

# IMPERIAL S Q U A R E

3500 25<sup>TH</sup> STREET NE, CALGARY, ALBERTA



## THE OFFERING

CBRE's National Investment Team – Calgary (“CBRE”), on behalf of its client, is pleased to offer for sale a 100% freehold interest in Imperial Square (the “Property” or the “Offering”) – a multi-tenant, flex-industrial building with a total net rentable area of 58,071 SF, situated in Calgary’s business node of Horizon. The Property is 100% leased to a diverse tenancy mix, ranging in size from 3,011 SF to 18,462 SF, and offers tenants both dock and drive-in loading access.

The Property offers investors an opportunity to acquire a fully-leased, institutionally managed asset with direct frontage onto Barlow Trail, a major thoroughfare with a traffic volume of over 37,000 vehicles per day. The Property is being offered for sale on a clear title basis.

## PROPERTY DETAILS

Municipal Address	3500 25 <sup>th</sup> Street NE
NRA (SF)	58,071 SF
Occupancy (%)	100%
Land Use	I-Bf1.0
Site Size	3.6 Acres
Clear Height	18 ft.
Loading	6 Drive-In, 5 Dock
Number of Tenants	8



## INVESTMENT HIGHLIGHTS

### FLEX INDUSTRIAL

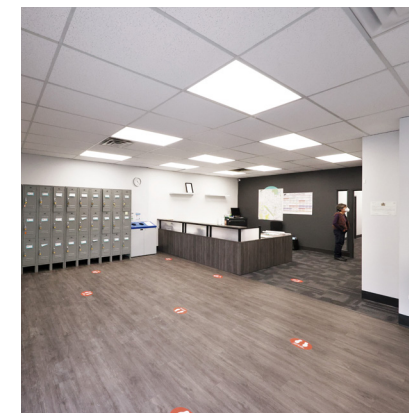
100% leased with an average bay size of 5,807 SF, providing tenants with access to dock and drive-in loading. Property appeals to a diverse range of tenancies

### INSTITUTIONAL MANAGEMENT

Over \$2M of capital improvements have been completed at the Property, including to the exterior façade, roof membrane, rooftop HVAC units, asphalt & sidewalk, and many more, reflecting the high quality management of the Property

### STRATEGIC LOCATION

Direct frontage onto Barlow Trail and efficient access to major thoroughfares, including McKnight Boulevard and Deerfoot Trail. The Property has direct exposure to over 37,000 vehicles per day





## DRIVE TIMES

Downtown Core	19 minutes
Calgary International Airport	13 Minutes
Deerfoot Trail	7 Minutes

### DOWNTOWN CALGARY



Shark Club

Wholesale Club

Earls Kitchen + Bar

Royal Hotel

32<sup>ND</sup> AVENUE NE (30,000 VPD)

Shaw Campus

JOEY Barlow

Super8 Hotel

Hampton Inn & Suites

Sheraton

25<sup>TH</sup> STREET NE  
BARLOW TRAIL NE (37,000 VPD)

Burger King

Riviera Plaza

Country Inn & Suites

26<sup>TH</sup> STREET NE

37<sup>TH</sup> AVENUE NE

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## OFFERING PROCESS

Imperial Square is being offered for sale without a list price or bid date. 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 will respond to offers as received but reserves the right to set a bid date.

## Contact Us

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# CBRE

National Investment Team  
C A L G A R Y

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