

One & Two Executive Place

1816 & 1824 CROWCHILD TRAIL NW

CBRE





The Offering

CBRE Limited is pleased to provide the opportunity to acquire a 100% freehold interest in One and Two Executive Place (the “Properties”), two class “A” suburban office buildings comprising of 119,030 SF on 1.53 acres of land. The buildings are in a prominent location off of Crowchild Trail and 16th Avenue NW. The Properties are currently 100% leased with a weighted average lease term remaining of 4.5 years.

Investment Highlights

- » 100% leased to strong covenant tenants, with 32% of NRA being occupied by government tenants
- » The Properties are located one block from the Banff LRT station providing an easy 10 minute commute to Downtown Calgary
- » The Properties are highly accessible via Crowchild Trail, 16th Avenue NW and Banff Trail
- » The Properties are serviced by an abundance of amenities including the North Hill Shopping Centre, University of Calgary and Foothills Medical Centre

• • Property Details

Municipal Address	1816 & 1824 Crowchild Trail NW, Calgary, AB
Property Type	Two Class “A” Suburban Office Buildings
Year Built	One Executive Place 2000 Two Executive Place 2006
Storeys	One Executive Place 7 Two Executive Place 4
Total NRA	One Executive Place 94,270 SF Two Executive Place 24,760 SF Total 119,030 SF
Parking	Underground 217 Stalls Surface 64 Stalls Total 281 Stalls (1 Stall per 424 SF)
Occupancy	One Executive Place 100% Two Executive Place 100% Total 100%
Government Occupancy	32% (One Executive Place)
Number of Tenants	14
Weighted Average In-Place Rent	\$16.24 PSF
WALT	4.5 Years

DOWNTOWN CORE

16TH AVENUE NW (41,000 VPD)

ERT PLINE



BANFF TRAIL
LRT STATION

24TH STREET NW

CROWCHILD TRAIL NW (64,000 VPD)

One & Two Executive Place

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Offering Process

One and Two Executive 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 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.

Contact Us

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CBRE

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C A L G A R Y

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