

FOR LEASE

CDNGLOBAL[®]

FIRST ALBERTA PLACE



CDN GLOBAL ADVISORS LTD.
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DETAILS

- **Suites:**

Suite 100	3,587 SF	Suite 1520	3,777 SF NEW
Suite 110	4,716 SF	Suite 1600	14,489 SF
Suite 230	(+15) 961 SF	Suite 1700	14,489 SF
Suite 240	(+15) 1,183 SF	Suite 1800	14,489 SF
Suite 245	(+15) 885 SF	Suite 1900	7,293 SF
Suite 250	(+15) 1,077 SF	Suite 1950	3,139 SF
Suite 300	14,032 SF	Suite 2010	3,770 SF
Suite 400	14,489 SF	Suite 2020	1,737 SF
Suite 800	14,489 SF	Suite 2040	1,012 SF
Suite 900	14,489 SF	Suite 2200	7,086 SF
Suite 1000	14,489 SF	Suite 2210	3,470 SF
Suite 1100	14,489 SF	Suite 2222	3,933 SF
Suite 1200	14,489 SF		

- **Op. Costs:** \$12.00/SF (est. 2022)
- **Building Size:** 282,200 SF

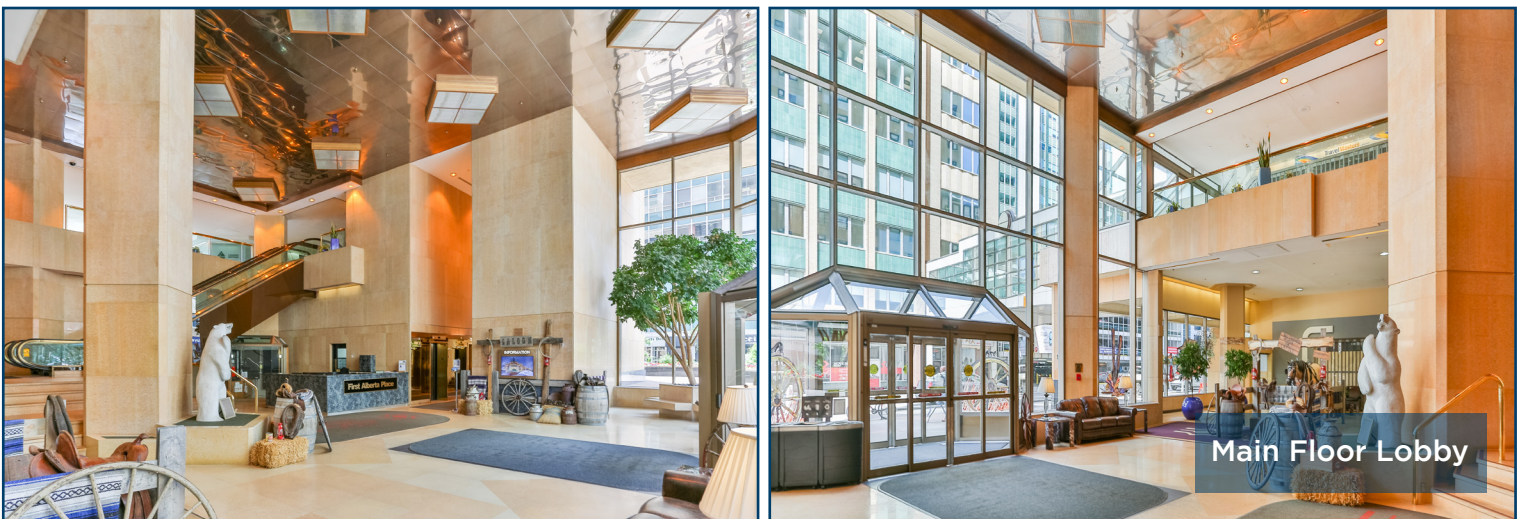
- **Parking:** 1:3,000 SF
\$425/month/stall
- **Class:** A

- **Number of Floors:** 23
- **Year Built:** 1981

- **Typical Floor Size:** 14,489 SF
- **Landlord:** Berezan Management

HIGHLIGHTS

- Quick Downtown access and egress off of 9th Avenue SW
- Public transit and LRT located one block North
- 50 secure, heated underground stalls with elevator and 50 off-site stalls
- After hours accessible by card and security guard on site; 24 hours a day
- +15 connected to Petro Fina Building and Western Canadian Place (access to Centennial Parkade)



Main Floor Lobby

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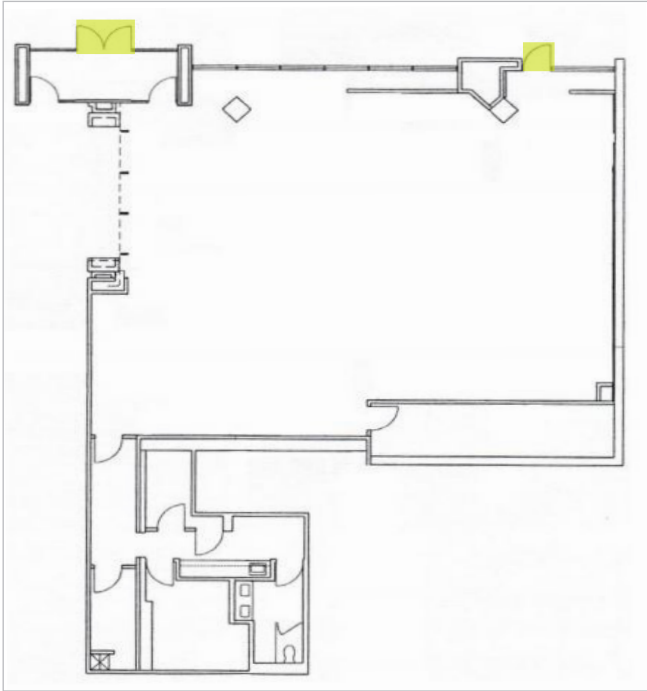
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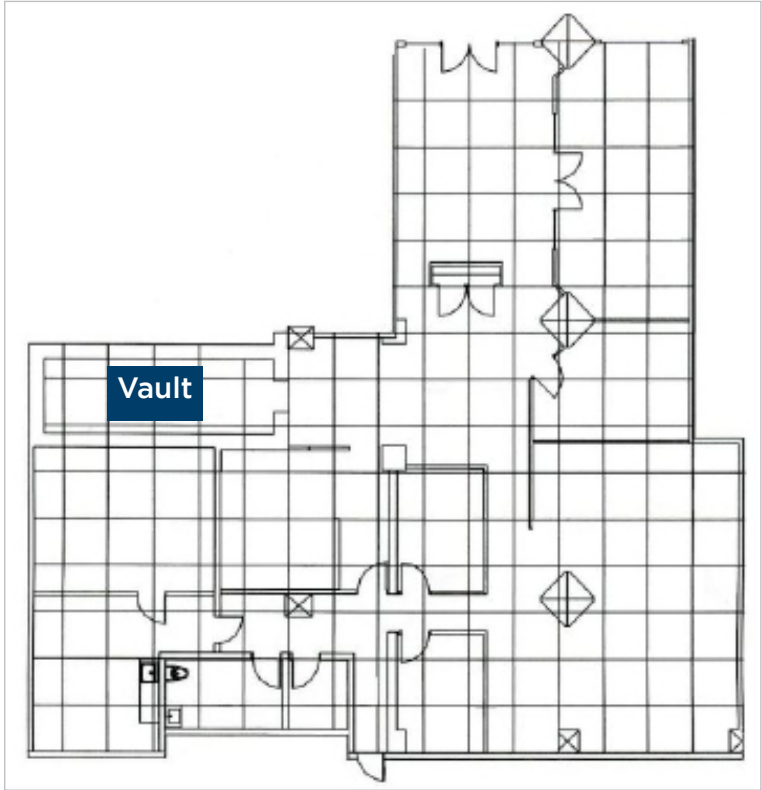
FLOORPLANS

SUITE 100 | 3,587 SF

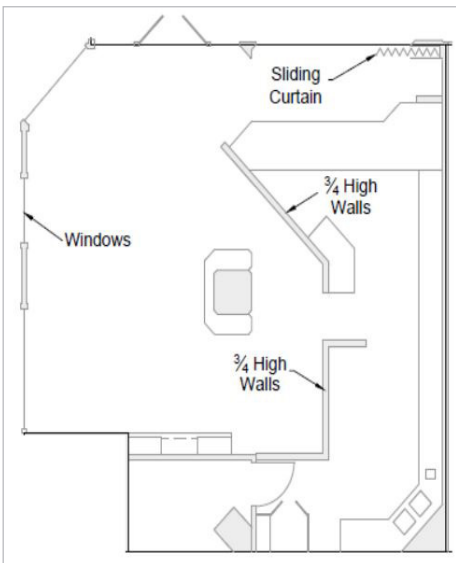


Suite 100 has two separate entrances in front of the building

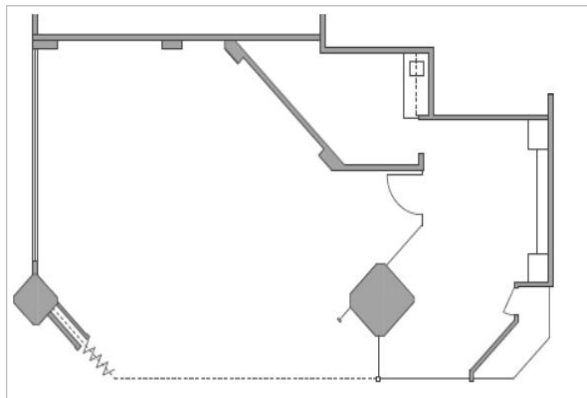
SUITE 110 | 4,716 SF



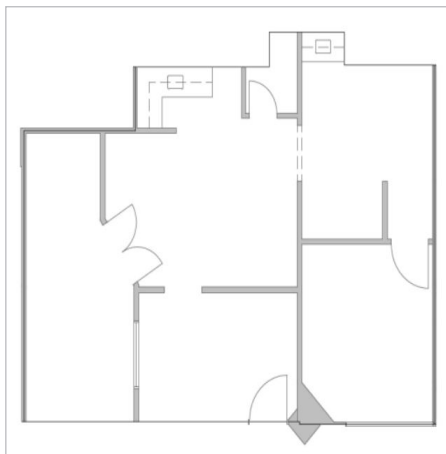
SUITE 230 | 961 SF



SUITE 240 | 1,183 SF



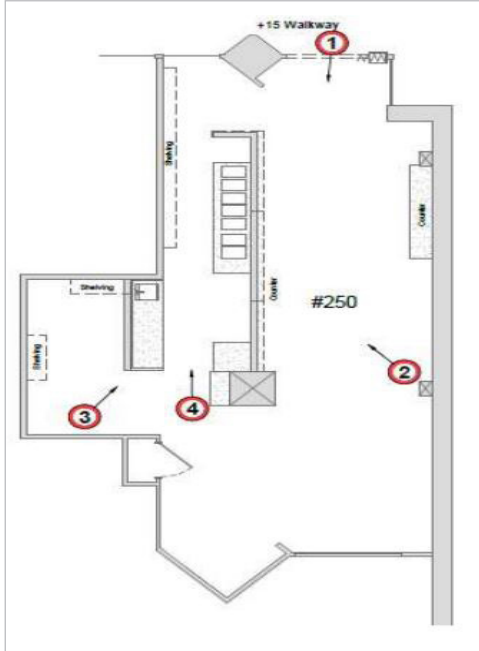
SUITE 245 | 885 SF



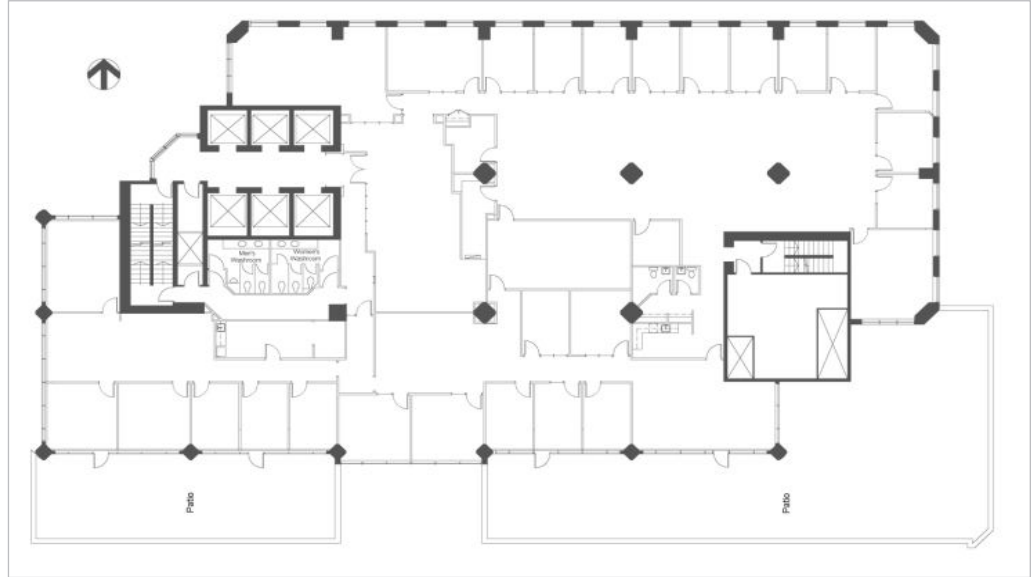
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FLOORPLANS

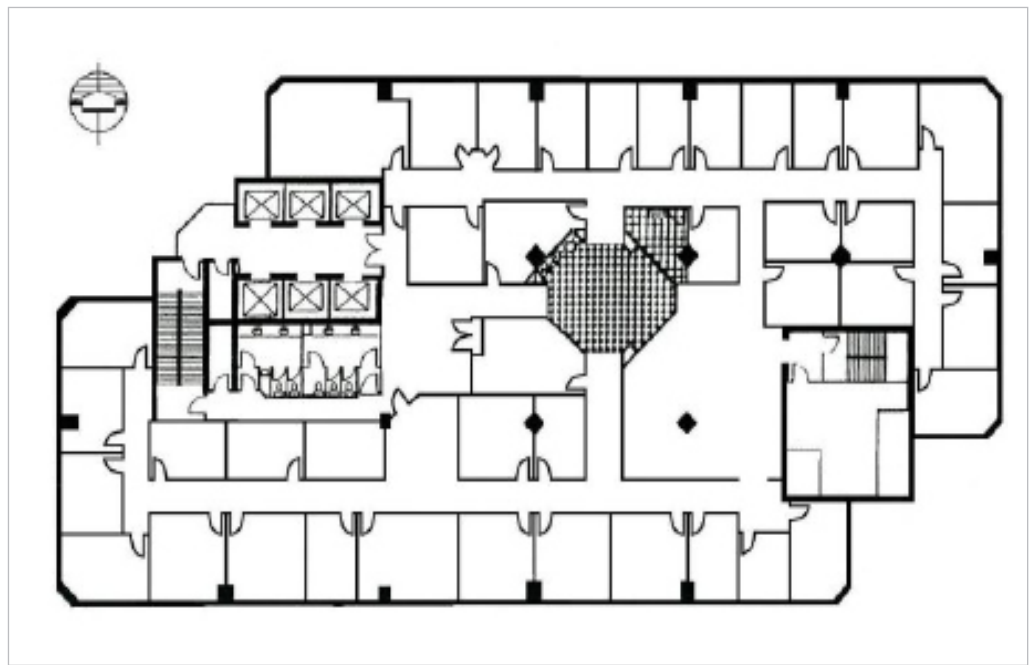
SUITE 250 | 1,077 SF



SUITE 300 | 14,032 SF



SUITE 400 | 14,489 SF



Suite 400 hallway

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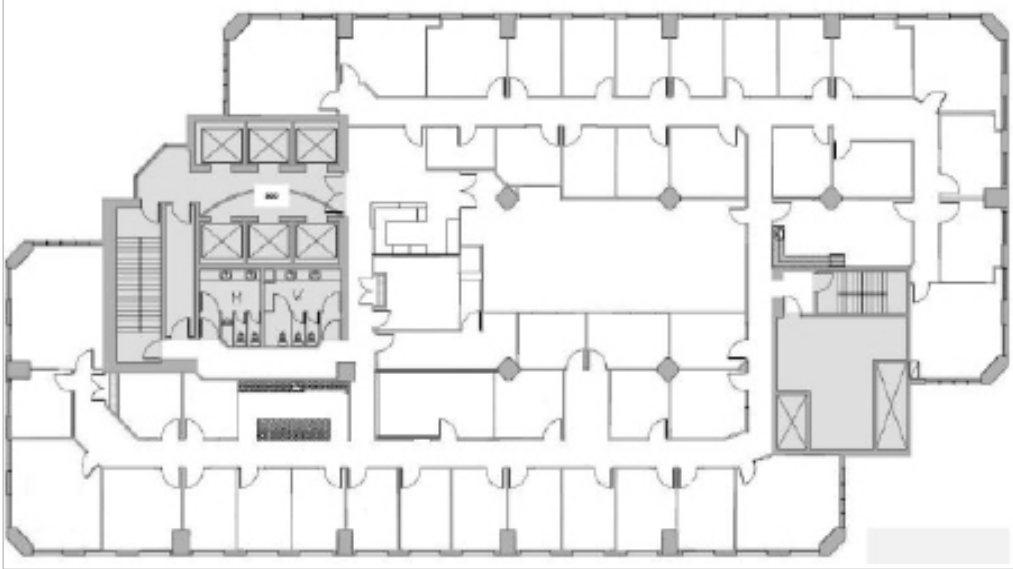
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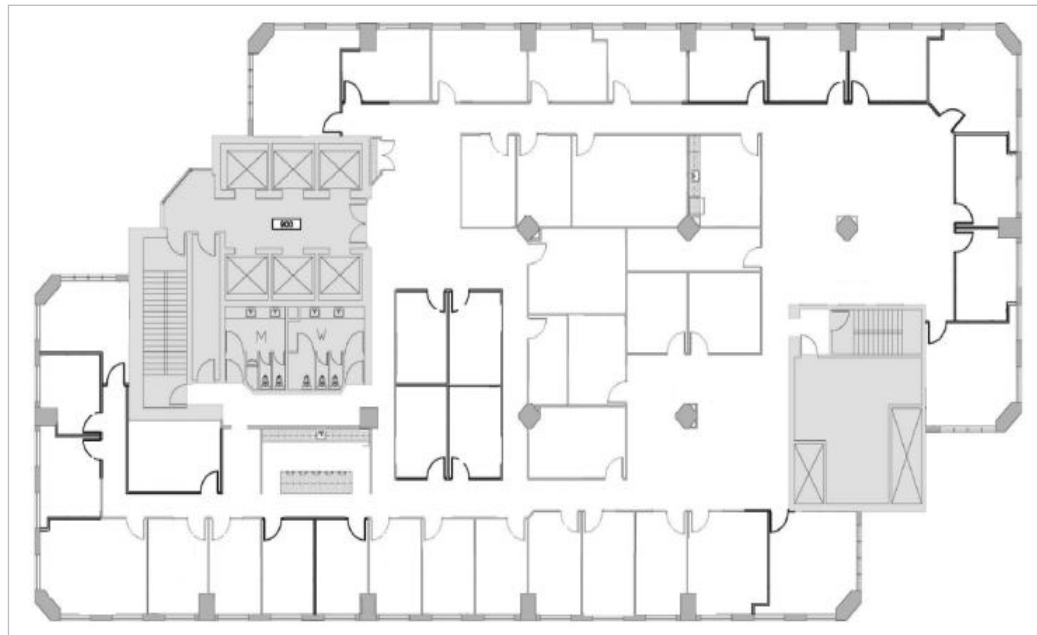
FLOORPLANS

SUITE 800 | 14,489 SF



Suite 800 Open Work Area

SUITE 900 | 14,489 SF



Suite 900 kitchen

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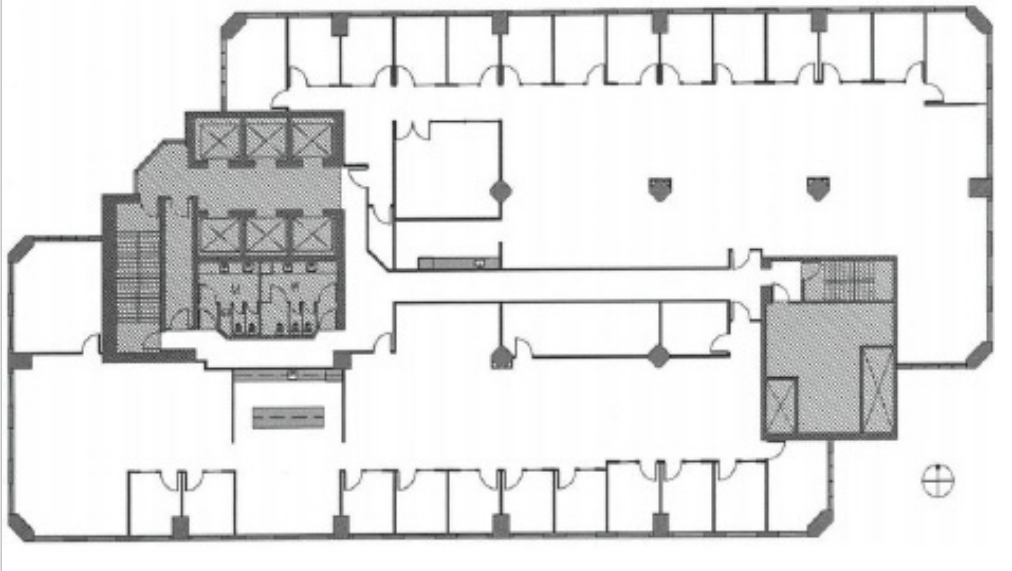
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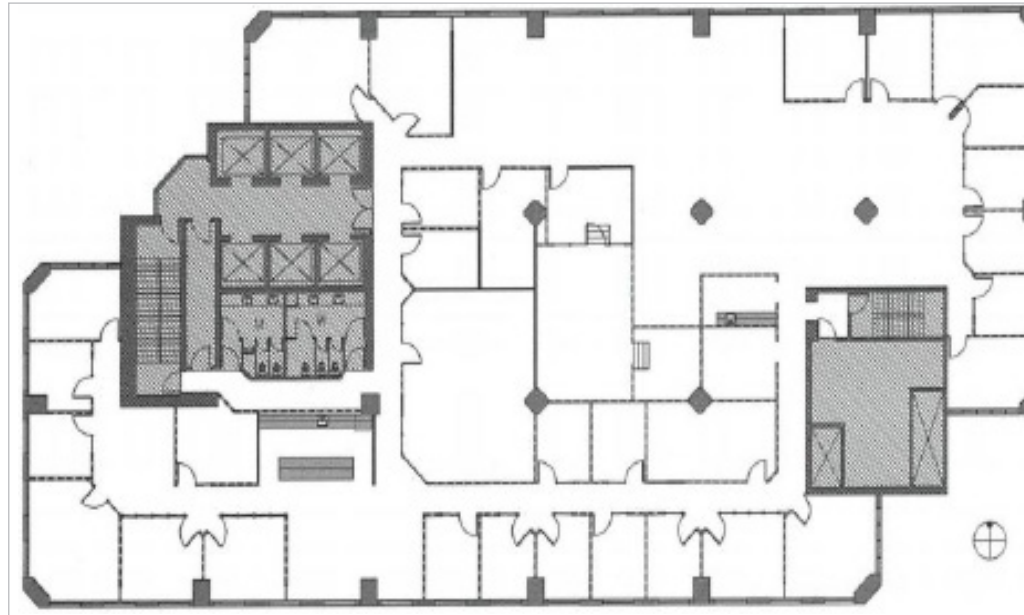
FLOORPLANS

SUITE 1000 | 14,489 SF



Suite 1000 & 1100 has the same kitchen layout

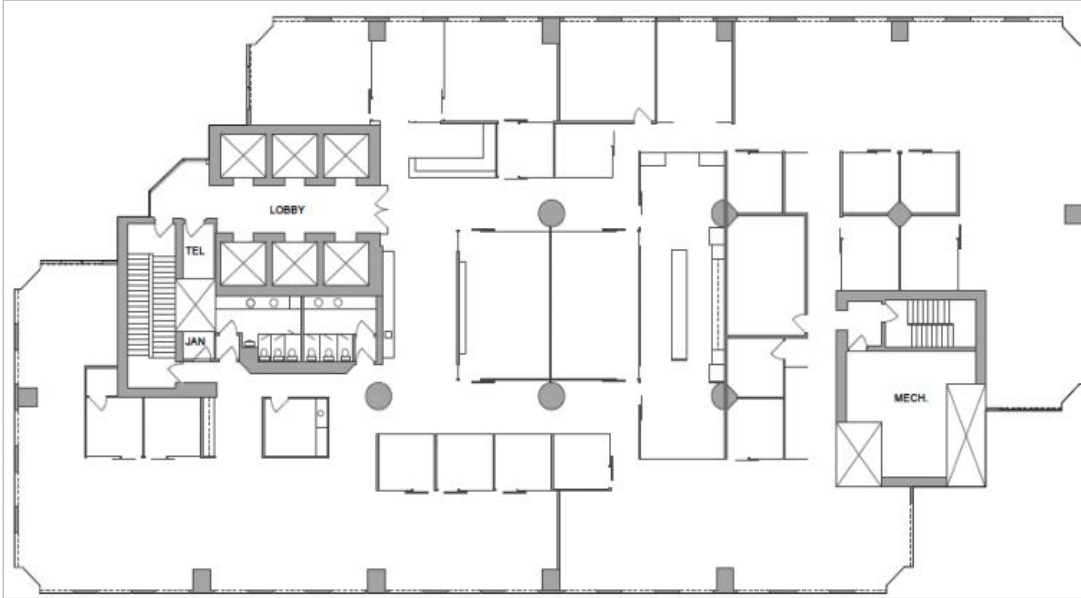
SUITE 1100 | 14,489 SF



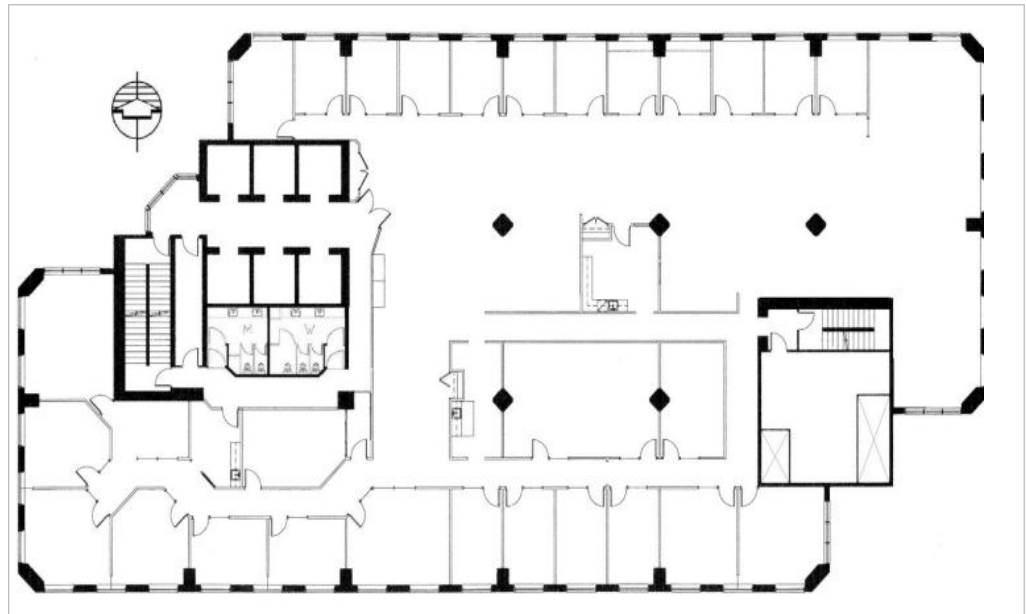
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FLOORPLANS

SUITE 1200 | 14,489 SF



SUITE 1600 | 14,489 SF



Suite 1600 interior

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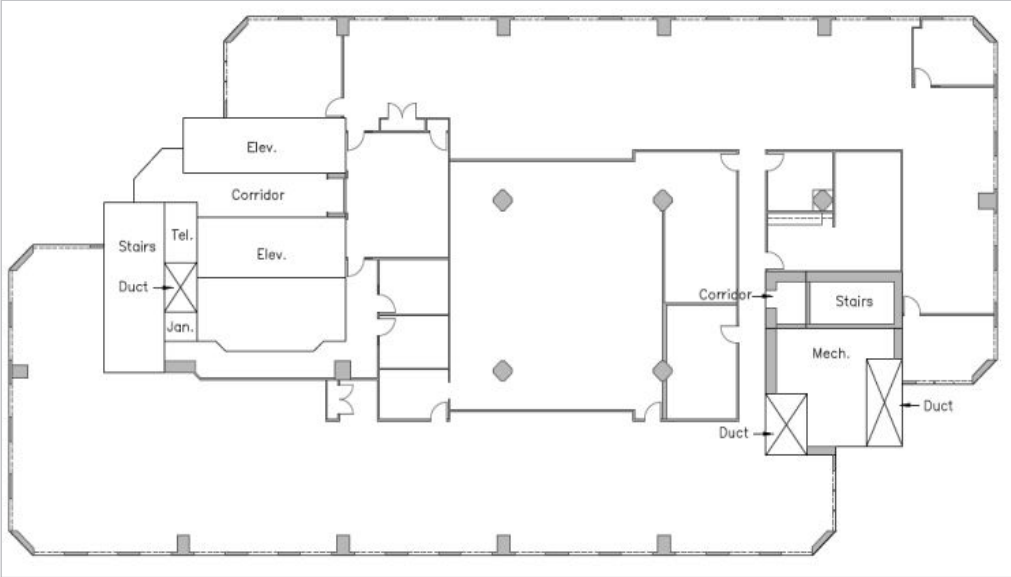
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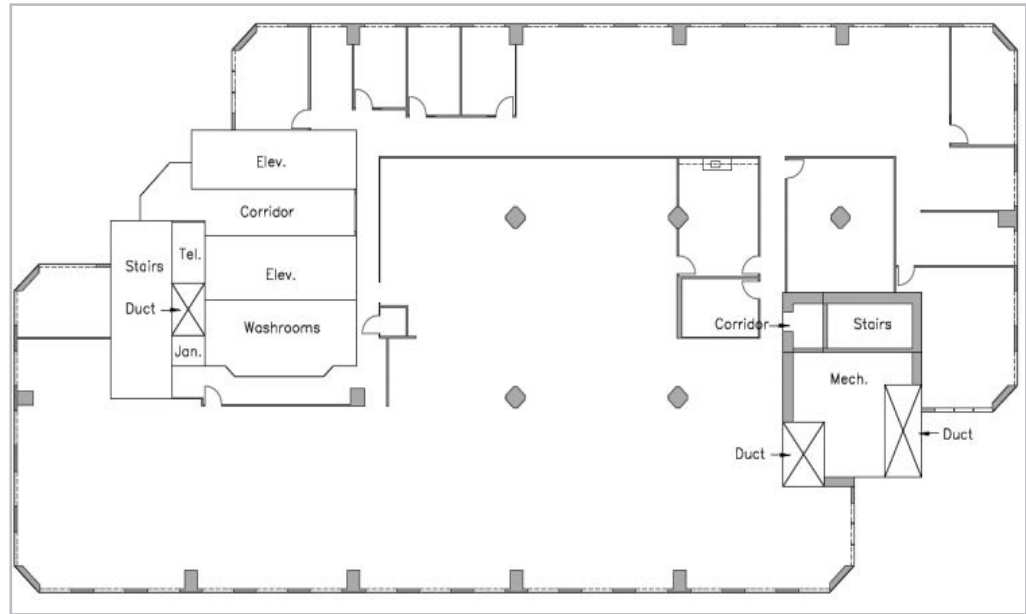
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FLOORPLANS

SUITE 1700 | 14,489 SF



SUITE 1800 | 14,489 SF



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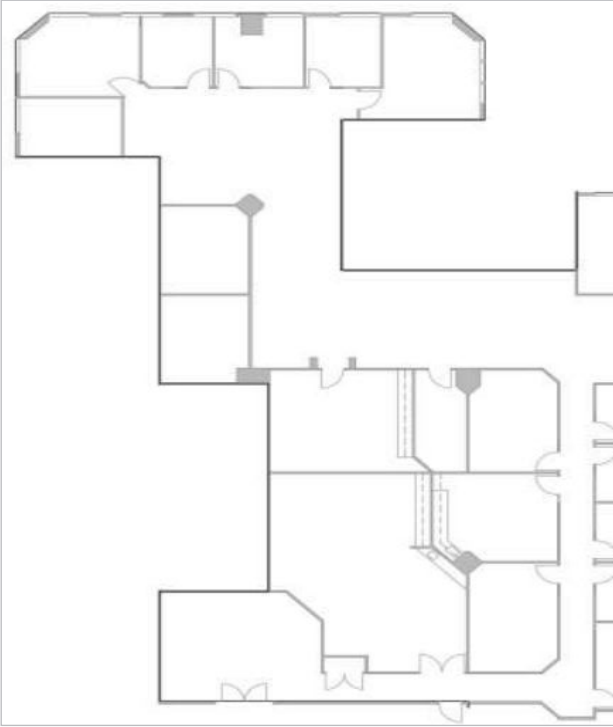
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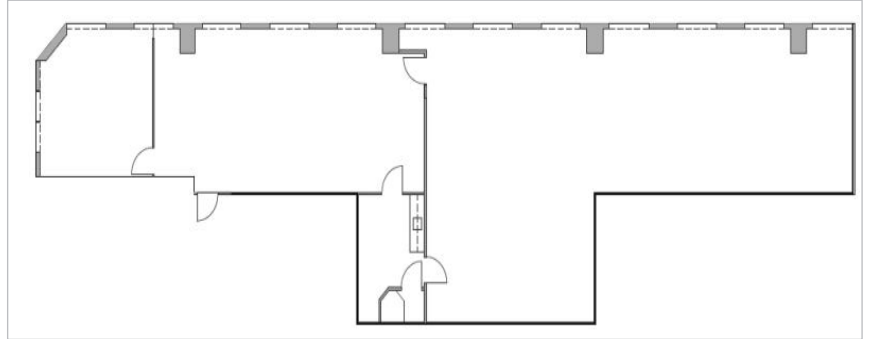
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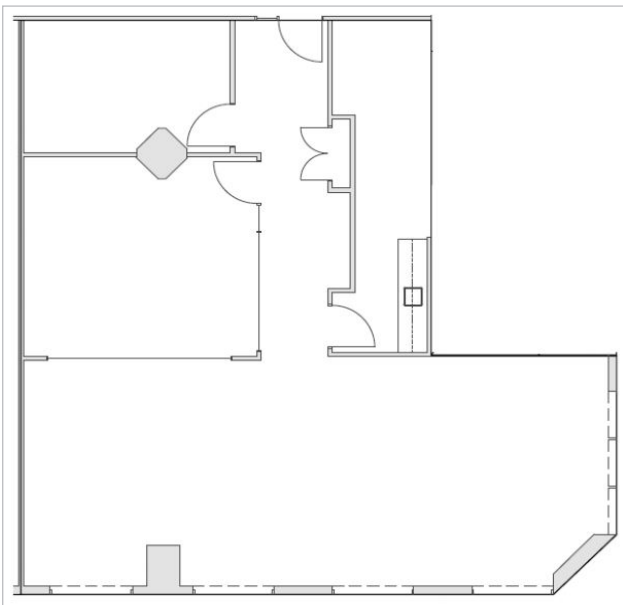
SUITE 1900 | 8,968 SF



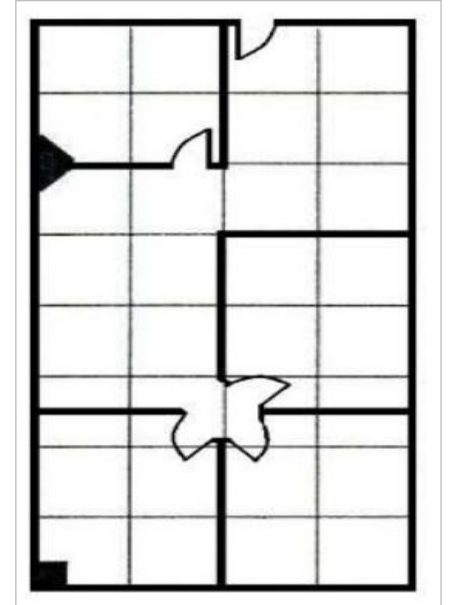
SUITE 1950 | 3,139 SF



SUITE 2020 | 1,737 SF



SUITE 2040 | 1,012 SF



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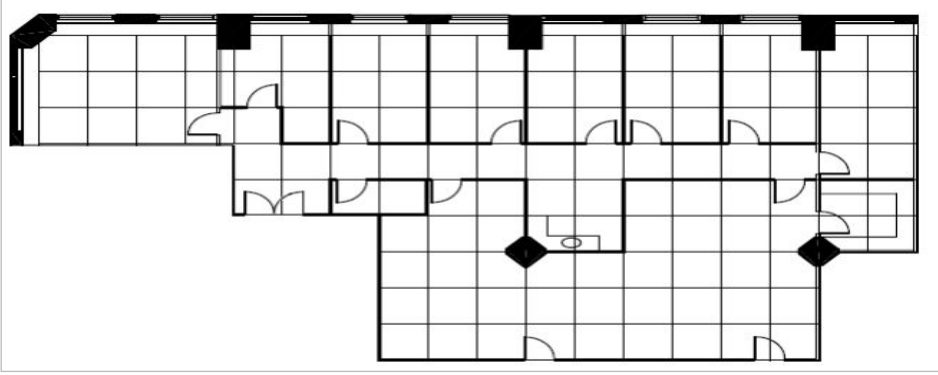
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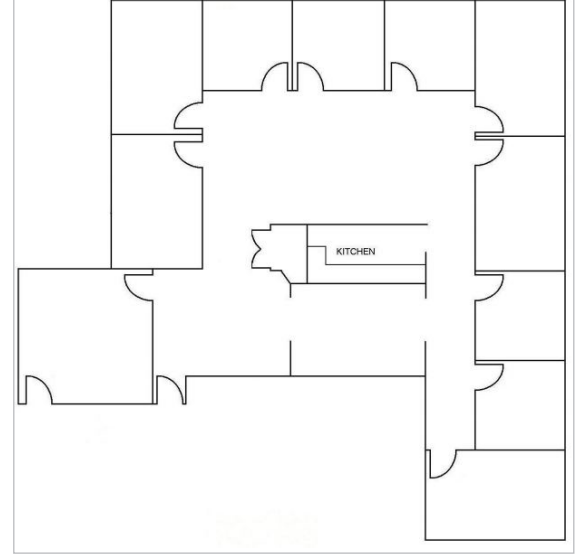
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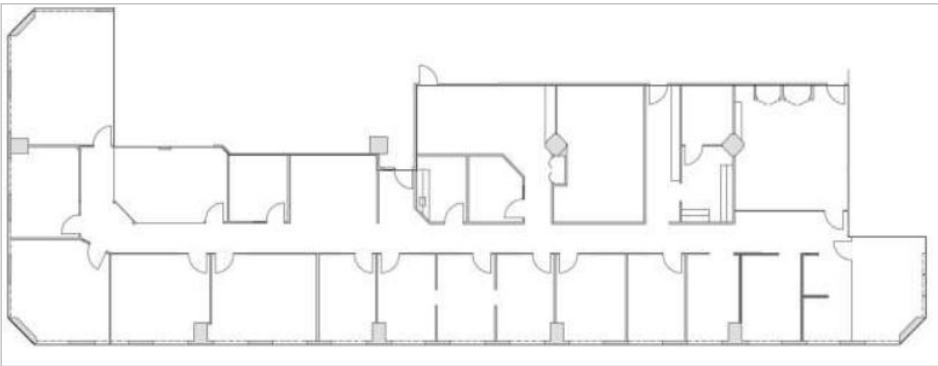
SUITE 2222 | 3,933 SF



SUITE 2210 | 3,470 SF



SUITE 2200 | 7,086 SF



2nd Floor Common Area



Main Lobby Elevators

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