

Office Space For Lease (New Office Development)



Landlord:	D³ Strategies Inc.
Available Premises:	Main Floor - 10,000 sq. ft. (undeveloped) 2nd Floor - 10,000 sq. ft. (undeveloped) Total 20,000 sq. ft.
Annual Net Rent:	Market rates
Estimated 2006 Operating Costs and Taxes:	\$8.50 per sq. ft. (inclusive of utilities, management and janitorial services)
Tenant Improvement Allowance:	\$20.00 - \$25.00 per sq. ft.
Occupancy Date:	March 2006
HVAC:	Tenant's direct control
Building Hours:	Tenant's direct control
Parking:	One surface parking stall per 295 sq. ft. leased at no charge
Comments:	<ul style="list-style-type: none"> ◆ New "A" class suburban office development ◆ Construction now underway ◆ This spec development ready for occupancy in 90 to 100 days ◆ 2 storey building with walk-up access to the 2nd floor ◆ Close proximity to Chinook Mall and Chinook LRT station ◆ Excellent amenities within walking distance ◆ Exterior property signage available

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Building Clients for Life

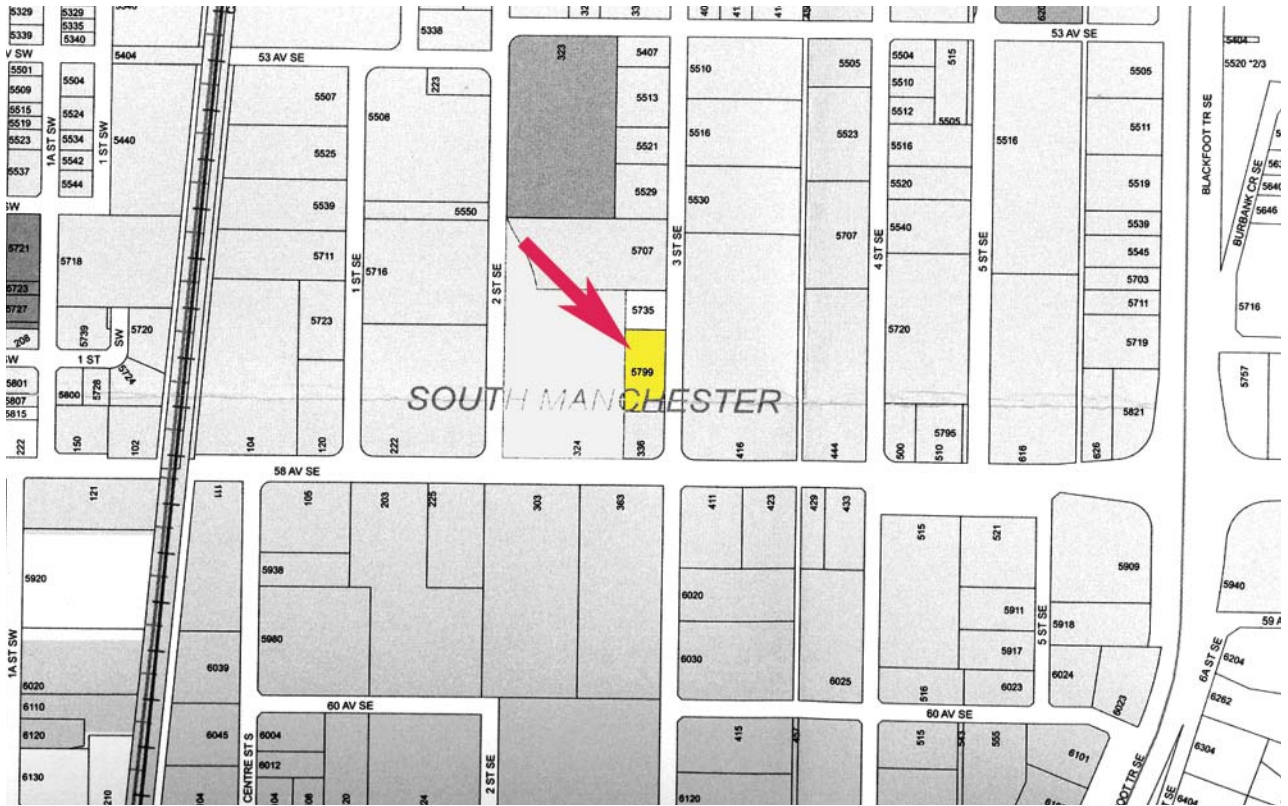
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

5799 - 3rd Street SE



3RD STREET S.E.



THIRD STREET S.E. OFFICE RENOVATIONS

5799 3rd STREET S.E.
CALGARY, ALBERTA

SK-1

PROJ. NO. 204-53-100
SCALE: 1:125
DATE: MAY 13, 2005

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