

BOMA

BUILDING GUIDE

CALGARY

INSIDE

BUILDING LISTINGS, MAPS AND INDUSTRY ANALYSIS

2
0
2
1
—
2
0
2
2



EVOLUTION

Calgary emerges from the pandemic with a new narrative for health and safety measures in commercial spaces



Does your insurance protect you and your property management company?

Property managers deal with a variety of assets and an even broader variety of people. As a property manager, it is imperative to have the right insurance in place to protect your business from a loss of income or from getting sued by clients or third parties.

MNP's Insurance Advisory team can help property managers protect their business by proactively providing an independent insurance policy review, says Eric Mah, CPA, CMA, a manager on the team. "And in the event of an insured incident that causes a disruption to the business, we can help by quantifying and helping to submit a supported claim."



Be Proactive

Ensure you are in the best position to understand the coverages in place and the gaps and risks of the policy, it's important to get the right advice and support.

"We provide an independent and unbiased review of the policy limits and wordings in place or quoted coverage to identify the holes and risks in the coverages compared to industry best practices," explains Mah. He adds his team has submitted hundreds of insurance claims and know where the common gaps are in your coverage.

In a constantly changing marketplace, it is important property managers have accurate insurance limits in place. MNP recommends companies do not wait for renewal to review and update their insurance policy.

"We can help you conduct an assessment to ensure your coverage matches your risk tolerance and is based on the current economic environment," says Mah.

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Every year, businesses suffer losses because of fires, floods, violent weather, earthquakes, environmental mishaps, contaminations and equipment failure, and more. Such occurrences can leave you with insurance claims to prepare, review, negotiate and settle – and even a business to re-establish. It's integral companies protect themselves by ensuring they put themselves in the best position to recover.

MNP's Insurance Advisory team is one of the most experienced and largest in the market, delivering industry-recognized insights and expertise in preparing, verifying and resolving claims. Their work spans many industries and claims types, including business interruption, fraud, cyber security, property, environmental, crime and third-party liability.

"We have worked with many clients to guide them through the claim process and to help settle the claim. But our advice doesn't stop there. We take the time and initiative to identify improvement opportunities and help develop effective plans to support your business moving forward," Mah says.

Why MNP?

With more than 75 dedicated forensic, cyber security and valuation professionals, and support staff in both rural and urban communities across the country, MNP has extensive experience working with diverse sectors and interests. The firm's bench strength leads to a comprehensive understanding of unique issues specific to industry or market segments, while providing an independent voice retained by both insurers and insured.

If you are seeking a thorough analysis, insightful reporting and credible testimony to help you understand your insurance with confidence, contact Eric Mah, CPA, CMA at 587.441.6004 or eric.mah@mnp.ca

SECTOR ANALYSIS

DOWNTOWN	20
BELTLINE	21
SUBURBAN	22
INDUSTRIAL	23



MAPS AND LISTINGS



■ DOWNTOWN	24
■ BELTLINE	30
■ SUBURBAN NORTH	34
■ SUBURBAN SOUTH	38
■ INDUSTRIAL	42

50

The Last Word

Umair Pervez: How the future of work in cities like Calgary will change due to COVID-19.

7 **BOMA Members Speak Out**

BOMA members reflect on pandemic pastimes and look forward to 2022.

8 **BOMA Gives Back/BOMA Looks Forward**

BOMA's response during the COVID-19 pandemic will help it prepare in the event of another crisis.

FEATURES



10

Filling Up Vacancies

Innovation is key in the ongoing effort to address record high vacancy rates in downtown Calgary.



13

Rejuvenating Downtown

Calgary's Greater Downtown Plan aims to entice business and residents into the city's downtown core.

16 **The New Health and Safety**

Post-pandemic, enhanced health and safety measures will be essential to getting tenants back in the office.

18 **Thinking Green**

Operators see the environmental and economic benefits of adopting sustainable building changes.

COVER: ISTOCK/ THOMASVOGEL/ LISA MARIE; LEFT: ARTIST RENDERING OF THE REVITALIZATION OF EAU CLAIRE PLAZA COURTESY THE CITY OF CALGARY



BUILDING GUIDE

BOMA Calgary, Suite 225, 550 11th Ave. SW, Calgary, Alberta, Canada T2R 1M7 Ph 403-237-0559; email info@boma.ca

Board Chair, BOMA Calgary Richard Morden, QuadReal Property Group
Executive Director Lloyd Suchet
Marketing & Events Manager Aydan Aslan
BOMA Calgary Communications Committee

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RedPoint Media & Marketing Solutions:
President & CEO Pete Graves
VP of Product Development & Publishing Kätke Lemon
Manager of Custom Publishing Meredith Bailey
Managing Editor Derek Clouthier
Art Director David Willicome
Staff Photographer Jared Sych
Production Manager Mike Matovich
Contributing Writers Jennifer Friesen; Shannon Sutherland; Karin Olafson; Todd Thronson; John Fisher; Stuart Watson; Susan Thompson; Tyler Wellwood; Umair Pervez; Lloyd Suchet

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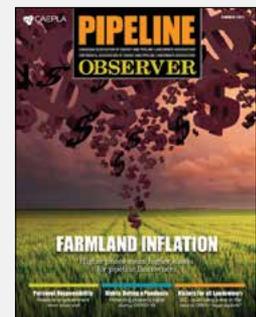
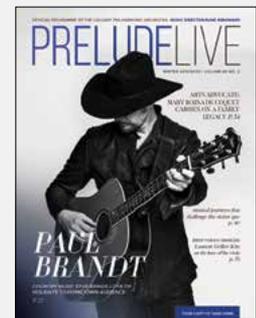
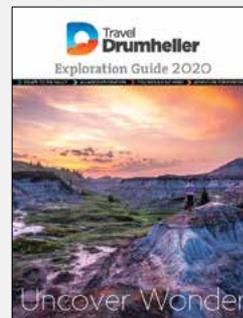
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Regaining Focus Through the Pandemic



Lloyd Suchet,
executive director
BOMA Calgary

EACH EDITION OF THE *BOMA CALGARY BUILDING GUIDE* provides us as a community the opportunity to reflect on the year that has been and take a higher-level view of the trends that have shaped the industry. To understand these trends, we take a deeper look at innovators, disruptors, movers and those who inspire.

In the two years since we last published this guide, the world has changed. The COVID-19 pandemic in many ways served as the ultimate disrupter, forcing changes at a pace and scope previously unimagined. This was especially true for commercial real estate, where industry professionals were at the forefront of the response, supporting hard-hit tenants while making a myriad of safety related changes within their properties.

But this year's theme is "Building a Post-pandemic City." We are focusing on the fundamental changes to the way people commute and work, while understanding how the industry can leverage its strengths to align with a tenant market that includes new desires and priorities.

In times of tumult and change like we're living through right now, a time-tested strategy is to focus on what we're best at. In our last edition of the *BOMA Calgary Building Guide*, we explored how commercial properties are being purposefully and thoughtfully designed to be more than a place where we work, but communities where we can grow and prosper in all aspects of our lives. With the benefit of hindsight, we now see how prescient that was.

With businesses making tough decisions about how they house

their workforce, the industry has been focused on strengthening the value proposition of the physical workspace and the collaboration it enables. While video conferencing allows us to seamlessly connect with colleagues from around the world, it has become clear that it cannot replicate the synergies and collaboration that organically happens when people are working in close proximity.

For this year's *BOMA Calgary Building Guide*, we build off this idea of commercial spaces as communities by extending it to our city as a whole. The double impact of a regional economic downturn followed by an extended pandemic means governments and industry are looking to stimulate a recovery, and this year's guide delves into the key pieces of building a post-pandemic city.

By shedding light on some of the challenges facing the industry, we hope to stimulate a conversation while also drawing attention to the important work already being done in many areas. Calgary's Greater Downtown Plan, for example, is an ambitious venture that could catalyze long-term, positive change in our commercial core that addresses some of the long-running tax implications of the past few years. Likewise, the pandemic has put renewed focus on the ways we as an industry can promote health and safety within buildings. We also look at what the past year and a half have meant to the suburban office market as commuting preferences change.

While change of this scope can be overwhelming, it also provides clear opportunities for those who are prepared. We hope this guide helps demystify some of those challenges and the opportunities they present, and stimulates a conversation within your teams to help address the new needs of the market. ■

"In times of tumult and change like we're living through right now, a time-tested strategy is to focus on what we're best at."

BOMA Members Speak Out

With COVID-19 vaccination numbers continuing to rise, there is reason to be optimistic about a return to “normal” life in Calgary and around the world. We ask BOMA members to reflect on the past couple of years and share what they are looking forward to in 2022.



Tanya Befus,
property manager, Cadillac
Fairview Corporation Ltd.



Scott Lee,
senior account executive,
Ainsworth Inc.



**Theadoran (Teddi)
Poworoznik,** property
manager, Brookfield
Properties



Peter Whyte,
project manager, partner,
Labbe-Leech Interiors



Jay-ar Arcilla,
operations manager, Oxford
Properties Group



Tanya: I loved being fully disconnected while out hiking or backcountry camping. I certainly hope to keep some of that balance going forward.

Teddi: Checking in with your loved ones more regularly.



Scott: Saving money and reducing useless spending.

Peter: Simplification of life. Using and enjoying the parks for example.



Jay-ar: I learned a lot about different breathing exercises and I started practicing some of those.



Scott: Golf and running, but sometimes I think golf adds more stress and frustration.

Jay-ar: Definitely golf. I found myself playing more rounds than I ever did in the past.

Teddi: Running, or taking my kids to the park. Even on chillier days, I made sure to get outside as much as I could.

Peter: Running... even in the winter.



Q:
What was your go-to outdoor activity during the pandemic to help manage stress?

Q:
When businesses reopened, what restaurant were you most looking forward to visiting?

Q:
What's one piece of media (book, TV show, movie, etc.) that you discovered during the pandemic?

Q:
What are you most looking forward to in 2022?

Jay-ar: I found myself reading some old Stephen King classics like *The Stand* and *Salem's Lot*.



Peter: *The Queen's Gambit*.

Teddi: *Tiger King*, of course! I read some great books, and I highly recommend *Atomic Habits* by James Clear.

Scott: *Tools of Titans* and *Tribe of Mentors* by Timothy Ferriss.

Tanya: *Outlander*. It's a bit of a spicy Netflix binge!

Q:
What was one lifestyle change that occurred during the pandemic that you hope to continue post-pandemic?

Peter: Travelling!

Scott: Travel, travel and travel.

Teddi: Travelling! I need some palm trees and a pina colada!

Tanya: Hugs! All the hugs. Hugs are my favourite!



Peter: The tight confines of Cannibale in Bridgeland.

Teddi: The Keg; my husband and I always choose this for date night. And the mushrooms neptune can't be beat.

Tanya: Red's Diner! Eggs just taste so much better when someone else makes them.

Jay-ar: OEB Breakfast Co. and Bro'Kin Yolk are tied. I love their breakfast offerings.

GIVING BACK and LOOKING FORWARD

BOMA responds during COVID-19, helping it prepare for the next pandemic

As an author, consultant and professor of security and emergency preparedness, Glen Kitteringham had a strong handle on what to expect during a crisis.

In January of 2020, Kitteringham was running an exercise with two clients on how to handle a pandemic. Coincidentally, as COVID-19 began to unfold in real-time, he ran through a simulation of a pandemic with his clients and had them react in slow motion to what challenges they might face.

Two months later, that simulation became a reality.

“I can’t say I was taken by surprise,” says Kitteringham. “But what did take me by surprise was how quick it was. When I created this exercise, I was breaking it out week after week. But what I planned on happening on a weekly basis was happening daily — what I thought would happen next Monday happened the next day.”

The global pandemic hit Calgary in March 2020, and, along with everyone else, the corporate real estate sector was forced to adapt to new stay-at-home orders and public safety mandates.

As a member of the BOMA Calgary Public Safety Committee, Kitteringham and his

team got to work. The committee connected with agencies like CEMA (Calgary Emergency Management Agency) to help BOMA members navigate the changes.

Parnell Lea, director of security at Brookfield Properties and long-time colleague of Kitteringham, has been a member of the committee since its inception and was quick to start organizing meetings and surveys.

The committee became a railroad for information, where questions and answers were shared. Through connections with the City of Calgary and Alberta Health Services’ Biz Connect resource, Lea and the rest of the committee shared all the information they had in real-time with all its members.

At first, the meetings consisted of the original nine committee members, but quickly expanded to 36 participants as the need for more streamlined information became apparent.

“There was so much [information] coming out all at once, so it caused a disconnect,” says Lea. “So we said, ‘Hey, as opposed to having 15 or 30 different building owners ask the same question, what if I asked it on behalf of a committee?’ Then I can share the answer with the entire committee so everybody has the same answer.”

There were technical challenges at first,

as CEMA and BOMA members had to create the infrastructure for their staff to work from home. But within days of the local state of emergency being activated, Lea and Kitteringham were having virtual meetings with CEMA almost daily.

“Our role is to act like a liaison, with information flowing from the city and feedback from our members,” says Kitteringham. “This way, they knew it was a direct, two-way pipeline.”

An early concern for the committee was whether to keep the Plus 15s open during the pandemic. With most office and real estate spaces closed, leaving the bridges open with reduced staff posed a security risk.

To relay all the changing information, the committee conducted surveys with the city and property managers to get a sense of what was wanted, and what needed to be considered if action was taken.

“It was kind of like building a working route. We were preparing things so that if the bridges closed, we knew what needed to be put together,” says Lea. “This way, we have it ready ahead of time so we can deliver it to our members before a newspaper. A lot of [property managers] told me that it felt like they had insider information because they got it before it was announced, and it helped them to better understand what was coming and prepare.”

The work of the committee eventually resulted in the closing of Plus 15s, as reports of violence and drug activity became too much

“Our role is to act like a liaison, with information flowing from the city and feedback from our members.” —Glen Kitteringham

1



"It's important to know who your key people are...who are their backups and who are the backups to their backups? You have to have a plan — always."



2

"With technology, we've proven that we can work from home. It's important to have work-from-home mechanisms in place for when people aren't feeling well, and to give [your staff] some flexibility."

3

"There are a lot of safety features available for these high-traffic buildings. There are air filters that help stream out viruses and keep us safer from COVID-19. There's automation like touchless, hands-free entries, and I think these will only become more common moving forward to keep people safe."

Glen Kitteringham (left) and Parnell Lea.

"A lot of [property managers] told me that it felt like they had insider information because they got it before it was announced, and it helped them to better understand what was coming and prepare." —Parnell Lea

for the reduced security staff to manage.

"That was one of the values we brought," says Kitteringham. "We were able to provide direct feedback to CEMA and the city about what conditions were actually like in the downtown core that allowed them to fine-

tune their plans to make things work for [our members]."

Sixteen months later, the committee created a manifest of notes from the experiences and meetings BOMA members held over the pandemic. The committee is planning on

using these notes to put together a condensed report for the public, which will consist of key points and conflicts BOMA members struggled with during the pandemic along with how to prepare for another crisis.

"For me, I loved being able to help people and give them the information they needed," says Lea. "That, to me, is important. I like that piece of what I do." ■

FILLING UP VACANCIES

COVID-19 brings about innovation to bolster the corporate real estate market

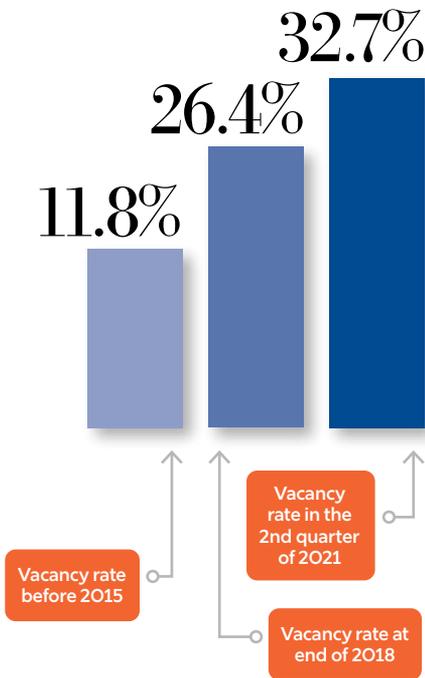


The office took on a new aesthetic during 2020. As work-from-home orders came down in response to the

COVID-19 pandemic, Zoom meetings and make-shift living room offices became the new normal. Corporate real estate faced new challenges as a result, and office vacancy rates contin-

ued to rise. According to a report from CBRE, the vacancy rate in downtown Calgary hit a record high of 32.7 per cent in the second quarter of 2021. But the struggle of rising vacancy rates isn't new to the city's market.

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Before the oil and gas recession of 2015, the vacancy rate in the downtown core was sitting at 11.8 per cent. By the end of 2018, it had risen to 26.4 per cent.

The pandemic added approximately three to four per cent to the vacancy rate of Aspen Properties' portfolio, according to Rob Blackwell, COO of the company that manages commercial real estate in Calgary and Edmonton. It's a relatively low percentage which he attributes in part to the work being put in since the downturn.

"You need a great building and amenity package to attract people back to work."

—Rob Blackwell

"We're a little bit more innovative than most cities right now," says Blackwell. "Crisis is the mother of innovation, and that's certainly something that's been happening in our city for years. You need to be better, more interesting, more efficient. Some other cities just haven't had to face that same challenge that we have."

Aspen began construction on one of its latest properties, The Ampersand, a few days shy of Alberta's first lockdown order in March 2020. In response to the gap in the market, it was creatively designed to have flexible workspaces with attention to tenant experience.



Aspen Properties COO Rob Blackwell at the multi-purpose court in The Ampersand in downtown Calgary.

The building comes complete with gyms, a tenant lounge, multi-purpose court, a golf simulator and adaptable spaces, all of which could be critical in convincing people to come back to the office after working from home.

"You need a great building and amenity

package to attract people back to work," says Blackwell. "I think our province and our city is doing a great job [with a] willingness to try just about anything right now," he says, noting how that openness is central to Alberta's entrepreneurial spirit.



Keri Cormier, director of property management and general manager of QuadReal Property Group, in the private tenant lounge at the 240Fourth building.

“We knew we had to work harder and smarter, so we had the luxury of time to be able to prepare and get a solid strategy in place to best position our properties to attract new and retain existing tenants.” —Keri Cormier

In some ways, the initial economic downturn prepared the sector for the COVID-19 crisis, says Keri Cormier, director of property management and general manager at QuadReal Property Group.

“Since the market crashed, we’ve really had to work,” she says. “We knew we had to work harder and smarter, so we had the luxury of time to be able to prepare and get a solid strategy in place to best position our properties to attract new and retain existing tenants.”

Ahead of the pandemic, QuadReal had the opportunity to reimagine its 240Fourth building downtown. The 33-year-old property had a lot of vacant space traditionally used for individual offices. Last year, these spaces were converted into fitness centres, conference centres and a private tenant lounge.

“It was great because through COVID, a lot has evolved for tenants,” says Cormier. “Health and wellness are key values, and we want to make sure we have properties that are exciting for people to come back to. So,

the vacancy created a great opportunity for us to add these amenities that we knew our tenants would want.”

Blackwell says he feels optimistic as Calgary makes its way out of the pandemic. Aspen is experiencing high demand, with Blackwell noting there have been 180 property tours in the past year. Previously, there had never been more than 150 — a 30 to 40 per cent year-over-year increase.

“Today, I’d say we’re more optimistic about the future of our business in Alberta than we’ve been in more than five years,” he says. “We’re writing a new story here from what we’re seeing right now. Projections have said ‘the office is dead,’ but I think we can conclude that it’s definitely not.” ■



REJUVENATING DOWNTOWN

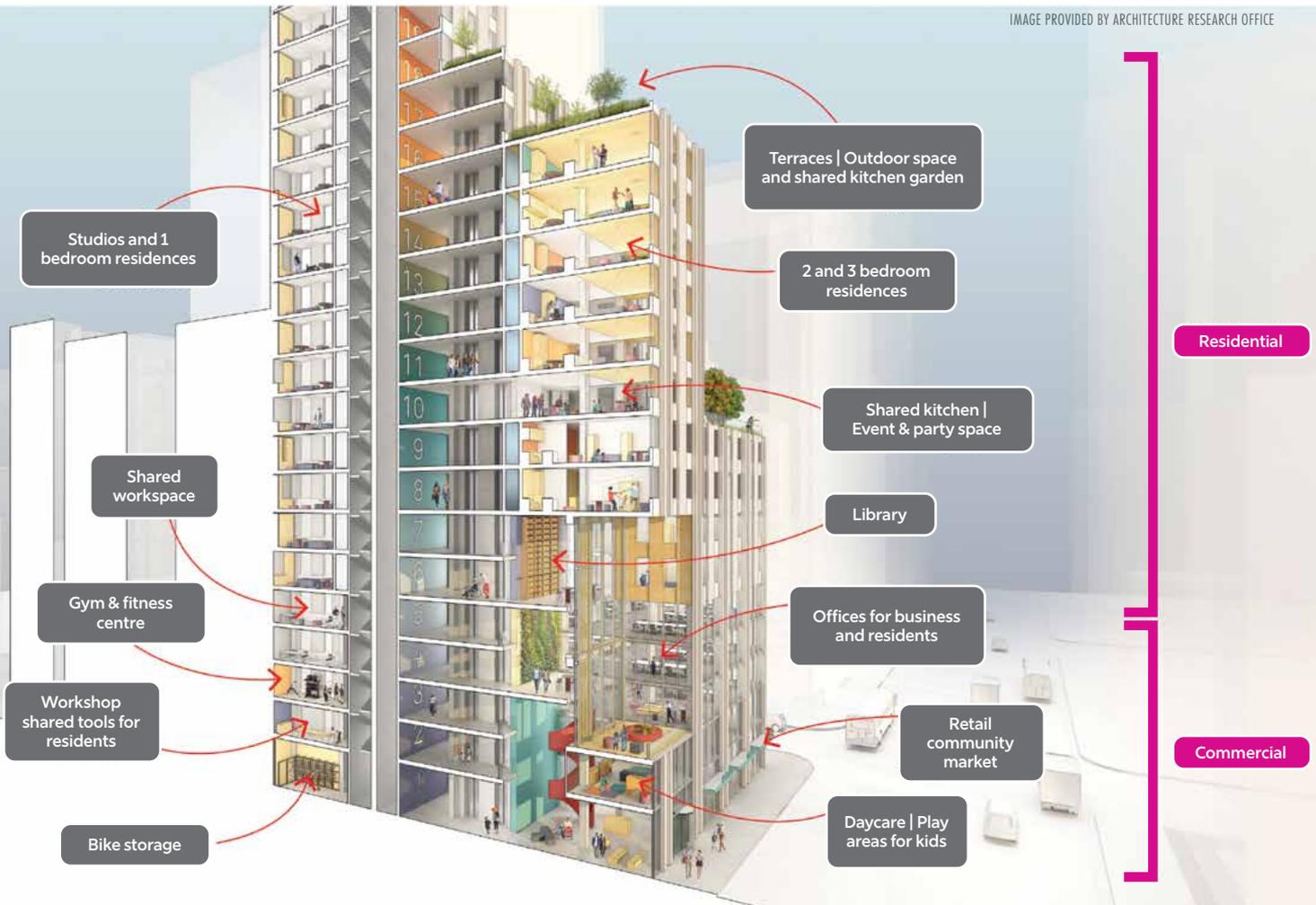
Calgary's Greater Downtown Plan looks to entice both business and residents into the city's core

A diversity makes a strange bedfellow, and that resulted in some former combatants getting cozy in an unprecedented collaborative effort to revive Calgary's beleaguered downtown.

"The downtown redevelopment plan was a perfect storm — in a good way — of people coming together from different perspectives to work together to address what was happening with our downtown," says Thom Mahler, manager of Urban Initiatives and Downtown Strategy program lead with the City of Calgary. "Everyone at the table knew we needed to diversify and stabilize the property tax base

and revitalize the downtown. It was an unbelievable collaboration between all the stakeholders with an interest in the downtown, from arts and culture groups and real estate developers to business owners, the city and other organizations."

Calgary's Greater Downtown Plan was approved by city council in April 2021 and included an initial investment of \$200 million to get



the decade-long initiative underway. The plan was developed pre-pandemic and was not adapted post-pandemic. The plan's priorities were magnified by the COVID-19 crisis and no redirection was required.

The main goal is to reduce the downtown office vacancy rate to 14 per cent by 2031 through office conversions and by developing vibrant neighbourhoods to attract businesses to set up shop. It will also create amenities to entice city residents from outside the core and new professionals and skilled workers from outside the city and province.

In the initial investment, approximately \$45 million will go to incentives for redeveloping vacant



"It was an unbelievable collaboration between all the stakeholders with an interest in the downtown, from arts and culture groups and real estate developers to business owners, the city and other organizations." —Thom Mahler

office spaces into residences.

"The redevelopment of East Village has demonstrated what a strong vision and strategic investments can do to create a more vibrant urban setting," says Brad Parry, interim president and chief executive officer for Calgary Economic Development.

He says the plan creates a central hub for business, innovation and creativity — a strong core to grow the economy, create jobs and fund essential city services.

"To future-proof the downtown

"In addition to recent high-profile tech companies establishing a presence in Calgary, we have seen smaller tech companies taking up space in the downtown core, and we know this will continue as the economy rebounds." —Brad Parry



and support an innovative economy for future generations, the Greater Downtown Plan outlines strategic moves to attract the global technology sector, utilize Calgary's

highly educated workforce and leverage Calgary's head office concentration to prosper in the new digital economy," says Parry.

The City of Calgary worked in collaboration with industry through Calgary Economic Development's real estate sector advisory committee and real estate working group to develop an incentives package for downtown office conversions, office replacement and new residential development. Incentives come in the form of grants that will provide funding for these projects.

Parry says in addition to office-to-residential



Left: How office buildings can be converted to other uses including residential. Above: Artist rendering of the revitalization of Eau Claire Plaza looking north.

conversions, there is a need to pursue creative ideas like vertical farming (growing plants vertically, in stacked layers) or micro-distribution centres (small-scale warehousing in accessible centres) downtown.

"In addition to recent high-profile tech companies establishing a presence in Calgary, we have seen smaller tech companies taking up space in the downtown core, and we know this will continue as the economy rebounds," he says. "It may not lead to firms taking up multi-

ple floors like in the last oil and gas boom, but it will take inventory off the market."

Parry says while the committees have identified 28 buildings that have potential for conversion, which would eliminate six million square feet of excess commercial real estate, that will only come to fruition over the next decade.

"To start off," he says, "we need to get our first two or three successful projects under our belt and the momentum will build." ■

Calgary Becoming a Canadian Tech Hub

by Derek Clouthier

IN 2020, CBRE ranked Calgary sixth in its list of top tech cities in Canada. Meanwhile, Expert Market rated the city second based on seven key factors, including tech diversity, average salary and wage growth in the tech sector; wages grew 23 per cent from 2010 to 2015.

What is causing this influx of technology companies into Calgary? Nic Beique, founder and CEO of Helcim, which creates easier and more affordable billing and invoicing, in-person and online credit card payment solutions for businesses, explains why his company chose Millennium Tower in the Eau Claire district to call home and what makes Calgary the ideal location.



Q: What were your top priorities when looking for office space?

BEIQUE: We prioritized finding something that was central, had easy access to different transportation methods, could accommodate a growing team and was close to amenities like dining and fitness centres. Our floor plan is open and bright, with collaborative meeting spaces and a large kitchen and lounge area.

Q: Did COVID-19 change your view of office space?

BEIQUE: We still see value in having a space for our team. We have adopted a hybrid work schedule, and our team is still in the office about three days a week. While we were able to utilize technology to keep the team connected, it's refreshing to have more people coming back to the office and getting to hear teams collaborating and sharing ideas.

Q: What makes Calgary the ideal location?

BEIQUE: Not only does the city have access to a large pool of new graduates with technical degrees, but the cost of living is affordable making it easier to sell new graduates on building their careers here. ■



THE NEW HEALTH AND SAFETY

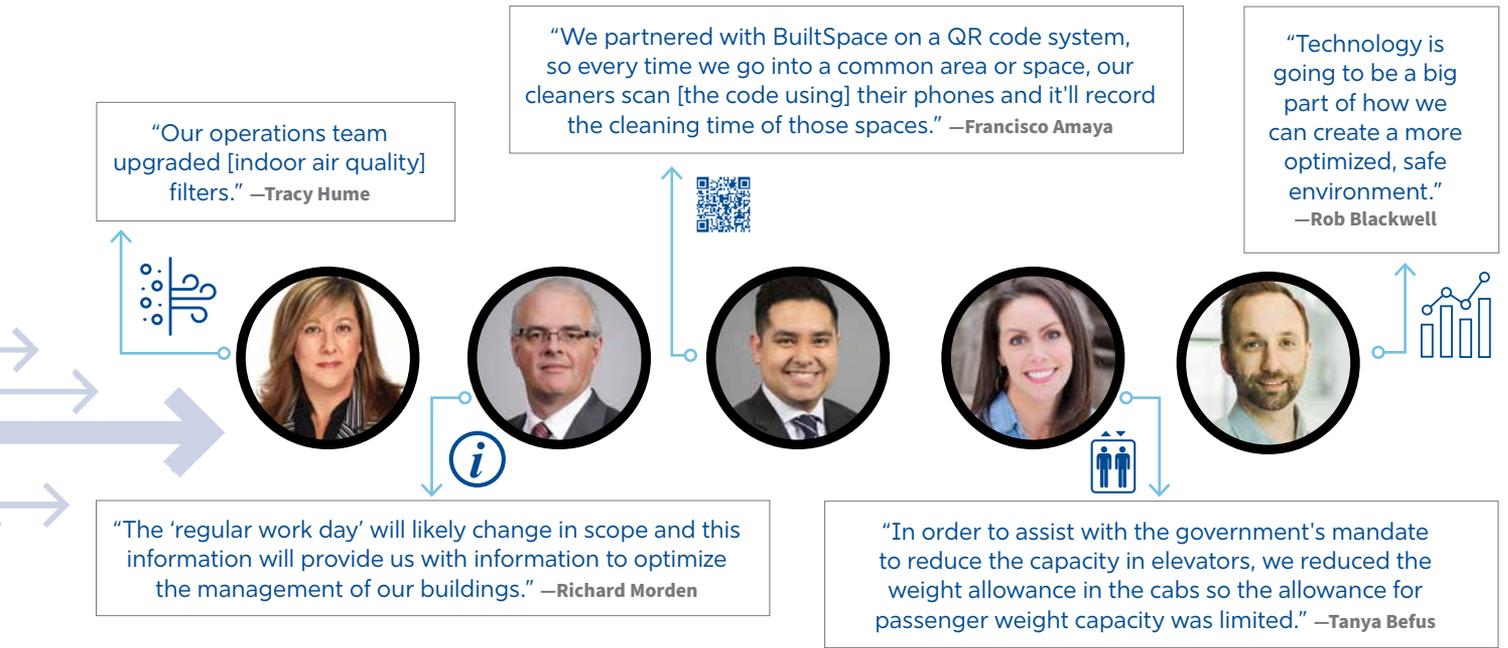
Enhanced health and safety measures are key to putting tenants' minds at ease

In early 2020 as the pandemic took hold, many tenants in the buildings NorthWest Healthcare Properties manages had to keep their doors open. Health and medical specialists occupy its buildings, including doctors at properties

like the Rockyview Health Centre, and their offices continued to see patients in-person. So, NorthWest Healthcare Properties pivoted immediately to elevate safety and prioritize tenants' health.

As well as increasing sanitation and implementing social distancing, "our operations

team upgraded [indoor air quality] filters," says Tracy Hume, regional property manager with NorthWest Healthcare Properties. She adds the move was particularly important in labs and x-ray clinics to help improve ventilation. The team upgraded filters from Minimum Efficiency Reporting Value (MERV) 8 to MERV



13 to better filter and clean indoor air.

While essential upgrades like this are now part of commercial real estate’s “new normal,” the pandemic forced companies to take health and safety to the next level in innovative, often creative ways.

“We partnered with BuiltSpace on a QR code system, so every time we go into a common area or space, our cleaners scan [the code using] their phones and it’ll record the cleaning time of those spaces,” says Francisco Amaya, business development manager with Bee-Clean Building Maintenance. He adds that the company also began using electrostatic foggers specifically when cleaning spaces with a confirmed COVID case. These portable sprayers are more effective at disinfecting than wiping and were rarely used pre-COVID.

Innovative health and safety measures like these are likely essential to bringing tenancy back up to pre-COVID levels.

Rob Blackwell is the chief operating officer at Aspen Properties, a boutique real estate company that manages a range of commercial real estate in Edmonton and Calgary, including Calgary’s The Edison, The Ampersand and Palliser One. While crowd management and sanitation stations were important, he says it’s likely to be technologies that prioritize health and safety that will be a pull factor in getting tenants and their employees back to the office.

“Technology is going to be a big part of how we can create a more optimized, safe

environment,” explains Blackwell. He says motion sensors and using a smartphone as a building access card could become the norm. This reduces the number of touchpoints in a building, but also helps building managers better understand traffic patterns and usage, elevating cleaning protocols as tenant behaviour is better understood.

In fact, these creative technologies that elevate building safety and hygiene have already been implemented in commercial buildings managed by QuadReal Property Group. According to Richard Morden, senior vice-president of QuadReal Property Group’s Western Canada office, QuadReal is using an app to help provide a touchless experience for its tenants. He says the app allows the company “to create building access requests [for tenants] and provide updates to tenants on ongoing and ever-changing COVID protocols.”

Additionally, QuadReal installed people-counting sensors in its buildings. The sensors count bodies moving through a space, providing real-time data to help building managers better understand how tenants move through its buildings, which in turn helps ensure the company can maintain safe and proper building ventilation. This is an innovation QuadReal plans to keep in place for the long-term.

“This [provides] valuable data and will assist on how we should staff our buildings to serve tenants in the future,” says Morden. “The ‘regular work day’ will likely change in scope and this information will provide us

with information to optimize the management of our buildings.”

But building operators aren’t just implementing high-tech options to optimize health and safety — low-tech solutions are also integral parts of new and creative health measures. Tanya Befus, property manager for Cadillac Fairview’s Calgary offices, explains that building updates included adding copper cover strips to door handles. “[Copper is] self-sanitizing and can easily be applied to high-touch surfaces,” says Befus.

Another creative solution the company implemented was how its elevators operate. Befus explains that, “in order to assist with the government’s mandate to reduce the capacity in elevators, we reduced the weight allowance in the cabs so the allowance for passenger weight capacity was limited.” Ideally, this could limit the number of people going into the elevator at one time, helping maintain social distancing.

New health and safety goes beyond physical health — it’s also about focusing on mental health and well-being. Tenants need to feel safe in a commercial space and have a desire to come back to an office they’ve been absent from for months. For Aspen Properties, that means making sure its buildings’ unique elements, like The Ampersand’s golf simulator and indoor basketball court, are open and safe to use.

“I think the next part of our job is to help people come back to work because they want to come back,” says Blackwell. ■

THINKING GREEN

The time for sustainable building change is now. In addition to contributing to climate solutions and a greener future, sustainable building retrofits — like electrical heating and solar microgeneration — also have economic benefits.

“There’s a need for Calgary to compete globally, and having a green building stock is a precursor to the positioning and growth of many corporations across the globe,” explains Mike Mellross, program director of the Climate Innovation Fund at Alberta Ecotrust Foundation. He adds that “a green building stock can attract global organizations to Calgary, as they are looking for ways to become low carbon and transition their operations in alignment with the environmental, social and governance principles that are embedded in their growth strategies.”

“Calgary’s new economy is going to be knowledge-based — and if you want to compete in that space,” says Mellross, “you’ll want to compete in the climate-solution space.”

But implementing innovative sustainable change often requires financial support. For example, Alberta Ecotrust is sub-



ing owners will make it more accessible. Alberta Ecotrust hopes to help demonstrate the economic benefits of sustainability retrofits for up to 80 Calgary buildings in the next year.

Another example is Emissions Reduction Alberta’s (ERA) Energy Savings for Business (ESB) program, which committed up to \$55 million in funding to help Alberta building operators make sustainable changes that will reduce operating costs and energy consumption. The program funds sustainable technology upgrades, as well as other cutting-edge green enhancements.

“Emissions Reduction Alberta has seen interest [from building operators] in ground source heat pumps [geothermal] and has also seen an early-stage application considering waste heat recovery,” says Marc Huot, program director for ERA. “This technology uses the Organic Rankine Cycle to convert waste heat into electricity that can be used on-site or exported to the grid. It’s the kind of system normally seen in large industrial applications; even there, it’s rel-



“Emissions Reduction Alberta has seen interest [from building operators] in ground source heat pumps [geothermal] and has also seen an early-stage application considering waste heat recovery.” —Marc Huot



“There’s a need for Calgary to compete globally, and having a green building stock is a precursor to the positioning and growth of many corporations across the globe.” —Mike Mellross

sidizing Audette — a technology platform that audits commercial real estate and identifies low-carbon opportunities, like electrifying space heating and introducing energy-efficient window glazing — for commercial building owners. Mellross says partnering with BOMA and NAIOP Commercial Real Estate Development Association to subsidize this technology for build-

atively uncommon. If this project proceeds, it will pave the way for using this technology in a small building in Alberta.”

Calgary building operators see the environmental and economic benefits of incorporating energy-efficient changes, and groups like Alberta Ecotrust and ERA are making those investments in green upgrades possible. ■



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Adapting Calgary's Downtown for Post-pandemic Needs



Todd Thronson,
managing director principal,
office leasing, Avison Young
Canada

CALGARY IS AN OFFICE-BASED employment market. The five other largest cities in Canada have between two and three million square feet of office space per 100,000 people. Calgary, meanwhile, has almost five million square feet per 100,000 people, which means our city feels the impact on its office market more acutely than the other major cities.

As a result of a permanently altered economy and the COVID-19 pandemic, change has been thrust upon us. In this world of adapt or die, Calgary is at the crux of planning for its future. With the shift to work-from-home models, office vacancy rates in markets across the world have seen an increase, which has accelerated the drive to redevelop and repurpose older, functionally obsolete buildings.

Many landlords and developers are taking this opportunity to adopt technology and stronger environmental standards and to create more complete and creative communities in and around their properties in order to attract and retain tenants.

City planners and academics are promoting the concept of the 15-minute city across the globe — the idea being that the day-to-day needs of residents, workers and visitors can all be found within a 15-minute walk or bike ride from their home. Amenities and services such as

education, social and medical services, shopping, recreation, arts and entertainment and work should all be easily accessible through a variety of transportation modes. This concept dovetails perfectly with the tenant needs that landlords are trying to fulfill within the inner city.

However, different markets came into the pandemic at different points of economic strength and different stages in the evolution cycle. While well-performing markets like Toronto and Vancouver had relatively low vacancy rates when the pandemic

started, struggling markets such as Calgary are now facing unprecedented levels of vacancy.

Avison Young research reveals Calgary is expected to exceed 30 per cent vacancy before the end of 2021 in its downtown office market. As a result, we don't have the same economic and financial ability to deal with the modernization and adaptation issues the pandemic has hastened.

Calgary has an abundance of prime redevelopment properties. Without capital investment in maintenance and improvements, the lifespan of a building is approximately 50 years. Outside Alberta, approximately 15 per cent of buildings in major markets in Canada are in the 40- to 49-year age range (built between 1972 and 1981). Calgary and Edmonton, on the other hand, have 34 per cent and 40 per cent of their buildings, respectively, built in that same timeframe. Combining this age characteristic with our high vacancy shows our market is overbuilt and in need of change.

In these situations of high vacancy and low demand for office development, there is opportunity for government intervention to induce change. Strong development focused on non-office related uses with a high

"Strong development focused on non-office related uses with a high adoption of technology and environmental standards are the expectation."

adoption of technology and environmental standards are the expectation.

The City of Calgary recently approved and funded the Greater Downtown Plan, which is a roadmap to Calgary's downtown reinvention and repositioning. The program changes infrastructure and environmental investments, and financial incentives have the potential to help reshape downtown Calgary to better suit the future needs and industries Calgary is looking to grow and attract.

We need to have hope for Calgary's future and start working toward it. ■



The Evolution of the Beltline



John Fisher,
senior vice-president,
CBRE Ltd.

WITH A VARIETY OF NEW REAL estate developments leading the charge, Calgary's Beltline district continues to evolve into the city's cultural centre.

The ever-changing nature of the Beltline makes it one of Calgary's most exciting submarkets. Several high-rise residential projects are under construction or nearly complete, adding thousands of new residential units in the district.

This supply of high-quality housing matched with the city's infrastructure, including the bike lanes, Stampede grounds and proximity to seven of Canada's Top 100 restaurants, has made the Beltline a highly desirable neighbourhood for the younger demographic. The influx of young people is in part fuelled by the variety of new and innovative food and beverage offerings in the area, but also the ease of accessibility and quality of life.

Despite recent woes in the energy markets, the hunt for top-quality labour talent remains one of the biggest hurdles to growth for many companies. Being located in areas close to

where employees live and play has proven to increase recruitment and retention, driving demand from many occupiers in Calgary.

Despite its positive and continual evolution, the Beltline is not immune to the economic conditions currently impacting the Greater Calgary office market. While less exposed to the energy volatilities than the downtown core, landlords in the Beltline continue to see a combination of decreased demand, relocations and early blend and extend deals.

By the numbers, this has led to the Beltline facing a near 32 per cent vacancy rate amongst its almost

tenants and landlords. The office was once seen as a cost centre or a "must-have," whereas now the more leading-edge tenants seek an experience for their employees that is "better than home." The importance of the office experience has led to an enhanced focus on design, furniture placements and the distribution of personal space, communal space and hybrid work settings.

The post-pandemic environment favours the Beltline district more than any area in Calgary — its natural design brings people together through a diverse combination of live, work and play options.

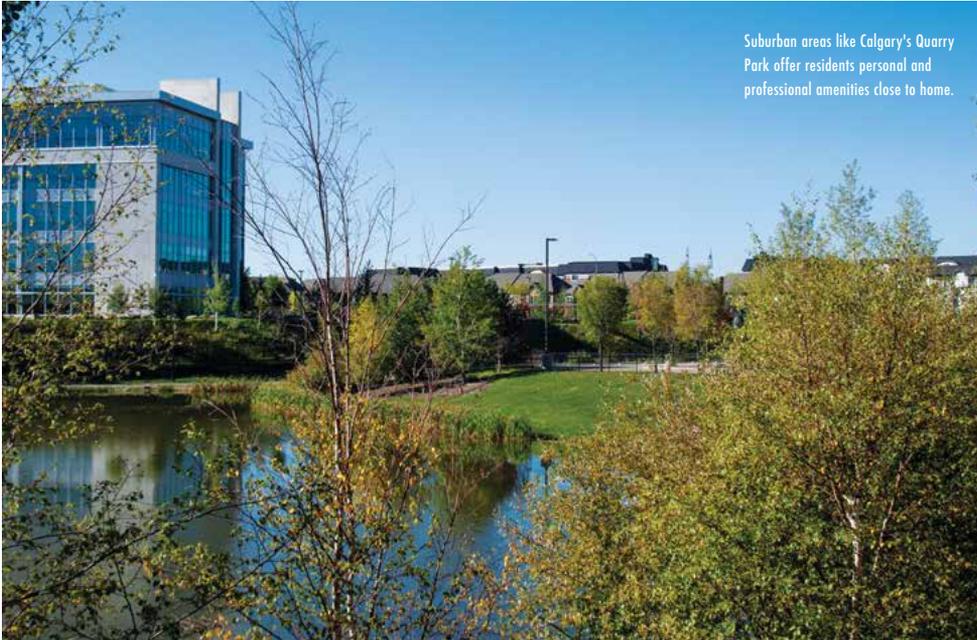
The City of Calgary continues to invest in infrastructure projects to support this growing district. The expansion of the bike lanes and the

"The post-pandemic environment favours the Beltline district more than any area in Calgary."

6.3 million square feet of inventory. Class A inventory is faring better than average at 22.8 per cent vacancy, and a "return to office" movement could lead to an uptick in absorption across all classes.

The pandemic has created a change in perspective for many

BMO Centre, the new Calgary Event Centre, the extension of 17th Avenue into the Stampede grounds and the city's firm commitment to the Green Line LRT through the Beltline will only act as further catalysts to diverse, exciting and accelerated growth in the area. ■



Suburban areas like Calgary's Quarry Park offer residents personal and professional amenities close to home.

Proximity to affordable housing makes a significant difference when measuring quality of life. An amenity-rich downtown may not be the best comparison to a suburban office where function, parking and efficiency are prioritized. Alternatively, in the Beltline you will find a vibrant work-life neighbourhood where connection to the community, inclusivity and area amenities offer unique and desirable benefits. Lastly, some occupants require special purpose facilities that are typically more compatible with a suburban office setting that allows for industry specific customization.

As we navigated the pandemic, some pundits were quick to declare the end of the office. Without sufficient data, such statements are hypotheses to a problem that requires a case-by-case approach, as each company has its own complexities. Some companies will prioritize culture and cooperation while others may seek only the savings found in reduced office footprints.

What I will offer is there is no "one-size-fits-all." Going forward, workplace strategies will be diverse with a spectrum that includes fully in-office, hybrid, fully remote, team-based, event-based and so forth. A trend toward prioritizing quality of life has emerged. This creates a problem bringing people back to what now feels like outdated offices.

We now find ourselves in a workplace experiment that will bring about change. Although new strategies don't guarantee growth, and in the short term may reduce overall occupied space, anyone who has lived through a renovation at home or in their workplace knows the perils of operating in parallel to construction. As new workplace strategies emerge, movement occurs in the market, giving owners new opportunities to court tenancies as we enter the second half of 2021 and beyond. ■

The Future of the Calgary Suburban Office



Stuart Watson,
senior vice-president,
CBRE Ltd.

IT IS CANADA DAY AS I AM writing this, and it's also the day Alberta "opened for summer" after 475 days of periodic lockdowns due to COVID-19.

As we look to re-open, the road ahead for the suburban office is murky with potential twists and turns. I, nonetheless, will endeavour to navigate three potential trends that may influence the future of Calgary's suburban office.

During the pandemic, suburban offices provided occupants with access to lower-risk workplaces. Abundant and often free parking alleviated reliance on public transit. Elevator line-ups or close contact in lobbies and public spaces were also non-factors in typically low- to mid-rise suburban buildings. Although it's too early to tell how heavily risk aversion factors into an occupant's

decision-making model, it is evident new health and safety protocols will continue post-pandemic.

With vacancy rates mirroring downtown's, the suburban office faces similar problems, but there appear to be different solutions. Some owners downtown have responded to the vacancy challenge through renovations that add new amenities, including gyms and collaboration spaces. Most suburban buildings will find it difficult to follow this trend. A few will have the conditions to create meaningful amenities, but many buildings will be too small for this to be practical. Instead, suburban offices will address quality-of-life demands with other solutions.

Suburban buildings make driving to work simpler, far from inner-city congestion and steep parking rates.

"With vacancy rates mirroring downtown's, the suburban office faces similar problems, but there appears to be different solutions."



Pandemic Push

COVID-19 shows importance of industrial sector and need for large commercial space



Susan Thompson,
Avison Young



Tyler Wellwood,
Avison Young

WHILE EVERY FACET OF LIFE saw change during the COVID-19 pandemic, the industrial sector was the least impacted. In fact, thanks to increased reliance on e-commerce, there was significant growth in demand for distribution and logistics space.

Critical and essential services cover many industrial operations, and very few operators can implement work-from-home measures, regardless of employee demand, in these environments. However, industrial spaces typically have much lower employee density than office environments and lower visitor volumes than retail. Low employee density made safety measures and social distancing easier to implement.

In Calgary, there are currently fewer than 10 locations over 80,000 square feet that can be occupied within the next six months. Rents are expected to increase for this type of space as demand continues, as there are a record number of tenants in this size range actively pursuing space. This is a direct consequence of the

Calgary Metropolitan Region's ample industrial land supply, major rail networks' trans-modal operations, a quality labour pool and central geographic location to service Western Canada and the Prairies. A new construction cycle has commenced in Calgary's industrial market. Almost three million sq. ft. is under construction as of mid-2021, with potential to see a further two million sq. ft. break ground in the next few quarters. Most of this new space is large bay and distribution spaces with ceiling heights in excess of 32 feet, with 36 feet rapidly becoming the new standard.

Calgary is a distribution hub for Western Canada and an inland port, an increasingly vital link as the land

pandemic and decoupled from the large-bay market by mid-2020. Small-bay industrial space, buildings with under 28 feet of clear height, saw the most negative absorption.

Some recovery has been noted in the small-to-medium bay market in 2021, but net absorption remains significantly slower than the record-setting pace seen in the large-bay market. Small-to-medium bay properties are expected to continue to struggle for the next couple of years.

It is generally expected that there will be minimal lasting change to how typical industrial tenants use their spaces. The long-term impact is expected to be on the size and type of users prevalent in the market.

"In Calgary, there are currently fewer than 10 locations over 80,000 square feet that can be occupied within the next six months."

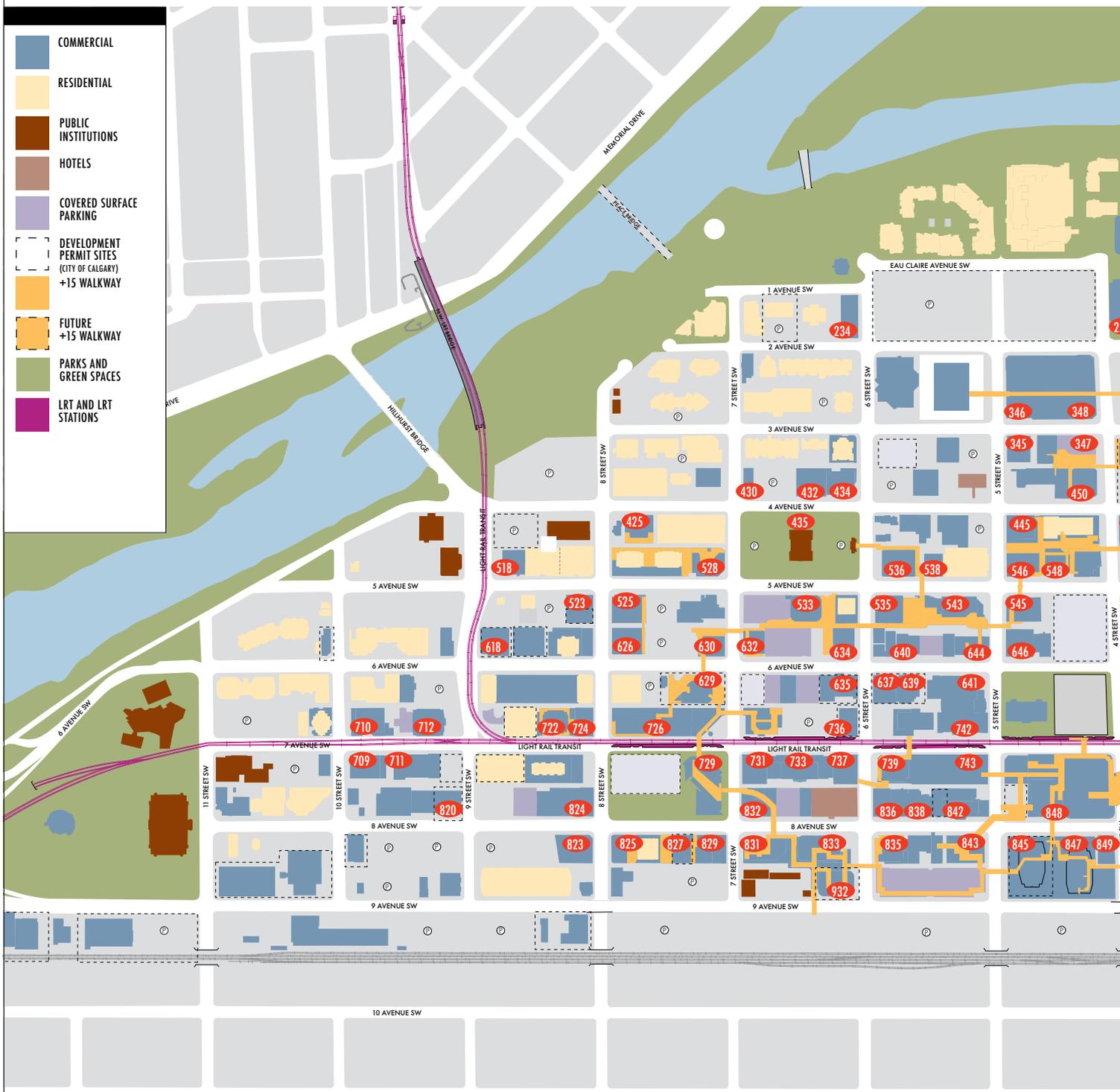
crunch in the Greater Vancouver market has made growth there difficult. Calgary remains relatively affordable by comparison and has a healthy supply of developable land.

On the other side of the coin, Calgary has seen a tale of two markets within the industrial sector. Small-to-medium bay industrial properties (under 20,000 sq. ft.) saw more significant impacts during the

Manufacturing and service industries have seen an economic divergence from the transportation and logistics sectors. Operational and financial capacity of smaller, local operators to manage change brought on by the pandemic is less than larger operators. It is possible we will see a wave of mergers and consolidations, similar to the energy sector in downtown Calgary. ■

Calgary Building Listings and Maps

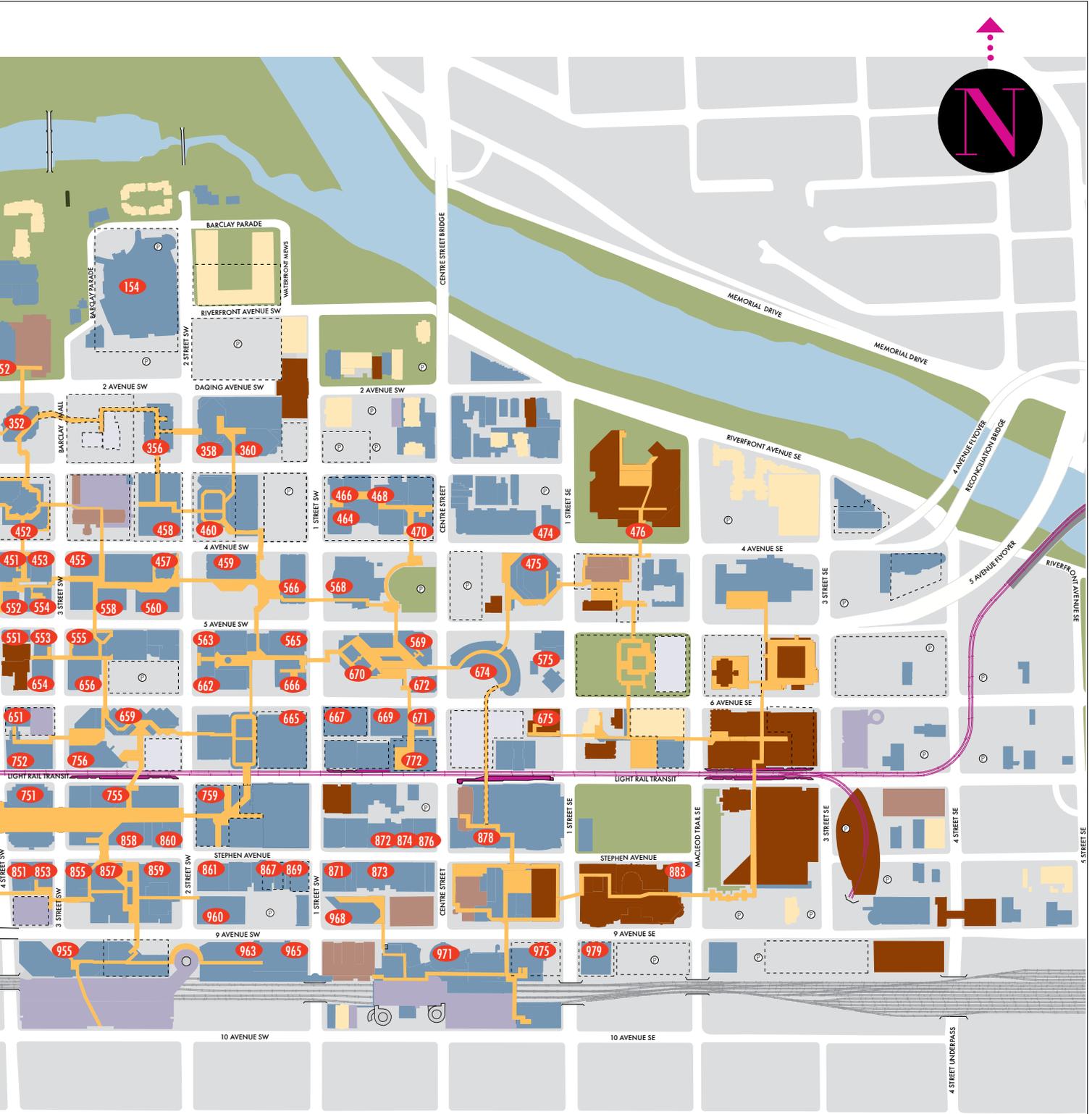
DOWNTOWN



DOWNTOWN

Buildings listed in **bold** have been certified through BOMA BEST, the leading environmental certification program for commercial buildings. See www.bomabest.com 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		191,721	141,104	0	576	2	1993
234	Joe Phillips Building	101 6 St SW	Dahlya Molina/403-777-2712/dmolina@pbaland.com	25,959	0	12,980	21	2	1912/2001
252	Millennium Tower	440 2 Ave SW	Ashley Dundas/403-206-6477/adundas@oxfordproperties.com	436,304	20,883	19,600	272	23	2000
345	Eau Claire Place I	525 3 Ave SW	Darcy Payne/403-209-3492/dpayne@triovest.com	75,443	0	10,778	41	7	1979/98
346	Centennial Place W	250 5 St SW	Ashley Dundas/403-206-6477/adundas@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	Darcy Payne/403-209-3492/dpayne@triovest.com	139,730	0	9,401	87	17	1980
348	Centennial Place E	520 3 Ave SW	Ashley Dundas/403-206-6477/adundas@oxfordproperties.com	779,703	1,669	21,885	528	40	2010
352	Devon Tower	400 3 Ave SW	Ashley Dundas/403-206-6477/adundas@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	22,000	252	22	2008

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	22,000	252	22	2008
425	Canadian Centre	833 4 Ave SW		156,402	-	13,679	89	12	1983
430	744	744 4 Ave SW		53,228	1,263	7,054	2	11	1982
432	Alberta Infrastructure	710 4 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	41,434	-	13,811	-	3	1979/2002
434	McFarlane Tower	700 4 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	206,692	2,630	12,351	158	19	1979
435	McDougall Centre	455 6 St SW		51,805	-	10,850	33	6	1907/1986
445	Selkirk House	555 4 Ave SW	Dorota Ciaciura/403-205-7436/dorota.ciaciura@bgis.com	223,401	2,991	11,149	58	23	1979/1990
450	Altius Centre	500 4 Ave SW	Geoff Christie/403-235-3443/geoff.christie@choicereit.ca	334,515	-	11,072	292	32	1973/1991
451	Fourth & Fourth	435 4 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	88,738	24,257	12,896	84	7	1978
452	Shell Centre	400 4 Ave SW	Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	682,024	30,091	20,667	82	33	1977
453	Northland Place	407 3 St SW	403-216-2660/APL@aspenproperties.ca	25,100	8,168	11,500	92	3	1996
455	Calgary Place II	355 4 Ave SW	Geoff Christie/403-235-3443/geoff.christie@choicereit.ca	221,991	-	12,400	138	23	1969/2006
457	Canada Place	407 2 St SW	Darcy Payne/403-209-3492/dpayne@triovest.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	23,400	495	38	2010
459	Fifth Avenue Place W Tower	237 4 Ave SW	Brookfield Properties/Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	707,373	48,273	24,200	791	35	1981/2016
460	240FOURTH	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	2019/2020
464	The Ampersand - West Tower	144 4 Ave SW	Gabby Lacombe/403.473.6790/glacombe@aspenproperties.ca	338,319	4,436	12,175	182	28	1981/2020
466	The Ampersand - North Tower	140 4 Ave SW	Gabby Lacombe/403.473.6790/glacombe@aspenproperties.ca	333,550	2,804	12,741	181	28	1982/2020
468	The Ampersand - East Tower	112 4 Ave SW	Gabby Lacombe/403.473.6790/glacombe@aspenproperties.ca	458,842	8,836	16,836	280	28	1984/2020
470	Asia Pacific Centre	100 4 Ave SW	Dale Couprie/403-852-4448/dcouprie@bowriverleasing.com	98,000	-	-	47	10	80/16/21
474	First Street Plaza	138 4 Ave SE		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	1982/2020
476	Harry Hays Building	220 4 Ave SE	Anna Sarvis/403-532-6501/asarvis@mlpm.ca	480,544	388	64,584	298	8	1978
518	Place 926	926 5 Ave SW	Leigh Kirnbauer/403-298-0408/leigh.kirnbauer@colliers.com	85,359	-	8,000	-	10	-
521	Stock Exchange Tower	300 5 Ave SW	Andrew Baird/403-777-4294/andrew.baird@gwlra.com	404,543	16,174	13,500	112	31	1978/1996
522	Prospect Place	505 2 St SW		121,782	-	-	-	8	1959
523	Lavalin Centre	909 5 Ave SW	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/403-298-0410/aly.lalani@colliers.com	110,616	10,940	14,239	84	8	1978
528	800 5th Ave	800 5 Ave SW	Warren Hedges / Landon King / warren.hedges@colliers.com / landon.king@colliers.com	238,640	-	12,250	-	22	1983
531	Calgary Place - Retail	414 3 St SW	Geoff Christie/403-235-3443/Geoff.Christie@choicereit.ca	-	77,928	-	-	2	1926/2006
533	715 5 Avenue SW	715 5 Ave SW	Glenn Simpson/403-232-4329/glenn.simpson@avisonyoung.com	399,563	7,517	12,600	391	32	1974/2020
535	639 5 Avenue SW	639 5 Ave SW	Will Jephcott/416-977-7151/wjephcott@northamrealty.com	281,851	8,268	12,000	87	25	1969/1996
536	640 Fifth Avenue SW	640 5 Ave SW	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	250,275	2,322	17,702	102	15	1980/2011
538	622 5th	622 5 Ave SW		42,760	-	8,264	30	5	1980
543	Fifth and Fifth	605 5 Ave SW	Andrew Baird/403-777-4294/andrew.baird@gwlra.com	495,358	16,003	15,327	245	34	1979/2008
545	Five Ten Fifth	510 5 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	109,145	6,578	6,410	27	18	1981
546	Aquitaine Tower	540 5 Ave SW	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/403-298-0410/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/403-298-0410/aly.lalani@colliers.com	132,323	21,232	13,886	33	10	1966
555	333 Fifth Avenue	333 5 Ave SW	/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	Geoff Christie/403-235-3443/Geoff.Christie@choicereit.ca	308,487	-	12,400	138	29	1968/2006
563	Bow Valley Square 3	255 5 Ave SW	Jace Jonsson/403-206-6422/jjonsson@oxfordproperties.com	373,136	36,321	11,742	756	32	79/11/18
565	Bow Valley Square 2	205 5 Ave SW	Jace Jonsson/403-206-6422/jjonsson@oxfordproperties.com	508,912	21,841	13,790	756	39	74/11/18
566	Fifth Avenue Place E Tower	425 1 St SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	719,416	48,273	24,200	791	35	1981/2016
568	TransCanada Tower	450 1 St SW	Rick Urbanczyk/403-920-7922/michaelweicker@hreit.ca	931,187	18,972	28,669	560	35	2001
569	Suncor Energy Centre E Tower	111 5 Ave SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	585,662	24,462	21,000	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	1912/2004
618	Place 9-6	940 6 Ave SW		157,860	-	14,351	138	11	1983
626	Atrium II	840 6 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	110,190	9,265	14,382	86	8	1979
629	AMEC Place	801 6 Ave SW	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	Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	220,090	9,011	12,660	76	17	1978
632	736 SIXTH	736 6 Ave SW	Kara Dusseldorp/403-264-4969/kara_dusseldorp@manulife.com	212,302	5,316	9,506	93	22	1981
634	700 Sixth Avenue	700 6 Ave SW	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	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	133,212	-	15,324	49	9	58/95/16
637	Alpine Building	635 6 Ave SW		53,128	6,204	11,641	37	5	1962/1998
639	Ford Tower	633 6 Ave SW		144,919	1,390	8,080	51	20	1976

DOWNTOWN

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
640	Bradie Building	630 6 Ave SW	Andrew Borle/403-750-2220/aborle@estancia.ca	92,430	-	7,110	68	15	1965/1975
641	Calgary Court Centre N Tower	601 6 Ave SW		580,900	-	20,000	150	25	2007
644	Petex Building	600 6 Ave SW	Allan Jones/403-290-0178/ajones@barclaystreet.com	122,189	7,302	12,000	25	11	1964
646	Calgary House	550 6 Ave SW	Kara Dusseldorp/403-264-4969/kara_dusseldorp@manulife.com	169,736	7,005	14,909	69	11	1966
651	606 4 Street SW	606 4 St SW		131,870	7,877	9,129	64	15	1969/97
654	404 6 Avenue	404 6 Ave SW	Greg Condon/403-256-5350/gcondon@icmgroup.ca	83,833	-	12,000	-	7	1970/2017
656	Centrium Place	332 6 Ave SW	Darcy Payne/403-209-3492/dpayne@triovest.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	Jace Jonsson/403-206-6422/jjonsson@oxfordproperties.com	442,113	29,188	11,735	756	37	81/11/18
665	Brookfield Place Calgary	225 6 Ave SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	1,400,000	34,400	27,500	550	56	2017
666	Bow Valley Square 1	202 6 Ave SW	Jace Jonsson/403-206-6422/jjonsson@oxfordproperties.com	143,553	8,736	9,662	756	17	72/11/18
667	Lougheed Building	604 1 St SW	Vanessa Fraser/vfraser@alliedreit.com, Sydney von Vegesack/svonvegessack@alliedreit.com	94,877	21,265	6,819	-	6	1911/2006
669	Telephone Building	119 6 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	84,410	-	14,660	28	4	1911/2005
670	Suncor Energy Ctr W Tower	150 6 Ave SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	1,121,618	24,462	22,600	849	52	1983
671	Hanover Place	101 6 Ave SW		242,676	4,537	10,280	53	25	1982
672	Oddfellows Building	100 6 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	35,927	-	6,337	-	3	1912/2005
675	Andrew Davidson Building	133 6 Ave SE		160,000	-	12,500	54	13	1976
709	1035 7th	1035 7 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	75,378	-	12,940	59	6	1979/2002
710	Parallel Centre	1040 7 Ave SW		80,641	2,208	13,241	43	6	1979
711	1023 7 Avenue SW	1023 7 Ave SW	Jim Sekora/403-350-9696/jjim@fceproperties.ca	21,500	700	4,300	13	5	1982
712	Plaza 1000	1000 7 Ave SW	Derrick Carleton/403-253-0600/dcarleton@riverparkproperties.ca	160,033	2,420	16,453	244	10	2003
722	Northland Building	910 7 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	149,258	20,295	10,602	131	15	1982
724	Dominion Centre	665 8 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	98,456	-	9,338	49	11	1980
726	840 7th Avenue SW	840 7 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	286,074	22,758	14,447	224	21	1979/2001
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	Andrew Borle/403-750-2220/aborle@estancia.ca	128,511	9,069	10,900	92	15	1964
732	1105 7 Ave SW	1105 7 Ave SW	Stuart Watson, CBRE/403-750-0540/stuart.watson@cbre.com	10,904	-	-	46	2	1957/2017

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DOWNTOWN

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
733	Elveden House	717 7 Ave SW	Andrew Borle/403-750-2220/aborle@estancia.ca	172,140	14,798	7,800	43	20	1961
736	Sierra Place	706 7 Ave SW		92,108	-	9,295	63	10	58/95/16
737	Iveagh House	707 7 Ave SW	Andrew Borle/403-750-2220/aborle@estancia.ca	147,879	8,690	10,800	23	14	1962
739	Encor Place	645 7 Ave SW	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	Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	607,440	6,754	21,500	400	27	2017
751	TD Canada Trust Tower	421 7 Ave SW		617,346	135,931	18,500	300	40	1991
752	444 7 Avenue SW	444 7 Ave SW		263,143	-	27,170	118	10	63/97/16
755	TD Dome Tower	333 7 Ave SW	Dan Lannon/Jim Rea/dan.lannon@colliers.com/jim.rea@colliers.com	399,800	-	14,300	-	33	1976
756	First Canadian Centre	350 7 Ave SW	Andrew Baird/403-777-4294/andrew.baird@gwlra.com	510,709	-	13,000	192	41	1982
759	Stephen Avenue Place	700 2 St SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	603,340	87,798	14,829	84	42	1976
771	Life Plaza	734 7 Ave SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	237,953	-	14,571	-	18	1980
772	Telus Sky	685 Centre St SW	Vanessa Fraser/vfraser@alliedreit.com/Sydney von Vegesack/svonvegessack@alliedreit.com	444,000	13,580	16,285	-	-	2017
811	Ten Ten Building	1010 8 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	24,768	-	11,250	10	4	1980
820	1000 8 Avenue SW	1000 8 Ave SW	Darcy Payne/403-209-3492/dpayne@triovest.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		75,675	5,294	7,523	43	11	1982
827	Panarctic Plaza	815 8 Ave SW	Alison Wallace/403-508-5016/AWallace@berezan.ca	151,716	4,491	12,330	134	13	1982
831	First Alberta Place	777 8 Ave SW	Alison Wallace/403-508-5016/AWallace@berezan.ca	311,145	10,858	14,489	50	23	1981
832	Petro Fina	736 8 Ave SW		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	Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	273,143	9,483	10,501	155	26	1983
836	Western Union Building	640 8 Ave SW	Andy Baxter/403-571-3129/andy.baxter@yalecanada.com	73,300	-	6,237	10	12	1964
838	Strategic Centre	630 8 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	52,231	8,831	8,705	3	6	1950
842	Barron Building	610 8 Ave SW		130,834	18,881	11,894	55	11	1951
843	Plains Midstream Plaza	607 8 Ave SW	Lucas Beck, Nicci Fedorek/403-777-0410/lucas.beck@gwlra.com/nicci.fedorek@gwlra.com	242,250	12,202	19,658	82	13	2007
845	Eighth Avenue Place W Tower	585 8 Ave SW	D. Lannon/J. Rea/T. Sutcliffe/dan.lannon@colliers.com/jim.rea@colliers.com/todd.sutcliffe@colliers.com	840,000	-	24,000	-	40	2014
847	Eighth Avenue Place E Tower	525 8 Ave SW	D. Lannon/J. Rea/T. Sutcliffe/dan.lannon@colliers.com/jim.rea@colliers.com/todd.sutcliffe@colliers.com	1,042,000	-	23,500	-	49	2010
848	Watermark Tower	530 8 Ave SW	Andrew Baird/403-777-0410/andrew.baird@gwlra.com	408,427	10,861	14,431	291	27	1983/2016
849	Shaw Building	505 8 Ave SW		52,867	8,289	8,811	25	6	1955
851	411	409 & 411 8 Ave SW		47,823	1,185	11,271	-	4	1954
853	HSBC Building	407 8 Ave SW		97,888	3,600	9,858	-	10	1962/2005
855	Royal Bank Building	335 8 Ave SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	335,000	-	12,700	1,169	24	1969/2000
857	Bankers Hall West	888 3 St SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	822,000	-	21,500	1,169	47	2000
858	Home Oil Tower	324 8 Ave SW		388,585	-	14,300	191	32	1977
859	Bankers Hall East	855 2 St SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	822,000	253,000	20,500	1,169	47	1989
860	Lancaster Building	304 8 Ave SW		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	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	37,358	5,022	6,208	4	6	1910/98
869	Alberta Block	805 1 St SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	33,984	19,175	10,544	-	3	1900/2008
871	Alberta Hotel Building	808 1 St SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	51,978	29,902	11,281	-	4	1888/1997
872	Molson's Bank Building	116 8 Ave SW	Darcy Payne/403-209-3492/dpayne@triovest.com	10,042	3,800	3,100	4	3	1912
873	Young Block	129 8 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	8,673	4,591	2,387	3	3	2002
874	Ashdown Hardware Bldg	110 8 Ave SW	Triovest Realty Advisors/403-245-4447	15,540	7,198	3,885	-	3	1891
875	718 8 Ave. SW	718 8 Ave SW	Todd Sutcliffe/Casey Roland/todd.sutcliffe@colliers.com/casey.roland@colliers.com	24,800	-	6,200	-	4	2012
876	Hudson's Block	102 8 Ave SW	Darcy Payne/403-209-3492/dpayne@triovest.com	23,602	-	11,600	-	2	1891/1978
878	Doll Block	116 8 Ave SE	Darcy Payne/403-209-3492/dpayne@triovest.com	4,911	1,561	1,650	-	3	1907
883	Burns Building	237 8 Ave SE	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	90,981	9,701	9,928	-	7	1912/1991
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	Andrew Baird/403-777-4294/andrew.baird@gwlra.com	1,072,970	71,903	48,000	56	20	1979/1990
960	Bankers Court	850 2 St SW	Ryan Handley/403-770-7122/ryan.handley@brookfieldproperties.com	255,000	9,000	21,600	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	Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	442,572	5,421	16,040	51	28	1981
971	Tower Centre	131 9 Ave SW	Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	260,956	63,031	62,635	180	5	1969
975	Palliser One	125 9 Ave SE	Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	395,070	7,230	16,400	300	27	1970/2010
979	Teck Place	205 9 Ave SE		108,959	2,832	10,801	53	10	1969



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BELTLINE



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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BDG AREA	RETAIL AREA	AVG FL PLATE	PKNQ STALLS	# OF FLOORS	BUILT/RENO
007	West Village Centre	2011 10 Ave SW		30,000	3,000	-	24	1	1960
015	1725- 10th Ave SW	1725- 10 Ave SW	Steven P Butt/403-802-6767/sbutt@avenuecommercial.ca	22,160	5,960	8,100	18	3	1980
019	1711 10 Ave SW	1711 10 Ave SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	18,108	-	7,738	27	3	1980
020	The Mark on 10th	903 10 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisionyoung.com	10,921	-	5,460	13	2	2016
029	Cheviot Professional Building	1615 10 Ave SW	David Mulholland, Marlene Zaharichuk, Sandra Easton/mzaharichuk@blackstonecommercial.com	29,093	8,811	10,000	40	3	1979
039	1313 10th Avenue	1313 10 Ave SW		47,144	-	11,786	60	4	1979
042	1230	1230 10 Ave SW		11,434	-	37,000	18	1	1973
044	1216 10 Ave SW	1216 10 Ave SW		61,675	-	20,384	-	3	1974
046	11th Street Crossing	1140 10 Ave SW	Guardian Advisory Group/403-374-2546/info@guardianag.ca	30,000	-	30,000	82	1	1976
047	Lancore Square	1021 10 Ave SW	Laurie Roberts/780-415-5650/lr@quinco.ca	45,931	-	11,750	99	4	1981
049	CUPS Building	1001 10 Ave SW		52,000	-	17,000	10	3	1945/2015
054	999 8 Street SW	999 8 St SW	CBRE/Stuart Watson/403-750-0540/stuart.watson@cbre.com	119,522	-	16,261	215	7	1979
055	10th Avenue House	815 10 Ave SW		27,000	12,927	13,500	34	2	1999
057	Cooper Block	809 10 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	38,602	-	5,858	34	6	1920/1996
059	707 10th Avenue	707 10 Ave SW	Derrick Carleton/403-253-0600/dcarleton@riverparkproperties.ca	47,086	-	15,695	95	3	1977



MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
063	Kipling Square	601 10 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	53,079	2,455	12,126	13	2	1905/1980
067	Centre 10	517 10 Ave SW		367,895	20,862	38,986	719	10	2014
077	MacCosham Place	215 10 Ave SW	Tim White/403-237-6564/daniel.pearse@hotmail.com	34,838	22,037	6,300	12	3	4628
082	Palliser Annex	112 10 Ave SE	Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	13,000	-	6,500	9	2	2010
083	MEG Place	1001 1 St SE	Steven Butt/403-802-6767/sbutt@avenuecommercial.ca	49,500	-	16,500	62	3	1987
084	Palliser South	140 10 Ave SE	Gabby Lacombe/403-216-2660/APL@aspenproperties.ca	300,474	5,303	17,596	200	18	2009
087	Brownstones	221 10 Ave SE	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	14,253	-	14,253	106	1	1906
089	Demcor Building	239 10 Ave SE	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	26,833	5,610	6,388	106	3	1906
106	Winwood Place	1324 11 Ave SW	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		81,480	9,925	12,065	126	7	1981
119	Stephenson Building	1177 11 Ave SW		61,804	807	9,093	107	7	1980
122	Five Roses Building	731-739 10 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	20,807	20,807	20,807	5	1	1924/1958
123	802 11th Avenue SW	802 11 Ave SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	7,319	7,319	7,319	19	1	1977
125	CCIS Building	1111 11 Ave SW		46,951	7,240	10,000	73	5	1979
127	Sherwin Block	738 11 Ave SW	CBRE/Katie Sapiha/403-750-0529/katie.sapiha@cbre.com	31,479	9,790	-	-	1	1911/2005

BELTLINE

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
129	Trico Building	1005 11 Ave SW		18,417	7,200	-	38	2	1975
130	902 11 Avenue SW	902 11 Ave SW	Derrick Carleton/403-253-0600/dcarleton@riverparkproperties.ca	42,631	-	14,210	81	3	1926/76
131	Joffre Place	708 11 Ave SW	Aly Lalani/Matt Lannon/aly.lalani@colliers.com/matt.lannon@colliers.com	105,898	-	18,630	-	6	1980
132	Corner Block	838 11 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	22,211	11,213	11,105	27	2	1921
134	Glenbow Building	822 11 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	19,579	7,838	4,384	50	3	1921
136	Sherwin Block	1060 7 St SW	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	29,637	9,790	4,416	22	5	1923/2005
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	2007/2012
140	Atrium on 11th	625 11 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	56,593	1,373	8,836	52	3	1980/2010
141	Manning Foundation Building	514 11 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	21,552	-	7,184	11	3	1927
142	617 11 Avenue	617 11 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	10,236	6,306	3,580	14	2	1967
143	Westcoast Building	522 11 Ave SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	19,000	-	-	-	4	1912
145	Sunrise Square	602 11 Ave SW	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	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	54,910	29,207	12,786	6	3	1915/1990
150	5/5 Building	550 11 Ave SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	98,249	-	-	-	11	1983
151	524-11th Ave SW	524 11 Ave SW		10,776	-	5,276	23	2	-
152	Wheatsheaf Building	1015 4 St SW	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		21,783	-	10,500	34	2	-
158	396 11 Avenue	396 11 Ave SW	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	Gabby Lacombe/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	191,067	13,003	14,600	115	8	2003
161	Vintage Tower I	322 11 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	105,216	10,290	11,700	90	8	1929/99
162	The District at Beltline Building A	227 11 Ave SW	CBRE/John Fisher/johnfisher@cbre.com/Katie Sapiha/katie.sephieha@cbre.com	123,074	-	-	-	5	2002
164	224 11 Avenue SW	224 11 Ave SW		12,900	-	3,300	5	3	1909
165	The District at Beltline Building B	211 11 Ave SW	CBRE/Katie Sapiha/katie.sephieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	135,682	-	22,142	-	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		53,252	8,076	10,650	27	5	1981
170	1110 Building	1110 1 St SW		9,800	-	7,000	15	2	1970
172	Clennan Square	110 11 Ave SW	Tony Militano/403-770-1827/tmilitano@carbongraphicsgroup.com	28,000	11,000	14,000	31	2	1960/2009
173	Customs House	134 11 Ave SE	Vanessa Fraser/403-543-9600/vfraser@alliedreit.com	92,009	-	16,388	21	4	1913
176	Keynote Office Tower 1	1100 1st St SE	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	Darcy Payne/403-209-3492/dpayne@triovest.com	14,883	-	9,300	-	2	2010
181	Tourism Calgary	238 11 Ave SE		25,655	-	9,500	47	2	1950
183	Flamingo Block	229 11 Ave SE	Darcy Payne/403-209-3492/dpayne@triovest.com	15,108	-	5,035	17	3	1952/2002
184	Louise Block	308 11 Ave SE		26,444	4,892	13,247	85	2	1910/2000
185	Ribtor West	318 11 Ave SE		57,925	-	11,200	46	4	1912/2004
186	Ribtor East	334 11 Ave SE		50,890	-	12,000	46	4	2008
188	Pilkington Building	402 11 Ave SE	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	53,683	-	9,688	44	4	1914/1999
190	Biscuit Block	438 11 Ave SE	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	55,419	-	7,328	8	6	1910/2014
192	Calgary Board of Education Building	1221 8 St SW		218,667	6,616	12,000	345	11	2010
196	EQ Bank Tower	906 12 Ave SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	135,125	-	-	-	9	1980
233	Petro West Plaza	1210 8 St SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	36,927	-	-	-	4	1982
234	Epoque House	640 12 Ave SW		33,958	-	10,200	9	4	1964/2011
235	Foundation Building	628 12 Ave SW	Dan Hermeson/403-290-0178	39,827	-	8,650	71	5	1979
242	The Lorraine	620 12 Ave SW	Loveleen Bhatti / 403-232-4337 / loveleen.bhatti@avisonyoung.com	25,159	-	6,000	5	4	1913/2001
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	1979/2013
246	Citadel West	540 12 Ave SW	Shannon Potter/403-266-1695/spotter@morguard.com	78,315	-	11,790	76	7	1967/2006
250	1122 FOURTH	1122 4 St SW	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	Matt Lannon/403-571-8824/matt.lannon@colliers.com	6,965	-	1,880	8	3	1970
258	Central Park Plaza	340 12 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	125,091	-	9,500	96	15	1982
260	The District at Beltline Building C	220 12 Ave SW	CBRE/John Fisher/johnfisher@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	109,400	-	-	-	6	2008
262	Beltline Block T2	1110 1 St SW	Brittany Block/Leigh Kimbauer/brittany.block@colliers.com/leigh.kimbauer@colliers.com	164,600	-	40,000	-	6	1983
276	Beltline Block T1	110 12 Ave SW	Aly Lalani/Matt Lannon/aly.lalani@colliers.com/matt.lannon@colliers.com	125,994	-	14,000	-	10	1965
277	The Kahanoff Centre	105 12 Ave SE	Diana Steele/403-296-4844/admin@tkcca.org	211,585	481	20,000	126	12	1982/2016
278	Macleod Square	1117 Macleod Tr SE	Darcy Payne/403-209-3492/dpayne@triovest.com	9,358	-	6,239	9	2	1969
281	Carl Safran Centre	930 13 Ave SW		55,279	-	18,426	-	3	1905
282	Dafoe Terrace	1204 3 St SE	Sandra Easton/403-291-8873/seaston@blackstonecommercial.com	14,477	6,473	4,825	-	3	1902
283	Fairey Terrace	1111 3 St SE	Sandra Easton/403-291-8873/seaston@blackstonecommercial.com	10,975	2,491	4,000	35	2	1906
284	Terex Place	1301 8 St SW		22,429	4,930	5,840	39	3	1977
291	Arriva	1111 Olympic Way SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	61,499	-	-	-	3	2007

BELTLINE

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
330	Barclay Square	1300 8 St SW		35,827	-	4,585	51	7	1967
335	Dorchester Square	1333 8 St SW		101,359	7,233	9,990	139	11	1981
361	The Gallery of Hotel Arts	150 13 Ave SW	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	-	-	-	-	2	2008
384	Mount Royal Place	1414 8 St SW	Aly Lalani/403-298-0410/aly.lalani@colliers.com	63,458	3,900	11,175	101	6	1979
434	Wesley Church	1315 7 St SW		28,269	-	14,135	-	-	1911/1950
440	Stampede Station I	1331 Macleod Tr SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	161,708	16,600	16,600	162	9	2009
483	1451 - 14 Street SW	1451 14 St SW		10,746	-	2,650	8	4	1990
507	Centre 15	1509 Centre St S	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	76,021	-	10,860	114	7	1982/1999
559	Mount Royal Village West	1515 8 St SW	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	193,465	59,986	29,489	269	3	2018
579	Mount Royal Village (MRV)	1550 8 St SW	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	108,695	48,956	11,000	216	5	1977/2015
601	The Condon Building	1609 14 St SW	David Mulholland/dmulholland@blackstonecommercial.com	33,420	3,702	11,140	30	3	1965
603	1601 14 Street SW	1601 14 St SW	Mahmud Rahman/mrahman@blackstonecommercial.com	33,420	3,918	11,140	30	3	1965
625	Mount Royal Village	880 16 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	108,600	83,000	18,100	214	6	1979/2016
627	Mount Royal West	906 16 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	113,000	27,899	27,899	452	3	2018
634	Mount Royal Centre	850 16 Ave SW	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	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/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	48,536	-	-	-	4	1982
640	1029 17th Avenue SW	1029 17 Ave SW	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	17,980	7,160	-	16	2	1988/2015
702	Scotia Block	1429 17 Ave SW	Mahmud Rahman/403-930-8651/mrahman@blackstonecommercial.com	10,025	5,550	4,266	3	3	1945
703	1438 17 Avenue SW (Upper Floor)	1438 17 Ave SW (Upper Floor)	Randy Wiens/rwiens@blackstonecommercial.com	5,773	1,845	2,886	10	2	1960
706	Shelbourne Place II	1019 17 Ave SW		10,357	-	3,500	-	3	-
721	The Devenish	908 17 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	20,000	-	6,667	-	3	1911
723	Rockwood Square	1032 17 Ave SW		22,546	4,109	6,045	31	4	1981
725	Shelbourne Place	1013 17 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	27,290	27,290	13,645	11	20	1947
726	Former H R Block bldg	940 17 Ave SW	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	7,132	3,424	2,377	12	2	1976
727	High Street House	933 17 Ave SW	Lindsay Syhlonyk/403-253-6950/lsyhlonyk@epicinvestmentservices.com	51,003	9,648	6,898	96	8	1979/2012
730	Calhoun Block	930-932 17 Ave SW	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	9,908	7,669	2,477	11	3	1910
731	720 17 Avenue SW	720 17 Ave SW	Mahmud Rahman/mrahman@blackstonecommercial.com	9,600	3,200	3,200	-	3	1959
732	725A 17 Avenue SW	725A 17 Ave SW	Randy Wiens/rwiens@blackstonecommercial.com	5,788	2,171	2,894	-	2	1981
734	Centre 601	601 17 Ave SW		21,017	18,009	9,004	44	2	1978
739	534	534 17 Ave SW		24,965	4,860	6,275	38	4	1976
749	Aurora Building	524 17 Ave SW	Eric Demaere/587-293-3366/eric.demaere@avisonyoung.com	21,272	6,108	4,000	19	3	1958/2009
754	The Courtyard	320 17 Ave SW		68,700	-	11,000	132	5	1979
758	Glenbow Annex	816 11 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	9,021	9,021	9,012	50	1	1921
762	Ellison Block	812 11 Ave SW	Vanessa Fraser/587-779-7452/vfraser@alliedreit.com	13,344	-	5,300	50	2	1921
781	1505 Macleod Trail SE	1505 Macleod Tr SE	Mahmud Rahman/mrahman@blackstonecommercial.com	4,600	4,600	2,300	-	2	1977

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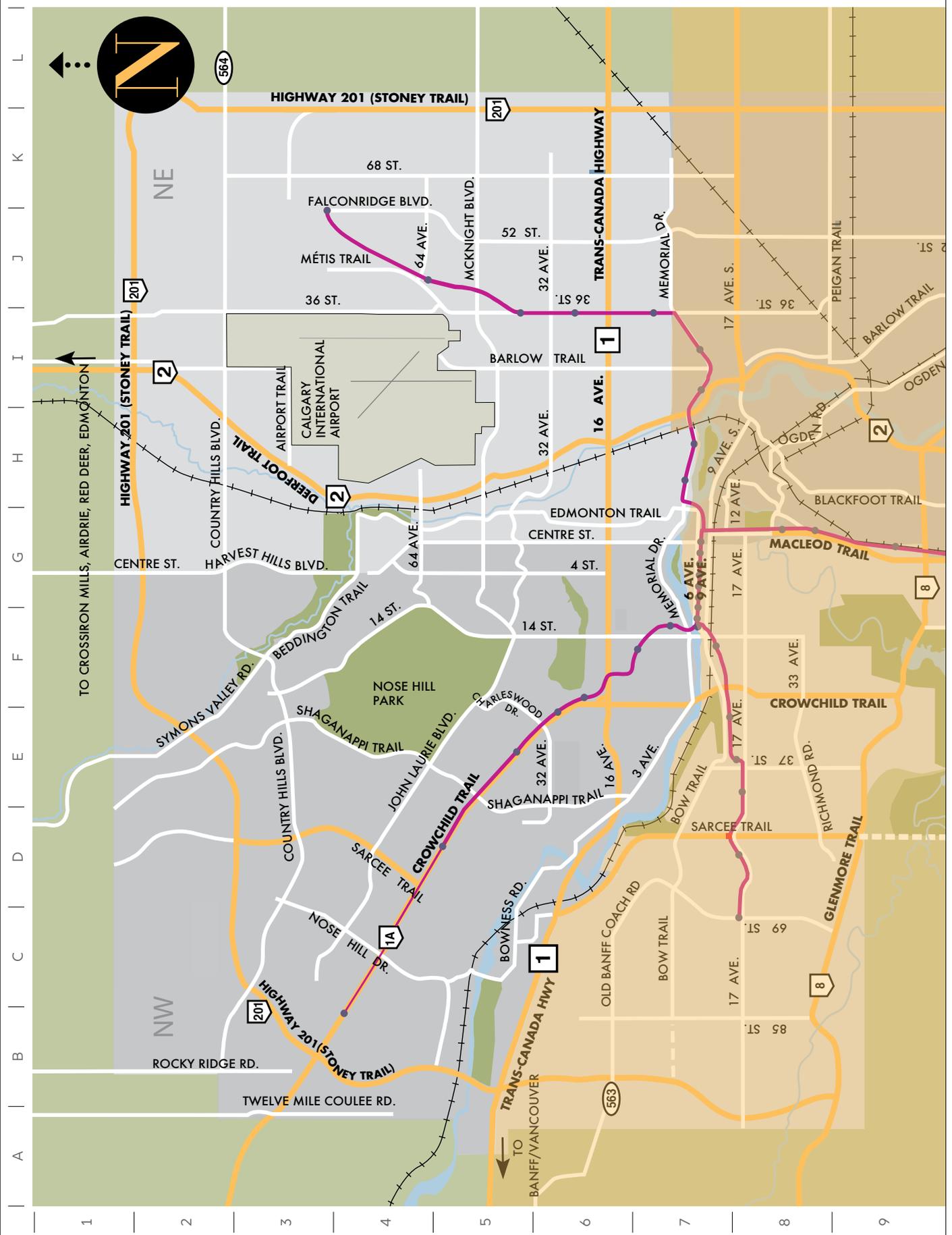


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Elveden Centre
707 - 7 Avenue, Suite 450
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www.estancia.ca
Tel: 403 269 4381
requests@estancia.ca

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INC.



SUBURBAN NORTH

Buildings listed in **bold** have been certified through BOMA BEST, the leading environmental certification program for commercial buildings. See 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
NE NORTHEAST									
G5	339 - 41 Avenue NE	339 41 Ave NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	12,393	-	6,197	60	2	1975
G6	Centre 1000	1000 Centre St NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	54,373	-	9,062	68	6	1982/2017
G7	Meredith Block	611 Meredith Rd NE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	184,651	19,303	28,000	289	7	2016
H3	Harvest Hills Office 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 Office 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 Profl Ctr	160 & 178 96 Ave NE	Donna MacArthur/403-293-6027/vw@viewwest.net	27,837	-	6,959	98	2	2009/2019
H4	MegaSys Business Ctr	1111 & 1115 57 Ave NE	1111 Properties/403-295-0511/properties@megasys.com	55,053	-	-	140	3	2001/2015
H4	Harris Bldg	6732 8 St NE		119,578	119,578	-	465	1	1982
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	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	SWIFT Centre	7136 11 St NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	58,566	-	19,521	195	3	2017
H4	808 & 816 55th Avenue NE	808 & 816 55 Ave NE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	-	-	-	-	-	-
H4	Deerfoot Atria S	6715 8 St NE	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	162,318	-	-	-	3	1981
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 Management/780-431-3300/commercialleasing@westcorp.net	41,416	-	-	83	2	2002
H5	1324 36 Avenue NE	1324 36 Ave NE	David Mulholland/dmulholland@blackstonecommercial.com	71,140	8,115	71,140	-	2	1976
H5	Visions Building	2930 32 Ave NE	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	50,045	50,045	-	152	-	1981
H6	2020 32 Avenue NE	2020 32 Ave NE	Alison Wallace/403-508-5016/awallace@berezan.ca	108,890	108,890	70,567	141	1	1981
H6	3115 12th Street NE	3115 12 St NE	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	74,311	18,577	-	-	4	1982
H6	Deerfoot Junction I & II	3215 & 3225 12 St NE	Donna MacArthur/403-293-6027/vw@viewwest.net	93,475	-	31,158	377	3	1981
H6	Deerfoot Junction III	1212 31 Ave NE	Donna MacArthur/403-293-6027/vw@viewwest.net	80,174	-	16,035	331	5	1981
H6	Hampshire Court	3015 12 St NE	Hardy Nielsen/hnielsen@norcalgroup.com/Kevin Deeks/403-291-3010/kdeeks@norcalgroup.com	27,000	12,500	2,000	63	2	1981
H6	Deerfoot Court	1144 29 Ave NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	74,548	-	24,849	218	3	1980
H6	Airways Business Plaza	1935 32 Ave NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	66,299	-	33,149	220	2	1981
H7	Mayland Place	233 Mayland Pl NE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	22,444	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	Bridgeland Prof Bldg	1010 1 Ave NE	Alexis Johnston/604-688-9460/ajohnston@concertproperties.com	29,293	10,000	6,000	49	3	1981
H7	Willowglen Bsnss Park	4 Manning Cl NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	22,094	11,047	-	1,121	2	1980
H7	Willowglen Bsnss Park	802 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	11,082	11,082	-	1,121	1	1980
H7	Willowglen Bsnss Park	8 Manning Cl NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	34,807	11,602	-	1,121	3	1980
H7	Willowglen Bsnss Park	801 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	35,751	11,917	-	1,121	3	1980
H7	Willowglen Bsnss Park	803 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	31,450	10,483	-	1,121	3	1980
H7	Willowglen Bsnss Park	805 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	23,674	11,837	-	1,121	2	1980
H7	Willowglen Bsnss Park	811 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	23,788	11,894	-	1,121	2	1980
H7	Willowglen Bsnss Park	807 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	23,996	11,998	-	1,121	2	1980
H7	Willowglen Bsnss Park	12 Manning Cl NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	31,279	10,426	-	1,121	3	1980
H7	Willowglen Bsnss Park	808 Manning Rd NE	Stuart Watson/403-750-0540/stuart.watson@cbre.com	13,808	13,808	-	1,121	1	1980
H7	Molson Building	906 1 Ave NE	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	17,038	-	1,000	11	2	08/76/85/94
H7	Bridges Place	736 1 Ave NE	Chris Law / 403-571-8769/chris.law@colliers.com	13,700	-	-	25	2	-
H7	The Olive	1029 1 Ave NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	1,991	-	995	2	3	2006
H7	The CNIB Building	10 11 A St NE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	39,848	-	-	-	-	-
H7	Mayland Heights Bldg	225/325 Manning Rd NE	Guardian Advisory Group/403-374-2546/info@guardianag.ca	60,000	-	-	-	-	-
I1	RockyView Business Park A	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	143,533	105,577	-	97	1	2013
I1	RockyView Bsnss Park B	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	155,866	155,866	-	135	1	2014
I1	RockyView Business Park C	261024 Dwight McLellan Tr	Shannon Potter/403-266-1695/spotter@morguard.com	174,800	174,800	-	162	1	2015
I5	Horizon Business Ctr I	2635 37 Ave NE	Alison Wallace/403-508-5016/AWallace@berezan.ca	56,118	28,059	-	179	2	1981
I5	Horizon Business Ctr II	2611 37 Ave NE	Alison Wallace/403-508-5016/AWallace@berezan.ca	23,113	23,113	2,182	84	1	1981
I5	Gas Liquids 2	2735 39 Ave NE	Byron Guss/403-212-6384/bguss@qualico.com	58,912	19,000	-	174	3	1980/2012
I5	Horizon West	2723 37 Ave NE	Alexis Johnston/604-688-9460/ajohnston@concertproperties.com	52,562	26,281	-	112	2	1980
I5	2220-39 Ave NE	2220-39 Ave NE	Greg Condon/403-256-5350/gcondon@icmgroupp.ca	9,061	-	9,061	-	1	1960/2020
I6	Midwest Surveys Bldg 2	2588 27 St NE	Larry Gurtler/403-232-4326/blakee@midwestsurveys.com	38,454	-	-	64	2	2007
I6	Windfire Bldg	2115 27 Ave NE	Ian Robertson/403-290-0178/irobertson@barclaystreet.com	46,637	24,950	-	113	2	1981
I6	Airways Mall	2323 32 Ave NE	Alison Wallace/403-508-5016/awallace@berezan.ca	148,244	-	27,798	305	2	1978
I6	Midwest Surveys Bldg 1	2827 Sunridge Blvd NE	blakee@midwestsurveys.com	82,225	-	-	191	2	1998

Listings were confirmed ahead of publication by RedPoint Media, and leasing agents were included upon earliest response. To claim a property listed without contact information, note a correction or file a property for future consideration, please contact us at BOMA@redpointmedia.ca

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
I6	1935 27 Avenue	1935 27 Ave NE	Brian King/403-774-7111/management@norbergproperties.com	40,197	29,417	-	90	2	1980/2014
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	42,526	42,178	-	160	1	1991
I6	Stockman Ctr	2116 27 Ave NE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	61,782	22,656	-	159	3	1980
I6	Vista Heights Office Complex	1925 18 Ave NE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	201,543	-	45,500	785	4	2008
I6	Canform Warehouse	3016 21 St NE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	26,306	-	-	-	-	-
I6	Vista on 36th	920 36 St NE	Brendan Keen/Rob Walker/brendan.keen@colliers.com/rob.walker@colliers.com	-	-	-	-	-	-
I6	Mayland Business Park	239 Mayland PI NE	Greg Condon/403-256-5350/gcondon@icmgroup.ca	49,440	-	49,440	-	1	2019
I6	720 28 St. NE	720 28 St NE	CBRE/Katie Sapiha/Katie.Sapiha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	37,927	-	-	-	2	1980
I6	Sunridge Spectrum	2555 32 St NE	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	128,317	128,317	-	1,240	-	2000/2001
I6	Sunridge Point	3333 Sunridge Way NE	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	50,905	50,905	-	230	-	2000
I7	Alex Building	2840 2 Ave SE	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	61,847	-	-	99	1	2000/2006
I7	Telus House	3030 2 Ave SE	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	112,123	32,000	-	492	3	1977
I7	Fifth Avenue Bldg	3016 5 Ave NE	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	69,926	-	-	137	3	1978
I7	Stantec Centre	325 25 St SE	Nicci Fedorek/403-777-0664/nicci.fedorek@gwra.com	202,341	-	33,723	558	6	2003/2012
J5	2728 Hopewell Place	2728 Hopewell PI NE		128,554	-	-	-	1	2000
J5	Westwinds Bsnss Campus IV	3687 63 Ave NE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	63,197	36,858	-	131	2	2012
J5	Westwinds Bsnss Park Phase III	3687 63 Ave NE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	72,123	23,023	-	222	3	TBA
J6	Sunridge Professional Ctr	2675 36 St NE	Lindsay Hills/403-282-9838/lindsay.hills@nwreit.com	134,568	12,171	10,765	275	5	1985
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
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

NW NORTHWEST

B3	Royal Vista Prof Ctr	15 Royal Vista PI NW	Alan Bass, Todd Dear/403-452-7896/todd.dear@theprimegroup.ca, abass@theprimegroup.ca	64,942	21,000	21,000	323	3	2013
B3	Royal Vista Prof Ctr II	4 Royal Vista Way NW	Alan Bass, Todd Dear/403-452-7896/todd.dear@theprimegroup.ca, abass@theprimegroup.ca	27,000	15,000	22,000	320	2	2019
C2	The Link at Royal Vista	19 Royal Vista Li NW	CBRE/Katie Sapiha/katie.sapiha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	27,954	-	-	-	3	2017
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	-	18,000	60	3	2016
C4	Crowfoot West Bsnss Ctr	600 Crowfoot Cres NW	CBRE/Stuart Watson/stuart.watson@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	108,405	39,010	-	-	4	2008

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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
C4	Crowfoot Village Prof	20 & 60 Crowfoot Cres NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	18,301	9,233	-	24	2	1998
C4	Crowfoot Village	20 & 60 Crowfoot Cres NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	63,279	63,279	-	306	-	1986
C4	Crowfoot Corner	140-150 Crowfoot Cres NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	51,058	51,058	-	306	-	1987/1991
C5	130 Bowness Centre NW	130 Bowness Ctr NW	David Mulholland/403-291-8869/dmulholland@blackstonecommercial.com	9,375	9,375	9,375	6	1	1979
D5	CF Market Mall Prof Ctr	4935 40 Ave NW	Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	103,855	5,060	22,254	80	4	1971/1998
D5	Varsity Estates Bsns Ctr	1700 Varsity Estates Dr NW	Randy Blasetti, Nick Lupi/403-286-1401/info@varsityestatesbusinesscentre.com	11,662	5,831	5,831	32	2	1978/2009
D6	Bow River Prof Centre	4411 16 Ave NW	Dale Couprie/403-852-4448/dcouprie@bowriverleasing.com	36,000	-	-	265	3	81/13/18
D6	Northwest Centre II	4520 16 Ave NW	Jash Sandhu/Callum McLaughlin/jash.sandhu@colliers.com/callum.mclaughlin@colliers.com	-	-	-	-	-	1981
D6	Montgomery Plaza	5111 Bowness Rd NW	Mahmud Rahman/mrahan@blackstonecommercial.com	7,726	1,582	7,726	15	1	1975
E1	Sage Hill Common	455 Sage Valley Dr NW	Angela Hill/403-692-4641/ahill@ronmor.ca	178,000	178,000	-	605	2	2020
E4	Westmount 4832	4832 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	274,906	34,000	34,000	600	8	pre-lease
E5	Provident Prof Bldg	4616 Valiant Dr NW	Brian King/403-774-7111/management@norbergproperties.com	27,494	10,800	-	51	2	1974/2013
E5	SMART Technologies	3636 Research Rd NW		204,000	68,000	-	-	3	2008
E5	One North Business Ctr	4503 Briscoe Dr NW	Randy Blasetti, Nick Lupi/587-387-8000/info@onenorthbusinesscentre.com	21,453	6,625	6,608	30	3	2019
E5	Computer Modelling Group	3710 33 St NW	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	93,447	-	28,000	247	4	2017
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	1978/2011
E6	Cambrian Centre	1000 & 2000 Veterans Pl NW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	125,836	117	13,351	476	4	2010
F6	Capitol Hill Ctr	2004 14 St NW	Shirley Ganong/403-290-0178/sganong@barclaystreet.com	22,000	10,000	10,000	50	2	1985
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	North Hill Ctr Off Tower	1490 14 Ave NW		150,000	25,000	-	-	6	2011
F6	One Executive Place	1816 Crowchild Tr NW	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	94,006	-	13,000	124	7	2001
F6	Two Executive Place	1824 Crowchild Tr NW	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	24,726	-	6,500	51	4	2006
F6	Campana Place	609 14 St NW	Christopher Baradoy/403-705-3527/cbaradoy@artisreit.com	49,498	10,000	0	112	5	1982
F6	Hillhurst Bldg	301 14 St NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	62,882	15,500	0	111	4	1975
F6	417 - 14th Street	417 14 St NW	Christopher Baradoy/403-705-3573/cbaradoy@artisreit.com	17,517		5,594	16	4	1981
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	Riley Park Village	1402 8 Ave NW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	74,952	22,943	671	257	3	1956/1992
F7	Kensington Terrace	1220 Kensington Rd NW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	18,367	-	-	-	3	1975
F7	Ross Place	1400 Kensington Rd NW	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	20,004	-	-	6	3	1975
G3	200 Country Hills Landing	200 Country Hills Ldg NW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	24,296	-	12,148	59	2	2004
G3	Stepper Centre	120 Country Hills Ldg NW	Warren Hedges/403-298-0411/warren.hedges@colliers.com	23,908	-	11,954	-	2	2005
G5	Thornciffe Prof Centre	5440 4 St NW	Sandra Easton/seaston@blackstonecommercial.com	15,600	2,325	7,800	-	2	2006
G6	Fabmar Bldg	2028 10 St NW	Adrian Fabro/403-282-9623	10,898	5,457	-	21	2	1982
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
G6	Braithwaite Boyle Ctr	1701 Ctr St NW	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	55,266	8,335	-	61	6	1982
G6	Centre Eleven	1121 Centre St NW	Chris Law / 403-571-8769/chris.law@colliers.com	-	-	-	-	-	-
G7	Ctr 1110	1110 Ctr St NE	Alison Wallace/403-508-5016/awallace@berezan.ca	59,182	10,000	-	98	5	1981

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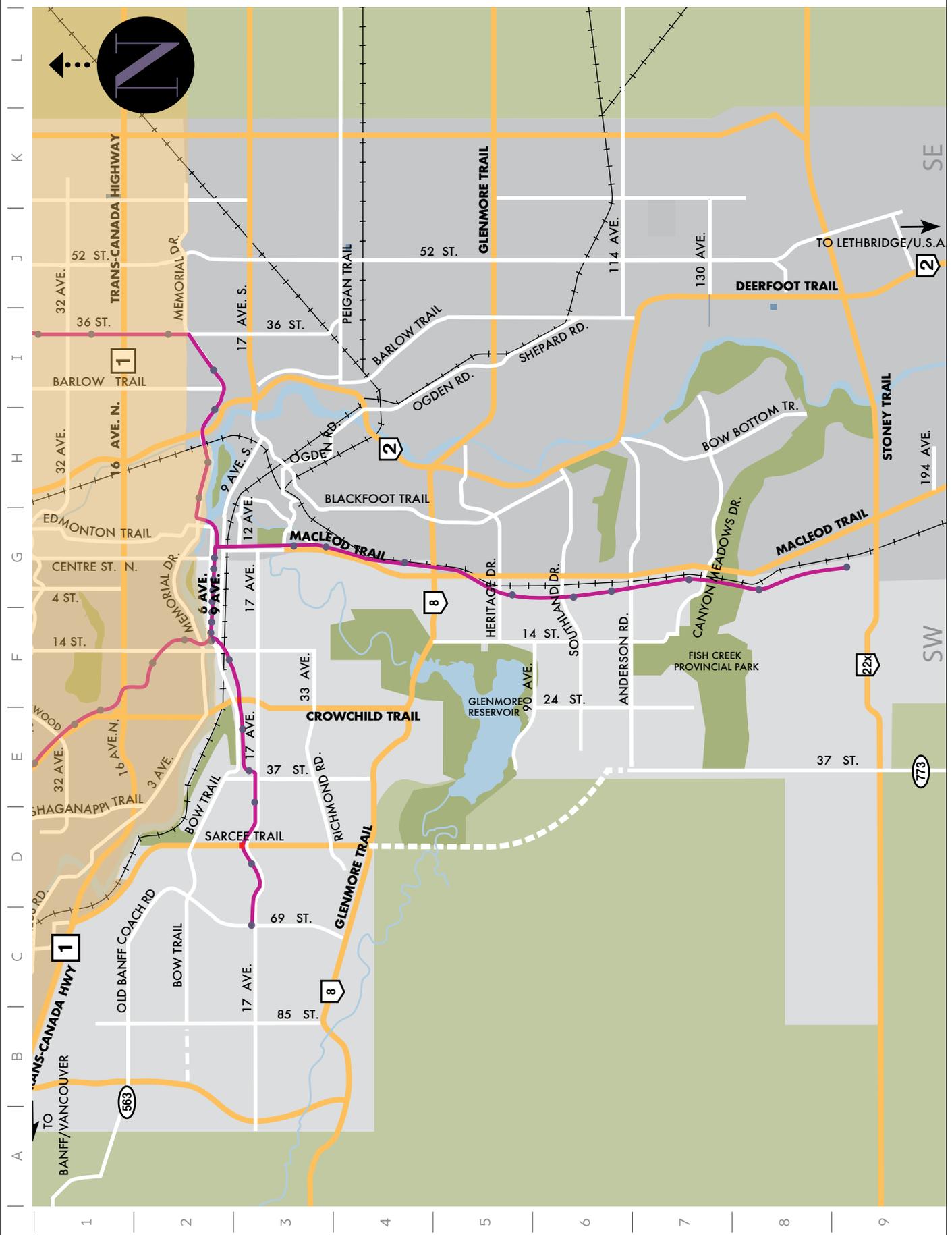




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MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
SE SOUTHEAST									
F3	LocalMotive Crossing	1240 20 Ave SW	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	61,824	-	10,708	75	3	1905/2007
G2	Glenmore Centre	6624 & 6626 Centre St SE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	68,133	-	-	-	-	-
G3	Highfield Four	916 42 Ave SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	33,200	-	33,200	98	2	2006
G3	Mountain View Bsnss Pk Bldg 200	200, 4000 4 St SE	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	39,058	-	-	-	-	2008
G3	Mountain View Bsnss Pk Bldg 300	300, 4000 4 St SE	CBRE/Stuart Watson/stuart.watson@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	68,865	-	22,955	151	3	2011
G4	Manchester Building	339 50 Ave SE		43,277	-	21,210	49	2	1954
G4	Manchester Secondary	5151 3 St SE	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	21,600	-	21,600	37	1	1980
G4	Phillips Square - B	5960 Centre St S	Dahlya Molina/403-777-2712/dmolina@pbaland.com	18,835	-	18,835	166	1	1998
G4	Phillips Square - A	5980 Centre St SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	12,550	-	12,550	166	1	1998
G4	Phillips Park D&C	6115/6215 3 St SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	84,448	-	42,224	267	1	1979/2019
G4	Phillips Square - C	5970 Centre St S	Dahlya Molina/403-777-2712/dmolina@pbaland.com	27,014	-	13,507	166	1	1998
G4	Phillips Park A&B	6120/6060 2 St SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	175,161	-	87,580	267	2	1979/2019
G4	5757 4th	5757 4 St SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	11,739	-	11,739	40	1	2018
G4	Ronmor Business Centre I	808 42 Ave SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	26,500	-	26,400	68	1	2007
G4	Centron Corner 1	221 62 Ave SE	S Goertz, A Sorensen/Steven.goertz@avisonyoung.com, Anna.sorensen@avisonyoung.com	7,684	-	7,500	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	-	8,100	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	-	15,272	79	2	1965/97
G4	Centron Corner 4	6227 2 St SE	S Goertz, A Sorensen/steven.goertz@avisonyoung.com, anna.sorensen@avisonyoung.com	13,736	-	13,694	40	1	1997
G4	Macleod Prof Centre	3916 Macleod Tr SE	Krishna Chavda/403-209-5555/leasing@opuscorp.ca	31,066	8,026	7,766	120	4	2018
G4	6909 Farrell Road SE	6909 Farrell Rd SE	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	22,732	-	-	10	1	1968
G4	7014 - 7028 Fairmount Dr SE	7014 - 7028 Fairmount Dr SE	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	12,144	7,160	-	23	1	1980
G4	Phillips 58	444 58 Ave SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	31,176	-	-	174	-	1991
G4	Phillips 61	6101-6107 Centre St S	Dahlya Molina/403-777-2712/dmolina@pbaland.com	11,530	-	11,530	27	1	1966
G5	Centre 7500 B	7500 Macleod Tr SE	Shirley Ganong/403-290-0178/sganong@barclaystreet.com	17,648	-	17,648	43	1	1968
G5	Centre 7500 A	7500 Macleod Tr SE	Shirley Ganong/403-290-0178/sganong@barclaystreet.com	22,151	-	11,000	43	2	1968
G5	Heritage Square	8500 Macleod Tr SE	Warren Hedges/Matt Lannon/warren.hedges@colliers.com/matt.lannon@colliers.com	315,152	-	62,300	-	5	1981
G5	Fairmount Shopping Plaza	9919 Fairmount Dr SE	Kelly Frank/604-242-9046/kelly.frank@fcr.ca	57,790	-	30,000	164	2	1979/2008
G5	Fisher Park Office II	6712 Fisher St SE	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	57,894	-	57,894	193	1	1974
G5	Fisher Park Office III	7330 Fisher St SE	CBRE/Stuart Watson/403-750-0540/stuart.watson@cbre.com	59,059	-	59,059	232	1	1977
G5	Fisher Park Office I	6940 Fisher St SE	CBRE/Stuart Watson/403-750-0540/stuart.watson@cbre.com	58,467	-	58,467	293	1	1970
G5	Fisher Park Office IV	7220 Fisher St SE	CBRE/Stuart Watson/403-750-0540/stuart.watson@cbre.com	59,893	-	59,893	273	1	1976
G5	7535 Flint Road SE	7535 Flint Rd SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	13,461	-	13,461	32	1	1969
G5	Chinook Village	7004 Macleod Tr S	Greg Condon/403-256-5350/gcondon@icmgroup.ca	22,929	11,464	10,000	-	2	1993
G5	Farrell Plaza 6911, 6923 Farrell Rd SE & 7134 Fairmont Dr SE		Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	25,750	-	-	18	2	1971
G5	6812 Fairmont	6812 Fairmont Dr SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	18,000	-	18,000	-	1	1962
G5	6910 Farrell Road	6910 Farrell Rd SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	9,200	-	9,200	-	1	1963
G5	6912 Farrell Road	6912 Farrell Rd SE	Dahlya Molina/403-777-2712/dmolina@pbaland.com	17,934	-	17,934	-	1	1961
G6	First Acadia Place	580 Acadia Dr SE	Marlene Zaharichuk/403-313-5309/mzaharichuk@blackstonecommercial.com	13,872	3,055	6,936	-	2	2015
G7	Agrium Place	13131 Lake Fraser Dr SE	Graham.Canvin@nutrien.com	140,000	-	35,000	220	4	1999
G8	Atrium VI	295 Midpark Way SE	Bruce Ferguson/403-254-6440/bruce.ferguson@lansdowne.ca	23,090	-	7,670	91	3	1982
G8	Midpark Court	251 Midpark Blvd SE	Dean Burnett/403-253-2666	28,149	-	15,107	62	2	1981
G8	Midpark Building	280 Midpark Way SE	Donna MacArthur/403-256-5350/dmacarthur@icmgroup.ca	31,207	-	16,603	105	2	1981/2015
G8	Health Plus Building	290 Midpark Way SE	May Sprague/888-688-0608/msprague@canreal.com	31,359	2,586	10,453	197	3	1982
G8	Millrise Station	3217, 150 Millrise Blvd SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	20,000	10,000	10,000	-	2	2005
G9	51 Sunpark Drive SE	51 Sunpark Dr SE	Matt Acheson/403-215-0380/leasing@kennington.ca	27,299	-	9,033	92	3	2005
G9	Sundance Place	23 Sunpark Dr SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	177,107	-	-	-	4	2006
G9	Sundance 6000	6000, 15 Sunpark Pz SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	32,013	-	-	-	3	2009
G9	Sundance 1000	1000, 15 Sunpark Plaza SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	171,422	-	-	-	4	-
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
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	Fluor Canada Ltd Bldg	55 Sunpark Plaza SE		225,000	-	75,000	806	3	2000
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	1958/2008
H3	Woodstone Building	1207 13 St SE	Sydney von Vegesack/587-779-6154/svonvegessack@alliedreit.com	34,106	-	11,200	20	2	1916/2009
H3	Atlantic Avenue Art Block	1011 9 Ave SE		180,427	36,123	45,106	450	4	2012
H3	Snowdon Building	2010 11 St SE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	22,499	-	-	-	-	-
H4	4411 6th St. SE	4411 6 St SE		40,485	0	40,485	146	1	2006
H4	Vintage Park - B & C	855 42 Ave SE	Chris Law / 403-571-8769/chris.law@colliers.com	33,485	-	16,660	231	-	2000
H4	Riverview	1210 58 Ave SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	14,950	-	14,950	70	1	1973/2003
H4	1135 - 64th Avenue SE	1135 64 Ave SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	43,295	-	21,648	-	2	-

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SUBURBAN SOUTH

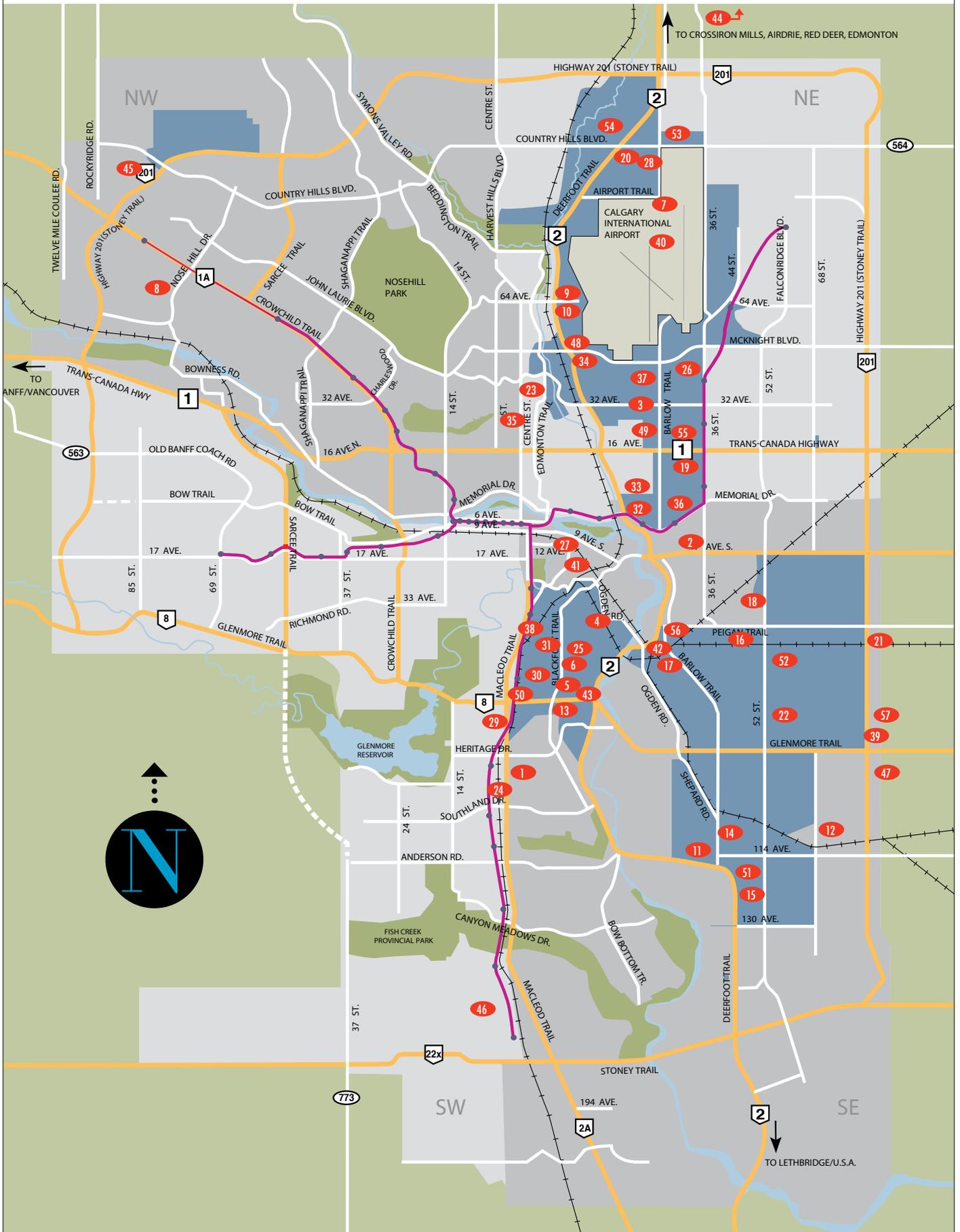
MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BIDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
H4	4124 9th St. SE	4124 9 St SE		46,976	-	46,976	141	1	1961/2000
H4	EHS Partnerships Bldg	4303 11 St SE	Paul MacKinnon/403-243-0700/pmackinnon@ehsp.ca	12,000	-	12,000	48	1	1977
H4	6325 - 12th Street SE	6325 12 St SE	Allan Zivot/403-232-4307/allan.zivot@avisonyoung.com	43,914	-	-	-	1	-
H4	EHS Partnerships Bldg	4303 11 St SE	Paul MacKinnon/403-243-0700/pmackinnon@ehsp.ca	12,000	-	12,000	48	1	1977
H4	Ronmor Business Ctr II	4242 7 St SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	29,000	3,450	14,400	147	2	2007
H4	4027 - 7th Street SE	4027 7 St SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	37,000	4,940	37,000	40	1	1955
H4	Ronmor Business Ctr III	4129 8 St SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	50,000	-	50,000	128	1	2007
H4	1035 - 64th Avenue SE	1035 64 Ave SE	Kalen Morton/403-692-4535/kmorton@ronmor.ca	65,500	-	32,800	262	2	1977
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	Airstate Centre	1200 59 Ave SE	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	113,585	-	36,756	438	3	2009
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	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	Riverview Atrium II	6025 11 St SE	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	95,171	-	32,130	282	3	1998
H4	4235 16 Street SE	4235 16 St SE	Chris Law / 403-571-8769/chris.law@colliers.com	2,778	-	-	-	2	-
H4	6125 11th Street SE	6125 11 St SE	Chris Law / 403-571-8769/chris.law@colliers.com	-	-	-	72	-	-
H4	Blackfoot Business Center	6204 6A St SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	-	-	-	-	-	-
H4	4324-12th Street SE	4324 12 St	Greg Condon/403-256-5350/gcondon@icmgroup.ca	28,000	-	28,000	-	1	1970
H4	Hastings Crescent Warehouse	1301 Hastings Cres SE	Greg Condon/403-256-5350/gcondon@icmgroup.ca	26,733	8,923	26,733	-	1	1971
H4	1521 Hastings Crescent	1521 Hastings Cres SE	Greg Condon/403-256-5350/gcondon@icmgroup.ca	28,150	-	28,150	-	1	1972
H4	1561 Hastings Crescent	1561 Hastings Cres SE	Greg Condon/403-256-5350/gcondon@icmgroup.ca	41,756	-	41,756	-	1	1973
H4	CANA Building	5720 4 St	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	48,000	-	-	-	4	2013
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	Glendeer Junction	30 Glendeer Cir SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	20,258	-	10,000	245	2	1998
H5	Blackfoot Point Bsns Pk Bldg 4	8820 Blackfoot Tr SE	Peter Mayerchak/Justin Mayerchak/peter.mayerchak@colliers.com/justin.mayerchak@colliers.com	132,600	-	-	-	-	-
H5	Meadows Mile Prof Ctr	8500 Blackfoot Tr SE	Jash Sandhu/Callum McLaughlin/jash.sandhu@colliers.com/callum.mclaughlin@colliers.com	44,809	-	-	233	-	-
H5	Blackfoot Point Bsns Pk	8832 Blackfoot Tr SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	40,304	-	20,152	109	2	2013
H6	37 Quarry Park Blvd SE	37 Quarry Park Blvd SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	97,926	-	32,642	309	3	2013
H8	1502 - 10 Avenue SE	1502 10 Ave SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	3,224	-	3,224	-	1	1950
H8	1530 - 9th Avenue SE	1530 9 Ave SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	7,680	-	3,840	6	2	1973
H9	Chaparral Plaza	803 Chaparral Dr SE	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	15,812	15,812	-	71	1	2007
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	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	Radisson Centre	525 28 St SE	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	72,176	-	22,870	157	3	1981
I3	Deerfoot 17	2710 17 Ave SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	68,098	-	10,900	160	7	1981
I4	Lafarge	2213 50 Ave SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	32,377	-	15,888	146	2	2016
I5	Riverbend Atrium One	200 Rivercrest Dr SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	88,157	-	44,078	287	2	1981
I5	109 Quarry Park	109 Quarry Park Blvd SE		86,474	4	29,000	352	3	2009
I5	Quarry Park Boulevard Ctr	110 Quarry Park Blvd SE	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	103,206	-	34,000	374	3	2010
I5	Quarry Pk North Camp - C	140 Quarry Park Blvd SE	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.com	101,733	-	34,000	344	3	2008
I5	Quarry Crossing A	48 Quarry Park Blvd SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	160,603	-	33,400	454	5	2015
I5	Quarry Park West	200 Quarry Park Blvd SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	94,599	-	30,000	270	3	2009
I5	Quarry Crossing B	28 Quarry Park Blvd SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	161,926	-	33,400	473	5	2015
I5	Quarry Central	115 Quarry Park Rd SE	Shannon Potter/403-266-1695/spotter@morguard.com	168,826	-	57,000	500	3	2012
I5	7704 30th Street SE	7704 30 St SE	Matt Binfet/ Kyle Bietz/matt.binfet@colliers.com/kyle.bietz@colliers.com	14,157	-	-	-	-	1974
I5	Schneider Electric	150, 1100 Barlow Square SE	Ryan Remington/403-255-7003/raremington@remingtoncorp.com	44,273	-	14,000	198	2	2020
I6	Quarry Pk North Camp - A	180 Quarry Park Blvd SE		104,209	-	35,000	318	3	2009
I6	Schlumberger	3220 118 Ave SE		71,183	-	-	46	3	-
I5	Glenmore Commerce Crt	4000 Glenmore Crt SE	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	59,086	-	-	178	-	1979
I6	Douglasdale Executive Ctr	3355 114 Ave SE	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	95,208	-	-	-	2	2009
I6	Douglasdale Bsns Centre	3442 118 Ave SE	Lindsay Syhlonyk/403-668-7205/lsyhlonyk@epicinvestmentservices.com	70,246	-	-	-	1	2001
I6	3595-114 Avenue SE	3595 114 Ave SE	Sean Flathers/403-203-3000/sflathers@telsec.ca	16,000	3,000	-	75	2	2008
I7	Calfrac Bldg	335 25 St SE	Cody Watson/403-871-8760/cody.watson@collierscalgary.com	22,058	23,000	-	100	1	-
I7	Mayland Heights Bldg	2424 2 Ave SE	Guardian Advisory Group/403-374-2546/info@guardianag.ca	13,085	-	-	100	1	1973
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
I7	Third Avenue Bldg	2535 3 Ave SE	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	221,668	-	30,000	595	8	2009
I8	Deer Run Plaza	2099 146 Ave SE	Greg Condon/403-256-5350/gcondon@icmgroup.ca	12,266	4,724	12,266	-	1	1980
I9	Cranston Market	356 Cranston Rd SE	Kelly Frank/604-242-9046/kelly.frank@fcr.ca	84,032	75,629	4,200	436	1	2009
J2	East Calgary Health Centre	4715 8 Ave SE		75,000	-	25,000	208	3	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
J4	200, 4949 51 Street SE	200, 4949 51 St SE	Zack Darragh/Brad Pilling/zack.darragh@colliers.com/brad.pilling@colliers.com	7,409	-	-	15	-	2004

SUBURBAN SOUTH

MAP REF	BUILDING NAME	ADDRESS	LEASING CONTACT (TELEPHONE/E-MAIL)	BLDG AREA	RETAIL AREA	AVG FL PLATE	PKNG STALLS	# OF FLOORS	BUILT/RENO
J4	5811 46th Street SE	5811 46 St SE	Aly Lalani/Matt Lanno-ly.lalani@colliers.com/matt.lannon@colliers.com	29,738	-	-	-	-	-
J5	4770 - 72 Avenue SE	4770 72 Ave SE	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	219,500	-	219,500	9	1	1990/2018
J5	7770 44th Street SE	7770 44 St SE	Patrick Sailer/patrick.sailer@colliers.com	6,200	-	-	-	-	-
J5	Icon Business Park	10 Smed Ln SE	Northam Realty Advisors/Will Jephcott/416-977-7151/wjephcott@northamrealty.com	-	-	-	-	-	-
J7	Shepard Industrial - Bldg D	200,5126 126 Ave SE	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,430	-	2,800	30	2	2008
J7	Shepard Industrial - Bldg C	100,5126 126 Ave SE	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	17,941	-	2,900	115	2	2006
J7	Shepard Industrial - Bldg A	12686 48 St SE	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,452	-	2,400	100	2	2006
J7	Shepard Industrial - Bldg B	4948 126 Ave SE	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,370	-	2,300	40	2	2005
J8	McKenzie Towne Ctr	20&48 McKenzie Towne Ave SE	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	230,843	-	3,600	530	2	90/05/98/16
J8	Forest Hills Plaza	5315 17 Ave SE	Mahmud Rahman/mrahman@blackstonecommercial.com	45,958	1,522	45,958	80	1	1980
J9	Seton Professional Ctr	3815 & 3883 Front St SE	Donna MacArthur/403-293-6027/vw@viewwest.net	93,802	-	15,634	370	3	2016
K3	The Gala Apartments	6923, 6971, 7029 16 Ave SE	Ashley Kane/403-571-4252/ashley.kane@avisonyoung.com	306,000	-	-	-	-	-
SW SOUTHWEST									
B3	Aspen Landing 2	339 Aspen Glen Ldg SW	Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	23,247	11,635	-	900	2	2009
B3	Aspen Landing 1	366 Aspen Glen Ldg SW	Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	22,920	13,056	-	900	2	2009
B3	Aspen Landing 3	333 Aspen Glen Ldg SW	Mary Ann Stallings/403-716-3163/mstallings@westpeaks.ca	29,199	15,460	-	900	2	2009
B7	Market at West Springs	882 85 St SW	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	32,602	32,602	-	117	1	2013
B8	Springbank Hill Market	8529 17 Ave SW	Ryan Darragh//403-692-4625/rdarragh@ronmor.ca	130,000	130,000	-	450	2	2023
D3	London Place West	5255 Richmond Pl SW	Kelly Frank/604-242-9046/kelly.frank@fcr.ca	157,000	68,419	76,381	328	1	1987/2013
D3	Glenbrook Plaza	3715 51 St SW	Kelly Frank/604-242-9046/kelly.frank@fcr.ca	56,333	36,349	24,000	250	2	80/02/15
D3	Richmond Square	3915 51 St SW	Travis Makoloski/403-257-6894/travis.makoloski@fcr.ca	99,643	80,126	101,721	342	1	1985
E2	Cornerstone	2408 10 Ave SW	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	-	-	-	-	1	-
E3	3220 - 28th Street SW	3220 28 St SW	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	7,356	7,015	-	4	1	1960
E4	Westmount 4838	4838 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	197,525	-	26,000	269	8	2008
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	13,000	123	3	2013
E4	Westmount 4906	4906 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	61,138	-	20,000	183	3	2009
E4	Westmount 4954	4954 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	80,380	-	21,000	245	4	2006
E4	Westmount 4820	4820 Richard Rd SW	B Richards, K Decaire/403-202-7375/bill.richards@quadreal.com, kyle.decaire@quadreal.com	157,066	-	26,500	320	-	2013
E4	Lincoln Park Centre	2-22 Richard Way SW	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	36,072	36,072	-	227	1	2000
E4	Lincoln Park Office Centre	5 Richard Way SW	CBRE/Stuart Watson/stuart.watson@cbre.com/Katie Sapieha/katie.sapieha@cbre.com	47,809	-	16,666	31	3	2008
E4	Lincoln Park Centre	37 Richard Way SW	CBRE/Stuart Watson/stuart.watson@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	36,000	-	-	-	3	2000
E7	BOW45	4620 Bow Tr SW	Krishna Chavda/403-209-5555/leasing@opuscorp.ca	24,109	9,332	8,036	99	3	2021
F3	Richter Plaza	2032 33 Ave SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	12,901	6,901	6,669	15	2	1981
F3	LYFE Residential	2410 33 Ave SW	Stephanie Grassi/403-650-9226/sgrassi@icmgroup.ca	80,230	-	16,000	-	5	2019
F3	Marda Station	2215 33 Ave SW	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	14,641	14,641	-	46	2	1999
G3	Mission Square	2424 4 St SW	Alexi Olcheski/403-232-4332/alexi.olcheski@avisonyoung.com	103,000	7,415	7,262	160	10	1978
G3	Mission Commercial Centre	333 24 Ave SW		53,307	20,000	21,000	88	3	2003
G3	Alberta Professional Bldg	320 23 Ave SW	Matt Lannon/403-266-5544/matt.lannon@colliers.com	34,715	-	8,680	73	4	1970/2007
G3	Mission Centre	2303 4 St SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	76,410	-	-	-	11	1974
G3	Poplar Health & Wellness Ctr	5512 Macleod Tr SW	Chris Law/Jash Sandhu/chris.law@colliers.com/jash.sandhu@colliers.com	65,000	5,469	-	-	3	-
G4	Britannia Crossing	5119 Elbow Dr SW	Krishna Chavda/403-209-5555/leasing@opuscorp.ca	66,662	12,766	13,332	102	5	2014
G4	Chinook Professional Bldg	6455 Macleod Tr SW	Peter Stack/403-571-2532/peter.stack@cadillacfairview.com	44,205	-	8,533	22	5	1965
G4	5824 - 2nd Street SW	5824 2 St SW	Matt Lannon/403-571-8824/matt.lannon@colliers.com	20,430	3,123	7,000	30	3	1979
G4	Cathedral Energy	6060 3 St SE		71,192	-	-	110	2	1958
G4	Atrium Square	4014 Macleod Tr S	Shane Olin/David Mulholland/solin@blackstonecommercial.com/dmulholland@blackstonecommercial.com	45,825	14,299	15,275	-	3	1978
G4	Manchester Office Park II	5550 1 St SW		48,667	-	24,333	-	2	-
G4	404 - 42nd Avenue SE	404 42nd Ave SE	Lindsay Syhlonyk/403-668-7205/lshlonyk@epicinvestmentservices.com	23,901	23,901	23,901	-	1	1962
G4	Touchstone Corporate Ctr	222 58 Ave SW		-	-	-	-	-	1981/2013
G5	506 - 71st Avenue SW	506 71 Ave SW	Matt Acheson /403-215-0380/leasingkennington.ca	16,812	-	5,604	48	3	1978
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	Rockyview Health Ctr - Bldg II	1016 68 Ave SW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	53,416	-	26,707	303	2	1975/2009
G5	Glenmore Professional Ctr	1201 Glenmore Tr SW	Lindsay Hills/403-282-9838/lindsay.hills@nwhreit.com	138,256	1,016	23,042	388	6	2007
G5	Horton Park	9705 Horton Rd SW	David Mulholland/dmulholland@blackstonecommercial.com	53,565	6,923	-	-	-	1976
G5	Sovereign Centre	6700 Macleod Tr South	Triovest Realty Advisors/Darcy Payne/403-209-3492/dpayne@triovest.com	99,919	13,282	14,274	272	7	2001
G5	Heritage Station	8835 Macleod Tr SW	Westcorp Property Management/780-431-3300/commercialleasing@westcorp.net	110,416	81,305	-	491	2	2015
G5	Centre 70	7015 Macleod Tr SW	Ian Robertson/403-290-0178/irobertson@barclaystreet.com	132,329	12,658	-	235	9	1977
G5	20/20	2020 4 St SW	Matt Lannon/Brittany Block/matt.lannon@colliers.com/brittany.block@colliers.com	129,876	-	-	-	6	2013
G5	8715 Horton Road SW	8715 Horton Rd SW	Sean Flathers/403-203-3000/sflathers@telsec.ca	20,000	-	10,000	-	2	1974/2020
G5	Heritage Com Townhouse	8855 Macleod Tr SW	CBRE/Katie Sapieha/katie.sapieha@cbre.com/Mackenzie Allen/mackenzie.allen@cbre.com	8,000	-	-	470	2	2016
G6	Southland Court	10601 Southport Rd SW	Alison Wallace/403-508-5016/awallace@berezan.ca	71,031	8,190	23,000	350	3	1980
G6	Southland Tower	10655 Southport Rd SW	Alison Wallace/403-508-5016/awallace@berezan.ca	209,643	421	14,585	638	13	1982

Listings were confirmed ahead of publication by RedPoint Media, and leasing agents were included upon earliest response. To claim a property listed without contact information, note a correction or file a property for future consideration, please contact us at BOMA@redpointmedia.ca

INDUSTRIAL



INDUSTRIAL

Buildings listed in **bold** have been certified through BOMA BEST, the leading environmental certification program for commercial buildings. See www.bomabest.com for updates

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
1 ACADIA										
2 AIRWAYS										
2255 - 22nd St NE	2255 22 St NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	61000	S	0	24	LD/DD	N	1997
2305 - 22nd St NE	2305 22 St NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	82982	MT	0	24	LD/DD	N	1998
3100/3110 - 12th St NE	3100/3110 12 St NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	37763	MT	0	24	LD/DD	N	1998
Classic	1925 39 Ave NE		Andrew Borle/403-291-3199/aborle@estancia.ca	32573	MT	3000/9000	21	DD		
Pilot	2180 and 2200 39 Ave NE		Andre Borle/403-291-3199/aborle@estancia.ca	21782	MT	2200+	21	DD		
Big Dog	3501 23 St NE		Andre Borle/403-291-3199/aborle@estancia.ca	30799	MT	2,112/14,784	21			
Focus Building	4321 23B St NE		Andre Borle/403-291-3199/aborle@estancia.ca	21364	MT	1500+	24	DD		
McKnight Building	1437 47 Ave NE		Andre Borle/403-291-3199/aborle@estancia.ca	89501	MT	3000/12000		LD		
4001 to 4019 McKnight	4019 23 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	57941	MT	1,440 - 3,360	16	DD	N	1976
Airways Business Park	4001 19 St NE	Y	Shane Henke/403-536-6542/mrichards@dream.ca	37051	MT		22	DD/LD	N	1978
Airways Business Park	3401 19 St NE	Y	Shane Henke/403-536-6542/mrichards@dream.ca	63962					N	
Radisson Centre	525 28 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	72176						1981
4220 - 23rd Street NE	4220 23 St NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	22659		1500 - 3,000		Surface	N	1979
4120 - 23rd Street NE	4120 23 St NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	24431		3,500 - 10,000		Dock/Surface	N	1979
3 ALBERT PARK										
4 BONNYBROOK										
4150 14A St SE	4150 14A St SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	30,200						1967
1400 41 Ave SE	1400 41 Ave SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	30,720						1967
5 BURBANK										
6 BURNS INDUSTRIAL										
6020 - 11 Street SE	6020 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	29008						1980
6120 - 11 Street SE	6120 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	38256						1978
6125 - 12 Street SE	6125 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	43899						1977
6320 - 11 Street SE	6320 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	46214						1978
1220 - 59 Avenue SE	1220 59 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	60032						1979
1110 - 58 Avenue SE	1110 58 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	81398						1973
Heat Transfer Plant (HTP)	6324 10 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	29520						1998
5925 - 12 Street SE	5925 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	67061						1979
6025 - 12 Street SE	6025 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	71397						1978
5925 - 12 Street SE	5925 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	88518						1979
6025 - 12 Street SE	6025 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	89840						1978
Airstate Centre	1200 59 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	113585						2009
Riverview Atrium I	1209 59th Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	61418						1980
Riverview Atrium II	6025 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	95171						1998
6020 - 11 Street SE	6020 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	29008						1980
6120 - 11 Street SE	6120 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	38256						1978
6125 - 12 Street SE	6125 12 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	43899						1977
6320 - 11 Street SE	6320 11 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	46214						1978
1220 - 59 Avenue SE	1220 59 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	60032						1979
1110 - 58 Avenue SE	1110 58 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	81398						1973
Heat Transfer Plant (HTP)	6324 10 St SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	29520						1977
9th Street Warehouse	5760 9 St SE		Gordon Realty / Kyle Gordon/403-537-3365/kyle@gordoncommercialrealty.com	179194						
Burnsland	5726 Burleigh Cres. SE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	56000		5,000 - 11,000		Dock	N	1979
7 CALGARY INTERNATIONAL AIRPORT										
McCall North Trade Park A	8001 21 St NE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	99,985		4,000 - 25,000				1988
8 CROWFOOT										
9 DEERFOOT										
Harris Building	6732 8 St NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	118,011		20,000 - 45,000	20	LD/DD	N	1985
10 DEERFOOT BUSINESS CENTRE										
Calgary Airfreight & Logistics Ctr	46 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.com	83516	ST	85316	24	LD/DD	N	2007
Calgary Airfreight & Logistics Ctr	47 Aero Dr NE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.com	101646	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.com	65150	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.com	111937	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.com	140000	MT	38,351-50,750	28	LD/DD	N	2008
1128 - 64th Ave NE	1128 64 Ave NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	37664	S	0	24	LD/DD	N	1997
1145 - 65th Ave NE	1145 65 Ave NE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	27819	S	0	24	LD/DD	N	1998
11 DOUGLASDALE										
3132 118 Ave SE	3132 118 Ave SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	63451	ST			DD		2004
11500 35th St SE	11500 35 St SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	69062	MT	1,148 22,656		DD		1999
11505 35 St SE	11505 35 St SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	25456	MT	9,550 15,906		DD		2004
3500-3520 114 Ave SE	3500-3520 114 Ave SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	23081	MT	3,510 6,768		DD		2002
2850, 107 Ave SE	2850 107 Ave SE		Pace Properties/403-253-2666/deanburnett@telus.net	26987	26987	2261-4,522				2007

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
2880, 107 Ave SE	2880, 107 Ave SE		Pace Properties/403-253-2666/deanburnett@telus.net	29440	29440	3,680 - 7,320				2014
12 DUFFERIN										
South Glenmore Distribution Centre	5500 84 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	345,674	MT	90,000 - 146,000	30	LD/DD	N	2008
13 FAIRVIEW										
Glenmore Centre 20	550 71 Ave SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	58576	MT	3k to 13k			N	1982
Glenmore Centre 21	616 71 Ave SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	21974	MT	3k to 13k	20	DD	N	1985
Glenmore Centre 07	6810 6 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	31803	MT	55 to 18k	20	LD	N	1978
Glenmore Centre 08	6812 6 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	57089	MT	3 to 21k	20	LD	N	1978
Glenmore Centre 10	6908 6 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	31467	MT		18	LD	N	1978
Glenmore Centre 02	7003 5 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	52825	MT	3k to 15k	20	DD	N	1975
Glenmore Centre 03	7004 5 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	79441	MT		20	DD/LD	N	1975
Glenmore Centre 01	7007 5 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	23265	MT		20	DD/LD	N	1974
Glenmore Centre 22	7131 6 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	29841	MT		21	DD	N	1982
Glenmore Centre 05	610 70 Ave SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	44233	MT	1.5k to 12k	20	LD	N	1985
Glenmore Centre 23	7111 6 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	64939	MT		20	LD	N	1985
Glenmore Centre Industrial	611-615 & 7210 - 7610 5 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	168045	MT		22	LD	N	1975
Glenmore Centre 19	7710 5 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	58604	MT				N	1976
Petwin Commercial Centre	7605-7905 Flint Rd SW	Y	Iain Ferguson/403-750-0803/iain.ferguson@CBRE.com	24,750	MT					71/73
7210 - 7610 5 Street SE	Glenmore Bsnss Park	Y	John Vautour/403-536-3549/jvautour@dream.ca	149464	MT					1979
14 EASTLAKE										
CHR Warehouse	3961 106 Ave SE	Y	Aurora Elliott/403-235-3443/aurora.elliott@choicereit.ca	153089	ST					2006
Chevron	4055 106 Ave SE	Y	Aurora Elliott/403-235-3443/aurora.elliott@choicereit.ca	153087	ST		32			04/05
Wolsely	10775 42 St SE	Y	Aurora Elliott/403-235-3443/aurora.elliott@choicereit.ca	86973	ST					2005
Eastlake Business Centre 2	11133 40 St SE	Y	Aurora Elliott/403-235-3443/aurora.elliott@choicereit.ca	80143	MT					2006
Eastlake Business Centre 1	11150 38 St SE	Y	Aurora Elliott/403-235-3443/aurora.elliott@choicereit.ca	420943	MT	17710	32	LD	N	2006
Eastlake Portico Building A	3900 106 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	19271	MT		24	DD/LD	N	2005
Eastlake Industrial Building B	3967 112 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	101089	MT	25272	28	DD/LD	N	2006
Eastlake Portico Building B	4000 106 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	252567	MT	126283	28	DD/LD	N	2006
Eastlake Industrial Building B	4069 112 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	84459	MT	21114	28	DD/LD	N	2006
Eastlake Portico Building C	4100 106 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	189215	MT	94607	28	DD/LD	N	2006
Eastlake II	4141 110 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	139418	MT	42063	28	DD/LD	N	2008
Eastlake I	11195 42 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	165385	MT	55312	28	DD/LD	N	2007
4615 112 Ave SE #300	4615 112 Ave SE (300)		Sean Flathers/403-203-3000/sflathers@telsec.ca	26598	MT	3,156 8,672		DD		2012
4615 112 Ave SE #400	4615 112 Ave SE (400)		Sean Flathers/403-203-3000/sflathers@telsec.ca	23341	MT	3,248 13,756		DD		2012
15 EAST SHEPARD										
16 EASTFIELD										
Eastfield II	4788 50 Ave SE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.com	39839	MT	7,248-9,191	18	DD	N	2001
Eastfield I	4807-4923 47 St SE	Y	Nicci Fedorek/403-777-0664/nicci.fedorek@gwlr.com	235758	MT	16,171-75,437	28	LD	N	2000
17 FOOTHILLS										
52nd St Business Centre (North)	4800 52 St SE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	157933		9,200 - 32,000	24	LD/DD	N	2000
52nd St Business Centre (South)	4900 52 St SE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	163,529		9,200 - 32,200	24	LD/DD	N	2000
Prime Foothills North A	4605-4649 52 Ave SE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	220,471		35,000 - 65,000				
Prime Foothills North B	4707-4733 52 Ave SE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	158796		30,000 - 45,000				
Prime Foothills North C	5003-5052 52 Ave SE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	163554						
Prime Foothills North D	5211-5241 52 St SE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	75,000		10,000 - 45,000				
Foothills Phase II Building D	4639 72 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	235119	MT	268094	35	LD	N	1994
Foothills Phase III Building E	4920 - 5280 72 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	293761	MT	70696	28	LD	Y	1994
Trillium C	7007 54 St SE (Bldg C)	Y	Brett Baker/403-355-3396/bbaker@triovest.com	86115	MT		24	LD	N	2009
Trillium D	7007 54 St SE (Bldg D)	Y	Brett Baker/403-355-3396/bbaker@triovest.com	91894	MT		24	LD	N	2009
Foothills Phase VII	7115 48 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	111500	MT	22300	31	LD	N	2007
Foothills Phase VI Building B	7139 44 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	138872	MT	46290	28	LD	Y	1991
Foothills Phase VI Building A	7151 44 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	157764	MT	52588	28	LD	Y	1991
Foothills Phase II Building B	7403 48 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	91791	MT	44615	25	LD	N	1994
Foothills Phase II Building C	7505 48 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	264459	MT	259289	29	LD	Y	1994
South Glenmore Distribution Ctr	5350 86 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	345,674						
Barlow Centre	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
52nd St Commerce Centre	5251 48 Ave SE	Y	Colin Macdonald/403-303-2413/cmacdonald@bentallkennedy.com	96,076	MT	14,400 - 33,800	28	DD	N	2000
Bay 5 - 5915 40 Street SE	Bay 5 - 5915 40 St SE		Ian Burak/403-466-7841/iburak@blackstonecommercial.com			2035		DI	N	
Canwell	4510 76 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	62174	S	62174		LD	N	1979
4747 - 54 Ave SE	4747 54 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	75560	MT	12,833 - 28,075		LD	Y	1980
6804 to 6818 Barlow Trail	6818 30 St SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	29998	MT	3,000 - 13,000	16	LD/DD	N	1976
7004 to 7042 Barlow Trail	7042 30 St SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	94029	MT	4,100 - 16,500	18	LD/DD	N	1976
Glenmore Commerce Court	4000 Glenmore Crt SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	59,086						1979
7803 35th Street SE	7803 35th St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	188798	MT	13,000-60,000	20	LD/DD	N	1979

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Cultivate your company's success in Rocky View County.



ROCKY VIEW COUNTY
Business & Economic Development

Rocky View County has the 5th largest tax base in Alberta and grew commercial and industrial assessment by 15.2% last year. Rocky View County has grown its commercial and industrial tax base by 379% since 2001.

THIS IS THE **ROCKY VIEW ADVANTAGE.**

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
7504 - 30 St SE	7504 30 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	138729	MT	16k-116k				
3916 - 61 Ave SE	3916 61 Ave SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	99978	MT	32,000 - 67,676				
7803 35th Street SE	7803 35 St SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	188,798	MT	13,000-60,000				1979
7503-35 St SE	7503 35 St SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	219151	MT	8,021-32,000	23	LD/DD	Y	1975
3716-56 Ave SE	3716 56 Ave SE	Y	John Vautour/403-536-3549/jvautour@dream.ca	48300	MT	2600	19	DD	N	1980
3925-56 Ave SE	3925 56 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	50320	MT	4000	20	DD	N	1980
Park 61	4215 61 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	57420	MT	6400	18	DD	N	1976
Park 61	4315 61 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	57206	MT	6400	18	LD/DD	N	1976
Park 61	4415 61 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	42820	MT	4800	18	DD	N	1978
Park 61	4451 61 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	43056	MT	4800	18	DD	N	1978
5550-36 St SE	5550 36 St SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	47118	MT	1,200-3,000	18	DD	N	1980
5915-40 St SE	5915 40 St SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	27873	MT	1,200-2,000	16	DD	N	1980
5815-40 St SE	5815 40 St SE	Y	Aurora Elliot/403-235-3443/Aurora.Elliott@choicereit.ca	40300	MT	1,200-2,000	16	DD	N	1981
5935-35th St SE	5935 35 St SE	Y	Aurora Elliot/403-235-3443/Aurora.Elliott@choicereit.ca	36060	MT	1,400-4,000	18	DD	N	1979
5920 30 St SE	5920 30 St SE	Y	Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	30,720	MT		20	DD/DI		1975
5940 30 St SE	5940 30 St SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	30,720						1975
6112 30 St SE	6112 30 St SE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	30,720						1977
Eljay	3700 78 Ave SE		Andre Borle/403-291-3199/aborle@estancia.ca	48861	MT	1202/6166		LD		
Oak Creek	3816 64 St SE		Andre Borle/403-291-3199/aborle@estancia.ca	22394	MT	NA				
Foothills West Building	2510 61 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	183,192	MT	43690/79500	28	LD	N	1999
Foothills East Building	2600 61 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	181,474	MT	33470/83065	30	LD	N	1999
Veritas Building	2700 61 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	43,000	MT	43000	28	DD/LD	N	1999
9112 to 9192 Foothills S. Bsns Cr	9192 52 St SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	129,725	MT	9613-22310	25	DD	N	2005
Tull Business Park - Bldg 1	5342 72 Ave SE		Target Realty Corp (Wayne Berry)/403-301-7728/wayne@target-realty.com	84,165	MT		24	LD/DI		2006
18 FOREST LAWN										
19 FRANKLIN										
1220 - 28 Street NE	1220 28 St NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	70733						1978
3016 - 10 Avenue NE	3016 10 Ave NE - Odd	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	72343						1977
3016 - 10 Avenue NE	3016 10 Ave NE - Even	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	50706						1977
3103 - 14th Avenue NE	3103 14 Ave NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	78432						1985
2912 Memorial Drive SE	2912 Memorial Dr SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	68838						1979
1220 - 28 Street NE	1220 28 St NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	70733						1978
3016 - 10 Avenue NE - Odd	3016 10 Ave NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	72343						1977
3016 - 10 Avenue NE - Even	3016 10 Ave NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	50706						1977
3103 - 14th Avenue NE	3103 14 Ave NE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	78432						1985
20 FREEPORT										
85 Freemont Blvd NE	85 Freemont Blvd NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	52682	MT		28	LD	N	2008
89 Freemont Blvd NE	89 Freemont Blvd NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	154986	MT		28	LD	N	2008
Airport Park A	10707 25 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	122493	MT		28	LD	N	2007
Airport Park B	10725 25 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	95788	MT		28	DD/LD	N	2008
Airport Park C	10761 25 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	90551	MT		28	LD	N	2009
Airport Park D	10710 25 St NE		Brett Baker/403-355-3396/bbaker@triovest.com	147000			28			
Airport Park E	10720 25 St NE		Brett Baker/403-355-3396/bbaker@triovest.com	96123			28			
Airport Park F	10700 25 St NE		Brett Baker/403-355-3396/bbaker@triovest.com	96123			29			
Airport Park G	10770 25 St NE		Brett Baker/403-355-3396/bbaker@triovest.com	144129			30			
21 FRONTIER										
22 GREAT PLAINS										
Great Plains / Kraft	5801 72 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	411560	MT	205780	28	DD/LD	N	2009
Great Plains A	5329 72 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	92387	MT	1,200-5,600	26	LD	N	2001/2
Great Plains B	5353 72 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	180155	MT	41,000-83,062	28	LD	N	2002
Great Plains C	5381 72 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	201524	MT	15,497-62,177	28	LD	N	2001/2
Hopewell J	5555 69 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	254351	MT	57,000-108,000	28	LD	N	2002
Hopewell L	5664 69 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	309690	MT	50,000-124,000	28	LD	N	2005
Hopewell K	5667 69 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	169093	ST	169093	28	LD	N	2007
Hopewell EandF	6900 54 St SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	149957	MT	9,500-75,000	28	LD	N	2007
Great Plains Industrial Park Bldg. 1	5800 79 Ave SE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	393674	MT	18,700 & up	32	Dock	N	2013
Great Plains Industrial Park Bldg. 2	5805 76 Ave SE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	301673	MT	14,300 & up	28	Dock	N	2013
Great Plains Industrial Park Bldg. 3	5840 76 Ave SE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	384931	MT	17,600 & up	32	Dock	N	2015
Grasslands Logistics Centre	5730 80 Ave SE	Y	Shannon Potter/403-213-9701/spotter@morguard.com	213,851	MT	26400 / 146467	32	DD/LS	N	2020
Tull Business Centre-Building 1	8009 57 St SE		Target Realty Corp (Wayne Berry)/403-301-7728/wayne@target-realty.com	80,945	MT		24	LD/DI		2012
Tull Business Centre - Building 2	7875 57 St SE		Target Realty Corp (Wayne Berry)/403-301-7728/wayne@target-realty.com	61,664	MT		24	LD/DI		2012
Great Plains Business Park Bldg A	5855 68 Ave SE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	454977	ST					
Great Plains Business Park Bldg B	7095 64 St SE		Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca		MT					
Great Plains Business Park Bldg D	7155 64 St SE		Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca		MT					

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
4460, 75 Ave SE	4460 75 Ave SE	N	Pace Properties/403-253-2666/deanburnett@telus.net	10400	10400	2600				1980
23 GREENVIEW										
Pockar Park Building K	4429 6 St NE		Kim West/403-276-2269/kim@pockargroup.com	24,400	MT	3000-6000	19	DD		1979
Pockar Park Building E	4500 5 St NE		Kim West/403-276-2269/kim@pockargroup.com	42,471	MT	3690-7700	21			1981
Pockar Park Building J	4539 6 St NE		Kim West/403-276-2269/kim@pockargroup.com	29,280	MT	3600-7500	19	DD		1979
Pockar Park Building EE	4600 5 St NE		Kim West/403-276-2269/kim@pockargroup.com	42,471	MT	8000-20000	21	DD		1981
Pockar Park Building I	4619 6 St NE		Kim West/403-276-2269/kim@pockargroup.com	29,280	MT	3600-7200	19	DD		1979
Pockar Park Building H	4639 6 St NE		Kim West/403-276-2269/kim@pockargroup.com	24,400	MT	3000-3200	19	DD		1980
Pockar Court Building B	625 42 Ave NE		Kim West/403-276-2269/kim@pockargroup.com	33,450	ST		9	LD		1976
Pockar Park Building L	640 42 Ave NE		Kim West/403-276-2269/kim@pockargroup.com	48,297	MT	4264-4611				
Springer	4127 & 4131 Edm. Tr NE		Andre Borle/403.291.3199/aborle@estancia.ca	25474	MT	2000/6000	17	DD		
24 HAYSBORO										
9805 Horton Rd SW	9805 Horton Rd SW		Sean Flathers/403-203-3000/sflathers@telsec.ca	21136	MT	1,440 9,000		DD		1978
25 HIGHFIELD										
1350 - 42 Avenue SE	1350 42 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	163318						1974
1350 - 42 Avenue SE	1350 42 Ave SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	163318						1974
915 to 935 48 Ave SE	935 48 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	48320	MT	3,300 to 8,400	15	DI		1968
1557 to 1569 Hastings Cres	1561 Hastings Cres SE		ICM Property Services Inc/403-256-5350/knault@icmpropertyservices.ca	41756	MT		24	LD/DI	N	1972
4324 12 Str SE	4324 12 St SE		ICM Property Services Inc/403-256-5350/knault@icmpropertyservices.ca	28000	MT		22	LD/DD	N	1970
1301 to 1313 Hastings Cr SE	1301 Hastings Cres SE		ICM Property Services Inc/403-256-5350/knault@icmpropertyservices.ca	26700	MT	4500	16	LD/DD&D	N	1971
1517 to 1521 Hastings Cr SE	1521 Hastings Cres SE		ICM Property Services Inc/403-256-5350/knault@icmpropertyservices.ca	28150	MT		22	LD/DD	N	1972
4027 - 7th St SE	4027 7 St SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca	37953	MT	4,800-12,500		LD	N	1955
4040 Blackfoot Trail SE	4040 Blackfoot Tr SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca	145000	MT	13,900-83,000		LD	N	1956
26 HORIZON										
Hopewell Business Park Bldg A	2730 39 Ave NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	110,494		10,000 - 21,000	24	LD/DD	N	2000
Hopewell Business Park Bldg H	2765 48 Ave NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	98,744		28,900 - 40,000	24	LD/DD	N	2002
Hopewell Business Park Bldg G	2808 Hopewell Pl NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	64318		10,000 - 38,000	24	LD/DD	N	2005
Hopewell Business Park Bldg E	4152 27 St NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	97105		9,400 - 75,000	24	LD/DD	N	2005
Hopewell Business Park Bldg B	4300 26 St NE	Y	Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	110944		33,800 - 77,200	24	LD/DD	N	2000
3510 - 29th St NE	3510 29 St NE	Y	Shane Henke/403-536-6542/Mrichards@dream.ca	64695	MT	1600 - 31,000	10	LD/DD	N	1998
2721 Hopewell Place NE	2721 Hopewell Pl NE	Y	Shane Henke/403-536-6542/Mrichards@dream.ca	37690						N
2712 - 37th Ave. NE	2712 37 Ave NE		Jeff Buziak/403-807-2183/jeff@palliserrealty.com	56000		7500 - 40,000		Surface	N	1975
Tull Horizon	3805 34 St NE		Target Realty Corp (Wayne Berry)/403-301-7728/wayne@target-realty.com	38,972	MT		24	Drive-In		1995
27 INGLEWOOD										
1439 10 Avenue SE	1439 10 Ave SE		Sean Fillion/403-988-1605/sfillion@blackstonecommercial.com			4412	18	DI	N	
28 JACKSONPORT										
29 KINGSLAND										
30 MANCHESTER										
Manchester B	347 58 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	52644	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	36800	MT	3,569 - 9,200	16	LD/DD	N	1971



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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
EMCO	224 61 Ave SE	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	48560	S	48560		LD	N	1980
3851 Manchester Road SE	3851 Manchester Rd SE		Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	30397		2600 - 8,000		Surface	N	1974
31 MANITOU										
32 MAYLAND										
Mayland Building Park	239 Mayland Place NE									
33 MAYLAND HEIGHTS										
Mayland C	2421 Center Ave		Charles Starke/403-374-2546/info@guardianag.ca	30,111	Tenant	4,800	18			78/79
Mayland	2410 2 Ave		Charles Starke/403-374-2546/info@guardianag.ca	46,072	Tenant	3,100 - 6,600	20			78/79
Nexus	2424 2 Ave		Charles Starke/403-374-2546/info@guardianag.ca	12,800	Tenant	12,800	20			78/79
34 McCALL										
3420 12 ST NE	3420 12 ST NE		Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	57345	MT	18	N/A	DD/LD	N	1978
Timbertown	3440 12 ST NE		Ben Oldfield/403-355-3002/ben_oldfield@manulife.com	57337	MT	22	18	DD/LD	N	1978
4709 14 Street NE	Bay 3 - 4709 14 St NE		Ian Burak/403-466-7841/iburak@blackstonecommercial.com			3014	18	DK	N	
Engels	4709 14 St NE		Andre Borle/403-291-3199/aborle@estancia.ca	27845	MT	3000+		LD		
McCall Park	1323 44 Ave NE		Andre Borle/403-291-3199/aborle@estancia.ca	41905	MT	1000+				
McCall Park	1331 44 Ave NE		Andre Borle/403-291-3199/aborle@estancia.ca	41905	MT					
1135 to 1149 Deerfoot	1149 45 Ave NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	21589	MT	2700	16	LD	N	1974
1139 to 1165 Deerfoot	1165 40 Ave NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	57473	MT	4,096 - 20,480	20	LD/DD	N	1974
4402 to 4434 Deerfoot	4434 10 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	54030	MT	2,880 - 14,400	16	LD/DD	N	1974
4502 to 4516 Deerfoot	4516 10 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	28695	MT	3,600 - 7,200	16	LD	N	1974
4504 to 4576 McKnight	4576 14 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	57210	MT	1,440 - 4,320	16	LD/DD	N	1976
4620 to 4640 Deerfoot	4640 11 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	21167	MT	1920	16	LD/DD	N	1971
4710 to 4760 McKnight	4760 14 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	73022	MT	1,780 - 9,000	18	LD/DD	N	1976
4710 to 4760 McKnight	4760 14 St NE	Y	Bryon Leece/403-470-9833/bleece@dream.ca	73022	MT	1,780 - 9,000	18	LD/DD	N	1976
Foremost Brahma	3443 12 St SE		Krista Halvorsen/403-514-0205/krista.halvorsen@colliers.com	31592						1971
35 MERIDIAN										
36 MERIDIAN FRANKLIN										
37 NORTH AIRWAYS										
38 NORTH MANCHESTER										
501 to 529 Manchester	529 36 Ave SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	57191	MT	3,500 - 14,100	18	LD	N	1974
530 to 544 Manchester	544 38A Ave SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	23987	MT	3,000-6,000	16	DD	N	1974
535 to 561 Manchester	561 36 Ave SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	41425	MT	2,400 - 22,340	16	DD/LD	N	1974
39 PATTON										
40 PEGASUS										
McCall North Trade Park B	2100 78 Ave NE		Paige Magnussen/403-303-2434/paige.magnussen@bentallgreenoak.com	76,546		350 - 3,463				1980
41 PORTLAND										
Portland St Depot	2344 Portland St SE	Y	Shannon Potter/403 213 9701/spotter@morguard.com	477,686	MT	8050/134816	29	DD/LD	N	2001
42 RANGEWINDS										
Rangewinds Bsnss Park - Bldg B	2419 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	46,630	MT	6,000 - 18,000	24	LD/DD	N	2000
Rangewinds Bsnss Park - Bldg A	2425 52 Ave SE	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	75,083	MT	7,700 - 21,000	24	LD/DD	N	2000
Rangewinds Bsnss Park - Bldg H	2331 50 Ave SE	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	39,543	MT	3,500 - 8,000	24	DD	N	2008
Rangewinds Bsnss Park - Bldg C	2355 52 Ave SE (C)	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	70,246	MT	8,100 - 24,500	24	LD/DD	N	2004
Rangewinds Bsnss Park - Bldg D	2305 52 Ave SE (D)	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	76,962	MT	7,200 - 11,700	24	LD/DD	N	2004
Rangewinds Bsnss Park - Bldg E	5500 22 Street SE (E)	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	266,785	S	266,785	30	LD/DD	N	2006
Rangewinds Bsnss Park - Bldg F	5500 22 Street SE (F)	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	130,000	S	130,000	28	LD/DD	N	2006
Rangewinds Bsnss Park - Bldg G	2312 52 Ave SE (G)	Y	Colin Macdonald/403-303-2413/cmcdonald@bentallkennedy.com	65,675	MT	8,200 - 16,600	24	LD/DD	N	2008
43 RIVERVIEW										
Burns Building	6325 11 St SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca	70750	MT	2,000-19,000		LD	N	57/14
1035 - 64th Avenue SE	1035 64 Ave SE		Kalen Morton/403-692-4635/kmorton@ronmor.ca	44367	ST			LD	N	1977
44 ROCKYVIEW										
Rockyview Bsnss Park BLDG #1	Dwight McLellan Trail	Y	Shannon Potter/403-213-9701/spotter@morguard.com	105,576	MT	7500/45000	24	DD	N	2014
Rockyview Bsnss Park BLDG #2	Dwight McLellan Trail	Y	Shannon Potter/403-213-9701/spotter@morguard.com	155,866	MT	155866	28	DD/LD	N	2014
Rockyview Bsnss Park BLDG #3	Dwight McLellan Trail	Y	Shannon Potter/403-213-9701/spotter@morguard.com	174,800	MT	37950/174800	28	DD/LD	N	2016
Fedex	265250 Wrangler Cres	Y	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	33231	S	33231		LD	N	
45 ROYAL VISTA										
46 SHAWNESSY										
47 SHEPARD										
8800 Venture Avenue SE	2120 - 8800 Venture Ave SE		Ian Burak/403-466-7841/iburak@blackstonecommercial.com			3600	22	DI	N	
8800 Venture Avenue SE	2128 - 8800 Venture Ave SE		Ian Burak/403-466-7841/iburak@blackstonecommercial.com			3600	22	DI	N	
Shepard Industrial - Bldg A	12686 48 St SE	Y	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,452	S		22	DD	N	2006
Shepard Industrial - Bldg B	4948 126 Ave SE	Y	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,370	MT	3,000	22	DD	N	2005
Shepard Industrial - Bldg D	200-5126 126 Ave SE	Y	Scott Haffner/403-703-8401/scott.haffner@bentallgreenoak.com	32,430	MT	2,800	22	DD	N	2008
48 SKYLINE										
Skyline III	1003 55 Ave NE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	37500	MT	2200	18	LD/DD	N	1977

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
Skyline III	1007 55 Ave NE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	37450	MT	2200	18	LD/DD	N	1977
Skyline II	908 53 Ave NE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	60075	MT	3,000-6,000	16	LD/DD	N	1977
Skyline I	1108 - 1120 53 Ave NE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	125974	MT	1,300-4,800	18	LD	N	1977
1107-55th Avenue NE	1107 55 Ave NE	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	73863	MT	10,331-21,211				
49 SOUTH AIRWAYS										
Western Commerce Court A	1665 32 Ave NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	64055	MT	5337	24	DD	N	2002
Western Commerce Court C	3000 16 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	47733	MT	9546	24	DD/LD	N	1999
Western Commerce Court B	3100 16 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	84770	MT	12110	24	DD/LD	N	2000
Western Commerce Court E	1605 32 Ave NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	69263	MT		24	DD/LD	N	
Western Commerce Court F	3030 15 St NE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	81535	MT		24	DD/LD	N	
South Airways	2016 25 Ave NE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	33,750						1978
Vista Square	1936 25 Ave NE		Rick Pauloski/403-259-2886/rickp.harmin@shaw.ca	34,000						
01 SOUTH FOOTHILLS										
9229 Barlow Trail SE	9229 Barlow Trail SE	Y	Tanya Shantz/403-692-6468/tanya.shantz@edonmgmt.com	78000						1965
50 SOUTH MANCHESTER										
427 51 Ave SE	427 51 Ave SE		Jim Edwardson/403-540-0238/jim@manchesterproperties.ca	12980	MT	1,100 to 4,200	14	DI		1962
6023 to 6039 Centre St	6039 Centre St S	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	28792	MT	1,800 - 3,600	15	LD	N	1973
6043 to 6055 Centre St	6055 Centre St S	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	25200	MT	3,600-10,800	15	LD	N	1973
5824 - 5842 Burbank Rd. SE	5824 - 5842 Burbank Rd SE	Y	Melinda Richards/403-270-2477/mrichards@dream.ca	39845	MT	1,200 - 15,400	16	DD	N	1978
51 SOUTHBEND										
12204 40 St SE	12204 40 St SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	26901	MT	2,517 5,613		DD		2004
11979 40 St SE #200	11979 40 St SE (200)		Sean Flathers/403-203-3000/sflathers@telsec.ca	24660	MT	3,086 15,386		DD		2003
11979 40 St SE #400	11979 40 St SE (400)		Sean Flathers/403-203-3000/sflathers@telsec.ca	24185	MT	6,067 16,319		DD		2004
12111 40 St SE	12111 40 St SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	28621	MT	1,751 5,500		DD		2005
12143 40 St SE	12143 40 St SE		Sean Flathers/403-203-3000/sflathers@telsec.ca	29718	MT	2,745 7,982		DD		2005
52 STARFIELD										
53 STONEGATE										
StoneGate Industrial Bldg. A	2626 Country Hills Blvd NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	413012	MT	15,400 & up	32	Dock	N	2015
StoneGate Industrial Bldg. B	11550 Barlow Trail NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	608823	MT	19,800 & up	36	Dock	N	2018
StoneGate Industrial Bldg. C	11358 Barlow Trail NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	61047	MT	5,500 & up	24	Drive-in	N	2017
StoneGate Industrial Bldg. E	2638 Country Hills Blvd NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	77037	MT	5,500 & up	24	Drive-in	N	2015
StoneGate Industrial Bldg. 6A	10 Stonehill Pl NE		Brendan Davies/403-234-3109/bdavies@oneproperties.com	239792	MT	13,200 & up	32	Dock	N	2019
StoneGate Industrial Bldg. 6B	10 Stonehill Pl NE		Brendan Davies/403-234-3109/bdavies@oneproperties.com	98332	MT	8,800 & up	32	Dock	N	2019
StoneGate Industrial Bldg. D	11810 Barlow Trail NE		Brendan Davies/403-234-3109/bdavies@oneproperties.com	176796	MT	13,000 & up	32	Dock	N	2019
54 STONEY										
Stoney Industrial Centre Bldg. 1	1724 115 Ave NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	356155	S	14,575 & up	28	Dock	N	2008
Stoney Industrial Centre Bldg. 2	1882 118 Ave NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	439275	MT	17,600 & up	28	Dock	N	2008
Stoney Industrial Centre Bldg. 3	1881 120 Ave NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	316513	MT	12,650 & up	28	Dock	N	2010
Stoney Industrial Centre Bldg. 4	11900 18 St NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	436263	S	19,800 & up	32	Dock	N	2012
Stoney Industrial Centre Bldg. 5	12285 18 St NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	299858	MT	17,600 & up	32	Dock	N	2013
Stoney Industrial Centre Bldg. 6	12290 18 St NE	Y	Brendan Davies/403-234-3109/bdavies@oneproperties.com	416473	S	19,800 & up	32	Dock	N	2013
55 SUNRIDGE										
Sunridge Business Park G	2121 29 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	57150	MT	8,300 - 27,500	24	LD	N	1999
Sunridge Business Park C	2150 29 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	58840	MT	5200 - 15000	24	LD	N	1999
Sunridge Business Park D	2151 32 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	57225	MT	5100 - 16,000	24	LD	N	1999
Sunridge Business Park F	2175 29 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	58090	MT	10000 - 22000	24	LD	N	2000
Sunridge Business Park A	2256 29 St NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	57941	MT	5,202 - 31,500	24	LD	N	2000
Sunridge Business Park J	2777 23 Ave NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	67477	MT	12900 - 26300	24	LD	N	2001
Sunridge Business Park	2876 Sunridge Way NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	30000	S	30000	24	DD	N	2000
Sunridge Business Park I	2886 Sunridge Way NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	44336	MT	10600 - 33630	24	LD	N	2000
Sunridge Business Park K	2928 Sunridge Way NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	57223	MT	5,700 - 14,000	24	LD	N	2000
Sunridge Business Park H	2985 23 Ave NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	53988	S	53110	24	LD	N	2001
Sunridge Business Park E1	3030 Sunridge Way NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	27086	MT	2700-8300	24	N/A	N	2000
Sunridge Business Park E2	3250 Sunridge Way NE	Y	Shane Henke/403-536-6542/shenke@dream.ca	27180	S	27180	24	N/A	N	2000
56 VALLEYFIELD										
Tull Valleyfield	4200 46 Ave SE		Target Realty Corp (Wayne Berry)/403-301-7728/wayne@target-realty.com	52,360	MT		24	LD/DI		1999
Gateway Industrial Building B	2634 45 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	84077	MT	14012	26	DD/LD	N	1999
Gateway Industrial Building C	2726 45 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	98949	MT	24737	26	DD/LD	N	1999
Gateway Industrial Building D	2760 45 Ave SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	99026	MT	33008	26	DD/LD	N	1999
Gateway Industrial Building A	4550 25 St SE	Y	Brett Baker/403-355-3396/bbaker@triovest.com	66905	MT	13381	26	DD/LD	N	1999
2634 45 Avenue SE	Bay 105 - 2634 45 Ave SE		Ian Burak/403-466-7841/iburak@blackstonecommercial.com			13500	20	DI	N	
Valleyfield Business Centre	2880 45 Ave SE A&B	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	224782	MT	4,200-6,000	24	LD	N	01/03
Valleyfield Business Centre	2880 45 Ave SE C&D	Y	Aurora Elliot/403-235-3443/aurora.elliott@choicereit.ca	47794	MT	4,200-6,000	24	LD	N	01/03
57 WESTVIEW										



By Umair Pervez,
president and CEO,
Platform Calgary

Umair Pervez is a management consultant, organizational psychologist and an expert on the future of work. His work involves helping organizations assess and adopt complex technologies while creating a positive and healthy work environment for employees. Pervez is also a World Economic Forum global shaper and an adjunct instructor at the University of Calgary.

Calgary Numbers at a Glance

How the Future of Work Will Change Cities Post-pandemic

WHILE THERE ARE MANY questions around how municipalities will adapt post-COVID-19, one thing is certain: our cities will change significantly.

An important driver of this change is remote work, supplemented by companies' needs to reduce real estate costs. As public health restrictions are gradually lifted, we're witnessing corporations implement completely remote work, hybrid models or strict return to office protocols.

Interestingly, evidence suggests that employees are more productive and happier when provided the option to work remotely, prompting theorists to suggest it's only a matter of time before companies offer some form of remote work as a standard

benefit to prospective employees.

So, what are the implications of these changes for cities? As the pandemic unfolded, we heard numerous grim hypotheses, such as the pandemic becoming the death of cities. However, the data suggests that urbanization is still on the rise, with 68 per cent of the global population on track to live in urban areas by 2050. While urban sprawl was bolstered by the pandemic, the importance of cities in a post-COVID world cannot be overlooked.

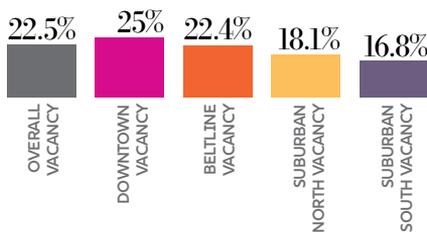
When remote work becomes the new normal, the responsibility of retaining the workforce will start shifting to cities and their associated infrastructure, services and amenities.

Many of these factors bring a higher quality of life and are inextricably tied to density. So, while the importance of a city's downtown as a hub for daily office work may decrease, the need for density and its associated benefits will not.

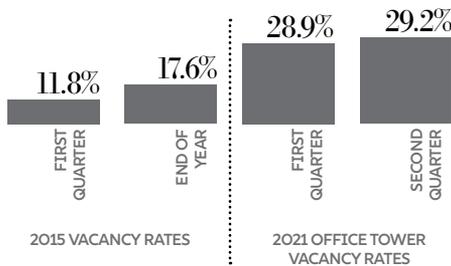
It's quite possible that a distributed city model with several supporting suburban hubs, facilitated by increased digital connectivity, may become commonplace. This is predicted to introduce new opportunities for collaborative office spaces, retail businesses and other public amenities in locations they weren't previously considered possible.

As we look 20 years into the future, it's evident that the most successful cities will be ones that took COVID-19 recovery as an opportunity to redesign and reimagine themselves to become financially stable, digitally adept, environmentally sustainable and socially connected. ■

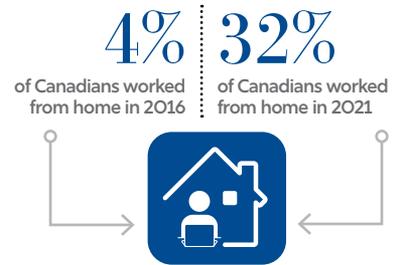
1: Average office vacancy rates in Calgary by region (Avison Young, 2020):



2: Commercial space vacancy in downtown Calgary in 2021 vs. 2015 (during the oil and gas recession):



3: Percentage of workforce that works from home (pre-pandemic and during pandemic):



4:

Key initiatives included in Calgary's Greater Downtown Plan that will bolster the downtown core: (See page 13 for more on Calgary's downtown plan)

\$200 MILLION

Is the initial investment to focus on areas to lower office vacancy, improve downtown vibrancy, support development of neighbourhoods to attract residents, visitors and new talent.

- \$45M ▶ in financial incentives for office conversion, replacement and new residential development
- \$5M ▶ in financial incentives to offset +15 fund contributions for residential development
- \$55M ▶ to improve public spaces, create vibrancy and support complete neighbourhoods
- \$5M ▶ to activate downtown public spaces with festivals and events
- \$10M ▶ over four years for a dedicated City of Calgary downtown team
- \$10M ▶ for the Arts Commons transformation Phase 1

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