



For Sale

Intrinsic Place

2891 Sunridge Way NE, Calgary, AB

National Investment Team
CALGARY

CBRE



The Offering

CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") is pleased to offer for sale a 100% freehold interest in Intrinsic Place, located at 2891 Sunridge Way NE. Intrinsic Place is a 3-storey, 87,271 SF Class "A" office building located in the established neighbourhood of Sunridge. The Property continually outperforms the overall suburban office market and has an abundance of surface parking, providing a parking ratio of 1 stall per 264 SF (3.78 stalls per 1,000 SF).



Investment Highlights

- + Exceptional opportunity to acquire a Class "A" suburban office building at a significant discount to replacement cost
- + 100% leased to 8 tenants, with a WALT of 4.6 years
- + Intrinsic Place has an average in-place net rent of \$15.33 PSF, with future contractual rental increases over the lease terms
- + Excellent parking ratio of 1 stall per 264 SF (3.78 stalls per 1,000 SF)
- + The Property is naturally tailored for medical uses with the added benefit of existing medical tenants



Property Details

Municipal Address	2891 Sunridge Way NE, Calgary, AB
Property Type	Class "A" Suburban Office Building
Year Built	2001
Storeys	3-Storeys
Total NRA	87,271 SF
Average Floor Plate	Approximately 29,500 SF
Parking	330 Surface Parking Stalls (1 Stall per 264 SF)
Site Size	5.07 Acres
Current Occupancy⁽¹⁾	100%

⁽¹⁾ As of January 2025

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)

16TH 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.



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Offering Process

Intrinsic Place 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 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. 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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