





OFFICE BELTLINE Headlease

February 2012

page 1 of 10



BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Dominion Place 906 12 th Avenue SW	 BROCHURE	2 nd	1,883sf	\$16-\$18	\$13.85	Negotiable	Available immediately. Perimeter office intensive layout	Dan Harmsen Mike Brain
		Contiguous	5,055sf					
		2 nd	1,096sf					
		4 th	3,819sf				3,819sf -base build	
		Contiguous	8,939sf				8,939sf – Mixture of office and open area	
		5 th	2,439sf				Base Building	
		7 th	1,344sf				High end finishes	
9 th	3,609sf				Exposure off of elevator Mountain views			



FULLY LEASED

Highstreet House
933 17th Avenue SW



\$17.55 Negotiable

Ian Robertson
Bill Falagaris

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OFFICE BELTLINE Headlease

February 2012 page 2 of 10



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 1410 1 Street SW	 BROCHURE	Lower Level	±2,000sf	Market Rates	\$9.00	Negotiable	Character office/retail space Building to be renovated Turnkey option available	Dan Harmsen Mike Brain
 Victoria Square 1212 1 st Street SE	 BROCHURE	106 112 114 120	2,591sf 5,576sf 3,632sf 1,709sf	\$13- \$15	\$13.20	Negotiable	Suites 112, 114 & 120 contiguous to 10,918sf Excellent signage opportunity Abundant glazing throughout Multiple Demisable options	Dan Harmsen Mike Brain
 1006 – 11 Avenue SW	 BROCHURE			Market Rates	\$8.00	Negotiable	FULLY LEASED Character Building Modern Open Concept <i>*6,000sf available September 2012</i>	Paul McKay Mike Brain
 Aurora Building 524 – 17 Avenue SW	 BROCHURE	2 nd 3 rd	1,880sf 3,220sf	Market Rates	\$13.60	Negotiable	Great 17 th Ave SW location Character office Full floor available <i>Substantial free rent available</i>	Dan Harmsen Mike Brain

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BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Addison House 501 – 18 Avenue SW	 BROCHURE	302	2,109sf	\$16.00 <u>(Gross)</u>	N/A	As Is	Cost Effective Fixed Gross Rent Very accessible location Expires July 31, 2012	Ian Robertson

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OFFICE SUBURBAN NORTH Headlease

February 2012

page 4 of 10



BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Sunbow Professional 2004 14 th Street NW	 BROCHURE	206 1430	1,250sf 1,660sf	\$16 – \$18	\$11.42	Negotiable	Only five minutes from Downtown Core Main floor, medical premises	Mike Brain Dan Harmsen
 Real Equity Centre 1716 16 th Avenue NW	 BROCHURE	200 300 420	5,214sf 1,882sf 1,179sf	\$14 - \$16	\$14.50	Negotiable	Convenient access to Crowchild & Deerfoot Trails. Improved common areas Suite 200: Full floor opportunity	Mike Brain Dan Harmsen
 FULLY LEASED Campana Place 609 14 th Street NW	 BROCHURE			Market Rates	\$14.39	Negotiable		Ian Robertson
 Hala Building 1217 Centre Street NW	 BROCHURE	2 nd 2 nd	500sf 1,192sf	Market	\$12.00	Negotiable	New space Contiguous pockets	Allan Jones
 Hillhurst Building 301 14 th Street NW	 BROCHURE	204 300 306 462	2,150sf 3,281sf 3,029sf 2,349sf	Market Rates	\$13.14	Negotiable	New building lobby	Ian Robertson

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OFFICE SUBURBAN NORTH Headlease

February 2012 page 5 of 10



BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Golden Acres Shopping Centre 5010 4 th Street NE		207	1,512sf	\$10.00	\$12.58	As Is	Extensive offices Free parking Suite 206 has 2 offices, boardroom, reception	Dennis Villeneuve
		206	1,087sf					
		205	494sf					
		204	623sf					
 Fabmar Building 2028 10 th Street NW	 BROCHURE	202	1,150sf	Market Rates	\$10.50	Negotiable	Space can be fully furnished with high quality furniture	Ian Robertson
 32 Royal Vista Drive NW	 BROCHURE		10,000-30,000sf	Market Rates	\$12.00	\$35/sf	Build to suit and signage options for a 30,000sf tenant Available for fixturing summer of 2012 1: 350sf parking ratio, surface parking free of charge	Paul McKay Greg Albright
 Northgate Shopping Centre 495 36 th Street NE	 BROCHURE	A241 A229 A217	808sf 1,692sf 1,959sf	Market Rates	\$15.02	Negotiable	Abundance of free parking. Unparalleled tenant amenities including Gold gym for employees and a strong selection of convenience retail, food and service outlets. Good traffic flow to the building and area	Paul McKay Mike Brain

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OFFICE SUBURBAN NORTH Headlease

February 2012 page 6 of 10



BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Vista Landing 920 36 th Street NE	 BROCHURE	201 203 206	975sf 1,068sf 920sf	Market Rates	\$9.25	Negotiable	Available immediately	Ellisa Asaria Greg Rieben
 811/815 – 1 Ave NE	 BROCHURE	815	1,263sf	\$20.00	\$10.50	Negotiable	High end finishings Character building Close to Downtown	Mike Brain Dan Harmsen
 2016 – 25 th Ave NE	 BROCHURE	Total	750sf <u>1,500sf</u> 2,250sf*	\$10-\$11	\$8.15	Negotiable	*Contiguous space Surface parking with plug-ins at no charge	Paul McKay
 1610 Centre Street NE	 BROCHURE	Main <u>2nd</u> Total	±2,000sf <u>±2,000sf</u> 4,000sf	\$20 (GROSS)		Negotiable	Building substantially renovated Located along busy corridor in Regal Terrace	Paul McKay





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 Centre 1110 1110 Centre St NE	 BROCHURE	201 221	2,474sf 1,382sf	Aggressive Sublease Rates	\$16.75	As Is	Available February 1, 2011 Ideal for IT company Good balance of open area and office Easy access to downtown Term until May 31, 2014	Dan Harmsen Mike Brain
 Hillhurst Building 301 14 th Street NW	 BROCHURE	306	1,009sf	Market Rates	\$13.14	Negotiable	Available April 1, 2012 Term until August 30, 2013	Dan Harmsen Mike Brain

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OFFICE SUBURBAN SOUTH Headlease

February 2012

page 8 of 10



BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	NET RENT	OP. COSTS (2012)	T.I.A	COMMENTS	ASSOCIATE
 Atrium VII 340 Midpark Way SE	 BROCHURE	Main	8,350sf*	Market Rates	\$14.66	Negotiable	New lobby, fitness area *8,350sf premises can be demised	Ian Robertson
 Midpark Court 251 Midpark Blvd SE	 BROCHURE	240 265	1,749sf 495sf	\$18.50	\$13.70	Negotiable	New show suite available Parking 1:370sf for \$55 Suites measured in <u>usable</u> area Balcony	Ian Robertson
 Glenmore Landing 1600 90 th Avenue SW	 BROCHURE	A208 A304 A205 A201	1,025sf 1,055sf 1,508sf 3,586sf	Market Rates	\$16.76	Negotiable	Abundance of natural light, angled windows are rare in office properties. High degree of improvements, only general aesthetic improvements needed	Paul McKay Mike Brain
 Ramsay Crossing 803 – 24 Ave SE	 BROCHURE		2,290sf	Market Rates	\$11.53	Negotiable	Restored original solid wood ceiling Office furniture is negotiable	Paul McKay Greg Albright



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 7101 – 5 th Street SE	 BROCHURE	3 rd	9,300sf	Market Sublease Rates	\$13.00	As Is	Blackfoot Trail SE exposure & central location Full floor available Move-In condition	Paul McKay Greg Albright
 9715 Horton Rd SW	 BROCHURE	200	6,957sf	\$14.00 (GROSS)	N/A	As Is	Expires September 29, 2013 Cost effective Gross Rent Leasing Bonus Available Security System available Phone System available	Ian Robertson Bill Falagaris
 Ramsay Crossing 803 – 24 Ave SE	 BROCHURE	200	12,407sf	Market Sublease Rates	\$11.53	Negotiable	Available upon 60 Days Notice Term: Sept. 30, 2018 Restored original solid wood ceiling Office furniture is negotiable	Paul McKay Greg Albright

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