Intrinsic Place & Braithwaite Boyle Centre

Calgary, AB



















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 16th 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

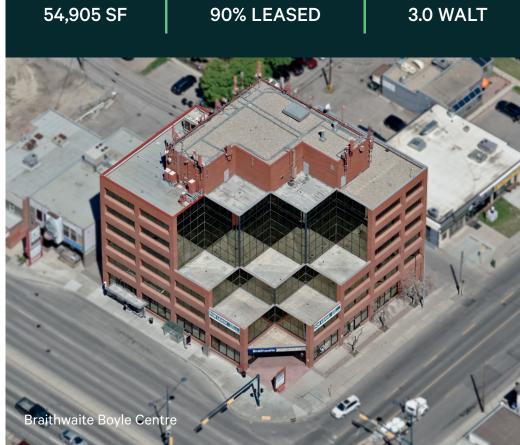
- + 90% leased to 11 tenants, with a large portion being long-term tenants
- + Braithwaite Boyle Centre has an average in-place net rent of \$11.78 PSF
- Significant capital investments have recently been made to the building lobbies, complete elevator modernization overhaul, and mechanical/HVAC systems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

 The site will be directly adjacent to the future, planned, Green Line LRT 16th Avenue N Station

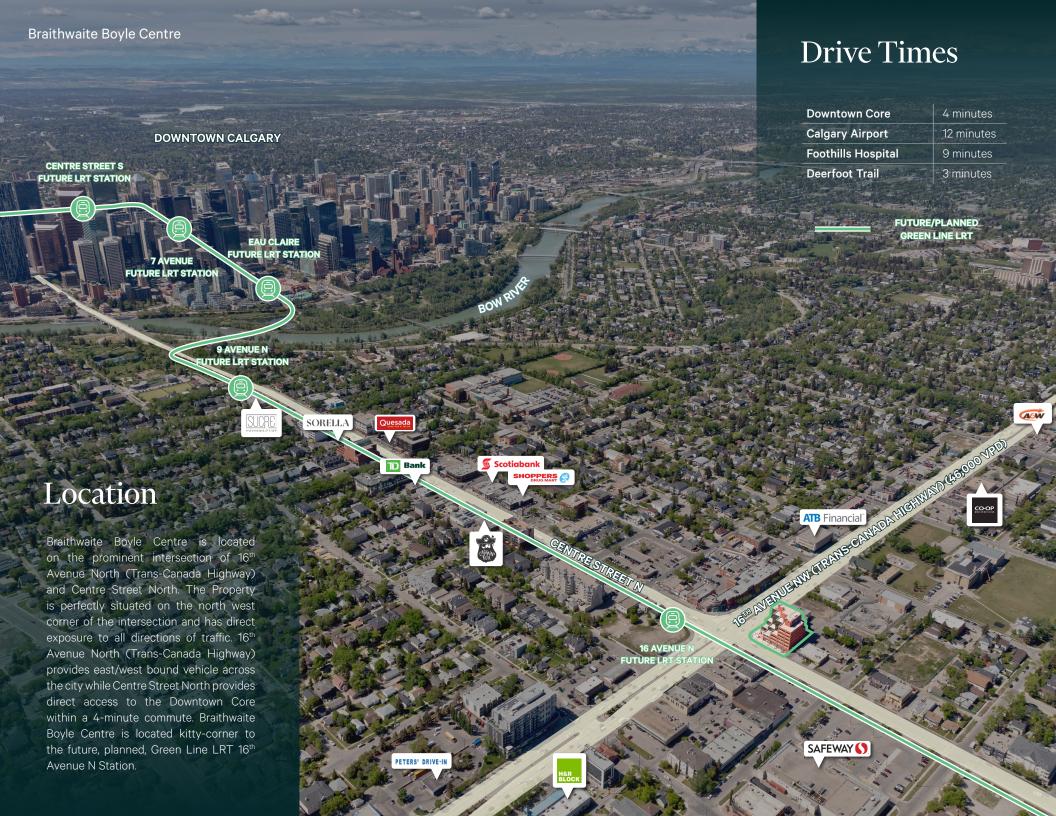
Portfolio Details

Property	Class	NRA (SF)	Land Use	Site Size	Year Constructed	Parking	Occupancy	WALT
Intrinsic Place	А	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	В	54,905 SF	C-COR1 f6.0h46	0.31 Acres	1982	79 Underground Stalls 1 Stall per 695 SF	90%	3.0 Years
TOTAL		142,176 SF		5.38 Acres			96%	3.1 Years









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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