

F O R L E A S E

1 2 0 0

5 9 A V E N U E S E

Calgary, AB



PROPERTY DESCRIPTION

+ Year Built:

2009

+Space Available:

Suite 150: 7,913 SF

Suite 200: 22,246 SF

Suite 230: 2,469 SF

Suite 340: 23,745 SF

+Available:

Suite 150: Immediately

Suite 200: Immediately

Suite 230: Immediately

Suite 340: Immediately

+Operating Costs:

\$13.82 per SF

+ Basic Rent:

Market

+ Parking Ratio:

Underground: 1:399 SF

Surface: 1:617 SF

Combined ratio: 1:242 SF

+Parking Rate:

Underground: \$75/month

Surface: \$0/month

PROPERTY HIGHLIGHTS



"A" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #72 and 75 located in front of the building

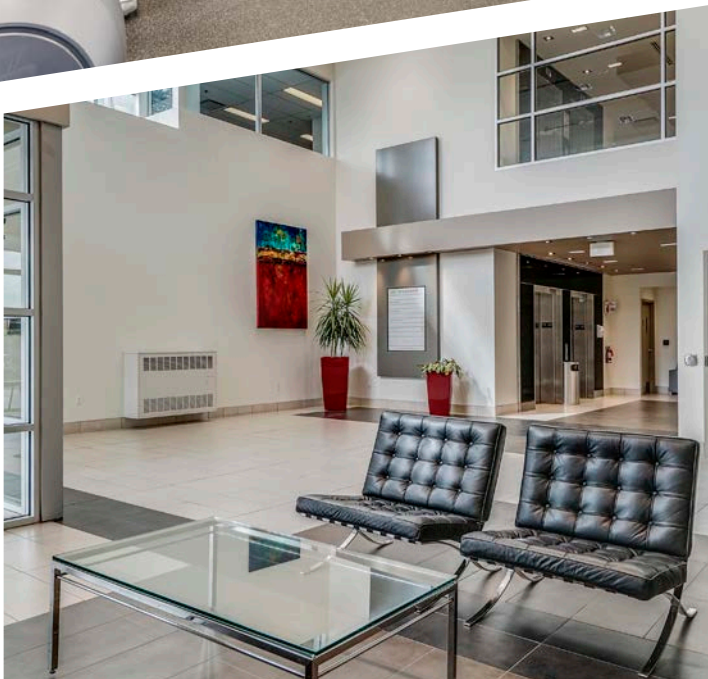


Potential for building and podium signage



Fitness centre available for tenant use

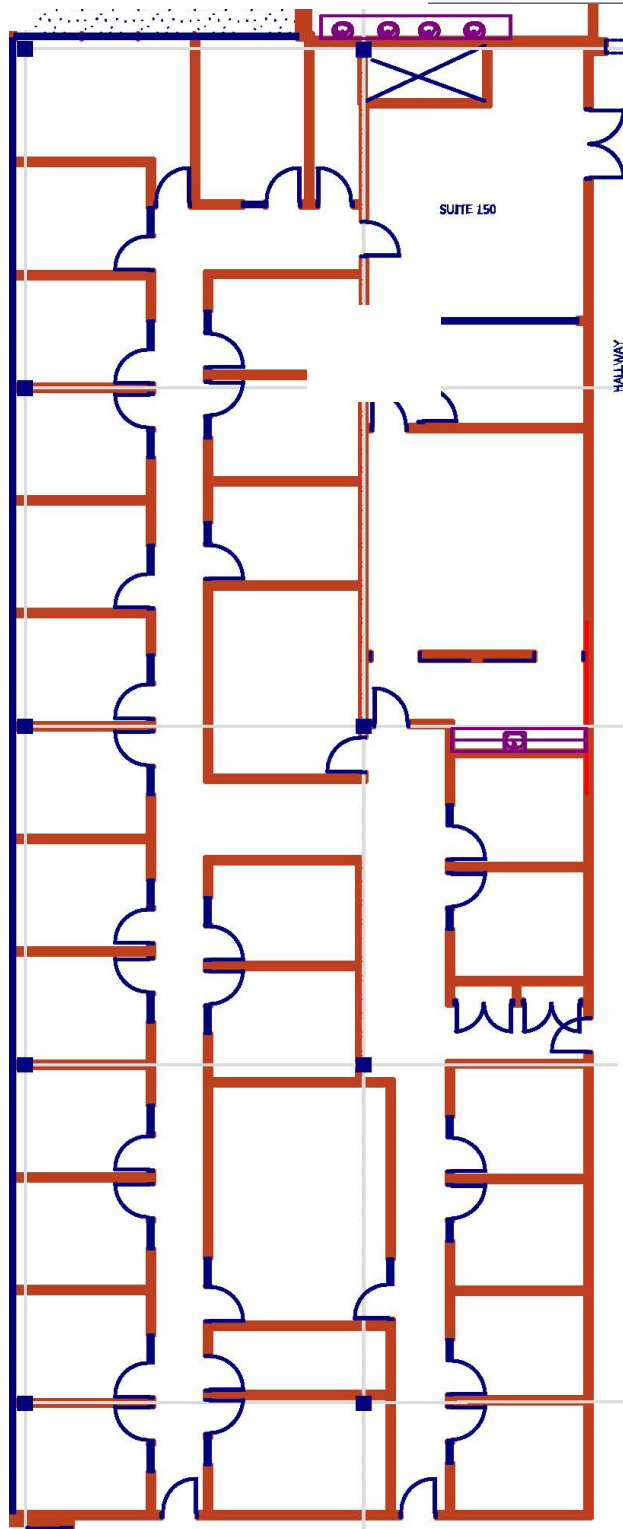
MAIN FLOOR



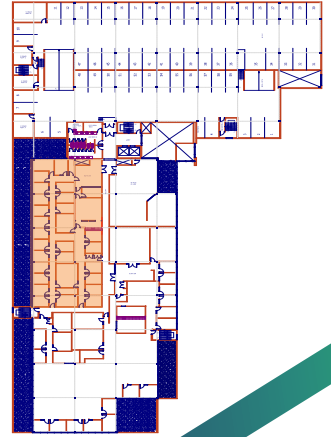
*Furniture not included

FLOOR PLAN

SUITE 150: 7,913 SF



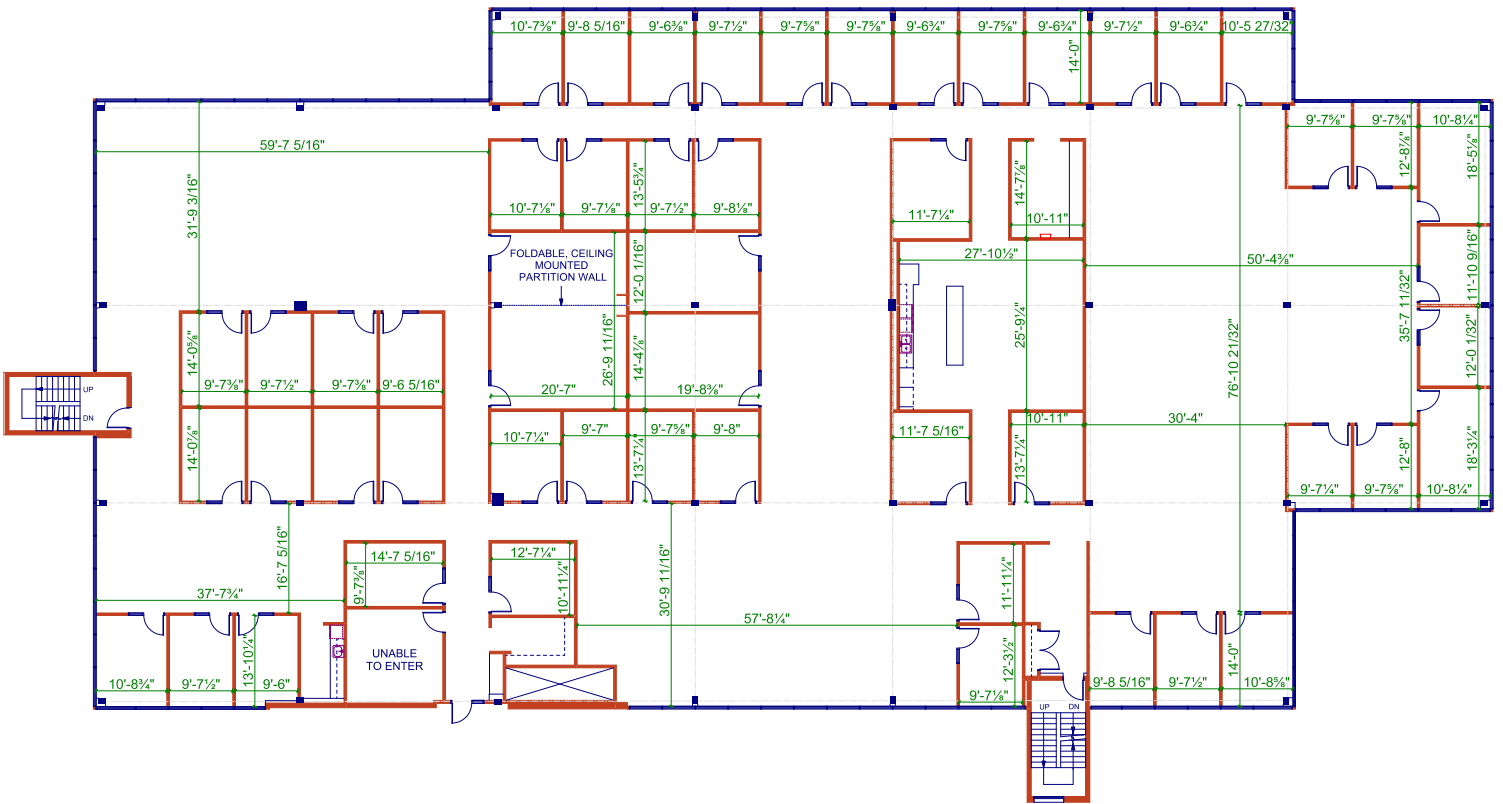
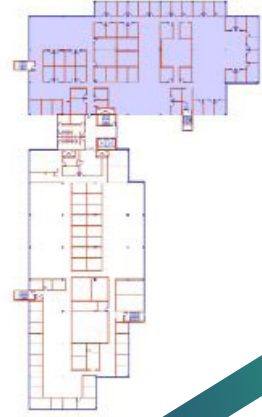
KEY PLAN



FLOOR PLAN

SUITE 200: 22,246 SF

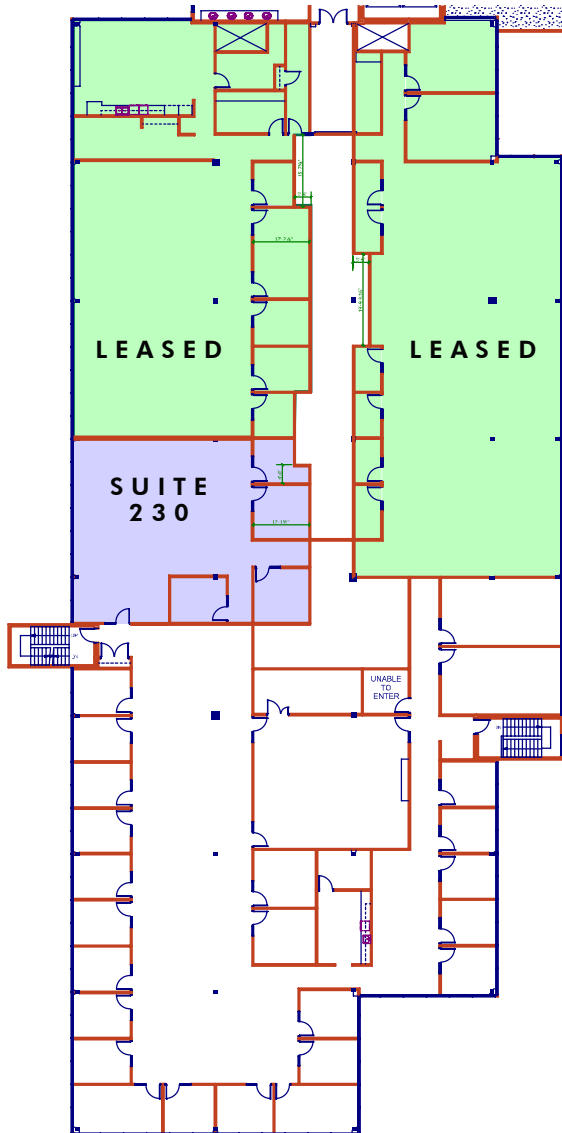
KEY PLAN



FLOOR PLAN

SUITE 230: 2,469 SF

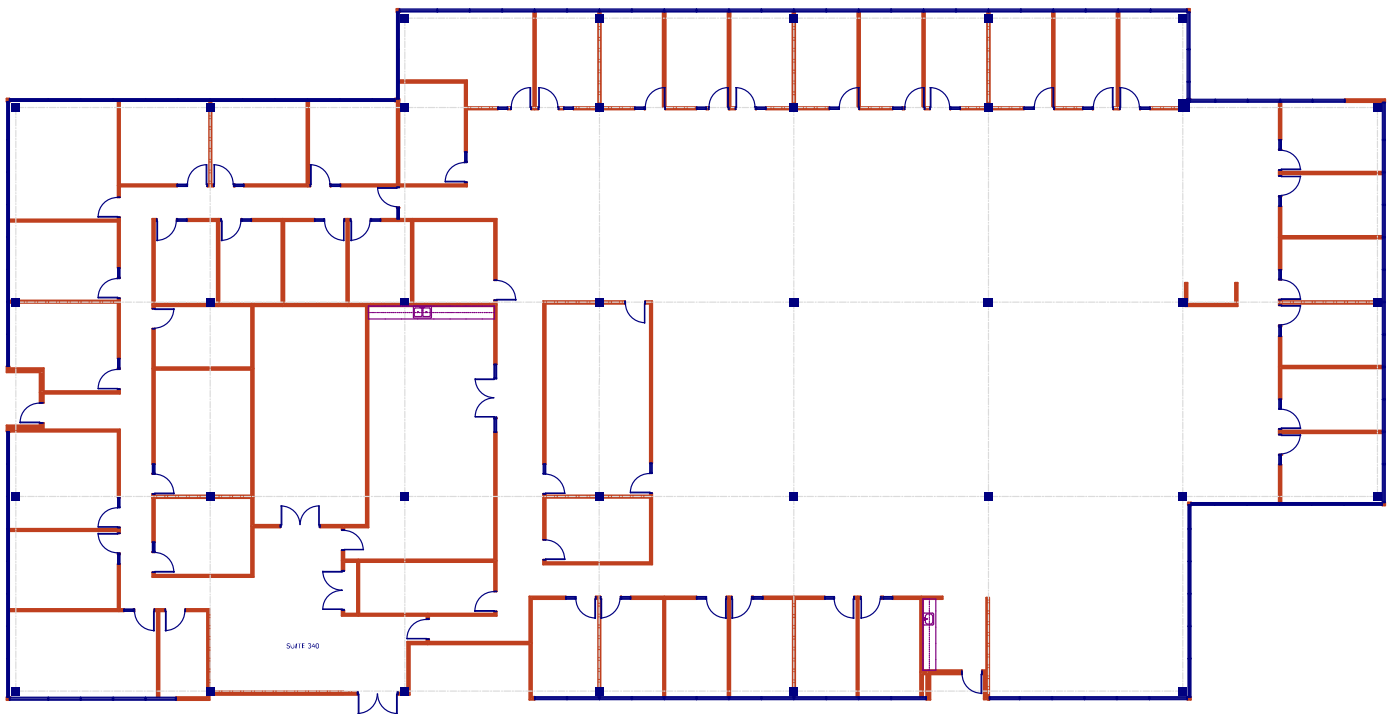
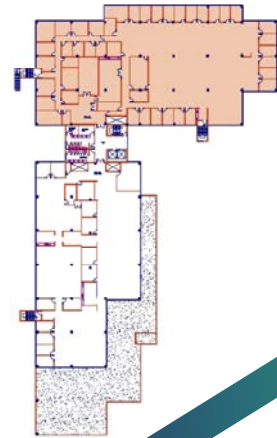
KEY PLAN



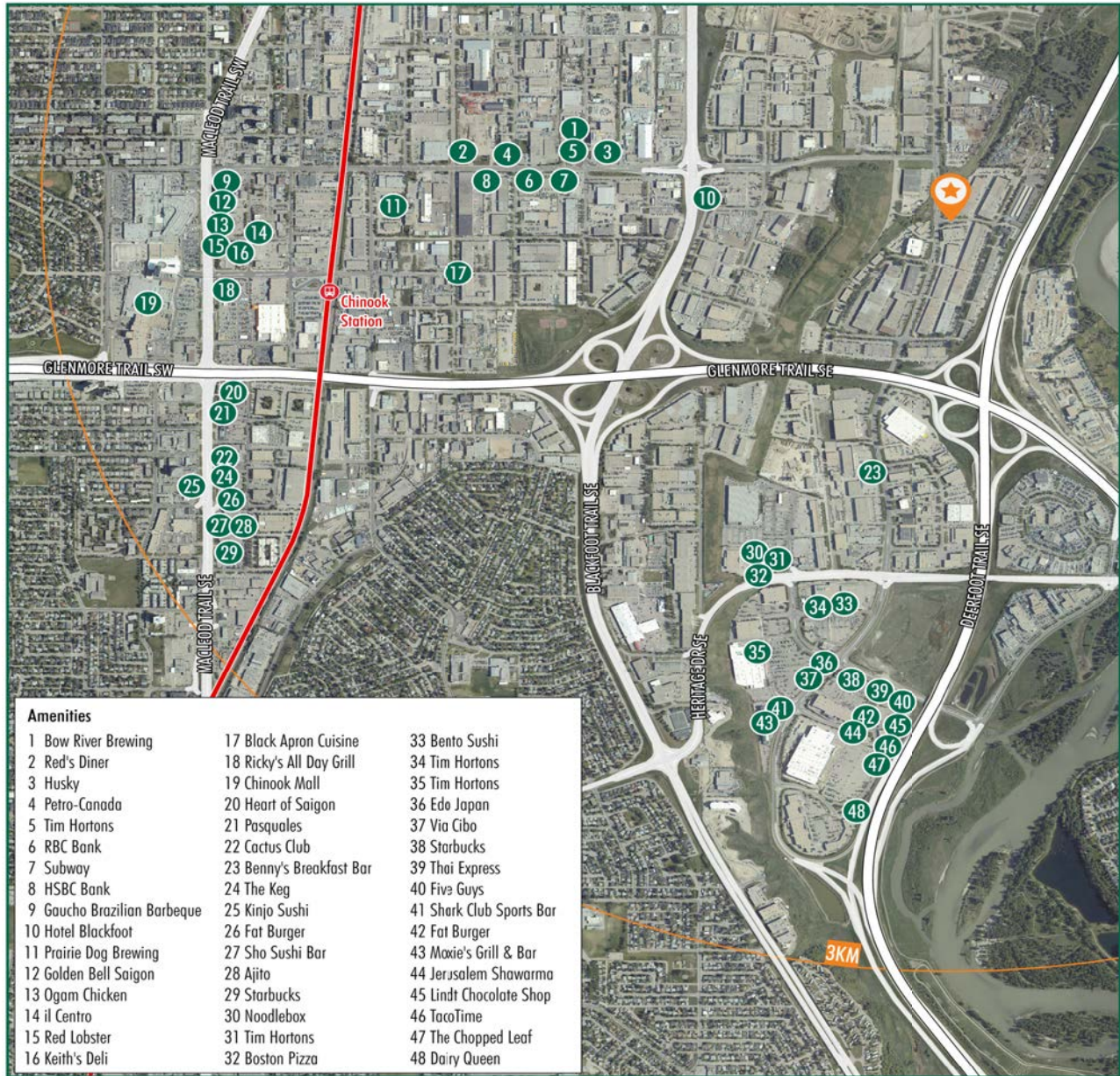
FLOOR PLAN

SUITE 340: 23,745 SF

KEY PLAN



NEARBY AMENITIES



1200
59 AVENUE SE
Calgary, AB

PLEASE CONTACT:

STUART WATSON

Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA

Vice President
+1 403 750 0529
katie.sapieha@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.