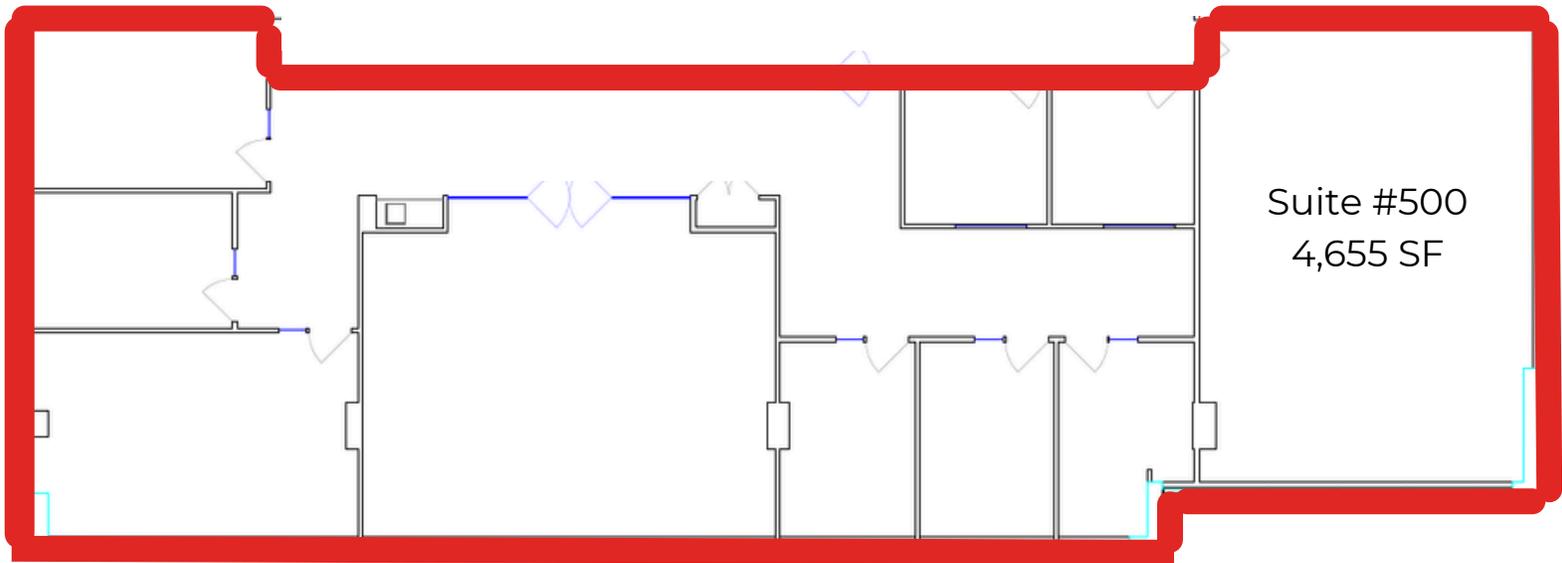
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## Suite 500 4,655 SF

- OFFICE INTENSIVE WITH TWO LARGE CONFERENCE ROOMS
- KITCHENETTE
- ABUNDANT NATURAL LIGHT



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## DEMOGRAPHICS

- 164,897 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME \$150,441
- 77,889 HOUSEHOLDS WITHIN 5 KM
- MEDIAN AGE 37.9
- TWO WAY TRAFFIC COUNT ON 58TH AVE ~9,000 VEHICLES/DAY



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