2010-2011

BOMA

BUILDING GUIDE

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INSIDE:

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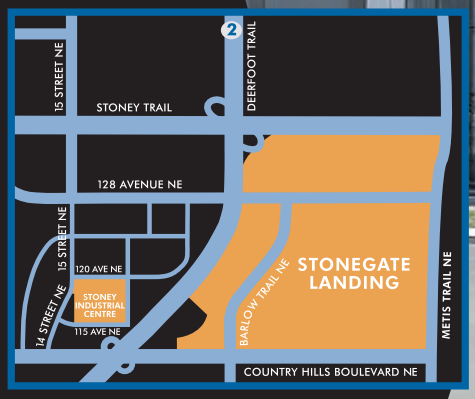

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BOMA BUILDING GUIDE

CALGARY 2010-2011

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Calgary at a Glance

Situated in the beautiful Rocky Mountain Foothills, Calgary rates as one of the world's cleanest cities. Calgarians are proud of their surrounding playground of mountains and rivers, which help attract and retain the energetic individuals that make up the city's workforce.

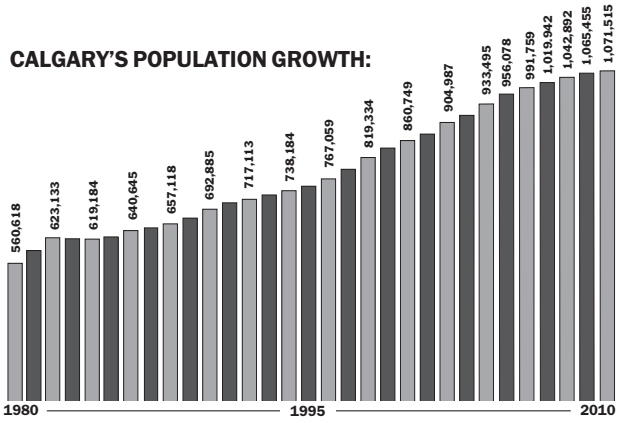
- **Year Incorporated:** 1884 as a town, 1894 as a city
- **Location:** 51.6N; 114.1W
- **Geographical size:** 746 square km.
- **Elevation:** 1,084.1 metres (3,556.8 feet) above sea level
- **Climate:** Calgary ranks first among Canada's 100 largest cities, with:
  - More than 2,300 hours of sunshine annually.
  - Sunniest days year-round and in winter.
  - Summer temperature (June – August)
    - Daily average: 15.2C (59.4F)
    - Daily maximum: 21.9C (71.4F)
  - Winter temperature (December – February)
    - Daily average: -7.5C (18.5F)
    - Daily maximum: -1.4C (29.5F)
  - Rainfall per year is 321mm (12.6 inches)
  - Snowfall per year is 127cm (50 inches)

Among Canada's six largest cities, Calgary's population is youngest, with a median age of 35.7.

- **Population:**
  Calgary Economic Region (July 2009): 1,322,292
  Calgary CMA (July 2009): 1,230,248
  City of Calgary (April 2010): 1,071,515
- **Population density :**
  211.3 density per square km
- **Personal income per capita:**
  $54,422 (2009); highest among Canada's six major cities.

Transportation access: Fourth busiest airport in Canada with 12.2 million passengers in 2009.

CALGARY'S POPULATION GROWTH:



Calgary ranks sixth among major Canadian cities in real GDP growth, at -3.1 per cent in 2009.

GDP DISTRIBUTION BY INDUSTRY, CALGARY CMA

SELECTED INDUSTRIES	2009 DISTRIBUTION (%)
Manufacturing	7.7
Construction	8.0
Primary and Utilities	19.5
Transportation and Warehousing	6.0
Information and Cultural Industries	3.7
Wholesale and Retail Trade	9.1
Finance, Insurance and Real Estate	18.3
Business Services	10.3
Personal Services	5.5
Non-Commercial Services	8.4
Public Administration and Defence	3.3

— Source: Conference Board of Canada

EMPLOYMENT DISTRIBUTION BY INDUSTRY, CALGARY CMA

SELECTED INDUSTRIES	2009 DISTRIBUTION (%)
Manufacturing	6.1
Construction	9.3
Primary and Utilities	8.1
Transportation and Warehousing	5.9
Information and Cultural Industries	2.3
Wholesale and Retail Trade	13.9
Finance, Insurance and Real Estate	6.4
Business Services	15.4
Personal Services	13.4
Non-Commercial Services	15.5
Public Administration and Defence	3.6

— Source: Conference Board of Canada

Data courtesy Calgary Economic Development

Calgary has the second-highest level of educational attainment of population age 25 to 64 among the six major Canadian cities.

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Your most comprehensive guide to Calgary buildings

The information presented in the print and online versions of the 2009-2010 BOMA Building Guide (www.boma.ca) was supplied to BOMA Calgary by various building ownership and management industry sources, most of whom were the building owners' representatives.

While BOMA believes this information to be accurate as of the date of publication, it does not warrant it to be so. Any inaccuracies that occur may be due to timing issues.

In the event that your building is not listed, or the information presented has changed or is otherwise incorrect, please notify BOMA Calgary at *403-237-0559* or *info@boma.ca* immediately.

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BOMA Views

William G.R. Partridge, CAE
Executive Vice-President, BOMA Calgary

Calgary has always been a place of opportunity and a place to grow. Songwriter and performer Ian Tyson said it well in his iconic song, Four Strong Winds:

Think I'll go out to Alberta;
Weather's good there in the fall.

Actually, things are good here all the time. The optimistic, entrepreneurial spirit and the promise of something better have brought hundreds of thousands to Alberta, and Calgary in particular, over the years.

Calgary is absolutely a great place to be, to live, to work and to grow. It is a place to raise a family and to experience everything our natural world has to offer. Within the city, there are more than 500 kilometres of cycling/walking pathways, among the most of any city in North America. In Calgary, fitness takes on some importance.

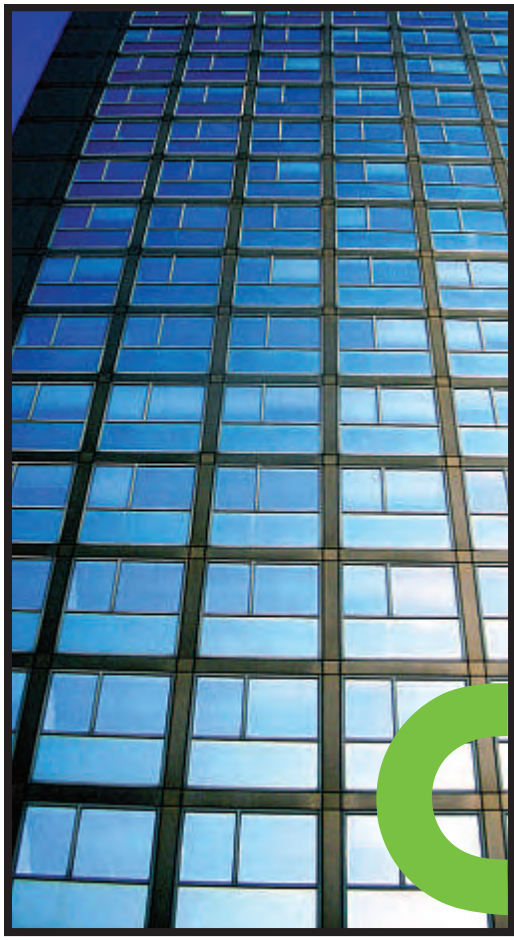
The global economy has taken a beating in the recent past, but Alberta and Calgary haven't been affected as severely as many other markets. At the end of the second quarter of 2010, vacancy rates, while up somewhat from 2008, were stabilizing — and in some segments, declining. Land prices are stable.

Several new office projects will enter the market in the next 18 months, bringing several million square feet of space into the mix and causing vacancy rates to spike.

Problem or opportunity? Depends on perspective. I like to see it as opportunity. We're open for business, and we have space for you! And Calgary's office, industrial and retail spaces, at least those operated by BOMA members, are among the world's best. BOMA Calgary members' buildings are consistently recognized locally, nationally and internationally for excellence in management, operations, tenant service and innovation. A key pillar of BOMA Calgary is education and ongoing improvement. Members strive to offer the best buildings in which to work, shop and live.

With the magnificent Rocky Mountains, clear lakes and rivers, the great outdoors are at our doorstep. Perhaps it is this proximity to nature that inspires BOMA Calgary members to focus on sustainability within the built environment. BOMA BESt is a national environmental certification program for management systems in buildings. In the southern Alberta service area, 221 buildings have earned this certification, achieving some of the highest scores in the country.

Come to Calgary. Work here. Live here. The opportunities are without limits. ■



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Message from the Premier

On behalf of the Government of Alberta, I am pleased to extend greetings to users of this latest edition of the BOMA Building Guide.

Alberta is the economic engine of Canada, and offers a wide range of opportunities for businesses.

Low taxes, world-class infrastructure, and a commitment to enhancing our competitive advantages are just some of the ways in which we are working to create a vital, prosperous future for Albertans.

As Alberta's largest city, Calgary plays a key role in its prosperity. The theme of this year's Building Guide, A Place to Grow, highlights the many opportunities that are available for businesses looking to expand their operations in Calgary and those considering the city as their home base.

As this guide will show, Calgary and Alberta are ideal places to live, work and do business.

ED STELMACH, Premier of Alberta

Message from the Mayor

On behalf of City Council and the citizens of Calgary, I am pleased to include greetings in the 2010-2011 BOMA Building Guide.

This year's theme, A Place to Grow, focuses on the many diverse and exciting career opportunities that exist in Calgary and Alberta. The Building Guide has a global circulation of 18,000 copies and is distributed throughout North America, in more than 50 countries, and can be viewed online.

As a comparatively young city, Calgary's growth and change reflect the contributions of people from around the world. Our culture, our business community and even our landscape benefit from the influence of the many people who every day choose Calgary as their new home.

I encourage you to consider the tremendous opportunities Calgary has to offer. With the most university-educated workers per capita in Canada and a diverse and driven population, Calgary offers an unparalleled pool of talented, experienced employees waiting to help you move your company forward.

I encourage you to consider the tremendous opportunities Calgary has to offer.

DAVE BRONCONNIER, Mayor of Calgary

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Calgary is leading the rest of Canada into a new era of economic recovery and renewal.

A skilled, educated and highly productive workforce, modern infrastructure, competitive tax rates and attractive amenities are combining to put Calgary at the forefront of the national, and global, economy.

"Calgary is the place to invest," says Ben Brunnen, chief economist and director of policy and research for the Calgary Chamber of Commerce. "We possess all the key elements for economic success."

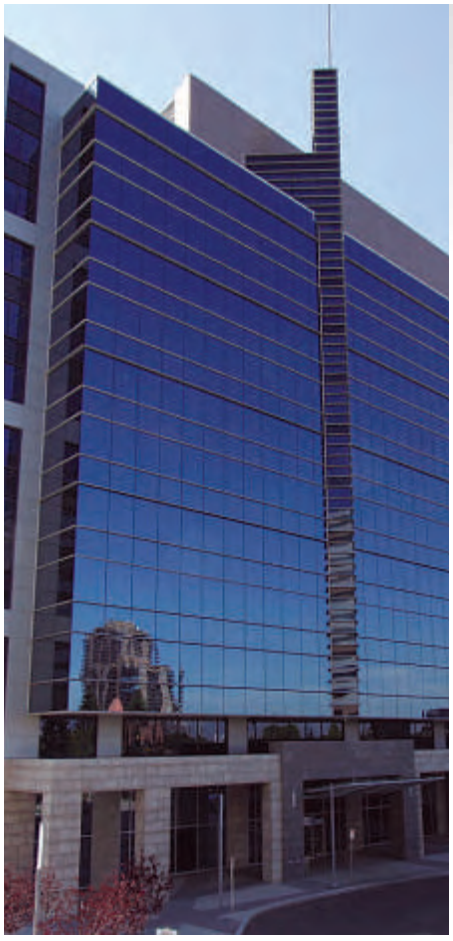
All the key elements: Ben Brunnen of the Calgary Chamber of Commerce.

These factors continue to make Calgary a place to grow, attracting investors and entrepreneurs from around the world.

Calgary continues to be the head-office capital of western Canada, and it leads the entire country in head offices per capita. The city experienced a 9.2 per cent increase in major head offices between 2006 and 2008, and by 2008 it had reached a concentration of 10.1 head offices per 100,000 people.

The city is home to about one of every seven of Canada's major corporate headquarters, and 91 of Calgary's 119 top head offices are in the energy industry

"We're the business hub for western Canada across many industries, and are



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the global hub for energy," says Calgary Economic Development CEO Bruce Graham.

International industry leaders such as Encana Corp., Imperial Oil Ltd. and Suncor Energy Inc. all call Calgary home, and the commercial real estate market has been catering to large-scale customers such as these for decades.

Heather Douglas

The city now offers 36.5 million square feet of downtown office space, 23.2 million sq. ft. of Beltline and suburban office space and 117.1 million sq. ft. of industrial space.

The energy industry is, both directly and indirectly, a large consumer of this space.

"Alberta's energy industry creates jobs and prosperity for the whole business community, from the driller to the dry cleaner," says Heather Douglas, former president and CEO of the Calgary Chamber of Commerce and now vice-president of communications and external affairs for Athabasca Oil Sands Corp.

Meanwhile, small businesses have continued to pick up momentum in Calgary. Companies with fewer than 50 workers accounted for almost 95 per cent of the 49,500 businesses with employees in the city.

Calgary had the highest number of small businesses per capita among major Canadian cities in 2009.

While thousands of Calgarians who are business owners and operators are thriving, the outlook also continues to be promising for those who work for Calgary-based companies.

In May 2010, the unemployment rate was 6.6 per cent — the third lowest in the country — and employment increased by 6,100 people from the previous year.

"We're seeing unemployment rates that are lower than the national average, yet there is still talent that is available for people who want to grow their business here," says Graham.

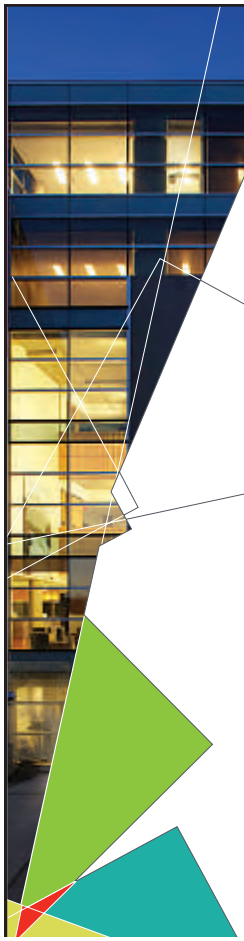
He says this is one of many reasons that Calgary is a terrific place to take on growth opportunities in the wake of the global downturn.

"If you look at the global economic situation and how Calgary is situated, we're arguably a top performer among the G20 countries," he says. "Canada is well-positioned to lead the G20 countries coming out the recessionary period."

A Global Business Centre is now open in Calgary to support local businesses seeking to open up markets abroad, as well as foreign companies looking to set up operations in Calgary.

"If we want to be a great city, we can't wait for the world to come to us," says Graham. "Calgary is growing as an international centre for business, and as our economy continues to recover, it is exactly the right time to focus on international business attraction and helping our local business community grow and diversify their export strategies."

Continued on page 12



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FERTILE from page 11

Some of Canada's most notable corporations seem to be in agreement, making unprecedented investments in the area.

CN announced it plans to establish a new $100-million Calgary Logistics Park in the city's northeast.

Claude Mongeau

The 275-hectare (680-acre) park, strategically located a few kilometres east of the Calgary International Airport, will include a multi-commodity transload and warehouse facility, an automotive compound, and a liquid and bulk transload and distribution facility.

"This facility is part of our program to grow a network of logistics parks that provide seamless and efficient transportation and distribution capabilities for customers, linking their facilities across North America," Claude Mongeau, CN president and chief executive officer said in Calgary when the project was announced last spring.

Calgary is the third-largest distribution centre in Canada, and is the logistics hub of Western Canada, and the new CN Logistics Park will offer the potential capacity of more than two million square feet.

The facility is scheduled to open in 2013.

Ideally situated: Calgary Economic Development CEO Bruce Graham.

"Calgary is ideally situated to be a transportation hub for this region between the west coast and the Manitoba-Ontario border," says Graham.

"We have a high concentration of warehouse and distribution space, and if our airport isn't the third busiest airport in Canada, it will be soon."

Calgary International Airport has a 10-year plan to develop more than 700 acres of industrial, aviation and recreational land, and the 20-year plan adds another 800 to 900 acres to the city's industrial land base.

More than $1 billion has been invested in the airport since 1992, and another $3 billion will be invested over the next eight to 10 years, for projects including a new international terminal building, parking facilities and an additional 4.3-kilometre runway.

While getting people and product into and out of Calgary is becoming increasingly easy, there's little doubt that the enterprising and the entrepreneurial will continue to choose to come here — and stay. ■

Energy engine in gear

Sector stepping up efforts on economic and environmental fronts

The energy industry is powering up in 2010, and it's taking the local economy along with it.

While many in commercial real estate will see some costs increase as a result of stronger commodity prices, in Calgary a healthy energy industry is simply good for business.

The Calgary Chamber of Commerce reports that the energy industry makes up 42 per cent of Alberta's economy through direct and indirect activity.

"This industry matters — and it influences the success of every industry and every Albertan," says former Calgary Chamber of Commerce CEO Heather Douglas, who now is the vice-president of communications and external affairs at Athabasca Oil Sands Corp. "Alberta is well-positioned to be a leading energy producer for decades."

There will be significant growth in crude oil production in Canada over the next 15 years, forecasts the Canadian Association of Petroleum Producers (CAPP).

Although the economic downturn in 2009 saw many projects deferred, Greg Stringham, vice-president of markets and oil sands at CAPP, says a stabilizing investment climate, more robust commodity prices and demand for Canadian crude have provided the foundation for several projects to return to active development.

There will also be a notable increase in drilling activity in Alberta in 2010, says the Petroleum Services of Canada (PSAC).

It's predicting that in 2010 about 7,590 wells will be drilled across Alberta, representing a 31 per cent increase over 2009.

"At worst, downsizing has flattened out for petroleum service and supply companies," says outgoing PSAC president Roger Soucy. "And in pockets, companies are hiring — pockets like pumping services, and services related to shale development."

Calgary is not only home to a huge number of small energy-service firms, but also to most of the country's major oil and gas production companies, pipeline operators, oilfield service and drilling firms and energy-related engineers and consultants.

There are more than 2,400 companies in the oil and gas extraction industry in Calgary, and Calgary-based companies are driving more than $75 billion of the $108 billion of major energy-related projects in the province.

Continued on page 14

Return to development: Greg Stringham of the Canadian Association of Petroleum Producers.

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ENERGY from page 13

The CAPP 2010 forecast reports there is an emerging expectation that new technologies used in challenging conventional oil reservoirs will lead to increased production.

"Canada's oil and gas industry continues to develop and implement new technologies to better address the challenges of producing oil from more difficult reserves and continuing to reduce environmental impacts," Stringham says.

Companies working in the oil sands are making unprecedented investments in technology to improve their environmental performance as well as production, and few industries have spent as much time under the microscope as this often-misunderstood sector.

But while it's true Canada's oil sands are more difficult and expensive to develop than conventional sources, they are viable and competitive both economically and environmentally, and will continue to be a key part of the world's energy supply.

"The oil sands will play an important, necessary role in the global energy mix for the foreseeable future," says CAPP president David Collyer. "The goal is to develop these resources safely and responsibly, using the latest technology to improve the process and reduce the environmental footprint."

In more than 40 years, oil sands development has disturbed about 530 square kilometres of land, equivalent to 0.02 per cent of Canada's boreal forest.

Roger Soucy

By law, all lands disturbed by oil sands development must be fully reclaimed, and the land, air and water affected by development are closely monitored.

David Collyer

While producers agree there is more to be done, oil sands companies have reduced CO2 emissions per barrel by 39 per cent since 1990, says Environment Canada.

Although emissions related to the oil sands are going down, they are still somewhat higher than those produced in the exploitation and consumption of conventional oil reserves. But these reserves are declining worldwide, while oil sands production rises, and that means the average per-barrel emissions from all crude oil are indeed increasing.

This underlines the need for increased investment in both oil sands technology and lower-carbon energy.

Water has also been on the environmental agenda. Oil sands production draws less than one per cent of the Athabasca River's average total flow, and more than 80 per cent of water used by oil sands operations is recycled.

There is a constant battle to do better in the energy sector, and with investment in technology and expertise, a new industry will continue to emerge, with Calgary at the centre of it all. ■

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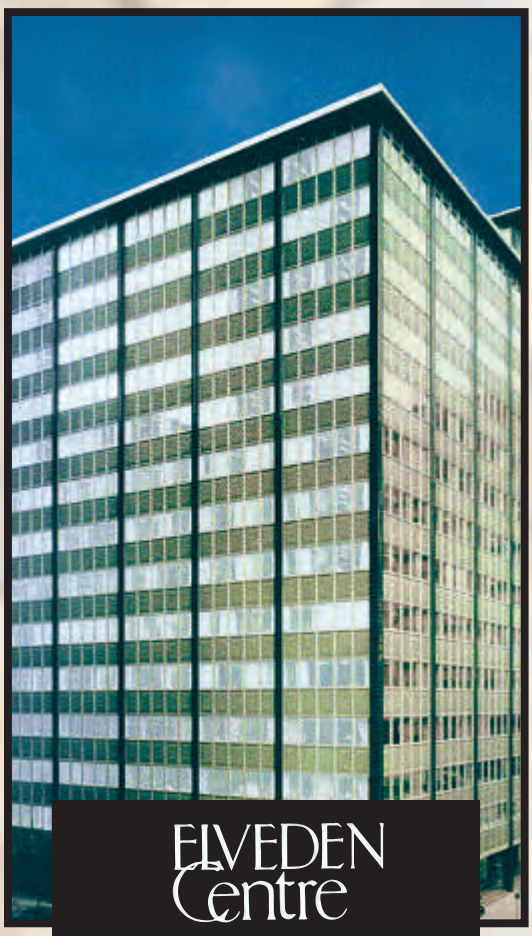

Bradie Building

Kensington Place

Kensington Professional Centre

ELVEDEN Centre

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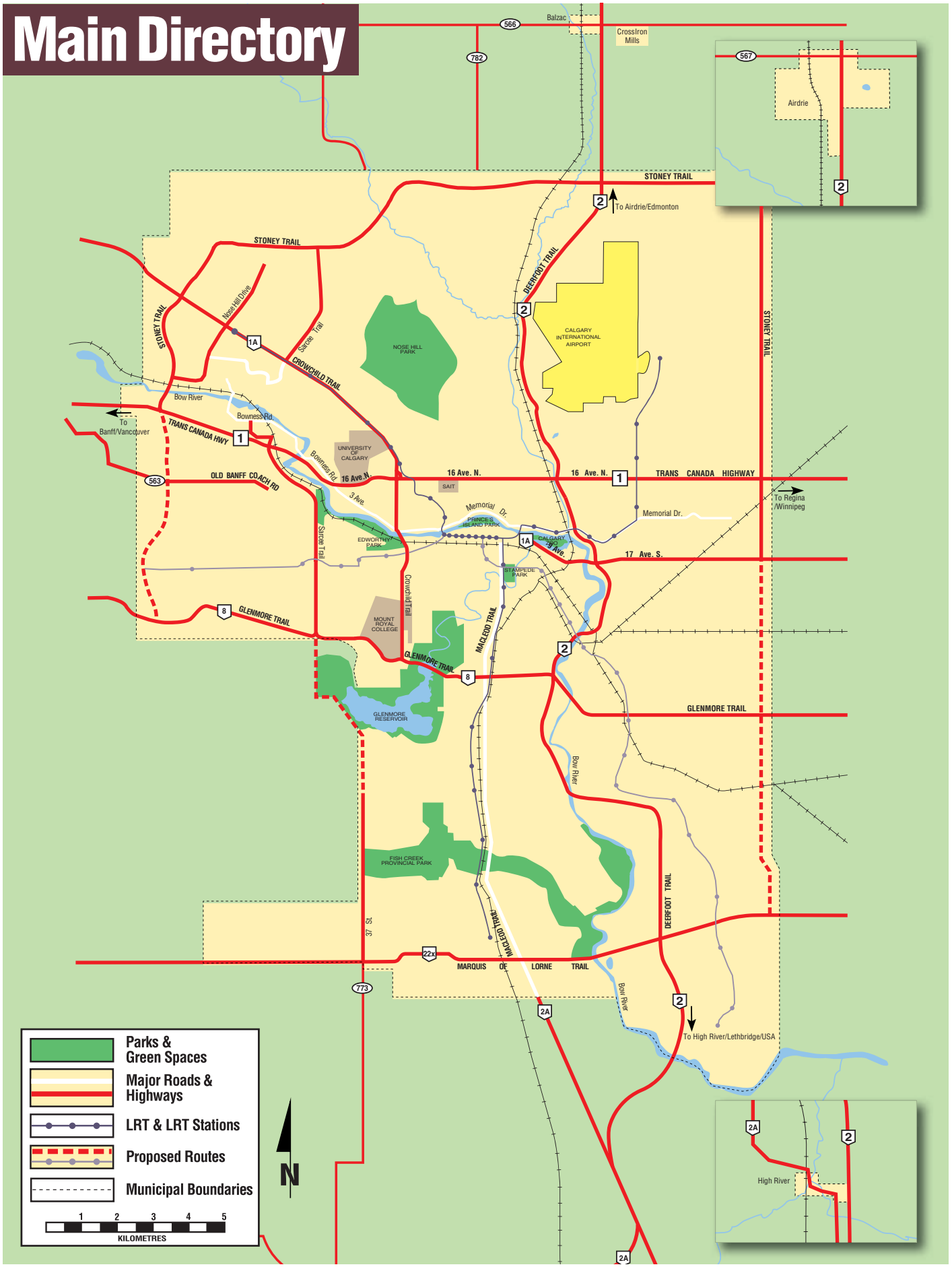
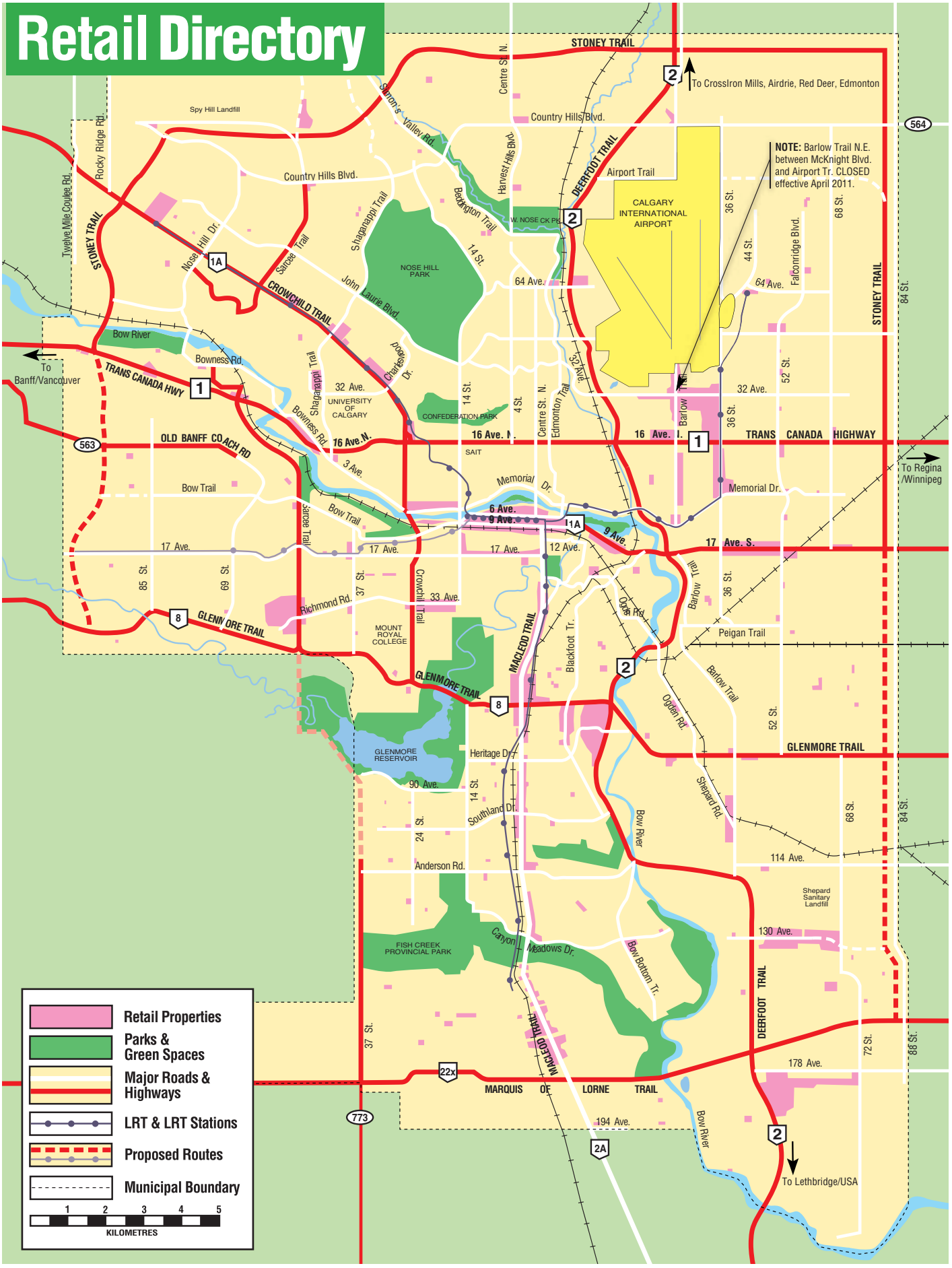
Main Directory



Retail Directory



Retail

Available online at www.boma.ca. Buildings listed in green have been certified through BOMA BESt, the leading environmental certification program for commercial buildings. www.bomabest.com • *NOTE: While BOMA believes the information in these listings to be accurate as of the date of publication, it does not warrant it to be so.* To delete, add, or change your listing, please contact BOMA Calgary at 403-237-0559 or info@boma.ca

CENTRE NAME	CENTRE LOCATION	OWNER & CONTACT (TELEPHONE/E-MAIL)	PROPERTY TYPE	GROSS AREA	NUMBER OF STORES	YEAR BUILT
Avenida Place Shopping Centre	12445 Lake Fraser Dr. SE	Strategic Realty/Ron Odigaki/403-234-4237/rodagaki@strategic-group.ca	Community	105,892	35	1989
Bankers Hall	315 8 Ave SW	Brookfield/Bernie Bayer/403-770-7025/bbayer@brookfieldproperties.com	Downtown	225,338	50	1989
Beacon Hill Centre	Sarcee Tr/Stoney Tr NW	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857cpeter@riocan.com	Power Centre	425,000	40	2005/06
Beddington Towne Centre	8120 Beddington Blvd. NW	Western Securities Ltd/Mike Brescia/403-263-6940/mikeb@westsec.ca	Community	180,629	50	1981
The Boulevard Shopping Centre	16061 MacLeod Tr SE	20 Vic Management/Stan Boniferro/416-955-0595/sboniferro@20vic.com	Power Centre	145,000	20	1998
Bow Valley Square	205 5 Avenue SW	Oxford Properties Group/Tammy Abbott/403-206-6400/tabbott@oxfordproperties.com	Downtown	97,000	53	1972
Brentwood Village Shopping Centre	3630 Brentwood Rd. NW	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Community	312,309	67	1962
Chinook Centre	6455 Macleod Tr. S	Cadillac Fairview Corp Ltd/Terry Napper/403-259-2022/nappert@cadillacfairview.com	Regional Mall	1,174,195	204	1960
The Core: Calgary Eaton Centre	751 3 St SW	20 Vic Management/Stan Boniferro/416-955-0569/sboniferro@20vic.com	Downtown	152,729	76	1990
The Core: T.D. Square	317 - 7 Ave SW	20 Vic Management/Stan Boniferro/416-681-9021/sboniferro@20vic.com	Downtown	223,182	83	1977
Country Hills Towne Centre	Country Hills Blvd NW	Bentall/Steve Smith/403-289-2516/stmartin@bentall.com	Power Centre	157,735	55	1998
Creekside Shopping Centre	Stoney Tr/Symons Valley Rd NW	Hopewell Development Corp/Richard Glubish/403-232-5740/rglubish@hopewell.com	Power Centre	427,000	TBA	2006
Crowfoot Co-op Shopping Centre	35 Crowfoot Way N.W.	Calgary Co-operative Association/John Devroom/403-219-6025/jdevroom@calgarycoop.com	Community	86,000	12	1984
Crowfoot Crossing	151 Crowfoot Terrace. NW	Arcturus Realty Corp/Andrew Harrison/403-265-7880/aharrison@arcturusrealty.com	Power Centre	263,742	34	1997
Dalhousie Station	5005 Dalhousie Dr. NW	Bentall/Steve Martin/403-303-2413/stmartin@bentall.com		189,118	40	1996
Deerfoot Outlet Mall	901 64 Ave NE	Ivanhoe Cambridge/Nancy Ridley/403-278-8588/nridley@ivanhoecambridge.com	Regional Mall	527,744	76	1981
Deer Valley Shopping Centre	1221 Canyon Meadows Dr. SE	First Capital Realty/Ron Schletz/403-770-2300/ron.schletz@firstcapitalrealty.ca	Community	275,000	47	1981
Deerfoot Meadows	Heritage Dr. & Deerfoot Tr.	Ivanhoe Cambridge/Alan Rivait/403-278-8588/ARivait@ivanhoecambridge.com	Power Centre	1,438,000	40	2004/05
Douglas Square at Deerfoot	111520 24 St SE	Qualico Developments/Arleigh Alden/403-253-3311/aalden@qualicogroup.com	Community	120,000	32	1998
Eau Claire Festival Market	200 Barclay Parade SW	Harvard Developments/Cam Costley/403-264-6450/ccostley@harvard.ca	Downtown	191,397	104	1993
Glenmore Landing Shopping Centre	1600 90 Ave SW	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Neighbourhood Centre	147,082	64	1985
Harvest Hills Crossing	96th Ave & Harvest Hills Blvd. NE	Qualico Developments/Arleigh Alden/403-253-3311/aalden@qualicogroup.com	Neighbourhood Centre	120,000	TBA	2004
Heritage Hill Shopping Centre	8180 MacLeod Tr. SE	Anthem Properties Corp/Bernie St. Pierre/403-259-3972/berniesp@anterraretail.com	Community	173,294	13	1973
Heritage Town Centre	7337 Railway St SE	Morguard Investments Ltd/Randy Borisenko/403-266-1695/rborisenko@morguard.com	Power Centre	300,000	14	2002
London Town Square	3545 32 Ave NE	CREIT/Geoff Christie/403-235-3443/gchristie@criet.ca	Power Centre	124,017	34	1986
Macleod Plaza	9250 Macleod Tr. SE	GWL Realty/Nicci Shores/403-777-0410/Nicci.Shores@gwlra.com	Community	123,072	41	1976
Market Mall	3625 Shaganappi Tr NW	Cadillac Fairview/Jane Dorsett/403-288-5467/dorsettj@cadillacfairview.com	Regional Mall	753,149	183	1971
Marlborough Mall	515 Marlborough Way NE	OPB Realty Inc/Bryan Dunn/403-273-4000/bdunn@marlboroughmall.com	Regional Mall	534,560	88	1972
Mount Royal Village	880 16th Ave SW	Mount Royal Properties/George Schulessel/403-245-8171/gsrei@procura.ca	Community	35,419	16	1979
North Hill Shopping Centre	1632 14 Ave NW	Bentall Retail Services LP/Steven Martin/403-303-2412/stmartin@bentall.com	Regional Mall	532,563	84	1958
Northgate Village Shopping Centre	495 36 St NE	Bentall Retail Services LP/Steven Martin/403-303-2412/stmartin@bentall.com	Power Centre	297,811	40	1978
Northland Village Mall	5111 Northland Drive NW	Primarus REIT /Patrick Sullivan/403-974-0050/psullivan@oxfordproperties.com	Regional Mall	467,152	80	1988
Pacific Place Mall	999 36 St NE	Pacific Place Holdings/Elizabeth Lasaleta/403-387-3300/www.pacificplacemall.com	Community	180,662	59	1999
Saddle Ridge Station	80th Ave. and 44th St. NE	Royop Corp/Jeremy Thal/403-263-6550/jthal@royop.com	Power Centre	800,000	TBA	2006
Scotia Centre	225 - 7th Ave SW	Aspen Properties/Rob Blackwell/403-216-2242/rblackwell@aspenpropertiesltd.com	Downtown	83,586	31	1976
Shawnessy Towne Centre	Shawnessy Blvd.	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Power Centre	306,073	36	1999
Shawnessy Village Shopping Centre	70 Shawville Blvd. SE	CREIT/Geoff Christie/403-235-3443/gchristie@criet.ca	Power Centre	101,977	22	1990
Shepard Regional Centre	Deerfoot Tr/130 Ave SE	Shepard Development Corp/Ken Acheson/403-215-1229/ken.acheson@kennington.ca	Regional Mall	435,000	TBA	2005/06
Shoppes at Shawnessy	225 Shawville Blvd.	RioCan Real Estate Investment Trust /Colin Peter/403-444-2857/cpeter@riocan.com	Power Centre	162,988	22	1998
Signal Hill Centre	Sarcee Tr/Richmond Rd NW	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Power Centre	343,346	51	1997
Smart Centres	Barlow Trail/TransCanada NE	First Pro Shopping Centres/Dawn Pagel/604-206-2136/DPagel@smartcentres.com	Power Centre	200,000	TBA	2005
Southcentre	11012 Macleod Trail S.	Ivanhoe Cambridge/Nancy Ridley/403-278-8588/nridley@ivanhoecambridge.com	Regional Mall	945,038	200	1974
South Trail Crossing	4307 130 Ave SE	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Regional Mall	185,000	54	1999
Southland Crossing Shopping Centre	9737 MacLeod Tr SW	RioCan Real Estate Investment Trust/Colin Peter/403-444-2857/cpeter@riocan.com	Strip Plaza	132,081	43	1989
Sunridge Mall	2625- 36 St NW	Ivanhoe Cambridge/Bob Hadwell/402-278-8588/BHadwell@primarisreit.com	Regional Mall	623,286	160	1981
CrossIron Mills	Hwy #2 & Balzac Rd.	Ivanhoe Cambridge/Van Agioritis/403-278-8588/vagioritis@ivanhoecambridge.com	Power Centre	130,000	13	2004
Tower Centre	115 9 Ave SE	Aspen Properties/Rob Blackwell/403-216-2242/rblackwell@aspenpropertiesltd.com	Downtown	94,789	27	1969
TransCanada Centre	1440 - 52 St NE	First Capital Realty/Ron Schletz/403-263-8444/ron.schletz@firstcapitalrealty.ca	Community	186,000	31	1973
Westbrook Mall	1200 37 St SW	20 Vic Management/Darren Anderson/403-249-0052/danderson@20vic.com	Community	391,143	74	1964
Westhills Towne Centre	Sarcee Tr/Richmond Rd NW	Tonko Realty Advisors Corp/Blair Sinclair/403-245-4447/bsinclair@tonko.com	Power Centre	342,398	51	1993
Willowpark Village	10816 MacLeod Tr. SE	Western Securities Ltd/Mike Brescia/403-263-6940/mikeb@westsec.ca	Community	110,695	61	1978

Retail space race intensifying across region

By **Michael L. Kehoe**, Broker
Fairfield Commercial Real Estate Inc.

The race for space across the Calgary region in the ultra-competitive retail sector is proceeding at a steady pace.

Expansion-minded retailers are leasing space and building stores as shopping-centre developers complete major projects and plan new ones. The Calgary market enjoys high employment levels, stable rental rates and low retail vacancy as the region shifts from the boom conditions of the recent past to a robust development phase driven by consumer demand for new retail space.

The Calgary market, while not underserviced by retail, was never overbuilt in the recent past. Many commercial real estate developers and retailers across the continent have experienced some sort of fiscal retrenchment, but it has been business as usual in Southern Alberta.

The local retail sector is the darling of the commercial real estate industry. Capital continues to be deployed into expansion and redevelopment projects at venues such as regional shopping centres, grocery-anchored community centres, power centres, mixed-use/lifestyle centre hybrid projects, freestanding retail,and main-street/high street retail venues.

The Calgary regional trade area encompasses the satellite communities of Strathmore, Okotoks, Cochrane, Banff, Canmore, Chestermere, the City of Airdrie and Rocky View County, with an aggregate population of well over 1.3 million.

■ ■ ■

Regional shopping centres — The expanded Chinook Centre and the redevelopment of The Core are high-water marks in an era of frantic shopping-centre construction in the Calgary market. The end of this development cycle signals the beginning of an extremely competitive retail marketplace, with a proverbial dogfight for consumer spending.

Market Mall, Southcentre, Chinook Centre and The Core will be at the forefront of this battle for customer loyalty.

Western Canadian landmark: The Bow office and retail project, seen as the Canadian Forces Snowbirds fly past before the 2010 Calgary Stampede parade, will be Canada's second-tallest.

Calgary is likely the only market of its size in North America that has celebrated two major retail project completions (the Chinook Centre expansion and The Core redevelopment) in addition to the successful first year of a "Mills"-style million-plus-square-foot enclosed mall at CrossIron Mills.

The dramatic skylight at The Core is the talk of the town, measuring 27 metres wide by 229 metres long (90 feet by 750 feet) and covering the entire length of the mall over three city blocks.

A three-level Brooks Brothers store and the exciting 30,000-sq.-ft. Harry Rosen Menswear store add to the high-end sizzle. These signature venues provide the ideal high-profile environment for retailers to showcase their latest concept stores and retail offerings. Harry Rosen is a prime example of a Canadian retailing icon operating a flagship Calgary store that is a major statement about its commitment to the Calgary market for many years to come.

The success of regional shopping centres is a key indicator of the continued vibrancy and prosperity in the Calgary retail marketplace.

■ ■ ■

Fifty years for Chinook Centre — No retail real estate review would be complete without a few words regarding Chinook Centre. The story of Chinook Centre over the past 50 years is really the story of Calgary in the modern era. This shopping centre has shared in the city's prosperity and is a true reflection of the style, culture and bounty of our society.

Beyond the great location, Chinook is an excellent example of the benefits of long-term stable ownership with a single management, leasing and merchandising strategy. The excellent mix of entertainment, "eatertainment" and "shoppertainment" components, together with the destination anchor stores, make Chinook Centre a consistent consumer favourite.

Chinook Centre, in retail circles, is known as a key destination for first-to-market national and international retailers entering Western Canada. This retail beachhead, so to speak, is a proven success with a combination of above-average sales productivity and high weekly customer traffic. Chinook Centre has expanded and evolved over the past 50 years to keep pace with customer expectations and consumer preferences to become one of the leading shopping centres in Canada.

■ ■ ■

Downtown Calgary — The major luxury retailer in Canada, Holt Renfrew was also at the leading edge of the retail momentum, opening a 151,000-sq.-ft. store on three levels in downtown Calgary, and is currently enjoying sales levels above expectations.

The store was designed by world-renowned New York architects Janson-Goldstein and features a dramatic galleria skylight.

Holt Renfrew has operated in Calgary since 1953 and the new store has redefined the carriage trade in Calgary, with a luxury retail cluster featuring Louis Vuitton, Chanel, Michael Kors, Prada, Hermes and Cartier, among others.

The addition of Fashion Central, a unique cluster of designer boutiques featuring the Murale cosmetics emporium on Stephen Avenue, add to the excitement. Other projects of note downtown are the redevelopment of the Bow Valley Square retail component; Eighth Avenue Place, featuring 60,000 sq. ft. of new retail and restaurant space; the evolving Eau Claire district including Oxford's Centennial place office development; and the Encana 58-storey head office project known as The Bow, designed by "starchitect" Sir Norman Foster. Scheduled for completion in 2011 at an estimated cost of $1 billion, it will be Canada's second-tallest building, featuring two levels of retail and restaurant space.

■ ■ ■

Inner-city urban business districts — Urban street retailing in inner-city areas such as Kensington, 17th Avenue S.W., Fourth Street/Mission, First Street between 12th Avenue and 17th Avenue S.W., Marda Loop, Inglewood, Bridgeland and the Stephen Avenue Walk continue to thrive.

Significant new projects include a mixed-use development at Eighth Street and 17th Avenue S.W. that will feature a second-level Best Buy urban store as the anchor, and Stampede Trail in Victoria Park, both injecting momentum and confidence into the local street retailing sector.

The adjacent Beltline district and the exciting transformation of the East Village district with several new retail nodes are prime sites in these pedestrian-oriented venues. The East Village project, under the guidance of the Calgary Municipal Land Corp., will be anchored by Canada's National Music Centre, a rejuvenated King Eddy Hotel and the River Walk retail and dining component. Inner-city retail space is in high demand and commands premium rents with high levels of occupancy.

■ ■ ■

Large-format retail and power centres — U.S.-based Lowe's Building Supply and Home Improvement Centre is underway with three new stores in the Calgary market.

The completion of the ring road around most of Calgary has heightened the retail space race on the perimeter of the city, especially in Rocky View County/Balzac, and Chestermere. New power-centre space continues to evolve at CrossIron Common, developed by Ivanhoe Cambridge and located adjacent to CrossIron Mills, and in South Airdrie with Sierra Springs by Hopewell Developments and Kingsview Market by Melcor Developments.

The greater Calgary region enjoys continued prosperity as the head-office capital of Canada's energy sector and the retail and distribution hub of Western Canada.

Calgary's retail network is an ever-evolving component of the city's infrastructure. It delivers goods and services to residents and visitors, as the retail space race continues to be driven by consumer demand. ■

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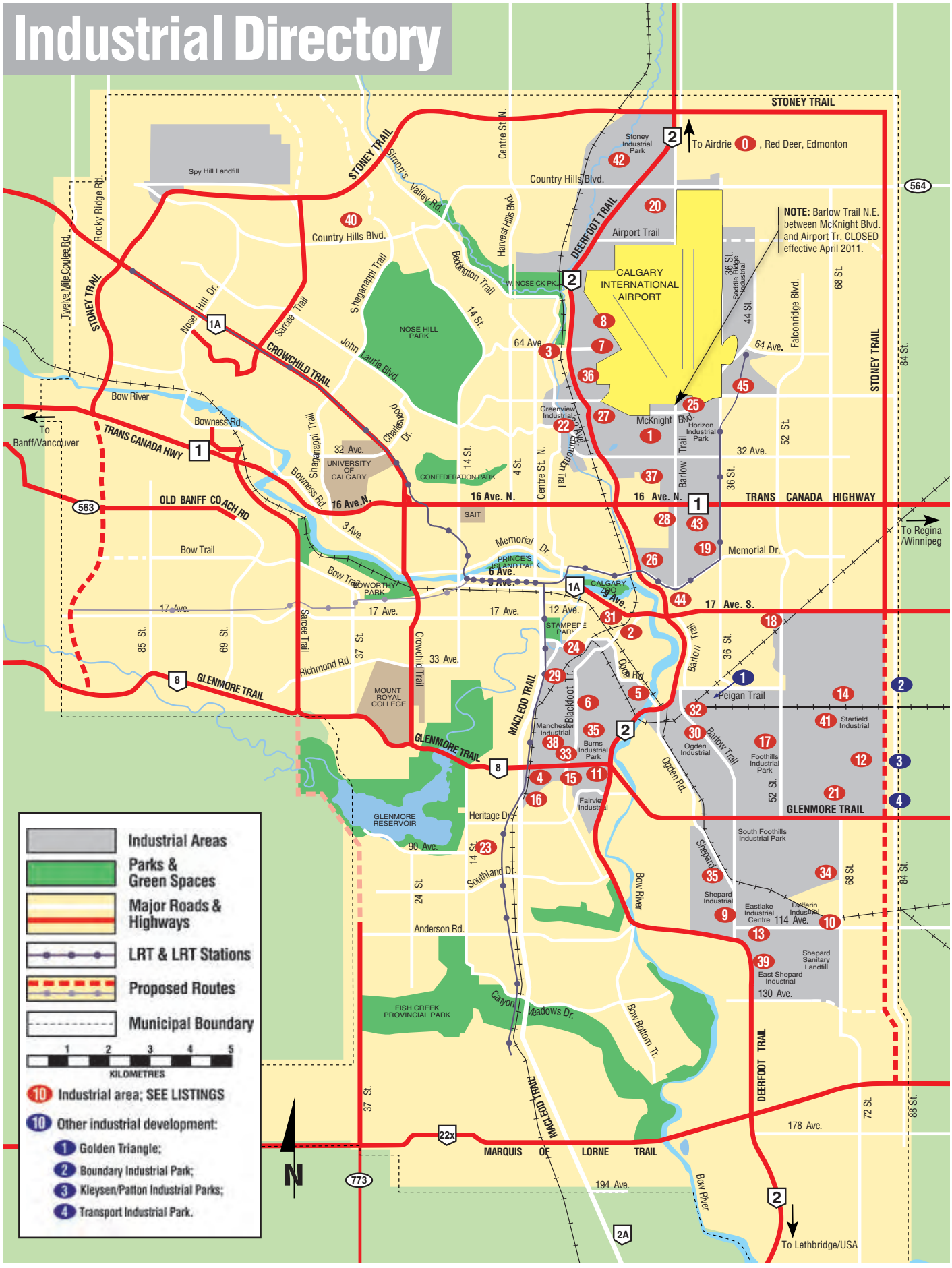
Industrial Directory



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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
0 Airdrie: City of 25,000 located about 10 kilometres north of Calgary city limits on the Queen Elizabeth II Highway.											
Burnswest Business Ctr	118 East Lake Blvd		Burnswest Corp	Dan Shute/Tyler Realty Corp Ltd/403-253-0333	92,000	MT	3,863/36,000	24-28	DI	N	2007
Kingsview Business Park 1	2890 Kingsview Blvd		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateLtdcom	37,304					2009	
Kingsview Business Park 2	2926 Kingsview Blvd		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateLtdcom	42,939					2009	
1 Airways: N of 32 Ave NE, S of McKnight Blvd., W of Barlow Tr, E of McCall Lake Golf Course; access via Barlow Tr, 32 Ave NE; zoned I-2/DC; no rail access; LRT and bus access; close to airport.											
2169/2181 - 41 Ave NE	2169/2181 - 41 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	15,040	MT	3,008 - 6,016	22	DI		
2255 - 22 St NE	2255 - 22 St NE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	60,978	MT	-	24	LD/DI	N	1997
2305 - 22 St NE	2305 - 22 St NE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	82,982	MT	-	24	LD/DI	N	1998
3100 - 12 St NE	3100 - 12 St NE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	37,763	MT	-	24	LD/DI	N	1998
32nd Avenue Business Centre	2010 - 30 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	41,953	MT	2,800 - 5,600	20	LD/DI	N	1985
32nd Avenue Business Centre	2015 - 32 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	72,946	MT	2,800 - 11,200	20	LD/DI	N	1985
32nd Avenue Business Centre	2135 - 32 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald403-303-2413/cmacdonald@bentall.com	47,634	MT	2,800 - 5,600	20	LD/DI	N	1985
Airways I	3401 - 19 St N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	64,000	MT		23	LD/DI	N	1976
Airways II	1820 - 30 Ave N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	43,246	MT		23	LD/DI	N	1981
Airways II	1825 - 32 Ave N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	52,953	MT		23	LD/DI	N	1981
Bestview	4261 - 23 St NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	14,016	MT	1,752 - 7,060	22	DI		
Big Dog	3501-23 St NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	30,799	MT	2,112 - 14,784	21			
Building A & Building B	4001 - 19 St NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	37,634	MT		22	LD/DI	N	1978
Classic	1925 - 39 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	30,770	MT		21	DI		
Classic Truck	2121 - 41 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	17,154	MT	2,400 - 9,828	21	DI		
Martin Brower	4242 - 21 St NE		Hopewell Real Estate Services	Robert Fetter/403-355-6175 /rfetter@hopewell.com	99,202	S		30	DI	N	2002
McKnight	1437-47 Ave/4712-13 St NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	89,471	MT			LD		
McKnight	4001 - 4019, 23 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	15,787	MT	1,440 - 3,360	16	DI	N	1976
Pilot	2180/2200 - 39 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	21,461	MT		21	DI		
Raytheon	838-55 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	30,954	S					
SMS/Omni Building	4321 - 23B St NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	21,426	MT		24	DI		
2 Alyth/Inglewood: S of Bow River, W of Inglewood Bird Sanctuary, E of and including CPR yards; access via Blackfoot Tr 9 Ave SE; zoned I-2, I-3, rail access, transit access.											
Alyth Shopping Centre Ltd	2808 Ogden Rd SE		CMS Real Estate Ltd	Maureen Macdonald	403-291-0425mm@cmsrealestateLtdcom	27,995					
3 Beaverdam: N of McKnight Blvd, S of 55 Ave NE, W of Deerfoot Tr, E of 4 St NE; access via Deerfoot Tr, Edmonton Tr, McKnight Blvd. Zoned I-2/DC.											
4 Blackfoot: N of Heritage Dr, S of Glenmore Tr, E of Blackfoot Tr, W of railroad tracks. Access via 71 Ave SE, 77 Ave. SE, 6 St SE.											
Blackfoot I	603 - 77 Ave SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	24,141	MT		18	N		
5 Bonnybrook: S of Ogden Rd SE, N of 46 Ave SE, E of 12 St SE, W of the Bow River. Rail access. Close to Deerfoot Tr.											
6 Burns: N of Glenmore Tr, S of CN Rail, W of 11 St E of Blackfoot Tr. Access via 58 Ave SE, Blackfoot Tr. Zoned I-2/DC. Rail access along 11 St only. Transit accessible.											
Burbank Building 1	5715 - 5737 Burbank Rd SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	55,617	MT	4,500 - 16,900	18	LD/DI	N	1972
Burbank Industrial 2	5716 - 5740 Burbank Cres SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	55,394	MT	4,256 - 23,200	18	LD/DI	N	1972
Burns I	700 - 58 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	72,704	MT				N	1973
Burns II	5824 to 5840 Burbank Rd SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	39,803	MT				N	1972
7 Deerfoot Business Centre: N of 64 Ave NE, S of 72 Ave NE, W of airport, E of Deerfoot; access via Deerfoot Tr, 64 Ave NE. Zoned I-2. No rail access. Transit accessible.											
1128 - 64 Ave NE	1128 - 64 Ave NE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	37,664	S	-	24	LD/DI	N	1997
1145 - 65 Ave NE	1145 - 65 Ave NE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	27,819	S	-	24	LD/DI	N	1998
7015 - 8 St NE	7015 - 8 St NE	Y	Standard Life/Colliers	Chris Law/403-571-8769/chris.law@collierscalgary.com	14,540	S				N	
72 Ave Business Centre	903 to 1058 - 72 Ave NE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	171,850	MT					1999
AMJ Campbell Building	901 - 57 Ave NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	100,138	S	100,138	20	LD/DI	N	2002
ARAM Building	7236 - 10 St. NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	36,428	S	36,428			DI	2000
Centre 5735	5735 - 7 St NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	40,514	MT	9,100 - 20,000	20	LD/DI	N	2002
Deerfoot Distribution Centre	930 - 64 Ave NE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	118,402	MT		28	DI/DI	N	1997
Harris Building	6732 - 8 St NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	119,551	MT	20,000 - 45,000	20	LD/DI	N	1985
Honda	7019 - 8 St NE	Y	Standard Life/Colliers	Chris Law/403-571-8770/chris.law@collierscalgary.com	14,234	S		22	DI/DI	N	
8 Deerfoot South Tradepark: W of Calgary International Airport, E of Deerfoot Tr, N of 72 Ave NE. Access via 11 St NE.											
Deerfoot South Trade Park	19 Aero Dr NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	171,940	MT	45,133	28	LD/DI	N	2008
Deerfoot South Trade Park	21 Aero Dr NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	180,000	S	180,000	28	LD/DI	N	2007
9 Douglasdale: N of Deerfoot Tr SE, W of Barlow Tr SE, E of 24 St SE, E of 18 St. SE. Zoned I-2.											
11500 - 35 Ave SE	11500 - 35 Ave SE		Telsec Developments Ltd	Sean Flathers/sflathers@telsec.ca	70,346	MT	1,148 - 20,046		DI		1999
11505 - 35 Ave SE	11505 - 35 St SE		Telsec Developments Ltd	Sean Flathers/sflathers@telsec.ca	25,456	MT	12,692 - 12,764		DI		1999
Building A	3320 - 3336 114 Ave SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	19,911	MT	3,940-8,032		DI		1999
Building B	3364 & 3368 114 Ave SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	20,000	MT	3,870 - 20,000		DI		2001
Building C	3400 - 114 Ave SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	19,908	MT	2,370 - 3,424		DI		2001
Building D	3500 114 Ave SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	23,081	MT	2,875 - 6,768		DI		2002
Building E	3528 - 3532 - 114 Ave SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	7,400	MT	296 - 4,832		LD		2003
Douglasdale Business Centre	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	70,246	MT	5,700 - 14,100	28	LD/DI	N	2004
10 Dufferin: N of 114 Ave SE, W of 68 St SE. Close to rail, easy access to Deerfoot Tr, Barlow Tr, Glenmore Tr. Close to Shepard Landfill.											
Canal Industrial Park	6980 - 108 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	226,897	MT	54,000 - 175,600	28	LD/DI	N	2008
South Foothills - Building A	6075 - 86 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	356,331	S	356,331	28	DI	N	2005
South Foothills - Building B	6075 - 86 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	245,471	S	245,471	28		N	2005
South Foothills - Building C	6075 - 86 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	247,916	MT	247,916	28	DI	N	2005
South Glenmore Distribution Centre	5500 - 84 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	345,674	MT	90,000 - 146,000	30	LD/DI	N	2008

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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
11 East Fairview: N of Southland Dr, S of Glenmore Tr, E of Blackfoot Tr. Access via Deerfoot Tr, Blackfoot Tr, Heritage Dr. Zoned I-2/I-3/DC. Rail access. No transit. Developing into quasi-retail district.											
Blackfoot II	625 - 77 Ave SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	27,148	MT		18	DI	N	1974
Blackfoot III	688 Heritage Dr SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	49,423	MT		22		N	1972
Glenmore Centre Building 1	7007 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	23,266	MT		20	LD/DI	N	1974
Glenmore Centre Building 10	6908 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	31,467	MT		18/19	LD/DI	N	1978
Glenmore Centre Building 11	6910 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	21,189	MT		19/22	LD/DI	N	1978
Glenmore Centre Building 19	7710 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	58,638	MT				N	1982
Glenmore Centre Building 2	7003 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	52,409	MT				N	1975
Glenmore Centre Building 20	550 - 71 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	57,368	MT				N	1982
Glenmore Centre Building 21	616 - 71 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	21,830	MT				N	1985
Glenmore Centre Building 22	7131 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	29,002	MT		21	LD/DI	N	1982
Glenmore Centre Building 23	7111 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	64,330	MT		20	LD/DI	N	1985
Glenmore Centre Building 24	7121 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	19,274	MT		21	LD/DI	N	1982
Glenmore Centre Building 3	7004 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	79,204	MT		20	LD/DI	N	1975
Glenmore Centre Building 4	7008 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	85,924	MT		20	LD/DI	N	1975
Glenmore Centre Building 5	610 - 70 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	44,288	MT				N	1985
Glenmore Centre Building 7	6810 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	31,470	MT				N	1978
Glenmore Centre Building 8	6812 - 6 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	56,723	MT				N	1978
Glenmore Centre Industrial	7210 to 7610 - 5 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	148,950	MT		22	LD/DI	N	1975
Glenmore Centre Phase III	611 to 615 - 71 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	18,455	MT					1979
12 East Foothills: N of Southland Dr, S of Glenmore Tr, E of Blackfoot Tr. Access via Deerfoot Tr, Blackfoot Tr, Heritage Dr. Zoned I-2, I-3, DC. Rail access.											
13 East Lake: S of 98 Ave SE, N of 114 Ave SE, W of Barlow Tr, E of 52 Ave SE. Rail access.											
East Lake Business Centre	112 Ave & 38 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3444/cfedele@creit.ca	615,000	MT	17,710	28	LD/DI	N	2006
East Lake Portico A	3900 106 Ave	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	116,140	MT	19,271	24	LD/DI	N	2005
East Lake Portico B	4000 106 Ave	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	252,567	MT	126,283	28	LD/DI	N	2006
East Lake Portico C	4100 106 Ave	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	189,215	MT	94,607	28	LD/DI	N	2006
Eastlake I	11195 - 42 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	165,385	MT	55,312	28	LD/DI	N	2007
Eastlake II	4141 - 110 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	139,418	MT	42,063	28	LD/DI	N	2008
Eastlake Industrial A	3967 - 112 Ave	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	101,089	MT	25,272	28	LD/DI	N	2006
Eastlake Industrial B	4069 - 112 Ave	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	84,459	MT	21,114	28	LD/DI	N	2006
14 Eastfield: N of 50 Ave SE, S of Peigan Tr, W of 52 St SE, E of 35 St SE. Access via 50 Ave SE, Peigan Tr, 52 St. Zoned I-2/DC											
Eastfield Business Park	4999 - 43 St SE		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateltd.com	100,000						
Eastfield I	4807- 4923 47 St. SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	239,694	MT		28		N	
Eastfield II	5075 47 St. SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	39,839	MT		22		N	2001
Eastfield Phase 1	4410/4550 - 50 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	70,217	MT	4,600 - 6,100	26	LD	N	1999
15 Fairview: N of Heritage Dr, S of Glenmore Tr, W of Blackfoot Tr, E of LRT. Access via Glenmore Tr, Macleod Tr. Zoned I-2. Rail access.											
6812 Fairmont Rd SE	6812 Fairmont Rd SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	18,050	MT		14	DI		1962
6910 Farrell Rd SE	6910 Farrell Rd SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	9,200	FS		15	LD/DI		1963
Fisher Park Retail II	7132 to 7144 Fisher St SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	24,712	MT					1971
Galvanic	7000 to 7012 Fisher Rd SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	32,420	S					1970
Heritage	7108 to 7110 Fisher Rd SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	31,715	S					1969
NSD Building	7475 Flint Rd SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	52,060	FS		18	LD		1970
Phillips Industrial Mall	7056-7058 Farrell Rd SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	61,140	MT		14-46	LD/DI		1969
16 Fisher Park: S of Glenmore Tr, N of 73 Ave SE, W of LRT, E of Macleod Tr. Zoned I-2. No rail access. Transit access.											
Canada Post	6939 Fisher Rd SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	33,147	S		16	DI	N	1969
Fisher Park II	6712 Fisher St SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	61,020	MT					1974
Fisher Park Retail III	130-136 - 71 Ave SE	Y	GWL Realty Advisors Inc	Nicci Shores/403-777-0664/nicci.shores@gwlra.com	22,369	MT		16	DI	N	1970
17 Foothills: N of Glenmore Tr, S of 50 Ave SE, W of 52 St SE. Zoned I-2/DC. Rail access.											
3227 - 56 Ave SE	3227 - 56 AveSE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	7,205	MT	1,500	14	DI	N	1977
3716 - 56 Ave SE	3716 - 56 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	48,300	MT	2,600	19	DI	N	1980
3925 - 56 Ave SE	3925 - 56 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	50,320	MT	4,000 - 4,760	20	DI/	N	1980
52nd Street Business Centre N	4800 - 52 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	157,933	MT	9,200 - 13,800	24	LD/DI	N	2000
52nd Street Business Centre S	4900 - 52 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	147,180	MT	9,200 - 32,200	24	LD/DI	N	2000
52nd Street Commerce Centre	5251 - 48 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	96,076	MT	14,400 - 33,800	28	DI	N	2000
5550 - 36 St SE	5550 - 36 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	47,118	MT	1,200 - 2,812	18	LD/DI	N	1980
5700 Barlow Tr SE	5700 Barlow Tr SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	12,718	MT	1,400	18	DI	N	1977
5710 Barlow Tr SE	5710 Barlow Tr SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	8,400	MT	1,400	16	DI	N	1977
5815 - 40 St SE	5815 - 40 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	40,300	MT	2,600 - 3,440	18	DI	N	1980
5915 - 40 St SE	5915 - 40 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	27,873	MT	1,600 - 2,000	16	DI	N	1980
5935 - 35 St SE	5935 - 35 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	36,060	MT	1,400 - 4,000	19	DI	N	1979
7408 - 40 St SE	7408 - 40 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	38,272	MT					1980
7503 - 35 St SE	7503 - 35 St SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	219,151	MT	8,000	24	LD/DI	Y	1975
80th Avenue Industrial Centre	5010-5198 80 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	86,501	MT					1981
Barlow Centre	4760 - 72 Ave SE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	224,723	MT	2,670 - 182,000	28	LD	N	1990
Barlow Centre	4760 - 72 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	224,723	MT	31,700 - 171,600	28	LD/DI	Y	1990
Barlow Trail	2915 - 2925, 58 Ave SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	15,600	MT	2,400 - 3,200	16	DI	N	1976
Barlow Trail	3503 - 3521- 62 Ave SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	13,240	MT	1,200 - 2,400	13	LD/DI	N	1975
Barlow Trail	6804 - 6818, 30 St SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	30,000	MT	3,000 - 10,000	16	LD/DI	N	1976
Barlow Trail	7004 - 7042, 30 St SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	94,208	MT	4,096 - 5,120	18	LD/DI	N	1976

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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
Barlow Trail	7102 - 7220 Barlow Tr SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	222,570	MT	21,000 - 57,000	22	LD/DI	Y	1979
Barlow Trail	7122 - 7126 Barlow Tr SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	5,400	MT	1,800	16	DI	N	1979
Barlow Trail	7128 - 7132 Barlow Tr SE	Y	Dundee Realty Mgmt Corp	Chris Wigle/403-536-1180/cwigle@dundeerealty.com	5,400	MT	1,800	16	DI	1979	
East Foothills Industrial Park - 1	4770 - 68 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	338,394	MT	146,100 - 188,100	28	DI/DI	Y	1996
East Foothills Industrial Park - 2	4990 - 68 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	264,668	MT	54,500 - 150,700	28	DI/DI	Y	1998
East Foothills Industrial Park - 3	6505 - 48 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	385,227	MT	30,200 - 193,400	28	DI/DI	Y	2000
East Foothills Industrial Park - 4	4901 - 68 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	348,102	MT	42,300 - 188,700	28	DI/DI	Y	2004
East Foothills Industrial Park - 5	6403 - 48 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	270,443	MT	43,100 - 99,400	28	DI/DI	N	2005
East Foothills Industrial Park - 6	4900 - 64 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	51,142	MT	6,000 - 11,800	20	DI/DI	N	2005
East Foothills Industrial Park - 7	5000 - 64 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	52,649	MT	7,500 - 15,000	20	DI/DI	N	2005
East Foothills Industrial Park - 8	5100 - 64 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	37,821	MT	4,100 - 12,200	20	DI	N	2005
East Foothills Industrial Park - 9	5200 - 64 Ave SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	36,470	MT	3,900 - 12,200	16	DI	N	2005
Eljay	3700 - 78 Ave SE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	48,861	MT	1,202 - 6,166		LD		
Foothills Phase IV - Building A	5820 - 48 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	177,002	MT	59,000	28	LD	Y	1991
Foothills 2624 - 54 Ave SE	2624 - 54 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	124,616	MT					1976
Foothills 3501 - 54 Ave SE	3501 - 54 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	141,628	MT					1968
Foothills 3504 - 66 Ave SE	3504 - 66 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	31,666	MT					1974
Foothills 3916 - 61 Ave SE	3916 - 61 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	99,978	MT					1976
Foothills 4155 - 75 Ave SE	4155 - 75 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	83,044	MT		22	LD		1980
Foothills 4216 - 61 Ave SE	4216 to 4416 - 61 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	251,112	MT					1976
Foothills 4545 - 75 Ave SE	4545 - 54 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	91,734	MT					1980
Foothills 7504 - 30 St SE	7504 - 30 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	137,751	MT		20	LD/DI		1975
Foothills 7803 - 35 St SE	7803 - 35 St SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	187,828	MT		20	LD		1979
Foothills 8241 - 30 St SE	8241 - 30 StSE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	76,770	MT		22	LD/DI		1975
Foothills East Building	2600 - 61 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	181,474	MT	33,470 - 83,065	30	LD	N	1999
Foothills North - Building 1	5353 - 50 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	259,786	MT	64,200 - 128,100	28	LD	Y	1995
Foothills North - Building 2	5367 - 50 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	128,131	S	128,131	28	LD/DI	Y	1996
Foothills North - Building 3	5375 - 50 St SE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	159,260	S	35,200 - 67,700	28	LD/DI	Y	1996
Foothills North Buildings A, B, C & D	52 Ave & 52 St SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	617,821	MT	10,000 - 132,200	26/30	LD/DI	Y	1999
Foothills Phase II - Building B	7403 - 48 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	91,791	MT	44,615	25	LD	N	1994
Foothills Phase II - Building C	7505 - 48 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	264,459	MT	259,289	29	LD	Y	1994
Foothills Phase II - Building D	4639 - 72 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	235,119	MT	268,094	35	LD	N	1994
Foothills Phase III - Building E	4920 - 72 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	293,761	MT	70,696	28	LD	Y	1994
Foothills Phase IV - Building B	5805 - 51 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	191,551	MT	62,065	28	LD	Y	1991
Foothills Phase VI - Building A	7151 - 44 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	157,764	MT	52,588	28	LD	Y	1991

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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
Foothills Phase VI - Building B	7139 - 44 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	138,872	MT	46,290	28	LD	Y	1991
Foothills Phase VII	7115 - 48 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	111,500	MT	22,300	31	N	2007	
Foothills South Business Centre	52 St & 90 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	129,725	MT	9,613 - 22,310	25	DI	N	2005
Foothills West Building	2510 - 61 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	183,192	MT	43,690- 79,500	28	LD	N	1999
Oak Creek	3816-64 St SE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	18,222	MT					
Park 61	4215 - 61 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	57,420	MT	6,400	18	LD/DI	N	1976
Park 61	4315 - 61 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	56,782	MT	6,400	18	LD/DI	N	1976
Park 61	4415 - 61 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	42,820	MT	4,800	18	DI	N	1978
Park 61	4451 - 61 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	43,056	MT	4,800	18	LD/DI	N	1978
Veritas Building	2700 - 61 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	43,000	FT	43,000	28	LD/DI	N	1999
18 Forest Lawn: N of 26 Ave SE, S of 17 Ave SE, E of 36 St SE, W of 60 St SE. Access via 17 Ave, 52 St, 36 St. Rail access, transit.											
19 Franklin: N of Memorial Dr, S of 16 Ave NE, W of 36 St NE, E of 28 St NE. Access via Memorial Dr, 16 Ave NE, Barlow Tr. Zoned I-2/C-6/DC. Rail access. LRT and transit. Retail exposure.											
Franklin A	2925 - 10 Ave NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	57,600	MT	33,600	20	DI	N	1978
Franklin B	925 - 30 St NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	51,050	MT	6,250 - 12,800	20	LD/DI	N	1978
Franklin D	2915 - 10 Ave NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	79,204	MT	4,800 - 24,000	20	LD/DI	N	1978
Franklin G	920 - 28 ST NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	31,090	MT	2,400 - 4,690	18	DI	N	1978
Franklin H	920 - 28 ST NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	31,000	MT	2,200 - 2,400	18	DI	N	1978
Marlborough Business Centre	3110 - 3360 - 14 Ave. N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	226,890	MT		16	LD/DI	N	1978
20 Freeport: S of Country Hills Blvd, N of Calgary International Airport, E of 19 St NE, W of 28 St NE. Access via Airport Tr, Barlow Tr, Country Hills Blvd.											
Hopewell Airport Park Building A	10707 - 25 St NE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	122,493	MT		28	DI/LD	N	2007
Hopewell Airport Park Building B	10725 - 25 St NE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	95,788	MT		28	DI/LD	N	2008
Hopewell Airport Park Building C	10761 - 25 St NE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	90,551	MT		28	DI/LD	N	2009
21 Great Plains: N of Glenmore Tr, S of 74 Ave SE, W of 52 St SE, E of 92 St SE. Access via Glenmore Tr, 52 St SE. Zoned I-2.											
Great Plains	5329 - 72 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	92,445	MT				N	2001/02
Great Plains	5353 - 72 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	180,016	MT	13,750	28	LD	N	2002
Great Plains	5381 - 72 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	201,524	MT				N	2001/02
Great Plains (A&W)	5325 - 72 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	2,500					N	2000
Great Plains Building	5500 - 76 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	159,686	MT	15,400 - 113,486	28	LD	N	1999
Hopewell Distribution Park Bldg C	100, 7007 - 54 St SE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	86,109	MT		30	DI/LD	N	2008
Hopewell Distribution Park Bldg D	200, 7007 - 54 St SE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	91,894	S		30	DI/LD	N	2008
Hopewell Distribution Pk Phase II Bldg A	5855 - 68 Ave SE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	454,977	MT		30		N	Pre-leasing
Hopewell Distribution Pk Phase II Bldg B	7000 - 57 St SE		Hopewell Development Corp	Patricia Cayen/403-298-8120/pcayen@hopewell.com	398,803	MT		30		N	Pre-leasing
Kraft	5801 - 72 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	411,560	MT	205,780	28	LD/DI	N	2009
22 Greenview: N of 32/41 Ave NE, S of McKnight Blvd, W of Deerfoot Tr, E of Centre St. Access via Edmonton Tr, 32 Ave NE. Zoned I-2. Rail access, transit.											
Springer	4127/4131 Edmonton Tr NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	25,798	MT		17	DI		
23 Haysboro: N of Southland Dr SW, S of Heritage Dr, W of Macleod Tr, E of 14 St SW. Access via Heritage Dr, Southland Dr. Close to LRT.											
9715 Horton Rd SW	9715 Horton Rd SW		Telsec Developments	Sean Flathers/sflathers@telsec.ca	18,537	MT	400 - 7,557		DI		1974
9727 Horton Rd SW	9727 Horton Rd SW		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	17,070	MT	1,490 - 4,532		DI		1979
9805 Horton Rd SW	9805 Horton Rd SW		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	22,984	MT	100 - 9,000		DI		1978
24 Highfield: N of 42 Ave SE, S and E of Blackfoot Tr, W of CN Rail. Access via Blackfoot Tr, 42 Ave SE. Zoned I-2. Rail access, transit.											
Blackfoot Centre	723- 46 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	60,685	MT	1,291 - 6,400	15/22	LD/DI	N	1977/2002
25 Horizon: N of 32 Ave NE, S of McKnight Blvd, W of 36 St NE, E of Barlow Tr. Access via Barlow Tr, 32 Ave NE. Zoned I-2. No rail access, transit access.											
3510 - 29 St NE	3510 - 29 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	64,897	MT	1672 - 14,878	10	LD/DI	N	1998
GE Harris Building	2727 Hopewell Pl NE	Y	Bentall Limited Partnership	Allan Bietz/403-303-2434/abietz@bentall.com	128,554	S	128,554	18	DI	N	2000
Hopewell Business Park - A	2730 - 39 Ave NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	110,464	MT	10,600 - 37,500	24	LD/DI	N	2000
Hopewell Business Park - B	4300 - 26 St NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	110,944	MT	33,800 - 77,200	24	LD/DI	N	2000
Hopewell Business Park - E	4152 - 27 St NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	97,105	MT	9,400 - 75,000	24	LD/DI	N	2005
Hopewell Business Park - G	2808 Hopewell Place NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	64,318	MT	10,600 - 15,000	24	LD/DI	N	2005
Hopewell Business Park - H	2765 - 48 Ave NE	Y	Bentall Limited Partnership	Phil Brown/403-303-2454/pbrown@bentall.com	98,757	MT	28,900 - 40,000	24	LD/DI	N	2002
Horizon I	3740 - 27 St NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	66,310	MT					1980
Horizon II	3805 29 St NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	95,321	MT					1981
Imperial Square Horizon	3500 - 25 St NE	Y	Standard Life/Colliers	Chris Law/403-571-8773/chris.law@collierscalgary.com	57,574	MT		22	LD	N	1982
26 Mayland: N of Memorial Dr, S of 8 Ave NE, W of Barlow Tr, E of Deerfoot Tr. Access via Deerfoot Tr, Barlow Tr, Memorial Dr. Zoned I-2. Rail access, LRT and transit access.											
Beatrice Building	1939 Centre Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	81,500	ST					1970
Totem Building	2020 Centre Ave NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	88,675	ST					1967
27 McCall: N of 32 Ave NE, S of McKnight Blvd, W of McCall Lake Golf Course, E of Deerfoot Tr. Access via 32 Ave NE, McKnight Blvd. Zoned I-2. No rail access; transit access, close to airport.											
3420 - 12 St NE	3420 - 12 St NE	Y	Standard Life/Colliers	Chris Law/403-571-8771/chris.law@collierscalgary.com	57,345	MT		18	LD/DI	N	1974
Deerfoot	1135 - 1149, 45 Ave NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	21,538	MT	2,700	16	LD	N	1974
Deerfoot	1139 - 1165, 40 Ave NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	57,344	MT	4,096 - 20,480	20	LD/DI	N	1974
Deerfoot	4402 - 4434, 10 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	54,000	MT	2,880 - 10, 080	16	LD/DI	N	1974
Deerfoot	4502 - 4516 - 10 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	28,667	MT	3,600 - 7,200	16	LD	N	1974
Deerfoot	4620 - 4640 - 11 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	21,097	MT	1,920	16	LD/DI	N	1971
Engels	4709-14 St NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	27828	MT			LD		
McCall 40th Avenue Business Park	1339 - 40 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	27,126	MT	1,600 - 6,400	20	LD/DI	N	1995
McCall 40th Avenue Business Park	1339 - 40 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	27,041	MT	1,600 - 20,600	20	LD/DI	N	1995
McCall 40th Avenue Business Park	1339 - 40 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	24,066	MT	1,200 - 12,000	20	LD/DI	N	1999
McCall 40th Avenue Business Park	1431 - 40 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	27,033						1999

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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
McCall 40th Avenue Business Park	1435 - 40 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	23,514						1991
McCall 40th Avenue Business Park	3950 - 12 St NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	14,400	MT	2,400 - 12,000	20	LD/DI	N	1991
McCall Building 1	3419 - 12 St NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	29,724	MT	2,304-6,912	20	LD	N	1976
McCall Building 3	1245 - 34 Ave NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	16,703	MT	2,304-6,912	20	LD	N	1976
McCall Bulding 2	3439 - 12 St NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	27,576	MT	2,304-6,912	20	LD	N	1976
McCall Business Centre	1245 - 34 Ave NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	16,073	MT	2,300 - 6,900	20	LD/DI	N	1982
McCall Business Centre	3419 - 12 St NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	29,730	MT	2,300 - 6,900	20	LD/DI	N	1991
McCall Business Centre	3439 - 12 St NE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	27,576	MT	2,300 - 6,900	20	LD/DI	N	1982
McCall Park	1323/1331 - 44 Ave NE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	40,954	MT					
McKnight	4504 - 4576 - 14 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	57,090	MT	1,440 - 3,190	16	LD/DI	N	1976
McKnight	4710 - 4760, 14 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	72,780	MT	1,800 - 9,000	18	LD/DI	N	1979
Meridian-Centre 33	1305 - 33 St N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	73,728	MT		23	LD/DI	N	1976
Timbertown	3440 - 12 St NE	Y	Standard Life	Colliers/Chris Law/403-571-8772/chris.law@calliierscalgary.com	57,337	MT		22	LD/DI	N	

28 Meridian-Franklin: S of 16 Ave NE, N of Centre Ave E, E of Barlow Tr, W of 36 St NE. Access via 28 St NE, 7 Ave NE. Close to LRT.

701	701- 30 St N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	57,600	MT		23	LD/DI	N	1978
801	801 - 30 St N.E.	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	79,200	MT			LD/DI	N	1977
Meridian Business Centre	925 - 28 St NE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	143,154	MT					1997
North Centre Business Park	2710, 2730, 2750, 2770 - 3 Ave NE		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateLtdcom	93,912						2006

29 North Manchester: N of 50 Ave SE, S of CN Rail, W of Blackfoot Tr, E of Macleod Tr. Access via 42 Ave SE, Macleod Tr, Blackfoot Tr. Zoned I-2 Rail, LRT and transit access. Close to city centre.

410-38A Ave SE	410-38A Ave SE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	8,851	S		24			
Culligan	437-36 Ave SE		Safeway Holdings (Alta) Ltd	Debbie Laing/403-750-2211/dlaing@estancia.ca	20,160	S		15	DI		
Manchester	4501 - 4509, 1 St SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	13,200	MT	2,400 - 3,000	16	DI	N	1971
Manchester	4515 - 4519 - 1 St SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	14,340	MT	3,600 - 6,880	16	DI	N	1969
Manchester	4523 - 4529 - 1 St SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	11,400	MT	2,500 - 3,200	13	LD/DI	N	1969
Manchester	501 - 529, 36 Ave SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	57,145	MT	3,600 - 14,100	18	LD	N	1974
Manchester	530 - 544, 38A Ave SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	24,000	MT	3,000 - 6,000	16	DI	N	1974
Manchester	535 - 561, 36 Ave SE	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	41,440	MT	2,400 - 12,040	16	DI/LD	Y	1974

30 Ogden: N of Glenmore Tr, S and W of irrigation canal, E of Ogden Rd. Access via Glenmore Tr, Ogden Rd. Zoned I-2, I-3. Rail access, transit access.

31 Portland: Bounded by 9 Ave SE, CPR tracks, CN tracks, Blackfoot Tr. Access via 9 Ave. SE, Blackfoot Tr.

Portland Street - Phase II	1200/1260 - 26 Ave SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	130,463	MT	6600 - 29500	28	LD	N	2002
Portland Street Depot	2270/2344 Portland St SE	Y	Morguard Investments Ltd	Cindy Dubray/403-213-9701/cdubray@morguard.com	477,686	MT	8050 - 134,816	29	LD/DI	N	2001

32 Rangewinds: S of 50 Ave SE, N of 61 Ave SE, E of Ogden Rd, W of Barlow Tr. Access via 50 Ave SE, Barlow Tr. Rail access.

Building A	2419/2425 - 52 Ave SE	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	121,765	MT	6,000 - 7,500	24	DI/DI	N	2001
Building B	2419/2425 - 52 Ave SE	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	MT	24	DI/DI	N	2001		
Building C	2305/2355 - 52 Ave SE	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	117,599	MT	7,200 - 24,520	24	DI/DI	2006	
Building D	2305/2355 - 52 Ave SE	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	117,599	MT	7,200 - 24,520	24	DI/DI	2006	
Building G	2312 - 52 Ave	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	105,218	MT	3,530 - 16,593	24	DI/DI	2007	
Building H	2331 - 50 Ave SE	Y	Sun Life Assurance Co	Bentall Phil Brown/403-303-2454/pbrown@bentall.com	105,218	MT	3,530 - 16,593	24	DI/DI	2007	
Rangewinds Business Park - A	2419 - 52 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	46,630	MT	6,000 - 18,000	24	LD/DI	N	2000
Rangewinds Business Park - B	2425 - 52 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	75,083	MT	7,700 - 21,000	24	LD/DI	N	2000
Rangewinds Business Park - C	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	70,246	MT	8,100 - 24,500	24	LD/DI	N	2004
Rangewinds Business Park - D	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	76,962	MT	7,200 - 11,700	24	LD/DI	N	2004
Rangewinds Business Park - E	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	266,785	S	266,785	30	LD/DI	N	2006
Rangewinds Business Park - F	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	130,000	S	130,000	28	LD/DI	N	2006
Rangewinds Business Park - G	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	65,675	MT	8,200 - 16,600	24	LD/DI	N	2008
Rangewinds Business Park - H	3442 - 118 Ave SE	Y	Bentall Limited Partnership	Colin Macdonald/403-303-2413/cmacdonald@bentall.com	39,543	MT	3,500 - 8,000	24	DI	N	2008

33 Riverview: N of Glenmore Tr, S of 58 Ave SE, W of Deerfoot Tr, E of 10 St SE. Access via 11 St. SE. Zoned I-2. Rail access; transit access.

Riverview	1235 - 64 Ave SE	Y	ING Real Estate	Kalen Morton/403-221-1362/kalen.morton@ingrealestate.ca	57,612	MT		20			1976

34 Section 22/23: N of 114 Ave SE, S of 80 Ave SE, E of Barlow Tr SE, W of 52 St SE.

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BUILDING NAME	BUILDING ADDRESS	BOMA MBR	MGMT. COMPANY CONTACT	LEASING CONTACT (PHONE/E-MAIL)	SIZE IN SQ. FT.	SINGLE/ MULTI-TENANT	RANGE OF BAY SIZE	CLG HT	DOCK/ DRIVE-IN	RAIL ACC.	YEAR BUILT
35 Shepard: Bounded by 9 Ave SE, CPR tracks, CN tracks, Blackfoot Tr. Access via 9 Ave SE, Blackfoot Tr.											
Shepard Business Park	9500 Endeavour Dr SE		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateltd.com	16,613						2009
36 Skyline: N of McKnight Blvd, S of 57 Ave NE, W of airport, E of Deerfoot Tr. Access via McKnight Blvd, Deerfoot Tr. Zoned I-2/C-2/C-3. No rail access. Exposure to Deerfoot Tr.											
Skyline	1103/1125 - 55 Ave NE	Y	CREIT Property Mgmt	CREIT/Geoff Christie/403-235-3443/GChristie@creit.ca	73,617	MT	4,200	21	LD/DI	N	1977
Skyline I	1108/1120 - 53 Ave NE	Y	CREIT Property Mgmt	CREIT/Geoff Christie/403-235-3443/GChristie@creit.ca	125,794	MT	3,600 - 3,900	18-22	LD/DI	N	1977
Skyline II	908 - 53 Ave NE	Y	CREIT Property Mgmt	CREIT/Geoff Christie/403-235-3443/GChristie@creit.ca	60,075	MT	3,000 - 6,000	16-18	LD/DI	N	1977
Skyline III	1003/1007 - 55 Ave NE	Y	CREIT Property Mgmt	CREIT/Geoff Christie/403-235-3443/GChristie@creit.ca	74,946	MT	2,200	17	LD/DI	N	1977
37 South Airways: N of 16 Ave NE, S of 32 Ave NE, W of Barlow Tr, E of Deerfoot Tr. Access via 32 Ave NE, Barlow Tr. Zoned C-6/I-2, DC. No rail access; transit access. Close to airport.											
South Airways Building 1	2015 - 32 Ave NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	73,088	MT	2,806	14	DI	N	
South Airways Building 2	2010 - 30 Ave NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	47,692	MT	2,806	14	DI	N	
South Airways Building 3	2135 - 32 Ave NE	Y	Sun Life Assurance Co	Bentall Allan Bietz/403-303-2434/abietz@bentall.com	47,692	MT	2,806 - 22,440	14	DI	N	1979
Western Commerce Court A	1665 - 32 Ave NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	64,055	MT	5,337	24	DI	N	2002
Western Commerce Court B	3100 - 16 St NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	84,770	MT	12,110	24	LD/DI	N	2000
Western Commerce Court C	3000 - 16 St NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	47,733	MT	9,546	24	LD/DI	N	1999
Western Commerce Court D	3000 - 15 St NE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	54,000	MT	54,000	24	LD/DI	N	1999
38 South Manchester: N of Glenmore Tr, S of 50 Ave SE, W of Blackfoot Tr, E of Macleod Tr. Access via Macleod Tr, Blackfoot Tr, Glenmore Tr. Zoned I-2/I-3/C-6/DC Rail, LRT and transit access											
402 - 53 Ave SE	402 - 53 Ave SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	15,410	S		19	DI		1975
5707 - 3 St SE	5707 - 3 St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	21,500	S		19.5	DI		1962
6101-6107 Centre St SE	6101-6107 Centre St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	11,520	MT		16	LD		1966
Centre Street	102 - 114 - 61 Ave SW	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	18,900	MT	2,700 - 5,400	14	LD/DI	N	1973
Centre Street	6023 - 6039 Centre St S	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	28,800	MT	1,800 - 3,600	15	LD	N	1973
Centre Street	6043 - 6055 Centre St S	Y	Dundee Realty Mgmt Corp	Shannon Potter/403-536-6546/spotter@dundeerealty.com	25,200	MT	3,600 - 7,200	15	LD		1973
Manchester B	347 - 58 Ave SE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	52,644	MT	2,302 - 6,912	16	LD/DI	N	1971
Manchester C	6019 - 3 St SE	Y	Bentall Limited Partnership	Jeff Juhala/604-689-2711/jjuhala@concertproperties.com	36,800	MT	3,569 - 9,200	16	LD/DI	N	1971
Phillips Park A Building	6120 - 2 St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	78,679	MT		18	LD/DI		1978
Phillips Park B Building	6020 - 2 St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	86,583				LD/DI		1978
Phillips Park C Building	6215 - 2 St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	39,183				LD/DI		1977
Phillips Park D Building	6115 - 3 St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	45,257				LD/DI		1977
Phillips Square	5960-5980 Centre St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	57,920	MT	14-18		LD		1998
Phillips Centre	5905-5945 Centre St SE	Y	pba land development	Tracy Taylor/403-777-2712/ttaylor@pbaland.com	40,159	MT	21		LD		1998
39 Southbend: S of 114 Ave SE; E of Barlow Tr; N of Deerfoot Tr., W of 44 St SE.											
11979 - 40 St SE	11979- 40 St SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	70,901	MT	1,413 - 12,296		DI		2003
Southbend Business Park	100, 11929 - 40 St SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	12,975	MT	1,550 - 2,143		DI		2006
Southbend Business Park	12111 - 40 St SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	28,621	MT	2,037 - 5,500		DI		2005
Southbend Business Park	12143 - 40 St SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	29,547	MT	1,893 - 8,077		DI		2006
Southbend Business Park	12204 - 40 St SE		Telsec Investments Ltd	Sean Flathers/sflathers@telsec.ca	26,901	MT	2,517 - 8,077		DI		2004
Southbend Business Park	200, 11929 - 40 St SE		Telsec Property Corp	Sean Flathers/sflathers@telsec.ca	15,048	MT	1,808 - 2,143		DI		2006
40 Spy Hill: S of 112 Ave NW between 85 St. and 69 St. Access via 112 Ave NW.											
41 Starfield: N of 69 Ave SE, S of 50 Ave SE, E of 52 St SE. Access via 52 St, 61 Ave, 72 Ave SE.											
Trimeg Building	5452 - 53 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	70,149	S	66,149	28	LD/DI	N	1997
42 Stoney: N of Calgary International Airport, S of Stoney Trail, E of CP Rail line, W of Barlow Tr NE.											
Stoney Industrial Bldg. 1	1720- 115 Ave NE	Y	WAM Developments	Jay Balkwill403-234-3109/jbalkwill@wamdevelopment.com	356,028	MT	356,028	28	LD/DI	N	2008
Stoney Industrial Bldg. 2	1802- 118 Ave NE	Y	WAM Developments	Jay Balkwill/403-234-3109/jbalkwill@wamdevelopment.com	439,164	MT	439,164	28	LD/DI	N	2008
Stoney Industrial Bldg. 3	1881- 120 Ave NE	Y	WAM Developments	Jay Balkwill/403-234-3109/jbalkwill@wamdevelopment.com	316,435	MT	12,500-316,435	28	LD/DI	N	2008
43 Sunridge: N of 23 Ave NE, S of 32 Ave NE, W of 32 St NE, E of Barlow Tr. Access via Barlow Tr, 32 Ave NE. Zoned I-2. No rail access; LRT and transit access.											
Sunridge Business Park	2876 Sunridge Way NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	30,000	S	30,000	24	N		
Sunridge Business Park A	2256 - 29 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	57,955	MT	6,100 - 32,000	24	LD	N	2000
Sunridge Business Park C	2150 - 29 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	59,386	MT	5,200 - 15,000	24	LD	N	1999
Sunridge Business Park D	2151 - 32 St NE		Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	57,198	MT	5,100 - 15,000	24	LD	N	1999
Sunridge Business Park E1	3030 Sunridge Way NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	26,894	MT	2,700-8,300	24		N	2000
Sunridge Business Park E2	3250 Sunridge Way NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	27,180	S	27,180	24		N	
Sunridge Business Park F	2175 - 29 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	58,001	MT	10,000 - 22,000	24	LD	N	2000
Sunridge Business Park G	2121 - 29 St NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	57,050	MT	8,300 - 49,000	24	LD	N	1999
Sunridge Business Park H	2985 - 23 Ave NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	53,110	S	53,110	24	LD	N	2001
Sunridge Business Park I	2886 Sunridge Way NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	44,230	MT	10,600 - 33,630	24	LD	N	
Sunridge Business Park J	2777 - 23 Ave NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	67,250	MT	12,900 - 26,300	24	LD		2001
Sunridge Business Park K	2928 Sunridge Way NE	Y	Dundee Realty Mgmt Corp	Dan Alexander/403-536-6542/dalexander@dundeerealty.com	56,796	MT	5,600-14,000	24	LD		2000
44 Valleyfield: N of 50 Ave SE, S of Peigan Tr SE, E of Barlow Tr SE, W of 36 St SE. Access via 25 St SE, 50 Ave SE. Near rail access.											
Gateway Industrial - Building A	4550 - 25 St SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	66,905	MT	13,381	26	LD/DI	N	1999
Gateway Industrial - Building B	2634 - 45 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	84,077	MT	14,012	26	LD/DI	N	1999
Gateway Industrial - Building C	2726 - 45 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	98,949	MT	24,737	26	LD/DI	N	1999
Gateway Industrial - Building D	2760 - 45 Ave SE	Y	Tonko Realty Advisors	Blair Sinclair/403-209-3486/bsinclair@tonko.com	99,026	MT	33,008	26	LD/DI	N	1999
Valleyfield Business Centre	2880 - 45 Ave SE	Y	CREIT Property Mgmt	CREIT/Carla Fedele/403-235-3443/cfedele@creit.ca	272,611	MT	4,800 - 6,000	24	LD	N	1999
45 Westwinds: N of McKnight Blvd, S of 64 Ave NE, W of Castleridge Blvd, E of 36 St. NE. Zoned I-2. No rail access.											
7 Westwinds Cr. NE	7 Westwinds Cr. NE		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateLtdcom	44,000						
55 Westwinds Cr. NE	55 Westwinds Cr. NE		CMS Real Estate Ltd	Maureen Macdonald/403-291-0425/mm@cmsrealestateLtdcom	45,000						

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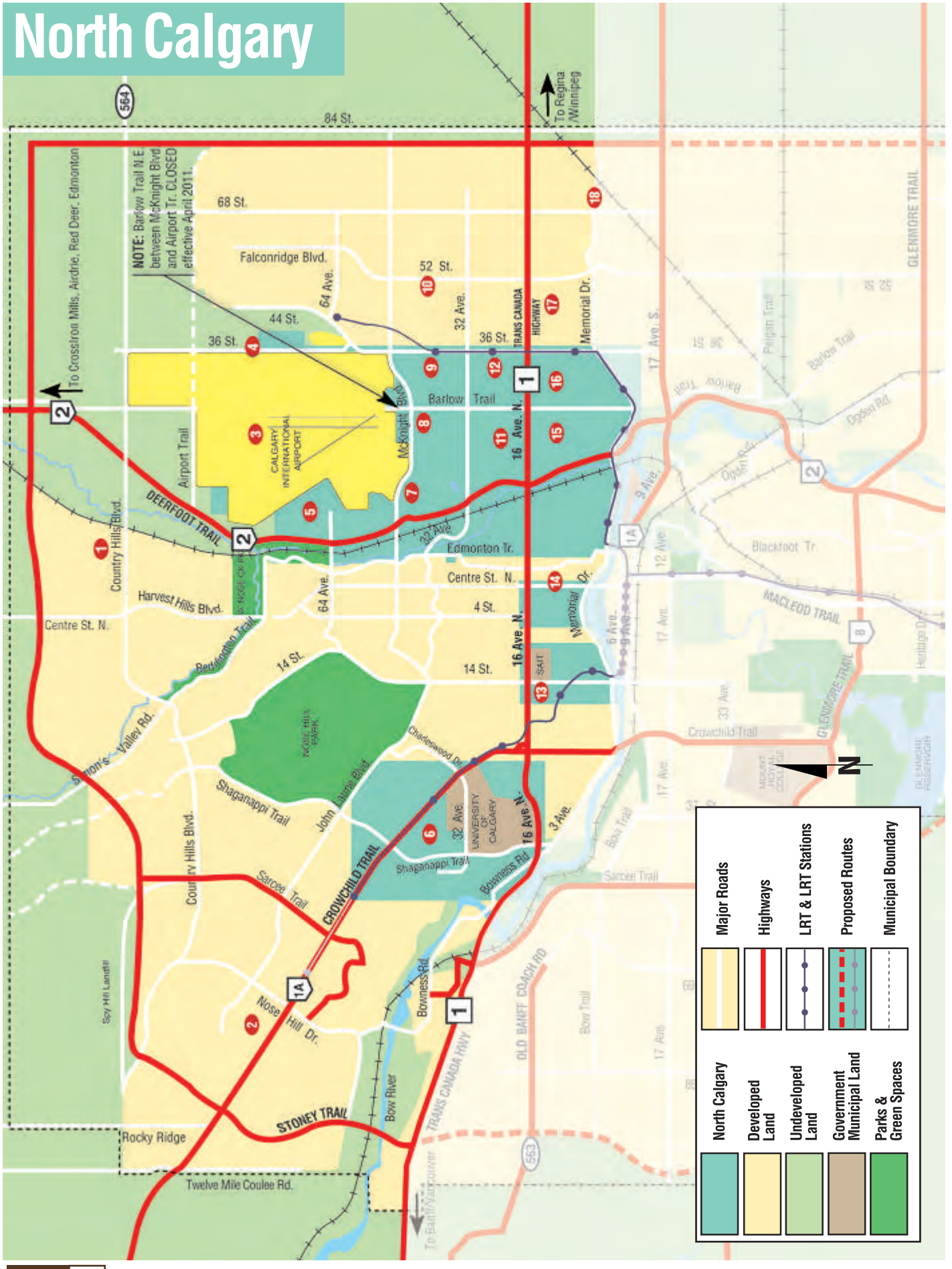

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1	176 Country Hills Lndg	176 Country Hills Lndg NW	Barb McBride	403-276-9772	barbara@oceansales.ca	18,000	0	9,000	27	2	2004/10
1	200 Country Hills Lndg	200 Country Hills Lndg NW	Gateway Property Mgmt	403-283-7118	jkucharski@gatewaypm.com	18,000	0	9,000	16	2	2004
1	Bisma Centre	110 Country Hills Lndg NW	Tony Prsa	780-413-7059	tprsa@harvard.ca	27,569	0	13,784	61	2	2002
2	Northland Professional Building	4600 Crowchild Tr NW	Laurel Adamson	403-984-1930	ladamson@primarisreit.com	49,721	8,830	9,500	115	5	1978
2	AMA Crowfoot	220 Crowfoot Cres NW				30,000	4000	30,000	40	1	1998
2	Crowfoot Business Centre	400 Crowfoot Cres NW				68,441	18,588	11,837	160	5	2002
2	Crowchild Square	5403 Crowchild Tr NW	Ralph Woessner	403-282-1428		55,237	25,429	20940	212	2	1978
2	Crowfoot Village Professional Bldg	60 Crowfoot Cres NW	Sheena Brietsche	403-265-0292	sbrietsche@nwe.ca	12,000	0	6,000	24	2	1998
3	Airport Corporate Centre	1601 Airport Rd NE	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	148,363	0	21,270	0	8	2000
4	Westwinds Business Park Phase 4		Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	92,733	0	30,911	290	3	2012
4	Westwinds Business Park Phase 3		Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	73,793	0	24,599	217	3	TBA
4	Bell Canada Building	3699 - 63 Ave NE	Patrick Smith	403-410-4742	pasmith@nexacor.ca	209,000	12,000	69,600	680	3	2009
5	1440 Aviation Park NE	1440 Aviation Park NE	Westcorp Properties Inc/Jonathan Milroy	780-431-3304	jmilroy@westcorp.net	60,000		30,000	45	2	1998
5	Centre Eight Ten - Building C	7651-7665 - 10 St NE				25,469	0	25,578	0	1	2000
5	Novatel Building	1120 - 68 Ave NE				90,133	0	23250	148	2	1997
5	Carma Building	7315 - 8 St NE				19,390	0	9,695	0	2	2000
5	Centre Eight Ten - Building A	7777 - 10 St NE				28,888	0	29,494	0	1	2000
5	Duncan Building	7575 - 8 St NE				77,755	0	24,460	292	3	2001
5	Deerfoot Atria - South Atrium	6715 - 8 St NE	Colin MacDonald	403-303-2413	cmacdonald@bentall.com	162,587	1,636	56,400	468	4	1980
5	Harris Building	6732 - 8 St NE	Colin MacDonald	403-303-2413	cmacdonald@bentall.com	119,551	0	119,551	465	1	1982
5	Deerfoot Atria - North Atrium	6815 - 8 St NE	Colin MacDonald	403-303-2413	cmacdonald@bentall.com	162,318	0	56,500	585	4	1981
5	Safeway Building	1020 - 64 Ave NE	owner occupied		josephattuah@safeway.com	121,300	0	42,000	0	3	1982
5	ARAM Building	7236 - 10 St NE	Dan Alexander	403-536-6542	dalexander@dundeerealty.com	36,428	0	25,000	84	2	2000
5	7015 - 8 St NE	7015 - 8 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	14,540	0	7,500	75	2	
5	Honda Canada	7019 - 8 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	14,234	0	7,500	75	2	
6	Smart Technologies	3636 Research Rd NW				204,000	0	68,000	0	3	2008
6	Alastair Ross Technology Ctr	3553 - 31 St NW	Cushman & Wakefield/Leslie Lis	403 261-1128	ca@cushwake.com	120,000	250	30,000	285	2/3	1989/2000
6	University of Calgary Research Bldg	3535 Research Rd NW	George Thompson	403-220-6001	gthompson@ucalgary.ca	236,402		47,280	484	5	1989
6	Northwest Centre II	4520 - 16 Ave NW	Bruce Cripps/Marwest Mgmt Canada Ltd	403-705-3527	bcripps@marwest.ca	40,045	0	9,000	0	3	1981
6	Northwest Centre I	4500 - 16 Ave NW	Artis REIT/Bruce Cripps	403-705-3527	bcripps@artisreit.com	40,045	0	9,000	0	4	1981
6	Provident Professional Building	4616 Valiant Dr NW	Maria Marshall	403-288-3083	Mgmt@norbergproperties.com	27,494	0	9,200	51	2	1999/2004
6	Two Executive Place	1824 Crowchild Tr NW	Nicci Shores	403-777-0664		24,470	564	6,000	53	4	2006
6	One Executive Place	1816 Crowchild Tr NW	Nicci Shores	403-777-0664		103,822	0	13,292	220	8	2003
6	Market Mall Executive Prof Ctr	4935 - 40 Ave NW	Peter Stack	403-571-2532	peterstack@cadillacfairview.com	95,544	3,939	23,886	80	4	1971/98
6	Foothills Professional Centre	1620 - 29 St NW	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	59,460	10,000	20,000	226	3	1978
6	Cambrian Wellness Centre	1000-2000 Veterans' Place NW		403-229-1111	info@cambrianprojects.com	127,000	0	13,500	350	8	2009
7	McCall Court 1, 2 & 3	4311 - 12 St NE	Michael Anderson	403-252-1120	manderson@centrongroup.com	102,989	0	23,000	339	1	2008

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7	Pockar Court	625 - 42 Ave NE	Mirko Pockar	403-276-5591		33,450	0	33,450	132	1	1975
7	3440 - 12 St NE	3440 - 12 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	57,337	0	58,000	75	1	
7	3420 - 12 St NE	3420 - 12 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	57,345	0	58,000	110	1	
7	McKnight Building	1243 - McKnight Blvd NE	Tony Prsa	780-413-7059	tprsa@harvard.ca	27,151		9,050	138	3	1964
7	4803 Business Centre	4803 Centre St NW				8,675	3,000	4,500	11	2	1979
8	2020 - 32 Ave NE	2020 - 32 Ave NE	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	108,890	0	108,890	141	1	1981
8	McCall Park Place B	1323 - 44 Ave NE	Debbie D Laing	403-291-3199		23,553	0	23,553	50	1	1975
8	McCall Park Place A	1331 - 44 Ave NE	Debbie D Laing	403-291-3199		18,897	0	18,897	50	1	1974
8	Meridian Corporate Park - 3636	3636 - 23 St NE	Dawn Gilmour	403-750-4539		72,030	0	25,000	210	3	2001
8	Meridian Corporate Park - 2431	2431 - 37 Ave NE	Dawn Gilmour	403-750-4539		37,586	0	10,000	135	4	1978
8	Meridian Corporate Park - 2441	2441 - 37 Ave NE	Dawn Gilmour	403-750-4539		37,595	0	10,000	134	4	1978
8	Meridian Corporate Park - 2421	2421 - 37 Ave NE	Dawn Gilmour	403-750-4539		37,595	0	10,000	135	4	1978
8	7730 Macleod Tr SE	7730 Macleod Tr SE	Bill McLean	403-255-7557		17,500	5,500	6,500	33	2	1965
9	Horizon Business Centre II	2611 - 37 Ave NE	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	23,113	0	23,113	84	1	1981
9	Horizon Business Centre I	2635 - 37 Ave NE	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	56,118	0	28,059	178	2	1981
9	3880-3956 - 29 St NE	3880-3956 - 29 St NE	Edward Dorosz	403-262-3082	edorosz@ay-ab.com	113245	0	56,623	150	2	1980
9	Horizon West	2723 - 37 Ave NE	Jeff Juhala	604-689-2711		52,581	0	0	0	1	1980
9	Imperial Square Horizon	3500 - 25 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	57,574	0	58,000	215	1	
10	Horizon 39 - II	2749 - 39 Ave NE				33,000	0	11,000	66	3	1982
11	Airways Mall	2323 - 32 Ave NE	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	148,244	0	0	305	2	1978
11	3016 - 21 St NE	3016 - 21 St NE	Bill Moore	403-571-0979	bmoore@peregrin.ca	26,306	0	0	25	2	
11	International Datashare Building	1223 - 31 Ave NE	Bruce Dalsto	403-294-7167	bdalsto@redcliffrealty.com	36,000		12,000	60	3	2004
11	Windfire Building	2115 - 27 Ave NE	Bruce Dalsto	403-294-7184	bdalsto@redcliffrealty.com	49,985	0	24,950	113	2	1981
11	Deerfoot Junction	3225 - 12 St NE	Daniel Jay	403-291-6512	danieljay@loblaw.ca	92,889	0	30,963	289	3	1981
11	One Deerfoot Place	2924 - 11 St NE				84,557	0	27600	150	3	1982
11	PCL Building	2882 - 11 St NE	Larry Bennett	403-250-4800		30,000	0	15,000	100	2	1981
11	Deerfoot Junction III	1212 - 31 Ave NE	Phil Brown	403-303-2454		81,088	1,280	16,350	424	5	1981
11	Medallion Centre	1925 - 18 Ave NE	Mary Miller	403-277-5370	mmiller@medalliondevcorp.com	185,000	6,300	55,000	380	4	2008
11	Hampshire Court	3015 - 12 St NE	Howard Chisholm	403-291-3010	hchisholm@norcalgroup.com	25,097	0	12921	63	2	1981
11	Crossroads Condos	2333 - 18 Ave NE				25,000	10,000	30,000		2	1982/96
11	South Airways Building	3016 - 19 St NE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	34,111	0	17,500	86	2	1978
11	Stockman Centre	2116 - 27 Ave NE	Dave Nicol	403-213-5549	dnicol@realex org	61780	0	20000	159	3	1979
11	Zurich Court	1538 - 25 Ave NE	Morbank Properties Inc	403-205-4110	shantelle@simcomgt.com	110,000	0	55,000	213	2	1981/99
11	3115 - 12 St NE	3115 - 12 St NE	Colliers International/Matt Lannon	403-266-5544	syuen@nwe.ca	74,273	1,756	18,718	170	4	1982
11	Deerfoot Court	1144 - 29 Ave NE	John Fisher	403-750-0505	johnfisher@CBRE.com	76225	0	13,601	214	3	1982
11	Dorset House	3025 - 12 St NE			viviennemillward@nateq.com	16,240	0	16,240	66	1	1980
11	Westview Building	2816 - 11 St NE	Ashley Wedlock	416-907-4862	awedlock@whiterockreit.ca	34,253	0	11,417	55	3	1980
11	Southcentre Executive Tower	11012 Macleod Tr SE	Kim Wingerak	403-225-5656	kwingerak@ivanhoecambridge.com	122,282	11,195	14,449	301	9	1980/2008
12	Yellow Pages Building	2891 Sunridge Way NE	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	87,368	0	29,947	339	3	2001
12	**BNS Western Service Centre**	2850 Sunridge Blvd NE	Allan Bietz	403-303-2434	abietz@bentall.com	117,481	0	60,000	0	2	
12	Midwest Surveys Building	2827 Sunridge Blvd NE			rexb@midwestsurveys.com	82,225	0	41,112	100	2	1998
12	2583 - 29 St NE	2583 - 29 St NE				23,296		24,000		1	2001
12	Sunridge Professional Centre	2675 - 36 St NE	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	105,482	25,728	11,675	217	6	1985
13	Kensington Professional Centre	1228 Kensington Rd NW	Andrew Borle	403-269-4381	aborle@estancia.ca	47,500	9,000	10,600	35	4	1981
13	Kensington Place	1240 Kensington Rd NW	Andrew Borle	403-269-4381	aborle@estancia.ca	48,500	5,919	15,500	88	4	1981
13	Kensington House	1167 Kensington Cres NW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	77,279	8,141	19,720	130	5	1982
13	Kensington Central	1204 Kensington Rd NW	Chris Dobbin	403-283-0467	cdobbin@shaw.ca	18,500	7,000	6,000	26	3	1975/2007
13	Ross Place	1400 Kensington Rd NW	Chris Swales	403-270-5915	cswales@atlasdevco.com	19,335	0	6,500	35	3	1975
13	Fabmar Building	2028 - 10 St NW	Gene Fabro	403-282-9623		10,898	0	5,441	21	2	1979
13	Hillhurst Building	301 - 14 St NW	Barclay St Real Estate Ltd/Ian Robertson	403-290-0178	irobertson@barclaySt.com	62,868	10,500	15,500	109	4	1975
13	Campana Place	609 - 14 St NW	Artis REIT/Bruce Cripps	403-705-3527	bcripps@artisreit.com	49,523	2300	10000	108	5	1982
13	119 - 14 St NW	119 - 14 St NW				58,376	720	10,000	50	5	1980
13	Westmount Building	1601 Westmount Rd NW	Real Estate Advisors Ltd/Don Rempel	403-264-4002		18,135	0	6,045	32	3	1980
13	Melcor Building	1422 Kensington Rd NW				24,050	5984	7900	41	3	1980
13	Kensington Central	1204 Kensington Rd NW	Chriss Dobbin	403-283-0467		18,000	6,000	6,000	27	3	2009
13	Sunbow Professional Building	2004 - 14 St NW	Mauricio Leiva	403-266-5099	mauricio@realequitygroup.com	22,000	10,000	10,000	50	2	1985
13	Real Equity Centre	1716 - 16 Ave NW	Mauricio Leiva	403-266-5099	mauricio@realequitygroup.com	28,000	5,000	5,000	12	5	1978

Suburban North

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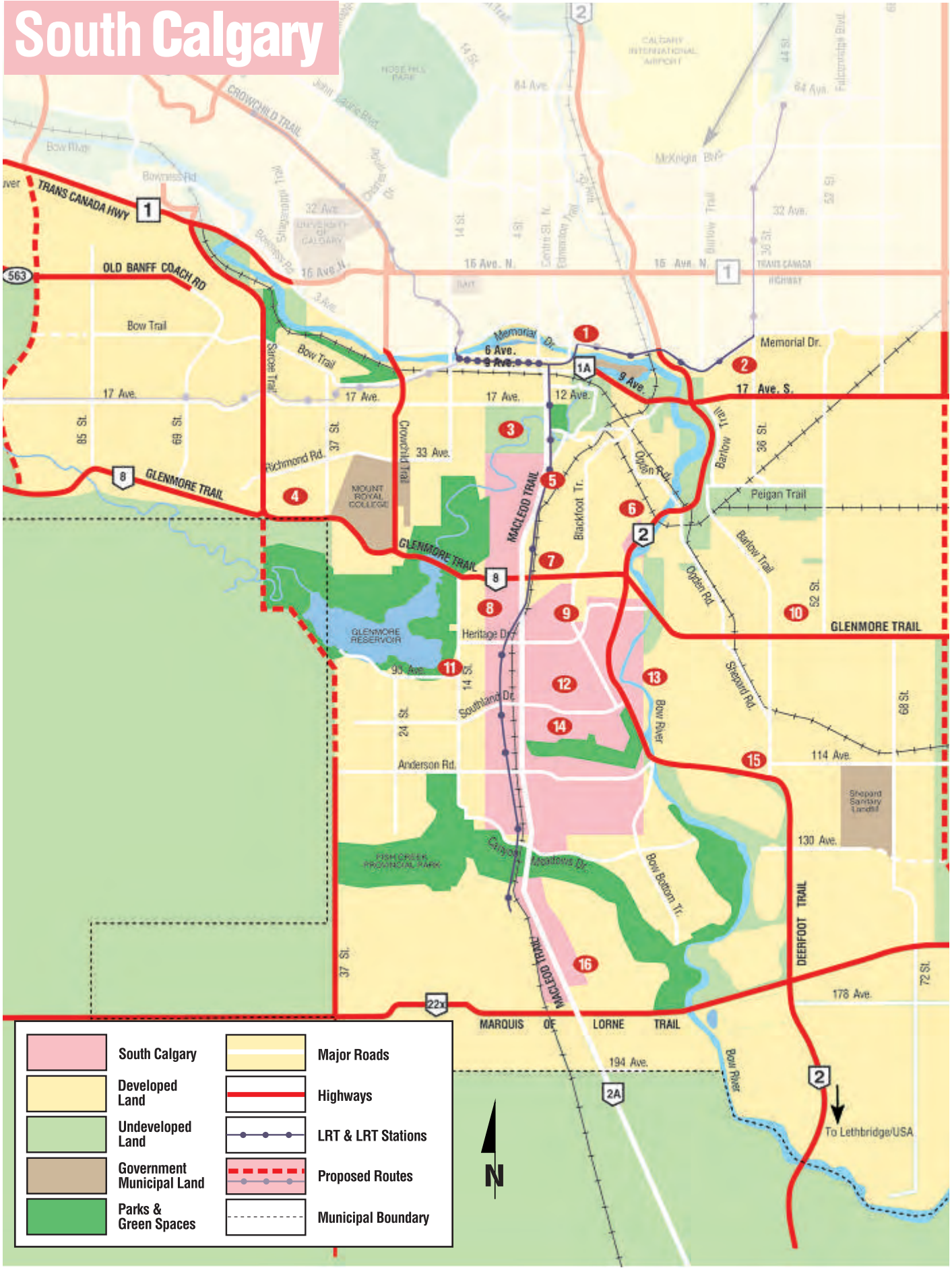
13	Northwest Professional Building	1640 - 16 Ave NW	Great West Inc	403-252-4411	greatwest@ezpost.com	40,000	5,000	8,000	32	5	1968
13	North Hill Centre Professional Bldg	1500 - 14 Ave NW	Steve Martin	403-210-1531	smartin@bentall.com	34,000	0	34,000	120	1	1960
13	Plaza 14	811 - 14 St NW	Barclay St Real Estate Ltd/Dan Harmsen	403-290-0178	dharmsen@barclaySt.com	300,000	20,000	150,000	30	2	1985
13	1220 Kensington Rd	1220 Kensington Rd NW	Canadian Urban Ltd/Len Klausner	780-424-7722	lklausner@canadianurban.com	18,371	4,784	8,000	33	3	1975
14	510 - 16 Ave NE	510 - 16 Ave NE				27,857	5,000	15,000	36	2	1981
14	Beacon Heights	136 - 17 Ave NE	Maureen Macdonald	403-291-0425	mm@cmsrealestateltd.com	10,244	4,800	5,500	17	2	1983
14	Centre 1000	1000 Centre St NE	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	55,281	915	9,214	108	6	1982
14	Centre 1110	1110 Centre St NE	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	59,182	0	10000	98	5	1980
14	Centre Eleven	1121 Centre St NW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	64,422	6,039	12,884	97	5	1982
14	Alberta Treasury Branch	217 - 16 Ave NW				25,000	8,500	8,500	29	3	1981
14	Hill Park Plaza	2411 - 4 St NW	Deb Laing	403-291-3199		41,562	4,924	20,770	141	2	1966
14	Perma Plaza	901 Centre St NW	Edward Lau	403-230-0808	perma@shaw.ca	20,000	3,800	6800	30	3	1975
14	Braithwaite Boyle Centre	1701 Centre St NW	Colliers International/Matt Lannon	403-266-5544	syuen@nwe.ca	53,222	715	8,847	79	6	1981
14	Centre Eleven Capital Corp	1121 Centre St NW	Strategic Group/Sean McCullough	403-770-2300	smccullough@strategic-group.ca	63,689	6,039	11,357	97	5	1981
15	Comtech	233 Mayland Place NE	Erika Vincent	403-781-1334	erikavincent@creb.ca	22,358	0	7,450	4	3	1985
15	Calgary Real Estate Board	300 Manning Rd NE	Erika Vincent	403-781-1334	erikavincent@creb.ca	61,369	0	15000	300	3	2000
15	Bridgeland Professional Building	1010 - 1 Ave NE	Jeff Juhula	604-602-3711		28,600	6,000	10,000	48	3	1981
15	221 - 18 St SE	221 - 18 St SE	Avison Young/Steve Goertz	403-232-4322	sgoertz@ay-ab.com	50,627	0	16,875	149	3	1981
15	Willowglen Business Park	811 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	23788	0	11884	1121	2	1980
15	Willowglen Business Park	807 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	23,996	0	11000	1121	2	1980
15	Willowglen Business Park	12 Manning Close NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	31238	0	10480	1121	3	1980
15	Willowglen Business Park	801 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	35,751	0	11,917	1121	3	1980
15	Willowglen Business Park	809 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	31,352	0	10318	1121	3	1980
15	Willowglen Business Park	4 Manning Close NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	22094	0	11047	1121	2	1980
15	Willowglen Business Park	805 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	23664	0	11775	1121	2	1980
15	Willowglen Business Park	808 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	13,808	0	11,000	1121	1	1980
15	Willowglen Business Park	802 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	11,082	0	11,000	1121	1	1980
15	Willowglen Business Park	803 Manning Rd NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	31,450	0	11,000	1121	3	1980
15	Willowglen Business Park	8 Manning Close NE	Kenneth Clarke	403-571-7283	kclarke@royalcan.com	34568	0	11000	1121	3	1980
16	Intergraph Building	2912 Memorial Dr NE	Pat Owens	403-612-7889	pat-owens@coldwellbanker.ca	68,943	0	23,000	184	3	1980
16	Northgate Village Mall	495 - 36 St NE	Byron Guss	403-444-2854	bguss@riocan.com	277,389	0	0	2174	2	1980
16	Fifth Avenue Building	3016 - 5 Ave NE	Allan Okabe	403-253-6950	aokabe@mdcproperties.ca	80,000	0	20,000	160	4	1990
16	Telus House	3030 - 2 Ave SE	Allan Bietz	403-303-2434	abietz@bentall.com	112,123	0	32,000	492	4	1977
16	403 - 33rd St NE	403 - 33 St NE	Margo Ledgerwood	403-620-7040	mledgerwood@agellancapital.com	46,000	0	23,000	138	2	1990/2008
16	**Franklin Atrium North**	3015 - 5 Ave NE	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	144,274	0	39,955	158	2	1981
16	**Franklin Atrium South**	3030 - 3 Ave NE	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	144,274	0	39,955	316	2	1981
16	Homburg Centre	720 - 28 St NE	Homburg Canada REIT Mgmt Inc	403-235-4343	ssmith@homburg.com	36,902	0	18451	100	2	1980
16	Stantec Centre	325 - 25 St SE	Nicci Shores	403-777-0664	niccishores@gwlra.com	167,874	0	35,200	0	5	2003
16	Midnapore Professional Building	239 Midpark Way SE	Colliers International/David Walsh	403-265-9180		22,437	0	11,219	75	2	1980
16	Calfrac Building	335 - 25 St SE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	22,058	0	23,000	100	1	
17	Marlborough Professional Bldg	1464, 515 Marlborough Way NE	Bryan Dunn	403-207-6201	bdunn@20vic.com	50,859	0	10000	3195	5	1977/2002
18	Centre Eight Ten - Building B	7640-7686 - 8 Ave NE				23,320	0	23,350	0	1	2000

South Calgary



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Suburban South

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2	Radisson Centre	525 - 28 St SE	Pat Owens	403-612-7889	pat-owens@coldwellbanker.ca	67,268	0	22,500	120	3	1992
3	Addison House	501 - 18 Ave SW	Chris Chan	403-228-3838	cchan@smittys.ca	42,554	12,050	5,000	124	6	1962
3	Rideau Medical-Dental Bldg	1711 - 4 St SW	Chris Chan	403-228-3838	cchan@smittys.ca	35,604	6,228	7,275	27	4	1968
3	Academy Building	1812 - 4 St SW	Chris Chan	403-228-3838	cchan@smittys.ca	40,218	4,596	5,581	12	6	1962
3	Mission Square	2424 - 4 St SW	Colliers International/Warren Hedges, Aly Lalani	403-298-0411	info@petwin.com	69,942	7,415	4,500	160	10	1978
3	Trolley Square	508 - 24 Ave SW				34,490	9,082	8,800		3	1989
3	Alberta Professional Building	320 - 23 Ave SW	Colliers/Matt Lannon	403-266-5544		34,715	716	8,680	73	4	1970
3	Mission Centre	2303 - 4 St SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	75,463	17,673	7,546	184	10	1974/2005
4	The Shoppes of Marda Loop	2031 - 33 Ave SW	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	38,000	22,000		107	2	2009
4	Westbrook Professional Bldg	1630 - 37 St SW	Darren Anderson	403-249-0052	danderson@20vic.com	50999	0	25500	400	2	1970
4	AMA Building	4700 - 17 Ave SW				46,221	20,000	25,000	175	2	1992/2004
4	Glenbrook Plaza	3715 - 51 St SW	Ron Schletz	403-257-6882	ronschletz@firstcapitalrealty.ca	55,579	36,349	24,000	250	2	1980/2002
4	Lincoln Park Office Centre	5 Richard Way SW	Helen Lee	403-253-6950	hlee@mdcproperties.ca	25,000	0	5,000	20	5	2008
4	Lincoln Park Centre	37 Richard Way SW	Judy Darcy	403-271-9417		36,199	0	12,300	119	3	2000
4	Glenbrook Place	7 Glenbrook Place SW	CB Richard Ellis Alberta Ltd/John Fisher	403-750-0505	johnfisher@cbre.com	14,000	0	7,000	12	2	1987
5	Ronmor Business Centre	808 - 42 Ave SE	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	25,000	0	25,500	68	1	2007
5	Highfield Four	916 - 42 Ave SE	Ryan Darragh	403-692-4625	rdarragh@ronmor,.ca	33,200	0	33,200	98	2	2008
5	Manchester Building	339 - 50 Ave SE	CB Richard Ellis Alberta Ltd/Karen Hermeston	403-263-4444		42,420	0	21,210	49	2	1958
5	Manchester Secondary	5151 - 3 St SE	CB Richard Ellis Alberta Ltd/Karen Hermeston	403-263-4444		21,600		21,600	37	1	1962
5	AMEC South	480 - 36 Ave SE	Ronald Price	403-271-0412	willowholdings@telus.net	38,772	0	34,816	211	1	1978/81
5	Centron Park 700	700, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	59,157	0	19,719	195	3	2014
5	Centron Park 100	3600 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	11,332	0	11,332	54	1	2010
5	Centron Park 400	400, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	73,270	0	24,423	242	3	2011
5	Centron Park 300	300, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	67,726	0	22,575	223	3	2011
5	Centron Park 200	200, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	38,309	0	19,155	126	2	2008
5	Centron Park 500	500, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	77,400	0	25,801	255	3	2011
5	Centron Park 600	600, 4000 - 4 St SE	Michael Anderson	403-252-1120	manderson@centrongroup.com	78,178	0	26,059	258	3	2014
5	The Manhattan Vintage	4639 Manhattan Rd SE	Scott Smith	403-235-4343	ssmith@homburg.com	30,308	0	30,308	106	1	2002
5	The Office Centre	4620 Manilla Rd SE		403-243-6333	theofficecentre@shaw.ca	20,000		23,000	75	1	1978
5	Atrium Square	4014 Macleod Tr S	Shane Olin	403-313-5305	solin@naicommercial.ca	48,847	5,500	15,000	45	3	1992
6	6325 - 12 St SE	6325 - 12 St SE	Allan Zivot	403-232-4307	azivot@ay-ab.com	43914	0	0	0	1	
6	Riverview	1210 - 58 Ave SE	Allan Zivot	403-232-4307	azivot@ay-ab.com	14,950	0	14,950	70	1	1973/2003
6	1135 - 64 Ave SE	1135 - 64 Ave SE	Allan Zivot	403-232-4307	azivot@ayrab.com	43295	0	21648	0	2	
6	Vintage Park - A	807 - 42 Ave SE	Phil Brown	403-303-2400	pbrown@bentall.com	10,540	0	10,540	26	1	1999
6	Vintage Park - C	885 - 42 Ave SE	Phil Brown	403-303-2400	pbrown@bentall.com	33,485	0	16,660	82	2	2000
6	Vintage Park - B	855 - 42 Ave SE	Phil Brown	403-303-2400	pbrown@bentall.com	33,915	0	16,500	83	2	2000
6	6025 - 12 St SE	6025 - 12 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		89,818	0	45,000	129	2	1978
6	Airstate Centre	1200 - 59 Ave SE	Pat Owens	403-612-7889	pat-owens@coldwellbanker.ca	108,720	0	36,240	355	3	2008
6	6320 - 11 St SE	6320 - 11 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		46,158	0	47,000	74	1	1978
6	1220 - 59 Ave SE	1220 - 59 Ave SE	CB Richard Ellis Alberta Ltd	403-263-4444		60,032	0	61,000	65	1	1979
6	Riverview Atrium I	1209 - 59 Ave SE	Colliers International	403-266-5544		59,138	0	29,569	162	2	1980/2006
6	6125 - 12 St SE	6125 - 12 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		43,904	0	44,000	96	1	1977
6	5925 - 12 St SE	5925 - 12 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		89,319	0	56,000	89	2	1979
6	Riverview Atrium II	6025 - 11 St SE	Colliers International	403-266-5544		93,871	0	31,088	291	3	1998
6	6020 - 11 St SE	6020 - 11 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		29,008	0	30,000	47	1	1980
6	6120 - 11 St SE	6120 - 11 St SE	CB Richard Ellis Alberta Ltd	403-263-4444		38,416	0	40,000	47	1	1978
6	Ronmor Business Centre 2	4242 - 7 St SE	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	105,000	0		98	2	2007
6	Blackfoot Vista	3345 - 8 St SE	Frank Stollbert	403-231-7630	fstollbert@mancal.com	16,814	5,000	5,600	48	3	2002
6	EHS Partnerships Building	4303 - 11 St SE	Paul MacKinnon	403-243-0700		12,000		12,000		1	1977
6	Vintage on Ninth	4124 - 9 St SE	Scott Smith	403-235-4343	ssmith@homburg.com	46,976	0	46,976	130	1	2000
6	8th Street Business Centre	3603 - 8 St SE	Luke Stiles	403-984-9800	lstiles@adventcommercial.com	86,077	0	86,077		1	1958/2008
6	Ronmor Business Centre 3	4129 - 8 St SE	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	105,000	0		128	2	2007
7	Securfund Square	6130 - 4 St SE	Graham Daniel	403-571-4260	gdaniel@peregrin.ca	66283	0	0	57	1	
7	5799 - 3 St SE	5799 - 3 St SE	Dan Doherty	403-258-0202	dohertyd@telus.net	20,000	0	10,000	50	2	2006
7	Philips Square A	5980 Centre St SE	Tracy Taylor	403-777-2712	ttaylor@pbaland.com	12,550	0	12,550	0	1	1998
7	Phillips Park	6020 - 2 St SE	Tracy Taylor	403-777-2712	ttaylor@pbaland.com	249,000	0	150,000	300	2	1979
7	Phillips Square - C	5960 Centre St South	Tracy Taylor	403-777-2712	ttaylor@pbaland.com	18,228	0	18,228	0	1	1998
7	Phillips Square - B	5970 Centre St South	Tracy Taylor	403-777-2712	ttaylor@pbaland.com	25,921	0	13,000	0	2	1998
7	Centron Corner 1	221 - 62 Ave SE	Scott Smith	403-235-4343	ssmith@homburg.com	7,685	0	7,500	200	1	1965

Suburban South

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7	Centron Corner Building 3	6223 - 2 St SE	Scott Smith	403-235-4343	ssmith@homburg.com	30,594	0	15,272	200	2	1997
7	Centron Corner Building 4	6227 - 2 St SE	Scott Smith	403-235-4343	ssmith@homburg.com	13,736	0	13,694	200	1	1997
7	Centron Corner 2	253 - 62 Ave SE	Scott Smith	403-235-4343	ssmith@homburg.com	8,180	0	8,000	200	1	1965
7	4723 - 1 St SW	4723 - 1 St SW	Carolyn Hooper	403-750-0455	carolyn@dbpi.ca	28,929	0	11,600	49	3	1986/2005
7	5824 - 2 St SW	5824 - 2 St SW	Colliers		dsimmons@foxbridgedevelopment.com	20,495	3,008	7,000	30	3	1979
7	5800 - 2 St SW	5800 - 2 St SW	Tyler Realty Corp Ltd/Doug C Debnam	403-253-0333	doug@tylerrealty.com	11500	0	6000	16	2	1978
7	Sloane Square	5920 - 1A St SW	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	70,500	0	70,500	234	1	1976/2007
7	Chinook Place	358 - 58 Ave SW	Patti Janisse	403-899-7317		14,500	5,000	7,250	30	3	1978
7	Touchstone	222 - 58 Ave SW	Janet Leskiw	403-269-4331	info@vista-group.ca	45,448	3,841	10,000	65	6	1990
7	Riviera Centre	5720 Macleod Tr SW	Shane Olin	403-313-5305		26,171	12,171	12,000	24	2	1975
7	Macleod Place I	5920 Macleod Tr SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	80,722	5,747	10,090	185	8	1966
7	Macleod Place II	5940 Macleod Tr SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	105,571	4,103	11,730	180	9	1970
7	Sayles Building	6016 - 3 St SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	6,000		3,000	6	2	
7	Chinook Professional Building	6455 Macleod Tr SW	Peter Stack	403-571-2532	peterstack@cadillacfairview.com	44,959	4,820	8,533	21	5	1965
7	Weston Centre	5819 - 2 St SW	Avison Young/Allan Zivot	403-232-4307	azivot@ay-ab.com	22,386	3,000	9,700	22	3	1979
8	Centre 7500 B	7500 Macleod Tr SE	Century 21 Bamber/Patrick Elliott	403-245-0773		17,648	0	17,648	43	1	1968
8	Centre 7500 A	7500 Macleod Tr SE	Century 21 Bamber/Patrick Elliott	403-245-0773		22,151	0	11,000	43	2	1968
8	506 - 71 Ave SW	506 - 71 Ave SW	Kennington Properties Ltd	403-215-0380		16,883	2,052	5,628	40	3	1980
8	**Centre 70**	7015 Macleod Tr SW	Realex Asset Mgmt Inc/Rick Wong	403-213-5549	dnicol@realexorg	132,220	20,892	12,511	235	8	1980
8	Rockyview Health Centre II	1016 - 68 Ave SW	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	53,871	0	26,900	147	2	1981/2009
8	Bantrel Place	1201 Glenmore Tr SW	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	137,821	0	22,500	387	6	2007
8	Rockyview Professional Centre	1011 Glenmore Tr SW	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	68,815		16,000	124	4	1979
9	Glenmore Centre III	7710 - 5 St SE	Kalen Morton	403-221-1362	kalenmorton@ingrealestate.ca	57,862	0	29,319	92	2	1985
9	Glenmore Centre 5	610 - 70 Ave SE	Kalen Morton	403-221-1362	kalenmorton@ingrealestate.ca	44,280	0	22,144	0	2	1979
9	Glenmore Centre 20	550 - 71 Ave SE	Kalen Morton	403-221-1362	kalenmorton@ingrealestate.ca	57,368	0	28800	77	2	1980
9	Glenmore Centre Phase III	611 & 615 - 71 Ave SE	Kalen Morton	403-221-1362	kalenmorton@ingrealestate.ca	18,455	0	7,960	0	2	1979

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9	7180 - 11 St	7180 - 11 St SE	ICM Realty Group Ltd/Donna MacArthur	403-256-5350	knault@icmgroup.ca	19,880	0	10,000	20	2	1986
9	Dyad Centre	7260 - 12 St SE	Chris Law	403-266-5544	chrislaw@collierscalgary.com	84,045	0	84,000	176	1	
9	Railway St Corporate Centre I	6807 Railway St SE	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	60,420		20,140	37	3	2007
9	Railway St Corporate Centre II	6835 Railway St SE	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	76,453	0	25,651	49	3	2007
9	**Sovereign Tower**	6700 Macleod Tr S	Ryan Panet	403-355-3396		99,919	13,282	14,467		7	2001
10	Glenmore Commerce Court	2880 Glenmore Tr SE	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	59,349	1,885	29,675	96	2	1974
11	Glenmore Landing	1600 - 90 Ave SW	Colin Peter	403-538-2717	cpeter@riocan.com	147,234	116,227		0	0	
11	Woodlands Village Mall	523 Woodpark Blvd SW			dsmith@leasecorealty.com	43,969	30,345	17,500	60	2	1979
12	Heritage Square	8500 Macleod Tr SE	Bruce Cripps	403-705-3527	info@marwest.ca	309,081	6,500	62,000	750	5	1981
12	Horton Park - B	9705 Horton Rd SW	Ashley Wedlock	416-907-4862	awedlock@whiterockreit.ca	11,232	0	6,000	0	2	1975
12	Horton Park - A	9705 Horton Rd SW	Ashley Wedlock	416-907-4862	awedlock@whiterockreit.ca	20,939	0	9000	0	2	1975
12	Horton Park - C	9705 Horton Rd SW	Ashley Wedlock	416-907-4862	awedlock@whiterockreit.ca	22,342	0	5094	0	4	1975
13	Quarry Park - Central	109 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	171,128	0	57,000	500	3	2010
13	Quarry Park South Campus	275 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	TBD	0	TBD	0		TBD
13	Quarry Park West	200 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	90,021	0	30,000	270	3	2009
13	Quarry Park North Campus - B	160 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	59,969	0	20,953	159	3	2009
13	Glendeer Junction	30 Glendeer Cir SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	20,016	0	10,000	245	2	1998
13	Quarry Park Professional Centre	109 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	85,826	0	29,000	352	3	2009
13	Quarry Park - Boulevard Centre	110 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	103,206	0	34,000	367	3	2009
13	Quarry Park North Campus - A	180 Quarry Park Blvd SE				104,209	0	35,000	272	3	2009
13	Jacobs Building	205 Quarry Park Blvd SE	Al Bietz	403-303-2434	abietz@bentall.com	358,868	0	89,005	1,765	4	2008
13	Quarry Park North Campus - C	140 Quarry Park Blvd SE	Cody Clayton	403-255-7003	cclayton@remingtoncorp.com	101,562	0	34,000	272	3	2009
13	Riverbend Atrium One	200 Rivercrest Dr SE	David Nicol	403-213-5549	dnicol@realexorg	86,495	0	43,257	287	2	1981
14	Willow Park Centre	10325 Bonaventure Dr SE	Peggy Telfer	403-234-3228	ptelfer@strategic-group.ca	78578	12,818	18,571	207	4	1981
14	Fairmount Shopping Plaza	9919 Fairmount Dr SE	Ron Schletz	403-257-6882	ronschletz@firstcapitalrealty.ca	57,790		30,000	164	2	1979/2008
14	Bonaventure Professional Building	12427 Bonaventure Dr SE	NTC Holdings Inc			6,500			20	2	2002
14	**Southland Tower**	10655 Southport Rd SW	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	209,643	421	14,585	500	13	1982

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Suburban South

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14	**Southland Court**	10601 Southport Rd SW	Berezan Mgmt Alta Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	71,031	7,269	23000	300	3	1980
14	**Southland Park 4**	10301 Southland Lane SW	Cindy Dubray	403-266-1695		235,730	0	21,040	42	12	2008
14	**Southland Park 3**	10101 Southport Rd SW	Cindy Dubray	403-266-1695		142,247	0	71,124	24	2	1984
14	Southland Plaza	10201 Southport Rd SW				267,946	13123	21884	889	12	1978
14	Southport Atrium	10333 Southport Rd SW				226,488	27632	45745	743	5	1980
16	Atrium VI	295 Midpark Way SE	Bruce Ferguson	403-254-6440	bruceferguson@lansdowne.ca	51,689	0	15,985	87	3	1982
16	Agrium Place	13131 Lake Fraser Dr SE	N/A		dkrysko@agrium.com	140,000	0	35,000	220	4	1999
16	Midpark Court	251 Midpark Blvd SE				23,238	1,472	12,000	62	2	1981
16	264 Midpark Way SE	264 Midpark Way SE				20,000	0	10,000	54	2	2002
16	Atrium VII	340 Midpark Way SE	Allan Okabe	403-253-6950	aokabe@epicrealtypartners.com	101,961	0	36,077	372	3	1981
16	Midpark Centre	259 Midpark Way SE	Brian Carlin	403-256-3888		47,055	0	15685	91	3	1981
16	Mariner Place	279 Midpark Way SE	Brian Carlin	403-256-3888		30,309	0	14000	36	2	1981
16	Health Plus Building/Atrium V	290 Midpark Way SE		604-688-8851	kfung@canreal.com	31,648	2,700	10,000	190	3	1982
16	ATCO Gas Building	383 Midpark Blvd SE				86,000	0	28,800	125	2	1982
16	Genstar Building	280 Midpark Way SE	ICM Realty Group/Donna MacArthur	403-256-5350	knault@icmgroup.ca	28156	0	13972	90	2	1981/2004
16	Fluor Canada Ltd Building	55 Sunpark Plaza SE				225,000	0	75,000	806	3	2000
16	51 Sunpark Dr SE	51 Sunpark Dr SE	Ken Acheson		kenacheson@kennington.ca	27,299	0	9,033	89	3	2003
16	The Parke at Fish Creek	14505 Bannister Rd SE	Nicci Shores	403-777-0664	niccishores@gwlra.com	61,219	0	21,500	121	3	2000
16	South Calgary Health Centre	31/39 Sunpark Place SE	Allan Bietz	403-303-2426	abietz@bentall.com	125,238	4,400	0	440	0	2004
16	Franklin Building	112 - 28 St SE	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	50,577	0	25,569	169	2	1978
16	Winning Edge Tech Centre	3131 - 114 Ave SE	Kathleen Bruce	403-212-4333	kathyb@pbssystems.com	42,000	0	21,000	128	2	2002/07
16	Sunpark Plaza	60 Sunpark Plaza SE	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	60,023	0	15,006	147	4	2002
16	Sundance Place	23 Sunpark Dr SE	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	179,075	0	44,769	605	4	2001
16	Sundance Professional	6000, 15 Sunpark Plaza SE	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	32,260	10,212	10,753	110	3	2004
16	Sundance West II	6000, 15 Sunpark Plaza SE	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	21,801	10,459	10,753	109	3	2004
16	Sundance West I	1000, 15 Sunpark Plaza SE	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	174,560	0	43,640	594	4	2002
16	40 Sunpark Plaza SE	40 Sunpark Plaza SE	Dan Harmsen	403-290-0178	dharmsen@barclayst.com	67,015	0	21,000	123	3	2005

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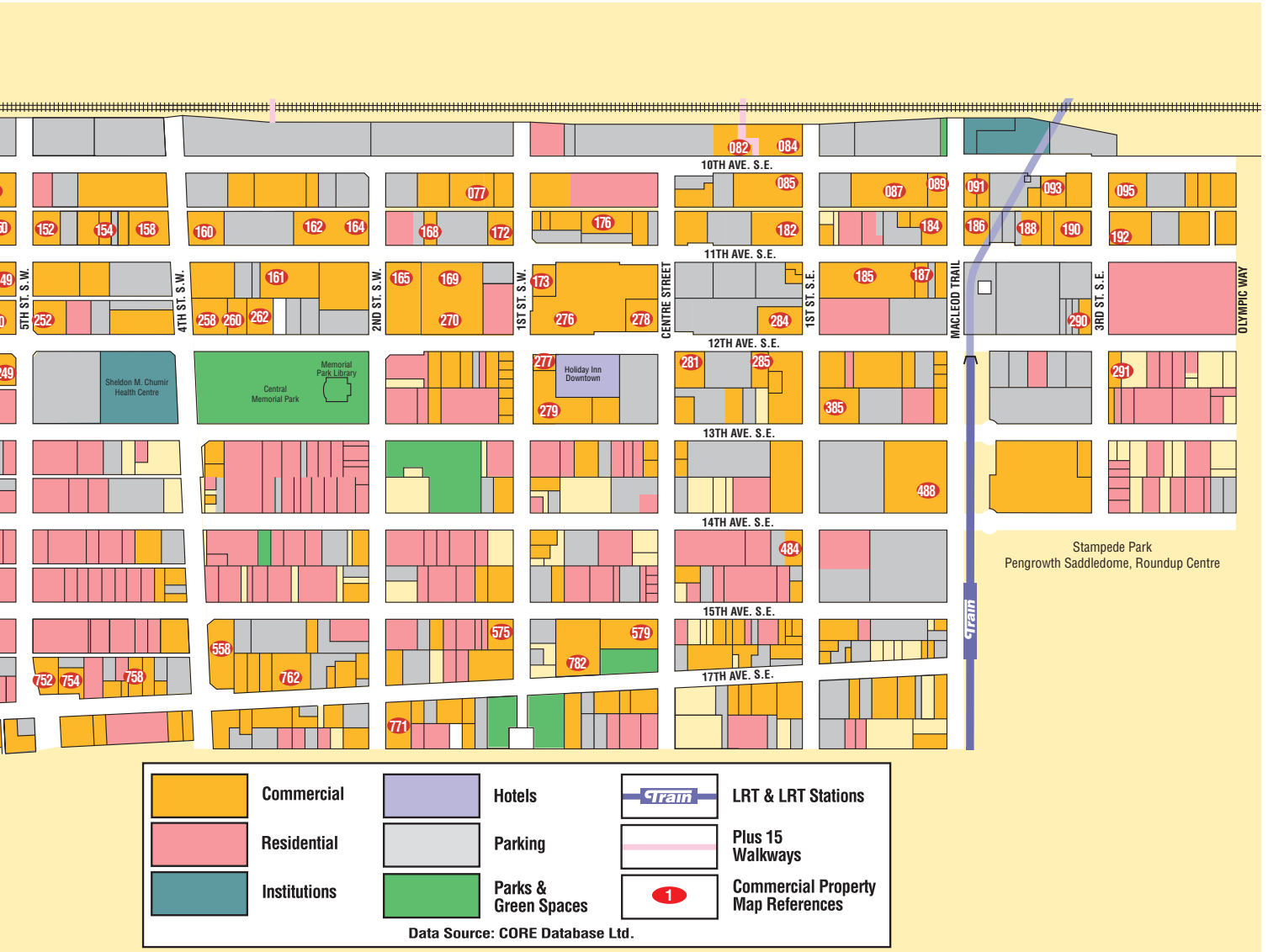
029	Cheviot Professional Bldg	1615 - 10 Ave SW	Shane Olin	403-313-5305	solin@naicommercial.ca	29,093	0	10,000	40	3	1979
039	1313 - 10th Ave	1313 - 10 Ave SW	Care Factor/Steve Christian	403-204-2727	stevec@carefactor.com	47,144	0	11,786	60	4	1979
054	999 - 8 St SW	999 - 8 St SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	113,779	1,249	16,254	210	7	1978
055	10th Avenue Building	815 - 10 Ave SW	Darcie Smith	403-245-2077	dsmith@certusdevco.com	27,000	12,927	13,500	34	2	1999
057	Cooperblok	801 & 805 - 10 Ave SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	35,793	0	5,966	34	6	1912
059	707 - 10 Ave SW	707 - 10 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	47,086	0	15,695	95	3	1977
063	Kipling Square	601 - 10 Ave SW	Colliers/Kevin Watson	403-571-8765	calgary@nwe.ca	48,023	0	13,000	17	3	1906/95
077	MacCosham Place	215 - 10 Ave SW	Daniel Pearse and Associates/Tim White	403-237-6564	danielpearse@hotmail.com	34,838	22,037	6,300	12	3	1912/09
082	Palliser Annex	112 - 10 Ave SE	Aspen Properties Mgmt Ltd/Rob Blackwell	403-216-2660	APL@aspenpropertiesltd.com	13,500	0	6,750	16	2	2010
084	Palliser South	140 - 10 Ave SE	Aspen Properties Mgmt Ltd/Rob Blackwell	403-216-2660	APL@aspenpropertiesltd.com	300,000	8,000	17,500	0	18	2009
087	Brownstone	221 - 10 Ave SE	condominium office			45,000	0	15,000	69	3	2004
089	Demcor Building	239 - 10 Ave SE	Kennington Properties Ltd	403-215-0380	kenacheson@kennington.ca	25,458	0	6,900	106	3	1905
091	305 - 10th Ave SE	305 - 10 Ave SE	Murray Atkins	403-244-3555		13,800	0	6,750	22	2	1901/2000
093	Alberta Trade Centre	315 - 10 Ave SE	owner occupied			56,270	0	12,000	45	5	1974
095	409 - 10th Ave SE	409 - 10 Ave SE	Bighorn Capital Ltd/N/A	403-290-4650		26,000	0	13,000	65	2	1952/2002
106	Winwood Place	1324 - 11 Ave SW	Avenue Commercial Inc/Steven P Butt	403-802-6767	sbutt@avenuecommercial.ca	29,700	7,726	10,900	52	3	1980
109	Red Cross Building	1305 - 11 Ave SW	Owner-occupied			35,078	0	8,770	68	4	1977
117	Connaught	1207 - 11 Ave SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	80,031	9,974	11,433	132	7	1981
119	Stephenson Building	1177 - 11 Ave SW	Strategic Group/Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	63,648	2,153	9,093	105	7	1980



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129	Heritage Plaza	1005 - 11 Ave SW	owner occupied			18,417	7,200		38	2	1975
133	Atco Centre II	919 - 11 Ave SW	Tony Prsa	780-413-7059	tprsa@harvard.ca	136,703	1,167	15,189	198	9	1988
134	902 - 11 Ave SW	902 - 11 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	42,631	0	14,210	81	3	1941/76
135	Atco Centre I	909 - 11 Ave SW	Tony Prsa	780-413-7059	tprsa@harvard.ca	188,461	764	12,613	115	16	1982
136	GM Building	838 - 11 Ave SW	Beltline Real Estate Holdings Ltd/Darcie Smith	403-245-2077	dsmith@leasecorealty.com	22,471	10,231	11,000	27	2	1930
138	Glenbow Building	822 - 11 Ave SW	Beltline Real Estate Holdings Ltd/ Darcie Smith	403-245-2077	dsmith@leasecorealty.com	25,063	16,011	4,255	27	3	1930
140	Royop Block	1060 - 7 St SW	Royop Development Corp/Jeremy Thal	403-698-8504	jthal@royop.com	31,000	9,790	5,000	23	5	1923/2005
144	Joffre Place	708 - 11 Ave SW	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	104,830	9,547	19,132	106	6	1980
145	Atrium on Eleventh	625 - 11 Ave SW	Advent Commercial/Gary Bobke	403-984-9800	gbobke@adventcommercial.com	33,553	6,146	12,650	52	3	1980
149	The Keg Building	605 - 11 Ave SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	52,150	29,207	17,383	3	3	1918
150	Sunrise Square	602 - 11 Ave SW	Guardian Advisory Group/Charles Starke	403-374-2546	cstarke@shaw.ca	57,567	7,510	14,200	95	4	1979
152	550	550 - 11 Ave SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	98,630	3,443	8,966	48	11	1983
154	Westcoast Building	522 - 11 Ave SW	1004588 Alberta Ltd/Galina Wilson	403-266-7478 3		24,034	0	5,300	11	4	1912/2007
158	1015 - 4 St SW	1015 - 4 St SW	Standard Life Real Estate Group/Tim Lloyd	403-531-4181	timlloyd@standardlife.ca	114,554	6,093	9,950	84	12	1979
161	333 - 11 Ave SW	333 - 11 Ave SW	Berezan Mgmt Alta-Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	206,554	1,514	14,300	153	16	1981
162	Vintage II	326 - 11 Ave SW	Homburg Canada Inc/Jim Caldwell	403-235-4343	jcaldwell@homburg.com	115,195	13,003	14,600	105	8	2003
164	The Vintage	322 - 11 Ave SW	Homburg Canada Inc/Jim Caldwell	403-235-4343	jcaldwell@homburg.com	94,060	10,290	11,700	85	8	1929/99
165	**IBM Corporate Park A**	227 - 11 Ave SW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	123,074	3,739	26,000	349	6	2002
168	N/A	224 - 11 Ave SW	Cushman Wakefield Lepage/Leslie Lis	403-261-1128	leslielis@cacushwake.com	12,900	0	3,300	5	3	1909

Beltline

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MAP REF	BLDG NAME	BLDG ADDRESS	LEASING AGENT OR MANAGEMENT COMPANY CONTACT	PHONE	E-MAIL	BLDG AREA	RETAIL AREA	AVG FL PLATE	PARKING STALLS	# OF FLOORS	BUILT/ RENO
169	**IBM Corporate Park B**	211 - 11 Ave SW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	126,429	0	23,000	349	6	2007
172	Paramount	1011 - 1 St SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	53,252	8,076	10,650	27	5	1981
173	1110 Building	1110 - 1 St SW	TransAlta Corp/Debbie Thor	403-267-7480	debbie_thor@transalta.com	9,800	0	7,000	15	2	1970
176	Clennan Square	110 - 11 Ave SW	Trevor Skinner	403-261-1133	calg@carboncopydigital.com	28,000	10,000	14,000	31	2	1960/2009
182	Customs House	134 - 11 Ave SE	Balboa Land Investments Inc/ Jo-Ann Civitarese	403-231-7787		72,400	0	19,160	20	4	1912/2006
184	Tourism Calgary	238 - 11 Ave SE	Aldon Wells	403-750-2353	aldonw@tourismcalgary.com	25,655	0	9,500	47	2	1950
185	Keynote	11 Ave SE	Keynote Development Corp/ Kevin Beingessner	403-231-7700		224,000	33,000	21,000	370	14	2009
186	Louise Block	308 - 11 Ave SE	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	26,493	4,892	13,247	85	2	1910/2000
187	Flamingo Block	229 - 11 Ave SE	Balboa Land Investments Inc/Jo-Ann Civitarese	403-231-7787		15,107	0	5,035	17	3	1952/2002
188	Ribtor West	318 - 11 Ave SE	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	57,925	0	11,200	46	4	1912/2004
190	Ribtor East	334 - 11 Ave SE	Ryan Darragh	403-692-4625	rdarragh@ronmor.ca	50,980	0	12,000	46	4	2008
192	Pilkington Brothers Bldg	402 - 11 Ave SE	Kennington Properties Ltd	403-215-0380	ronh@criticalmass.com	53,588	0	12,374	42	4	1914/99
233	Calgary Board of Education	1221 - 8th St SW	Phil Brown	403-303-2400	pbrown@bentall.com	209,000	6,616	12,000	341	11	2010
235	Petrowest	1210 - 8 St SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	37,402	3,842	9,351	63	4	1982
242	Epique House	640 - 12 Ave SW	Knightview Developments Inc/Harry Utzig	403-266-4145	harryutzig@shaw.ca	35,386	0	8,300	9	4	1964
246	The Lorraine	620 - 12 Ave SW	Vyetta Sunderland	403-271-9417		25,159	1,238	6,000	5	4	1913/2001
249	Braemar Place	1201 - 5 St SW	The Marlborough Group/Ryan Fleishman	403-225-1331	ryanfleishman@marfin.ca	35,800	5,800	10,000	57	4	1981
250	Parkside Place Condominium	602 - 12 Ave SW	(condo office building)			68,000	3,033	7,809	100	9	1979/2005
252	Citadel West	540 - 12 Ave SW	Homburg Canada Inc/Jim Caldwell	403-235-4343	jcaldwell@homburg.com	78,315	0	11,790	76	7	1967/2006
258	**1122 Fourth**	1122 - 4 St SW	Manulife Financial/Peter Whitehead	403-264-4980	peterg_whitehead@manulife.com	125,533	2,269	10,328	113	14	1981
260	Lacey Court	344 - 12 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	6,965	0	2,110	8	3	1970
262	Central Park Plaza	340 - 12 Ave SW	Concert Realty Services Ltd/Jeff Juhala	604-688-9460	jjuhala@concertproperties.com	121,957	0	9,500	105	15	1981
270	**IBM Corporate Park C**	220 - 12 Ave SW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	106,946	0	19,000	349	6	2008
276	TransAlta Place II	110 - 12 Ave SW	TransAlta Corp/Debbie Thor	403-267-7480	debbie_thor@transalta.com	189,000	0	20,688	150	6	1984
277	Mavingo Building	1202 - 1 St SW	Sadru Peerani	403-252-1189-3		10,472	4,702	3,333	0	3	1912
278	TransAlta Place I	110 - 12 Ave SW	TransAlta Corp/Debbie Thor	403-267-7480	debbie_thor@transalta.com	135,000	0	13,700	150	10	1965
279	Hotel Arts Gallery	119 - 12 Ave SW	Kim Ball	403-723-9102	tkball@highfieldstockfarm.ca	81,390	27,318	27,130	300	3	2009
281	The Kahanoff Centre	1202 Centre St S	Westcorp Properties Inc/Jonathan Milroy	780-431-3304	jmilroy@westcorp.net	104,651	5,854	10,154	66	11	1982
285	Flagworks Building	133 - 12 Ave SE	Westcorp Properties Inc/Jonathan Milroy	780-431-3304	jmilroy@westcorp.net	22,500	2,500	7,250	22	2	1960
290	Fairey Terrace	1111 - 3 St SE	Chrystian Hebert	403-519-2640	giammarco&co@telus.net	11,000	3,000	5,000	0	2	1902/99
291	Dafoe Terrace	1208 - 3 St SE	Chrystian Hebert	403-519-2640	giammarco&co@telus.net	14,000	6,000	4,500	0	3	1902
335	Barclay Square	1300 - 8 St SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	32,097	0	4,585	51	7	1967
385	Victoria Square	1212 - 1 St SE	A Woessner Construction/ Ralph Woessner	403-282-1428		25,855	0	15,180	50	2	1978
434	Dorchester Square	1333 - 8 St SW	Gordon Realty/Kyle Gordon	403-215-7902		101,333	6,798	10,053	135	11	1981
435	Mount Royal Place	1414 - 8 St SW	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	57,018	3,680	10,257	101	6	1980
484	M-Tech Building	1401 - 1 St SE	M-Tech/Gideon Shoham	403-233-0740	gideon_shoham@hitachi-id.com	30,911	0	6,180	56	5	2004
488	Stampede Station I	1331 Macleod Tr SE	Kim Wingerack	403-225-5656	jaybalkwill@obc.com	161,688	13,995	18,577	312	9	2008
558	1520 Fourth St	1520 - 4 St SW	GWL Realty Advisors/Bill Richards	403-777-0654	billrichards@gwlra.com	111,713	13,089	9,689	190	10	1974
575	First West Professional Bldg	1501 - 1 St SW	Boardwalk Rental Communities/Lorenzo Bellusci	403-206-6746	lbellusci@bwalk.com	27,000	3,000	8,000	40	4	1979
579	Centre 15	1509 Centre St S	Artis REIT/Bruce Cripps	403-705-3527	hsiviglia@narland.com	76,250	0	10,800	114	7	1982
607	Condon Building	1609 - 14 St SW	Condon Building/Sothia Condon	403-244-8464		36,164	11,324	5,760/12,	33	3	1965
638	Mount Royal Centre	850 - 16 Ave SW	Toole Peet Real Estate/Dick Cooke	403-209-5414		9,990	8,365	3,400	14	2	1958
706	First Seventeen Place	1324 - 17 Ave SW	CB Richard Ellis Alberta Ltd/Mark Briggs	403-263-4444		54,282	1,720	9,600	52	5	1982
719	1109 - 17th Ave	1109 - 17 Ave SW	Toole Peet	403-245-4360	cedric1@telus.net	18,220	18,220	4,555	30	4	1979
723	1029 - 17th Ave SW	1029 - 17 Ave SW	MDC Property Services Ltd/Allan Okabe	403-253-6950	aokabe@mdcproperties.ca	13,761	0	0	31	2	1972
725	Shelbourne	1013 / 1019 - 17 Ave SW	Sean McCullough	403- 770-2300	smccullough@strategic-group.ca	28,070	14,360	9,357	22	3	1989
726	Rockwood Square	1032 - 17 Ave SW	Humford Mgmt Inc/Ken Lucianovich	403-319-0490	klucianovich@humfordmgmt.com	22,546	4,109	6,045	36	4	1981
731	High St House	933 - 17 Ave SW	Ian Johnson	403-253-6950		48,615	7,400	7,300	97	8	1980
734	Devenish Building	908 - 17 Ave SW	Devenish Heritage Ltd/Hayim Hamburger	403-229-9204		49,033	18,000	12,300	64	4	1911/75
739	Mount Royal Block	815 - 17 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	48,237	24,131	24,119	146	2	2006
752	Camcrest Place	1550 - 5 St SW	Terry Campbell	403-228-1644	tcampbell@groupsource.ca	34,614	7,927	8,900	54	4	1980
754	Beltline Building	534 - 17 Ave SW	Sean McCullough	403-770-2300	smccullough@strategic-group.ca	25,199	7,103	6,300	37	4	1976
758	Aurora Building	524 - 17 Ave SW	Barclay St Real Estate Ltd/Dennis Villeneuve	403-290-0178	dvilleneuve@barclaystreet.com	14,595	2,633	3,564	19	3	1958/2009
762	The Courtyard	320 - 17 Ave SW				68,700	0	11,000	132	5	1979
771	Notre Dame Place	255 - 17 Ave SW	Canadian Urban Ltd/Len Klausner	780-424-7722	lklausner@canadianurban.com	48,881	5,241	9,721	82	5	1981
782	Iona Building	120 - 17 Ave SW	Iona Holdings Corp/Sergio Astorga	403-218-5543	sergioa@rcdiocese-calgary.ab.ca	45,000	7,000	9,500	97	4	1979

Vacancies create 'tenant's market'

The new office space coming down the pipe in downtown Calgary hasn't quite turned from a trickle to a torrent, but the additional square footage is keeping vacancy rates buoyant.

"It was a landlord's market for the last decade, and now that has moved to a tenant's market — and well into the new year we'll be seeing the higher vacancy rates than we have been accustomed to," says Adam Legge, vice-president and chief economist at Calgary Economic Development. "With all the new space coming onstream between now and 2012, we'll see competitive rates and choices for tenants."

Calgary's downtown office vacancy rate was 10 per cent in the second quarter of 2010, up from 7.8 per cent a year earlier and from 9.7 per cent in the previous quarter, said Avison Young's market report.

CB Richard Ellis and Colliers reported downtown office vacancies around 15 per cent for the second quarter of 2010. The higher number is attributable to slightly different methodology and the inclusion of the Beltline in the calculations.

"The biggest contrast between the second quarter of 2009 and the second quarter of 2010 is that we added more than a million square feet of office space downtown," says Greg Kwong, executive vice-president and regional managing director at CB Richard Ellis in Calgary.

The east tower of Eighth Avenue Place was completed last June. The complex will provide one million sq. ft. of commercial office space in its first tower, and the Energy Resources Conservation Board's previous address also became available.

One of the hottest topics in downtown real estate was the positive absorption of almost 643,000 sq. ft. downtown in the first half of the year, according to the Colliers report. This was above Calgary's historic 10-year average of 600,000 sq. ft.

Avison Young's research showed even higher absorption for first half 2010.

It said the absorption almost undid the damage of 2009, with1.7 million sq. ft. of positive absorption, in contrast to the negative 1.9 million-sq.-ft. absorption in 2009.

"There has been a tremendous amount of activity over the last eight months," says Kwong.

Avison Young reports that sublease space available in the downtown market could potentially double by spring 2012, since EnCana will complete its move into The Bow building between second quarter 2011 and first quarter 2012, and portions of its existing 1.8 million sq. ft. of space will turn up on the sublease market.

A number of oil-sands projects came back online in the first half of 2010, and oilfield activity increased as a result of a more attractive royalty regime.

This brought Calgary energy firms growth opportunities, but despite the activity, average rental rates declined again in the second quarter of 2010, even after the 20 to 40 per cent decreases of 2009.

"Some downtown tenants are viewing this as an opportunity to move up in terms of quality," says Legge.

In the downtown core, class AA head lease space was at $32 per sq. ft. by mid-2010, class A at $23 per sq. ft., class B at $13 and class C $10, said Avison Young.

Meanwhile, the vacancy rate in the Beltline decreased from the first quarter of 2010 to the second. Avison Young reported a vacancy rate of 9.8 per cent, down from 12.4 per cent in first quarter.

Beltline rental rates remained relatively flat after decreasing as much as 25 per cent in 2009, with newly constructed and class A space at $23 per sq. ft., class B space at $14 and class C $10.

Absorption was anticipated to remain positive for the remainder of 2010.

By mid-2010, there was one office building under construction in the Beltline, containing a total of 240,000 sq. ft. ■

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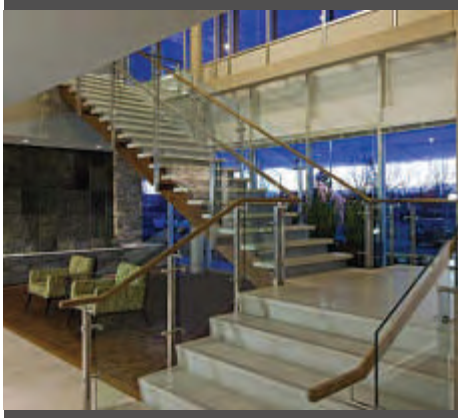

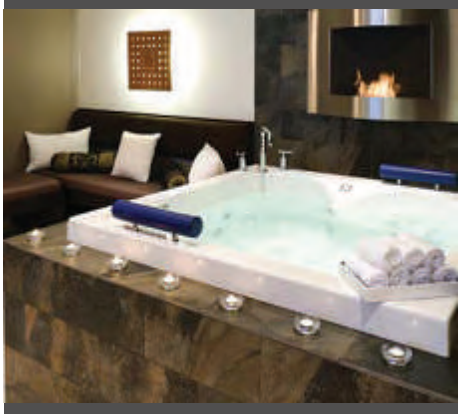

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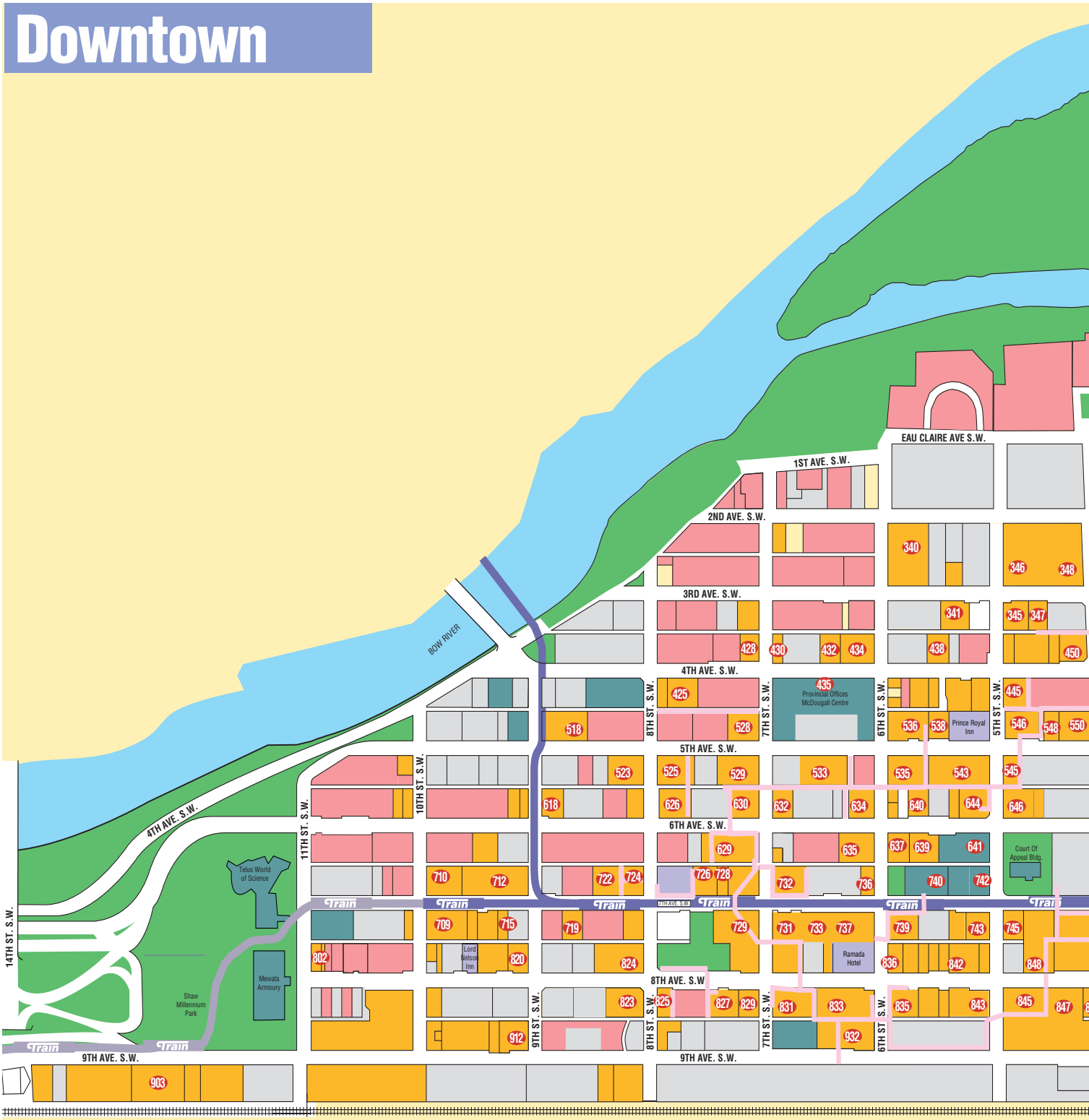
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7TH AVE. S.W.
8TH AVE. S.W.
9TH AVE. S.W.
BOW RIVER
4TH AVE. S.W.
14TH ST. S.W.
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Telus World of Science
Shaw Millennium Park
Mewata Armoury
Lord Nelson Inn
Provincial Offices McDougall Centre
Prince Royal Inn
Court Of Appeal Bldg.
Ramada Hotel
Train
Commercial
Residential
Institutions
Hotels
Parking
Parks & Green Spaces
LRT & LRT Stations
Proposed
Plus 15 Walkways
Commercial Property Map References
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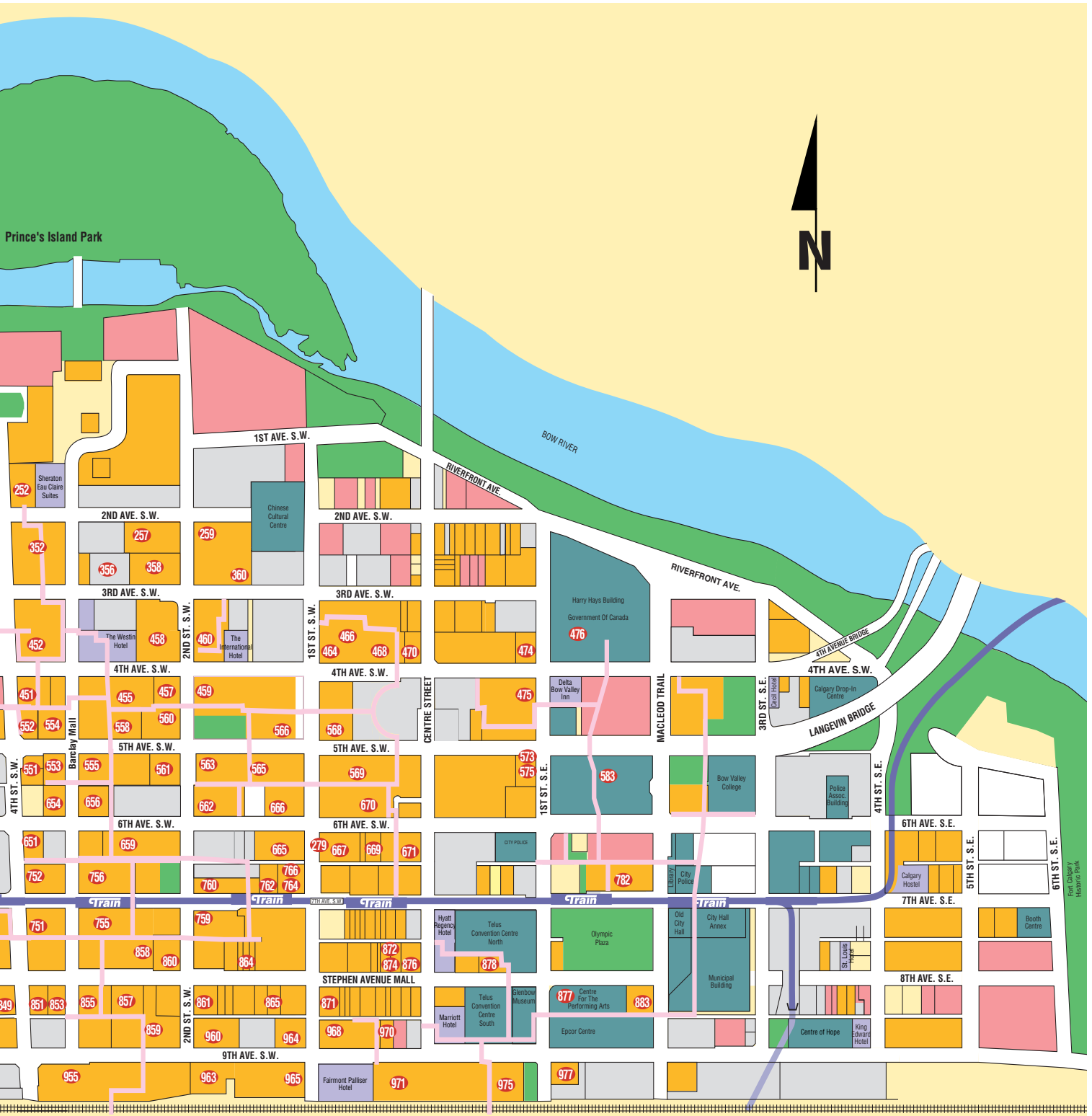

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Downtown

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252	**Ernst & Young Tower**	440 - 2 Ave SW	Oxford Properties Group/Rick Artus	403-206-6422	rartus@oxfordproperties.com	451,090	21,184	19,600	272	23	2000
257	Century Square III	309 - 2 Ave SW	Cadillac Fairview Corp Ltd/Peter L Stack	403-571-2532	peterstack@cadillacfairview.com	48,444	0	23,942	101	2	1974
259	**Livingston Place - W**	250 - 2 St SW	Bentall LP/Phil Brown	403-303-2454	pbrown@bentall.com	425,138	11,248	22,756	252	22	2007
340	Shaw Court	630 - 3 Ave SW	Shaw Cable Systems RI Est Dept/Dawn Gilmour	403-750-4539	dawngilmour@sjrb.ca	288,341	1,478	25,050	212	12	1990
341	615 - 3 Ave SW	615 - 3 Ave SW	Ian Wilson	403-537-7020	ianwilson@calgaryparking.com	29,418	10,369	10,369	37	3	1979
345	Eau Claire Place I	525 - 3 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	75,443	0	10,778	43	7	1979/98
346	Centennial Place West	250 - 5 St SW	Rick Artus	403-206-6422	rartus@oxfordproperties.com	439,590	7,907	21,500	265	23	2009
347	Eau Claire Place II	521 - 3 Ave SW	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	132,572	1,023	8,800	85	19	1980
348	Centennial Place East	520 - 3 Ave SW	Rick Artus	403-206-6422	rartus@oxfordproperties.com	779,071	33,611	21,500	528	40	2009
352	**Canterra Tower**	400 - 3 Ave SW	Oxford Properties Group/Gary Dearing	403-206-6482	gdearing@oxfordproperties.com	820,479	14,428	19,500	420	46	1988
356	Calgary City Centre I		Peter Stack	403-571-2532	peterstack@cadillacfairview.com	1,070,000		24,000	TBD		TBD
358	Century Square II	302 - 3 Ave SW	Cadillac Fairview Corp Ltd/Peter L Stack	403-571-2532	peterstack@cadillacfairview.com	27,862	12,822	27,862	97	1	1974
360	Livingston Place - S Tower	222 - 3 Ave SW	Bentall LP/Phil Brown	403-303-2454	pbrown@bentall.com	424,429	8,269	22,936	252	22	2007
425	Canadian Centre	833 - 4 Ave SW	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	152,795	6,333	14,203	83	12	1983
428	United Place	808 - 4 Ave SW	CB Richard Ellis/Dennis Djonlich	403-303-3603	dennisdjonlich@cbre.com	84,316	171	8,670	86	10	1976
430	Optima Place	744 - 4 Ave SW	Tanyn Colasurdo	403-290-0178	tcolasurdo@barclaystreet.com	47,770	1,263	4,601	0	11	1982
432	Alberta Land Titles Building	710 - 4 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	39,236	0	13,079	0	3	1979/2002
434	**McFarlane Tower**	700 - 4 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	198,751	2,550	12,354	154	18	1979
435	**McDougall Centre**	455 - 6 St SW	Government occupied		gordonmoss@govab.ca	51,805	2,100	10,850	33	4	1907/86
438	Birchcliff Energy Building	630 - 4 Ave SW	CB Richard Ellis/Chris Conrad	403-750-0513	chrisconrad@cbre.com	67,898	0	13,500	47	5	1978
445	Selkirk House	555 - 4 Ave SW	Arcturus Realty Corp/Rob Duteau	403-205-7437	rduteau@arcturusrealty.com	223,401	2,991	11,149	58	23	1979/90
450	Altius Centre	500 - 4 Ave SW	Brookfield Properties Corp/Ryan Handley	403-770-7210	ryanhandley@brookfield.com	303,000	3,000	10,500	286	32	1974
451	**Fourth & Fourth**	435 - 4 Ave SW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	88,738	12,024	12,879	84	7	1978
452	**Shell Centre**	400 - 4 Ave SW	Oxford Properties Group/Rick Artus	403-206-6422	rartus@oxfordproperties.com	692,627	42,830	19,850	86	33	1977
455	**Calgary Place II**	355 - 4 Ave SW	Oxford Properties Group/Ryan Sirski	403-206-6482	rsirski@oxfordproperties.com	217,113	35,694	11,350	138	25	1969/2005
457	Canada Place	407 - 2 St SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	196,768	2,583	11,635	103	18	1975
458	Jamieson Place	308 - 4 Ave SW	Bentall LP/Phil Brown	403-303-2454	pbrown@bentall.com	846,246	14,029	24,680	496	38	2009
459	**Fifth Avenue Place W**	237 - 4 Ave SW	Brookfield Properties Corp/Dwight Jack	403-770-7200		707,373	48,273	23,000	793	35	1981
460	**BP Centre**	240 - 4 Ave SW	Bentall LP/Allan Bietz	403-303-2434	abietz@bentall.com	660,129	6,533	24,000	227	31	1988
464	Sun Life Plaza - W Tower	144 - 4 Ave SW	CREIT Mgmt LP/Geoff Christie	403-235-3443	gchristie@creit.ca	312,186	3,875	11,365	182	28	1981
466	Sun Life Plaza - N Tower	140 - 4 Ave SW	CREIT Mgmt LP/Geoff Christie	403-235-3443	gchristie@creit.ca	307,425	3,447	11,365	181	28	1982
468	Sun Life Plaza - E Tower	112 - 4 Ave SW	CREIT Mgmt LP/ Geoff Christie	403-235-3443	gchristie@creit.ca	410,699	10,575	15,100	280	28	1984
474	First Street Plaza	138 - 4 Ave SE	Peggy Telfer/403-770-2300		ptelfer@strategic-group.ca	72,102	1,881	9,013	43	8	1981
475	Telus Tower	411 - 1 St SE			carmelsmetschka@hrproperties.ca	709,204	6,329	27,161	349	28	1980
476	Harry Hays Building	220 - 4 Ave SE	Maple Leaf Property Mgmt/Joan Hampaul	403-532-6500	jhampaul@mlpm.ca	463,452	861	64,584	300	8	1978
518	Place 926	926 - 5 Ave SW	Sean McCullough	403- 770-2300	smccullough@strategic-group.ca	85,348	618	8,535	52	10	1982
523	Lavalin Centre	909 - 5 Ave SW	Avenue Commercial Inc/Steven P Butt	403-802-6767	sbutt@avenuecommercial.ca	121,957	6,500	12,510	69	10	1979
525	**Atrium I**	839 - 5 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	109,890	9,002	14,345	84	8	1978
528	**Trimac House**	800 - 5 Ave SW	GWL Realty Advisors Inc/Bill Richards	403-777-0654	billrichards@gwlra.com	283,409	4,004	12,250	141	23	1983
533	715 - 5 Ave SW	715 - 5 Ave SW	Tillyard Mgmt Inc/Sharon Schneider	403-531-3663	sschneider@tillyardgroup.com	399,563	7,517	12,600	391	32	1974
535	Standard Life Tower	639 - 5 Ave SW	Standard Life Real Estate Group/Tim Lloyd	403-531-4181	timlloyd@standardlife.ca	280,425	10,777	12,000	87	25	1969
536	ERCB Building	640 - 5 Ave SW	Bentall LP/Al Bietz	403-303-2434	abietz@bentall.com	229,740	0	16,544	116	16	1981
538	MNP Place	622 - 5 Ave SW	MacBain Properties Ltd/John Milino	403-716-3701	jmilino@macbain.ca	39,763	0	7,992	30	5	1980
543	**Fifth and Fifth**	605 - 5 Ave SW	GWL Realty Advisors/Bill Richards	403-777-0654	billrichards@gwlra.com	470,306	18,992	15,327	244	34	1980
545	Five Ten Fifth	510 - 5 St SW	Colliers/Aly Lalani	403-298-0410	calgary@nwe.ca	108,529	6,007	6,403	27	18	1982
546	Aquitaine Tower	540 - 5 Ave SW	Yale Properties Ltd/Andy Baxter	403-571-3129	andybaxter@yalecanada.com	246,752	0	13,800	91	22	1968
548	**520 - 5 Ave SW**	520 - 5 Ave SW	Shannon Potter	403-536-6946	spotter@dundeerealty.com	143,871	3,080	8,038	53	26	1982
550	Chevron Plaza	500 - 5 Ave SW	Cresa Partners/John Stones	403-571-8086		269,505	5,530	12,109	74	23	1981
551	441 - 5 Ave SW	441 - 5 Ave SW	Ashley Wedlock	416-907-4862	awedlock@whiterockreit.ca	55,308	3,244	5,953	0	10	1973

Downtown

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552	444 - 5 Ave SW	444 - 5 Ave SW	Rob Blackwell	403-216-2242		168,870	5,015	7,342	6	23	1973
553	**505 - 3 St SW**	505 - 3 St SW	Morguard Investments Ltd/Cindy Dubray	403-266-1695		135,101	6,297	7,822	48	18	1979
554	**Roslyn Building**	400 - 5 Ave SW	Shannon Potter	403-536-6546	spotter@dundeerealty.com	132,186	9,299	13,889	33	10	1968
555	333 Fifth Ave	333 - 5 Ave SW	Yale Properties Ltd/Andy Baxter	403-571-3129	andybaxter@yalecanada.com	241,457	24,551	15,613	124	19	1978
558	Calgary Place I	330 - 5 Ave SW	Oxford Properties Group/Ryan Sirski	403-206-6482	rsirski@oxfordproperties.com	285,077	35,694	11,350	138	25	1969/2005
560	Stock Exchange Tower	300 - 5 Ave SW	Andrew Baird	403-777-4294	andrewbaird@gwlra.com	386,872	18,914	13,500	112	32	1979
561	505 - 2nd St SW	505 - 2 St SW	MacBain Properties Ltd/John Milino	403-716-3701	jmilino@macbain.ca	123,619	9,184	15,915	29	8	1959/2000
563	**Bow Valley Square 3**	255 - 5 Ave SW	Oxford Properties Group/Gary Dearing	403-206-6477	gdearing@oxfordproperties.com	374,697	37,503	11,522	257	32	1979
565	**Bow Valley Square 2**	205 - 5 Ave SW	Oxford Properties Group/Gary Dearing	403-206-6477	gdearing@oxfordproperties.com	503,305	22,254	13,599	202	39	1975
566	Fifth Avenue Place E Tower	425 - 1 St SW	Brookfield Properties Corp/Dwight Jack	403-770-7200		719,416	48,273	23,000	793	35	1981
568	TransCanada Tower	450 - 1 St SW	Trans Canada Pipelines/Doug Slater	403-920-7922	marjcone@hrproperties.ca	1,013,406	18,972	28,669	560	35	2001
569	**Suncor Energy Ctr E Tower**	111 - 5 Ave SW	Brookfield Properties Corp/Dwight Jack	403-770-7200		585,662	24,462	20,000	849	32	1983
573	Le Rocc	149 - 5th Ave SE	Kay Shaw	403-571-4252	kshaw@peregrin.ca	19,016	4,325	6,340	0	3	1955
575	North-West Travellers Building	515 - 1 St SE	Kay Shaw	403-571-4252	kshaw@peregrin.ca	26,040	0	5,393	6	4	1912/2004
583	Education Centre Building	515 Macleod Tr SE	N/A	N/A	rstirling@cbeab.ca	89,964	0	18,000	205	5	1969
618	Place 9-6	940 - 6 Ave SW	Strategic Group/Sean McCullough	403-770-2300	smccullough@strategic-group.ca	157,860	3,462	15,359	130	11	1981
626	**Atrium II**	840 - 6 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	109,595	8,749	14,450	86	8	1978
629	AMEC Place	801 - 6 Ave SW	Yale Properties Ltd/Andy Baxter	403-571-3129	andybaxter@yalecanada.com	409,460	16,365	15,900	266	35	1982
630	Place 800	800 - 6 Ave SW	Standard Life Real Estate Group/Tim Lloyd	403-531-4181	timlloyd@standardlife.ca	184,450	5,612	11,400	77	18	1972
632	**736 Sixth**	736 - 6 Ave SW	Manulife Financial/Peter Whitehead	403-264-4980	peterg_whitehead@manulife.com	194,384	4,084	9,500	93	23	1983
634	Bantrel Tower	700 - 6 Ave SW	Yale Properties Ltd/Andy Baxter	403-571-3129	andybaxter@yalecanada.com	224,990	10,694	11,063	34	23	1968
635	Britannia Building	703 - 6 Ave SW	Artis REIT/Bruce Cripps	403-705-3527	bcrips@artisreit.com	131,476	8,787	15,324	49	9	1958/95

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637	Alpine Building	635 - 6 Ave SW	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	53,128	6,204	11,641	37	5	1962/98
639	Ford Tower	633 - 6 Ave SW	Arcturus Realty Corp/Ashley Roberts	403-205-7441	aroberts@arcturusrealty.com	144,919	1,390	8,080	51	20	1976
640	Bradie Building	630 - 6 Ave SW	Estancia Investments Inc/Andrew Borle	403-750-2220	aborle@estancia.ca	92,430	0	7,110	65	14	1965/70
641	Calgary Court Ctr - N Tower	601 - 6 Ave SW	N/A		kenerdman@snclavalinom.com	500,000		20,000	150	24	2007
644	Petex Building	600 - 6 Ave SW	Western Securities Ltd/Mike Brescia	403-263-6940	mikeb@westsec.ca	122,189	7,302	12,000	25	11	1964
646	**Calgary House**	550 - 6 Ave SW	Manulife Financial/Peter Whitehead	403-264-4980	peterg_whitehead@manulife.com	158,873	9,793	14,909	67	14	1966
651	606 - 4 St SW	606 - 4 St SW	Mitch Brody	403-264-5889	realex@realex.org	130,000	0	7,800	178	15	1969/97
654	404 - 6 Ave	404 - 6 Ave SW	ICM Realty Group Ltd/Donna MacArthur	403-256-5350	knault@icmgroup.ca	88,400	0	10,855	0	7	1970/2006
656	Centrium Place	332 - 6 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	223,767	3,917	16,920	75	15	2007
659	Intact Place	311/321 - 6 Ave SW	Bentall LP/Allan Bietz	403-303-2426	abietz@bentall.com	463,486	25,181	13,757	189	18/1	1980
662	**Bow Valley Square 4**	250 - 6 Ave SW	Oxford Properties Group/Gary Dearing	403-206-6477	gdearing@oxfordproperties.com	443,749	29,133	11,530	202	37	1981
665	Herald Annex Building	605 - 1 St SW	Brookfield Properties Corp/Ryan Handley	403-770-7087	ryanhandley@brookfield.com	52,502	14,900	17,987	60	3	1965
666	**Bow Valley Square 1**	202 - 6 Ave SW	Oxford Properties Group/Gary Dearing	403-206-6477	gdearing@oxfordproperties.com	143,554	8,736	9,662	74	17	1972
667	Lougheed Building	604 - 1 St SW	Sheree Stewart	403-231-1682	sheree@heritageproperty.ca	87,835	11,168	11,851	0	6	1911/2007
669	119 - 6th Ave SW	119 - 6 Ave SW	Frank Stollbert	403-231-7630	fstollbert@mancal.com	62,650	0	15,663	20	4	1929/2006
670	**Suncor Energy Ctr W Tower**	150 - 6 Ave SW	Brookfield Properties Corp/Dwight Jack	403-770-7200		1,121,618	24,462	23,000	849	52	1983
671	Hanover Place	101 - 6 Ave SW	Peregrin Property Services/ Kay Shaw	403-571-4254	kshaw@peregrin.ca	238,893	7,276	10,280	53	25	1982
709	AltaLink Place	1035 - 7 Ave SW	Chris Wigle	403-536-1180	cwigle@dundeerealty.com	76,755	0	12,987	59	6	1976/2002
710	Parallel Centre	1040 - 7 Ave SW	Peggy Telfer	403-770-2300	ptelfer@strategic-group.ca	79,444	2,208	13,241	42	6	1979
712	Plaza 1000	1000 - 7 Ave SW	Tonko Realty Advisors Ltd/Ryan Panet	403-355-3396	rpanet@tonko.com	160,033	2,420	16,453	244	10	2002
715	Decollement Building	1009 - 7 Ave SW	Avison Young Commercial Real Estate/Doug Pilip	403-262-3082	dpilip@ay-ab.com	9,486		4,743	5	2	1965
719	O'Neil Tower	925 - 7 Ave SW	Boardwalk Rental Communities/Lorenzo Bellusci	403-206-6746	lbellusci@bwalk.com	24,816	0		0		

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722	Northland Building	910 - 7 Ave SW	Colliers/Aly Lalani	403-298-0410	calgary@nwe.ca	144,865	6,195	10,745	141	15	1981
724	**Dominion Centre**	665 - 8 St SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	98,597	5,586	9,301	49	11	1980
726	840 - 7th Ave SW	840 - 7 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	263,069	12,072	14,389	222	20	1979/2001
728	Centennial Building	816 - 7 Ave SW	Kelsey Oilund	403-265-9393	koilund@calgary-homes.com	27,302	0	4,391	10	7	1967
729	801 - 7th Ave SW	801 - 7 Ave SW	Mitchell J Brody	403-264-5889	mbrody@realex.org	615,000	17,000	18,000	343	37	1982/2000
731	Guinness House	727 - 7 Ave SW	Estancia Investments Inc/Andrew Borle	403-750-2220	aborle@estancia.ca	128,511	9,069	10,900	90	15	1965
732	**Life Plaza**	734 - 7 Ave SW	Jeff Landels	403-270-2493	jlandels@dundeerealty.com	236,257	8,104	14,068	99	19	1981/92
733	Elveden House	717 - 7 Ave SW	Estancia Investments Inc/Andrew Borle	403-750-2220	aborle@estancia.ca	172,140	14,798	7,800	41	20	1961
736	Sierra Place	706 - 7 Ave SW	Artis REIT/Bruce Cripps	403-705-3527	bcrips@artisreit.com	89,355	6,149	9,295	26	10	1958/95
737	Iveagh House	707 - 7 Ave SW	Estancia Investments Inc/Andrew Borle	403-750-2220	aborle@estancia.ca	147,879	8,690	10,800	20	14	1962
739	**Encor Place**	645 - 7 Ave SW	Cadillac Fairview Corp Ltd/Peter L Stack	403-571-2532	peterstack@cadillacfairview.com	362,000	1,604	13,800	109	29	1988
740	JJ Bowlen Building	620 - 7 Ave SW	N/A		kenerdman@snclavalinom.com	108,248	0	9,021	13	12	1968
742	Calgary Court Centre - S Tower	600 - 7 Ave SW	N/A		kenerdman@snclavalinom.com	500,000		23,800	150	21	2007
743	**Manulife House**	603 - 7 Ave SW	Manulife Financial/Peter Whitehead	403-264-4980	peterg_whitehead@manulife.com	87,730	4,260	7,593	50	12	1972
751	TD Canada Trust Tower	421 - 7 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941	lsullivan@20vic.com	617,246	135,871	18,500	300	40	1991
752	444 - 7 Ave SW	444 - 7 Ave SW	Mitch Brody	403-264-5889	realex@realex.org	250,000	8,024	27,000	48	10	1963/97
755	Dome Tower	333 - 7 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941	lsullivan@20vic.com	402,809	0	14,300	191	33	1977
756	**First Canadian Centre**	350 - 7 Ave SW	GWL Realty Advisors Inc/Bill Richards	403-777-0654	billrichards@gwlra.com	519,764	0	13,000	192	41	1982
759	Scotia Centre	700 - 2 St SW	Aspen Properties Ltd/Rob Blackwell	403-216-2242	rblackwell@aspenpropertiesltd.com	475,851	88,631	13,218	84	41	1977
760	Bow Parkade	250 - 7 Ave SW	Colliers International	403-514-0204	kristanauss@colliers.com		25,662		1,025	7	1952/2002
762	Fitzpatrick Building	212 - 7 Ave SW	Brookfield Properties Corp/Ryan Handley	403-770-7087	ryanhandley@brookfield.com	16,299	9,438	8,149	0	2	1912/35
764	Herald Building	206 - 7 Ave SW	Brookfield Properties Corp/Ryan Handley	403-770-7087	ryanhandley@brookfield.com	66,778	6,000	11,000	24	6	1912/65
782	Rocky Mountain Plaza	615 Macleod Tr SE	Colliers International/Aly Lalani	403-298-0410	hsiviglia@narland.com	191,674	10,000	14,115	102	15	1973
802	Chartwell House	750 - 11 St SW	Gateway Property Mgmt	403-283-7118	ggurnsey@gatewaypm.com	19,215	0	5,525	16	4	1983
820	1000 - 8 Ave SW	1000 - 8 Ave SW	Redcliff Realty Mgmt Inc/William Copeland	403-294-7184		41,484	3,000	8,500	36	5	1980
823	8 West	903 - 8 Ave SW	Avison Young/Allan Zivot, Glenn Simpson	403-262-3082	knault@icmgroup.ca	143,792	9,138	14,423	43	10	2008
824	University Centre	906 - 8 Ave SW	Jason Shantz	403-282-9838	jasonshantz@nwhp.ca	128,155	0	17,750	326	6	1958/71/09
825	Century Park Place	855 - 8 Ave SW	Morguard Investments Ltd/Cindy Dubray	403-266-1695		75,675	5,294	7,523	43	11	1982
827	815 - 8 Ave SW	815 - 8 Ave SW	Berezan Mgmt Alta-Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	151,716	4,491	12,330	134	13	1982
829	AXYS Building	805 - 8 Ave SW	Andrew Kirkham	604-895-0460	andrewkirkham@cressey.com	82,627	9,550	9,135	0	9	1954
831	First Alberta Place	777 - 8 Ave SW	Berezan Mgmt Alta-Ltd/Alison Gravelle	403-508-5015	agravelle@berezan.ca	311,145	10,430	14,489	50	23	1981
833	Western Canadian Place - North	707 - 8 Ave SW	GWL Realty Advisors Inc/Bill Richards	403-777-0410	billrichards@gwlra.com	668,860	8,277	18,400	153	41	1983
835	**635 - 8th Ave**	635 - 8 Ave SW	Cadillac Fairview Corp Ltd/Peter L Stack	403-571-2532	peterstack@cadillacfairview.com	273,990	10,098	12,000	155	26	1983
836	Western Union Building	640 - 8 Ave SW	Yale Properties Ltd/Andy Baxter	403-571-3129	andybaxter@yalecanada.com	73,300	0	6,237	15	14	1964
842	Barron Building	610 - 8 Ave SW	Strategic Equity Corp/Sean McCullough	403-770-2300	smccullough@strategic-group.ca	130,834	18,881	11,894	0	11	1951
843	Plains Midstream Plaza	607 - 8 Ave SW	Bruce Dalsto	403-294-7167	bdalsto@redcliffrealty.com	242,364	15,224	20,372	76	13	2007
845	Eighth Avenue Place W Tower	585 - 8 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941		800,000	0	24,000	0	39	2013
847	Eighth Avenue Place E Tower	525 - 8 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941		1,080,000	60,000	24,000	1143	5	2011
848	Watermark Tower	530 - 8 Ave SW	GWL Realty Advisors Inc/Bill Richards	403-777-0410	lauralunwin@gwlra.com	412,278	27,130	14,431	291	27	1982
849	Shaw Building	505 - 8 Ave SW	Gordon Commercial Realty/Kyle Gordon	403-215-7900		51,238	0	8,000	19	6	1955
851	Calfrac	409 & 411 - 8 Ave SW	Sean McCullough	403- 770-2300	smccullough@strategic-group.ca	47,823	1,185	11,956	0	4	1954
853	The HSBC Building	407 - 8 Ave SW	Barclay St Real Estate Ltd/Bill Falagaris	403-290-0178	bfalagaris@barclaystreet.com	97,888	3,600	9,858	0	10	1962/2005
855	Royal Bank Building	335 - 8 Ave SW	Brookfield Properties Corp/Dwight Jack/Ryan Handley	403-770-7200		319,000	0	12,400	1,169	24	1968
857	**Bankers Hall West**	888 - 3 St SW	Brookfield Properties Corp/Dwight Jack/Ryan Handley	403-770-7200		808,000	0	20,800	1,169	47	2000
858	Home Oil Tower	324 - 8 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941	lsullivan@20vic.com	388,594	0	14,300	191	32	1977
859	**Bankers Hall East**	855 - 2 St SW	Brookfield Properties Corp/Dwight Jack/Ryan Handley	403-770-7200		837,000	253,000	20,800	1,169	47	1989
860	Lancaster Building	304 - 8 Ave SW	20 VIC Mgmt Inc/Loy Sullivan	403-441-4941	lsullivan@20vic.com	54,894	21,785	8,300	0	10	1918
861	ATB Building	239 - 8 Ave SW	Morguard Investments Ltd/Cindy Dubray	403-266-1695		41,559	13,507	14,050	35	3	1996
864	Kraft Building	222 - 8 Ave SW	Barclay Street Real Estate/Allan Jones	403-290-0178	ajones@barclaystreet.com	7,511	7,511	3,000	0	3	1907

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867	Leeson & Lineham	209 - 8 Ave SW	TRL Mgmt/Kirby Smith	403-355-6000	ksmith@torode.com	30,751	5,176	5,020	0	6	1911/98
871	Alberta Hotel Building	808 - 1 St SW	David or Alec Neill	403-543-9900		47,569	29,557	11,000	0	4	1884/2000
872	Molson's Bank Building	116 - 8 Ave SW	Balboa Land Investments Inc/ Jo-Ann Civitarese	403-231-7787		10,042	3,800	3,100	4	3	1912
874	Ashdown Hardware Building	110 - 8 Ave SW	Barclay St Real Estate/Allan Jones	403-290-0178	ajones@barclaystreet.com	15,072	15,072	3,500	0	3	1891
876	Hudson's Block	102 - 8 Ave SW	Balboa Land Investments Inc/Jo-Ann Civitarese	403-231-7787		23,206	0	11,600	0	2	1891/78
877	Calgary Public Building	205 - 8 Ave SE	City of Calgary Corporate Properties/Elise Rawlinson	403-268-2244	eliserawlinson@calgary.ca	110,390	0	15,770	0	8	1931
878	Doll Block	116 - 8 Ave SE	Balboa Land Investments Inc/ Jo-Ann Civitarese	403-231-7787		4,911	1,561	1,650	0	3	1907
883	Burns Building	237 - 8 Ave SE	The Burns Building Inc/Art Fennell	403-269-1161	heather@springvalleyestates.com	73,030	12,041	10,860	0	7	1914/84
903	Sundog Place	1311 - 9 Ave SW	Steven Itzcovitch	403-252-8833		31,112	0	12,000	47	3	1980
912	Gibraltar Place	1000 - 9 Ave SW	Dave Drader	403-830-8957		32,000	8,000	8,00	8	3	1982
932	Western Canadian Place - S	700 - 9 Ave SW	GWL Realty Advisors Inc/Bill Richards	403-777-0410	billrichards@gwlra.com	429,700	8,633	15,120		31	1983
955	**Gulf Canada Square**	401 - 9 Ave SW	GWL Realty Advisors Inc/Andrew Baird	403-777-4294	andrewbaird@gwlra.com	1,125,780	64,104	48,000/80	56	20	1979
960	Bankers Court	850 - 2 St SW	Brookfield Properties/Dwight Jack/Ryan Handley	403-770-7089		257,000	9,000	21,800	179	15	2008
963	Penn West Plaza W Tower	215 - 9 Ave SW	Homburg Canada REIT Mgmt Inc	403-235-4343	ssmith@homburg.com	384,324	0	21,400	215	20	2010
964	Grain Exchange Building	815 - 1 St SW	Grain Exchange Building Ltd/Larry Ryder	403-650-2993		42,080	6,000	6,000	0	6	1908
965	Penn West Plaza E Tower	207 - 9 Ave SW	Homburg Canada REIT Mgmt Inc	403-235-4343	ssmith@homburg.com	242,376	13,229	26,440	146	10	2008
968	Encana Place	150 - 9 Ave SW			nmurphy@bentall.com	417,833	500	14,453	53	30	1979
970	Le Germain	110 - 9 Ave SW	Paul Pasutto	403-716-3150	ppasutto@innocept.ca	85,061	2,195	9,200	48	10	2010
971	Tower Centre	115 - 9 Ave SE	Aspen Property Mgmt Ltd/Rob Blackwell	403-216-2660	APL@aspenpropertiesltd.com	259,643	63,031	37,000	0	5	1969
975	Palliser One	125 - 9 Ave SE	Aspen Properties Mgmt Ltd/Rob Blackwell	403-216-2660	APL@aspenpropertiesltd.com	361,697	7,230	16,300	0	27	1970/2010
977	Fording Place	205 - 9 Ave SE	Barclay Street Real Estate/Allan Jones	403-290-0178	ajones@barclaystreet.com	103,925	7,325	9,660	53	10	1967

Stable demand keeps vacancy low

They will build it, if they come — but no one is convinced tenants are hurrying back to the table with demand for industrial space just yet.

Despite single-digit vacancy rates in the industrial real estate market, little development is anticipated.

There was very little development in the second quarter of 2010, as few developers wanted to risk building space that might remain vacant.

With no significant development expected until next year, vacancy could reach three per cent by the end of 2011, research by CB Richard Ellis shows.

"There are a lot of projects on hold with permits in place," says Jon Mook, vice-president and partner in industrial sales and leasing at Colliers International's Calgary office.

He says that since a permit remains valid two year after it is issued and industrial space can be built quite quickly, there is no incentive to rush development.

Mook says in 2008, 3.5 million square feet was built on a speculative basis, but by 2009 that had dropped to 979,000 sq. ft.

"This year as of June, there was 66,000 sq. ft. built," says Mook. "The only people building on spec are small, private players."

Although a consensus was reached in January 2010 that the bottom of the cycle had been reached, he says, that did not translate into an immediate recovery.

"Everyone says that at two quarters of decreasing vacancy, development will ramp up, but the demand just isn't strong enough and the financing isn't there," says Mook.

By mid-2010, there was so little construction underway that Colliers predicted at least one more quarter of decreasing vacancy, positive absorption and a moderate increase in rental rates before speculative development would resume.

In its second-quarter 2010 report, Colliers said the small- and mid-bay markets of less than 30,000 sq. ft. remained relatively stable, with a large number of options available in each submarket.

But increased activity in the large-bay sector created an impressive amount of growth, and there was almost 1.5 million sq. ft. of positive absorption by mid-2010, surpassing the total absorption of 2009.

Colliers is predicting three million sq. ft. of absorption by the end of the 2010 in the industrial market.

"Vacancy is still at a very acceptable level in the industrial market, and I definitely don't think we'll be seeing double-digit vacancies as we have in other Calgary markets," says Adam Legge, vice-president and chief economist with Calgary Economic Development.

Vacancy in the industrial real estate market decreased to 4.6 per cent, said CB Richard Ellis, and in contrast to 2009, the industrial market has seen an increase in leasing activity and sales transactions.

The second-quarter industrial report says the southeast industrial market had the highest vacancy rate at a little over five per cent, but it has seen increased leasing activity in spaces over 50,000 sq. ft..

CB Richard Ellis reports availability and lower rates are enticing tenants to move up, but expects lease rates have bottomed out. It also says factors such as abundant supply of older, less-desirable space and plenty of sublease opportunities suggest lease rates will fail to grow until early 2011.

"This time last year, there were probably about 15 spaces over 100,000 square feet on the market, and that has been cut by almost half," says Greg Kwong, executive vice-president and regional managing director at CB Richard Ellis in Calgary.

Tenants approaching their lease expiry dates have been able to negotiate strong rental rates, and in some cases have even made deals to decrease rates.

This is not expected to last, though, as the increase in absorption will lower vacancy rates, propelling rent expectations from landlords back up. ■

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North-south disparity fading

Calgary's north and south have long been very different places in suburban office market, but the differences are disappearing.

In the first six months of 2010, suburban office vacancies rose in the north and fell in the south, bringing the two closer together.

The suburban north's vacancy rate rose in the second quarter of 2010 to 11.7 per cent, up from 11.5 per cent at the end of first quarter 2010 but down from 12.8 per cent a year ago, according to Avison Young's second-quarter report.

It says in the south market, the vacancy rate was 13.7 per cent in the second quarter, down from 15 per cent in the same quarter in the previous year, closing the gap between the two suburban office markets.

It also says the northwest and southwest markets have a significantly lower vacancy rate than do the northeast and southeast.

As is the case in the downtown office market, however, double-digit vacancies prevail in the suburban market.

This isn't likely to change quickly, as downtown's high vacancy rates, due to new space becoming available, create ample opportunities to locate there.

"As vacancy increases downtown it affects the suburban market," says Larry Gurtler, a principal with Avison Young. "The first six months of this year were incredibly active (in the suburban office market) with a fair amount of absorption. But as more downtown space comes online, the entire market will be impacted."

Avison Young reported in the second quarter of 2010 there was just one office building under construction in suburban north Calgary, with about 100,000 square feet of space for completion by spring 2011.

In the south end of Calgary there is more activity anticipated, with two office buildings under construction representing 332,000 sq. ft.

"The last couple of cycles we did overbuild, because it always plays out the same way — the demand is high and there are lots of building projects," says Gurtler.

Avison Young reports that within the entire suburban north market there is now about 794,000 sq. ft. of head lease office space available, divided between 66 buildings, and sublease space adds a further 182,000 sq. ft. of space in14 buildings.

Within the suburban south market, there is 884,000 sq. ft. of head lease space available in 61 buildings, and sublease space adds another 290,000 sq. ft.

Rental rates in the suburban north are traditionally among the lowest in the city, and Avison Young research shows rates fell 15 to 25 per cent, with Class A space at about $16 per sq. ft., class B at $12, and class C $10.

In the suburban south market, average rental rates for second quarter 2010 didn't see much change after sliding 15 to 25 cent over the past year, but they are expected to decline further as more space becomes available in the year ahead.

Class A space in the south is now at $20 per sq. ft., with class B $13 and class C $10.

Vacancy in the suburban north market has already reached its forecast peak, but availability is expected to keep hovering between 12 and 13 per cent until the middle of 2011, according to Avison Young.

As with the rest of the city, vacancy in the suburban south is expected to continue to rise until all new construction is completed, and in the case of the suburban south market, availability may peak around 17 per cent by the end of 2010.

It can be challenging anticipating how exactly the downtown market will affect the suburban market, though.

"There is a segment in the market that's attracted to the ample parking and cheaper rent in the suburban office market," says Adam Legge, vice-president and chief economist at Calgary Economic Development. "But the people previously squeezed out of downtown will have an opportunity to return." ■

‘Can-do’ Calgarians get the job done

Calgary has largely become known as a “can-do” city, but some might argue it’s also the “did-do” city.

Calgarians are widely recognized for their confidence, but it’s a confidence rooted in accomplishments achieved despite naysayers, challenges or unfavourable odds. Calgarians seek, and find, success.

‘Belief forces and fuels you to push through the hard times.’

Kon-strux Developments Inc., is one modern example of this long-standing tradition.

Its owners have faced challenges and setbacks, but have long since quieted doubters and detractors.

“Kon-strux Developments is one of the first 100 per cent women-owned and -operated construction companies serving the Calgary marketplace and surrounding area,” says co-founder Shannon Lenstra.

She says the challenges were plentiful for women in a male-dominated industry.

She and business partner Fran Morisset were confronted with trying to ramp up sales, build credibility, secure future projects and attract top talent — all as a startup weathering an economic downturn.

“Belief forces and fuels you to push through the hard times,” says Lenstra.

They didn’t just push through, they were a veritable bulldozer.

“As two women starting up a renovation company, our male critics fuelled our fire by saying we would never see our fourth month,” says Lenstra.

“Kon-strux is now in its fourth year of business. We are three-time SAM Awards finalists (from the Canadian Home Builders’ Association) and Kon-strux was recognized by the Calgary Chamber of Commerce as being Calgary’s 2009 Emerging Entrepreneur of the Year.”

Of course, there will always be individuals who demonstrate resilience and persistence beyond the norm, but many describe Calgary as an entire city of just such residents.

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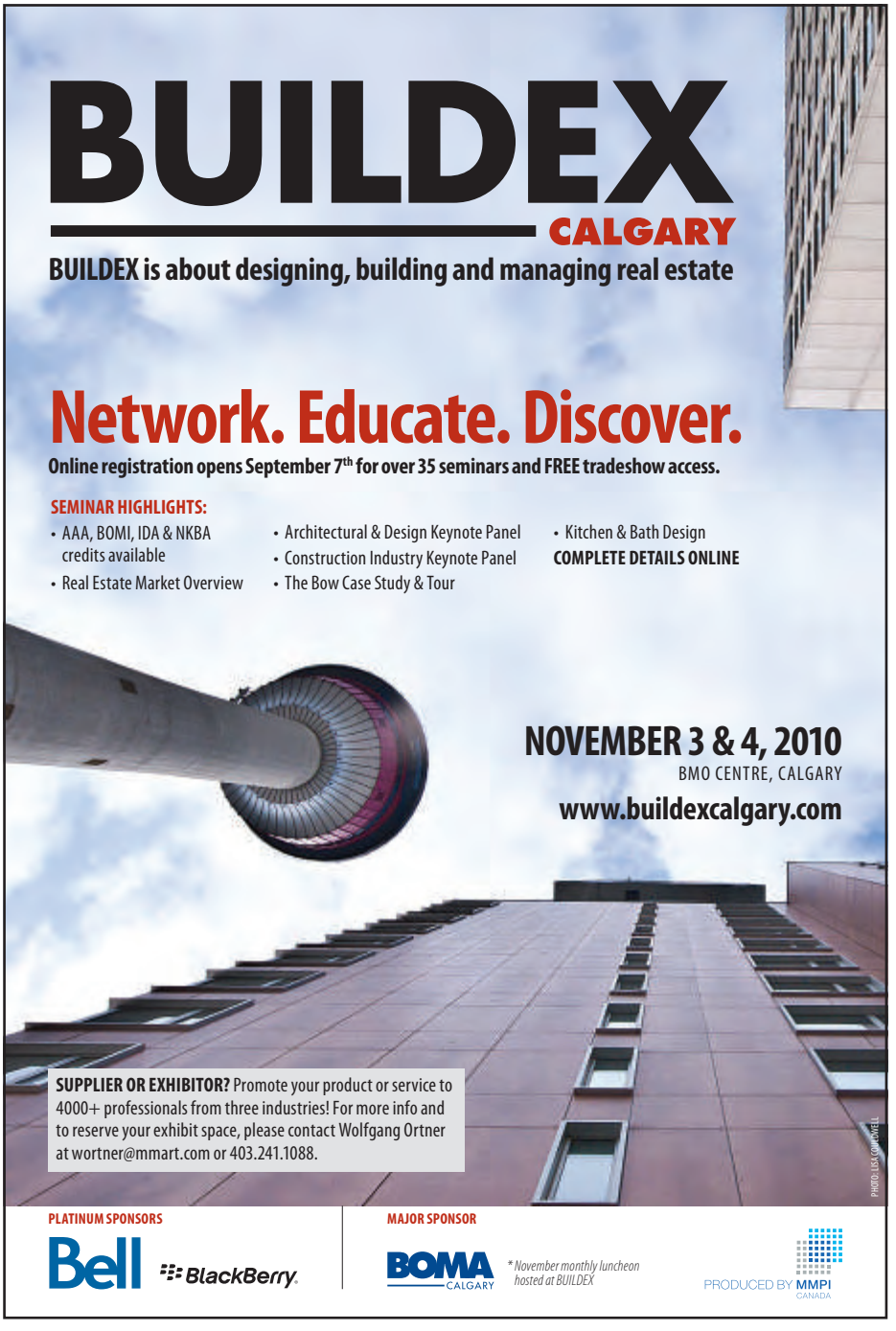

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Seizing the moment: Fran Morisset, left, and Shannon Lenstra of Kon-Strux.

CAN-DO from page 51

When Canadian astronaut Robert Thirsk visited his alma mater, the University of Calgary, to pick up the degree he was awarded while in orbit, he was quoted as saying there is something special about Calgary, and the can-do attitude and spirit of exploration is a part of that.

"Calgary is home to a high proportion of people who have come here from somewhere else," says Calgary Economic Development CEO Bruce Graham. "This requires a certain amount of independence, but also a willingness and ability to work with neighbours and the community to address challenges and opportunities."

He says a sense of civic pride bolsters confidence that is celebrated at internationally acclaimed events such as the Calgary Stampede.

Graham also says unprecedented success in hosting events such as the 1988 Winter Olympic Games, which he points out were the first winter games to produce a profit, and the 2009 Grey Cup Canadian Football League championship, one of the most successful ever, also keep locals feeling proud.

"There is also a can-do attitude here because there is a very significant level of decision-making that happens here, due to the high concentration of head offices," says Graham.

Calgary continues to be the head office capital of western Canada and is actually the head office capital of Canada on a per capita basis, according to Statistics Canada.

Calgary saw growth of almost 10 per cent in its number of major head offices between 2006 and 2008.

In Calgary, however, much growth is self-sustaining, because entrepreneurs continue to see and be inspired by the success of others before them and alongside them, and they in turn support up-and-comers.

Calgary experienced a dramatic decrease of 75.4 per cent in business bankruptcies between 2000 and 2009, from 598 in 2000 to 147 in 2009.

"We believe the attitude and the success rate of Calgary's entrepreneurs is what sets them apart," says Lenstra. "We have an undying passion for opportunity and seizing the moment.

"We owe this in large to the early pioneers who brought their dreams, their passion, their enthusiasm, their persistence and their resilience with them. They were the entrepreneurs of their day. We, as Calgary's entrepreneurs of today, have benefited from those who came before us.

"Even today, if we fall off the horse, we just get right back up and keep going — no matter what." ■

Get your wings

Airport lands set to embark on multi-billion-dollar expansion initiative

The Calgary International Airport may be all about moving people from here to there, but it's also a major factor in helping our city's economy take flight.

With an economic contribution of $6 billion annually, the airport, known as YYC, is responsible for almost 10 per cent of the Calgary GDP, and it supports 40,000 jobs in the city.

In 2011, it will break ground on the largest expansion project it has ever seen, which includes the construction of a new runway and international concourse.

The development itself will contribute about 10.5 million hours of employment to the Calgary economy.

"In the next five years, travellers will see significant changes to Alberta's premier international passenger and cargo gateway to the world," says Garth Atkinson, president and CEO of the Calgary Airport Authority.

'The Calgary International Airport terminal building will double in size … YYC will have Canada's longest commercial runway.'

"The Calgary International Airport terminal building will have doubled in size, with the completion of the new international concourse set to open in 2015, and the many domestic and international air carriers that serve YYC will also have a new 14,000-foot runway — Canada's longest commercial runway — to arrive and depart Calgary International Airport," Atkinson says. "Both of these major infrastructure projects will ensure that YYC will continue to play a vital role in Calgary and Alberta's economic growth and success."

More than $1 billion has been invested in airport development since 1992, with a further $3 billion to be invested in the next eight to 10 years for these projects, including the construction of the 22-aircraft gate wing.

Airport lands are also in the early stages of enormous growth.

The 10-year plan that envisions the development of more than 285 hectares of industrial, aviation, and recreational land, while the 20-year plan adds another 325 to 365 hectares to the city's industrial land base.

Continued on page 54

A vital role: Calgary Airport Authority president and CEO Garth Atkinson.

WINGS from page 53

The airport encompasses five trade parks with major developments by Hopewell Development Corp., Trammell Crow Co. and Verus Partners Canada Ltd. now underway.

Patricia Cayen

"Hopewell Airport Park, Phase I, consists of three single-storey, multi-tenant industrial buildings totalling 308,832 square feet on 16.1 acres," says Patricia Cayen, manager of industrial leasing with Hopewell Development Corp.

"The buildings offer a variety of bay sizes, which provides the flexibility required for diverse tenant requirements. The development is 75 per cent leased."

She says the second phase consists of 24 acres and will be developed over the next couple of years.

The Deerfoot South trade park offers great access to Deerfoot Trail and Trammell Crow and Verus developments are now underway there.

The McCall South trade park is home to the SAIT Art Smith Aero Centre, while the McCall North trade park is devoted to air cargo and terminal support services including the Air Canada and WestJet hangars.

The McKnight trade park houses aviation-related businesses and the McKnight Corporate Centre.

The airport's aviation and trade parks and intermodal transportation developments are close to downtown Calgary, and the airport offers ease of highway access to the city, the region and international trade corridors.

There were 4.6 million sq. ft. of industrial space on airport lands in 2009, compared with 2.4 million sq. ft. in 2002. ■

Sky's the limit: A WestJet Boeing 737 prepares for takeoff at the Calgary International Airport.

Listings now in online database

This year, BOMA has expanded the information it is providing to members and their clients by partnering with the Calgary Herald to create an online database of the listings that appear in the BOMA Building Guide.

The magazine remains a staple in the market by offering a snapshot of the categories and buildings in the Calgary area.

The new listing database provides even more information, including extra columns of data beyond what's published in the magazine.

The database also has the advantage of being searchable by category — industrial, office and retail — and then sortable by the different column headings. The database will be updated every three months — which means you'll have access to the most extensive and up-to-date information possible.

Check out the new database at **www.calgaryherald.com/bomalistings** ■

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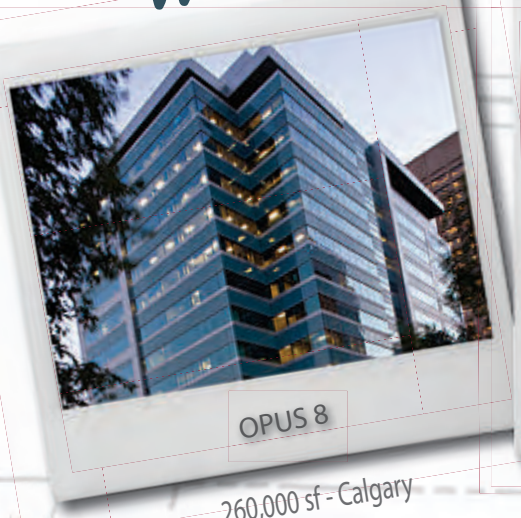

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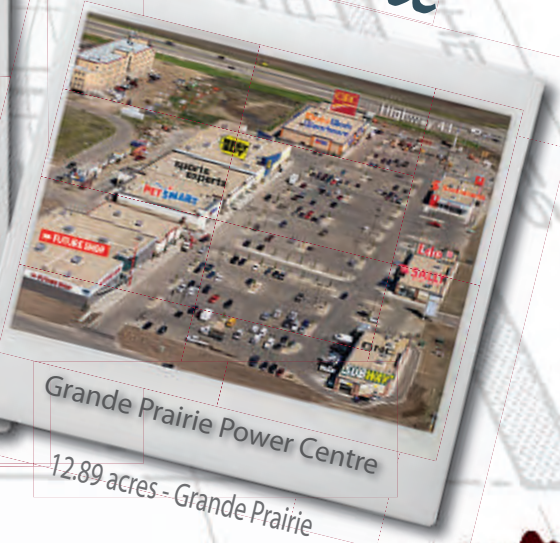

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