



### 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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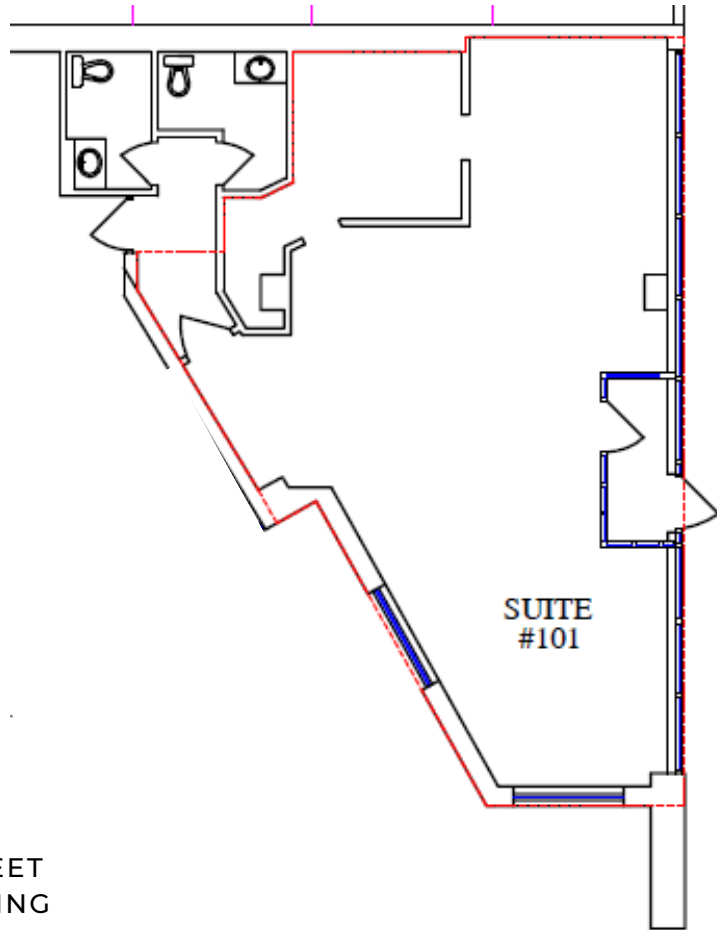
## PROPERTY INFORMATION

- MARKET NET RENT
- ADDITIONAL RENT: \$15.01 PSF (2024), PLUS MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERM LENGTH
  
- 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

### Suite 101 1,118 SF



- RETAIL OPPORTUNITY
- FORMER CAFE SPACE
- SEPARATE ENTRANCE OFF 2ND STREET
- FIXTURED WITH KITCHEN AND SEATING
- SECURE WASHROOMS



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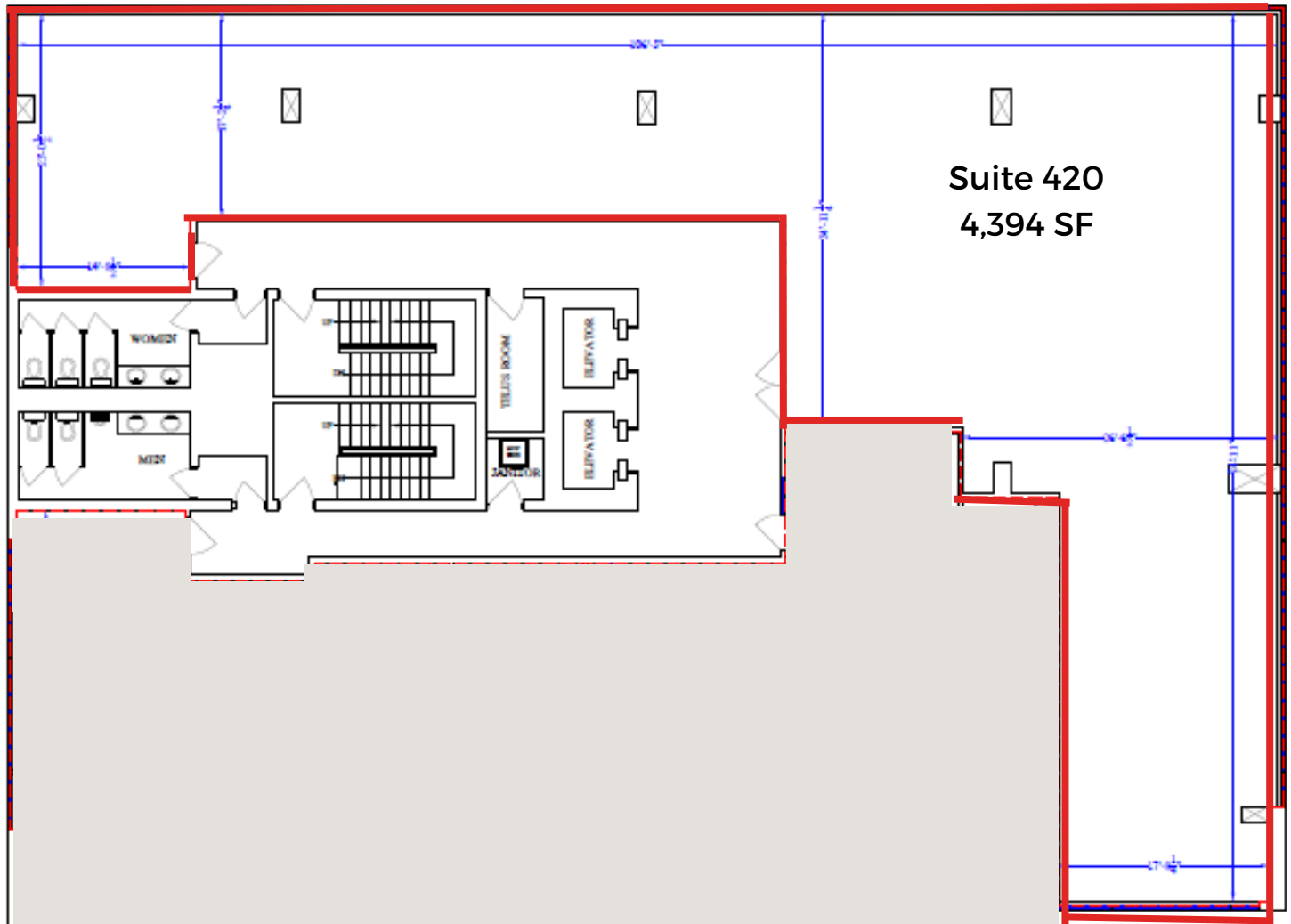
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## Suite 420 4,394 SF

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



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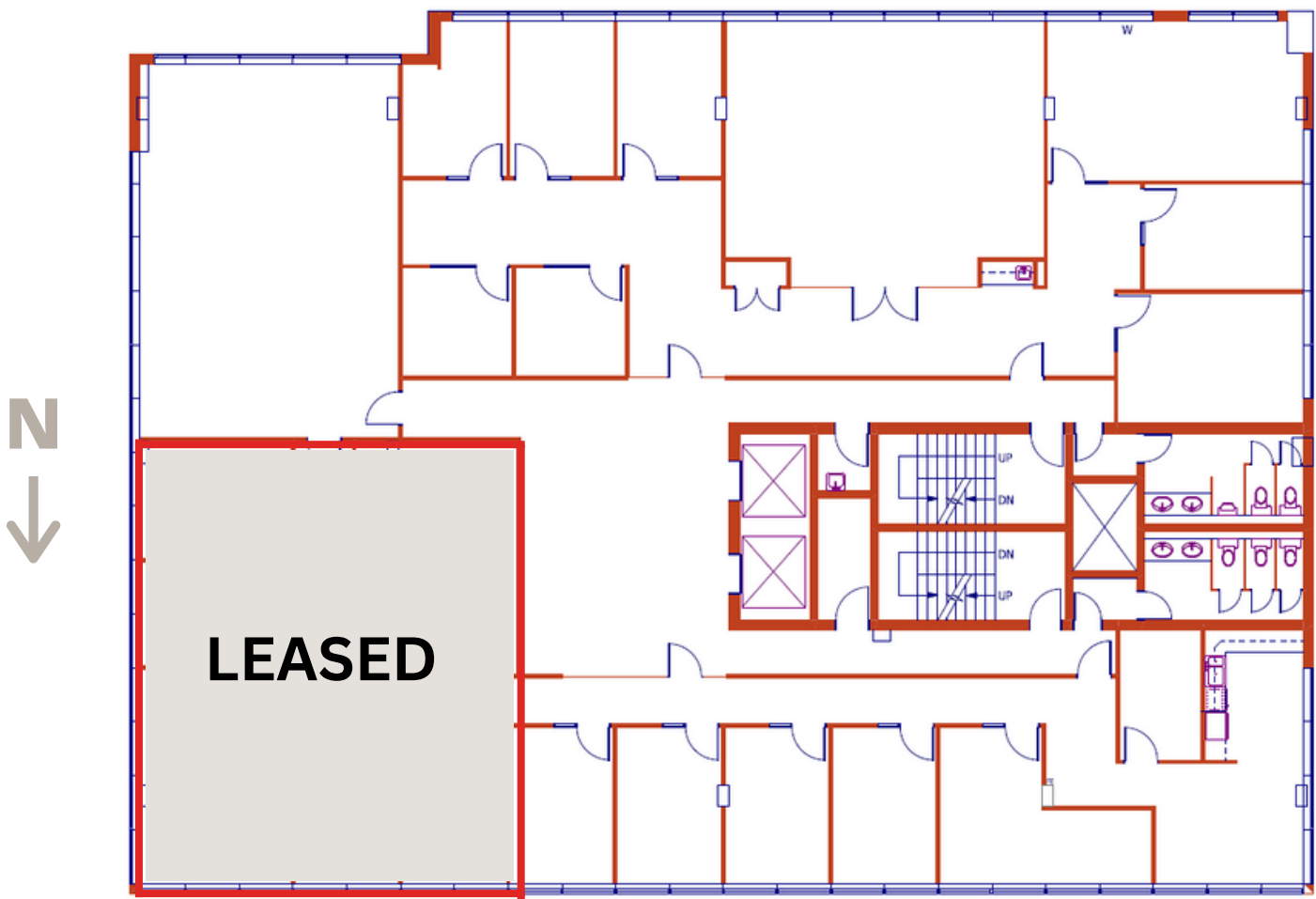
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## Suite 500 6,572 SF

- DEMISING OPTIONS AVAILABLE
- OFFICE INTENSIVE WITH LARGE MEETING SPACES
- 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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