



CAMBRIAN CENTRE 1000 VETERAN'S PLACE NW

CLASS 'A' STATE-OF-THE-ART, OFFICE CAMPUS

the OFFERING

CBRE Limited is pleased to provide the opportunity to acquire a 100% freehold interest in Cambrian Centre (the "Property"), a 149,113 SF class 'A' office campus located in Calgary's major health care node. The Property also features an excellent future development opportunity with more than 360,000 SF of potential density.

CBRE



property DETAILS

	BUILDING A	BUILDING B	BUILDING C
MUNICIPAL ADDRESS:	1000 Veteran's Place NW	2000 Veteran's Place NW	4040 Bowness Road
LEGAL DESCRIPTION:	Plan 7610566; Block B		
STOREYS:	4	4	1
YEAR BUILT:	2010	2010	1976
SITE SIZE:	2.00 Acres		3.58 Acres
EXISTING LAND USE:	DC 48D2011 (Site 1)		DC 48D2011 (Site 2)

financial DETAILS

	BUILDING A	BUILDING B	BUILDING C	TOTAL
NRA:	55,870 SF	62,816 SF	30,427 SF	149,113 SF
OCCUPANCY:	91%	80%	100%	88%
W.A. RENT IN-PLACE:	\$28.04 PSF	\$25.58 PSF	\$7.19 PSF	\$22.57 PSF
WALT:	9.5 Years	6.1 Years	0.6 Years	6.1 Years
EXISTING FINANCING:	Treat as Clear Title			



investment HIGHLIGHTS

- ▶ Excellent opportunity to acquire a new generation, class 'A', state-of-the-art office campus
- ▶ Cambrian Centre is located in a major medical and health care node, which includes Foothills Hospital, Alberta Children's Hospital, the University of Calgary Medical and Research Centre and the \$1.4B Calgary Cancer Centre that's expected to be completed by 2023
- ▶ 88% leased to strong covenant tenants on long-term leases with future, contractual rental rate escalations
- ▶ Major tenants include CBC, EFW Radiology, Rocky Mountain Health Care, Regional Fertility Program and Trusted Positioning
- ▶ Opportunity to add more than 360,000 SF of future residential, commercial or mixed-use density



development DETAILS

The future development site component of the Property is currently improved with Building C; located at 4040 Bowness Road NW, a suburban office building situated on 3.58 acres, offering an excellent redevelopment opportunity. The existing Direct Control Land Use Bylaw (DC 48D2011) provides for more than 360,000 SF of potential density for a new residential, assisted living or mixed-use development.

MUNICIPAL ADDRESS:	4040 Bowness Road NW
EXISTING LAND USE:	DC 48D2011
SITE SIZE:	3.58 Acres (155,945 SF)
BASE FAR:	2.32
POTENTIAL DENSITY:	361,792 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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