

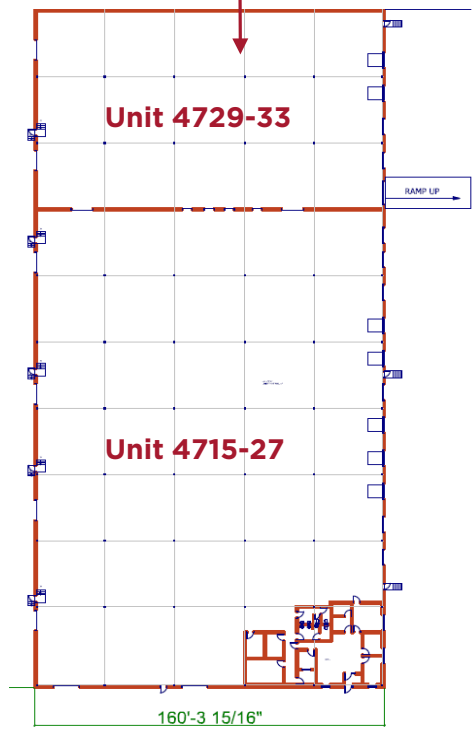
Building 1, Units 4715-27/4729-33
4715-4757 93 Avenue NW

Available September 2017

Available Size:	Unit 4729-33	15,360 sq. ft.
	Unit 4715-27	35,840 sq. ft.
	Total	52,546 sq. ft.
Office:	Unit 4715-27	Approx. 1,800 sq. ft.
	Unit 4729-33	To Suit
Grid Size:		32' x 32'
Ceiling Height:		22' Clear
Loading Doors:	Unit 4715-27	(11) Dock 8' x 10' (2) Inactive Rail Dock 8' x 10' (2) Grade 12' x 14'
	Unit 4729-33	(4) Dock 8' x 10' (4) Inactive Rail Dock 8' x 10' (1) Grade 12' x 14'
Power:		600 Amps
Lease Rate:		Market
Additional Rent:		\$3.61 per sq. ft. (est. 2017) CAM & Taxes
Availability:		September 2017

Notes

- Fire Protection: Sprinklered
- Heating System: Gas Fired
- Power to be Confirmed



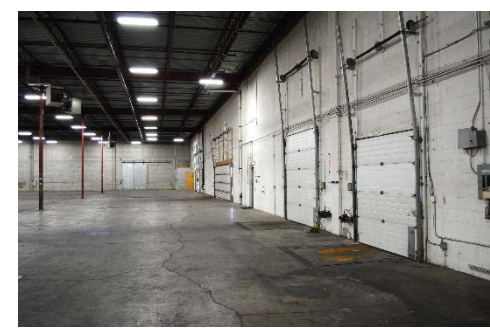
Photos



Unit 4744



Unit 4794



Unit 4794



14,400 sq. ft. - 71,651 sq. ft.
With Dock/Grade Loading Options

Eastgate Business Park Features

- Featuring demising options available from 14,400-71,000 square foot contiguous
- Fenced compounds on some units
- Dock and grade loading options
- New T5 lighting, ample parking
- Ideally located with easy access to 50th Street, Baseline Road, Sherwood Park Freeway and Anthony Henday Drive
- CP Rail Service is also available in certain units
- All sites zoned IB - Industrial Business



Building 2, Unit 4770 & 4794
4770-4794 94 Avenue NW

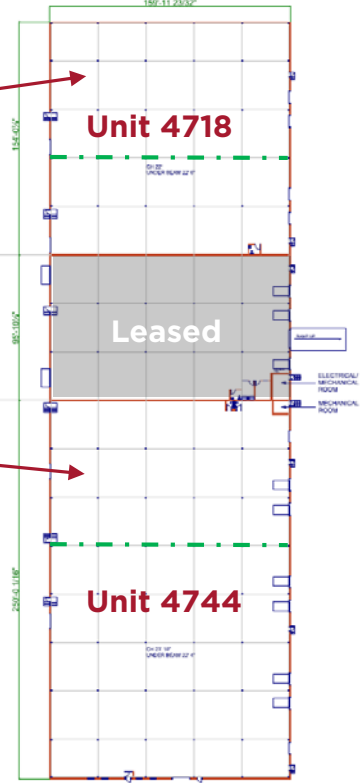
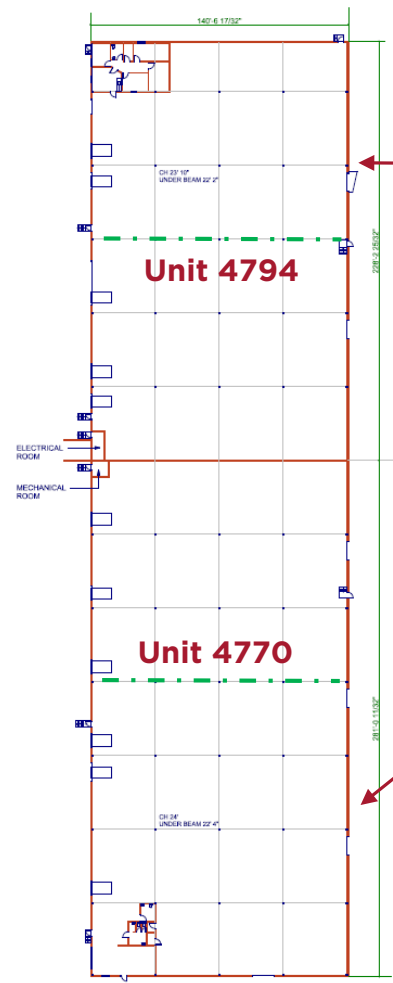
Available Size:	Unit 4770	39,480 sq. ft.
	Unit 4794	32,069 sq. ft.
	Total	71,651 sq. ft.
Minimum Tenant Size:	Unit 4770	15,120 sq. ft.
	Unit 4794	16,800 sq. ft.
Office:	Unit 4770	Minimal; To Suit
	Unit 4794	Approx. 1,000 sq. ft.
Grid Size:		35' x 40'
Ceiling Height:		22' Clear
Loading Doors:	Unit 4770	(6) Dock 8' x 10' (2) Inactive Rail Dock 8' x 10'
	Unit 4794	(6) Dock 8' x 10' (2) Inactive Rail Dock 8' x 10' (1) Grade 12' x 14'
Power:		To be Confirmed
Lease Rate:		\$5.00 - \$6.00 per sq. ft.
Additional Rent:		\$4.45 per sq. ft. (est. 2017) CAM & Taxes
Availability:		30 Days

- Notes**
- Fire Protection: Sprinklered
 - Heating System: Gas Fired
 - Office in unit 4794 includes 3 offices, washroom, server room, and kitchenette
 - Small fenced compound available west of unit 4794 (size to be confirmed)
 - Power to be Confirmed

Building 1, Unit 4741-45
4715-4757 93 Avenue NW

Available Size:	15,451 sq. ft.
Office:	Approx. 3,000 sq. ft.
Grid Size:	32' x 32'
Ceiling Height:	22' Clear
Loading Doors:	(2) Dock 8' x 10' (2) Inactive Rail Dock 8' x 10'
Power:	200 Amps
Lease Rate:	\$6.00 per sq. ft.
Additional Rent:	\$3.61 per sq. ft. (est. 2017) CAM & Taxes
Availability:	30 Days

- Notes**
- Fire Protection: Sprinklered
 - Heating System: Gas Fired
 - Power to be Determined



Building 3, Unit 4718 & 4744
4744 94 Avenue NW

Available Size:	Unit 4718	25,599 sq. ft.
	Unit 4744	40,443 sq. ft.
Minimum Tenant Size:	Unit 4718	14,400 sq. ft.
	Unit 4744	15,360 sq. ft.
Office:		To Suit (both units)
Grid Size:		32' x 32'
Ceiling Height:		22' Clear (both units)
Loading Doors:	Unit 4718	(4) Dock 8' x 10' (2) Inactive Rail Dock 8' x 10'
	Unit 4744	(8) Dock 8' x 10' (1) Grade 12' x 14' (2) Inactive Rail Dock 8' x 10'
Power:	Unit 4718	200 Amps @ 347/660 Volts.
	Unit 4744	400 Amps @ 347/660Volts.
Lease Rate:		\$5.00 - \$6.00 per sq. ft.
Additional Rent:		\$4.80 per sq. ft. (est. 2017) CAM & Taxes
Availability:		Immediately

- Notes**
- Fire Protection: Sprinklered
 - Heating System: Gas Fired
 - Ability to demise both units; Flexible demising options (potential outlined in green)
 - Power to be Confirmed