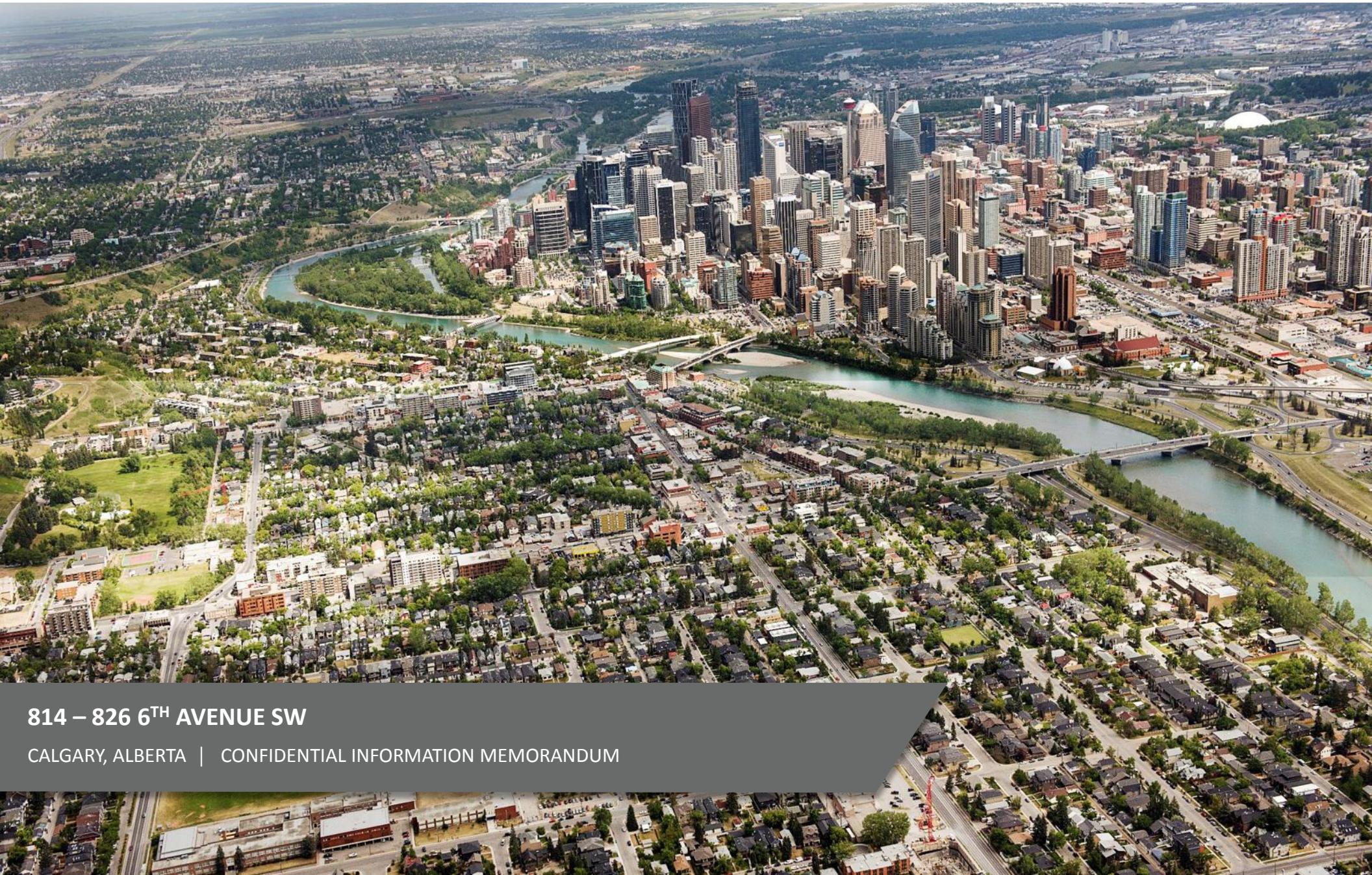




**CUSHMAN &  
WAKEFIELD**



**814 – 826 6<sup>TH</sup> AVENUE SW**

CALGARY, ALBERTA | CONFIDENTIAL INFORMATION MEMORANDUM



# Table of Contents

An aerial photograph of a dense urban area, likely New York City, showing numerous skyscrapers and buildings. A red rectangle is drawn on the ground, highlighting a specific building or lot in the lower-middle section of the image.

Executive Summary .....	3
Location Overview .....	4
Location Highlights .....	6
Asset Overview .....	7
Feasibility Study .....	9
Market Overview .....	32
Multi-Residential Overview .....	37
Offering Process .....	39





3RD AVENUE SW

4TH AVENUE SW

5TH AVENUE SW

6TH AVENUE SW

SUBJECT SITE



# Executive Summary



*Site Map and Dimensions*



*NORR Feasibility Study Building Rendering*

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a 26,011 square foot site presently operating as an asphalt surface parking lot, situated in Calgary’s Downtown Core and municipally described as 814 – 826 6th Avenue SW, Calgary, Alberta (the “Property”). The Property offers investors a residential development opportunity in a prime downtown location of Calgary, Alberta.

Located in Calgary’s Downtown Core, the Property is rectangular in shape (200 SF x 130 SF) and consists of six separately titled lots totaling 26,011 square feet. The high profile location is one block north of Calgary’s Light Rail Transit line with Plus 15 Skywalk System connectivity to existing infrastructure to the east and west of the Property providing AAA amenities to tenants through a broad range of retail services such as food courts, banks, medical, and other personal services.

The City of Calgary has the subject site currently designated as Commercial Residential District (CR20-C20/R20). This designated zoning allows for intensive high-rise density residential and commercial developments that contribute to the Downtown’s role as the predominant destination for business, retail, entertainment and cultural activities and a strong focus on the ground floor and Plus 15 . A sample study completed by NORR Architecture, Engineers and Planners can be found in this marketing piece.

All inquiries regarding this exclusive listing, or any information contained in this CIM should be directed to the Exclusive Listing Agent:

## **MARC ROSSO**

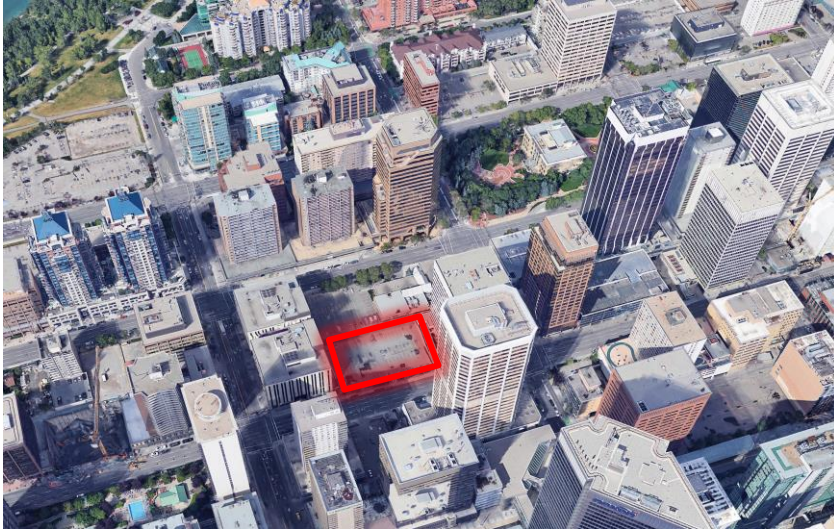
Vice President  
Capital Markets Group  
403 261 1127  
marc.rosso@cushwake.com

## **Cushman & Wakefield ULC**

111 5<sup>th</sup> Avenue SW, Suite 1730  
Calgary, AB, T2P 3Y6  
403 261 1111  
cushmanwakefield.com



# Location Overview

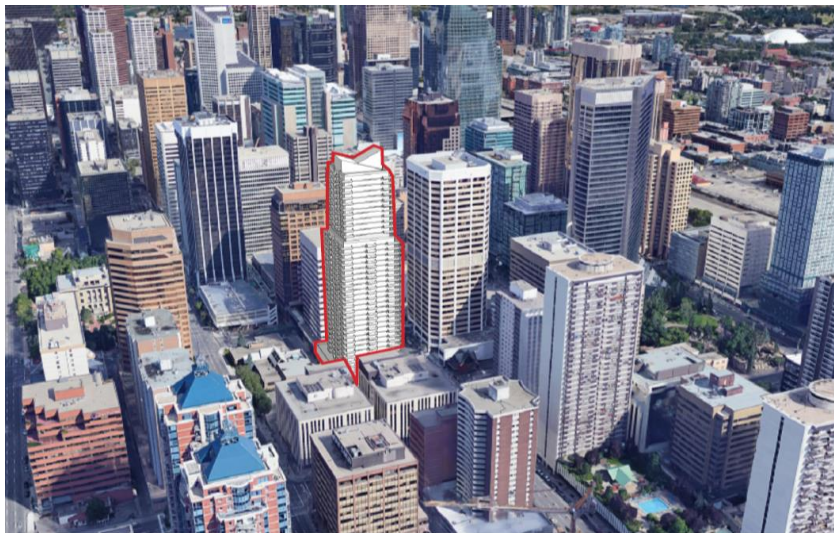


Site Map

Located in Calgary's Downtown West Core, the property sits along 6<sup>th</sup> Avenue SW, mid-block 7<sup>th</sup> Street SW and 8<sup>th</sup> Street SW and is within steps of the Calgary's Light Rail Transit (LRT) stations. The development opportunity comprises of six undeveloped serviced lots currently being utilized as a parking lot of 91 surface stalls.

The lots are currently zoned Commercial Residential with a base Floor Area Ratio (FAR) of 3.0 to a maximum of 20.0 FAR

One of Downtown's unique attributes is the "Plus 15" elevated, heated internal sidewalk system that links the majority of Calgary's premier downtown office buildings and hotels, and provide AAA amenities to tenants through a broad range of retail services such as food courts, banks, medical and other personal services. There is potential Plus 15 connectivity to existing infrastructure to the east and west, linking the property to the rest of the Downtown Core.



NORR Feasibility Study Building Rendering

## Commercial/Residential

Zoned (CR20-C20/R20)

Maximum **20.0** Floor Area Ratio

## In Place Holding Income

(**91** Paved Surface Parking stalls)

**26,011** Square Feet

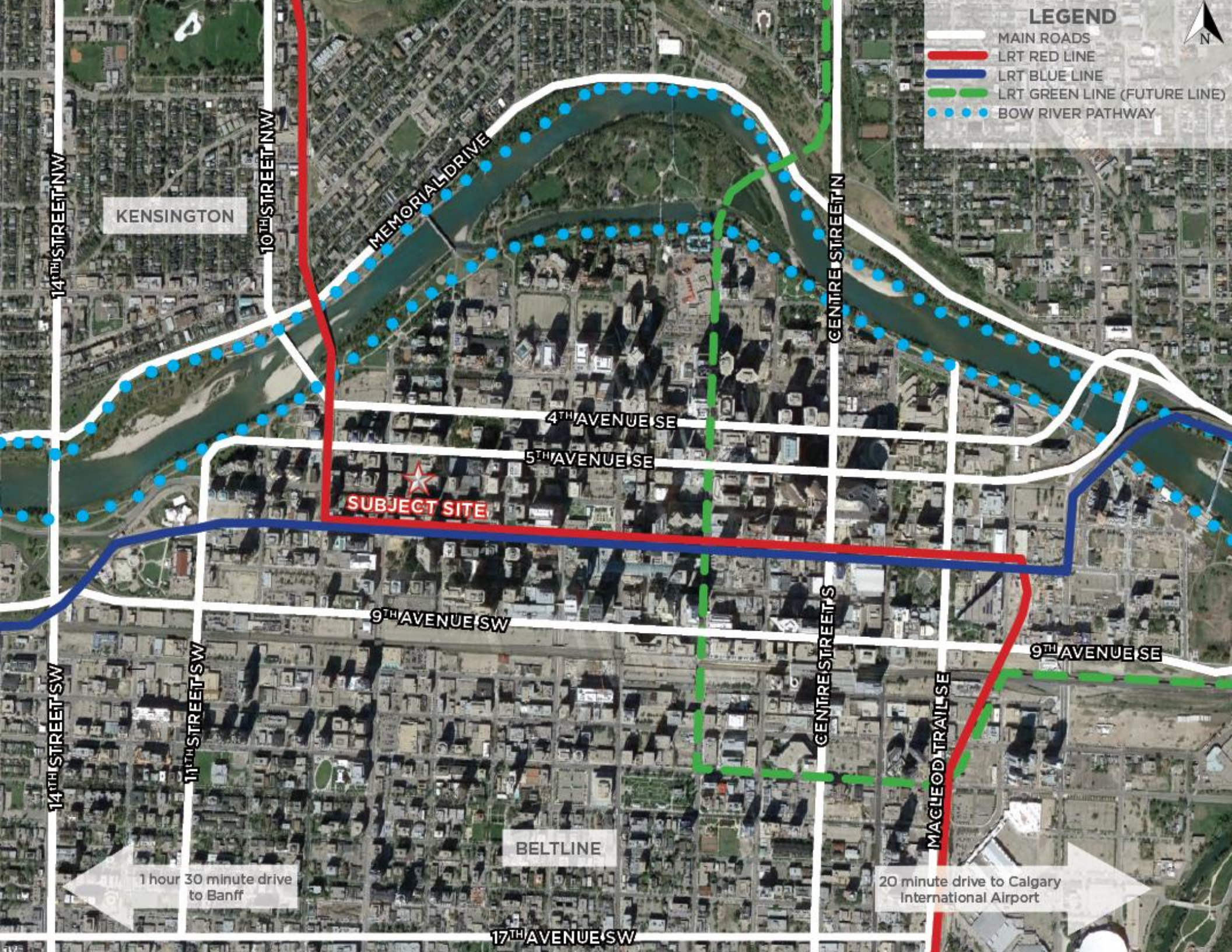
(0.60 Acres)

Located in the **West Core**

**6** Serviced Lots

**+15** Connection





**LEGEND**

- MAIN ROADS
- LRT RED LINE
- LRT BLUE LINE
- LRT GREEN LINE (FUTURE LINE)
- BOW RIVER PATHWAY



KENSINGTON

MEMORIAL DRIVE

CENTRE STREET N

4<sup>TH</sup> AVENUE SE

5<sup>TH</sup> AVENUE SE

SUBJECT SITE

9<sup>TH</sup> AVENUE SW

CENTRE STREET S

9<sup>TH</sup> AVENUE SE

BELTLINE

MAGLEOD TRAIL SE

17<sup>TH</sup> AVENUE SW

1 hour 30 minute drive to Banff

20 minute drive to Calgary International Airport



# Location Highlights



## High Traffic Volume

The Property is located in Calgary's Central Business District (CBD) on 6<sup>th</sup> Avenue SW, mid-block 7<sup>th</sup> Street SW and 8<sup>th</sup> Street SW allowing easy access to the north and west of the city. Situated on a high traffic volume street, the site sees a traffic count of 19,000 – 20,000 vehicles in a 24 hour period.



## + 15 Connection

Calgary's +15 connection is an extensive indoor pedestrian skywalk totaling 18km that offers an opportunity to walk from the West Core to the Central and East Core. This provides an easy commuting ability for professionals working in the CBD



## Transit Access

Calgary's LRT is located one block south of the Property. The LRT currently comprises of two lines (red and blue line) that service all four quadrants of the city. A third line (green line) has recently been approved, scheduled to open in 2024.



## In Place Holding Income

Holding income currently in place with the Property being operated by one of North America's largest parking providers. The lot offers 91 stalls with hourly, daily and monthly rates available.



## Development Opportunity

With only two proposed developments in the West Core, the Property is in a strong location to attract interest for a multi-residential apartment building. It offers a developer the option to market the sale of individual units or create a rental project creating a strong ROI.

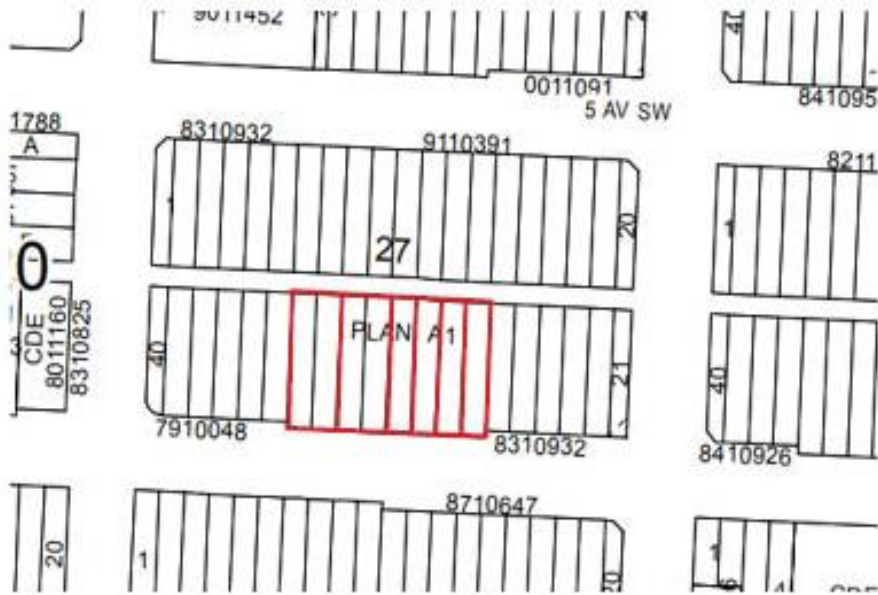


## Amenities & Attractions

The Property is in close proximity to a number of bars and restaurants, liquor stores and coffee shops. Eau Claire Park and the Bow River Pathway adjacent to the Bow River is situated within a 5 minute walk of the Property. The community of Kensington is within a 10 minute walk and offers a number of restaurants and bars and an abundance of night life.



# Asset Overview



## Developable Parcels

Parcel ID	Site Address	Site Area (Sq.Ft.) +/-	Site Area (Acres) +/-	Taxes (2017)	Zoning	Legal Description – Plan / Block / Lot
1	814 6 <sup>th</sup> Avenue SW	3,254	0.075	\$31,053	CR-20/R20	A1 / 27 / 27
2	816 6 <sup>th</sup> Avenue SW	3,251	0.074	\$31,053	CR-20/R20	A1 / 27 / 28
3	818 6 <sup>th</sup> Avenue SW	3,251	0.074	\$31,053	CR-20/R20	A1 / 27 / 29
4	820 6 <sup>th</sup> Avenue SW	3,251	0.074	\$31,053	CR-20/R20	A1 / 27 / 30
5	824 6 <sup>th</sup> Avenue SW	6,502	0.149	\$62,283	CR-20/R20	A1 / 27 / 31 & 32
6	826 6 <sup>th</sup> Avenue SW	6,502	0.149	\$62,283	CR-20/R20	A1 / 27 / 33 & 34
Totals		26,011	0.60			

## Property Description

Rectangular in shape (200 SF x 130 SF), the property consists of six separately titled lots totaling 26,011 square feet (0.60 acres). Currently zoned Commercial Residential (CR-20/R20) the Property has a base Floor Area Ratio of 3.0, with the potential for bonus density up to a 20.0 FAR. Currently the property is a paved asphalt parking lot comprising of 91 surface stalls and is being managed by Impark, one of North America's largest parking companies.





6TH AVENUE SW

7TH STREET SW

8TH STREET SW

7TH STREET SW

5TH AVENUE SW

6TH AVENUE SW

200 FT  
130 FT



## LAND USE OVERVIEW

The City of Calgary has designated the site as Commercial Residential District (CR20-C20/R20). This designated zoning allows for intensive high-rise density residential and commercial developments that contribute to the Downtown's role as the predominant destination for business, retail, entertainment and cultural activities and a strong focus on the ground floor and +15 Skywalk System.

Examples below outline uses which are included and permitted if they are located within existing approved buildings with Commercial Residential District zoning but are not limited to:

### PERMITTED USES

- Residential & Commercial Developments
- Accessory Food and Liquor Service
- Convenience Food Store
- Financial Institution
- Office
- Restaurant
- Supermarket
- Take Out Food Service

### DISCRETIONARY USES

- Addiction Treatment
- Assisted Living
- Conference and Event Facility
- Drinking Establishment
- Restaurant
- Social Organization

NORR Architect Engineers Planners has developed the following Feasibility Study Analysis to showcase two possible development scenarios – mixed use multi-residential rental and condominium. Both scenarios achieve an FAR of 15.0 – equivalent to approximately 370,000 buildable square feet.

	Use	Number of Floors	Total Number of Units	Residential Area	Commercial Area	Total Floor Area
Option A	Rental	43	362	358,370	7,832	366,202
Option B	Condominium	43	354	344,813	24,185	368,998

NORR's Feasibility Study Analysis is contained in the following pages.





**CUSHMAN &  
WAKEFIELD**

**NORR**

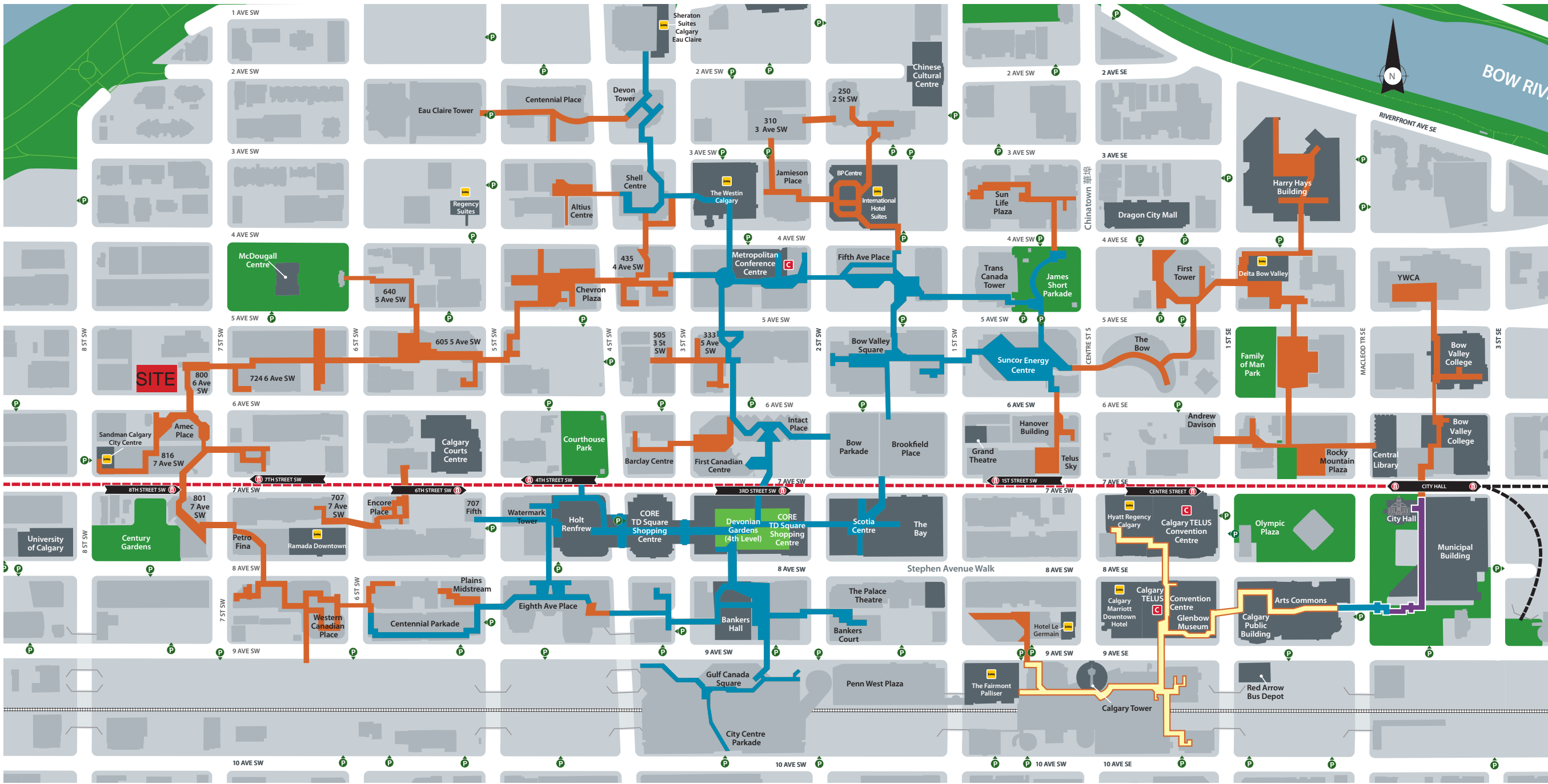








# +15 Network Map



Hours  
6 a.m. – 6 p.m.

Hours  
7 a.m. – 9 p.m. weekdays

Hours  
6 a.m. – 11 p.m.

Hours  
7 a.m. – midnight

CTrain Station

CTrain Free Fare Zone

Hotel

Connected Buildings

Parking

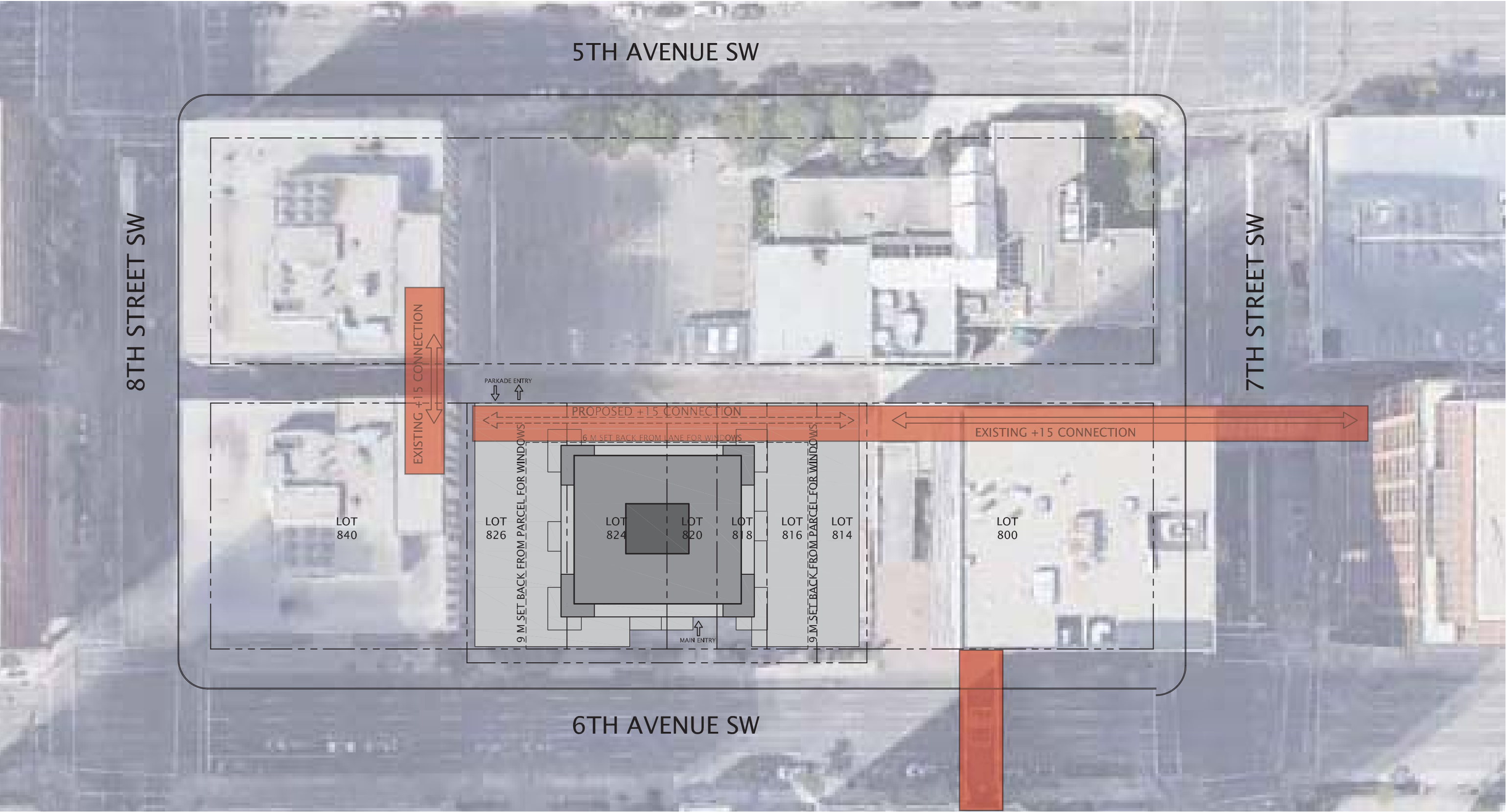
Calgary Tower

Conference Centres

Visit [calgary.ca/plus15](http://calgary.ca/plus15)

CUSHMAN & WAKEFIELD





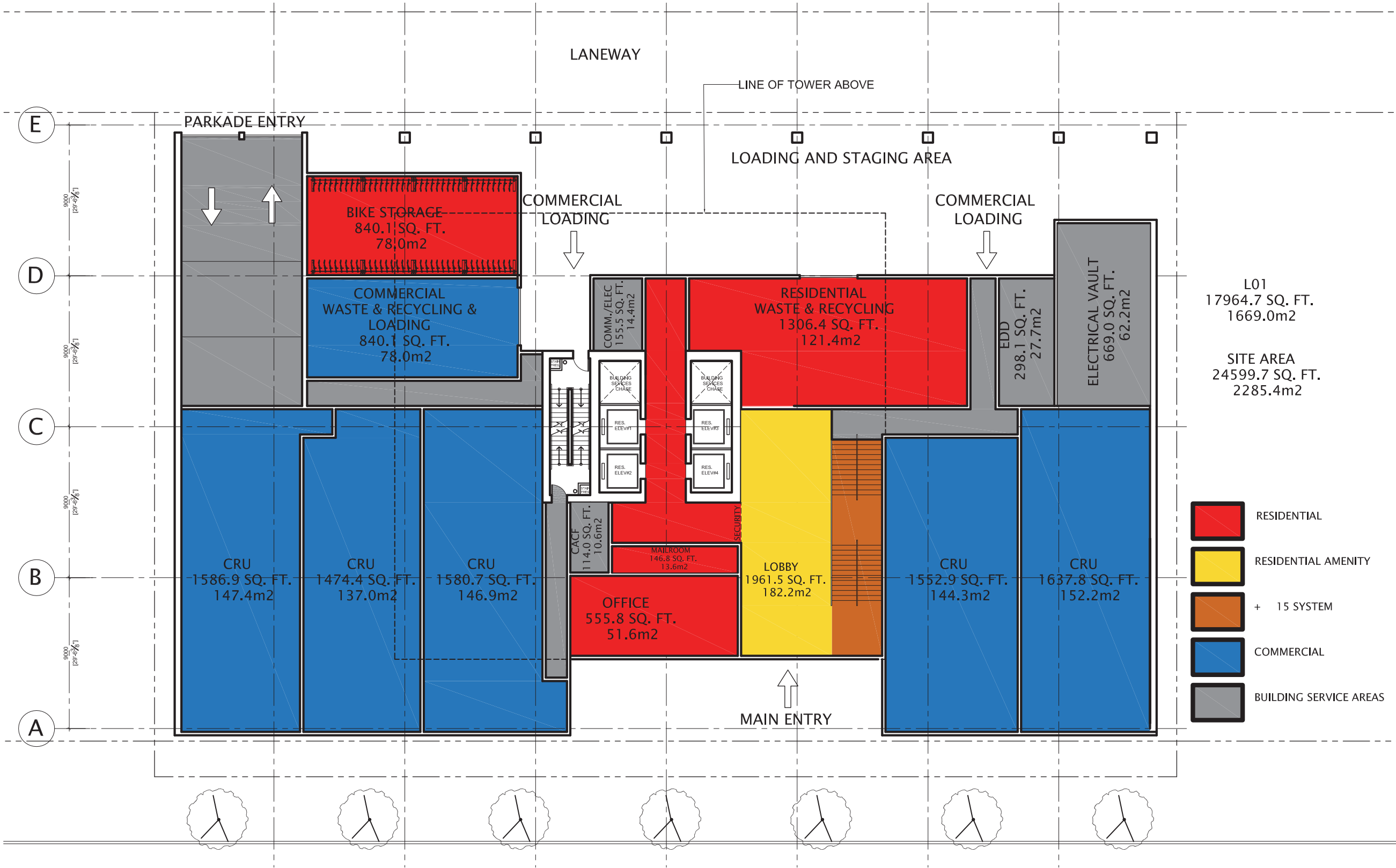




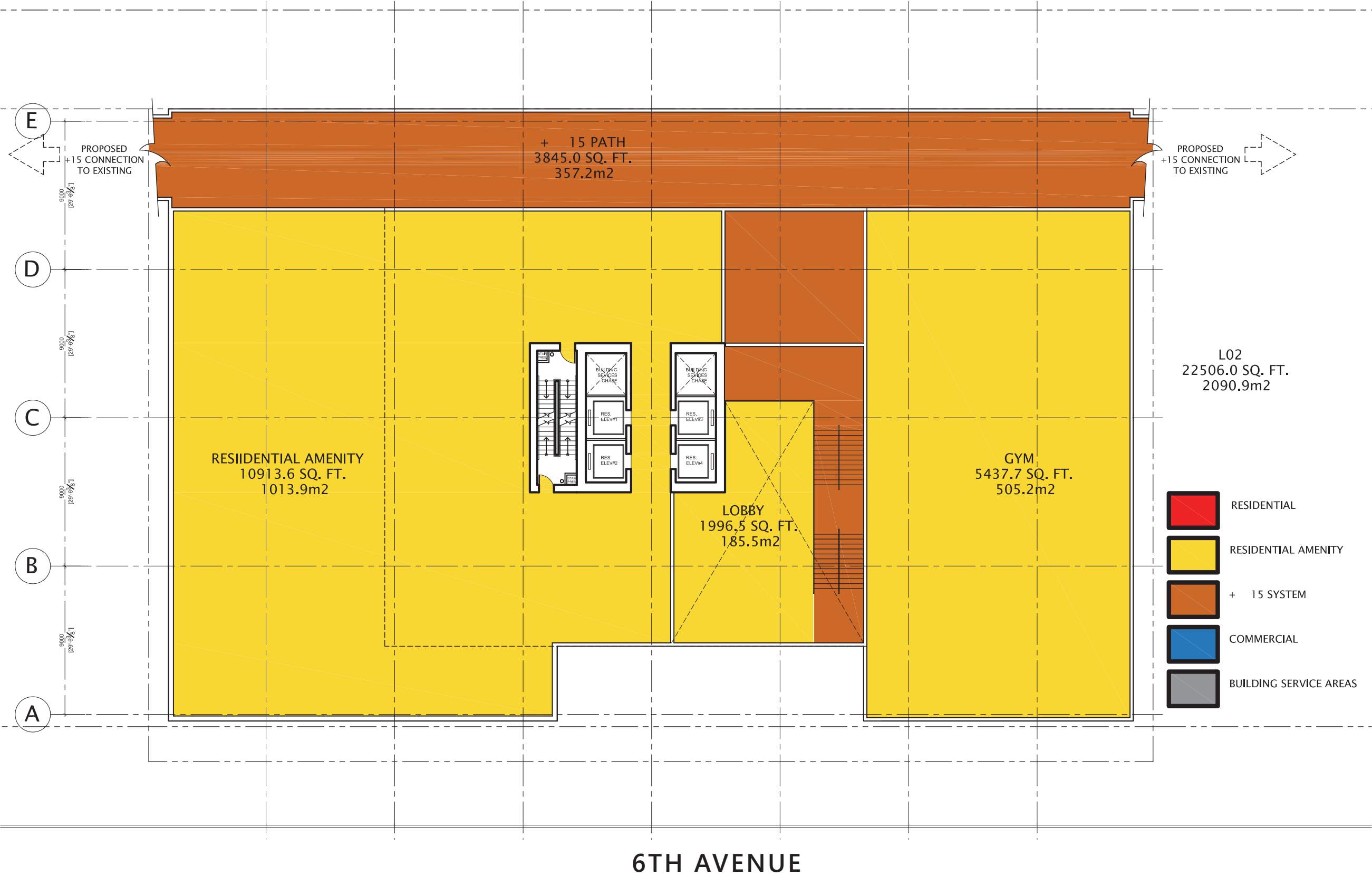


## GROUND FLOOR PLAN - RENTAL

05

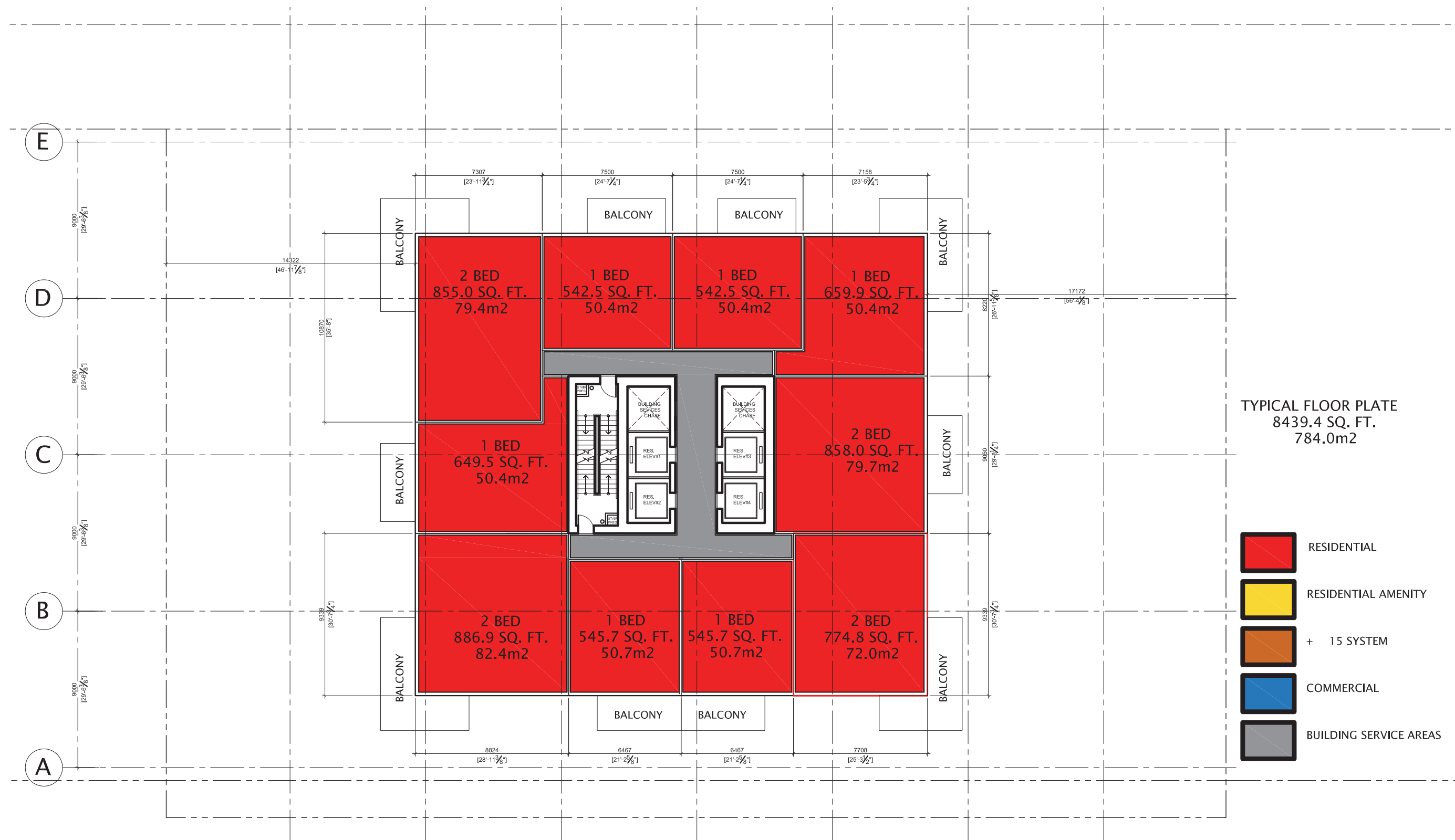




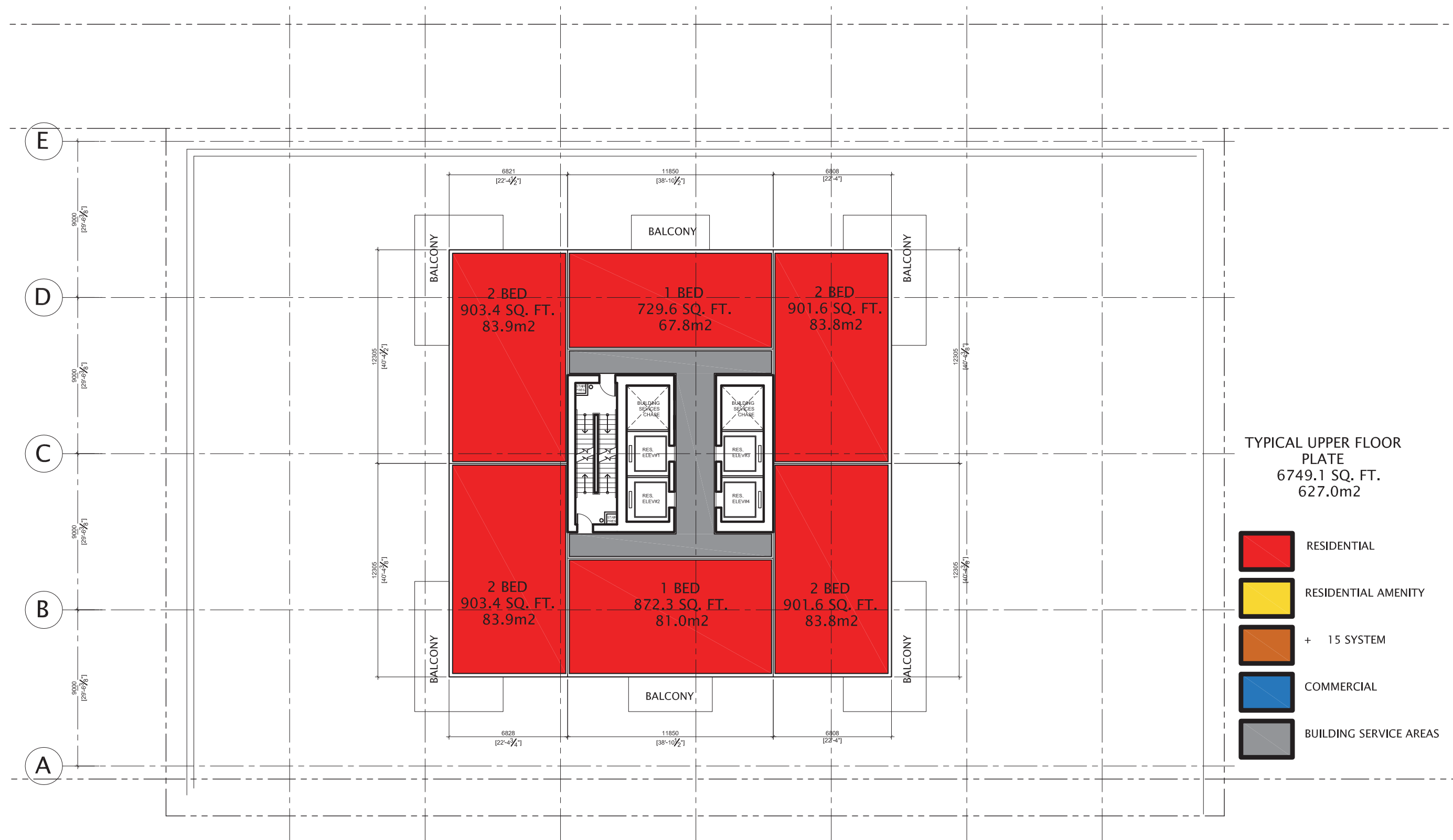


6TH AVENUE

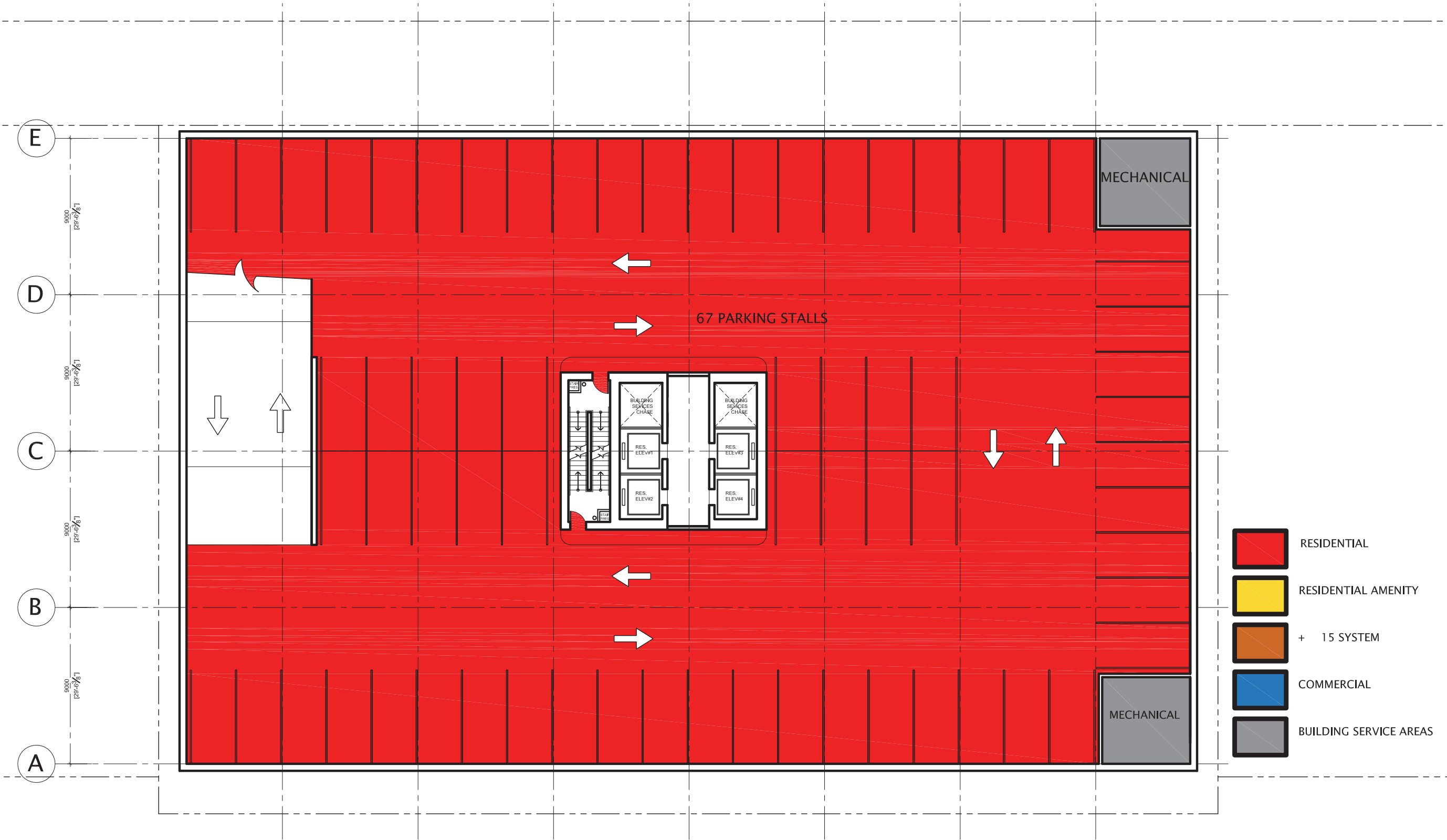














RENTAL OPTION

PROPERTY DETAILS			
MUNICIPAL ADDRESS	814 & 816 & 818 & 820 & 824 & 826 - 6TH AVE NW, CALGARY, AB		
	m²	sq.ft.	acre
SITE AREA	2,285	24,600	0.56
FAR proposed	15		
AREA PROPOSED	34,281	368,996	
Land Use	CR20/R20		

FLOOR AREA CALCULATION					
FLOOR	# FLOORS	FLOOR AREA m²	FLOOR AREA sq.ft.	TOTAL FLOOR AREA m²	TOTAL FLOOR AREA m²
L01	1	1,669	17,965	1,669	17,965
L02	1	2,091	22,505	2,091	22,505
TYPICAL FLOOR A	29	784	8,439	22,736	244,743
TYPICAL FLOOR B	12	627	6,982	7,524	83,784
TOTAL	43			34,020	368,996
ACTUAL F.A.R.	15.0				

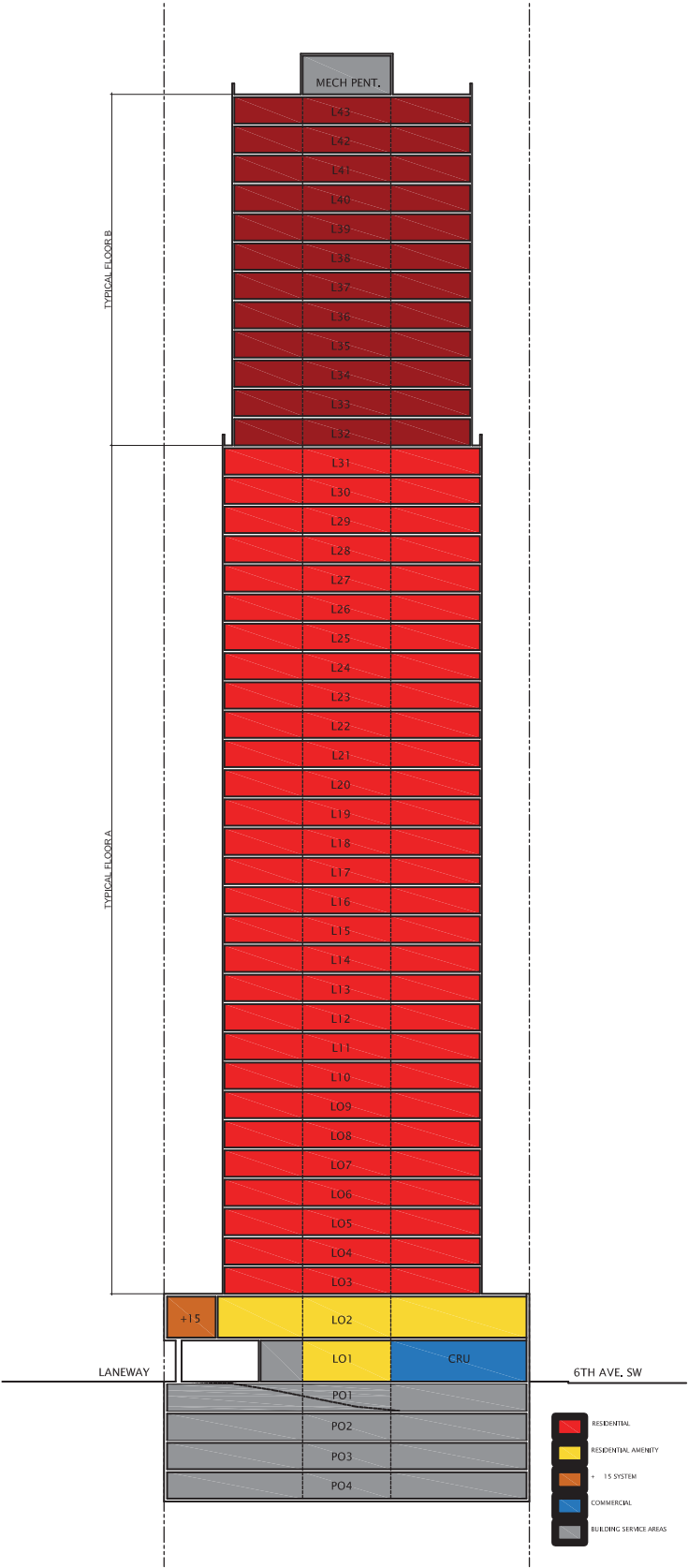
COMMERCIAL TOTALS ( INCLUDED WITHIN THE FLOOR AREA CALCULATION)		
FLOOR	FLOOR AREA m²	FLOOR AREA sq.ft.
TOTAL L01 COMMERCIAL	727 m2	7,832 sqft

TOWER UNIT MIX			
FLOOR	1 BED	2 BED	TOTAL / FLOOR
TYPICAL FLOOR PLATE A FLOOR 3- 31	6	4	10
# FLOORS	29	29	
TOTAL PLATE A	174	116	290
TYPICAL FLOOR PLATE B FLOOR 32 -43	2	4	6
# FLOORS	12	12	
TOTAL PLATE B	24	48	72
TOTAL # UNITS			362

PARKING			
REQUIRED PARKING	BYLAW		TOTAL REQUIRED PARKING
RESIDENTIAL	0.50	PER UNIT	189
VISITOR	0.10	PER UNIT	38
TOTAL REQUIRED			227
PROVIDED PARKING			TOTAL PROVIDED PARKING
RESIDENTIAL	0.50	PER UNIT	189
VISITOR	0.10	PER UNIT	38
TOTAL PROVIDED			227

PARKADE BREAKDOWN	
P01	67
P02	67
P03	67
P04	67
TOTAL	268
SURPLUS	41

BICYCLE PARKING						
TYPE	BYLAW	# UNITS	REQUIRED		PROVIDED	
			CLASS 1	CLASS 2	CLASS 1	CLASS 2
CLASS 1	1/UNIT	378	378		354	
CLASS 2	0			0		0

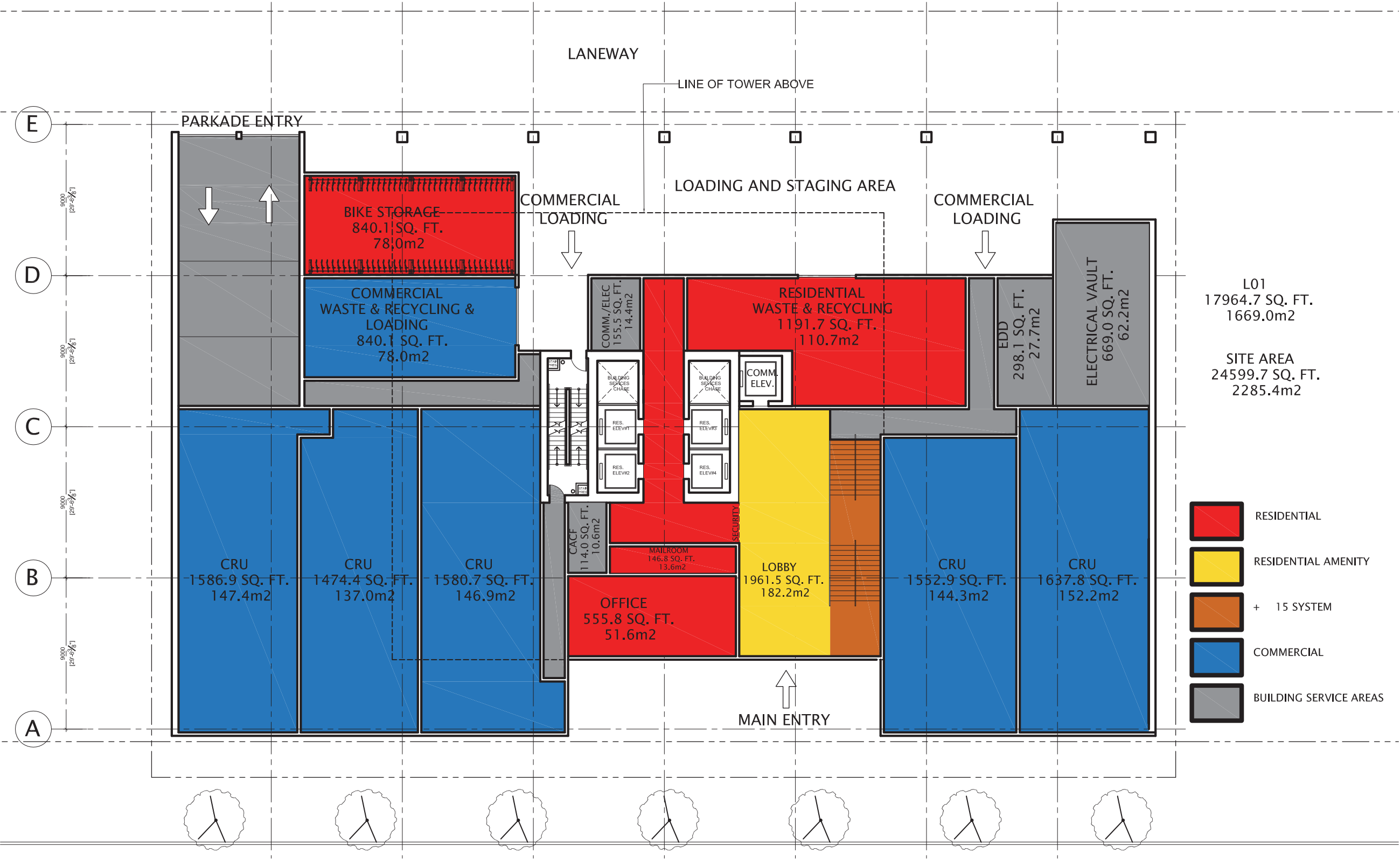




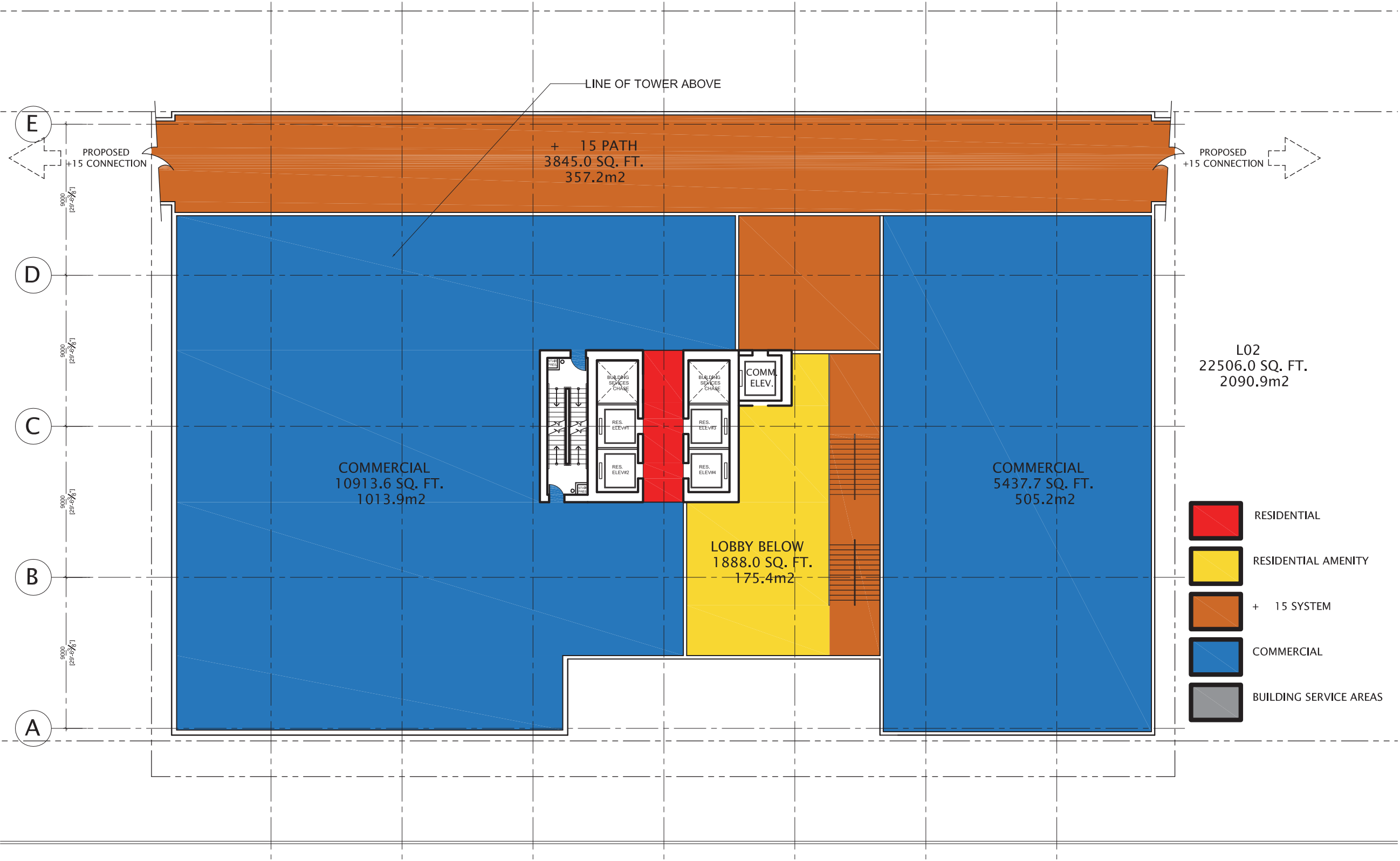




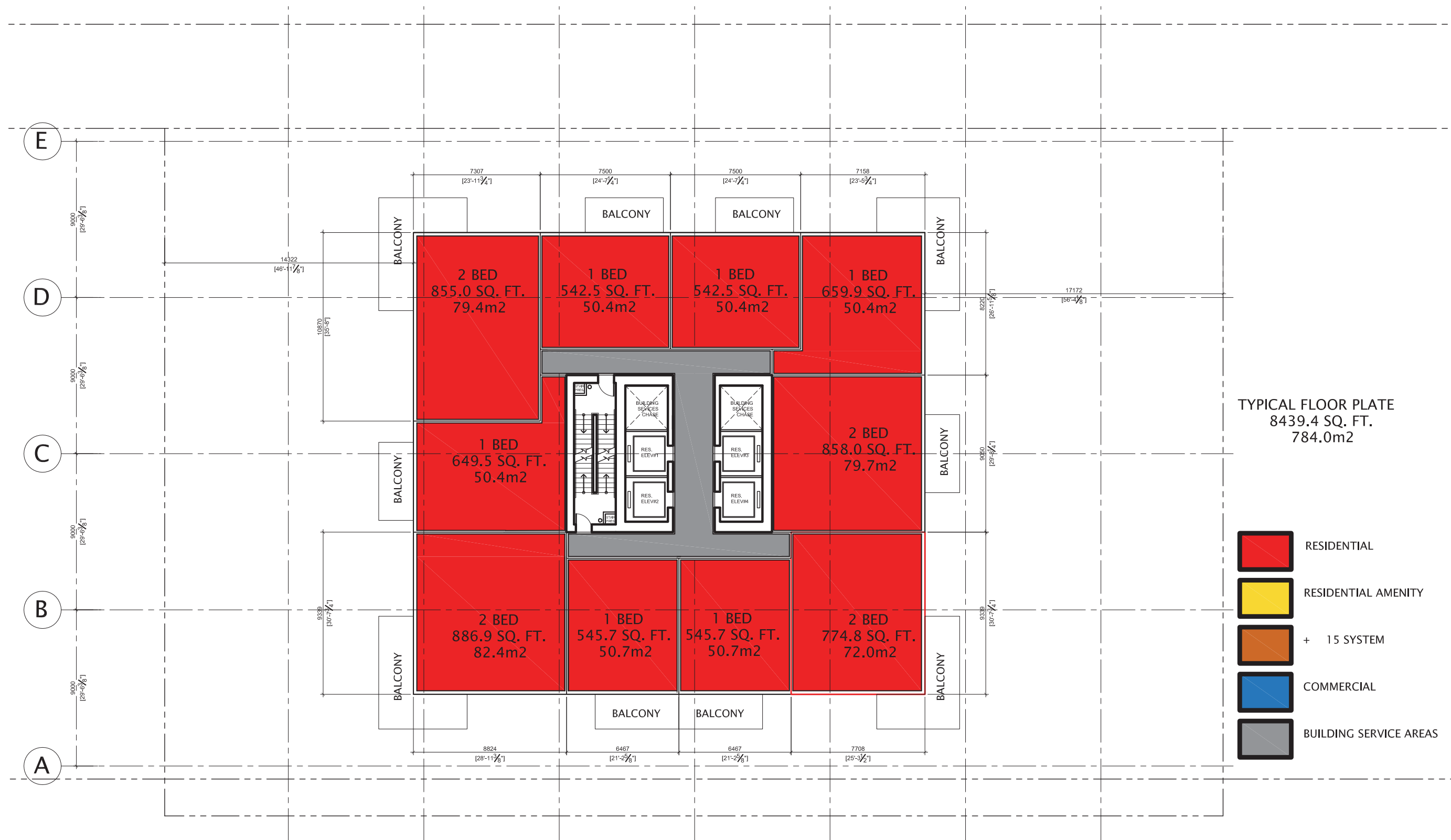
# GROUND FLOOR PLAN CONDOMINIUM



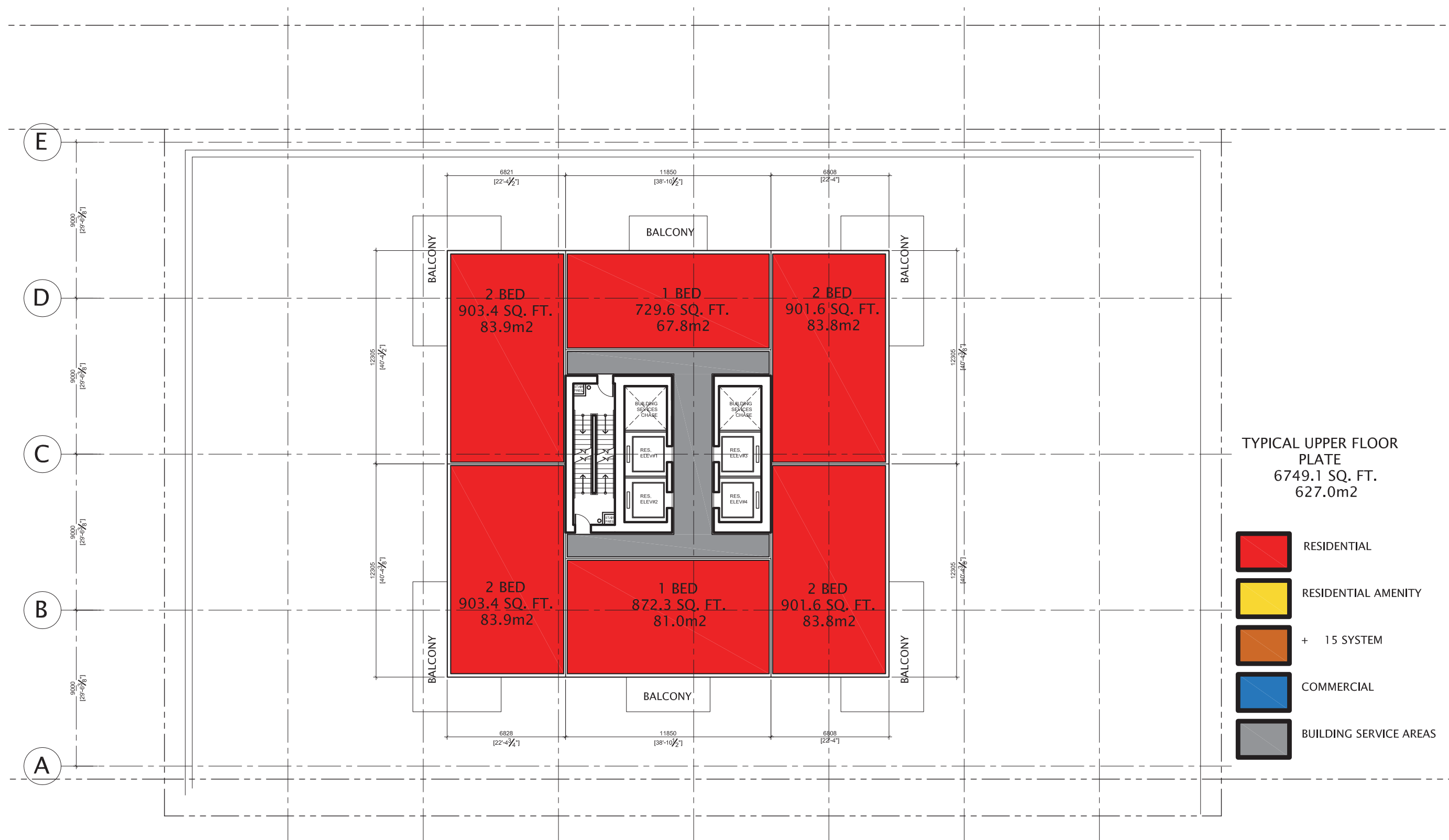




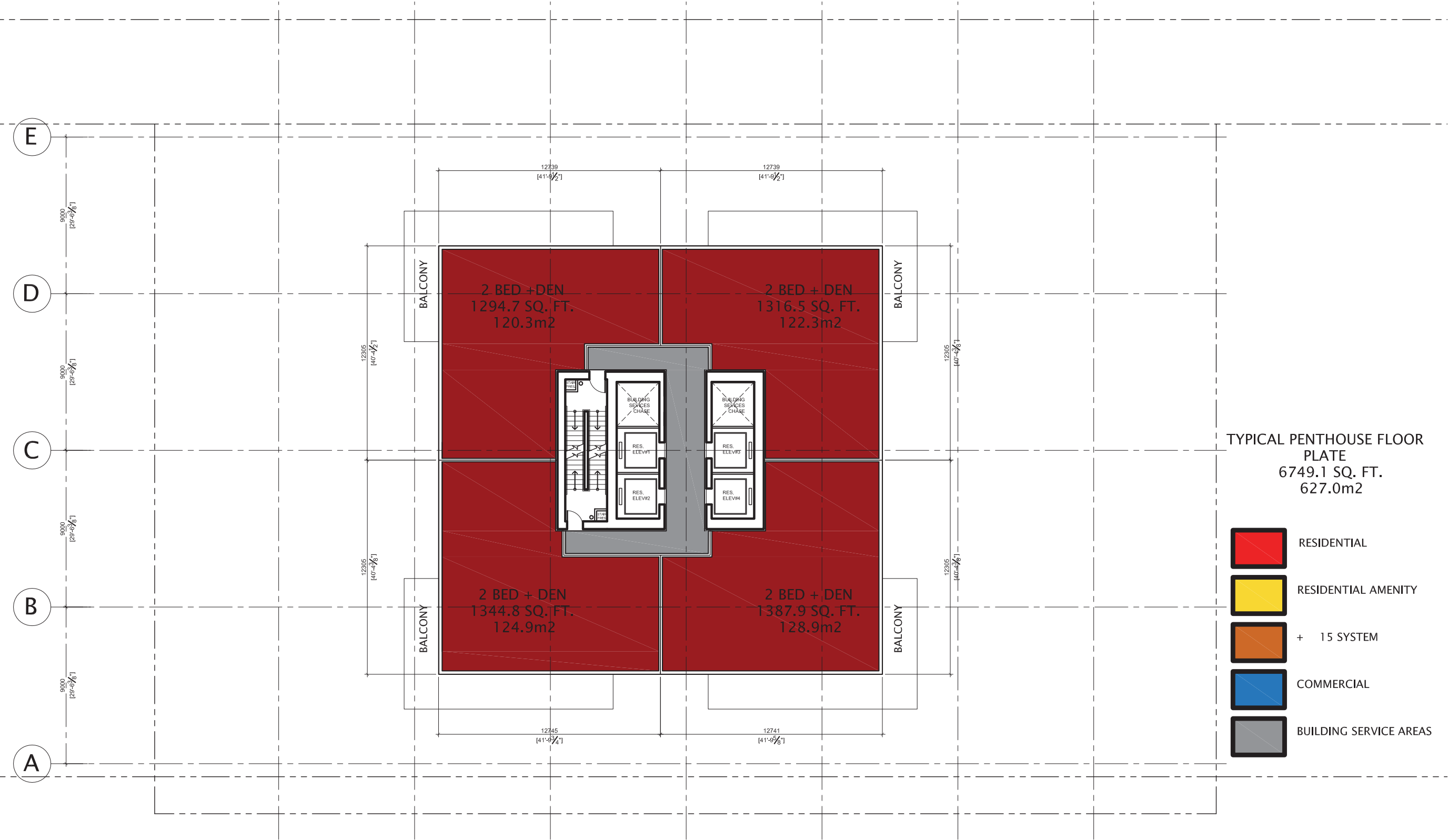














CONDOMINIUM OPTION

PROPERTY DETAILS			
MUNICIPAL ADDRESS	814 & 816 & 818 & 820 & 824 & 826 - 6TH AVE NW, CALGARY, AB		
	m²	sq.ft.	acre
SITE AREA	2,285	24,600	0.56
FAR proposed	15		
AREA PROPOSED	34,281	368,996	
Land Use	CR20/R20		

FLOOR AREA CALCULATION					
FLOOR	# FLOORS	FLOOR AREA m²	FLOOR AREA sq.ft.	TOTAL FLOOR AREA m²	TOTAL FLOOR AREA m²
L01	1	1,669	17,965	1,669	17,965
L02	1	2,091	22,505	2,091	22,505
TYPICAL FLOOR A	29	784	8,439	22,736	244,743
TYPICAL FLOOR B	8	627	6,982	5,016	55,856
PENTHOUSE A	4	627	6,982	2,508	27,928
TOTAL	43			34,020	368,996
ACTUAL F.A.R.	15.0				

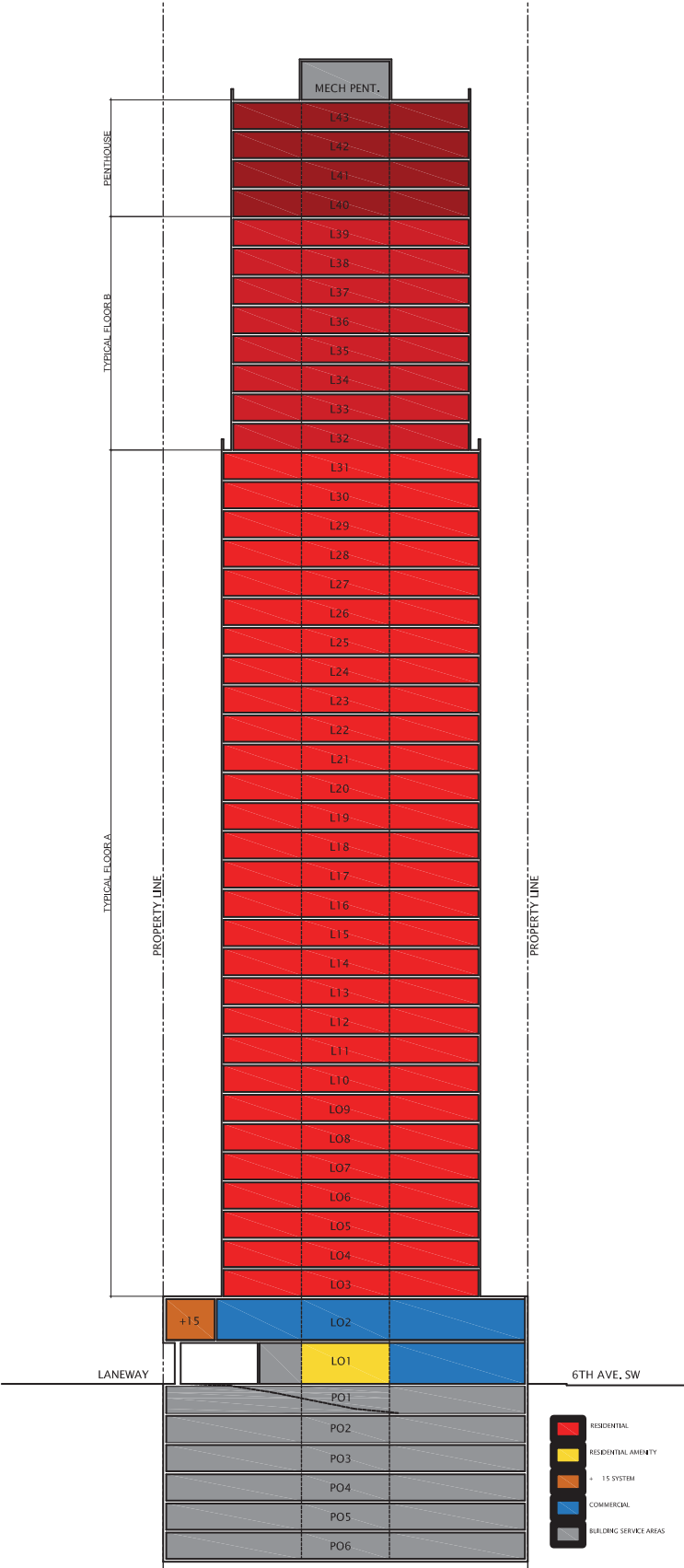
COMMERCIAL TOTALS ( INCLUDED WITHIN THE FLOOR AREA CALCULATION)		
FLOOR	FLOOR AREA m²	FLOOR AREA sq.ft.
TOTAL L01 COMMERCIAL	728 m2	7,833 sqft
TOTAL L02 COMMERCIAL	1,519 m2	16,352 sqft

TOWER UNIT MIX			
FLOOR	1 BED	2 BED	TOTAL / FLOOR
TYPICAL FLOOR PLATE A FLOOR 3- 31	6	4	10
# FLOORS	29	29	
TOTAL PLATE A	174	116	290
TYPICAL FLOOR PLATE B FLOOR 32 -39	2	4	6
# FLOORS	8	8	
TOTAL PLATE B	16	32	48
TYPICAL PENTHOUSE FLOOR 39 - 43	0	4	4
# FLOORS	4	4	
TOTAL PLATE B	0	16	16
TOTAL # UNITS			354

PARKING			
REQUIRED PARKING	BYLAW		TOTAL REQUIRED PARKING
RESIDENTIAL	0.50	PER UNIT	187
VISITOR	0.10	PER UNIT	37
TOTAL REQUIRED			224
PROVIDED PARKING			TOTAL PROVIDED PARKING
RESIDENTIAL	1.00	PER UNIT	374
VISITOR	0.10	PER UNIT	37
TOTAL PROVIDED			411

PARKADE BREAKDOWN	
P01	67
P02	67
P03	67
P04	67
P05	67
P06	69
TOTAL	404
DEFICIT	-7

BICYCLE PARKING						
TYPE	BYLAW	# UNITS	REQUIRED		PROVIDED	
			CLASS 1	CLASS 2	CLASS 1	CLASS 2
CLASS 1	1/UNIT	374	374		354	
CLASS 2	0			0		0











## DENSITY BONUSING

The floor area ratio of Commercial residential District CR20-CR20/R20 may be increased in accordance with the incentive provisions of Division 3 to a Maximum total of 20.0 floor area ratio.



NORR is a fully integrated architecture, engineering and planning firm with a focus on Commercial, Public, Transportation and Lifestyle-related environments. As the legacy firm of John B. Parkin Associates, founded in Toronto in 1938, NORR has built a reputation on design excellence.

NORR is, and has always been, a vehicle for learning and growth, with the pursuit of excellence as its guiding principle. The firm has reinvented itself continuously to maintain its passion, vitality and contemporary approach to its craft. At the same time, it is underpinned by the maturity afforded by so many years of experience and remarkably diverse assignments.

NORR Architects Engineers Planners Western Canada has a depth of experience in our core business service offerings that include:



**Architecture:** NORR’s approach to design excellence and successful implementation stems from a team approach that emphasizes an ability to work effectively with multiple stakeholders to capture the imagination while being realistic in its requirements.



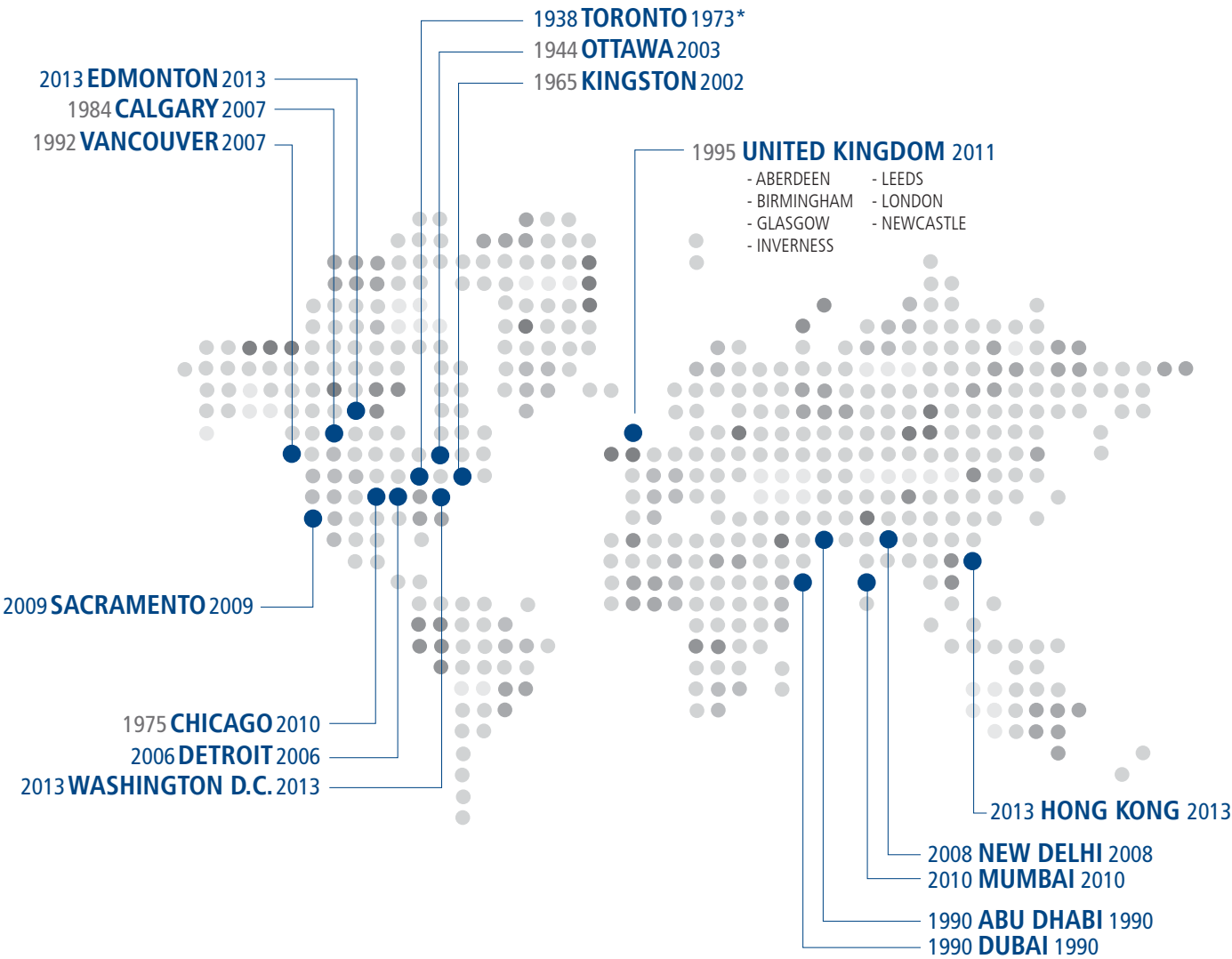
**Engineering:** The NORR Engineering Group is a full-service, integrated consulting structural, mechanical and electrical engineering firm. The company is registered with the Association of Professional Engineers of the Province of Alberta and is a member of the Association of Consulting Engineers of Canada.



**Planning:** NORR’s planning team works with our clients; discovering opportunities to create places that contribute to the human and physical environment, while understanding the realities of a viable development.



**Landscape:** NORR’s landscape architecture team has a wide range of experience, expertise, knowledge and diversity to bring innovative solutions backed by critical thinking, analysis and sound technical management practices to any development. Our firm has established a reputation for providing innovative and deeply responsive landscape design, and excellent project management outcomes for our clients.



How years are shown above:  
office established CITY NAME joined NORR

\*NORR Brand established



**Interior Design:** More than form and decoration, interior design has power and responsibility. NORR designs safeguard the public, contribute to the quality of life, and enrich millions of lives yearly in a variety of contexts: living spaces, work, health centers and hospitals, restaurants, hotels, theatres and more. These are the places that culturally define and influence people’s lives.







# Market Overview

## Calgary, Alberta

Calgary Economic Region (CER) is home to over 1.2 million residents. It is the largest city in Alberta and the fourth largest metropolitan area in Canada. It is located in southern Alberta about an hour drive from the Canadian Rockies, three hour drive to Edmonton, and three hour drive from the third busiest United States border crossing in the western states and provinces.

Calgary continuously ranks as one of the worlds most livable cities due to its high quality of life attributed to high disposable incomes, abundance of affordable housing, low density, natural setting, rich arts and culture, plenty of sunshine and a young and vibrant population.

After two years of negative growth due to a collapse in oil prices, Calgary's economy is in recovery mode as economic forecast show positive gains across the board. In 2018 Calgary Economic Region (CER) is forecast to grow 2.3, up from 1.9 percent in 2017 and a negative 1.1 percent growth in 2016. The recovery will be largely driven by growth in consumer spending, business investment, government expenditures and exports.

## Population

Between the years 2012-2015, the average annual population growth was 3.1 percent, nearly three times the national growth rate of Canada. After a slowed population growth in 2016 due to the economic downturn, the CER is forecasted to experience a 1.0 percent population growth in 2018 with overall forecast average growth of 1.36 percent per annum in the 2019-2026 forecast period, primarily driven by international migration and natural growth.

## Income

Although Calgary experienced an economic downturn, the Calgary CMA 2016 median family income was \$97,334, higher than the national average by 32 percent. Calgary average weekly earning in December 2017 was \$1,146, 17 percent higher than the national average.

## Employment

As a result of the recession the CER lost about 19,000 jobs from peak to trough. Three years after the plunge in oil prices, CER not only gained back all the jobs lost but also added 27,200 new positions. These job gains were mostly in the service industry, food services, and health care industries. The unemployment rate is currently at 7.8 percent and is forecast to decline to 6.7 percent throughout 2018 respectively, down from 10.2 percent in 2016. The employment is expected to rise at an average annual rate of 2.3 percent between 2019 and 2026. Over the 2019-2026 period, the unemployment rate is expected to average 5.9 percent. Increased employment and wages will further fuel consumer spending and the overall economic activity.

1,240,000

2017 Population

1%

Population growth  
(2018)

6.7%

Projected Unemployment Rate  
(2018)

1.36%

Average Population Growth  
(2019-2026)



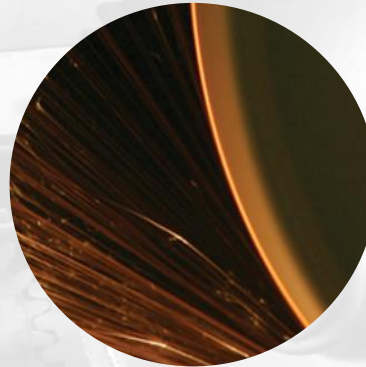
# Market Overview

## Key Industries



### Oil & Gas

Fifth Largest Producer of Crude Oil Globally and  
Fifth Largest Producer of Natural Gas Globally



### Manufacturing

49,000 Employed In The  
Manufacturing Industry



### Technology

Top 5 Most Competitive Tech  
Talent Markets in Canada



### Transportation

5,000 Transportation and  
Logistic Businesses



### Agribusiness

150 Countries Served by Alberta's  
Agriculture and Food Products



### Financial Services

Country's Fourth Largest Employer



# Market Overview

## Current Concrete Condominium Projects – Downtown Core

1



2



3



### The Avenue

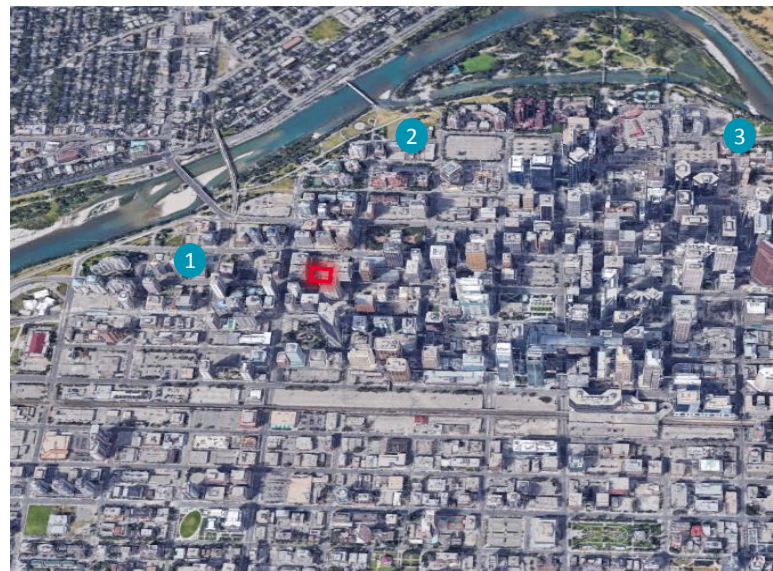
Address	1037 5 <sup>th</sup> Avenue SW
Construction Type	Concrete
Total Number of Units	195
Developer	Grosvenor / Cressy Development Group

### The Concord

Address	700 1 <sup>st</sup> Avenue SW
Type	Concrete
Total Number of Units	106
Developer	Concord Pacific

### Parkside at Waterfront – West Tower

Address	210 Riverfront Avenue SW
Type	Concrete
Total Number of Units	71
Developer	Anthem Properties



Source: Urban Analytics



# Market Overview

## Concrete Condominium Projects – Beltline

1



### West Village Towers

Address	11 <sup>th</sup> Street SW & 9 <sup>th</sup> Avenue SW
Construction Type	Concrete
Total Number of Units	554
Developer	Cidex Group of Companies

2



### 6<sup>th</sup> & 10<sup>th</sup>

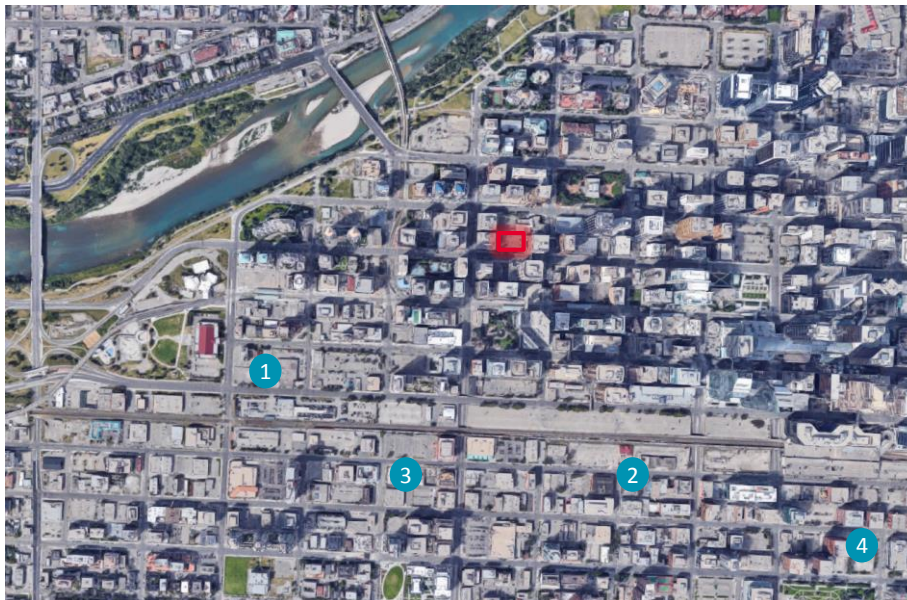
Address	1010 6 <sup>th</sup> Street SW
Construction Type	Concrete
Total Number of Units	229
Developer	Lamb Developments

3



### Versus

Address	917 10 <sup>th</sup> Avenue SW
Construction Type	Concrete
Total Number of Units	444
Developer	One Properties



4



### Park Point

Address	301 11 <sup>th</sup> Avenue SW
Construction Type	Concrete
Total Number of Units	288
Developer	Qualex-Landmark

Source: Urban Analytics







# Multi-Residential Overview

## Vacancy Forecast to Decline

Due to Alberta's economic downturn in the past few years, Calgary's vacancy rates have inclined year over year since 2015. With oil prices stabilizing in 2017 and modest investment in other sectors, Calgary continues to remain optimistic for 2018. After consecutive increases in vacancy, vacancy rates declined in 2017 to 6.3% from a high of 7.0% in 2016 and are forecast to continue declining in the purpose-built rental market. Economic conditions have helped improve rental demand, rental supply in both the purpose-built and secondary rental markets and are forecast to rise. Prior to the economic downturn there were a number of apartment buildings under construction that were completed throughout the years of 2016 and 2017, causing an influx of inventory into Calgary's market. This excess supply has caused a downward pressure on prices resulting in modest sales.

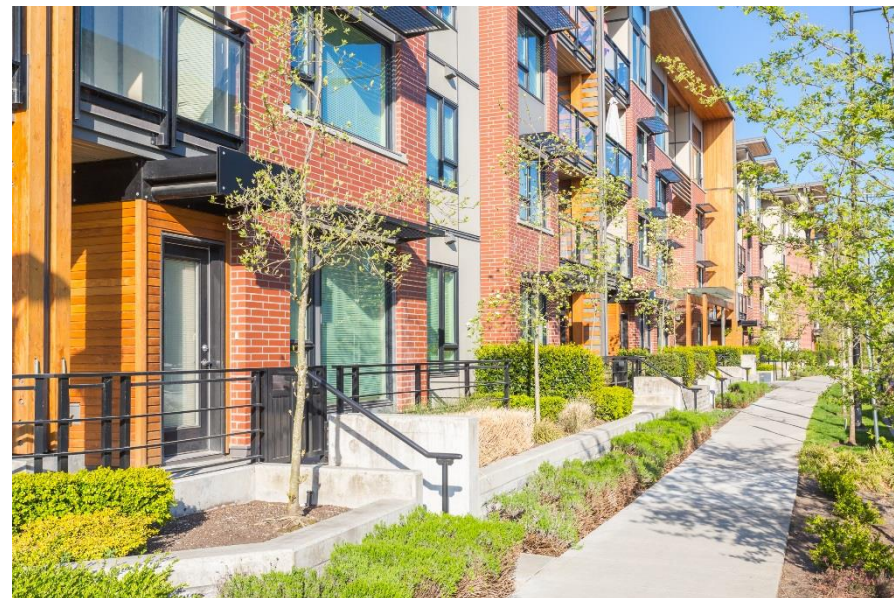
## Outlook

The average two-bedroom rent in 2018 is expected to slightly incline, following a year of modest declines in 2017. Landlords and property owners have been adjusting rents and offering incentives as vacancy rates have been elevated. With lower vacancy rates and stronger rental demand in 2018 and 2019, average two-bedroom rents will start to stabilize and move higher.

In 2018 and 2019, vacancy rates are forecast to continue moving lower while sales of apartment units continue to show signs of improvement as net migration increases and labor market conditions strengthen.

REAL GDP GROWTH			
	2017	2018F	2019F
Calgary Economic Region	3.0%	2.4%	3.0%
Alberta	2.8%	2.4%	2.2%
Canada	2.8%	2.0%	1.8%

Source: CMHC, Calgary Real Estate Board



## Apartment Rents Forecast to Stabilize as Vacancy Rates Decline









# Offering Process

## Memorandum Contents

This Confidential Information Memorandum (“CIM”) has been prepared by Cushman & Wakefield ULC and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Listing Agent make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Listing Agent expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Listing Agent or anyone acting on their behalf, such information is provided as a convenience only and without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Confidentiality

By accepting this CIM, purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Cushman & Wakefield.

All purchasers have executed a Confidentiality Agreement with respect to receipt of the CIM and access to the “virtual data room”. This CIM shall not be copied, reproduced or distributed, in whole or in part, to any other person or party except as may be provided for within the Confidentiality Agreement.

## Offering Process

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

The Offers to Purchase are encouraged to be submitted on the offer form provided by the Vendor and available on C&W’s virtual data room. Cushman & Wakefield will advise purchasers of an offer submission date after sufficient marketing time has passed. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

## Price

The Property is marketed without a formal asking price.





**CUSHMAN & WAKEFIELD ULC**

SUITE 1730 – 111 5<sup>th</sup> AVENUE SW, CALGARY, AB T2E 3S9

**MARC ROSSO**

Vice President

Capital Markets Group

403 261 1127

[marc.rosso@cushwake.com](mailto:marc.rosso@cushwake.com)

©2018 Cushman & Wakefield.

(E.&O.E): The information contained herein was obtained from sources which we deem reliable and while thought to be correct, is not guaranteed by Cushman & Wakefield ULC