

FOR LEASE

PROFESSIONAL OFFICE SPACE AT UMC CENTRE

14020 128 Avenue, Edmonton AB



HIGHLIGHTS

- Two main floor professional office spaces, 830 sq ft & 1,610 sq ft (+/-)
- High visibility location fronting St. Albert Trail just 0.5 km from Yellowhead Trail
- Professionally managed office building with free surface parking and available underground parking
- 1.5 km from Christy's Corner (Moxie's, Famoso, Mucho Burrito, etc.)
- Starting at \$1,657/mo +/- gross (estimate based on basic rent and additional rent)

CONTACT

THOMAS BRAUN MBA
Partner, Associate
T 780.423.7575 C 780.690.8353
thomas@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PHOTOS



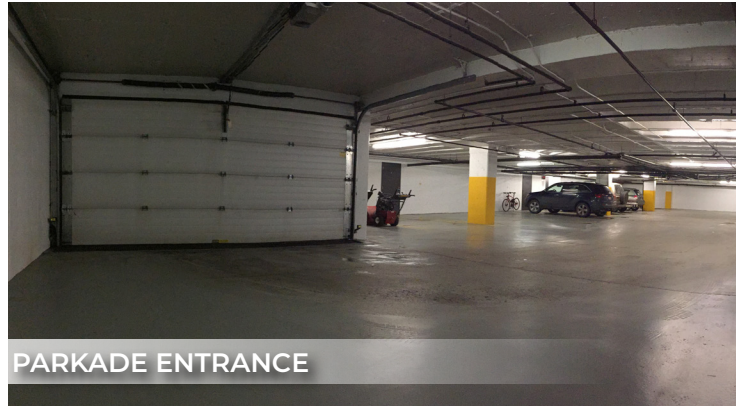
WEST SIDE BUILDING



FRONT ENTRANCE



WALL OF WINDOWS




PARKADE ENTRANCE



FRONT ENTRANCE



PEDESTAL SIGN NEGOTIABLE

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PROPERTY DETAILS

ADDRESS	14020 128 Avenue, Edmonton AB
LEGAL DESCRIPTION	Plan: 7620006 Block: 2 Lot: 11
ZONING	IB - Business Industrial
BUILT	1970's +/-
CONSTRUCTION TYPE	Concrete and steel beam
BUILDING SIZE	19,864 sq ft +/-
SPACE AVAILABLE	830 or 1,610 sq ft +/- main floor office
SITE IMPROVEMENTS	Professional landscaping, asphalt parking (surface), concrete underground parking
PARKING	Surface: 2.7 stalls/1,000 sq ft Underground: 2 stalls/1,000 sq ft at \$75/stall/month
POSSESSION	Immediate
SECURITY	FOB activated door and onsite security cameras
INTERNET	Fibre in the building



OFFICE DETAILS

CEILING HEIGHT	9' clear (TBC)
HEATING & COOLING	Boiler and air conditioning
LIGHTING	Fluorescent
LAYOUT	Main floor has reception, 2 offices, bullpen, kitchenette and a wall of windows



- On site security camera
- Fob activated door
- Professional landscaping
- Asphalt Surface
- Concrete underground parking

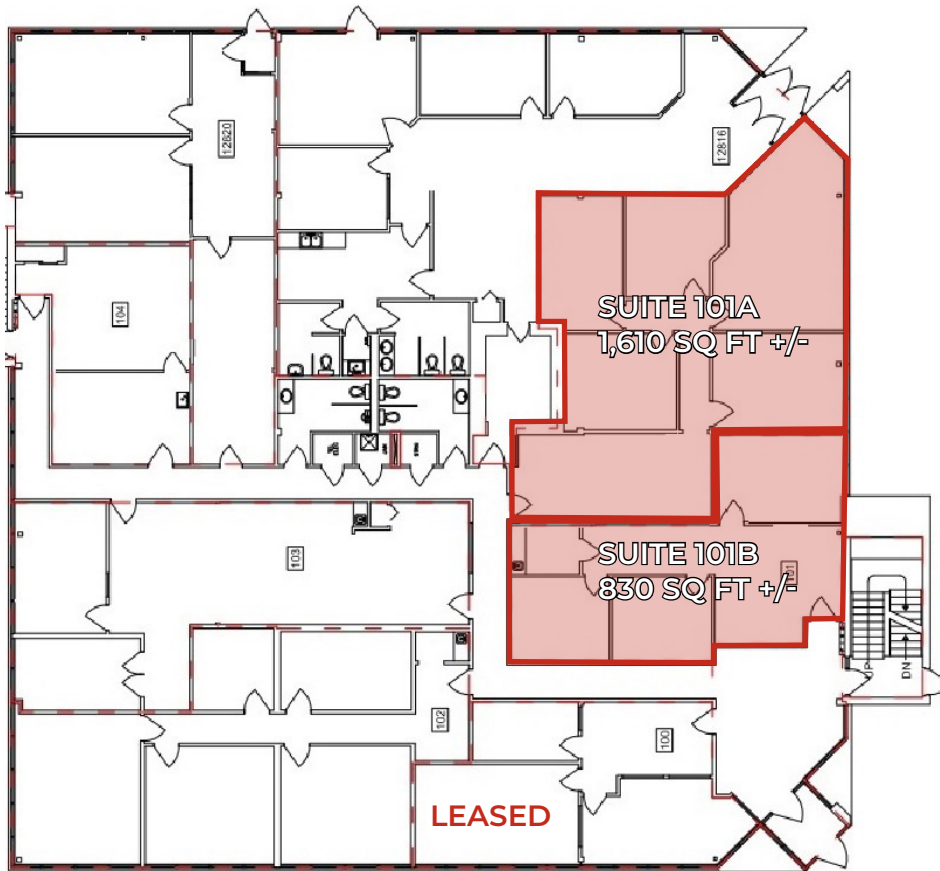


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SUITE 101



FINANCIALS

SUITE 100	7 LEASED	
SUITE 101A	1,610 sq ft +/-	\$3,213.29/mo +/-
SUITE 101B	830 sq ft +/-	\$1,656.54/mo +/-

** Values are monthly gross rents based off annual basic and additional rent and subject to change without notice.**



Floor plans provided for reference only, actual may vary.



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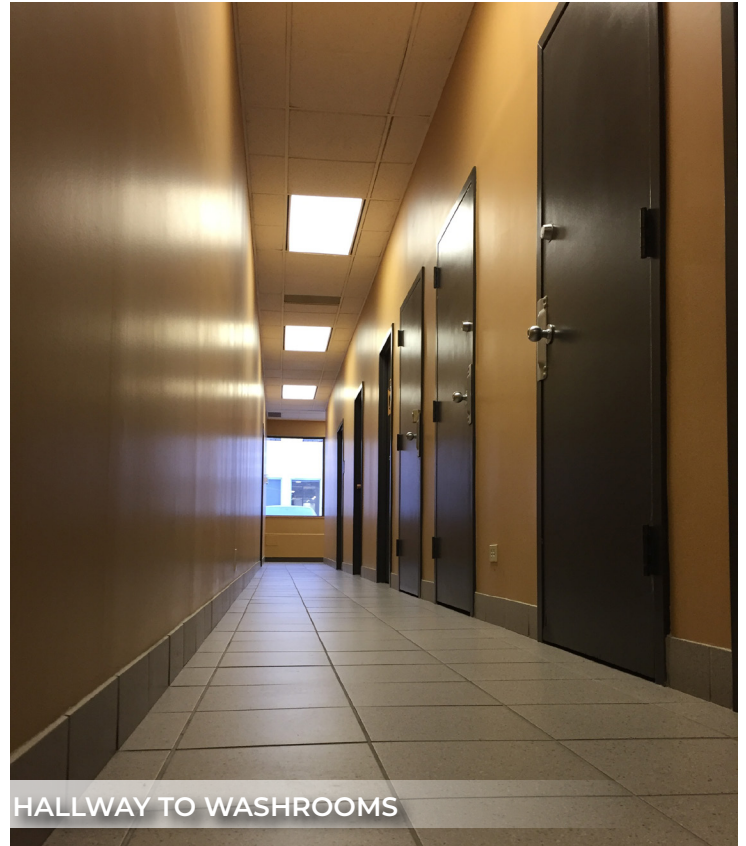
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PHOTOS



SURFACE PARKING 2.7/1,000 SQ FT

- Large offices
- Walls of windows
- New flooring
- New paint



HALLWAY TO WASHROOMS



STAIRWELL TO PARKADE



REAR ACCESS WITH CAMERAS



UNDERGROUND PARKING

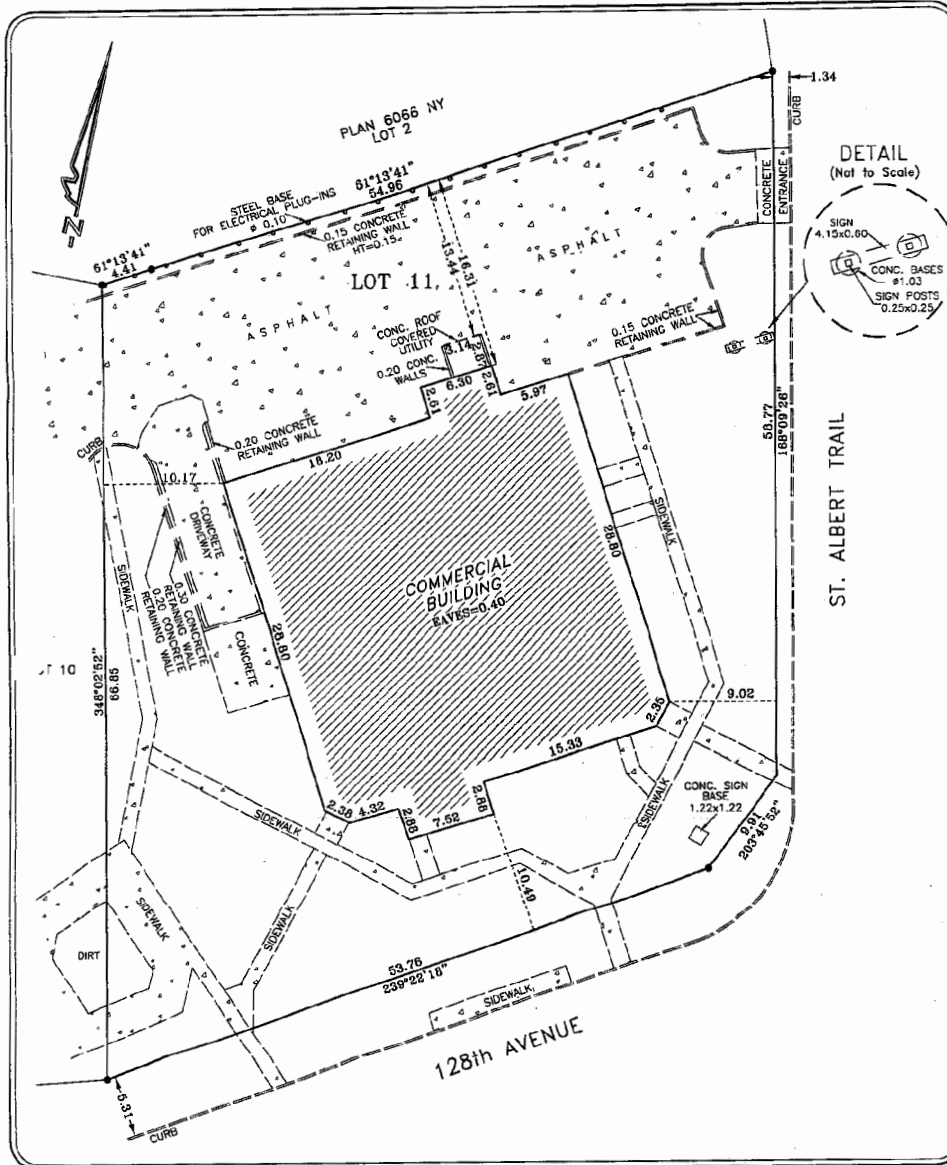


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SITE PLAN (exact layout to be confirmed by tenant)



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

PREPARED BY:
CANADIAN ENGINEERING & SURVEYS INC.
 9785-45 AVENUE, EDMONTON, ALBERTA, T6E 5V8
 PHONE: (780) 438-1336 FAX: (780) 437-4640
 TOLL FREE: 1-888-438-1355
 EMAIL: online@ces-canada.com WEB PAGE: www.ces-canada.com

LOT: 11 BLOCK: 2 PLAN: 762 0006
 FOR: MASTERS AT AUGUSTIA PROPERTIES LTD. c/o UMC FINANCIAL MANAGEMENT INC.
 ADDRESS: 14010-128 AVENUE EDMONTON
 TITLE: 002 381 152 SEARCH DATE: 2001-04-11 SURVEY DATE: 2001-04-19

NOTE:
 1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. FOUND NO MARK UNLESS OTHERWISE SHOWN
 3. ALL FENCES ARE WITHIN 0.20 m OF PROPERTY LINE UNLESS OTHERWISE NOTED
 4. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 5. MEASUREMENTS APPLY TO FINISHED SURFACE OF EXTERIOR BUILDING WALLS, YARD DISTANCES ARE FROM FOUNDATION AND PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE SHOWN
 6. EAVES ARE DIMENSIONED TO THE LINE OF FASCIA
 7. THERE MAY BE ADDITIONAL SURVEY INFORMATION ON THE BACK OF THIS PAGE
LEGEND: 1 - FENCES ARE SHOWN THIS x - x - x - x - x
 2 - LEGAL SURVEY IRON POSTS FOUND SHOWN THIS *

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND THE CANADIAN ENGINEERING & SURVEYS' PERMIT STAMP (IN RED INK)

FILE: T34309 SCALE: 1:400 FIELD: MK CALC: EDG DRN: EDG CKD: CC

CERTIFICATION:
 I, HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE PLAN AND THE RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYOR'S ASSOCIATION AND SUPPLEMENTS THEREOF, ACCORDINGLY WITH THESE STANDARDS AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE PERMANENT VISIBLE IMPROVEMENTS SITUATED THEREON (THE "IMPROVEMENTS"), REGISTERED EASEMENTS, RIGHT-OF-WAY AND OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF THE TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY; UNLESS OTHERWISE NOTED ON THE PLAN
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY; UNLESS OTHERWISE NOTED ON THE PLAN
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF PROPERTY; UNLESS OTHERWISE NOTED ON THE PLAN

PURPOSE: I HAVE PERFORMED THIS SURVEY AND PREPARED THIS REPORT AND THE RELATED PLAN FOR THE BENEFIT OF ONLY THE LAND OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR SALE OR MORTGAGE PURPOSES, COOPERING-S PERMIT ONLY FOR THE BENEFIT OF THOSE PARTIES, WHERE APPLICABLE, FOR SURVEY/CERTIFICATE, UTILITY RIGHT-OF-WAY AND OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN, UNLESS OTHERWISE SHOWN. THE EXTENT OF THE PROPERTY HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE HIGH DEGREE OF RISK OF THE USER MAKING AN ERROR IN MEASUREMENTS. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ADVISED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

DATED AT THE CITY OF EDMONTON, ALBERTA

 D. RAE SUTHERLAND A.L.S. 2007

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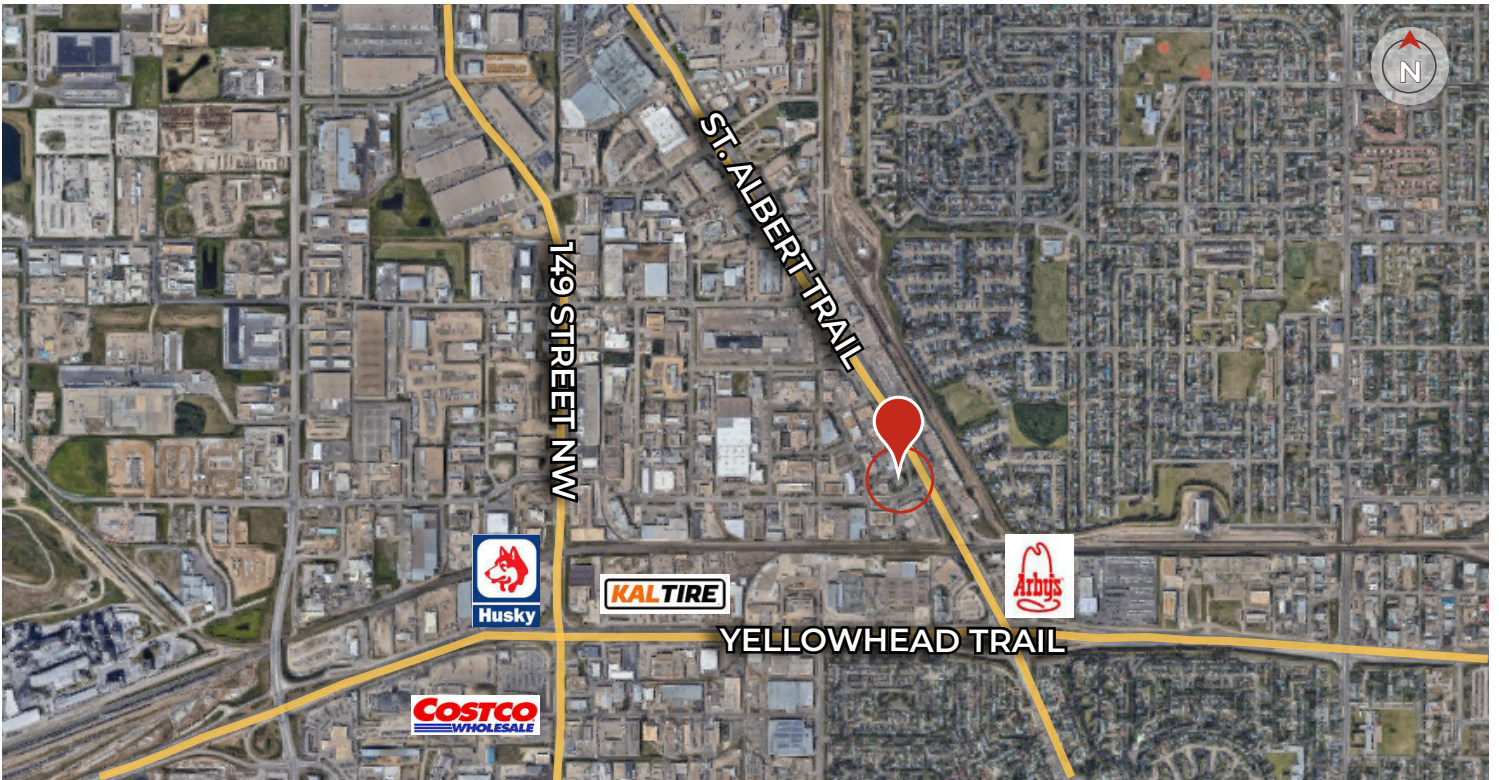
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

REGIONAL MAP



LOCAL MAP

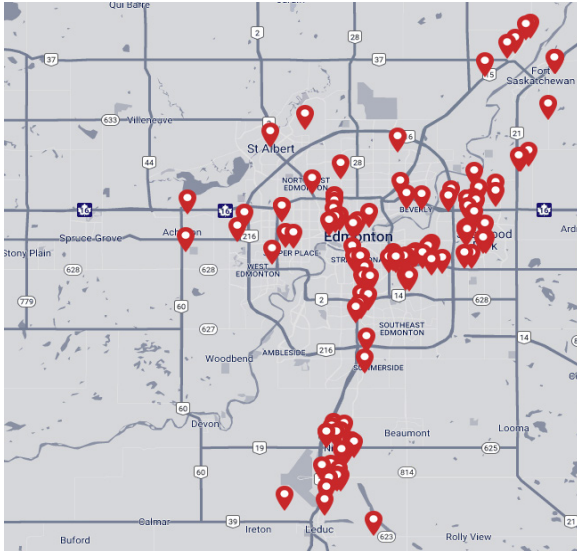


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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