

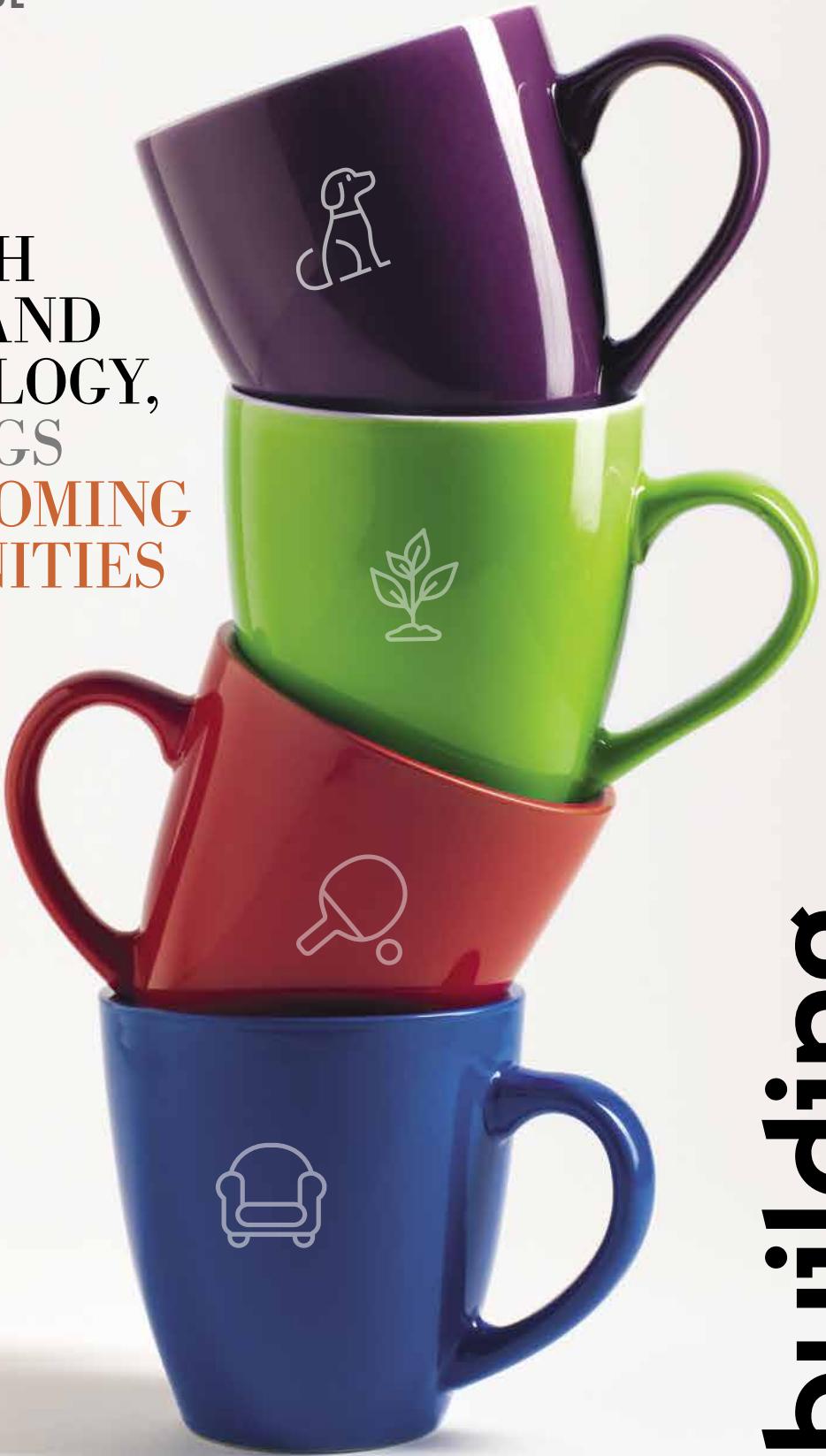
# BOMA

CALGARY

BUILDING GUIDE

INSIDE  
BUILDING  
LISTINGS, MAPS  
AND INDUSTRY  
ANALYSIS

THROUGH  
DESIGN AND  
TECHNOLOGY,  
BUILDINGS  
ARE BECOMING  
COMMUNITIES



building  
community

2019-2020



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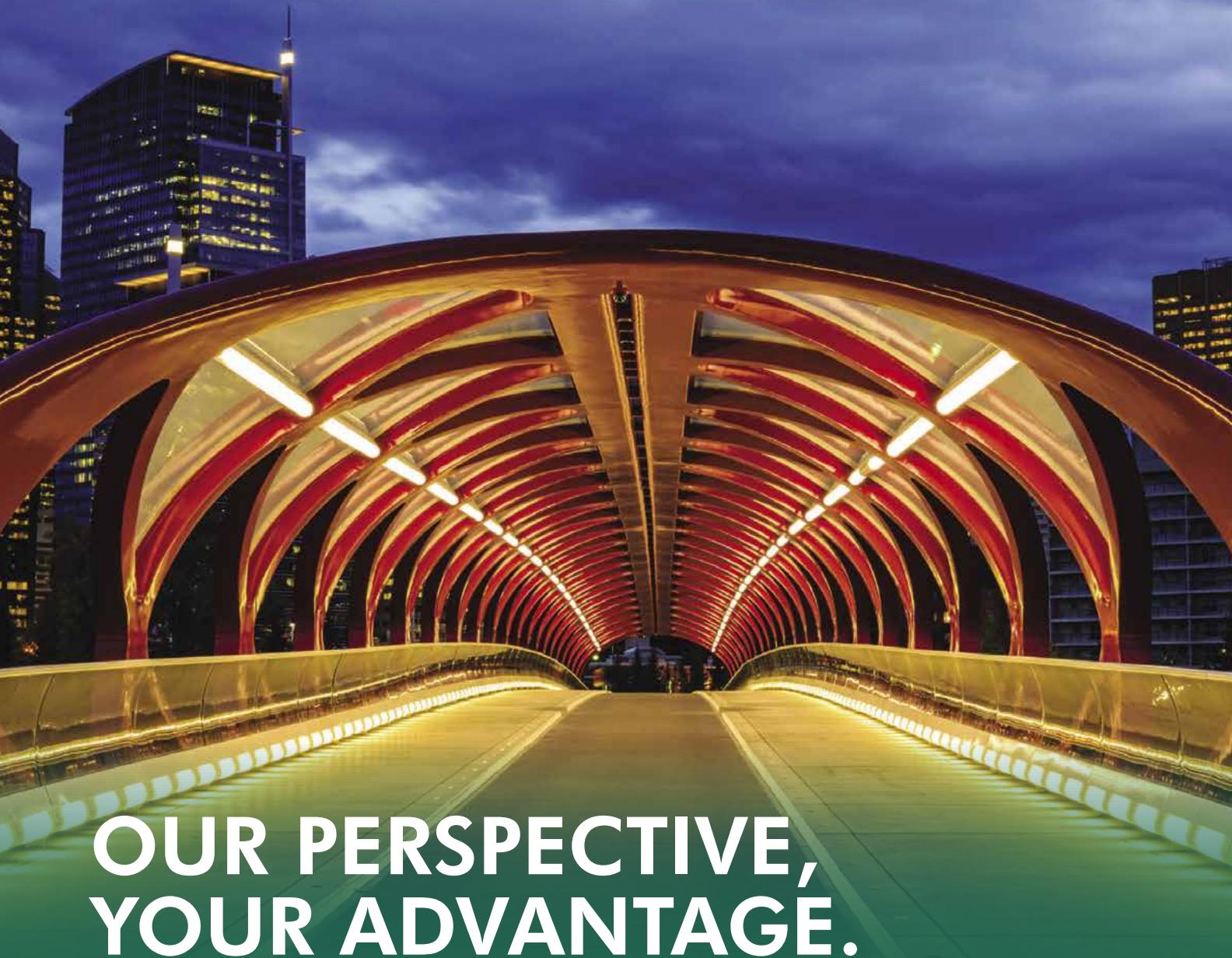


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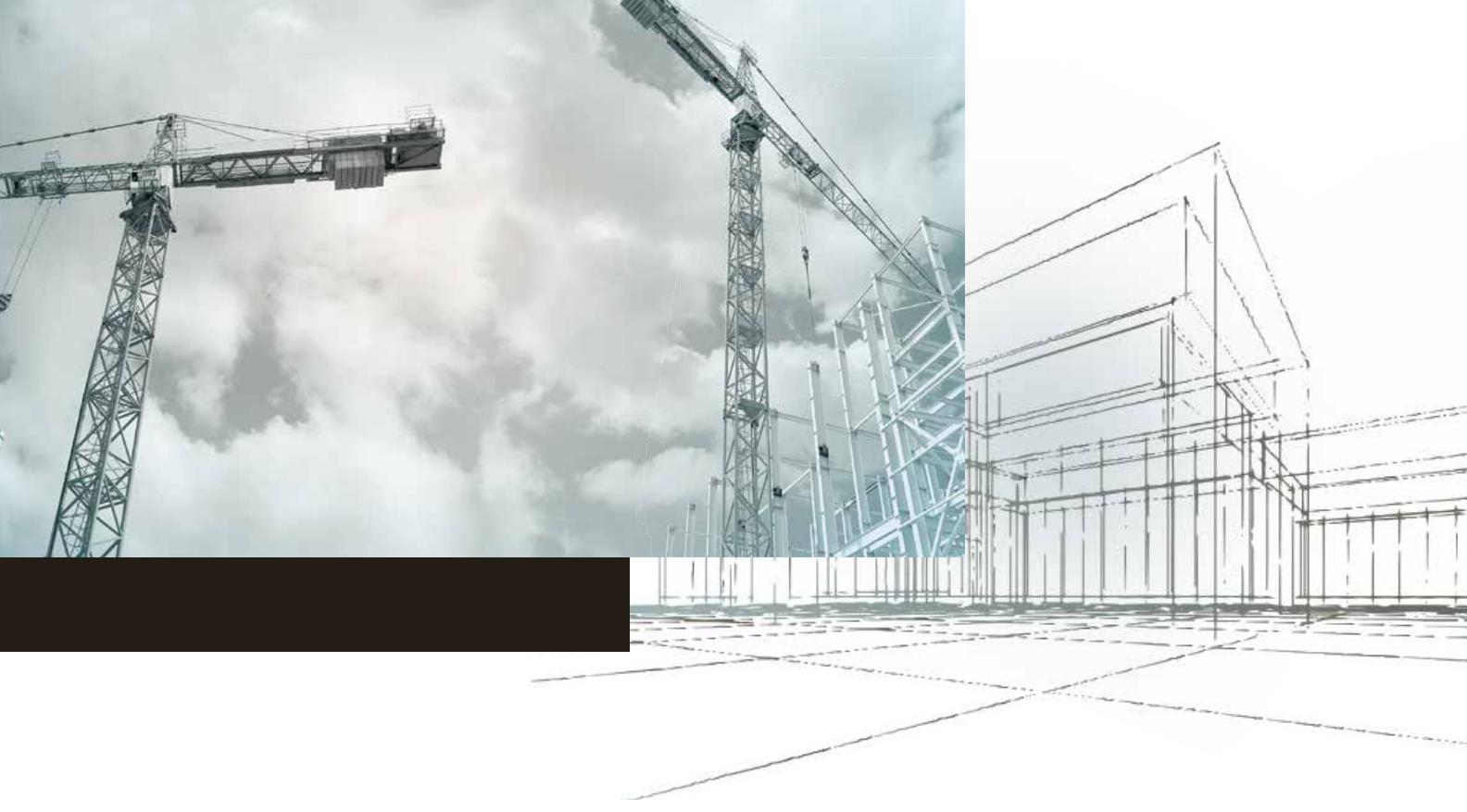


# WHEREVER BUSINESS TAKES YOU

## Realizing the Promise of Advanced Technology

In an age of rapidly evolving technologies, builders often can be held back by legacy IT systems and bombarded by an array of confusing options. This makes it slow to identify and adopt available technologies which could streamline your business processes, increase efficiencies and build client confidence.

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At MNP, we're helping clients transform operational and customer data into insights and action. With an unrelenting focus on our clients' business priorities, we're helping inform strategy and drive changes that lead to competitive advantage.

MNP understands the challenges facing the construction industry and we're standing by to help make technology work for you. Together, let's build something better.



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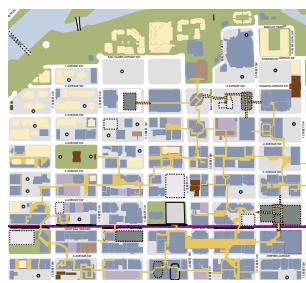


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### The Last Word

Terry Rock: Ongoing economic disruption brings great opportunity for Calgary.



### BOMA At Work

Advocating for the commercial real estate sector is a full-time job for the team at BOMA Calgary.

### FEATURES



**Buildings Come Alive**  
Landlords are integrating buildings with communities—and creating communities within buildings.



### The 21st Century Building Operator

Systems integration and mobile technology are changing building operations.

# BOMA

CALGARY

## BUILDING GUIDE

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## A SUCCESSFUL BUSINESS TRADITION

A quality business environment  
that delivers value for your dollar.

Support Calgary, go local,  
build your dream business and grow with us!



Elveden Centre (left) - represents Calgary's historical past and dynamic future, this three tower centre was designed by Rule Wynn and Rule, built by the Guinness Family of Ireland. These towers were the first high rises in Calgary built in the 1960's. The modernist architecture focuses on natural light and clean lines. Located in front of the c-train station and accessible by the plus 15 network, this centre offers easy accessibility and excellent rental rates for growing local businesses.



Bradie Building (right) - is centrally located on 8th Ave SW Calgary and is steps to the Calgary courthouse. The small floor plates in this building are perfect for small firms and offer discreet privacy.

On site management provides responsive and personalized tenant service.

Our portfolio consists of over 800 000 square feet of professionally managed quality office properties and parkades.

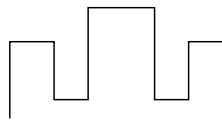
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## A desirable and vibrant location

Naheed K. Nenshi  
Mayor of Calgary

With a North American circulation of more than 8,000 copies, the BOMA Calgary Building Guide has the distinct and creative ability to promote the City of Calgary through the design, technology and culture of its buildings as a desirable and vibrant location for businesses to call home.

The theme of this year's publication, "Building Community," is especially timely as our city strives to band together—driving toward a bigger goal of economic resilience and prosperity.

I cannot wait to see what the coming years have in store for Calgary, and I hope you will be part of it. ■

"The theme of this year's publication, 'Building Community,' is especially timely as our city strives to band together—driving toward a bigger goal of economic resilience and prosperity."

**ON BEHALF OF MY CITY COUNCIL**  
colleagues and the citizens of Calgary, it is my pleasure to extend greetings to all of you reading the 2019 BOMA Calgary Building Guide.



Jason Kenney  
Premier of Alberta

## Innovation and creative solutions

**ON BEHALF OF THE GOVERNMENT OF ALBERTA,** it is my pleasure to send greetings to the readers of the 2019-2020 BOMA Calgary Building Guide.

Cities are ultimately for, and about, people, and buildings contribute to our experience of the urban environments we live in. Award-winning American architect Jeanne Gang has spoken of architects as relationship builders who use design not only to meet practical needs, but also to bring people together—sparking conversation and social connections, and changing culture.

It is exciting to see this timely discussion addressed for the commercial real estate sector in the pages of this year's BOMA Calgary Building Guide.

"Calgary is a vibrant city with a rich history and a bright future."

Calgary is a vibrant city with a rich history and a bright future. Its citizens are young, energetic and eager to leave their mark, making this city the ideal location for any enterprise. That is why our government has made it clear that Alberta is once again open for business.

We are reducing the tax on job creators and cutting red tape to make our province more competitive and to attract investment.

And as Alberta flourishes, the need for community in Calgary will only become more important. I look forward to seeing how the theme of this year's guide contributes to innovation and creative solutions.

Thank you to BOMA and Calgary's commercial real estate professionals for your passion and your commitment to putting Calgary on the map. ■



## A New Value Proposition

Fostering human interaction is key in today's buildings



Lloyd Suchet  
Executive Director  
BOMA Calgary

**TO THE DISTANT OBSERVER** they may be beautiful and inspire awe and wonder, but they still just look like buildings.

It's when we get closer and enter their doors that we realize that these buildings of all shapes and sizes, glass or concrete, new or old, have something more to them. In hindsight, it seems inevitable that bringing together large groups of people under one roof will create a community, but it turns out there is more to it than just circumstance.

Many of us spend the better part of our lives in these spaces, so it makes sense from a human perspective—and from a productivity perspective—to make them into

something more than just a place to put a desk and some computers.

In Calgary, the competition for tenants and for talent is strong, and so both landlords and the companies that make up the tenant base are looking for the intangibles that can offer value in new ways. And it's not just about food courts and fitness centres, but also about the way in which spaces are designed to encourage and foster those human interactions that enrich our days.

If you've ever met a colleague in a winter garden, bumped into an old friend in the Plus-15 or enjoyed a coffee break in a public plaza you already appreciate this reality, and the good news is that

*"By coming together to support our collective vision, our members empower us to celebrate the industry's achievements, educate our people and advocate for our members."*

the trend is only growing.

This year's edition of the BOMA Calgary Building Guide highlights the efforts of the commercial real estate sector to build a sense of community within its spaces. Industry professionals in Calgary have done their homework and learned from the best examples across the continent, and the results are impressive.

Just as industry members work to elevate their buildings to be more than just offices or shopping centres, so too is BOMA Calgary more than the sum of its parts. At BOMA Calgary, the industry comes together into a community that transcends individual companies or asset classes.

By coming together to support our collective vision, our members empower us to celebrate the industry's achievements, educate our people and advocate for our members.

BOMA Calgary also provides the space for professionals to support and nurture each other throughout the ups and downs of careers. Whether through formal mechanisms like mentorship or educational sessions, or through the priceless connections that we make by being in the same community and going to the same events, this is an industry that supports our own.

Given the way the commercial real estate sector comes together as a BOMA Calgary community, it should come as no surprise that the spaces they create for their tenants and the broader public reflect those values.

With that in mind, I hope you enjoy the stories in the pages to follow, and can appreciate as I do the passion that commercial real estate professionals have in creating buildings as communities that allow us all to reach our full potential. ■



# BOMA At Work

A united voice for Calgary's commercial property sector

IN AN AVERAGE MONDAY COUNCIL MEETING AT CALGARY CITY HALL, there's always a long list of topics to discuss.

From municipal planning and development to policy discussions, the choices made within those walls reverberate through the city, and it's important for BOMA Calgary to be involved—to be "the united voice" for the commercial real estate sector, says the organization's executive director, Lloyd Suchet.

Policy issues big and small affect the vitality of Calgary's business and industry.

"It wouldn't make sense for the individual organizations outside of us to do this advocacy," Suchet says. "We're naturally positioned to be able to bring all sides together, because we don't represent one building's interest; we're there to represent the sector as a whole."

Commercial property taxes have been top-of-mind for many BOMA members.

"We have a recovering economy, and the previous boom had hidden a lot of

the issues we had with taxes," he says. "But now that things are tighter, we're seeing tax issues come to the forefront, as property tax is levied against buildings and passed on to tenants."

BOMA members are seeking tax relief to help the city's businesses thrive again, he says.

Since the precipitous drop in oil prices that slowed Calgary's economy in 2015, BOMA has been advocating for more balanced taxation of commercial and residential properties. Lee Thiessen, BOMA Calgary board chair and national leader, real estate and construction at MNP LLP, says Calgary's commercial properties pay more tax than their residential counterparts by a ratio of 3.3 to one. In comparison, Edmonton has a ratio of 2.4 to one.

While the taxation debate still runs hot, BOMA has also been championing many other lesser-known, but impactful, causes for the industry.

Over the past two years, BOMA has

"BOMA members are seeking tax relief to help the city's businesses thrive again" —Lloyd Suchet

worked successfully with the City to eliminate the commercial downtown parking cash-in-lieu program.

Richard Morden, BOMA Calgary chair-elect and senior vice-president of QuadReal Property Group, says new office buildings are now able to collect the full revenue from their parking stalls, as opposed to the previous system where new builds had to pay cash in lieu for the City to build half the allowable stalls in City-owned facilities. The City then collected the revenue.

"The amenity value of having those stalls available to tenants was the main issue," Morden adds. "For every stall we lose, that's probably \$6,000 to \$7,000 of revenue per year per stall. It was a crazy policy, so we're glad to have it gone."

BOMA Calgary often takes a stand on operational issues as well.

Almost two years ago, the Alberta government announced a new code requirement for escalators, including a provision that if an escalator is stationary it must be blocked off from use completely.

"This created a huge challenge for a number of office buildings in Calgary," Suchet says. "Some buildings couldn't even comply with it if they wanted to, based on their design, and it created a safety risk of its own—think of an instance of a fire alarm where people need to evacuate."

A group including BOMA Calgary, BOMA Edmonton, consultants and industry experts has come up with solutions to present to the provincial government.

"It's not done yet, but we're making great progress," he says.

BOMA has also been advocating for the commercial and industrial real estate sectors by working with the City on climate-change mitigation strategies and development along freight train lines in Calgary's downtown, among other issues.

For both Morden and Suchet, having a vibrant commercial real estate sector means having a vibrant downtown and a vibrant future, so they say the advocacy work is about fighting for Calgary.

"We work to have the right people in the room to represent us," Suchet says. "And it's hard to imagine an organization outside of BOMA that could do this."

## CALGARY AT A GLANCE



**CALGARY IS LOCATED IN THE FOOTHILLS OF THE ROCKY MOUNTAINS.** Calgarians are proud of their surrounding playground of mountains and rivers, which help attract and retain the energetic individuals who make up the city's workforce.



**CALGARY CMA GDP 2018**  
(2007 dollars):  
\$115,709.6 million



**Educated**  
There are more than 88,000 students enrolled in Calgary post-secondary institutions.

**Calgary has the highest proportion of STEM graduates of major Canadian cities.**



**Young**  
Calgary population has a median age of 36.9; 46.1 per cent of Calgarians are within the core working age group of 25 to 54.



**Diverse**  
33.7 per cent of Calgary's population is made up of visible minorities.  
  
59.7 per cent of new migrants to Calgary were from international locations.

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Calgary's forecast 2019 Downtown Office Class A Net Asking Rent of \$15.88/sq. ft. is the lowest in a major Canadian city.



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The highest labour-force productivity and participation rates among major Canadian cities.



**Transportation Access**  
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Daily maximum: 21.9°C (71.4°F)

Rainfall per year: 321 mm (12.6 inches)



**Winter**  
Daily maximum: -1.4°C (29.5°F)

Snowfall per year: 127 cm (50 inches)

## POPULATION 2018

<span style="background-color: #9ACD32; border: 1px solid black; padding: 2px;"></span> Calgary Economic Region	1,596,248
<span style="background-color: #BDBDBD; border: 1px solid black; padding: 2px;"></span> Calgary CMA	1,486,050
<span style="background-color: #0072BD; border: 1px solid black; padding: 2px;"></span> City of Calgary	1,267,344



**2018**      **1,267,344**

**2000**      **860,749**

Data provided by Calgary Economic Development



# Buildings Come



Next generation of property management is breathing new energy into bricks and mortar

Oxford Properties general manager David Simpson takes a break on the rooftop at Bow Valley Square.



ike the rest of us, David Simpson puts his pants on one leg at a time.

Yet his day might also include a wine tasting, an Xbox tournament or a rooftop coffee against the backdrop of Calgary's vibrant downtown skyline.

Not what you would expect from the general manager with Oxford Properties Group? That's the point, he says.

Simpson, like many others in the commercial property management industry, is leading radical changes to Calgary's prototypical white-collar culture, taking it from stuffy corporate boardrooms to lively games rooms—and ultimately, more integrated workplace communities.

"There's been a shift in the industry to a focus on hospitality," Simpson says. "You used to just build these big spaces full of stone and granite. But it wasn't warm. Now, it's changed to animating your spaces. You want energy in your buildings. It's all about the tenant experience."

Oxford started recently to bring its vision of more community-oriented spaces to life. The 1.5-million-sq.-ft. Bow Valley Square on 5th Ave. S.W. has long featured amenities such as on-site childcare, a five-meeting-room conference centre and 97,000 sq. ft. of service retail.

More recently, Oxford expanded Bow Valley's suite of tenant-exclusive offerings to include concierge services, bike storage and, in June 2018, its HUB lounge for employees to relax, unwind and take a break from their busy workdays.

## DIFFERENTIATING FACTORS

The 4,300-sq.-ft. card-access tenant lounge on the Plus-30 level is divided into three themes: Sports, Collaborate and Unplug.

The Sports area features 80-inch TVs connected to gaming stations, along with a pool table, foosball, ping pong, shuffleboard and even a stand-up Legends-style arcade game.

The Collaboration space is intended for meetings, lunch breaks or special events. Highlights include board games, more TVs and a beer tap.

The Unplugged space is a place to unwind—a peaceful enclosed soundproof area with plush furniture, books and a quiet atmosphere.

Oxford also recognized it needed to animate the HUB tenant lounge concept to bring it to the next level, Simpson says. This past spring, his team launched several initiatives that include a morning coffee series featuring local brews, Wine Not Wednesdays that spotlight different wineries and Thirsty Thursdays featuring Calgary-based craft beers.

Tenants can also rent the space for client events, staff appreciation or special occasions. It's also available after hours, including access to the rooftop patio.

"It's been getting real traction. It's really evolving into things we never thought it would be," Simpson says, noting about half of the building's current 3,500 workers have already signed up for a free membership to the HUB.

"With the majority of our leasing deals in the past 18 months, I would argue that the HUB and the other amenities were the differentiating factors between Bow Valley and all that great space out there."

"Whether you want to call it event planning or hospitality, we're doing both. That's the next generation of property management."



"You used to just build these big spaces full of stone and granite. But it wasn't warm. Now, it's changed to animating your spaces. You want energy in your buildings. It's all about the tenant experience."

—David Simpson



People-friendly features in the HUB at Oxford Properties' Bow Valley Square blend work, recreation and a home-like atmosphere.

## 'WORKPLACES ARE CHANGING'

Animating spaces is a prevailing theme in Calgary's office culture—and it's not being limited to common areas, says Lucy Skjarstad, architecture and design market manager with Connexion, a contract furniture agency.

More local office buildings are also using open spaces, light, high ceilings, furniture and live plants to foster a community feel and take workplaces from drab to fab.

Skjarstad points to open-concept design as one way many companies are facilitating community and collaboration. But there's no one solution for all offices, she notes.



"If people are going to be on the phone for four or five hours of the day and they have 10 employees, an open concept might not be a great working situation. It's going to be loud and distracting. Instead, they will need to create some meeting spaces or some breakaway rooms so people can have that element of privacy."

Companies are also adding some visual privacy through smaller collaboration spaces between workstations. And they're incorporating sound privacy, from acoustic tiles to sound-masking tactics such as white noise.

"Workplaces are changing. I'm exposed to it every single day. Companies are looking for ideas that are more innovative," she says.

Furniture is playing a larger role in fostering office communities too, from Wi-Fi-enabled lounge furniture to height-adjustable boardroom tables, smart glass walls and self-healing nano-tech-enabled laminate surfaces.

"Technology is a huge, huge driver when it comes to office furniture right now," Skjarstad says. "When we go into a space and start to map things out, that's one of the first conversations we will have. How do your people work? What type of technology are they using? How do you feel you're currently held back from your furniture? From there, we can design some very creative solutions."

## NATURE IN THE OFFICE

Design that incorporates biophilic—a love of the living world—is also energizing workplaces through features such as plant or moss walls, water features, birdcages and even greenhouse-like conference rooms.

A 2015 report by U.K. business management consultancy Robertson Cooper, *Human Spaces: The Global Impact of Biophilic Design in the Workplace*, found that simple changes can have a major impact on how employees feel about the workplace. Effects of greenery in the office include a sense of well-being and creativity, and in Canada specifically, greater productivity.

Jamieson Place, at 308 4th Ave. S.W., features a 26,000-sq.-ft. indoor "winter garden" with thousands of plant varieties and a huge living wall.

"Having life around you makes you feel more connected to nature. And that's affecting well-being, productivity and relationships," says Skjarstad, adding that designers need to consider factors such as allergies, maintenance and cost as they integrate biophilic design into the workplace.



The living wall at QuadReal Property Group's Jamieson Place is part of a spacious Winter Garden installation.



**"It's a great solution for companies. It brings light. It brings energy. It brings clean air to the space."**

Allied Properties REIT president and CEO Michael Emory echoes Skjarstad on the importance of features such as high ceilings and natural light. His company gravitates to properties in Calgary that are located centrally and situated in renewed spaces within historic buildings.

"We've gone back to the future in adaptively re-using these older buildings, because these are the attributes people are captured by," especially in knowledge-based organizations, Emory says. Allied currently owns about a million square feet of Calgary office space, mostly downtown and in the Beltline.

#### **'HORIZONTAL COVERAGE'**

Allied's first acquisition in the city was the iconic Lougheed Building at 604 1st St. S.W., which includes 90,496 sq. ft. of leasable space that's expected to be finished construction in 2020.



LEFT: An Artopex chair featuring integrated connectivity and power access highlights this modern office space layout.  
RIGHT: Allied Properties REIT's Burns Building is set within a vibrant urban cityscape.



"In addition to higher ceilings, excellent natural light and desirable textures such as hardwood floors and exposed interior brick, these historic buildings also create a very good environment for open planning. They lend themselves to, ironically, contemporary workspaces," Emory says.

While the downtown office market has struggled with 25-per-cent vacancy rates, Emory says Allied's Calgary properties remain about 91-per-cent occupied.

While some property owners are focusing on adding more in-house amenities, Allied approaches buildings and the workspace within them as part of a larger ecosystem.

The company locates its properties within existing urban neighbourhoods to establish what Emory calls "horizontal coverage."

"As a result, we can look upon the neighbourhood as a whole to provide the environment that we think draws users to the workspace," he says. "Adding a conference centre is important, but it won't do much if the building is not part of an amenity-rich environment."

Other landlords still prefer to look within their buildings to establish stronger workplace communities.

Aspen Properties made headlines in 2018 when it reopened the former Encana

Place at 150 9th Ave. S.W. as The Edison, a 30-storey, 450,000-sq.-ft. "community" featuring co-working spaces, a full-service fitness centre, a golf simulator, a basketball court and a dog park.

Aspen Properties' chief operating officer Rob Blackwell says the goal was to attract tenants seeking an environment that could support their companies' culture.

Now, Aspen is planning to build on that idea following the purchase of Sun Life Plaza in late 2018. The three-tower, million-sq.-ft. plus office complex at 144, 140 and 112 4th Ave. S.W. will include 57,000 sq. ft. of space dedicated to amenities, much of it tenant-exclusive.

### 'THE FIVE Cs'

"This is our opportunity to do something really big, taking what we've done at The Edison and being able to do it twofold," Blackwell says.

In addition to a tenant-exclusive space that's more "private club than lounge,"



An on-site dog park is among the community-style features of The Edison by Aspen Properties.



the complex will have meditation and faith rooms, a library and a wellness bar. Plans also include offering learning opportunities and personal services.

"Like The Edison, it's about bringing

the five Cs into the building: Community, Convenience, Collaboration, Concentration and Culture," Blackwell says. "Our philosophy includes that a building's culture can be bigger than the structure."



## STARTUP CULTURE

Buildings are offering small, flexible options

FAVOURABLE LEASING RATES, high vacancy and creative landlords are giving Calgary business startups a fresh patch of runway to get off the ground.

With about 11.75 million sq. ft. available in downtown Calgary alone, property owners are getting creative in attracting tenants. Co-working spaces, first popularized in startup

hubs like San Francisco, are growing fast in Calgary, says Lucy Skjarstad, architecture and design market manager with Conexxion, a contract furniture agency.

"They are so incredibly popular right now, I can't begin to describe it. They're becoming more and more relevant in Calgary," she says. "Calgary

is a very entrepreneurial city, but it takes some time before people can afford their own office space. So being able to rent out a desk for an hour or a month is incredibly beneficial and cost-effective."

Oxford Properties Group is piloting a new initiative at Bow Valley Square called OxWorx, where tenants can lease short-term flexible office spaces ranging from 800 to 1,000 sq. ft.

The smaller spaces come fully furnished and link to a common kitchen and boardroom. They're leased on seven-page license agreements for minimum three-month terms. Tenants can even pay by credit card.

Launched in March 2018, the spaces, initially a single floor at Bow Valley Square, were 80 per cent leased within eight months. Oxford added a second floor in March 2019, and that was 90 per cent leased by

May. Adding a third floor is a possibility.

"We're seeing demand because businesses need opportunities to come to Calgary and test the waters," says David Simpson, general manager with Oxford at Bow Valley Square. Tenants have ranged from startups to larger companies needing temporary space.

"Real estate is ripe for disruption," Simpson says. "This allows people to not be locked in ... and still get access to all of our amenities."

Aspen Properties chief operating officer Rob Blackwell says The Edison building has incubated several startups since the former Encana tower completed renovations in 2018.

"What's really exciting to see is companies raising money through introductions they wouldn't otherwise have had," he says. ■

"Calgary is a very entrepreneurial city, but it takes some time before people can afford their own office space." —Lucy Skjarstad



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A photograph of two people, Terri Govang and Ryan Parker, standing in a complex industrial setting filled with pipes, valves, and machinery. Terri, on the left, has long blonde hair and wears glasses, a black button-down shirt, and blue jeans. Ryan, on the right, has short dark hair and wears a grey blazer over a dark shirt. They are both smiling at the camera.

# The 21st-Century Building Operator

Technology and systems integration are transforming the workplace

Terri Govang, left, and Ryan Parker in the mechanical room at QuadReal Property Group's Livingston Place.

# 1

t's only been 11 years since Ryan Parker embarked on his career in building operations, but he's seen plenty of changes to his job description.

"Back then, a lot of things were pneumatic," he says. "That was what I was trained on and learned how to calibrate. At that point, I never thought, 'Oh, computers are going to do this.' It wasn't until further down the road. But now, you're not dealing with air compressors anymore—everything is done through the computer. It happened so fast."

Today, as the chief engineer at Livingston Place, Parker leads a team of four building operators and one maintenance technician in ensuring the building is running at peak performance for tenants, staff and visitors.

He checks automation systems for alarms, inspects mechanical equipment and responds to requests from tenants. As technology has skyrocketed in the 21st century, Parker says his job has changed completely—and he's happily embraced the shift.

"When I first started, I'd maybe be on a computer to print out my work orders," he says. "My boss would call and tell me what needs to be done, and tenants

would call and leave their requests with the receptionist. Now I can pretty much run my entire building from my phone if I wanted to—literally, I can run it from the palm of my hand."

By simply glancing at his phone, he can see what his staff is working on and manage requests sent in directly by tenants. He's able to log into the automation system to make adjustments, set temperatures and turn pumps on or off.

Technological advancements aren't showing any signs of slowing down, either, and Parker laughs, saying that he'll probably be learning how to maintain and fix robots soon.

At the same time Parker was starting his first job in building operations, Terri Govang entered the security industry, working at a systems integrator. It was 2008 and organizations were in the process of changing their security systems from analog to digital.

Now, in 2019, she says we're at another point of critical technological change in buildings with data collection and artificial intelligence.

"A lot of people are seeing the benefit of technology in design, and see that the future is digital," says Govang, who now works with WSP, a professional engineering firm with expertise in technology and smart buildings.

"There's a lot of data floating around and being provided. So what are we doing with it, and what can be done with it? How can we incorporate that into the infrastructure of a building to make things better for tenants and operators?"

By harvesting data safely and transparently, Govang says a smart building can make tenants' lives easier. For example, when someone walks into the reception

"I can pretty much run my entire building from my phone if I wanted to—literally, I can run it from the palm of my hand." —Ryan Parker

"There's a lot of data floating around.... How can we incorporate that into the infrastructure of a building to make things better for tenants and operators?" —Terri Govang

area, "it can be the start of the automation and integration of technology," she says. The system can draw on existing data to know which meeting rooms will be required, what temperature or lighting intensity the person prefers, and if there are any special requests.

"I think those are really ways that we can make it a benefit for the human, because a smart building is really about the people," she says.

Parker also expects to see artificial intelligence become a staple in the future of building operations, but even as technology evolves, he adds that hands-on mechanical knowledge will always be a part of the job.

"You need to know how mechanics work and how things operate," he says. "And I think you need to know how to troubleshoot and fix technology at the same time. The technology isn't going to work properly if the equipment isn't, and vice versa. They have to work together."

At Livingston Place, Parker works to maintain a fire system that's intelligent enough to pinpoint exactly where every alert goes off. The lighting is automated to react to daylight and seasons, and the irrigation system is tied to data from the weather stations so it knows not to set off the sprinklers if rain is expected.

Together, the technology and infrastructure creates a more efficient and cost-effective building for tenants, and both Parker and Govang expect to see these two sides become more intertwined in the future.

"Right now, we're installing electrical, mechanical and electronic security systems separately, but what if we designed them so they'd be compatible?" asks Govang.

"It's a digital world, and we will shift into having technology at the forefront of our designs. At the end of the day, the operators are using these systems day in and day out more than anybody in the building, so their input is key. If we can streamline the processes, it can help us have a more efficient building."



## New Opportunities

High vacancy and shifting property taxes call for creativity



**Todd Thronsdson**  
Managing Director Principal,  
Office Leasing, Avison Young  
Canada

**CALGARY'S COMMERCIAL REAL ESTATE MARKET** experienced dramatic change caused by macroeconomic pressures over the past four years.

The unemployment rate remained stubbornly above seven per cent and the citywide office vacancy rate is above 22 per cent, with the downtown rate continuing to hover around 25 per cent. Meanwhile, retail and industrial vacancies, around four per cent and seven per cent respectively, remain above their historic levels, though at levels reasonable for most major cities.

In addition to these challenges, real estate in Calgary is now facing another type of pain. Due to high vacancy and a low rental

rate environment, downtown office towers have seen a drastic decrease in value, which has translated into a drop in municipal property taxes. The City of Calgary's revenue-neutral tax-rate setting policy has shifted this lost tax revenue to properties outside of Calgary's core.

This shift has created a painful challenge for suburban landlords, businesses and homeowners as they come to grips with a more expensive cost structure for their properties.

In particular, property taxes have increased for higher-quality, significantly occupied office, industrial and retail in select pockets of suburban real estate. This shifting property tax trend is expected to continue over the next 12 to 24 months and eventually encompass the entire suburban inventory, pushing property taxes higher in those areas.

It is still too early to have a firm

**"Given Calgary's highly competitive market for tenants, shifting occupancy patterns should create opportunities."**

handle on what the long-term consequences of this shift will be.

More demand for downtown office space from suburban tenants is being seen. This relocation trend can only partially be due to the changes in property taxes—it's also due to landlords in the downtown market being extremely aggressive in their attempts to attract tenants.

The recent swing in tax allocation has allowed downtown landlords to narrow the financial gap with the suburban market for space of comparable quality.

For retail, there is anecdotal evidence of store closures resulting from the costs of running a retail business in Calgary at this time. Retailers have been challenged by increases to the minimum wage and a soft economy. Any growth in expenses due to increased taxes will make this sector struggle further.

Vacancy will also become more expensive for landlords as they carry the increased cost structure. Landlords are expected to become more aggressive financially in order to lease their vacant pockets of space.

As for the industrial market, taxes also play a critical role in the overall cost structure for a tenant to run a business. This is especially true for large distribution users who continue to locate in Balzac and other outlying areas where taxes are naturally lower. Look for more industrial development to crop up just outside of the city's limits to counter Calgary's increases in taxes.

Given Calgary's highly competitive market for tenants, shifting occupancy patterns should create opportunities for both landlords and tenants. Rental rates will remain competitive, but creativity in attracting tenants will become the new mantra. ■



The Beltline is attracting a tremendously diverse range of occupants including offices, retail and residential.

## A New Type of Energy

Diverse industries are fueling the Beltline's vitality



John Fisher,  
Senior Vice-President,  
CBRE Ltd.

**"WE'RE JUST NOT A DOWNTOWN TENANT."** In the middle of a meeting where we were poring over the options available in the market, members of a group I was working with stated that while they wanted the benefit of connection to downtown, their corporate culture was different—they didn't consider themselves a "downtown" Calgary company.

This story illustrates the current activity in the Beltline in today's environment. While there are cheaper alternatives, some companies are choosing the Beltline over downtown or other submarkets as

the amenities, location and neighbourhood feel align better with their culture.

The Beltline has the benefit of being urban while still having breathing room. It has seven of Canada's top 100 restaurants in walking distance. It has bike lanes, expansive parks and liveliness on the streets after the workday is through.

People can get to work easily. There's better access to parking than the core, and workplaces are often within a quick stroll or bike ride from home. Transit access is also excellent, and in the future the CTrain's Green Line will traverse the East Beltline.

### NEW-GENERATION WORKFORCE

The new-generation workforce is also taking advantage of the surge of purpose-built rental construction

**"The Beltline has the benefit of being urban while still having breathing room."**

throughout the Beltline as an alternative to a previous generation's dream of home ownership.

Tenants who are seeking real estate options that drive their recruitment, retention and employee-focused areas are leaning toward the Beltline to achieve these corporate objectives. While vacancy is still high, activity has maintained an equally high pace.

Users who are actively touring and transacting in the Beltline represent diverse industries such as high tech, marketing, media, creative, design—and even some downtown occupants looking to alter their identity and culture.

With the changing face of business in this relatively small but populous area, the Beltline is living proof of a city in flux. Those seeking economic diversification, innovation and a new type of energy in our economy can find it here.

### MEANINGFUL INFRASTRUCTURE

It is through this lens that property owners, stakeholders and municipal government can align their goals with respect to elevating the Beltline as a great place to live and do business.

Owners can improve their buildings and position vacancies to fit the active prospective tenant preferences. Making sure property taxes stay in check is critical to avoid decelerating current momentum.

Meaningful infrastructure that affects living and business residents' quality of life, such as bike lanes, needs support to continue to expand. Other pilot programs, such as allowing open liquor in public parks and the creation of Beltline wall murals, require resources and exposure so they can help continue to build this robust and unique area in Calgary's landscape. ■



Located near Mount Royal University, Westmount Corporate Campus is helping attract businesses to suburban locations.

# A Dynamic Environment

Business and lifestyle trends are affecting the suburban market



Cody Watson,  
Senior Associate,  
Colliers International

**CALGARY'S SUBURBAN MARKET** continues to be a dynamic environment. Several trends developed through 2018, perhaps the most noteworthy being "reverse migration"—traditionally suburban tenants moving to the downtown and Beltline markets.

This migration is driven not only by economics, but by workplace strategy as well. Millennials are now the largest generation in the Canadian workforce, and they often want to live and work in urban settings.

Firms seeking to attract and

retain this generation's top talent are aligning with these workplace trends and relocating to the inner city.

Coupled with this demographic shift pushing firms closer to the core is the attractive business case for relocating closer to the urban centre of Calgary. Downtown landlords have been swift and clear in response to the challenges that face their market by offering more aggressive business terms on a net basis than their suburban counterparts.

Beyond the net-based offering

"Traditional users such as medical, government, not-for-profit and flex occupiers still comprise a large portion of the market, and these groups are much less likely to be impacted by recent trends."

is the combination of operating costs and taxes, which historically was discounted in the suburbs. But with the City of Calgary shifting the burden of lost tax revenue from vacant downtown towers onto suburban landlords, that discount is all but gone, making gross per-square-foot costs between the two markets effectively the same.

These workplace and economic trends are expected to continue into 2019 with reverse migration having impact on both inner city and suburban markets.

## UNIQUE OPPORTUNITIES

Not all is lost for the suburban market, however, as its diversity continues to be its strength. Traditional users such as medical, government, not-for-profit and flex occupiers still comprise a large portion of the market, and these groups are much less likely to be impacted by recent trends. Landlords who position their assets to stand out from the sea of standard office spaces and appeal to these groups will be rewarded with new leasing and high occupancy levels.

"Flight to quality," while somewhat cliché, cannot be denied as tenants are clearly demonstrating a desire for well-located quality space across all markets. In the suburbs this desire has translated to new leasing in Quarry Park, Westmount Corporate Campus and Glenmore Professional Centre.

Shifting demographics and a challenging competitive landscape will continue to impact the suburban market in 2019-2020. Tenants and landlords alike who can read the headwinds and position their organizations to take advantage will be rewarded, while others who sit on the sidelines expecting "the steady suburbs" may miss the unique opportunities this market presents. ■



Icon Industrial Park by B.C.-based Hungerford Properties is an example of the trend toward industrial condominium developments.

## Gaining Strength

Industrial sector sets a fast pace for absorption



Doug Johannson,  
Principal,  
Avison Young

**THE CALGARY AND AREA INDUSTRIAL MARKET SAW A STRONG YEAR IN 2018.** Absorption of space improved dramatically, reaching its highest annual level in four years.

Annual absorption for 2018 was 3.8 million sq. ft., well in excess of the average of 600,000 sq. ft. seen in the previous three years.

And 2019 is on pace to continue the absorption trend set in 2018.

This level of absorption contributed to a shrinking supply of large distribution space and in turn triggered a new development cycle, with more than 3.6 million sq. ft. delivered in 2018 and a further 2.2 million sq. ft. under construction and expected to be delivered by the end of 2019.

Developers making capital investments into the Calgary industrial market include Hopewell Development, ONE Properties, Oxford Properties, Enright Capital Partners and Morguard.

These projects have been under-

written by each of their respective institutional investors, lending further evidence to an optimistic outlook for the Calgary market.

Even with the sharp increase in new space delivered to the market, the overall vacancy and availability rates have declined. From a peak of 9.5 per cent in first-quarter 2017, the current vacancy for the greater Calgary industrial market is hovering around seven per cent, while availability is approximately 8.5 per cent if all properties under construction that are expected to be completed by the end of 2019 are included.

Strong demand for space has also boosted average net asking rental rates. Over the last 12 months, average net asking rental

rates have increased 5.5 per cent, from \$9 to \$9.50 per square foot. Location, building quality, size of space and length of term will all play into ultimately determining the asking rate for a property. Sublease opportunities can offer substantial discounts from these rates and vary widely.

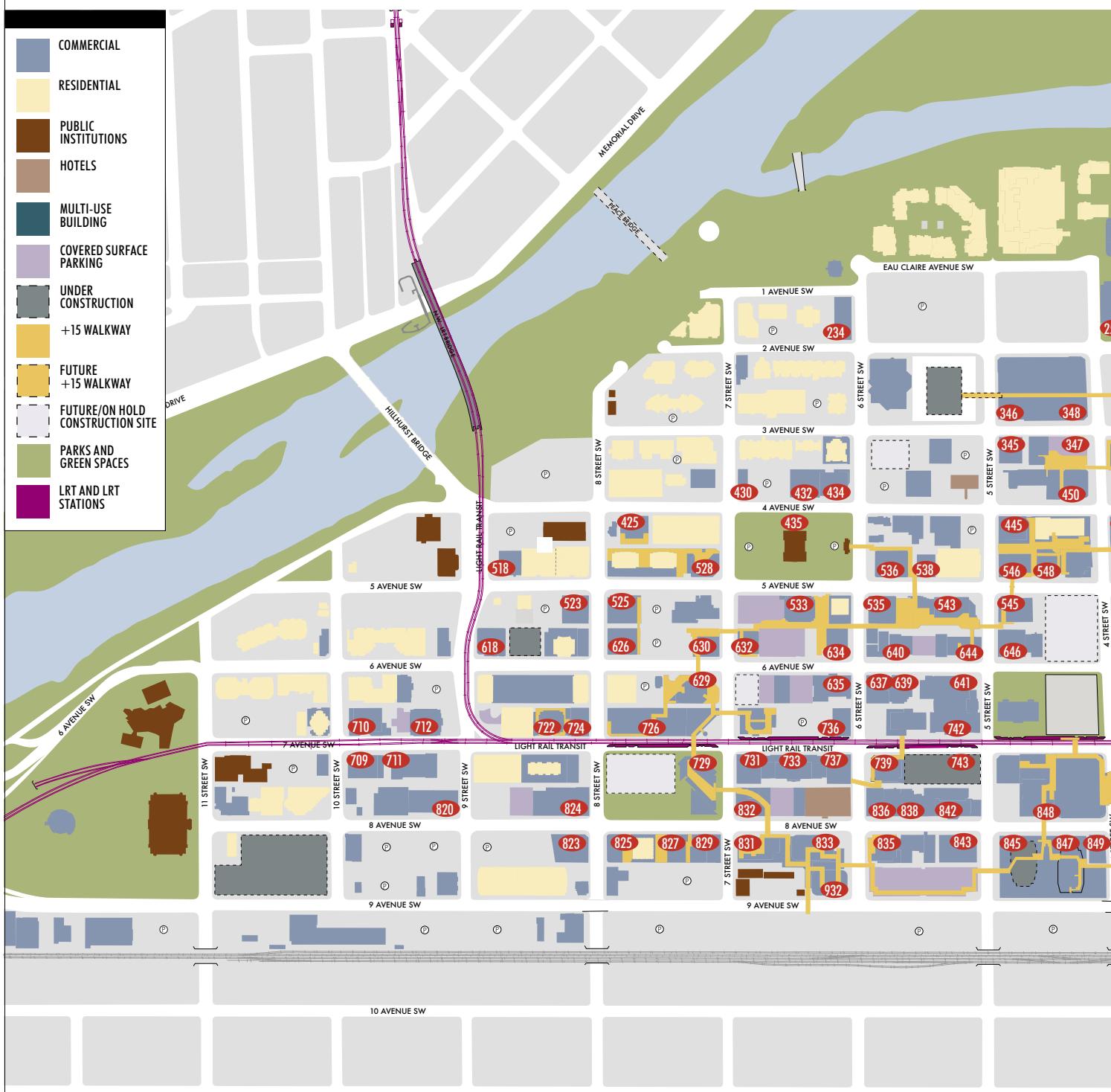
In the owner-user market, condominium properties continue to increase in popularity and are generally an economical alternative to freestanding buildings. This is being driven strongly by developers based in British Columbia such as Beedie, Hungerford Properties, PC Urban Properties and Upcountry Properties. These companies have found that Calgary offers an attractive return on both new construction and redevelopment.

The current forecast for the Calgary industrial market is for continuing positive absorption in 2019 and into 2020. ■

**"Even with the sharp increase in new space delivered to the market, the overall vacancy and availability rates have declined."**

# Calgary Building Listings and Maps

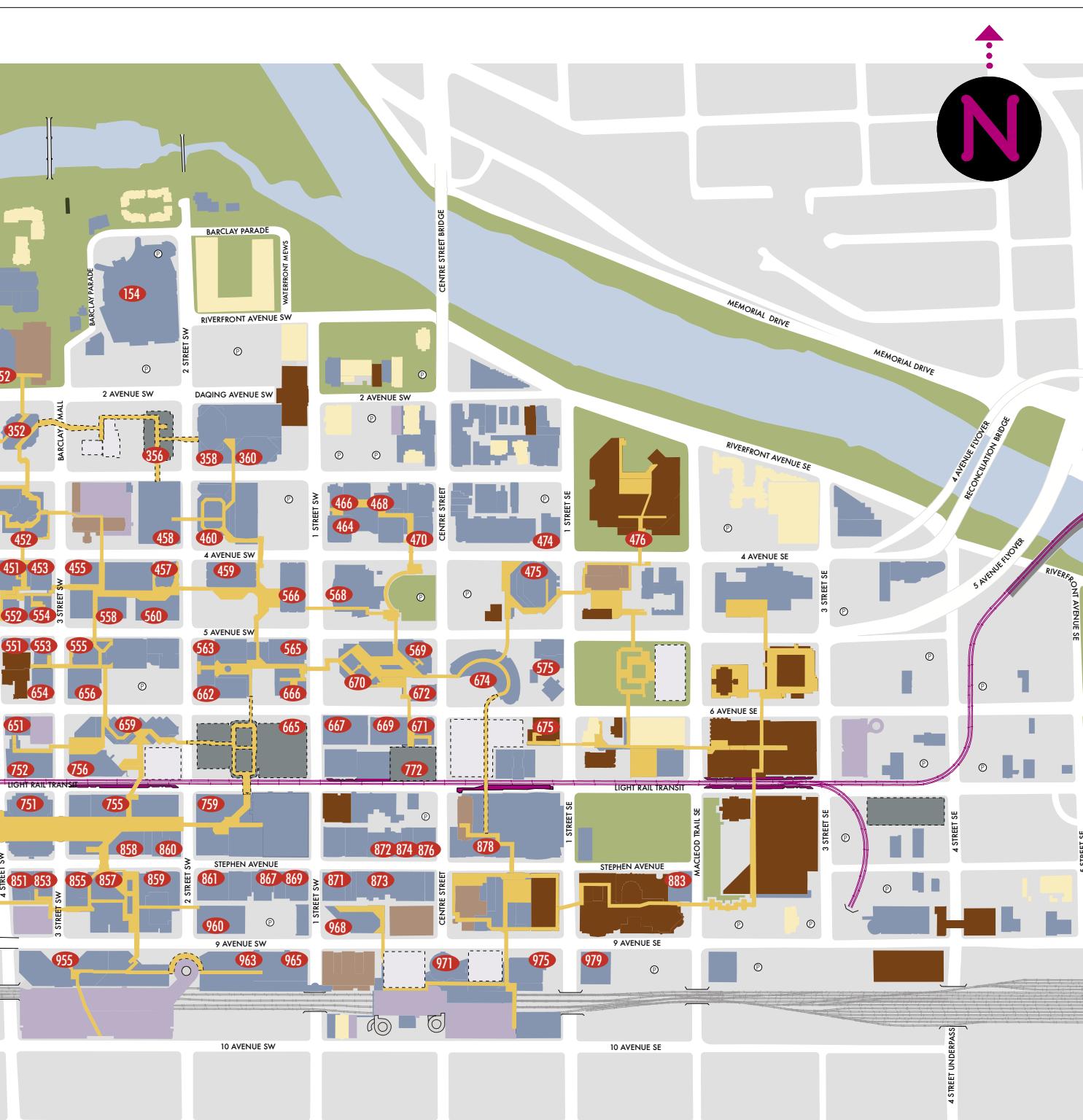
## DOWNTOWN



# DOWNTOWN

Buildings listed in **bold** have been certified through BOMA BEST, the leading environmental certification program for commercial buildings. See [www.bomabest.com](http://www.bomabest.com) for updates

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	PKNG STALLS	# OF FLOORS	BUILT/RENO
154	Eau Claire Market	200 Barclay Prd SW	Eau Claire/Suzanne Chateau CPM/403-268-6646/schateau@harvard.ca	191,721	141,104	-	576	2	1993
234	Joe Phillips Building	101 6 St SW	Lori Suba/403-777-2712/lsuba@pbaland.com	25,959	-	12,980	21	2	1912/01
252	Millennium Tower	440 2 Ave SW	Oxford Properties Group/Andrew Dickson/403-206-6444/adickson@oxfordproperties.com	436,304	20,883	19,600	272	23	2000
345	Eau Claire Place I	525 3 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovest.com	75,443	-	10,778	41	7	1979/98
346	Centennial Place W	250 5 St SW	Rick Artus/403-206-6422/rartus@oxfordproperties.com	457,451	6,281	23,000	265	23	2010



MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
347	Eau Claire Place II	521 3 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovwest.com	139,730	-	9,401	87	17	1980
348	Centennial Place E	520 3 Ave SW	Rick Artus/403-206-6422/rartus@oxfordproperties.com	779,703	1,669	21,885	528	40	2010
352	Devon Tower	400 3 Ave SW	Oxford Properties Group/Andrew Dickson/403-206-6444/adickson@oxfordproperties.com	818,815	14,255	19,500	425	46	1988
356	Calgary City Centre Phase 1	215 2 St SW	Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	829,651	21,549	24,462	632	36	2016
358	Livingston Place W Tower	250 2 St SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	424,222	5,895	22,756	252	22	2007

## DOWNTOWN

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
360	Livingston Place S Tower	222 3 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	435,364	5,895	22,936	252	22	2007
425	Canadian Centre	833 4 Ave SW	Lec Mroczek/403-705-3527/lmroczek@artisreit.com	156,402	-	13,679	89	12	1983
430	744	744 4 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	53,228	1,263	7,054	2	11	1982
432	Alberta Infrastructure	710 4 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	41,434	-	13,811	-	3	1979/02
434	McFarlane Tower	700 4 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	206,692	2,630	12,351	158	19	1979
435	McDougall Centre	455 6 St SW	Government occupied gordon.moss@gov.ab.ca	51,805	-	10,850	33	6	1907/86
445	Selkirk House	555 4 Ave SW	BGIS/Dorota Ciaciura/403-205-7436/Dorota.Caciura@bgis.com	223,401	2,991	11,149	58	23	1979/90
450	Altius Centre	500 4 Ave SW	Choice Properties REIT/Geoff Christie/403-235-3443/Geoff.Christie@choicereit.ca	308,468	3,000	11,072	292	32	1973/91
451	Fourth & Fourth	435 4 Ave SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	88,738	24,257	12,896	84	7	1978
452	Shell Centre	400 4 Ave SW	Cadillac Fairview /Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	682,024	46,234	20,667	82	33	1977
453	Northland Place	407 3 St SW	Aspen Properties/403-216-2660/APL@aspenproperties.ca	25,100	8,168	11,500	92	3	1996
455	Calgary Place II	355 4 Ave SW	Choice Properties REIT/Geoff Christie/403-235-3443/Geoff.Christie@choicereit.ca	216,887	35,694	11,500	138	25	1969/06
457	Canada Place	407 2 St SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	196,768	3,066	11,559	-	18	1975
458	Jamieson Place	308 4 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	810,630	31,408	24,680	495	38	2010
459	Fifth Avenue Place W Tower	237 4 Ave SW	Brookfield Properties/Dwight Jack/403-770-7200/	707,373	48,273	23,000	791	35	1981
460	BP Centre	240 4 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	646,446	4,911	23,500	227	31	1988
464	Sun Life Plaza W Tower	144 4 Ave SW	Aspen Properties/Rob Blackwell/403-216-2242/rblackwell@aspenproperties.ca	333,313	4,436	12,140	182	28	1981
466	Sun Life Plaza N Tower	140 4 Ave SW	Aspen Properties/Rob Blackwell/403-216-2660/rblackwell@aspenproperties.ca	325,803	3,580	11,557	181	28	1982
468	Sun Life Plaza E Tower	112 4 Ave SW	Aspen Properties/Rob Blackwell/403-216-2660/rblackwell@aspenproperties.ca	415,555	7,713	14,819	280	28	1984
470	Asia Pacific Centre	100 4 Ave SW	Dale Couprise/403-852-4448/dcouprie@bowriverleasing.com	92,500	16,000	9,336	49	10	1980
474	First Street Plaza	138 4 Ave SE	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	72,107	1,881	9,013	44	8	1981
475	First Tower	411 1 St SE	Warren Libert-Scott/403-456-2207/Warren.LibertScott@am.jll.com	709,977	12,745	26,000	350	28	1980/19
476	Harry Hays Building	220 4 Ave SE	Maple Leaf Property Mgmt/Anna Sarvis/403-532-6501/asarvis@mlpm.ca	463,452	120	64,584	298	8	1978
518	926	926 5 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	85,711	-	8,535	57	10	1982
523	Lavalin Centre	909 5 Ave SW	Avenue Commercial/Steven P Butt/403-802-6767/sbutt@avenuecommercial.ca	129,266	6,500	12,510	75	10	1979
525	Atrium I	839 5 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	110,616	10,940	14,239	84	8	1978
528	800 5th Ave	800 5 Ave SW	Lec Mroczek/403-705-3527/lmroczek@artisreit.com	257,134	-	13,850	141	23	1982
533	715 5 Avenue SW	715 5 Ave SW	Avison Young Real Estate Mgmt/Glenn Simpson/403-232-4329/glennsimpson@avisonyoung.com	399,563	7,517	12,600	391	32	1974
535	639 5 Avenue SW	639 5 Ave SW	Northam Realty Advisors/Carrie Zettel/(416)977-7151/czettel@northamrealty.com	281,851	8,268	12,000	87	25	1969/96
536	640 Fifth Avenue SW	640 5 Ave SW	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	250,275	3,806	17,702	102	16	1980/11
538	622 5th	622 5 Ave SW	Mark Biglow/403-770-3071/mark@jrmercantile.com	42,760	-	8,264	30	5	1980
543	Fifth and Fifth	605 5 Ave SW	GWL Realty Advisors/Andrew Baird/403-777-4294/andrew.baird@gwlra.com	470,306	18,992	15,327	244	34	1980
545	Five Ten Fifth	510 5 St SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	109,145	6,578	6,410	27	18	1981
546	Aquitaine Tower	540 5 Ave SW	Real Properties/Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	246,752	-	13,500	88	20	1968
548	520 5 Avenue SW	520 5 Ave SW	Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	192,949	8,904	8,058	53	26	1982
551	441 5 Avenue SW	441 5 Ave SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	64,171	3,020	6,328	-	10	1973
552	444 5 Avenue SW	444 5 Ave SW	Aspen Properties/403-216-2660/APL@aspenproperties.ca	172,250	5,337	8,360	6	23	1972
553	505 3 Street SW	505 3 St SW	Shannon Potter/403-266-1695/spotter@morguard.com	142,141	-	8,250	48	18	1979
554	Roslyn Building	400 5 Ave SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	132,323	21,232	13,886	33	10	1966
555	333 Fifth Avenue	333 5 Ave SW	Real Properties/Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	241,457	24,551	15,600	115	17	1978
558	Calgary Place I	330 5 Ave SW	Choice Properties REIT/Geoff Christie/403-235-3443/Geoff.Christie@choicereit.ca	285,077	35,694	11,500	138	31	1968/06
560	Stock Exchange Tower	300 5 Ave SW	Andrew Baird/403-777-4294/andrew.baird@gwlra.com	386,872	17,914	13,500	112	32	1979
563	Bow Valley Square 3	255 5 Ave SW	Oxford Properties Group/Ryan Sirski/403-206-6482/rsirski@oxfordproperties.com	373,136	36,321	11,742	756	32	79/11/18
565	Bow Valley Square 2	205 5 Ave SW	Oxford Properties Group/Ryan Sirski/403-206-6482/rsirski@oxfordproperties.com	508,912	21,841	13,790	756	39	74/11/18
566	Fifth Avenue Place E Tower	425 1 St SW	Brookfield Properties/Dwight Jack/403-770-7200/	719,416	48,273	23,000	791	35	1981
568	TransCanada Tower	450 1 St SW	Trans-Canada Pipelines/Doug Slater/403-920-7922/michaelweicker@hrreit.ca	931,187	18,972	28,669	560	35	2001
569	Suncor Energy Centre E Tower	111 5 Ave SW	Brookfield Properties/Dwight Jack/403-770-7089/	585,662	24,462	22,000	849	32	1983
575	North-West Travellers Bldg	515 1 St SE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	26,040	-	5,393	-	4	1912/04
618	Place 9-6	940 6 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	157,860	-	14,351	138	11	1983
626	Atrium II	840 6 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	110,190	9,265	14,382	86	8	1979
629	AMEC Place	801 6 Ave SW	Real Properties/Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	409,460	16,365	15,900	256	28	1982
630	Place 800	800 6 Ave SW	Manulife/Kara Dusseldorp/403-264-4980/kara_dusseldorp@manulife.com	220,090	9,011	12,660	76	17	1978
632	736 SIXTH	736 6 Ave SW	Manulife/Kara Vander Herberg/403-264-4969/kara_vanderherberg@manulife.com	212,302	5,316	9,506	93	22	1981
634	700 Sixth Avenue	700 6 Ave SW	Real Properties/Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	224,990	10,694	11,000	34	22	1968
635	Britannia Building	703 6 Ave SW	Marika Chan/403-705-3518/mchan@artisreit.com	133,803	-	15,324	49	9	58/95/16
637	Alpine Building	635 6 Ave SW	M Lam, I Gillmor, JLL/403-456-2211/Mason.Lam@am.jll.com/Ian.Gillmor@am.jll.com	53,128	6,204	11,641	37	5	1962/98
639	Ford Tower	633 6 Ave SW	M Lam, I Gillmor, JLL/403-456-2211/Mason.Lam@am.jll.com/Ian.Gillmor@am.jll.com	144,919	1,390	8,080	51	20	1976
640	Bradie Building	630 6 Ave SW	Estancia Investments/Andrew Borle/403-750-2220/aborle@estancia.ca	92,430	-	7,110	68	15	1965/75
641	Calgary Court Centre N Tower	601 6 Ave SW	N/A	580,900	-	20,000	150	25	2007

## DOWNTOWN

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	Avg Fl Plate	Pkng Stalls	# OF FLOORS	BUILT/RENO
644	Petex Building	600 6 Ave SW	Barclay Street Real Estate/Allan Jones/403-290-0178/ajones@barclaystreet.com	122,189	7,302	12,000	25	11	1964
646	Calgary House	550 6 Ave SW	Manulife/Kara Vander Herberg/403-264-4969/kara_vanderherberg@manulife.com	169,736	7,005	14,909	69	11	1966
651	606 4 Street SW	606 4 St SW	Jenny Thiessen/403-270-2483/jthiessen@dream.ca	131,870	7,877	9,129	64	15	1969/97
654	404 6 Avenue	404 6 Ave SW	ICM Property Services/Greg Condon/403-256-5350/gcondon@icmgroup.ca	83,833	-	12,000	-	7	1970/17
656	Centrium Place	332 6 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	223,767	3,813	16,920	72	15	2007
659	Intact Place	311/321 6 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	464,757	25,313	13,757	189	18	1980
662	Bow Valley Square 4	250 6 Ave SW	Oxford Properties Group/Ryan Sirski/403-206-6482/rsirski@oxfordproperties.com	442,113	29,188	11,735	756	37	81/11/18
665	Brookfield Place Calgary	225 6 Ave SW	Brookfield Office Properties/Dwight Jack/403-770-7089/dwight.jack@brookfield.com	1,400,000	34,400	27,500	550	56	2017
666	Bow Valley Square 1	202 6 Ave SW	Oxford Properties Group/Ryan Sirski/403-206-6482/rsirski@oxfordproperties.com	143,553	8,736	9,662	756	17	72/11/18
667	Lougheed Building	604 1 St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	88,715	21,265	11,851	-	6	1911/06
669	Telephone Building	119 6 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	63,063	-	15,663	28	4	1911/05
670	Suncor Energy Ctr W Tower	150 6 Ave SW	Brookfield Properties/Dwight Jack/403-770-7089/	1,121,618	24,462	23,000	849	52	1983
671	Hanover Place	101 6 Ave SW	Avison Young Real Estate Mgmt/Eric Horne/403-232-4339/eric.horne@avisonyoung.com	242,676	4,537	10,280	53	25	1982
672	Oddfellows Building	100 6 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	33,874	-	6,774	-	3	1912/05
674	The Bow	500 Centre St SE	marjcone@hrreit.ca	2,000,000	20,000	36,000	1,358	59	2011
675	Andrew Davidson Building	133 6 Ave SE	Owner occupied	160,000	-	12,500	54	13	1976
709	1035 7th	1035 7 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	75,378	-	12,940	59	6	1979/02
710	Parallel Centre	1040 7 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	80,641	2,208	13,241	43	6	1979
711	1023 7 Avenue SW	1023 7 Ave SW	Jim Sekora/403-350-9696/jim@fceproperties.ca	21,500	700	4,300	13	5	1982
712	Plaza 1000	1000 7 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	160,033	2,420	16,453	244	10	2003
722	Northland Building	910 7 Ave SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	149,258	20,295	10,602	131	15	1982
724	Dominion Centre	665 8 St SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	98,992	5,692	9,437	49	11	1979
726	840 7th Avenue SW	840 7 Ave SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	286,074	22,758	14,447	224	21	1979/01
729	801 7th Avenue SW	801 7 Ave SW	Mitchell J Brody/403-206-2900/mbrody@century-west.com	615,000	17,000	18,000	343	37	82/00/15
731	Guinness House	727 7 Ave SW	Estancia Investments/Andrew Borle/403-750-2220/aborle@estancia.ca	128,511	9,069	10,900	92	15	1964
733	Elveden House	717 7 Ave SW	Estancia Investments/Andrew Borle/403-750-2220/aborle@estancia.ca	172,140	14,798	7,800	43	20	1961



STAYING TRUE TO CALGARY FOR 45 YEARS.

## DOWNTOWN

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno	
736	Sierra Place	706 7 Ave SW	Lec Mroczek/403-705-3527/lmroczek@artisreit.com	92,108	-	9,295	63	10	58/95/16	
737	Iveagh House	707 7 Ave SW	Estancia Investments/Andrew Borle/403-750-2220/aborle@estancia.ca	147,879	8,690	10,800	23	14	1962	
739	Encor Place	645 7 Ave SW	Cadillac Fairview /Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	359,024	970	12,380	109	29	1988	
742	Calgary Court Ctr S Tower	600 7 Ave SW		483,500	-	23,800	150	21	2007	
743	707 Fifth	707 5 St SW	Kara Dusseldorp/Manulife/403-264-4980/kara_dusseldorp@manulife.com	607,440	6,754	21,500	400	27	2017	
751	TD Canada Trust Tower	421 7 Ave SW	Cushman and Wakefield/Scott Haffner/403-441-4905/scott.haffner@cushwake.com	617,346	135,931	18,500	300	40	1991	
752	444 7 Avenue SW	444 7 Ave SW	Jenny Thiessen/403-270-2483/jthiessen@dream.ca	263,143	-	27,170	118	10	63/97/16	
755	Dome Tower	333 7 Ave SW	Cushman and Wakefield/Scott Haffner/403-441-4905/scott.haffner@cushwake.com	402,809	-	14,300	191	33	1977	
756	First Canadian Centre	350 7 Ave SW	GWL Realty Advisors/Andrew Baird/403-777-4294/andrew.baird@gwrla.com	519,764	-	13,000	192	41	1982	
759	700 2nd St. SW	700 2 St SW	Aly Lalani/403-270-2493/aly.lalani@colliers.com	603,340	87,798	14,829	84	42	1976	
772	Telus Sky	685 Centre St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		-	-	-	0	2017	
820	1000 8 Avenue SW	1000 8 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	41,930	4,318	8,500	36	5	1980	
823	8West	903 8 Ave SW	Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	138,442	9,138	14,688	43	10	2008	
824	U of C Downtown Campus	906 8 Ave SW		127,000	-	17,750	324	6	58/71/10	
825	Century Park Place	855 8 Ave SW	Justin Lanys/416-234-8444/jlanys@starlightinvest.com	75,675	5,294	7,523	43	11	1982	
827	Panarctic Plaza	815 8 Ave SW	Berezan Mgmt Alta/Alison Wallace/403-508-5016/AWallace@berezan.ca	151,716	4,491	12,330	134	13	1982	
829	Taylor Building	805 8 Ave SW	Rick Urbanczyk/Jones Lang LaSalle/403-456-5579/rick.urbanczyk@am.jll.com	84,797	9,550	9,135	-	9	1954	
831	First Alberta Place	777 8 Ave SW	Berezan Mgmt Alta/Alison Wallace/403-508-5016/AWallace@berezan.ca	311,145	10,858	14,489	50	23	1981	
832	Petro Fina	736 8 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	169,327	12,260	15,211	26	11	1959	
833	Western Canadian Place N	707 8 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	668,860	8,277	18,400	153	41	1983	
835	635 8th Avenue	635 8 Ave SW	Cadillac Fairview/Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	273,038	9,483	10,501	155	26	1983	
836	Western Union Building	640 8 Ave SW	Real Properties/Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	73,300	-	6,237	10	12	1964	
838	Strategic Centre	630 8 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca		53,228	9,075	7,604	-	7	1956/99
842	Barron Building	610 8 Ave SW	Laurel Edwards/403-770-2300/ledwards@strategicgroup.ca		130,834	18,881	11,894	55	11	1951
843	Plains Midstream Plaza	607 8 Ave SW	GWL, Lucas Beck, Nicci Fedorek/403-777-0410/lucas.beck@gwrla.com/nicci.fedorek@gwrla.com	242,364	15,224	20,372	76	13	2007	
845	Eighth Avenue Place W Tower	585 8 Ave SW	Cushman & Wakefield/Loy Sullivan/403-441-4941/loy.sullivan@cushwake.com	841,063	-	24,000	1,143	40	2014	
847	Eighth Avenue Place E Tower	525 8 Ave SW	Cushman & Wakefield/Loy Sullivan/403-441-4941/loy.sullivan@cushwake.com	1,094,446	26,210	24,000	1,143	49	2011	
848	Watermark Tower	530 8 Ave SW	GWL Realty Advisors/Andrew Baird/403-777-0410/andrew.baird@gwrla.com	412,278	27,130	14,431	291	27	1982	
849	Shaw Building	505 8 Ave SW	Gordon Realty/Kyle Gordon/403-830-7904/Kyle@gordoncommercialrealty.com	52,867	8,289	8,811	25	6	1955	
851	411	409 & 411 8 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca		47,823	1,185	11,271	-	4	1954
853	HSBC Building	407 8 Ave SW	Barclay Street Real Estate/Bill Falagaris/403-290-0178/bfalagaris@barclaystreet.com	97,888	3,600	9,858	-	10	1962/05	
855	Royal Bank Building	335 8 Ave SW	Brookfield Properties/Dwight Jack/403-770-7200/		335,000	-	12,400	1,169	24	1969
857	Bankers Hall West	888 3 St SW	Brookfield Properties/Dwight Jack/403-770-7200/		822,000	-	20,500	1,169	47	2000
858	Home Oil Tower	324 8 Ave SW	Cushman & Wakefield/Scott Haffner/403-441-4905/scott.haffner@cushwake.com	388,585	-	14,300	191	32	1977	
859	Bankers Hall East	855 2 St SW	Brookfield Properties/Dwight Jack/403-770-7200/		822,000	253,000	20,500	1,169	47	1989
860	Lancaster Building	304 8 Ave SW	Cushman & Wakefield/Scott Haffner/403-441-4905/scott.haffner@cushwake.com	76,402	47,280	8,300	-	10	1918	
861	National Bank	239 8 Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com		43,453	-	14,050	35	3	1996
867	Leeson & Lineham	209 8 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		32,731	5,176	5,020	4	6	1910/98
869	Alberta Block	805 1 St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		27,902	19,382	8,520	-	3	1900/08
871	Alberta Hotel Building	808 1 St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		47,569	30,244	11,000	-	4	1888/97
872	Molson's Bank Building	116 8 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	10,042	3,800	3,100	4	3	1912	
873	Young Block	129 8 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		8,408	5,336	-	2	3	2002
874	Ashdown Hardware Bldg	110 8 Ave SW	Triovest Realty Advisors /403-245-4447/		15,540	7,198	3,885	-	3	1891
876	Hudson's Block	102 8 Ave SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	23,602	-	11,600	-	2	1891/78	
878	Doll Block	116 8 Ave SE	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	4,911	1,561	1,650	-	3	1907	
883	Burns Building	237 8 Ave SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com		73,267	10,034	10,860	-	7	1912/91
932	Western Canadian Place S	700 9 Ave SW	B Richards/K Decaire/403-202-7375/bill.richards@quadreal.com/kyle.decaire@quadreal.com	429,700	8,633	15,120	-	31	1983	
955	Gulf Canada Square	401 9 Ave SW	GWL Realty Advisors/Andrew Baird/403-777-4294/andrew.baird@gwrla.com	1,075,058	73,346	48,000	56	20	1979	
960	Bankers Court	850 2 St SW	Brookfield Properties/Dwight Jack /403-770-7089/		255,000	9,000	21,800	179	15	2008
963	Penn West Plaza W Tower	215 9 Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com		394,061	4,444	21,400	215	20	2010
965	Penn West Plaza E Tower	207 9 Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com		242,263	13,229	26,440	146	10	2008
968	150 9 Avenue SW	150 9 Ave SW	Aspen Properties/Gabby Lamcombe/403-216-2660/APL@aspenproperties.ca	442,572	5,421	16,040	51	28	1981	
971	Tower Centre	131 9 Ave SW	Aspen Properties/Gabby Lamcombe/403-216-2660/APL@aspenproperties.ca	260,956	63,031	62,635	180	5	1969	
975	Palliser One	125 9 Ave SE	Aspen Properties/Gabby Lamcombe/403-216-2660/APL@aspenproperties.ca	395,070	7,230	16,400	300	27	1970/10	
979	Teck Place	205 9 Ave SE	Eric Horne/403-232-4339/eric.horne@avisionyoung.com	108,959	2,832	10,801	53	10	1969	



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## BELTLINE





MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
067	Centre 10	517 10 Ave SW	Cushman & Wakefield/Loy Sullivan/403-441-4941/loy.sullivan@cushwake.com	367,895	20,862	38,986	719	10	2014
077	MacCosham Place	215 10 Ave SW	Daniel Pearse & Assoc/Tim White/403-237-6564/daniel.pearse@hotmail.com	34,838	22,037	6,300	12	3	1912/09
082	Palliser Annex	112 10 Ave SE	Aspen Properties/Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	13,000	-	6,500	9	2	2010
083	MEG Place	1001 1 St SE	Avenue Commercial/Steven Butt/403-802-6767/sbutt@avenuecommercial.ca	49,500	-	16,500	62	3	1987
084	Palliser South	140 10 Ave SE	Aspen Properties/Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	300,474	5,303	17,596	200	18	2009
087	Brownstone	221 10 Ave SE	condominium office	45,000	-	15,000	69	3	2004
089	Demcor Building	239 10 Ave SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	25,458	-	6,900	106	3	1905
106	Winwood Place	1324 11 Ave SW	Avenue Commercial /Steven P Butt/403-802-6767/sbutt@avenuecommercial.ca	29,700	7,726	10,900	52	3	1980
117	Connaught Centre	1207 11 Ave SW	Gordon Realty/Kyle Gordon/403-215-7900/kyle@gordoncommercialrealty.com	81,480	9,925	12,065	126	7	1981
119	Stephenson Building	1177 11 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	61,804	807	9,093	107	7	1980
125	CCIS Building	1111 11 Ave SW	Barclay Street Real Estate/403-290-0178/	46,951	7,240	10,000	73	5	1979
129	Trico Building	1005 11 Ave SW	owner occupied//	18,417	7,200	-	38	2	1975
130	902 11 Avenue SW	902 11 Ave SW	Triovest Realty Advisors /Darcy Payne/403-209-3492/dpayne@triovest.com	42,631	-	14,210	81	3	1926/76
132	Corner Block	838 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	22,471	10,231	11,000	27	2	1930
134	Glenbow Building	822 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	25,063	16,011	4,255	27	3	1930

## BELTLINE

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
136	Sherwin Block	1060 7 St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	30,948	9,790	6,000	22	5	1923/05
138	Building Bloc	720/722/724 11 Ave SW	Dan Bowman/403-681-9334/dbowman@shaw.ca	36,700	16,500	4,000	21	3	2007
140	Atrium on 11th	625 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	34,296	18,407	12,650	52	3	1980/10
142	617 11 Avenue	617 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	9,000	6,000	3,000	0	2	1966
145	Sunrise Square	602 11 Ave SW	Colliers/Matt Lannon/403-571-8824/matt.lannon@colliers.com	58,443	8,857	14,200	94	4	1979
147	Roberts Block	605 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	51,173	29,207	17,383	6	3	1915/90
150	5/5	550 11 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	98,630	3,443	8,966	48	11	1983
151	524-11th Ave SW	524-11 Ave SW	Brendan Keen, Nick Preston/403-538-2514/brendan.keen@colliers.com, nick.preston@colliers.com	10,776	-	5,276	23	2	
152	Wheatsheaf Building	1015 4 St SW	Manulife Real Estate/Ben Oldfield/403-355-3002/ben.oldfield@manulife.com	136,017	6,173	10,000	80	12	1978
154	1108 4 Street SW	1108 4 St SW	Fred Clemens/Avison Young/403-232-4312/fred.clemens@avisonyoung.com	21,783	-	10,500	34	2	
158	396 11 Avenue	396 11 Ave SW	Avenue Commercial/Steven P Butt/403-802-6767/sbutt@avenuecommercial.ca	147,198	4,060	12,039	69	14	2008
159	333 11 Avenue SW	333 11 Ave SW	Aspen Properties/403-216-2660/APL@aspenproperties.ca	210,465	4,260	14,300	149	16	1981
160	Vintage Tower II	326 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	115,195	13,003	14,600	115	8	2003
161	Vintage Tower I	322 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	94,060	10,290	11,700	90	8	1929/99
162	The District at Beltline Bldg A	227 11 Ave SW	John Fisher//john.fisher@cbre.com	124,499	3,865	24,900	311	5	2002
164	224 11 Avenue SW	224 11 Ave SW		12,900	-	3,300	5	3	1909
165	The District at Beltline Bldg B	211 11 Ave SW	John Fisher//john.fisher@cbre.com	126,429	-	22,895	311	6	2007
168	11th Avenue Place	214 11th Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com	200,948	-	20,000	175	11	2015
169	Paramount	1011 1 St SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	53,252	8,076	10,650	27	5	1981
170	1110 Building	1110 1 St SW	JLL/R Urbanczyk, A Ramsay/403-456-5579/rick.urbanczyk@am.jll.com, adam.ramsay@am.jll.com	9,800	-	7,000	15	2	1970
172	Cleann Square	110 11 Ave SW	Tony Militano/403-770-1827/tmilitano@carboncopydigital.com	28,000	11,000	14,000	31	2	1960/09
173	Customs House	134 11 Ave SE	Triovest Realty Advisors /Darcy Payne/403-209-3492/dpayne@triovest.com	74,706	-	19,160	20	4	1912/06
176	Keynote Office Tower 1	1100 1st St SE	Triovest Realty Advisors ./Darcy Payne/403-209-3492/dpayne@triovest.com	283,597	42,600	21,000	370	14	2009
180	Keynote Res Tower 2 Commercial	225 11 Ave SE	Triovest Realty Advisors ./Darcy Payne/403-209-3492/dpayne@triovest.com	14,883	-	9,300	0	2	2010
181	Tourism Calgary	238 11 Ave SE	Todd Shannon/403-750-2351/todds@tourismcalgary.com	25,655	-	9,500	47	2	1950
183	Flamingo Block	229 11 Ave SE	Triovest Realty Advisors /Darcy Payne/403-209-3492/dpayne@triovest.com	15,108	-	5,035	17	3	1952/02
184	Louise Block	1018 Macleod Trail SE & 308 11 Ave SE	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	26,444	4,892	13,247	85	2	1910/00
185	Ribtor West	318 11 Ave SE	Kalen Morton/403-692-4635/kmorton@ronmor.ca	57,925	-	11,200	46	4	1912/04
186	Ribtor East	334 11 Ave SE	Kalen Morton/403-692-4635/kmorton@ronmor.ca	50,890	-	12,000	46	4	2008
188	Pilkington Building	402 11 Ave SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	53,588	-	12,374	42	4	1914/99
190	Biscuit Block	438 11 Ave SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	52,489	7,500	7,500	8	6	1910/14
192	Calgary Board of Education Bldg	1221 8 St SW	Allan Bietz/403-303-2478/abietz@bentallkennedy.com	218,667	6,616	12,000	345	11	2010
196	Dominion Place	906 12 Ave SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	139,370	18,168	12,636	195	9	1979
233	Petrowest	1210 8 St SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	37,402	3,842	9,351	63	4	1982
234	Epique House	640 12 Ave SW	Coldwell Banker/Darrell Kolbjornsrud/403-689-0782/dkolby@shaw.ca	33,958	-	10,200	9	4	1964/11
235	Foundation Building	628 12 Ave SW	Barclay Street/Dan Hermeson/403-290-0178/	39,827	-	8,650	71	5	1979
242	The Lorraine	620 12 Ave SW	Ryan Rutherford/403-698-8622/rrutherford@royop.com	25,159	-	6,000	5	4	1913/01
244	Parkside Place Condominium	602 12 Ave SW	Guardian Advisory Group/403-374-2546/info@guardianag.ca	68,000	3,033	7,809	100	9	1979/13
246	Citadel West	540 12 Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com	78,315	-	11,790	76	7	1967/06
250	1122 FOURTH	1122 4 St SW	Manulife Real Estate/Ben Oldfield/403-355-3002/Ben_Oldfield@manulife.com	175,071	2,269	10,528	111	13	1981
252	Lacey Court	344 12 Ave SW	Colliers - Matt Lannon/403-571-8824/matt.lannon@colliers.com	6,965	-	1,880	8	3	1970
258	Central Park Plaza	340 12 Ave SW	Jeff Juhala/604-688-9460/jjuhala@concertproperties.com	125,091	-	9,500	105	15	1981
260	The District at Beltline Bldg C	220 12 Ave SW	John Fisher//john.fisher@cbre.com	106,628	-	18,645	311	6	2008



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## BELTLINE

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	Avg Fl Plate	PKNG STALLS	# OF FLOORS	BUILT/RENO
262	TransAlta Place II	110 12 Ave SW	JLL/R Urbanczyk, A Ramsay/403-456-5579/rick.urbanczyk@am.jll.com, adam.ramsay@am.jll.com	189,000	-	20,688	306	6	1984
270	Formans Building	1202 1 St SW	Simone Skaff/403-252-1189/simone@formans.ca	10,472	4,702	2,778	0	3	1912
276	TransAlta Place I	110 12 Ave SW	JLL/R Urbanczyk, A Ramsay/403-456-5579/rick.urbanczyk@am.jll.com, adam.ramsay@am.jll.com	135,000	-	13,700	0	10	1965
277	The Kahanoff Centre	105 12 Ave SE	Brenda Baber/403-206-4844/admin@tkcca.org	208,000	481	20,000	126	12	1982/16
278	Macleod Square	1117 Macleod Tr SE	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovast.com	9,358	-	6,239	9	2	1969
281	Carl Safran Centre	930 13 Ave SW	Owner occupied	55,279	-	18,426	0	3	1905
284	Terex Place	1301 8 St SW	JR Mercantile/Mark Biglow/403-770-3071/mark@jrmercantile.com	22,429	4,930	5,840	39	3	1977
330	Barclay Square	1300 8 St SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	35,827	-	4,585	51	7	1967
334	Victoria Square	1212 1 St SE	A. Woessner Construction/Ralph Woessner/403-282-1428/	30,857	-	15,180	50	2	1978
335	Dorchester Square	1333 8 St SW	Gordon Realty/Kyle Gordon/403-215-7902/kyle@gordoncommercialrealty.com	101,359	7,233	9,990	139	11	1981
384	Mount Royal Place	1414 8 St SW	Aly Lalani/403-536-6544/aly.lalani@colliers.com	63,458	3,900	11,175	101	6	1979
434	Wesley Church	1315 7 St SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	28,269	-	14,135	0	0	1911/50
435	M-Tech Building	1401 1 St SE	M-Tech/Gideon Shoham/403-233-0740/gideon_shoham@hitachi-id.com	30,911	-	6,180	56	5	2004
440	Stampede Station I	1331 Macleod Tr SE	Lec Mroczek/403-705-3527/lmroczek@artisreit.com	161,672	13,464	18,461	314	9	2008
483	1451 - 14 Street SW	1451 14 St SW	Karen Hermeston/403-750-0809/karen.hermeston@cbre.com	10,746	-	2,650	8	4	1990
488	1520 Fourth Street	1520 4 St SW	BGIS/403-205-7437/Dorota.ciaciura@bgis.com	111,692	14,000	9,689	190	10	1974
507	Centre 15	1509 Centre St S	Chris Baradoy/403-705-3573/cbaradoy@artisreit.com	76,021	-	11,758	116	7	1982
559	Mount Royal Village West	1515 8 St SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	193,465	59,986	29,489	269	3	2018
579	Mount Royal Village (MRV)	1550 8th St SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	108,695	48,956	11,000	216	5	1977/15
634	Mount Royal Centre	850 16 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	10,552	3,387	3,471	11	2	1958
636	Mount Royal Village East	800-818 16 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	42,966	21,498	-	26	2	52/62/97
638	First Seventeen Place	1324 17 Ave SW	CBRE Limited/Stuart Watson/403-263-4444/stuart.watson@cbre.com	51,283	1,720	9,600	52	5	1981
640	1029 17th Avenue SW	1029 17 Ave SW	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	17,840	-	-	16	2	1988/15
706	Shelbourne Place II	1019 17 Ave SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	10,357	-	3,500	0	3	
723	Rockwood Square	1032 17 Ave SW	Cushman Wakefield/Brock Evans/403-261-1121/brock.evans@cushwake.com	22,546	4,109	6,045	31	4	1981
725	Shelbourne Place I	1013 17 Ave SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	22,380	7,970	9,357	22	2	r1989
726	Former H R Block Bldg	940 17 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	7,132	3,424	2,377	12	2	
727	High Street House	933 17 Ave SW	Steve Blas/403-253-6950/sblas@mdcra.ca	51,296	9,648	7,160	96	8	1979
730	Calhoun Block	930-932 17 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	9,908	7,669	2,477	11	3	
731	The Shoppes at the Devenish	908 17 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	40,274	18,000	12,300	64	4	1911/75
732	Mount Royal Block	815 17 Ave SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	44,723	24,131	24,119	146	2	2006
734	Centre 601	601 17 Ave SW	Brendan Keen & Nick Preston/403-538-2511/brendan.keen@colliers.com, nick.preston@colliers.com	21,017	18,009	9,004	44	2	1978
739	534	534 17 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	24,965	4,860	6,275	38	4	1976
749	Aurora Building	524 17 Ave SW	Avison Young (Canada) /403-262-3082/eric.demaere@avisonyoung.com	21,272	6,108	4,000	19	3	1958/09
754	The Courtyard	320 17 Ave SW		68,700	-	11,000	132	5	1979
758	Glenbow Annex	816 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	8,838					
762	Ellison Block	812 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	10,664			5,332		2



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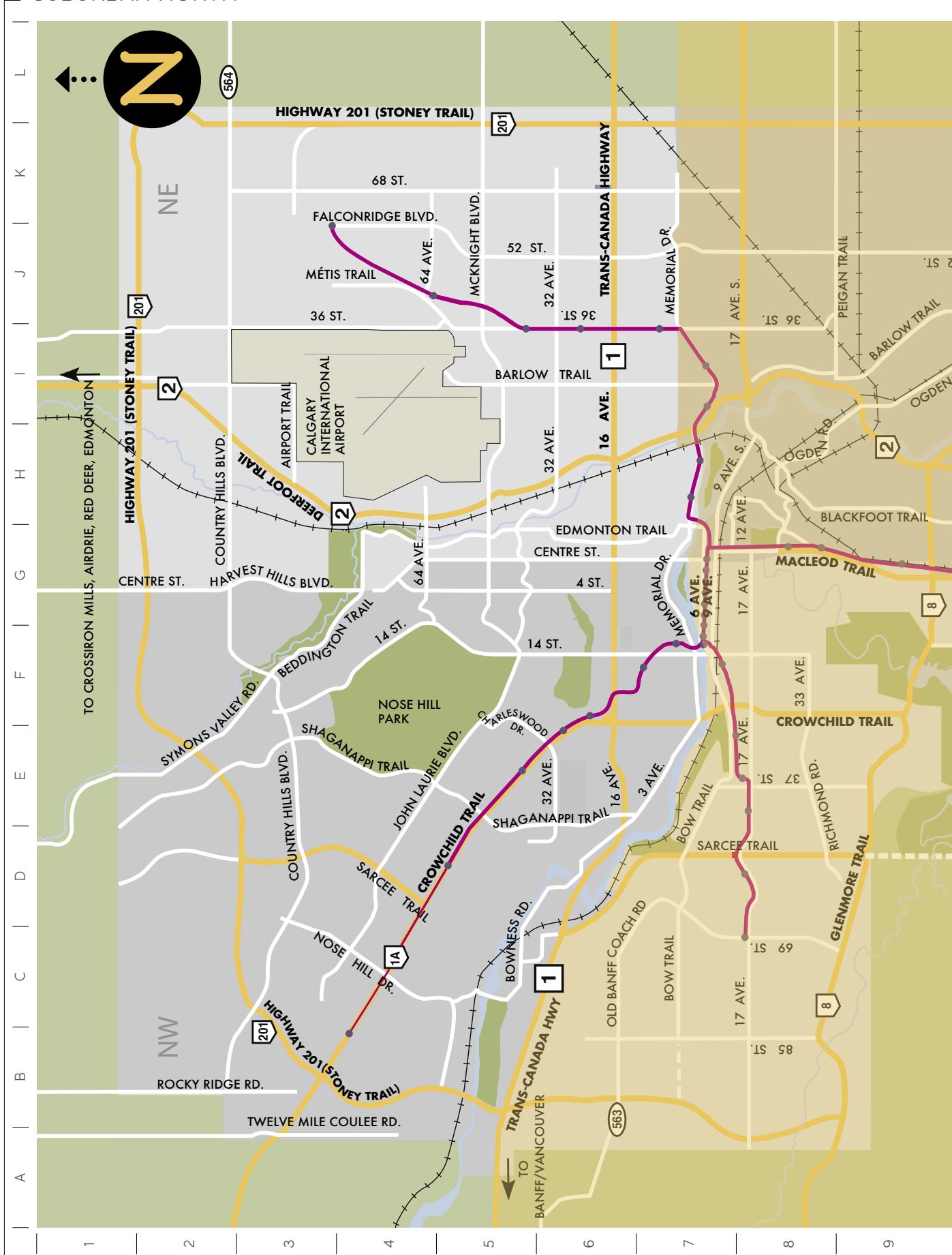


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## SUBURBAN NORTH



## SUBURBAN NORTH

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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
OT	OUT OF TOWN								
A3	Cochrane	125, 185 1 St E Cochrane	Morena Ianniello/Avison Young/587-293-3367/morena.ianniello@avisonyoung.com	15,771		4		1	1998
NE	NORTHEAST								
G7	Ctr 1000	1000 Centre St NE	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	55,537	9,214	915	91	6	1982
G7	Edmonton Trail	1319 Edmonton Tr NE	D Lees, A Ramsay/JLL/403-456-2204/david.lees@am.jll.com, adam.ramsay@am.jll.com	11,879	3,960	-	21	3	2017
G7	Meredith Block	611 Meredith Rd NE	Ryan Remington/403-255-7005/ryan@remingtoncorp.com	182,475	2,800	19,499	289	7	2016
H3	Harvest Hills Off Park I	5000, 333 96 Ave NE	Byron Guss/403-212-6384/bguss@qualico.com	71,038	24,000	-	281	3	2009
H3	Harvest Hills Off Park II	6000, 333 96 Ave NE	Byron Guss/403-212-6384/bguss@qualico.com	73,623	24,000	-	176	3	2016
H3	Harvest Hills Prof Ctr Phase I & II	160 & 178 96 Ave NE	Donna MacArthur/403-293-6027/vw@viewwest.net	28,339		13,697	98	2	2009/19
H4	7015 8 Street NE	7015 8 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	14,540	7,500	-	75	2	
H4	7019 8 Street NE	7019 8 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	14,540	7,500	-	75	2	
H4	7315 8th Street NE	7315 8 St NE	Shannon Potter/403-266-1695/spotter@morguard.com	19,390	9,695	-	-	2	2000
H4	Centre Eight Ten A	7777 10 St NE	Shannon Potter/403-266-1695/spotter@morguard.com	28,888	29,494	-	61	1	2000
H4	Centre Eight Ten C	7651-7665 10 St NE	Shannon Potter/403-266-1695/spotter@morguard.com	25,469	25,578	-	57	1	2000
H4	Deerfoot Atria N	6815 8 St NE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	162,587	56,500	-	585	3	1981
H4	Deerfoot Atria S	6715 8 St NE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	162,046	56,400	1,636	468	3	1980
H4	Deerport Ctr	7326 10 St NE	Shannon Potter/403-266-1695/spotter@morguard.com	48,683	15,860	-	37	3	1999
H4	Duncan Bldg	7575 8 St NE	Shannon Potter/403-266-1695/spotter@morguard.com	80,898	24,460	-	292	3	2001
H4	Harris Bldg	6732 8 St NE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	119,578	119,578	-	465	1	1982
H4	MegaSys Business Ctr	1111 & 1115 57 Ave NE	1111 Properties/403-295-0511/properties@megasys.com	53,000	12,000	-	135	3	2001/15
H4	Novotel Bldg	1120 68 Ave NE	Shannon Potter/403-266-1695/spotter@morguard.com	90,133	45,000	-	148	2	1997
H4	Sobeys West Inc	1020 64 Ave NE	owner occupied/778-328-1478/amanda.silvestre@sobeys.com	125,005	40,080	-	423	3	1982
H5	808	808 55 Ave NE	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	80,188	-	-	-	2	2008
H5	McCall Court 1, 2 & 3	4311 12 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	102,578	23,000	-	339	1	2008
H5	McCall Park Place A	1331 44 Ave NE	Andrew Borle/403-291-3199/aborle@estancia.ca	18,897	18,897	-	50	1	1974
H5	McCall Park Place B	1323 44 Ave NE	Andrew Borle/403-291-3199/aborle@estancia.ca	23,553	23,553	-	50	1	1975
H5	YYC Business Centre	1440 Aviation Park NE	Westcorp Property Mgmt/780-431-3300/commercialleasing@westcorp.net	41,416	-	-	83	2	2002
H6	2020 32 Avenue NE	2020 32 Ave NE	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	108,890	108,890	70,567	141	1	1981
H6	3000 15th Street NE	3000 15 St NE	Paul Marsden/403-571-8764/paul.marsden@colliers.com	54,000	-	-	176	2	1999
H6	3115 12th Street NE	3115 12 St NE	CBRE/Stuart Watson/403-750-0540/stuart.watson@cbre.com	74,055	21,279	-	170	4	1981
H6	3420 12th Street NE	3420 12 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	57,345	58,000	-	110	1	
H6	3440 12th Street NE	3440 12 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	57,337	58,000	-	75	1	
H6	Airways Bsns Plaza	1935 32 Ave NE	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	67,517	31,972	-	37	2	1986
H6	Deerfoot Court	1144 29 Ave NE	Sam Nathwani/403-750-0505/snathwani@strategicgroup.ca	75,138	13,601	-	177	3	1982
H6	Deerfoot Junction I & II	3215 & 3225 12 St NE	Donna MacArthur/403-293-6027/vw@viewwest.net	94,000	31,333	-	377	3	1981
H6	Deerfoot Junction III	1212 31 Ave NE	Donna MacArthur/403-293-6027/vw@viewwest.net	80,016	16,003	1,400	331	5	1981
H6	Hampshire Court	3015 12 St NE	Norcal/Hardy Nielsen, Ivan Stark/403-291-3010/hnielsen@norcalgroup.com	25,000	12,500	-	63	2	1981
H6	International Datasource Bldg	1223 31 Ave NE	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovest.com	36,000	12,000	-	60	3	2004
H6	PCL Bldg	2882 11 St NE	Wayne Henderson/403-250-4800/wahenderson@pcl.com	30,000	15,000	-	113	2	1981
H6	South Airways Bldg	3016 19 St NE	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	35,359	18,735	-	87	2	1979
H6	Zurich Court	1538 25 Ave NE	Avison Young/Stephen Goertz/403-232-4322/steven.goertz@avisonyoung.com	110,000	55,000	-	213	2	1981/99
H7	906 - 1 Avenue NE	906 - 1 Ave NE	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	17,038	-	1,000	11	2	
H7	Bridgeland Prof Bldg	1010 1 Ave NE	Concert Realty Services/Jeff Juhala/604-688-9460/jjuhala@concertproperties.com	29,293	10,000	6,000	49	3	1981



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## SUBURBAN NORTH

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H7	Bridges Place	736 1 Ave NE		13,700	-	-	25	2	
H7	Comtech	233 Mayland Pl NE	Cindy Halbauer/403-781-1330/cindy.halbauer@creb.ca	22,358	7,450	-	52	3	1985
H7	CREB Bldg	300 Manning Rd NE	Cindy Halbauer/403-781-1330/cindy.halbauer@creb.ca	55,544	15,870	-	202	3	2000
H7	Willowglen Bsns Park	4 Manning Close NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	22,094	11,047	-	1,121	2	1980
H7	Willowglen Bsns Park	809 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	31,447	10,482	-	1,121	3	1980
H7	Willowglen Bsns Park	802 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	11,082	11,082	-	1,121	1	1980
H7	Willowglen Bsns Park	8 Manning Close NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	34,807	11,602	-	1,121	3	1980
H7	Willowglen Bsns Park	801 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	35,751	11,917	-	1,121	3	1980
H7	Willowglen Bsns Park	803 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	31,450	10,483	-	1,121	3	1980
H7	Willowglen Bsns Park	805 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	23,674	11,837	-	1,121	2	1980
H7	Willowglen Bsns Park	811 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	23,788	11,894	-	1,121	2	1980
H7	Willowglen Bsns Park	807 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	23,996	11,998	-	1,121	2	1980
H7	Willowglen Bsns Park	12 Manning Close NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	31,279	10,426	-	1,121	3	1980
H7	Willowglen Bsns Park	808 Manning Rd NE	Stuart Watson/403-750-0540/Stuart.Watson@cbre.com	13,808	13,808	-	1,121	1	1980
I1	RockyView Bsns Park A	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	143,533	105,577	-	97	1	2013
I1	RockyView Bsns Park B	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	155,866	155,866	-	135	1	2014
I1	RockyView Bsns Park C	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	174,800	174,800	-	162	1	2015
I5	3880/3956 29 Street NE	3880 - 3956 29 St NE	JLL/Trent Peterson/403-456-5583/trent.peterson@am.jll.com	115,095	4,500	-	223	2	1984
I5	Gas Liquids 2	2735 39 Ave NE	Byron Guss/403-212-6384/bguss@qualico.com	58,912	19,000	-	174	3	1980/12
I5	Horizon Business Ctr I	2635 37 Ave NE	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	56,118	28,059	-	179	2	1981
I5	Horizon Business Ctr II	2611 37 Ave NE	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	23,113	23,113	2,182	84	1	1981
I5	Horizon West	2723 37 Ave NE	Concert Realty Services/Jeff Juhala/604-688-9460/jjuhala@concertproperties.com	52,562	26,281	-	112	2	1980
I5	Imperial Square Horizon	3500 25 St NE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	57,779	58,000	-	215	1	1982
I6	1935 27 Avenue	1935 27 Ave NE	Brian King/403-774-7111/management@norbergproperties.com	40,197	29,417	-	90	2	1980/14
I6	Airways Mall	2323 32 Ave NE	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	148,244	-	27,798	305	2	1978
I6	Crossroads Commercial Ctr	2333 18 Ave NE	Individual condo owners	25,000	30,000	10,000	118	2	1982/96
I6	Deerco Bldg	2915 21 St NE	Luke Mayer/403-648-0823/luke@cypressgroup.ca	43,542	21,771			2	1979
I6	Intrinsic Place	2891 Sunridge Way NE	Derrick Carleton/403-253-0600/dcarleton@riverparkproperties.ca	87,241	29,080	-	339	3	2001
I6	Mayfield Business Park	2520 23 St NE	Donna MacArthur/403-293-6027/vw@viewwest.net	42,178	42,178	9,600	160	1	1991
I6	Midwest 2	2588 27 St NE	Avison Young/Larry Gurtler/403-232-4326/blakee@midwestsurveys.com	38,454	20,000	-	64	2	2007
I6	Midwest Surveys Bldgs	2827 Sunridge Blvd NE	blakee@midwestsurveys.com	82,225	41,112	-	191	2	1998
I6	Stockman Ctr	2116 27 Ave NE	Humford Management/403-319-0490/dpoulin@humfordmgmt.com	62,638	22,656	-	159	3	1979
I6	Vista Heights Off Cmpx	1925 & 1933 18 Ave NE	Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	196,457	55,000	-	764	4	2008
I6	Windfire Bldg	2115 27 Ave NE	Barclay Street Real Estate/Ian Robertson/403-290-0178/irobertson@barclaystreet.com	46,637	24,950	-	113	2	1981
I7	Fifth Avenue Bldg	3016 5 Ave NE	Lindsay Sylhonyk/403-668-7205/lisyhonyk@epicinvestmentservices.com	69,753	17,440	-	137	3	1978
I7	Northgate Village Mall	495 36 St NE	Josh Katz/403-538-2704/jkatz@riocan.com	275,889	-	-	2,174	2	1980
I7	Telus House	3030 2 Ave SE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	112,123	32,000	-	492	3	1977
J5	2728 Hopewell Place	2728 Hopewell Pl NE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	128,554	-	-	-	1	2000
J5	Hopewell Corporate Ctr	2618 Hopewell Pl NE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	76,812	15,000	-	258	5	2007
J5	Westwinds Bsns Campus IV	3687 63 Ave NE	Ryan Remington/403-255-7003/ryan@remingtoncorp.com	62,500	47,500	-	131	2	2012
J5	Westwinds Bsns Pk Phase III	3687 63 Ave NE	Ryan Remington/403-255-7003/ryan@remingtoncorp.com	72,123	24,599	-	217	3	TBA
J6	Sunridge Prof Ctr	2675 36 St NE	Lindsay Hills/403-282-9838/lindsay.hills@nwreit.com	134,568	10,765	12,171	275	5	1985
J7	Marlborough Prof Bldg	310, 433 Marlborough Wy NE	Darren Anderson/403-207-6201/darren.anderson@cushwake.com	50,859	10,000	-	3,195	5	1977/02
K7	Centre Eight Ten B	7640-7686 8 Ave NE	Shannon Potter/403-266-1695/spotter@morguard.com	23,320	23,350	-	52	1	2000
<b>NW NORTHWEST</b>									
B3	Royal Vista Prof Ctr	15 Royal Vista Pl NW	403-452-7869/slarson-barabash@theprimegroup.ca, todd.dear@theprimegroup.ca	64,942	21,000	21,000	323	3	2013
B3	Royal Vista Prof Ctr II	4 Royal Vista Way NW	Prime Real Estate Group/403-452-7869/todd.dear@theprimegroup.ca	27,000	15,000	22,000	320	2	2019
C4	Crowchild Square	5403 Crowchild Tr NW	Ralph Woessner/403-282-1428/	56,721	20,940	25,429	228	2	1978
C4	Crowfoot 75	75 Crowfoot Rise NW	Sean Flathers/403-203-3000/sflathers@telsec.ca	54,000	18,537	-	60	3	2016
C4	Crowfoot Bsns Ctr	400 Crowfoot Cres NW	Nola DeCecco/780-945-4812/ndecco@melcor.ca	67,700	12,612	18,615	205	5	2002
C4	Crowfoot Village Prof Bldg	20 & 60 Crowfoot Cres NW	Lec Mroczeck/403-705-3527/lmroczeck@artisreit.com	18,301	9,233	-	24	2	1998
C4	Crowfoot West Bsns Ctr	600 Crowfoot Cres NW	Stuart Watson/403-750-0540/stuart.watson@cbre.com	124,887	36,000	16,482	407	4	2008
D5	CF Market Mall Prof Ctr	4935 40 Ave NW	Cadillac Fairview/Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	103,855	23,886	3,939	80	4	1971/98
D5	Varsity Estates Bsns Ctr	1700 Varsity Estates Dr NW	Randy Blasetti, Nick Lupi/403-286-1401/info@varsityestatesbusinesscentre.com	11,662	5,831	-	32	2	1978/09
D6	Northwest Ctr I	4500 16 Ave NW	Justin Lanys/416-234-8444/jlanys@starlightinvest.com	46,449	11,000	-	82	4	1981
D6	Northwest Ctr II	4520 16 Ave NW	Justin Lanys/416-234-8444/jlanys@starlightinvest.com	34,491	11,500	-	82	3	1981
E1	Sage Hill Common	455 Sage Valley Dr NW	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	240,000	-	-			2018/19
E5	Northland Prof Bldg	4600 Crowchild Tr NW	Matt Keenan/403-984-1938/mkeenan@primarisreit.com	52,344	9,500	-	115	5	1978
E5	One North Bsns Ctr	4503 Brisbois Dr NW	Randy Blasetti, Nick Lupi/587-387-8000/info@onenorthbusinesscentre.com	21,453		6,608	30	3	2019

## SUBURBAN NORTH

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
E5	Provident Prof Bldg	4616 Valiant Dr NW	Brian King/403-774-7111/management@norbergproperties.com	27,494	10,800	-	51	2	1974/13
E5	SMART Technologies	3636 Research Rd NW	N/A	204,000	68,000	-	-	3	2008
E5	University Research Ctr	3535 Research Rd NW	George Thomson/403-220-6001/gthomson@ucalgary.ca	236,506	47,524	-	449	5	1989
E6	Alastair Ross Technology Ctr	3553 31 St NW	Rick Urbancyzk/403-456-5579/rick.urbancyzk@am.jll.com	121,387	50,833	-	301	3	1989/00
E6	Foothills Prof Bldg	1620 29 St NW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	59,460	19,820	5,062	230	3	1978/11
F6	Capitol Hill Ctr	2004 14 St NW	Barclay Street Real Estate/Shirley Ganong/403-290-0178/sganong@barclaystreet.com	22,000	10,000	10,000	50	2	1985
F6	Lions Park	1503-1535 19 St NW	JLL/D Lees, A Ramsay/403-456-2204/david.lees@am.jll.com, adam.ramsay@am.jll.com	16,936	16,936	-	52	1	1991
F6	North Hill Ctr Off Tower Ph I	1490 14 Ave NW	Steve Martin/403-303-2439/smartin@bentallkennedy.com	150,000	25,000	-	-	6	2011
F6	North Hill Ctr Prof Bldg	1500 14 Ave NW	Steve Martin/403-303-2439/smartin@bentallkennedy.com	34,119	14,000	-	120	1	1960
F6	Northwest Prof Bldg	1640 16 Ave NW	Great West Inc/403-252-4411/greatwest@telus.net	40,000	8,000	5,000	32	5	1968
F6	One Six	1510 -1520 16 Ave NW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	17,525	-	-	-	0	1989
F7	119 14 Street NW	119 14 St NW		58,376	10,000	-	50	5	1980
F7	Campana Place	609 14 St NW	Christopher Baradoy/403-705-3527/cbaradoy@artisreit.com	49,498	10,000	-	112	5	1982
F7	Hillhurst Bldg	301 14 St NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	62,882	15,500	-	111	4	1975
F7	Kensington House	1167 Kensington Cres NW	Jenny Thiessen/403-270-2483/jthiessen@dream.ca	77,679	19,606	8,677	130	5	1982
F7	Kensington Place	1240 Kensington Rd NW	Andrew Borle/403-269-4381/aborle@estancia.ca	48,500	15,500	5,919	88	4	1981
F7	Kensington Prof Ctr	1228 Kensington Rd NW	Andrew Borle/403-269-4381/aborle@estancia.ca	47,500	10,600	9,000	77	4	1981
F7	Kensington Terrace	1220 Kensington Rd NW	Laurel Edwards/403-234-1951/ledwards@strategicgroup.ca	18,577	8,000	4,784	33	3	1975
F7	Melcor Bldg	1422 Kensington Rd NW	Nola DeCecco/780-945-4812/ndecco@melcor.ca	24,050	7,900	5,984	41	3	1980
F7	Riley Park Village	1402 8 Ave NW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	74,952	22,943	671	257	3	1956/92
G3	200 Country Hills Ldg	200 Country Hills Ldg NW	Condo office block	18,000	9,000	-	16	2	2004
G3	Bisma Centre	110 Country Hills Ldg NW	Robert Wiedman, Jeremy Wiedman/780-488-0288/commercial@mhangroup.ca	27,496	11,753	-	60	2	2003
G3	Stepper Centre	120 Country Hills Ldg NW		27,907	-	-	57	2	
G6	Braithwaite Boyle Ctr	1701 Centre St NW	Katie Sapieha/403-750-0529/katie.sapieha@cbre.com	54,905	9,211	-	72	6	1982
G6	Ctr Eleven	1121 Centre St NW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	63,334	12,884	6,039	97	5	1981
G6	Fabmar Bldg	2028 10 St NW	Adrian Fabro/403-282-9623/	10,898	5,441	-	21	2	1979
G6	Hill Park Plaza	2411 4 St NW	Andrew Borle/403-291-3199/aborle@estancia.ca	41,562	20,770	4,924	141	2	1966
G7	Ctr 1110	1110 Centre St NE	Berezan Management (Alta) / Alison Wallace/403-508-5016/AWallace@berezan.ca	59,182	10,000	-	98	5	1981

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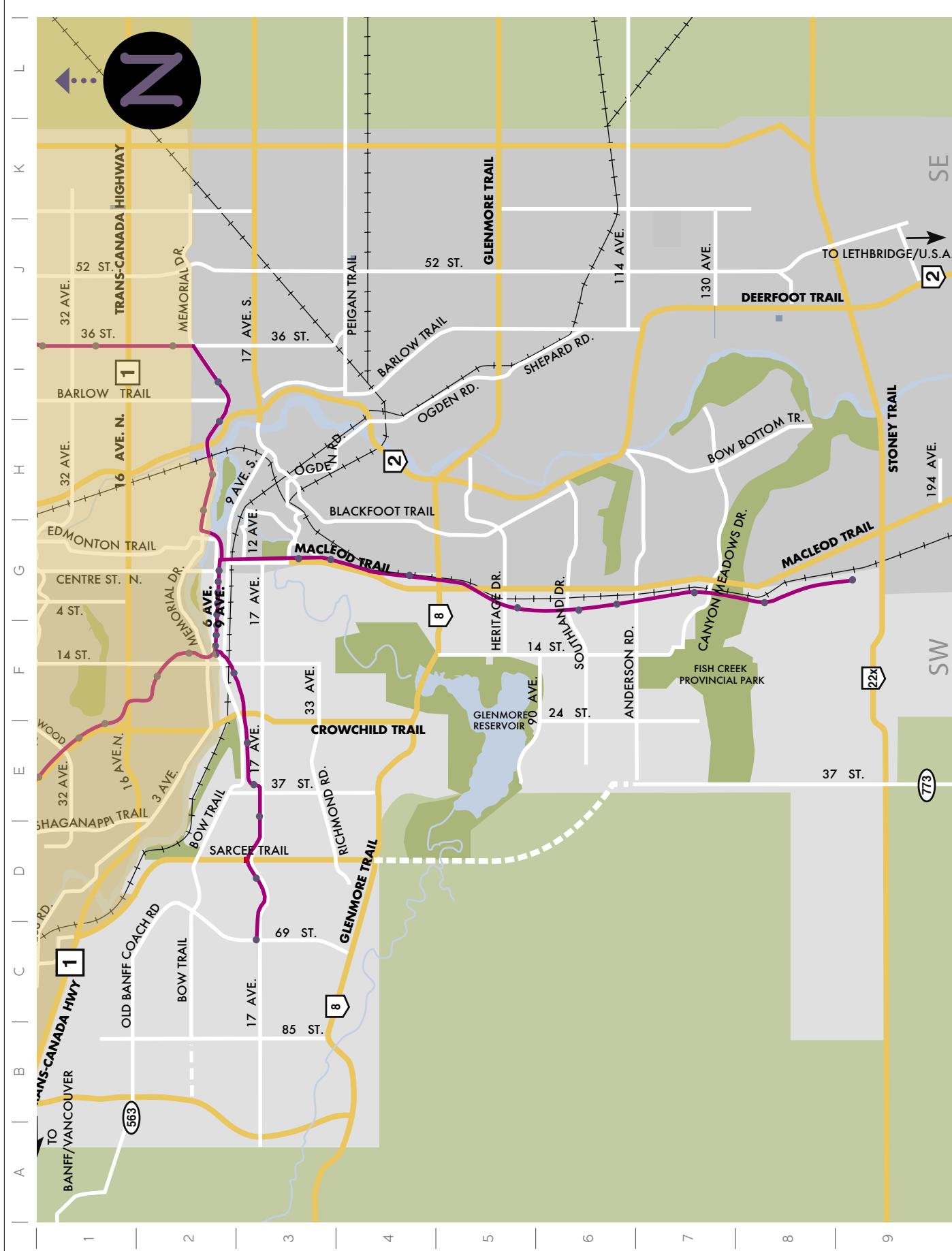
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## SUBURBAN SOUTH



## SUBURBAN SOUTH

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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# Of Floors	Built/Reno
<b>OT OUT OF TOWN</b>									
L3	Chestermere Health Ctr	288 Kinniburg Blvd, Chestermere	Todd Dear/403-452-7869/todd.dear@theprimegroup.ca	21,384	20,000	21,384	171	1	2014
<b>SE SOUTHEAST</b>									
F3	LocalMotive Crossing	1240 20 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	43,561	-	11,783	75	3	1905/07
G3	Highfield Four	916 42 Ave SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	33,200	-	33,200	98	2	2008
G3	Mountain View Bsns Campus 100	3600 4 St SE	K Sapieha, S Watson//Katie.sapieha@avisonyoung.com, Stuart.watson@avison.com	12,270	-	12,270	54	1	2010
G3	Mountain View Bsns Campus 200200, 4000 4 St SE	K Sapieha, S Watson//Katie.sapieha@avisonyoung.com, Stuart.watson@avison.com	38,933	-	19,467	136	2	2008	
G3	Mountain View Bsns Campus 300300, 4000 4 St SE	K Sapieha, S Watson//Katie.sapieha@avisonyoung.com, Stuart.watson@avison.com	68,865	-	22,955	151	3	2011	
G4	5757 4th	5757 4 St SE	Lori Suba/403-777-2712/luba@pbaland.com	11,739	-	11,739	40	1	2018
G4	Centron Corner 1	221 62 Ave SE	S Goertz, A Sorensen//Steven.goertz@avisonyoung.com, Anna.sorensen@avisonyoung.com	7,684	-	7,684	21	1	1965/97
G4	Centron Corner 2	253 62 Ave SE	S Goertz, A Sorensen//Steven.goertz@avisonyoung.com, Anna.sorensen@avisonyoung.com	8,180	-	8,180	23	1	1997
G4	Centron Corner 3	6223 2 St SE	S Goertz, A Sorensen//Steven.goertz@avisonyoung.com, Anna.sorensen@avisonyoung.com	30,451	-	30,451	79	1	1965/97
G4	Centron Corner 4	6227 2 St SE	S Goertz, A Sorensen//Steven.goertz@avisonyoung.com, Anna.sorensen@avisonyoung.com	13,736	-	13,736	40	1	1997
G4	Manchester Building	339 50 Ave SE	CBRE Limited/Karen Hermeston/403-263-4444/karen.hermeston@cbre.com	43,277	-	21,210	49	2	1954
G4	Manchester Secondary	5151 3 St SE	CBRE Limited/Stuart Watson/403-263-4444/stuart.watson@cbre.com	21,600	-	21,600	37	1	1972
G4	Northern Property Bldg	6131 6 St SE	Hughie Graham/(867)873-4085/hgraham@npreat.com	33,706	-	16,853	91	2	1978
G4	Phillips Park A&B	6120/6060 2 St SE	Lori Suba/403-777-2712/luba@pbaland.com	175,161	-	87,580	267	2	1979
G4	Phillips Park D&C	6115/6215 3 St SE	Lori Suba/403-777-2712/luba@pbaland.com	84,448	-	42,224	267	1	1979
G4	Phillips Square - A	5980 Centre St SE	Lori Suba/403-777-2712/luba@pbaland.com	12,550	-	12,550	166	1	1998
G4	Phillips Square - B	5960 Centre St S	Lori Suba/403-777-2712/luba@pbaland.com	18,835	-	18,835	166	1	1998
G4	Phillips Square - C	5970 Centre St S	Lori Suba/403-777-2712/luba@pbaland.com	27,014	-	13,507	166	1	1998
G4	Ronmor Business Centre I	808 42 Ave SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	26,475	-	26,400	68	1	2007
G5	Centre 7500 A	7500 Macleod Tr SE	Barclay Street Real Estate/Shirley Ganong/403-290-0178/sganong@barclaystreet.com	22,151	-	11,000	43	2	1968
G5	Centre 7500 B	7500 Macleod Tr SE	Barclay Street Real Estate/403-290-0178/sganong@barclaystreet.com	17,648	-	17,648	43	1	1968
G5	Fairmount Shopping Plaza	9919 Fairmount Dr SE	First Capital Realty/Kelly Frank/604-242-9046/Kelly.Frank@fcr.ca	57,790	-	30,000	164	2	1979/08
G5	Fisher Park Office I	6940 Fisher St SE	Stuart Watson, CBRE/403-750-0540/stuart.watson@cbre.com	58,715	-	58,715	293	1	1970
G5	Fisher Park Office II	6712 Fisher St SE	Stuart Watson, CBRE/403-750-0540/stuart.watson@cbre.com	61,020	-	61,020	188	1	1974
G5	Fisher Park Office III	7330 Fisher St SE	Stuart Watson, CBRE/403-750-0540/stuart.watson@cbre.com	60,954	-	60,954	218	1	1977
G5	Fisher Park Office IV	7220 Fisher St SE	Stuart Watson, CBRE/403-750-0540/stuart.watson@cbre.com	64,394	-	64,394	242	1	1976
G5	Heritage Professional Bldg	8180 Macleod Tr SE	Bernie St Pierre/403-259-3972/bstipse@anthemproperties.com	43,644	1,429	10,911	688	4	1974
G5	Heritage Square	8500 Macleod Tr SE	Christopher Baradoy/403-705-3573/cbaradoy@artsireit.com	312,458	1	62,000	851	5	1981
G5	Kingsway Building	7101 5 St SE	Western Securities/403-263-6940/reception@westernsecurities.com	28,000	-	10,000	175	3	1999
G6	Willow Park Centre	10325 Bonaventure Dr SE	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	77,898	22,517	19,644	207	4	1978
G7	Agrium Place	13131 Lake Fraser Dr SE	N/A/Graham.Canvin@nutrien.com	140,000	-	35,000	220	4	1999
G8	Atrium VI	295 Midpark Way SE	Bruce Ferguson/403-254-6440/brooke.ferguson@lansdowne.ca	23,090	-	5,000	140	3	1982
G8	Atrium VII	340 Midpark Way SE	Ken Dixon/403-253-6950/KDixon@epiccreativelpartners.com	101,961	-	36,077	372	3	1981
G8	Health Plus Building	290 Midpark Way SE	May Sprague/888-688-0608/msprague@canreal.com	31,493	2,706	12,270	197	3	1982
G8	Mariner Place	279 Midpark Way SE	Brian Carlin/403-256-3888/	34,344	-	14,000	80	2	1981
G8	Midnapore Prof Bldg	239 Midpark Way SE	Cushman Wakefield/David Walsh/403-261-1137/	22,437	-	11,219	75	2	1980
G8	Midpark Building	280 Midpark Way SE	ICM Realty Group/Donna MacArthur/403-256-5350/dmacarthur@icmgroup.ca	31,207	-	16,603	105	2	1981/15
G8	Midpark Centre	259 Midpark Way SE	Brian Carlin/403-256-3888/	47,288	-	15,685	91	3	1981
G8	Midpark Court	251 Midpark Blvd SE	Dean Burnett/403-253-2666/	28,149	-	15,107	62	2	1981
G9	51 Sunpark Drive SE	51 Sunpark Dr SE	Ken Acheson/403-215-0380/ken.acheson@kennington.ca	27,299	-	9,033	92	3	2005
G9	South Calgary Health Ctr	31 Sunpark Plaza SE	Occupied by AHS and Alberta Energy Regulator	124,692	2	41,554	452	3	2005
G9	Sundance 1000	1000, 15 Sunpark Plaza SE	Laurel Edwards/403-770-2300/ledwards@strategicgroup.ca	175,297	-	43,640	594	4	2002
G9	Sundance 6000	6000, 15 Sunpark Pz SE	Laurel Edwards/403-770-2300/ledwards@strategicgroup.ca	32,260	10,212	10,753	103	3	2004
G9	Sundance Place	23 Sunpark Dr SE	Laurel Edwards/403-770-2300/ledwards@strategicgroup.ca	179,075	-	44,769	496	4	2001
G9	Sunpark Plaza	60 Sunpark Plaza SE	Laurel Edwards/403-770-2300/ledwards@strategicgroup.ca	60,023	-	15,006	142	4	2002
G9	Sunpark Plaza	40 Sunpark Plaza SE	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	67,470	4,033	21,982	191	3	2005
H2	221 - 18 Street SE	221 18 St SE	Bruce Campbell/403-681-0733/rbc@telusplanet.net	47,206	-	15,735	135	3	1981
H3	8th Street Business Ctr	3603 8 St SE	Jamie Coulter/403-984-9812/jcoulter@adventcommercial.com	83,449	-	83,449	112	1	1958/08
H3	West Canadian Bldg	1601 9 Ave SE	Glen Simpson/403-232-4329/gsimpson@ay-ab.com	56,000	26,000	10,000	87	4	2008
H3	Woodstone Building	1207 13 St SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	32,738	-	-	20	2	1916/09
H4	1035 - 64th Avenue SE	1035 64 Ave SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	65,509	-	32,800	262	2	1977
H4	1135 - 64th Avenue SE	1135 64 Ave SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	43,295	-	21,648	0	2	
H4	4027 - 7th Street SE	4027 7 St SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	37,953	4,030	37,953	40	1	1955
H4	5925 - 12 Street SE	5925 12 St SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	88,518	-	44,259	94	2	1979
H4	6025 - 12 Street SE	6025 12 St SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	89,840	-	44,920	115	2	1978
H4	6325 - 12th Street SE	6325 12 St SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	43,914	-	-	0	1	
H4	Airstate Centre	1200 59 Ave SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	113,585	-	36,756	438	3	2009
H4	EHS Partnerships Bldg	4303 11 St SE	Paul MacKinnon/403-243-0700	12,000	-	12,000	48	1	1977

## SUBURBAN SOUTH

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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
H4	Riverview	1210 58 Ave SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	14,950	-	14,950	70	1	1973/03
H4	Riverview Atrium I	1209 59 Ave SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	61,418	-	29,212	172	2	1980
H4	Riverview Atrium II	6025 11 St SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	95,171	-	32,130	282	3	1998
H4	Ronmor Business Centre II	4242 7 St SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	28,817	3,450	14,400	147	2	2007
H4	Ronmor Business Centre III	4129 8 St SE	Ryan Darragh/403-692-4525/rdarragh@ronmor.ca	50,111	-	50,000	128	1	2007
H4	Vintage Park - B	855 42 Ave SE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	33,718	-	16,859	83	2	2000
H4	Vintage Park - C	885 42 Ave SE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	33,819	-	16,910	82	2	2000
H5	7180 - 11 Street	7180 11 St SE	Derrick Carleton/403-253-0600/dcarleton@riverparkproperties.ca	25,369	-	11,000	81	2	1986
H5	7260 - 12 St SE	7260 12 St SE	Jim Courtney/403-869-8525/jcourtney@naiadvent.com	85,121	-	50,716	186	2	1998
H5	Glender Junction	30 Glender Circle SE	Ryan Remington/403-255-7003/ryan@remingtoncorp.com	20,258	-	10,000	245	2	1998
H5	Railway Corporate Ctr A	6807 Railway St SE	Avison Young/Paul McKay/403-629-2496/paul.Mckay@avisonyoung.com	75,767	-	25,255	49	3	2007
H5	Railway Corporate Ctr B	6835 Railway St SE	Avison Young/Paul McKay/403-629-2496/paul.Mckay@avisonyoung.com	59,314	-	19,771	37	3	2007
I2	2936 Radcliffe Drive SE	2936 Radcliffe Dr SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	13,101	-	13,101	46	1	1980
I2	575 - 28 Street SE	575 28 St SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	18,972	-	18,972	21	1	1981
I2	Radisson Centre	525 28 St SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	72,176	-	22,870	157	3	1981
I4	Rangewinds - Lafarge	2213 50 Ave SE	Ryan Remington/403-255-7006/ryan@remingtoncorp.com	31,770	-	15,000	129	2	2016
I5	109 Quarry Park	109 Quarry Park Blvd SE	Allan Bietz/403-303-2434/abietz@bentallkennedy.com	86,474	4	29,000	352	3	2009
I5	205 Quarry Park	205 Quarry Park Blvd SE	Ken Dixon/403-253-6950/kdixon@epicinvestmentservices.com	364,459	-	89,005	1765	4	2008
I5	Glenmore Commerce Crt	2880 Glenmore Tr SE	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	60,315	1,885	28,978	96	2	1974
I5	Quarry Central	115 Quarry Park Rd SE	Shannon Potter/403-266-1695/spotter@morguard.com	168,826	-	57,000	500	3	2012
I5	Quarry Crossing A	48 Quarry Park Blvd SE	Ryan Remington/403-255-7003/ryan@remingtoncorp.com	160,603	-	33,400	454	5	2015
I5	Quarry Crossing B	28 Quarry Park Blvd SE	Ryan Remington/403-255-7004/ryan@remingtoncorp.com	161,926	-	33,400	473	5	2015
I5	Quarry Park Blvd Ctr	110 Quarry Park Blvd SE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	103,206	-	34,000	374	3	2010
I5	Quarry Pk N Campus C	140 Quarry Park Blvd SE	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlra.com	103,021	-	34,000	272	3	2008
I5	Quarry Pk N Campus B	160 Quarry Park Blvd SE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	59,969	-	20,953	180	3	2009
I5	Quarry Park West	200 Quarry Park Blvd SE	Ryan Remington/403-255-7003/ryan@remingtoncorp.com	94,599	-	30,000	270	3	2009
I5	Riverbend Atrium	200 Rivercrest Dr SE	Alexi Olcheski/403-232-4332/alex.Olcheski@avisonyoung.com	88,157	-	44,078	287	2	1981
I6	Quarry Park Child Care	10702 18 St SE	Ryan Remington/403-255-7007/ryan@remingtoncorp.com	36,000	-	18,000	92	2	2016
I7	2912 Memorial Drive SE	2912 Memorial Dr SE	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	68,838	-	23,220	187	3	1979
I9	Cranston Market	356 Cranston Rd SE	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	84,032	75,629	4,200	436	0	2009
J3	Clayburn Centre	1830 52 St SE	Bruce Ferguson/403-254-6440/bruce.ferguson@lansdowne.ca	72,495	54,278	35,190	170	2	1975
J7	Shepard Industrial - A	12686 48 St SE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	32,452	-	2,400	100	2	2009
J7	Shepard Industrial - B	4948 126 Ave SE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	32,370	-	2,300	40	2	2006
J7	Shepard Industrial - C	100, 5126 126 Ave SE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	17,941	-	2,900	115	2	2009
J7	Shepard Industrial - D	200,5126 126 Ave SE	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	32,430	-	2,800	30	2	2009
J8	McKenzie Towne Ctr	20-48 McKenzie Towne Ave SE	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	230,843	-	3,600	530	0	1998/16
J9	Seton Professional Ctr	3815 & 3883 Front St SE	Donna MacArthur/403-293-6027/vw@viewwest.net	94,000	-	16,000	370	3	2016



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## SUBURBAN SOUTH

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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	Retail Area	Avg Fl Plate	Pkng Stalls	# of Floors	Built/Reno
<b>SW SOUTHWEST</b>									
B2	West 85th Phase I	8561 8A Ave SW	Bri-Mor Developments/403-250-5650	66,606	20,482	20,000	81	3	2013
B2	West 85th Phase II	8560 8A Ave SW	Bri-Mor Developments/403-250-5650	41,179	-	-	0	0	2016
B3	Aspen Landing 1	366 Aspen Glen Ldg SW	West Peaks Real Estate/Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	22,920	13,056	-	900	2	2009
B3	Aspen Landing 2	339 Aspen Glen Ldg SW	West Peaks Real Estate/Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	23,247	11,635	-	900	2	2009
B3	Aspen Landing 3	333 Aspen Glen Ldg SW	West Peaks Real Estate/Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	29,199	15,460	-	900	2	2009
D3	Glenbrook Plaza	3715 51 St SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	56,333	36,349	24,000	250	2	1980/15
D3	London Place West	5255 Richmond Pl SW	First Capital Realty/Matt Gratton/604-242-9046/matt.gratton@fcr.ca	157,000	68,419	76,381	328	1	1987/13
D3	Richmond Square	3915 51 St SW	First Capital Realty/Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	99,643	80,126	101,721	342	1	1985
E3	Corus Centre	3320 17 Ave SW	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	52,000	15,221	17,333	110	3	2015
E3	Westbrook Prof Bldg	1630 37 St SW	Darren Anderson/403-207-6201/darren.anderson@cushwake.com	50,999	25,500	25,500	200	2	1974
E4	Lincoln Park Centre	37 Richard Way SW	Nicci Fedorek/403-777-0664/nicci.fedorek@gwrla.com	36,769	-	12,300	119	3	2000
E4	Lincoln Park Office Ctr	5 Richard Way SW	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	47,806	-	15,935	135	3	2008
E4	Westmount 4820	4820 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	157,066	-	26,000	320	6	2013
E4	Westmount 4838	4838 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	197,525	-	26,903	269	8	2009
E4	Westmount 4906	4906 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	61,138	-	20,380	183	3	2010
E4	Westmount 4954	4954 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	80,380	-	21,600	245	4	2006
E4	Westmount 5010	5010 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	33,529	3,000	11,000	123	3	2013
F3	1124	1112 & 1124 17 Ave SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	8,435	6,567	4,791	15	2	1964
F3	The Odeon	2040 33 Ave SW	Kalen Morton/403-692-4635/kmorton@ronmor.ca	46,188	10,756	12,000	98	4	2017
F3	The Shoppes of Marda Loop	2031 33 Ave SW	Kalen Morton/403-692-4635/kmorton@ronmor.ca	40,276	22,000	20,138	107	2	2009
F4	Garrison Corner	3425 22 St SW	Kalen Morton/403-692-4635/kmorton@ronmor.ca	40,124	6	13,300	79	3	2015
F5	Glenmore Landing	1600 90 Ave SW	Josh Katz/403-538-2704/jkatz@riocan.com	147,234	116,227	-	0	2	1980/14
F8	Canyon Meadows Shoppg Ctr	11625 Elbow Dr SW	B Keen, N Preston/403-538-2512/brendan.keen@colliers.com, nick.preston@colliers.com	75,228	37,614	37,614	310	2	1979
G3	1800	1800 4 St SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	34,144	13,052	6,208	207	16	1977
G3	2020	2004 4 St SW	Ellisa Asaria/403-770-2300/easaria@strategicgroup.ca	136,201	20,000	-	299	6	2013
G3	Academy Building	1812 4 St SW	Chris Chan/403-228-3838/cchan@wciltd.ca	42,743	7,121	5,581	12	6	1962
G3	Addison House	501 18 Ave SW	Chris Chan/403-228-3838/cchan@wciltd.ca	42,554	12,050	5,000	124	6	1962
G3	Alberta Prof Bldg	320 23 Ave SW	Colliers/Matt Lannon/403-266-5544/Matt.Lannon@colliers.com	34,715	-	8,680	73	4	1970/07
G3	Holy Cross	2310 2 St SW	Bow River Management/Dale Couprise/403-852-4448/dcouprie@bowriverleasing.com	371,481	-	-	488	0	1928/67
G3	Mission Centre	2303 4 St SW	Sam Nathwani/403-770-2300/snathwani@strategicgroup.ca	80,075	17,673	7,546	199	11	1974/05
G3	Mission Commercial Ctr	333 24 Ave SW	Allan Sherlock/403-243-4446/sri@securerealtyinc.com	53,307	20,000	21,000	88	3	2003
G3	Mission Square	2424 4 St SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisionyoung.com	103,000	7,415	7,262	160	10	1978
G3	Rideau Medical & Dental Bldg	1711 4 St SW	Chris Chan/403-228-3838/cchan@wciltd.ca	35,604	6,228	7,275	27	4	1968
G3	Ronmor Block	2115 4 St SW	Kalen Morton/403-692-4635/kmorton@ronmor.ca	17,679			16	2	
G4	5800 - 2nd Street SW	5800 2 St SW	Tyler Realty/Doug C Debnam/403-253-0333/doug@tylerrealty.com	12,772	-	6,350	16	2	1978
G4	5824 - 2nd Street SW	5824 2 St SW	Colliers - Matt Lannon/403-571-8824/matt.lannon@colliers.com	20,430	3,123	7,000	30	3	1979
G4	6020 Business Park	6020 1A St SW	Kalen Morton/403-692-4525/kmorton@ronmor.ca	40,334	-	40,334	161	1	1992
G4	Atrium Square	4014 Macleod Tr S	Shane Olin/403-313-5305/mzaharichuk@blackstonecommercial.com	48,847	5,500	15,000	45	3	1992
G4	Britannia Crossing	5119 Elbow Dr SW	Angela Hill/403-209-5555/ah@opuscorp.ca	66,662	12,766	13,332	102	5	2014
G4	Chinook Prof Bldg	6455 Macleod Tr SW	Cadillac Fairview/Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	44,273	-	8,533	22	5	1965
G4	Macleod 5918	5918 3 St SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	5,176	-	4,500	8	2	1976
G4	MacLeod Place I	5920 Macleod Tr SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	80,723	9,815	10,090	185	8	1966
G4	MacLeod Place II	5940 Macleod Tr SW	Brett Baker/403-770-2300/bbaker@strategicgroup.ca	105,571	4,103	11,730	180	9	1970
G4	Sloane Square	5920 1A St SW	Kalen Morton/403-692-4525/kmorton@ronmor.ca	70,500	-	70,500	234	1	1976/07
G4	Touchstone Corp Ctr	222 58 Ave SW	Katie Sepieha/403-750-0529/katie.sapieha@cbre.com	45,686	3,782	8,450	90	6	1981/13
G5	506 - 71st Avenue SW	506 71 Ave SW	Kennington Properties /403-215-0380/ken.acheson@kennington.ca	16,812	-	5,604	48	3	1978
G5	Glenmore Prof Centre	1201 Glenmore Tr SW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	138,256	1,016	23,042	388	6	2007
G5	Heritage Station	8835 Macleod Tr SW	Westcorp Property Management/780-431-3300/commercialleasing@westcorp.net	110,416	81,305	-	491	2	2015
G5	Horton Park - B	9705 Horton Rd SW	Marlene Zaharichuk/403-313-5309/mzaharichuk@blackstonecommercial.com	11,171	-	5,585	0	2	1976
G5	Horton Park - C	9705 Horton Rd SW	Marlene Zaharichuk/403-313-5309/mzaharichuk@blackstonecommercial.com	22,461	-	4,828	0	4	1976
G5	Rockyview Health Ctr Bldg II	1016 68 Ave SW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	53,416	-	26,707	303	2	1975/09
G5	Rockyview Health Ctr Bldg I	1011 Glenmore Tr SW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	68,815	2,483	17,204	122	4	1977
G5	Sovereign Centre	6700 Macleod Tr SW	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovest.com	99,919	13,282	14,274	272	7	2001
G6	Horton Park - A	9705 Horton Rd SW	Marlene Zaharichuk/403-313-5309/mzaharichuk@blackstonecommercial.com	21,407	-	9,000	0	2	1976
G6	Southland Court	10601 Southport Rd SW	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	71,031	8,190	23,000	350	3	1980
G6	Southland Park I	10201 Southport Rd SW	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	275,115	13,123	22,500	694	12	1978
G6	Southland Park II	10333 Southport Rd SW	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	243,349	27,632	50,000	564	5	1980
G6	Southland Park III	10101 Southport Rd SW	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	142,247	-	71,124	204	2	1982
G6	Southland Park IV	10301 Southport Ln SW	JLL/Rick Urbanczyk/403-456-5579/rick.urbanczyk@am.jll.com	241,536	-	21,040	729	12	2008
G6	Southland Tower	10655 Southport Rd SW	Berezan Management (Alta)/Alison Wallace/403-508-5016/AWallace@berezan.ca	209,643	421	14,585	638	13	1982



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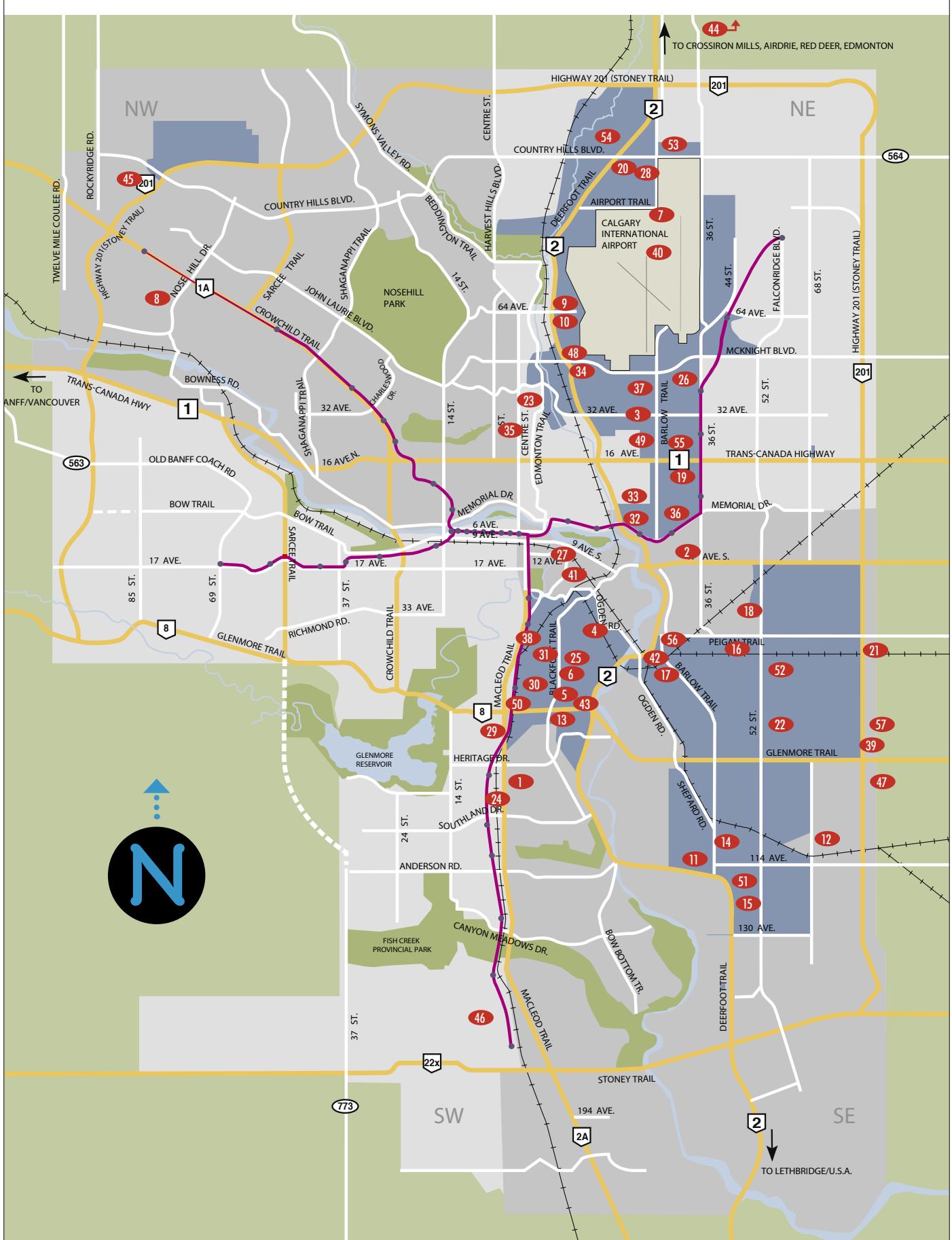
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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)			SIZE IN SQ. FT.	SINGLE/MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/DRIVE-IN	RAIL ACC.	YEAR BUILT		
<b>1 ACADIA</b>														
<b>2 AIRWAYS</b>														
2255 22nd St NE	2255 22 St NE	Y	Jeff Juhala/604-689 2711/jjuhala@concertproperties.com			61,000	S		24	LD/DD	N	1997		
2305 22nd St NE	2305 22 St NE	Y	Jeff Juhala/604-689 2711/jjuhala@concertproperties.com			82,982	MT		24	LD/DD	N	1998		
3100-3110 12th St NE	3100-3110 12 St NE	Y	Jeff Juhala/604-689 2711/jjuhala@concertproperties.com			37,763	MT		24	LD/DD	N	1998		
4001 to 4019 McKnight	4019 23 St NE	Y	Melinda Richards/403-536-1180/MRichards@dream.ca			15,787	MT	1,440-3,360	16	DD	N	1976		
4120 23 St NE	4120 23 St NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com			24,431		3,500-10,000		Dock/Surface	no	1979		
4220 23 St NE	4220 23 St NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com			22,659		1,500-3,000		Surface	no	1979		
Airways Business Park	4001 19 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca			37,385	MT		22	DD/LD	N	1978		
Airways Business Park	3401 19 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca			63,962					N			
Big Dog	3501 23 St NE		Andrew Borle/403-291-3199/aborle@estancia.ca			30,799	MT	2,112-14,784	21					
Classic	1925 39 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca			32,573	MT	3,000-9,000	21	DD				
Classic Truck	2121 41 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca			18,877	MT	2,400-9,828	21	DD				
Focus Building	4321 23B St NE		Andrew Borle/403-291-3199/aborle@estancia.ca			21,364	MT	1,500+	24	DD				
McKnight Building	1437 47 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca			89,501	MT	3,000-12,000		LD				
Pilot	2180 & 2200 39 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca			21,782	MT	2,200+	21	DD				
<b>3 ALBERT PARK</b>														
<b>4 BONNYBROOK</b>														
1400 41 Ave SE	1400 41 Ave SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca			30,720						1967		
1400 42 Ave SE	1400 42 Ave SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca			15,600						1967		
1500 41 Ave SE	1500 41 Ave SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca			16,000						1967		
4150 14A St SE	4150 14A St SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca			30,200						1967		
<b>5 BURBANK</b>														
6303 Burbank Rd SE	6303 Burbank Rd SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca			20,600								
<b>6 BURNS INDUSTRIAL</b>														
1110 58 Ave SE	1110 58 Ave SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			81,398						1973		
1220 59 Ave SE	1220 59 Ave SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			60,032						1979		
5726 Burleigh Cres SE	5726 Burleigh Cres SE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com			56,000		5,000-11,000		Dock	no	1979		
5925 12 St SE	5925 12 St SE	y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			67,061						1979		
6020 11 St SE	6020 11 St SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			29,008						1980		
6025 12 St SE	6025 12 St SE	y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			71,397						1978		
6120 11 St SE	6120 11 St SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			38,256						1978		
6125 12 St SE	6125 12 St SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			43,899						1977		
6320 11 St SE	6320 11 St SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			46,214						1978		
9th St Warehouse	5760 9 St SE		Gordon Realty/403-537-3365/kyle@gordoncommercialrealty.com			179,194								
Heat Transfer Plant (HTP)	6324 10 St SE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com			29,520						1977		
<b>7 CALGARY INTERNATIONAL AIRPORT</b>														
McCall North Trade Park A	8001 21 St NE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com			75,997	MT	9,154				1988		
<b>8 CROWFOOT</b>														
<b>9 DEERFOOT</b>														
Harris Building	6732 8 St NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com			119,551	MT	20,000-45,000	20	LD/DD	N	1985		
<b>10 DEERFOOT BUSINESS CENTRE</b>														
1128 64th Ave NE	1128 64 Ave NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com			37,664	S		24	LD/DD	N	1997		
1145 65th Ave NE	1145 65 Ave NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com			27,819	S		24	LD/DD	N	1998		
Calgary Airfreight & Logistics Ctr	46 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.ca			83,516	S	85,316	24	LD/DD	N	2007		
Calgary Airfreight & Logistics Ctr	47 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.ca			101,661	MT	6,500-36,192	24	DD	N	2009		
Calgary Airfreight & Logistics Ctr	49 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.ca			65,150	MT	6,500-19,687	24	DD	N	2009		
Calgary Airfreight & Logistics Ctr	52 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.ca			111,937	MT	26,335-54,750	28	LD/DD	N	2007		
Calgary Airfreight & Logistics Ctr	58 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.ca			140,000	MT	38,351-50,750	28	LD/DD	N	2008		
<b>11 DOUGLASDALE</b>														
3132 118 Ave SE	3132 118 Ave SE		Sean Flathers/sflathers@telsec.ca			63,451	S			DD		2004		
3320 to 3336 114 Ave SE	3320 3336 114 Ave SE		Sean Flathers/sflathers@telsec.ca			19,911	MT	3,939-8,032		DD		1999		
11500 35th St SE	11500 35 St SE		Sean Flathers/sflathers@telsec.ca			69,062	MT	1,148-22,656		DD		1999		
11505 35 St SE	11505 35 St SE		Sean Flathers/sflathers@telsec.ca			25,456	MT	9,550-15,906		DD		2004		
3364 114 Ave SE	3364 114 Ave SE		Sean Flathers/sflathers@telsec.ca			20,000	S			DD		2000		
3400 to 3424 114 Ave SE	3400-3424 114 Ave SE		Sean Flathers/sflathers@telsec.ca			19,908	MT	2,370-3,332		DD		2001		
3500-3520 114 Ave SE	3500-3520 114 Ave SE		Sean Flathers/sflathers@telsec.ca			23,081	MT	3,510-6,768		DD		2002		
3595 114 Ave SE	3595 114 Ave SE		Sean Flathers/sflathers@telsec.ca			20,371	MT	9,982-20,371		DD		2007		
2850 107 Ave SE	2850 107 Ave SE	N	Pace Properties/403-253-2666/deanburnett@telus.net			26,987		2,261-4,522				2007		
2880 107 Ave SE	2880 107 Ave SE	N	Pace Properties/403-253-2666/deanburnett@telus.net			29,440		3,680-7,320				2014		
<b>12 DUFFERIN</b>														
South Glenmore Distrib Ctr	5500 84 Ave SE	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com			45,674	MT	90,000-146,000	30	LD/DD	N	2008		
<b>13 EAST FAIRVIEW</b>														
Glenmore Ctr 01	7007 5 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca			23,191	MT		20	DD/LD	N	1974		

INDUSTRIAL											
BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT	
Glenmore Ctr 02	7003 5 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	52,981	MT	3,000-15,000	20	DD	N	1975	
Glenmore Ctr 03	7004 5 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	79,204	MT		20	DD/LD	N	1975	
Glenmore Ctr 05	610 70 Ave SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	44,311	MT	1,500-12,000	20	LD	N	1985	
Glenmore Ctr 07	6810 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	31,726	MT	5,000-18,000	20	LD	N	1978	
Glenmore Ctr 08	6812 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	56,754	MT	3,000-21,000	20	LD	N	1978	
Glenmore Ctr 10	6908 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	31,467	MT		18	LD	N	1978	
Glenmore Ctr 11	6910 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	21,189	MT	2,000-10,000	22	LD	N	1978	
Glenmore Ctr 20	550 71 Ave SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	57,825	MT	3,000-13,000			N	1982	
Glenmore Ctr 21	616 71 Ave SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	21,894	MT	3,000-13,000	20	DD	N	1985	
Glenmore Ctr 22	7131 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	29,002	MT		21	DD	N	1982	
Glenmore Ctr 23	7111 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	64,330	MT		20	LD	N	1985	
Glenmore Ctr 24	7121 6 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	19,274	MT		21	LD	N	1982	
Glenmore Ctr Industrial	611-615 & 7210-7610 5 St SE	Y	John Vatour/403-536-3549/Jvatour@dream.ca	164,038	MT		22	LD	N	1975	
<b>14 EASTLAKE</b>											
Chevron	4055 106 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	153,087	S		32			04/05	
CHR Warehouse	3961 106 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	153,089	S					2006	
4540 104 Ave SE	4540 104 Ave SE		Sean Flathers/sflathers@telsec.ca	15,716	S			DD		2008	
4615 112 Ave SE #100	100, 4615 112 Ave SE		Sean Flathers/sflathers@telsec.ca	16,183	MT	1,730-1,838		DD		2012	
4615 112 Ave SE #300	300, 4615 112 Ave SE		Sean Flathers/sflathers@telsec.ca	26,598	MT	3,156-8,672		DD		2012	
4615 112 Ave SE #400	400, 4615 112 Ave SE		Sean Flathers/sflathers@telsec.ca	23,341	MT	3,248-13,756		DD		2012	
Eastlake I	11195 42 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	165,385	MT	55,312	28	DD/LD	N	2007	
Eastlake II	4141 110 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	139,418	MT	42,063	28	DD/LD	N	2008	
Eastlake Industrial	3967 112 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	101,089	MT	25,272	28	DD/LD	N	2006	
Eastlake Industrial B	4069 112 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	84,459	MT	21,114	28	DD/LD	N	2006	
Eastlake Portico A	3900 106 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	116,140	MT	19,271	24	DD/LD	N	2005	
Eastlake Portico B	4000 106 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	252,567	MT	126,283	28	DD/LD	N	2006	
Eastlake Portico C	4100 106 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	189,215	MT	94,607	28	DD/LD	N	2006	
Eastlake Business Ctr 1	11150 38 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	420,943	MT	17,710	32'	LD	N	2006	
Eastlake Business Ctr 2	11133 40 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	80,143	MT					2006	
Kal Tire	10999 40 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	20,200	S					2007	
Wolsely	10775 42 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	86,973	S					2005	
<b>15 EAST SHEPARD</b>											
<b>16 EASTFIELD</b>											
Eastfield I	4807-4923 47 St SE	Y	Nicci Fedorek/403-777 0664/nicci.fedorek@gwrla.com	235,758	MT	16,171-75,437	28	LD	N	2000	
Eastfield II	4788 50 Ave SE	Y	Nicci Fedorek/403-777 0664/nicci.fedorek@gwrla.com	39,839	MT	7,248-9,191	18	DD	N	2001	
<b>17 FOOTHILLS</b>											
3716-56 Ave SE	3716 56 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	48,300	MT	2,600	19	DD	N	1980	
3916 61 Ave SE	3916 61 Ave SE	Y	Shane Henke/403-536-6542/Shenke@dream.ca	99,978	MT	32,000-67,676					
3925-56 Ave SE	3925 56 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	50,320	MT	4,000	20	DD	N	1980	
4747 54 Ave SE	4747 54 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	75,560	MT	12,833-28,075		LD	Y	1980	
52nd St Business Ctr N	4800 52 St SE	Y	Paige Magnusson/403-303-2434/pmagnussen@bentallkennedy.com	157,933	MT	9,200-13,800	24	LD/DD	N	2000	
52nd St Business Ctr S	4900 52 St SE	Y	Paige Magnusson/403-303-2434/pmagnussen@bentallkennedy.com	147,180	MT	9,200-32,200	24	LD/DD	N	2000	
52nd St Commerce Ctr	5251 48 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	96,076	MT	14,400-33,800	28	DD	N	2000	
5550-36 St SE	5550 36 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	47,118	MT	1,200-3,000	18	DD	N	1980	
5815-40 St SE	5815 40 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	40,300	MT	1,200-2,000	16	DD	N	1981	
5915-40 St SE	5915 40 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	27,873	MT	1,200-2,000	16	DD	N	1980	
5920 30 St SE	5920 30 St SE	Y	Rick Pauloski/403-259-2886/rickp.harmo@shaw.ca	30,720	MT		20	DD/DI		1975	
5935-35th St SE	5935 35 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	36,060	MT	1,400-4,000	18	DD	N	1979	
5940 30 St SE	5940 30 St SE		Rick Pauloski/403-259-2886/rickp.harmo@shaw.ca	30,720						1975	
6112 30 St SE	6112 30 St SE		Rick Pauloski/403-259-2886/rickp.harmo@shaw.ca	30,720						1977	
6804 to 6818 Barlow Tr	6818 30 St SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	29,998	MT	3,000-13,000	16	LD/DD	N	1976	
7004 to 7042 Barlow Tr	7042 30 St SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	94,029	MT	4,100-16,500	18	LD/DD	N	1976	
7503-35 St SE	7503 35 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	219,151	MT	8,021-32,000	23	LD/DD	Y	1975	
7504 30 St SE	7504 30 St SE	Y	Shane Henke/403-536-6542/Shenke@dream.ca	138,729	MT	16,000-116,000					
7803 35th St SE	7803 35 St SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	188,798	MT	13,000-60,000				1979	
7803 35th St SE	7803 35 St SE	Y	Laurae Spindler/403-536-1180/lspindler@dream.ca	188,798	MT	13,000-60,000				1979	
9112 to 9192 Foothills S Bsns Ctr	9192 52 St SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	129,725	MT	9,613-22,310	25	DD	N	2005	
Barlow Ctr	4760 72 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	224,723	MT	31,700-171,600	28	LD/DD	Y	1990	
Canwell	4510 76 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	62,174	S	62,174		LD	N	1979	
Eljay	3700 78 Ave SE		Andrew Borle/403-291-3199/aborle@estancia.ca	48,861	MT	1,202-6,166		LD			
Foothills East Building	2600 61 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	181,474	MT	33,470-83,065	30	LD	N	1999	
Foothills Phase II B	7403 48 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	91,791	MT	44,615	25	LD	N	1994	
Foothills Phase II C	7505 48 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	264,459	MT	259,289	29	LD	Y	1994	
Foothills Phase II D	4639 72 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	235,119	MT	268,094	35	LD	N	1994	

## INDUSTRIAL

BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
Foothills Phase III E	4920 5280 72 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	293,761	MT	70,696	28	LD	Y	1994
Foothills Phase VI A	7151 44 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	157,764	MT	52,588	28	LD	Y	1991
Foothills Phase VI B	7139 44 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	138,872	MT	46,290	28	LD	Y	1991
Foothills Phase VII	7115 48 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	111,500	MT	22,300	31	LD	N	2007
Foothills West Building	2510 61 Ave SE	Y	Shannon Potter/403-213 9701/spotter@morguard.com	183,192	MT	43,690-79,500	28	LD	N	1999
Oak Creek	3816 64 St SE		Andrew Borle/403-291-3199/aborle@estancia.ca	22,394	MT					
Park 61	4215 61 Ave SE	Y	Aurora Elliot/403-235-3443/aelliott@creit.ca	57,420	MT	6,400	18	DD	N	1976
Park 61	4215 61 Ave SE	Y	Aurora Elliot/403-235-3443/aelliott@creit.ca	57,206	MT	6,400	18	LD/DD	N	1976
Park 61	4415 61 Ave SE	Y	Aurora Elliot/403-235-3443/aelliott@creit.ca	42,820	MT	4,800	18	DD	N	1978
Park 61	4451 61 Ave SE	Y	Aurora Elliot/403-235-3443/aelliott@creit.ca	43,056	MT	4,800	18	DD	N	1978
Prime Foothills N A	4605-4649 52 Ave SE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	202,141						
Prime Foothills N B	4707-4733 52 Ave SE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	158,796						
Prime Foothills N C	5003-5052 52 Ave SE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	163,554						
Prime Foothills N D	5211-5241 52 St SE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	75,000						
South Glenmore Distribution Ctr	5350 86 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	345,674						
Trillium C	7007 54 St SE (Bldg C)	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	86,115	MT		24	LD	N	2009
Trillium D	7007 54 St SE (Bldg D)	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	91,894	MT		24	LD	N	2009
Veritas Building	2700 61 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	43,000	MT	43,000	28	DD/LD	N	1999

## 18 FOREST LAWN

## 19 FRANKLIN

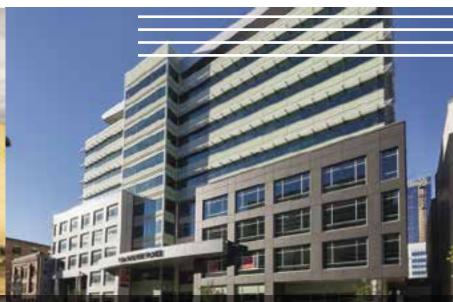
1220 28 St NE	1220 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	70,733						1978
1410 28th St NE	1410 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,250						1977
1420 28th St NE	1420 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,200						1998
1430 28th St NE	1430 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
1440 28th St NE	1440 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,200						1998
1450 28th St NE	1450 28 St NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,167						1998
1460 28th St NE	1460 28 St NE	y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
1470 28th St NE	1470 28 St NE	y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,324						1998
1480 28th St NE	1480 28 St NE	y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
3016 10 Ave NE	3016 10 Ave NE Odd	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	72,343						1977
3016 10 Ave NE	3016 10 Ave NE Even	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	50,706						1977
3103 14th Ave NE	3103 14 Ave NE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	78,432						1985
1220 28 St NE	1220 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	70,733						1978
1410 28th St NE	1410 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,250						1998
1420 28th St NE	1420 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,200						1998
1430 28th St NE	1430 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
1440 28th St NE	1440 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,200						1998
1450 28th St NE	1450 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,167						1998
1460 28th St NE	1460 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
1470 28th St NE	1470 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,324						1998



9TH AVENUE S.W. (PENN WEST PLAZA)



ROCKY VIEW BUSINESS PARK



11TH AVENUE PLACE

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INDUSTRIAL										
BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
1480 28th St NE	1480 28 St NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	20,400						1998
3016 10 Ave NE Even	3016 10 Ave NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	50,706						1977
3016 10 Ave NE Odd	3016 10 Ave NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	72,343						1977
3103 14th Ave NE	3103 14 Ave NE	Yes	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	78,432						1985
<b>20 FREEPORT</b>										
85 Freemont Blvd NE	85 Freemont Blvd NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	52,682	MT		28	LD	N	2008
89 Freemont Blvd NE	89 Freemont Blvd NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	154,986	MT		28	LD	N	2008
Airport Park A	10707 25 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	122,493	MT		28	LD	N	2007
Airport Park B	10725 25 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	95,788	MT		28	DD/LD	N	2008
Airport Park C	10761 25 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	90,551	MT		28	LD	N	2009
Airport Park D	10710 25 St NE		Brendan Davies/403-355-3396/bdavies@triovest.com	147,000			28			
Airport Park E	10720 25 St NE		Brendan Davies/403-355-3396/bdavies@triovest.com	96,123			28			
Airport Park F	10700 25 St NE		Brendan Davies/404-355-3396/bdavies@triovest.com	96,123			29			
Airport Park G	10770 25 St NE		Brendan Davies/405-355-3396/bdavies@triovest.com	144,129			30			
<b>21 FRONTIER</b>										
<b>22 GREAT PLAINS</b>										
GPBP Bldg B	7095 64 St SE		Aurora Elliot/403-235-3443/aelliot@creit.ca		MT					
GPBP Bldg D	7155 64 St SE		Aurora Elliot/403-235-3443/aelliot@creit.ca		MT					
Great Plains A	5329 72 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	92,387	MT	1,200-5,600	26	LD	N	2001/2
Great Plains B	5353 72 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	180,155	MT	41,000-83,062	28	LD	N	2002
Great Plains C	5381 72 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	201,524	MT	15,497-62,177	28	LD	N	2001/2
Great Plains Industrial Pk 1	5800 79 Ave SE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	393,674	MT	18,700+	32'	Dock	No	2013
Great Plains Industrial Pk 2	5805 76 Ave SE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	301,673	MT	14,300+	28'	Dock	No	2013
Great Plains Industrial Pk 3	5840 76 Ave SE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	384,931	MT	17,600+	32'	Dock	No	2015
Great Plains Kraft	5801 72 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	411,560	MT	205780	28	DD/LD	N	2009
Hopewell E-F	6900 54 St SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	149,957	MT	9,500-75,000	28	LD	N	2007
Hopewell J	5555 69 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	254,351	MT	57,000-108,000	28	LD	N	2002
Hopewell K	5667 69 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	169,093	S	169,093	28	LD	N	2007
Hopewell L	5664 69 Ave SE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	309,690	MT	50,000-124,000	28	LD	N	2005
<b>23 GREENVIEW</b>										
Springer	4127 & 4131 Edmonton Tr NE		Andrew Borle/403-291-3199/aborle@estancia.ca	25,474	MT	2,000-6,000	17	DD		
<b>24 HAYSBORO</b>										
9715 Horton Rd SW	9715 Horton Rd SW		Sean Flathers/sflathers@telsec.ca	17,754	MT	1,387-3,716		DD		1974
9727 Horton Rd SW	9727 Horton Rd SW		Sean Flathers/sflathers@telsec.ca	17,070	MT	1,490-4,532		DD		1979
9805 Horton Rd SW	9805 Horton Rd SW		Sean Flathers/sflathers@telsec.ca	21,136	MT	1,440-9,000		DD		1978
9815 Horton Rd SW	9815 Horton Rd SW		Sean Flathers/sflathers@telsec.ca	16,021	S			DD		1972
<b>25 HIGHFIELD</b>										
1301-1313 Hastings Cr SE	1301 Hastings Cres SE		ICM Property Services/403-256 5350/knault@icmpropertyservices.ca	26,700	MT	4,500	16	LD/DD&D	no	1971
1350 42 Ave SE	1350 42 Ave SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	163,318						1974
1350 42 Ave SE	1350 42 Ave SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	163,318						1974
1517-1521 Hastings Cr SE	1521 Hastings Cres SE		ICM Property Services/403-256-5350/knault@icmpropertyservices.ca	28,150	MT		22'	LD/DD	no	1972
1557-1569 Hastings Cres	1561 Hastings Cres SE		ICM Property Services/403-256-5350/knault@icmpropertyservices.ca	41,756	MT		24'	LD/DI	no	1972
4027 7th St SE	4027 7 St SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca.	37,953	MT	4,800-12,500		LD	no	1955
4040 Blackfoot Tr SE	4040 Blackfoot Tr SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca.	145,000	MT	13,900-83,000		LD	no	1956
4324 12 Str SE	4324 12 St SE		ICM Property Services/403-256-5350/knault@icmpropertyservices.ca	28,000	MT		22'	LD/DD	no	1970
915 to 935 48 Ave SE	935 48 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	48,320	MT	3,300-8,400	15	DI		1968
<b>26 HORIZON</b>										
2712 37 Ave NE	2712 37 Ave NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	56,000		7,500-40,000		Surface	no	1975
2721 Hopewell Place NE	2721 Hopewell Pl NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	37,690					N	
3510 29th St NE	3510 29 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	65,010	MT	1,600-31,000	10	LD/DD	N	1998
Hopewell Business Pk A	2730 39 Ave NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	110,464	MT	10,600-37,500	24	LD/DD	N	2000
Hopewell Business Pk B	4300 26 St NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	110,944	MT	33,800-77,200	24	LD/DD	N	2000
Hopewell Business Pk E	4152 27 St NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	97,105	MT	9,400-75,000	24	LD/DD	N	2005
Hopewell Business Pk G	2808 Hopewell Pl NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	64,318	MT	10,600-15,000	24	LD/DD	N	2005
Hopewell Business Pk H	2765 48 Ave NE	Y	Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	98,757	MT	28,900-40,000	24	LD/DD	N	2002
<b>27 INGLEWOOD</b>										
<b>28 JACKSONPORT</b>										
<b>29 KINGSLAND</b>										
<b>30 MANCHESTER</b>										
3851 Manchester Rd SE	3851 Manchester Rd SE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	30,397		2,600-8,000		Surface	no	1974
Emco	224 61 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	48,560	S	48,560		LD	N	1980
Manchester B	347 58 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	52,644	MT	2,302-6,912	16	LD/DD	N	1971
Manchester C	6019 3 St SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	36,800	MT	3,569-9,200	16	LD/DD	N	1971
<b>31 MANITOUE</b>										

INDUSTRIAL											
BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT	
32 <b>MAYLAND</b>											
33 <b>MAYLAND HEIGHTS</b>											
Mayland	2410-2 Ave		Charles Starke/403-374-2546/info@guardianag.ca	46,072	MT	3,100-6,600	20	LD	N	1978/9	
Mayland C	2421 Centre Ave		Charles Starke/403-374-2546/info@guardianag.ca	30,111	MT	4,800	18	LD	N	1978/9	
34 <b>McCALL</b>											
1135 to 1149 Deerfoot	1149 45 Ave NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	21,552	MT	2,700	16	LD	N	1974	
1139 to 1165 Deerfoot	1165 40 Ave NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	57,402	MT	4,096-20,480	20	LD/DD	N	1974	
3420 12 St NE	3420 12 St NE		Ben Oldfield/403-355-3002/Ben_Oldfield@manulife.com	57,345	MT		N/A	DD/DD	No	1978	
4402 to 4434 Deerfoot	4434 10 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	54,006	MT	2,880-14,400	16	LD/DD	N	1974	
4502 to 4516 Deerfoot	4516 10 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	28,653	MT	3,600-7,200	16	LD	N	1974	
4504 to 4576 McKnight	4576 14 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	57,004	MT	1,440-4,320	16	LD/DD	N	1976	
4620 to 4640 Deerfoot	4640 11 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	21,124	MT	1,920	16	LD/DD	N	1971	
4710 to 4760 McKnight	4760 14 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	72,906	MT	1,780-9,000	18	LD/DD	N	1976	
4710 to 4760 McKnight	4760 14 St NE	Y	Melinda Richards/403-536-1180/MRichards @dream.ca	72,908	MT	1,780-9,000	18	LD/DD	N	1976	
Engels	4709 14 St NE		Andrew Borle/403-291-3199/aborle@estancia.ca	27,845	MT	3000+		LD			
McCall Park	1323 44 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca	41,905	MT	1000+					
McCall Park	1331 44 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca	41,905	MT						
Timbertown	3440 12 St NE		Ben Oldfield/403-355-3002/Ben_Oldfield@manulife.com	57,337	MT		18'	DD/LD	No	1978	
35 <b>MERIDIAN</b>											
36 <b>MERIDIAN FRANKLIN</b>											
37 <b>NORTH AIRWAYS</b>											
38 <b>NORTH MANCHESTER</b>											
501 to 529 Manchester	529 36 Ave SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	57,191	MT	3,500-14,100	18	LD	N	1974	
519 34 Ave SE	519 34 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	19,247	MT	1,400-2,500	15	DI		1965	
530 to 544 Manchester	544 38A Ave SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	23,987	MT	3,000-6,000	16	DD	N	1974	
535 to 561 Manchester	561 36 Ave SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	41,425	MT	2,400-22,340	16	DD/LD	Y	1974	
39 <b>PATTON</b>											
40 <b>PEGASUS</b>											
McCall N Trade Pk B	2100 78 Ave NE		Paige Magnussen/403-303-2434/pmagnussen@bentallkennedy.com	102,991	MT	350-3,463				1980	
41 <b>PORTLAND</b>											
Portland St Depot	2344 Portland St SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	477,686	MT	8,050-134,816	29	DD/LD	N	2001	
42 <b>RANGEWINDS</b>											
Rangewinds Busnss Pk A	2425 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	75,083	MT	7,700-21,000	24	LD/DD	N	2000	
Rangewinds Busnss Pk B	2419 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	46,630	MT	6,000-18,000	24	LD/DD	N	2000	
Rangewinds Busnss Pk C	2355 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	70,246	MT	8,100-24,500	24	LD/DD	N	2004	
Rangewinds Busnss Pk D	2305 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	76,962	MT	7,200-11,700	24	LD/DD	N	2004	
Rangewinds Busnss Pk E	5500 22 St SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	266,785	S	266,785	30	LD/DD	N	2006	
Rangewinds Busnss Pk F	5500 22 St SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	130,000	S	130,000	28	LD/DD	N	2006	
Rangewinds Busnss Pk G	2312 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	65,675	MT	8,200-16,600	24	LD/DD	N	2008	
Rangewinds Busnss Pk H	2331 50 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	39,543	MT	3,500-8,000	24	DD	N	2008	
43 <b>RIVERVIEW</b>											
1035 64th Ave SE	1035 64 Ave SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca.	44,367	S			LD	no	1977	
Burns Building	6325 11 St SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca.	70,750	MT	2,000-19,000		LD	no	57/14	
44 <b>ROCKYVIEW</b>											
Fedex	26520 Wrangler Cres	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	33,231	S	33,231		LD	N		
Rockyview Busnss Pk 1	Dwight McLellan Tr	Y	Shannon Potter/403-213-9701/spotter@morguard.com	105,576	MT	7,500-45,000	24	DD	N	2014	
Rockyview Busnss Pk 2	Dwight McLellan Tr	Y	Shannon Potter/403-213-9701/spotter@morguard.com	155,866	MT	155,866	28	DD/LD	N	2014	
Rockyview Busnss Pk 3	Dwight McLellan Tr	Y	Shannon Potter/403-213-9701/spotter@morguard.com	174,800	MT	37,950-174,800	28	DD/LD	N	2016	
45 <b>ROYAL VISTA</b>											
46 <b>SHAWNESSY</b>											
47 <b>SHEPARD</b>											
Shepard Industrial A	12686 48 St SE	Y	Colin Macdonald/403-303-2413/ccote@bentallkennedy.com	32,452	S			DD	N		
Shepard Industrial B	4948 126 Ave SE	Y	Colin Macdonald/403-303-2413/ccote@bentallkennedy.com	32,370	MT	3,000		DD	N		
Shepard Industrial C	100-5126 126 Ave SE	Y	Colin Macdonald/403-303-2413/ccote@bentallkennedy.com	17,941	MT	3,000		DD	N		
Shepard Industrial D	200-5126 126 Ave SE	Y	Colin Macdonald/403-303-2413/ccote@bentallkennedy.com	32,430	MT	2,800		DD	N		
48 <b>SKYLINE</b>											
1107 55th Ave NE	1107 55 Ave NE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	73,863	MT	10,331-21,211					
Skyline I	1108 1120 53 Ave NE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	125,974	MT	1,300-4,800	18	LD	N	1977	
Skyline III	1003 55 Ave NE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	37,500	MT	2,200	18	LD/DD	N	1977	
Skyline III	1007 55 Ave NE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	37,450	MT	2,200	18	LD/DD	N	1977	
Skyline II	908 53 Ave NE	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	60,075	MT	3,000-6,000	16	LD/DD	N	1977	
49 <b>SOUTH AIRWAYS</b>											
1936 25 Ave NE	Vista Square		Rick Pauloski/403-259 2886/rickp.harmin@shaw.ca	34,000							
South Airways	2016 25 Ave NE		Rick Pauloski/403-259 2886/rickp.harmin@shaw.ca	33,750						1978	

INDUSTRIAL											
BUILDING NAME	BUILDING ADDRESS	BOMA MBR	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT	
Western Commerce Court A	1665 32 Ave NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	64,055	MT	5,337	24	DD	N	2002	
Western Commerce Court B	3100 16 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	84,770	MT	12,110	24	DD/LD	N	2000	
Western Commerce Court C	3000 16 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	47,733	MT	9,546	24	DD/LD	N	1999	
Western Commerce Court E	1605 32 Ave NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	69,263	MT		24	DD/LD	N		
Western Commerce Court F	3030 15 St NE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	81,535	MT		24	DD/LD	N		
<b>1 SOUTH FOOTHILLS</b>											
9229 Barlow Tr SE	9229 Barlow Tr SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	78,000							1965
9229 Barlow Tr SE	9229 Barlow Tr SE	Y	Tanya Shantz/403-692-6468/Tanya.Shantz@edonmgmt.com	78,000							1965
<b>50 SOUTH MANCHESTER</b>											
102 to 114 Ctr St	114 61 Ave SW	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	18,890	MT	2,700-8,100	14	LD/DD	N	1973	
242 to 252 62 Ave SE	252 62 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	17,500	MT	2,000-5,000	16	DI		1965	
5824-5842 Burbank Rd SE	5824-5842 Burbank Rd SE	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	39,803							1978
6023-6039 Centre St	6039 Centre St S	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	28,792	MT	1,800-3,600	15	LD	N	1973	
6043-6055 Centre St	6055 Centre St S	Y	Melinda Richards/403-536-1180/Mrichards@dream.ca	25,200	MT	3,600-10,800	15	LD		1973	
Manchester Busnss Ctr	502 42 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	86,500	MT	2,000-29,000	16	DL		1976	
Pit Par Building	427 58 Ave SE		Kalen Morton/403-692-4635/kmorton@romnor.ca.	23,154	MT	4,000-7,000		LD	no	1963	
<b>51 SOUTHBEND</b>											
100, 11979 40 St SE	100, 11979 40 St SE		Sean Flathers/sflathers@telsec.ca	24,185	MT	6,067-16,319		DD		2004	
12111 40 St SE	12111 40 St SE		Sean Flathers/sflathers@telsec.ca	28,621	MT	1,751-5,500		DD		2005	
12143 40 St SE	12143 40 St SE		Sean Flathers/sflathers@telsec.ca	29,718	MT	2,745-7,982		DD		2005	
12204 40 St SE	12204 40 St SE		Sean Flathers/sflathers@telsec.ca	26,901	MT	2,517-5,613		DD		2004	
200, 11979 40 St SE	200, 11979 40 St SE		Sean Flathers/sflathers@telsec.ca	24,660	MT	3,086-15,386		DD		2003	
<b>52 STARFIELD</b>											
<b>53 STONEGATE</b>											
StoneGate Industrial 6A	10 Stonehill Pl NE		Laurae Spindler/403-234-3109/lspindler@oneproperties.com	239,792	MT	13,200+	32'	Dock	No	2019	
StoneGate Industrial 6B	10 Stonehill Pl NE		Laurae Spindler/403-234-3109/lspindler@oneproperties.com	98,332	MT	8,800+	32'	Dock	No	2019	
StoneGate Industrial A	2626 Country Hills Blvd NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	413,012	MT	15,400+	32'	Dock	No	2015	
StoneGate Industrial B	11550 Barlow Tr NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	608,823	MT	19,800+	36'	Dock	No	2018	
StoneGate Industrial C	11358 Barlow Tr NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	61,047	MT	5,500+	24'	Drive-in	No	2017	
StoneGate Industrial D	11810 Barlow Tr NE		Laurae Spindler/403-234-3109/lspindler@oneproperties.com	176,796	MT	13,000+	32'	Dock	No	2019	
StoneGate Industrial E	2638 Country Hills Blvd NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	77,037	MT	5,500+	24'	Drive-in	No	2015	
<b>54 STONEY</b>											
Stoney Industrial 1	1724 115 Ave NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	356,155	S	14,575+	28'	Dock	No	2008	
Stoney Industrial 2	1882 118 Ave NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	439,275	MT	17,600+	28'	Dock	No	2008	
Stoney Industrial 3	1881 120 Ave NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	316,513	MT	12,650+	28'	Dock	No	2010	
Stoney Industrial 4	11900 18 St NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	436,263	S	19,800+	32'	Dock	No	2012	
Stoney Industrial 5	12285 18 St NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	299,858	MT	17,600+	32'	Dock	No	2013	
Stoney Industrial 6	12290 18 St NE	Y	Laurae Spindler/403-234-3109/lspindler@oneproperties.com	416,473	S	19,800+	32'	Dock	No	2013	
<b>55 SUNRIDGE</b>											
Sunridge Business Park	2876 Sunridge Way NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	30,000	S	30,000	24	DD	N	2000	
Sunridge Business Park A	2256 29 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	58,015	MT	5,202-31,500	24	LD	N	2000	
Sunridge Business Park C	2150 29 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	59,865	MT	5,200-15,000	24	LD	N	1999	
Sunridge Business Park D	2151 32 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	57,198	MT	5,100-16,000	24	LD	N	1999	
Sunridge Business Park E1	3030 Sunridge Way NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	27,016	MT	2,700-8,300	24	N/A	N	2000	
Sunridge Business Park E2	3250 Sunridge Way NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	27,180	S	27,180	24	N/A	N	2000	
Sunridge Business Park F	2175 29 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	58,184	MT	10,000-22,000	24	LD	N	2000	
Sunridge Business Park G	2121 29 St NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	56,648	MT	8,300-27,500	24	LD	N	1999	
Sunridge Business Park H	2985 23 Ave NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	54,065	S	53,110	24	LD	N	2001	
Sunridge Business Park I	2886 Sunridge Way NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	44,650	MT	10,600-33,630	24	LD	N	2000	
Sunridge Business Park J	2777 23 Ave NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	67,250	MT	12,900-26,300	24	LD	N	2001	
Sunridge Business Park K	2928 Sunridge Way NE	Y	Shane Henke/403-536-6542/SHenke@dream.ca	57,001	MT	5,700-14,000	24	LD	N	2000	
<b>56 VALLEYFIELD</b>											
Tull Properties Ltd	4200 46 Ave SE		Target Realty Corp/403-301-7728/wayne@target-realty.com	22,763	MT		24	LD/DI		2013	
Gateway Industrial A	4550 25 St SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	66,905	MT	13,381	26	DD/LD	N	1999	
Gateway Industrial B	2634 45 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	84,077	MT	14,012	26	DD/LD	N	1999	
Gateway Industrial C	2726 45 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	98,949	MT	24,737	26	DD/LD	N	1999	
Gateway Industrial D	2760 45 Ave SE	Y	Brendan Davies/403-355-3396/bdavies@triovest.com	99,026	MT	33,008	26	DD/LD	N	1999	
Valleyfield Business Ctr	2880 45 Ave SE A&B	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	224,782	MT	4,200-6,000	24	LD	N	01-03	
Valleyfield Business Ctr	2880 45 Ave SE C&D	Y	Aurora Elliot/403-235-3443/aelliot@creit.ca	47,794	MT	4,200-6,000	24	LD	N	01-03	
<b>57 WESTVIEW</b>											

# Beyond Buzzwords

Through innovation, the next decade can be Calgary's



By Terry Rock,  
President and CEO,  
Platform Calgary

## ARTIFICIAL INTELLIGENCE. MACHINE LEARNING. INDUSTRIAL INTERNET OF THINGS. HIGH SPEED 5G CONNECTIVITY. BIG DATA. ADDITIVE MANUFACTURING.

Just buzzwords? I don't think so.

The fact is, our economy is being rewired. Today more than ever, we have to ask: "Is Calgary ready to embrace what's next?"

The changes our economy is experiencing are just the tip of the iceberg—but with disruption comes opportunity. The time is now for a bold and visible movement to build a new wave of shared prosperity in Calgary, both growing and diversifying our economy.

The startup and innovation movement I'm talking about has the potential to build on and transform our traditional industries, creating billions of dollars of economic impact and tens of thousands of jobs in the process.

Momentum is on our side.

Alberta Enterprise Corp.'s 2018 Deal Flow Study tells us that Alberta is home to more than 1,200 private technology-related companies, with more than 760, or 62 per cent, of those located in Calgary.

In 2018, PricewaterhouseCoopers' MoneyTree report ranked Calgary fifth in Canada in venture capital fundraising, at more than \$168 million during the year. It was a record year for Calgary, and the total has increased every year since 2014.

Worldwide, the 2018 *Global Startup Ecosystem Report*, published by Startup Genome, ranks Calgary as a Top 15 Global Cleantech Ecosystem and a Top Five Activation (early stage) Ecosystem for Local Connectedness. These results show that Calgary's traditional strengths as an energy-industry headquarters that's known for its community spirit can form the base of our growth strategy.

Our city's community spirit is clearly on display in the Rainforest Alberta movement. Rainforest's informal gatherings and volunteer initiatives have attracted nearly 2,000 people to participate in growing the province's innovation ecosystem. In Calgary, the group meets weekly and uses online tools to support information sharing and assistance.

It was the Rainforest movement that inspired the vision behind Calgary's new Platform Innovation Centre. Under construction and scheduled to open in 2021, East Village's 9th Avenue Parkade and Innovation Centre will bring an additional 50,000 feet of public-access innovation space to support our efforts to quintuple the size of the Calgary startup and innovation ecosystem.

We're seeing transformed industries, hundreds of new and growing businesses, a workforce that drives change through technology—and a movement that's creating the Calgary of tomorrow. There's no reason why the next decade can't be Calgary's. Let's make it happen. ■

An artist's rendering of the 9th Avenue Parkade and Innovation Centre, slated for a 2021 opening in East Village.





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