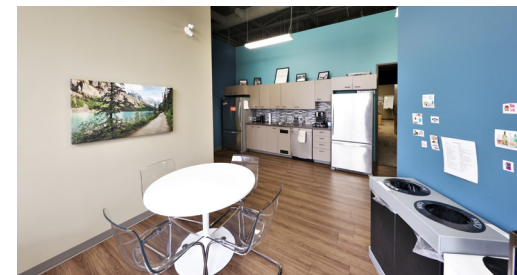




BLACKFOOT CORPORATE CENTRE

CENTRALLY LOCATED CLASS 'A' SUBURBAN OFFICE BUILDING

4411 6TH STREET SE, CALGARY, AB



THE OFFERING

CBRE Limited is pleased to provide the opportunity to acquire a 100% freehold interest in Blackfoot Corporate Centre (the "Property"), a 40,845 SF Class 'A' suburban office building located in Calgary's Manchester Industrial community. The Property is 87% leased to a unique tenant roster with a weighted average lease term of 5 years.

PROPERTY DETAILS

MUNICIPAL ADDRESS	4411 6 th Street SE, Calgary, AB
CLASS	Class 'A' Suburban Office Buildings
YEAR CONSTRUCTED	2005
NRA	40,845 SF
SITE SIZE	2.7 Acres (117,812 SF)
LAND USE CLASSIFICATION	I-G (Industrial General)
PARKING	162 Surface Stalls (4.0 Stalls per 1,000 SF)

INVESTMENT HIGHLIGHTS

- + Opportunity to acquire a 87% leased Class 'A' suburban office building located in Calgary's central business node of Manchester Industrial
- + Situated minutes south of Chinook Centre, Calgary's largest regional shopping mall
- + Accessible by multiple major thoroughfares including Blackfoot Trail and MacLeod Trail SE
- + Leased to a unique mix of tenants, including Honeywell Limited, a Fortune 100 company that occupies 60% of the building

FINANCIAL DETAILS

OCCUPANCY	87%
NUMBER OF TENANTS	3
WEIGHTED AVERAGE IN-PLACE RENT	\$16.64 PSF
WALT	5.0 Years



DOWNTOWN CALGARY

DRIVE TIMES

Downtown Core	10 minutes
Deerfoot Trail	5 minutes
LRT Station	3 minutes

MAGLEOD TRAIL



**39TH AVENUE
LRT STATION**

42ND AVENUE SE

BLACKFOOT TRAIL SE (\$5,000 VPD)

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OFFERING PROCESS

Blackfoot Corporate 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 receive submissions of interest to purchase. 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.

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C A L G A R Y

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