

Suburban Office Portfolio | For Sale

# Intrinsic Place & Braithwaite Boyle Centre

Calgary, AB

Intrinsic Place  
2891 Sunridge Way NE



Braithwaite Boyle Centre  
1701 Centre Street NW



National Investment Team  
CALGARY

**CBRE**



# The Offering

CBRE's National Investment Team – Calgary (“CBRE” or the “Advisor”) on behalf of its client 2003875 Alberta Ltd. (the “Vendor”) is pleased to offer for sale a 100% freehold interest in Intrinsic Place (2891 Sunridge Way NE) and Braithwaite Boyle Centre (1701 Centre Street NW) (the “Properties” or “Portfolio”).

Intrinsic Place is a 3-storey, 87,271 SF Class “A” office building located in the established neighborhood of Sunridge. Braithwaite Boyle Centre is a 6-storey, 54,905 SF Class “B” office building located along the high-profile corner of Centre Street North and 16<sup>th</sup> Avenue NW, directly north of the downtown core.

The Portfolio offers prospective purchasers an opportunity to acquire two well leased office buildings which have continuously operated at significantly above market occupancy rates. The Portfolio is being offered for sale on a clear title basis. The Properties maybe be purchased individually or as a Portfolio.



# Investment Highlights

## Intrinsic Place

- + Exceptional opportunity to acquire a Class “A” suburban office building at a significant discount to replacement cost
- + 100% leased to 7 tenants, with a weighted average lease term of 3.2 years
- + Intrinsic Place has an average in-place net rent of \$15.08 PSF, with future contractual increases over existing lease terms
- + Excellent parking ratio of 1 stall per 327 SF (3.06 stalls per 1,000 SF)

## Braithwaite Boyle Centre

- + 90% leased to 11 tenants, with a large portion being long-term tenants
- + Braithwaite Boyle Centre has an average in-place net rent of \$11.78 PSF
- + Significant capital investments have recently been made to the building lobbies, complete elevator modernization overhaul, and mechanical/HVAC systems
- + Located on a prominent corner site, with direct exposure to 16<sup>th</sup> Avenue NW (Trans-Canada Highway). The site will be directly adjacent to the future, planned, Green Line LRT 16<sup>th</sup> Avenue N Station



# Portfolio Details

Property	Class	NRA (SF)	Land Use	Site Size	Year Constructed	Parking	Occupancy	WALT
Intrinsic Place	A	87,271 SF	C-COR3 f1.0h12	5.07 Acres	2001	330 Surface Stalls 1 Stall per 264 SF	100%	3.2 Years
Braithwaite Boyle Centre	B	54,905 SF	C-COR1 f6.0h46	0.31 Acres	1982	79 Underground Stalls 1 Stall per 695 SF	90%	3.0 Years
<b>TOTAL</b>		<b>142,176 SF</b>		<b>5.38 Acres</b>			<b>96%</b>	<b>3.1 Years</b>

87,271 SF

100% LEASED

3.2 WALT



54,905 SF

90% LEASED

3.0 WALT



DOWNTOWN CALGARY

# Drive Times

Downtown Core	10 minutes
Calgary Airport	10 minutes
Peter Lougheed Centre	3 minutes
Foothills Hospital	16 minutes
Deerfoot Trail	4 minutes

DEERFOOT TRAIL (182,000 VPD)

BARLOW TRAIL NE (47,000 VPD)

16<sup>TH</sup> AVENUE NE (TRANS-CANADA HIGHWAY) (65,000 VPD)

## Location

2891 Sunridge Way NE is strategically situated in the Sunridge Business Park at the interchange of Barlow Trail and the Trans-Canada Highway. The park has over 1.84 million SF of retail amenities that can service a wide variety of tenancies. The Property is ideally located three minutes to the Peter Lougheed Hospital and Rundle C-Train Station, ten minutes to the Calgary International Airport and minutes to the downtown core.



# Drive Times

Downtown Core	4 minutes
Calgary Airport	12 minutes
Foothills Hospital	9 minutes
Deerfoot Trail	3 minutes



## DOWNTOWN CALGARY

CENTRE STREET S  
FUTURE LRT STATION

EAU CLAIRE  
FUTURE LRT STATION

7 AVENUE  
FUTURE LRT STATION

9 AVENUE N  
FUTURE LRT STATION

SUCRE  
RESTAURANT & CAFE

SORELLA

Quesada

TD Bank

Scotiabank  
SHOPPERS  
DRUG MART

U.S. BANK

ATB Financial

CO-OP  
FOOD STORE

A&W

ATB Financial

16<sup>TH</sup> AVENUE NW (TRANS-CANADA HIGHWAY) (46,000 VPD)

CENTRE STREET N

16 AVENUE N  
FUTURE LRT STATION

SAFeway

PETERS' DRIVE-IN

H&R  
BLOCK

## Location

Braithwaite Boyle Centre is located on the prominent intersection of 16<sup>th</sup> Avenue North (Trans-Canada Highway) and Centre Street North. The Property is perfectly situated on the north west corner of the intersection and has direct exposure to all directions of traffic. 16<sup>th</sup> Avenue North (Trans-Canada Highway) provides east/west bound vehicle across the city while Centre Street North provides direct access to the Downtown Core within a 4-minute commute. Braithwaite Boyle Centre is located kitty-corner to the future, planned, Green Line LRT 16<sup>th</sup> Avenue N Station.

# Intrinsic Place & Braithwaite Boyle Centre

## Offering Process

The Portfolio is being offered for sale without a list price. The Vendor has transaction flexibility and will consider offers on the whole Portfolio or on an individual basis. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Portfolio. The Vendor is prepared to respond to expressions of interest to purchase the Portfolio or on an individual building basis, 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 Portfolio or individual properties at any time during the marketing process without notice. No offer, regardless of their form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the Parties.

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C A L G A R Y

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