



**LEASING  
INCENTIVE!**



### FEATURES

- EXCELLENT CENTRAL LOCATION, WITH EASY ACCESS TO MACLEOD, BLACKFOOT, GLENMORE
- WALKING DISTANCE TO CHINOOK CENTRE AND LRT
- UPGRADED MAIN LOBBY AND COMMON AREAS

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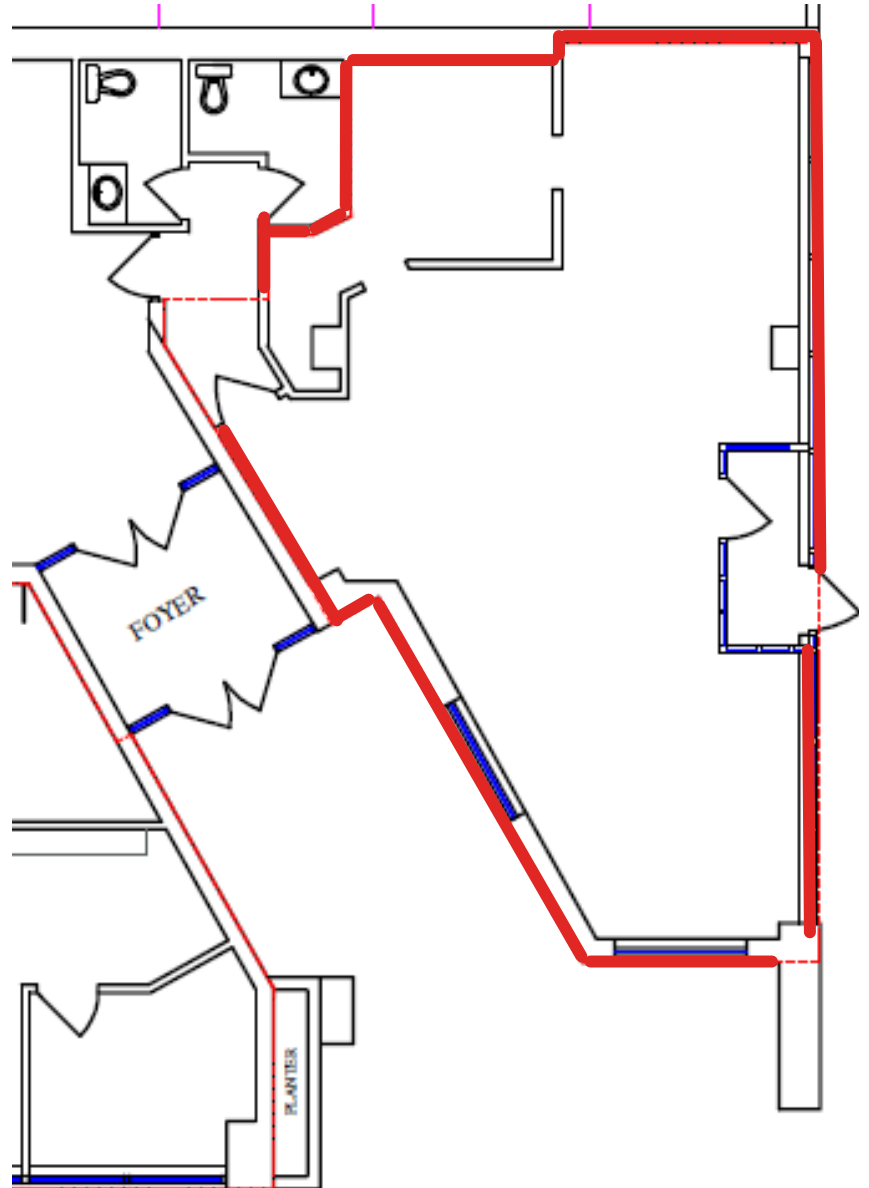


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## Suite 101 1,118 SF

Virtual Tour 

- Separate Entrance off 2nd Street with vestibule
- White boxed and ready for Tenant fit out
- Secure washrooms



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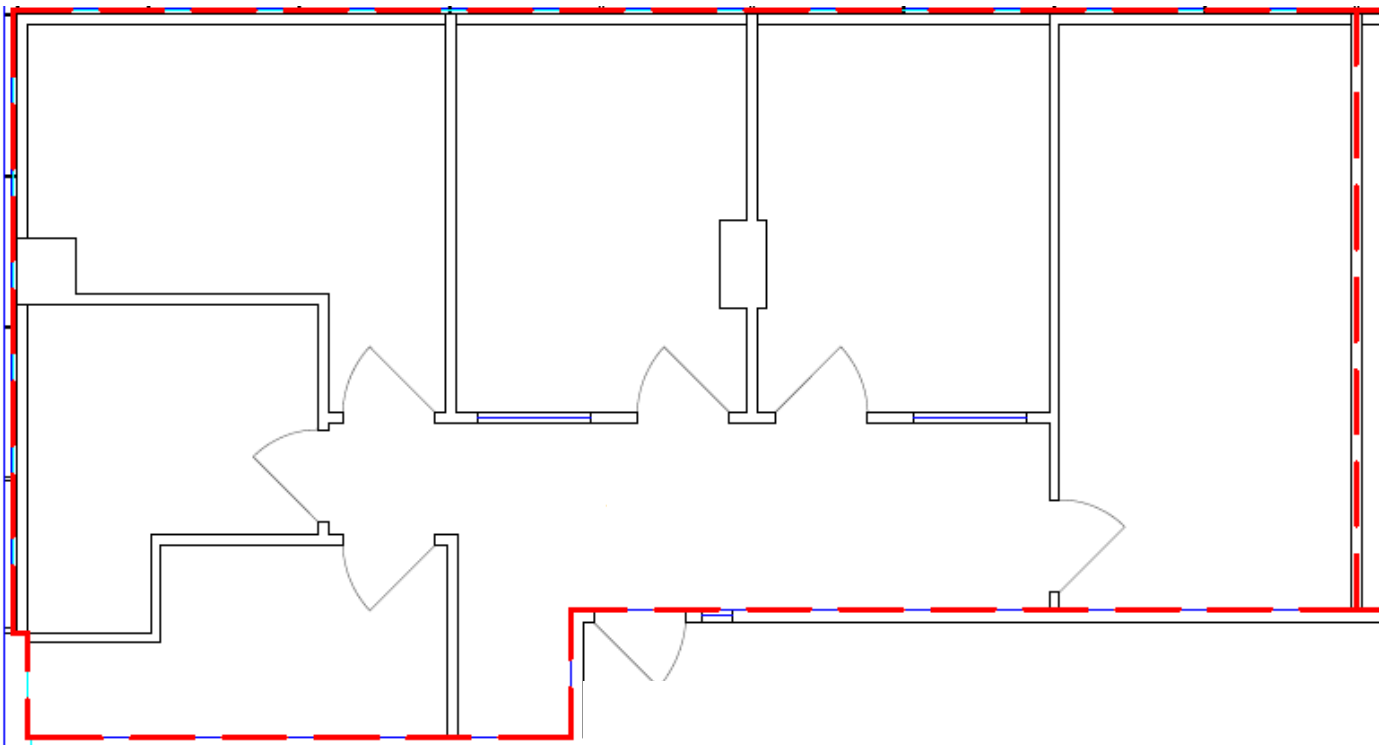
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## OFFICE OPPORTUNITIES:

### Suite 300

1,117 SF

- Available August 1, 2026
- Show suite plans underway
- Four offices
- Kitchenette/storage
- Meeting room



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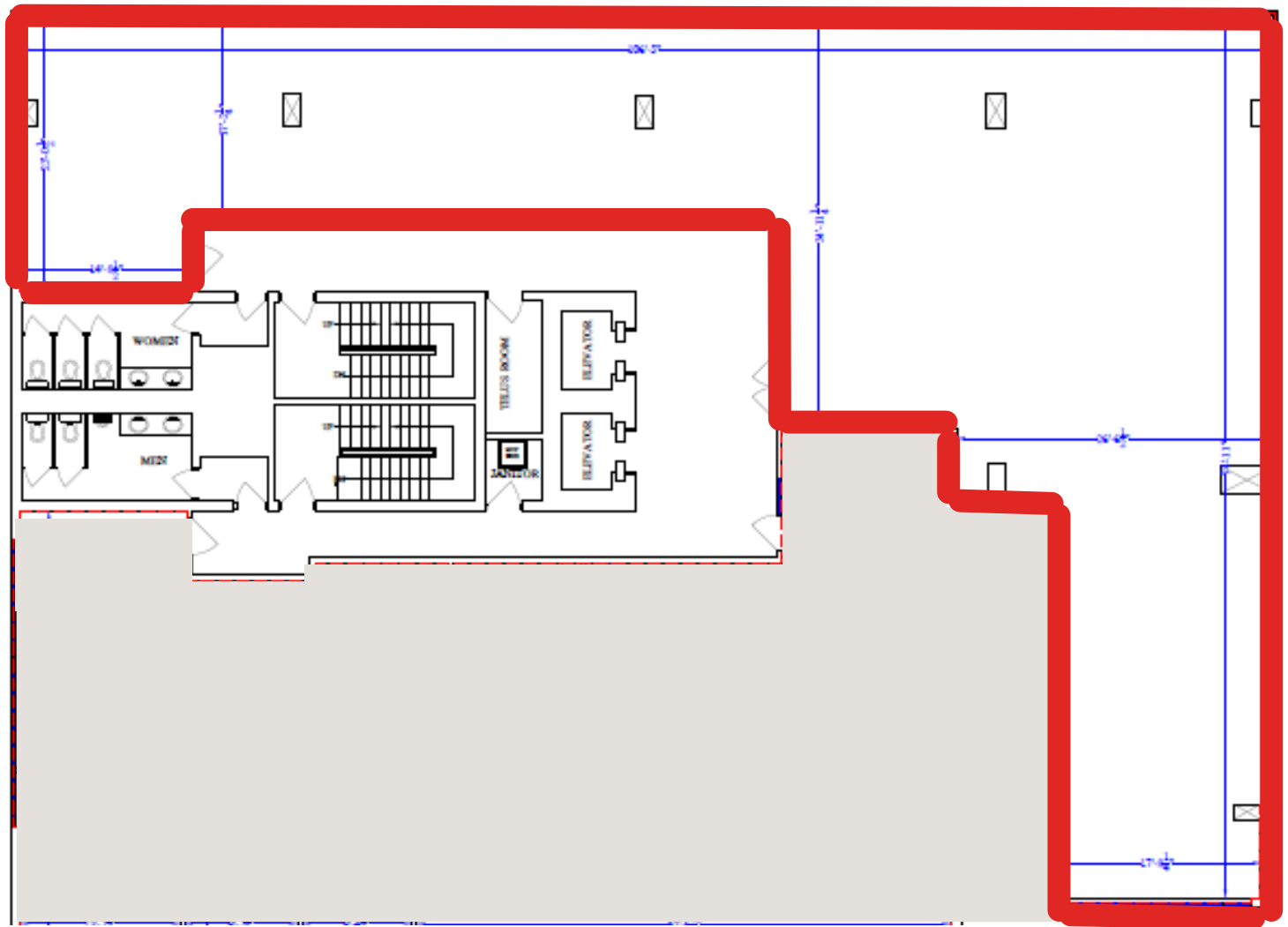
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## Virtual Tour

### Suite 420 4,394 SF

- Partial floor - Demising options Available
- Updated finishes
- Move-in Ready, open plan
- Abundant Natural Light



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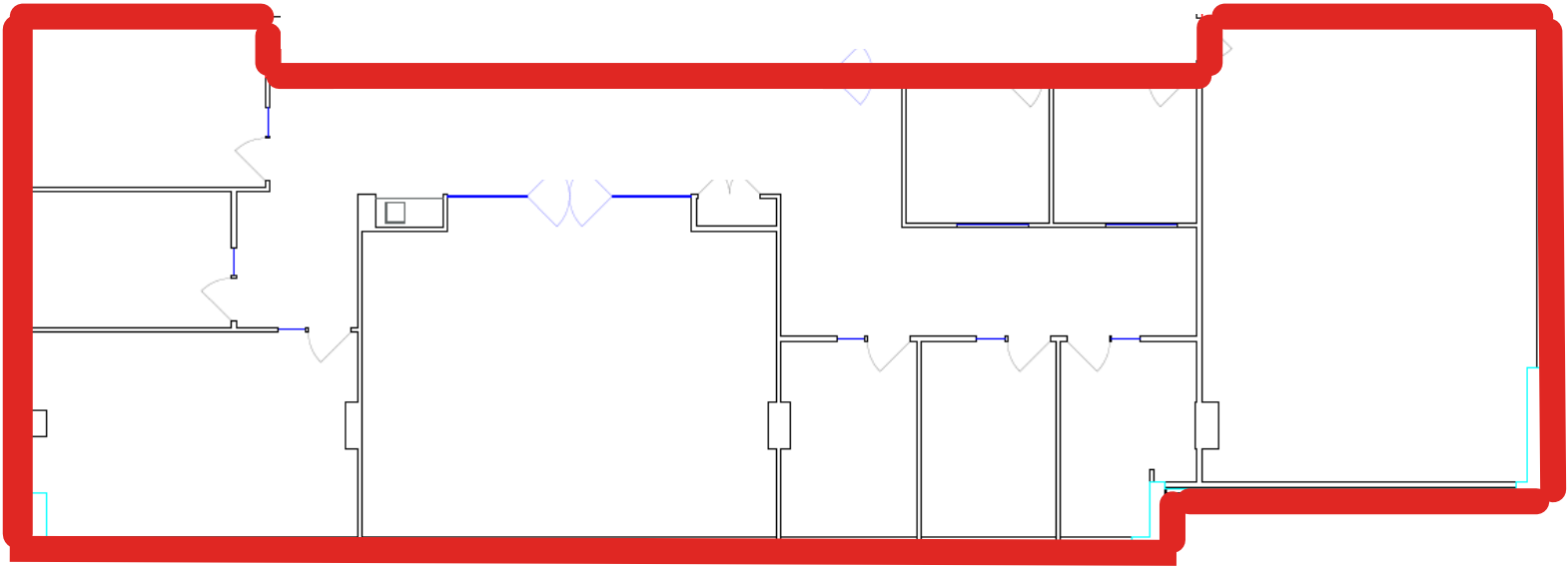
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## Suite 500 4,655 SF

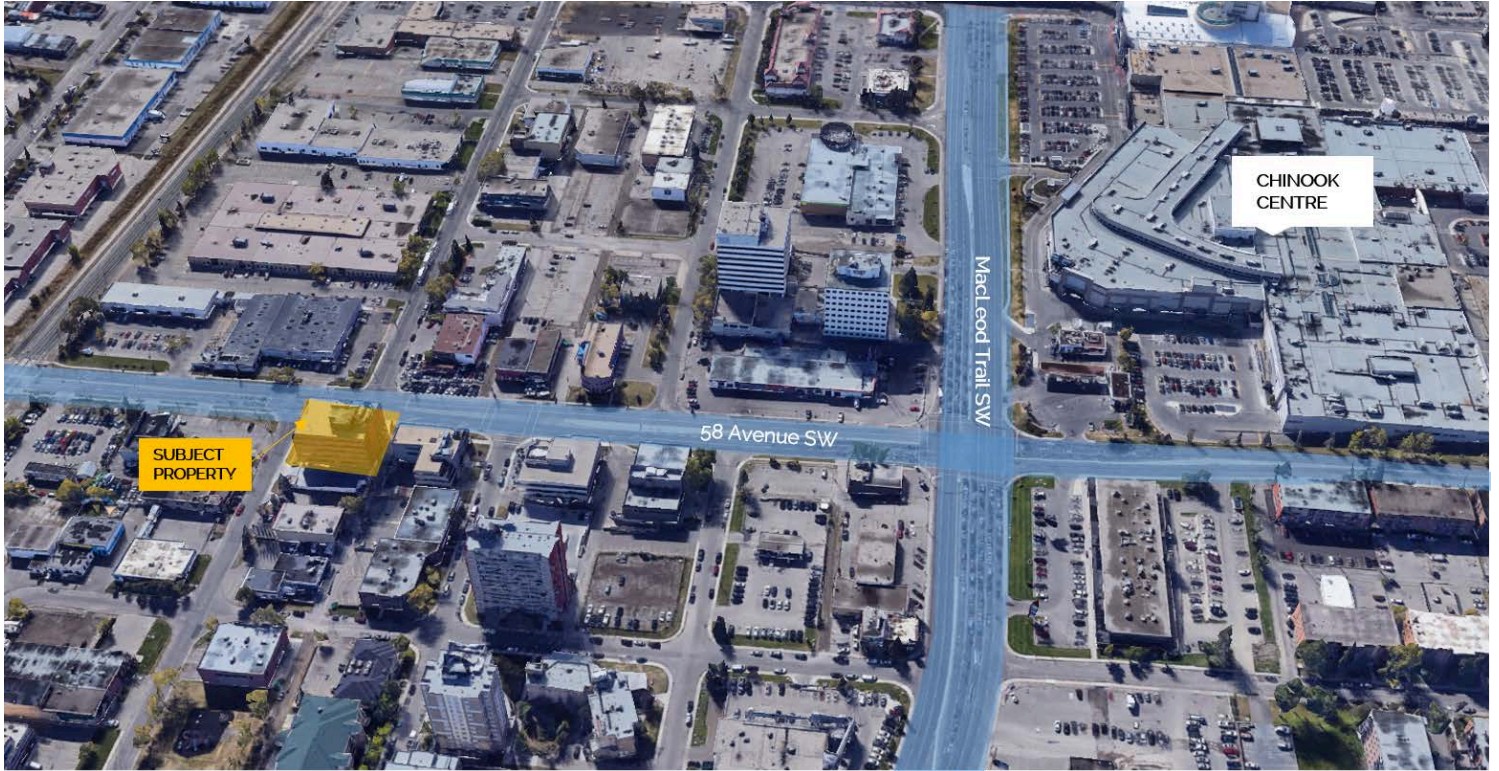
- Office intensive with two large conference rooms
- Kitchenette
- Abundant Natural Light



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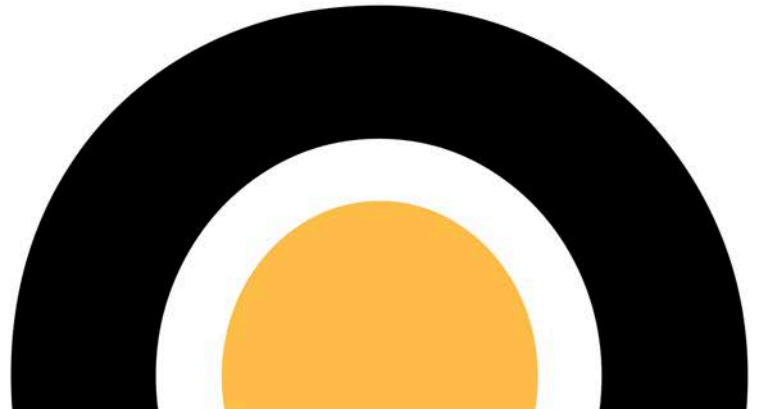
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## DEMOGRAPHICS

- 164,897 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME \$150,441
- 77,889 HOUSEHOLDS WITHIN 5 KM
- MEDIAN AGE 37.9
- TWO WAY TRAFFIC COUNT ON 58TH AVE ~9,000 VEHICLES/DAY



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