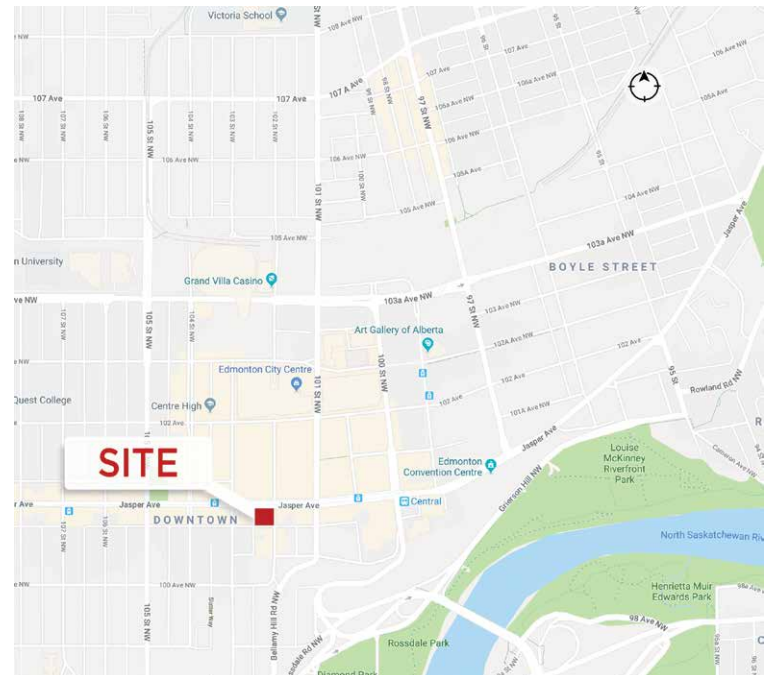


## Hyatt House Hotel - Office space opportunity Top Three Floors - 5,000 to 20,000 SF

### Property Highlights

- Exciting brand new Hyatt House Hotel under construction in Edmonton's Downtown Core.
- Gorgeous 23 storey tower with a 9 storey high grand atrium lobby
- Access to Hotel:
  - Boardrooms + conference rooms
  - Catering
  - Spa + gym
  - Secured underground parking
  - Cafe/Bistro/Lounge/Restaurant



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## Property Details

- Ready for occupancy Fall 2019
- Top three floors - 5,000 to 20,000 SF
- Rental Rates: Market

## Property Rendering



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**Property Photos**



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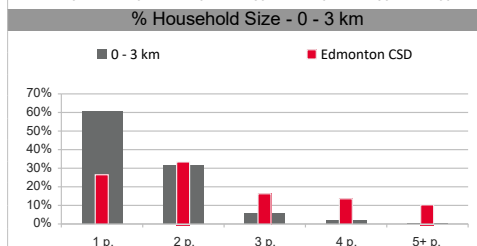
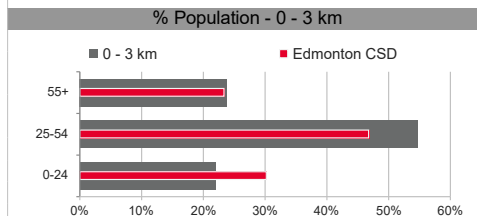
## Property Rendering



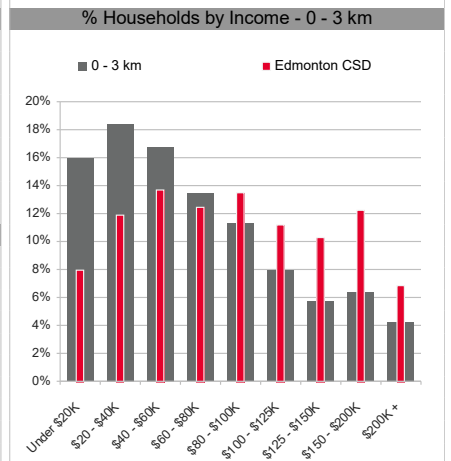
## Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	10200 102 Avenue Nw	0.27
Winners	10200-102Nd Avenue Nw	0.44
Best Buy Canada	10304 109Th St. Nw	1.04
Dollarama	11426 104 Ave Nw	1.78
Staples Canada	11812 104Th Avenue Nw	2.08
Winners	12060-104 Ave	2.37
Dollarama	10455 80Th Ave. Nw	2.84
Dollarama	8330 82 Ave Northwest	3.28
Dollarama	11810-103 Street North...	3.31
Canadian Tire	11839 Kingsway Avenue	3.50
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	10405 Jasper Avenue Nw	0.27
Shoppers Drug Mart	10200 102 Ave Nw, Unit..	0.30
Shoppers Drug Mart	10255 101 St Nw, Unit ...	0.38
Rexall Canada	10818 Jasper Avenue Nw	0.75
Save-On-Foods Canada	10180 - 109 Street	0.92
Rexall Canada	10646-101 Street	1.10
Safeway Canada	11410 -104 Avenue Nw	1.66
Rexall Canada	10240 Kingsway Avenue	1.78
Rexall Canada	10507 Kingsway Ave Nw.	1.84
Shoppers Drug Mart	11720 Jasper Ave Nw	1.94
Banks		
Bank Name	Address	Dist. (km)
Canadian Imperial Bank of	10102 Jasper Avenue	0.05
Royal Bank of Canada	10107 Jasper Ave Nw	0.06
Scotiabank Canada	10050 Jasper Ave,	0.13
BMO Financial	10185 - 101 ST NW	0.14
TD Canada Trust	10205 101 St	0.19
Royal Bank of Canada	10111 104 Ave Nw-Unit 1	0.34
Royal Bank of Canada	10180 101 St Nw, Suite 2	0.34
BMO Financial	11331 - 104TH AVE	0.95
Scotiabank Canada	11550 104 Avenue,	1.12
Canadian Imperial Bank of	11504 - 104th Avenue No	1.13

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	99,339	969,186
2018 Population Estimate	106,921	1,031,271
2021 Population Projection	116,747	1,129,899
% Pop. Change (2016-18)	7.6%	6.4%
% Pop. Change (2018-21)	9.2%	9.6%
2018 Families in Private HHs	21,903	276,979
Couple census families	19,063	236,517
Without children	13,328	106,737
With children	5,735	129,780
Lone-parent families	2,841	40,462
Average Persons Per Family	2.5	3.0



INCOME		
	0 - 3 km	Edmonton
Under \$20K	9,222	31,907
\$20 - \$40K	10,648	47,715
\$40 - \$60K	9,698	54,940
\$60 - \$80K	7,769	49,956
\$80 - \$100K	6,526	54,135
\$100 - \$125K	4,580	44,903
\$125 - \$150K	3,315	41,267
\$150 - \$200K	3,669	49,109
\$200K +	2,448	27,473
Average Household Income	\$ 84,180	\$ 113,281
Median Household Income	\$ 58,611	\$ 86,577



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