

INVESTMENT OPPORTUNITY

DRAFT

CBRE



**LINCOLN
PARK CENTRE**

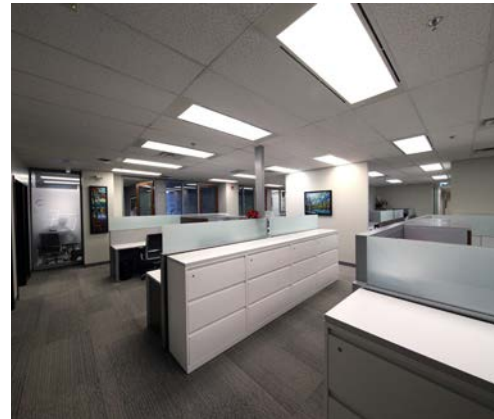
37 RICHARD WAY SW

NATIONAL INVESTMENT TEAM | **CALGARY**

THE OFFERING

CBRE Limited, as Exclusive Agent for I.G. Investment Management, Ltd., is pleased to offer for sale a 100% freehold interest in 37 Richard Road SW, Calgary, AB. Built in 2000, the Property is a 36,769 SF class "A" office building located in Calgary's southwest suburban office market.

The property is situated in southwest Calgary's primary office node. The property's location provides excellent exposure and access to one of Calgary's major transportation routes, Glenmore Trail SW, and, convenient access to Crowchild Trail allows for efficient access to the Downtown Core. Lincoln Park Centre is currently 94% leased, with a quality tenant roster that includes Investors Group, Xerox Canada and Trace Associates.



PROPERTY DETAILS

MUNICIPAL ADDRESS: 37 Richard Way SW

SITE AREA: 1.77 Acres (76,964 SF)

NET RENTABLE AREA: 36,769 SF

NUMBER OF STOREYS: 3

PARKING: 142 Surface Stalls
(1 Stall per 259 SF)

LAND USE: Direct Control (DC 14Z99)

FINANCIAL DETAILS

CURRENT OCCUPANCY: 94%

NUMBER OF TENANTS: 3

W.A. LEASE EXPIRATION: 4.2 Years

W.A. RENTAL RATE: \$21.98 PSF

EXISTING FINANCING: Treat as Clear Title

INVESTMENT HIGHLIGHTS

- ▶ 94% leased class 'A' suburban office building
- ▶ Well-located in Calgary's SW quadrant, with excellent access to major roadways and public transportation
- ▶ Investors Group leases 46% of the property through to February 2025, providing security of tenure
- ▶ Parking ratio of 1 stall per 259 SF together with a Registered Cross-Easement for weekday parking on an adjacent site, providing a market-leading parking ratio



OFFERING PROCESS

Lincoln Park Centre is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property. The Vendor is now prepared to respond to expressions of interest to purchase the property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the property at any time during the marketing process without notice.



FOR MORE INFORMATION, PLEASE CONTACT:

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