

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.

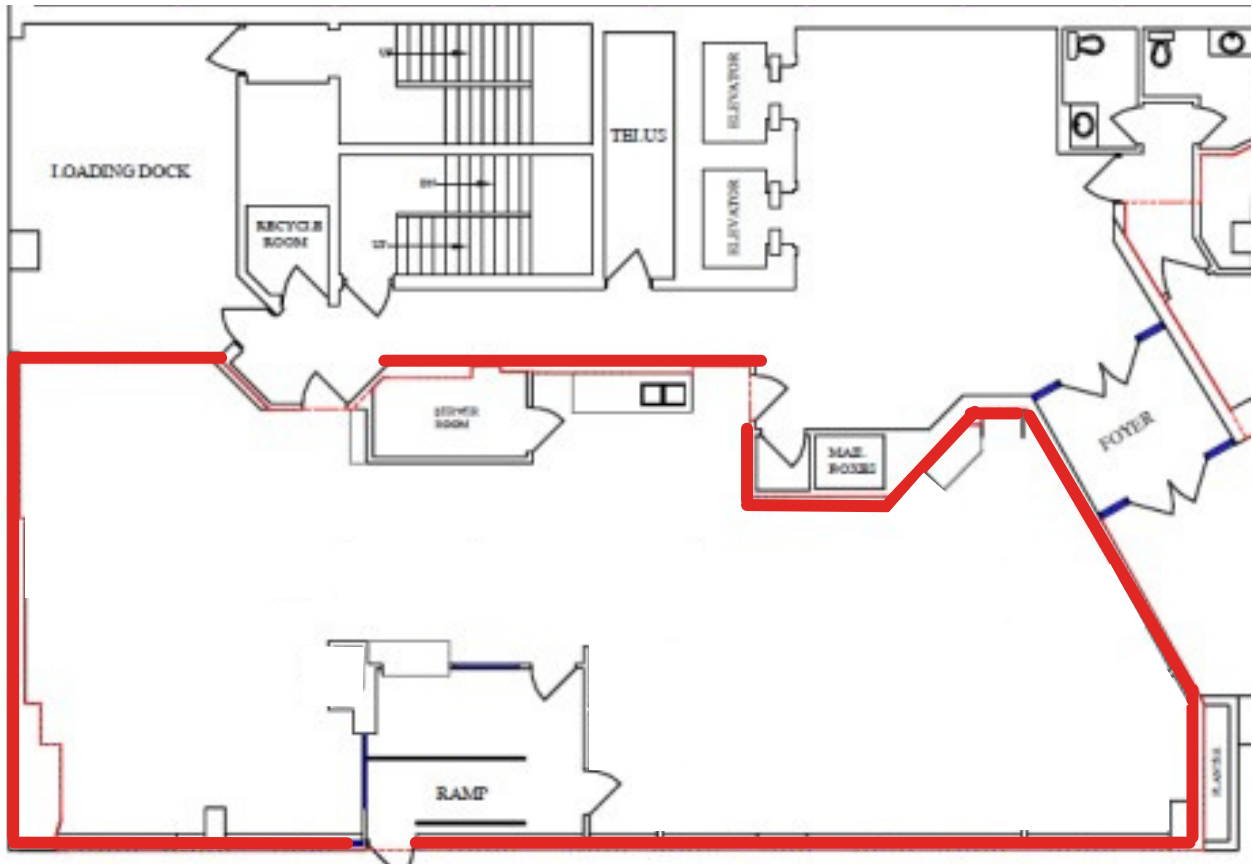
PROPERTY INFORMATION

- MARKET NET RENT
- ADDITIONAL RENT: \$17.37 PSF (2026), PLUS MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
 - SUITE #300 - AVAILABLE SEPTEMBER 1, 2026
- 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 58th Avenue

Virtual Tour 



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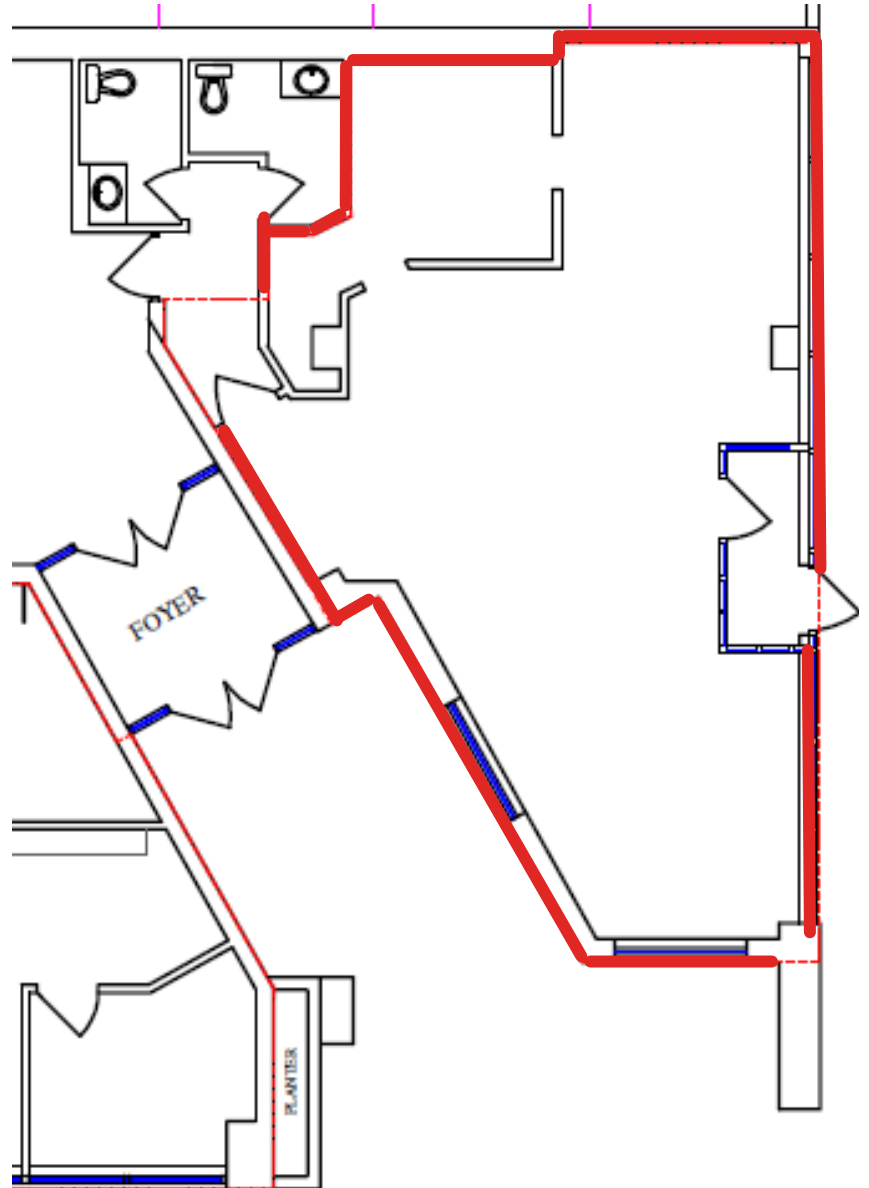
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Suite 101 1,118 SF

Virtual Tour 

- Separate Entrance off 2nd Street with vestibule
- White boxed and ready for Tenant fit out
- Secure washrooms



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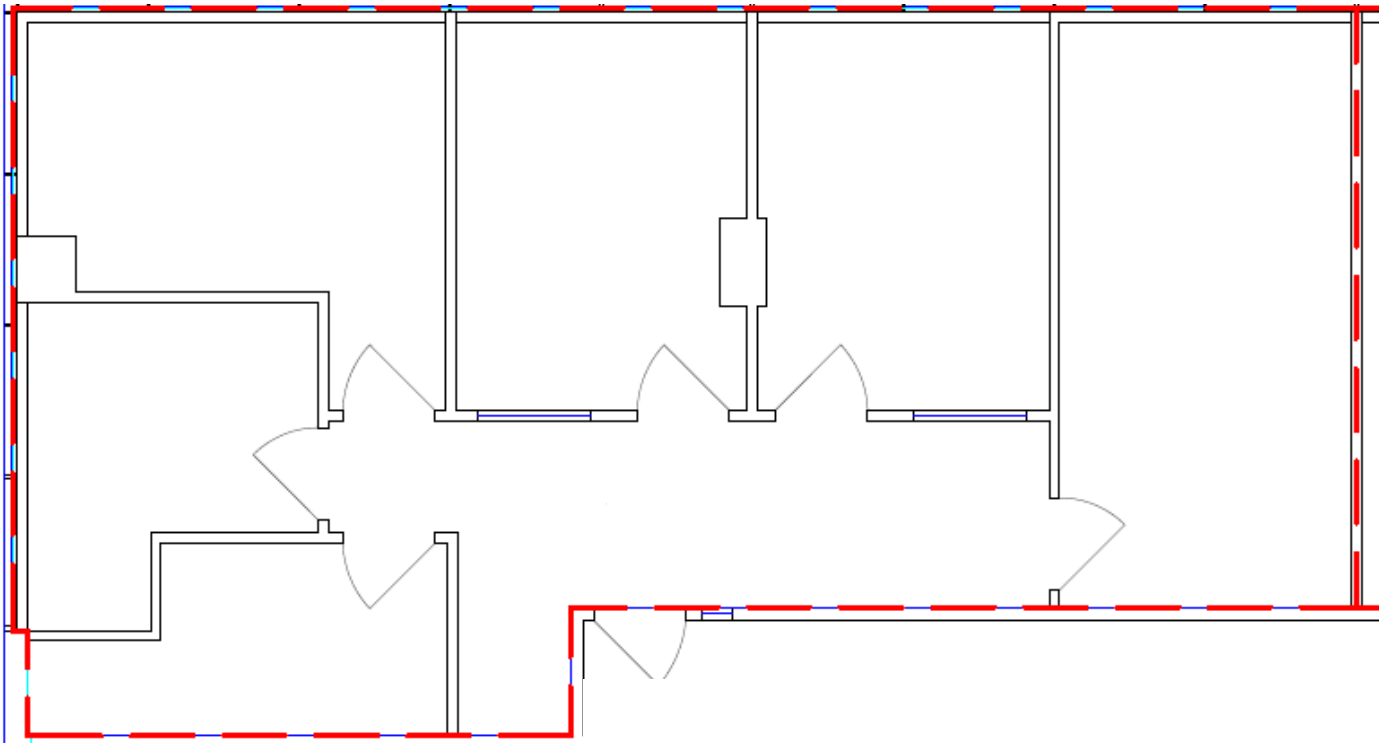
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OFFICE OPPORTUNITIES:

Suite 300

1,117 SF

- Available September 1, 2026
- Show suite plans underway
- Four offices
- Kitchenette/storage
- Meeting room



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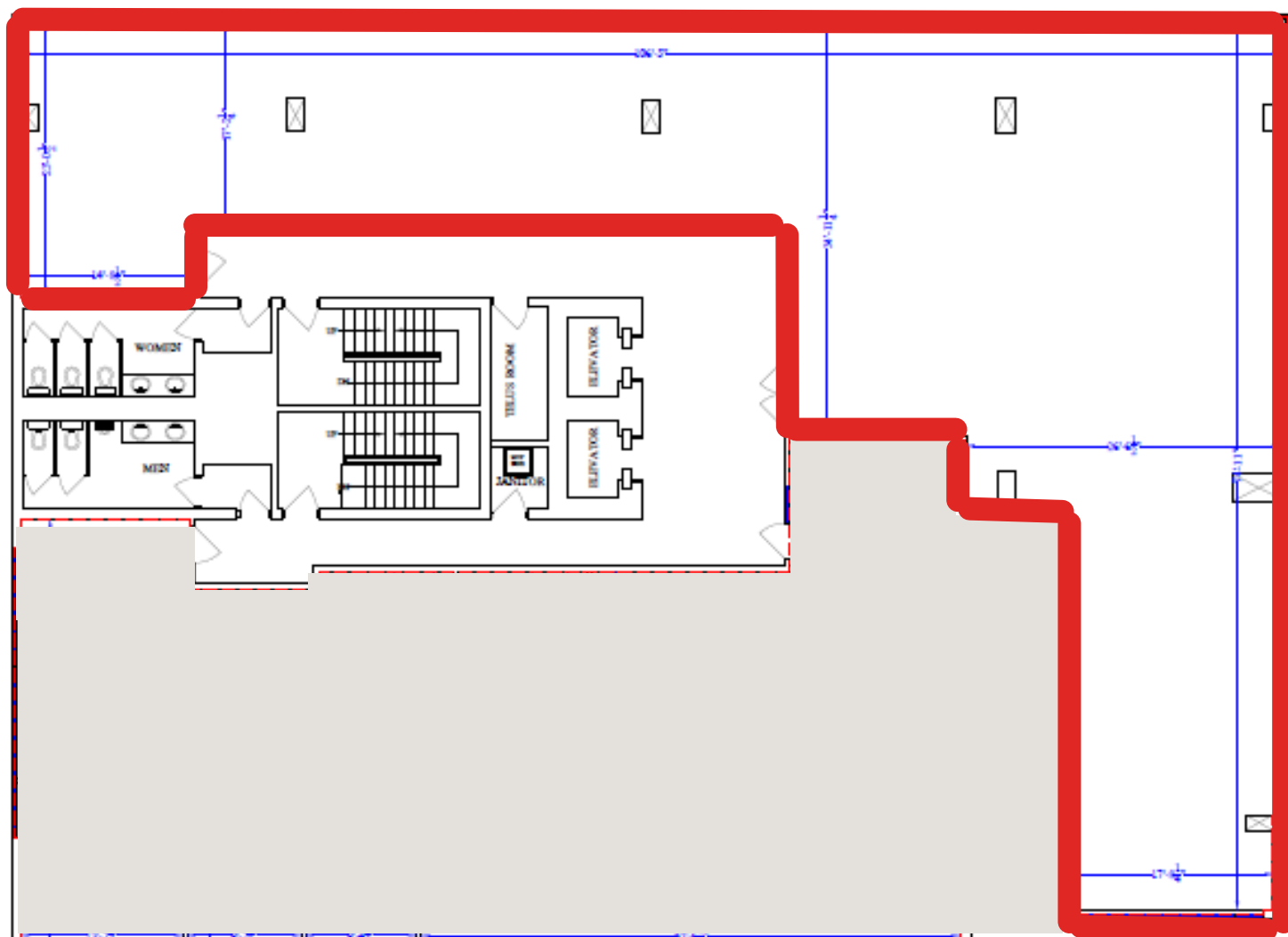
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Virtual Tour

Suite 420 4,394 SF

- Partial floor - Demising options Available
- Updated finishes
- Move-in Ready, open plan
- Abundant Natural Light



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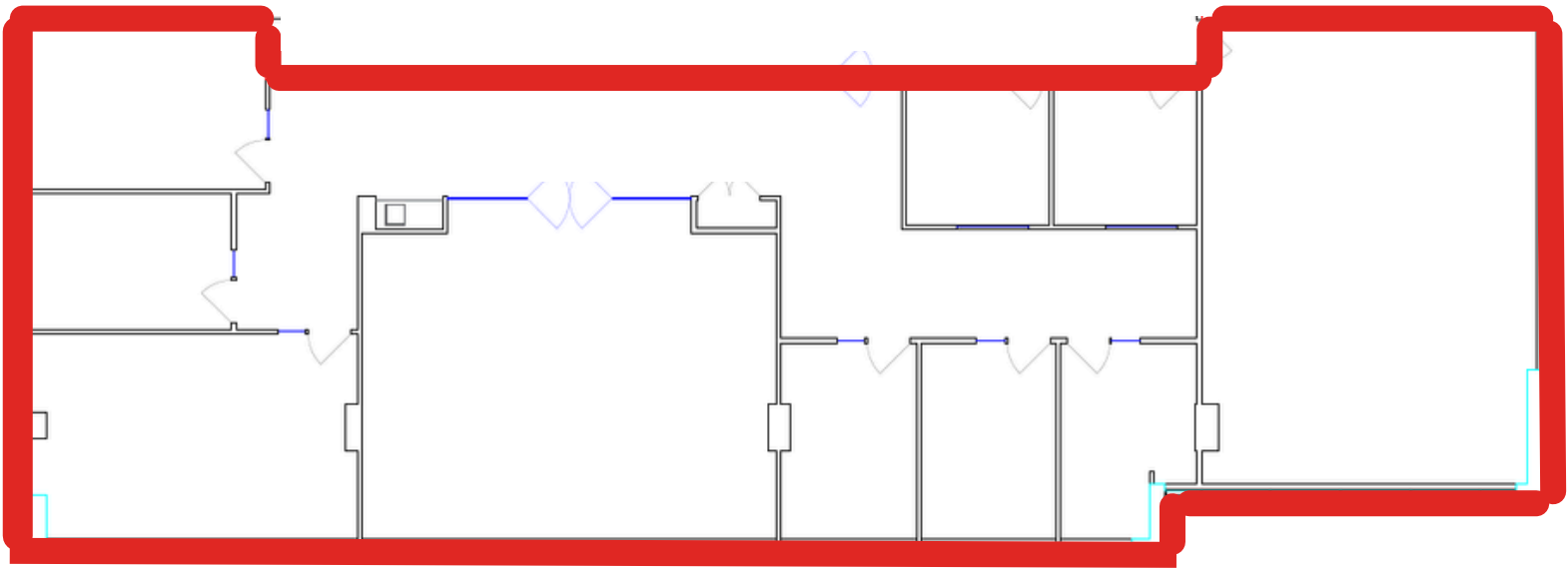
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Suite 500

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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