

# CORNER COURT

253 62<sup>ND</sup> AVENUE SE & 6227 2<sup>ND</sup> STREET SE, CALGARY, AB

FULLY-LEASED SUBURBAN OFFICE PORTFOLIO

National Investment Team  
CALGARY

CBRE





# THE OFFERING

CBRE Limited (“CBRE”) is pleased to offer for sale Corner Court (the “Property”), a multi-tenanted suburban office property comprised of three buildings totaling 52,226 SF on a 2.87 acre site. The Property is well-located in Calgary’s south central community of Manchester, allowing for easy access to multiple amenities along Macleod Trail and excellent access to Glenmore and Deerfoot Trail.

# INVESTMENT HIGHLIGHTS

- + Excellent opportunity to acquire a cluster of four suburban office buildings, 100% occupied with average in-place rents of \$13.16 PSF and a weighted average lease-term remaining of 3.4 years
- + The Property’s location is ideal for commuters as it is accessible by both public transit and personal vehicles with proximity to the Chinook Station LRT and major thoroughfares including Glenmore Trail, Macleod Trail and Blackfoot Trail SE
- + Situated in a highly amenitized area with both Deerfoot Meadows and CF Chinook Centre being in close proximity, and further serviced by multiple retail establishments along Macleod Trail



# PROPERTY DETAILS

Municipal Address	253 62 <sup>nd</sup> Avenue SE, 6227 2 <sup>nd</sup> Street SE, Calgary, AB	
Legal Description	Plan 9711146; Lots 1 & 2	
Submarket	Manchester Industrial	
Year Constructed	1965 / 1997	
	Building 1	8,180 SF
	Building 2	30,310 SF
	Building 3	13,736 SF
	<b>Total</b>	<b>52,226 SF</b>
Land Use	I - G (Industrial General)	
Parking	166 Surface Parking Stalls (3.2 Stalls/1,000 SF)	
Occupancy	100%	
WALT	3.4 Years	
Average In-Place Rent	\$13.16 PSF	





# BUILDING LEGEND



- |   |                                |                     |                         |
|---|--------------------------------|---------------------|-------------------------|
| 1 | 253 62 <sup>nd</sup> Avenue SE | Plan 9711146; Lot 1 | 0.50 Acres (21,744 SF)  |
| 2 | 6227 2 <sup>nd</sup> Street SE | Plan 9711146; Lot 2 | 2.37 Acres (103,229 SF) |
| 3 |                                |                     |                         |



Chinook Centre



CHINOOK LRT STATION

3

2

1

GLENMORE TRAIL (136,000 VPD)

CENTRE STREETS

1A STREET SW

MAGLEOD TRAIL

62<sup>ND</sup> AVENUE SE

61<sup>ST</sup> AVENUE SE

2<sup>ND</sup> STREET SE



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## OFFERING PROCESS

Corner Court is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase. 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 its form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the parties.

## Contact Us

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C A L G A R Y

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