

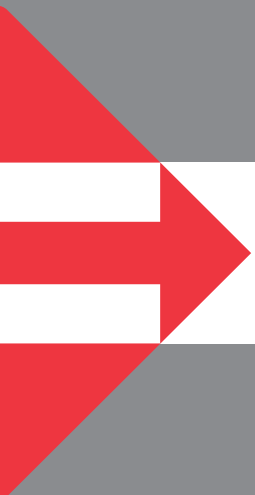


FAIRMORE
BUSINESS PARK



FOR SALE

THE ONLY NEW OFFICE AND WAREHOUSE
SPACE IN SOUTH CENTRAL CALGARY





FAIRMORE

BUSINESS PARK

TAKE OWNERSHIP OF YOUR FUTURE

Secure brand new, top quality office or warehouse space at Fairmore Business Park. The highly visible location at Fairmount Drive and Glenmore Trail in Calgary's burgeoning South Central neighbourhood is ideal. Just minutes away from downtown, this prime location, combined with exceptional design and quality construction, puts Fairmore in a class of its own. Buying here not only builds equity for your business; it is a powerful statement about what the future holds for your company.

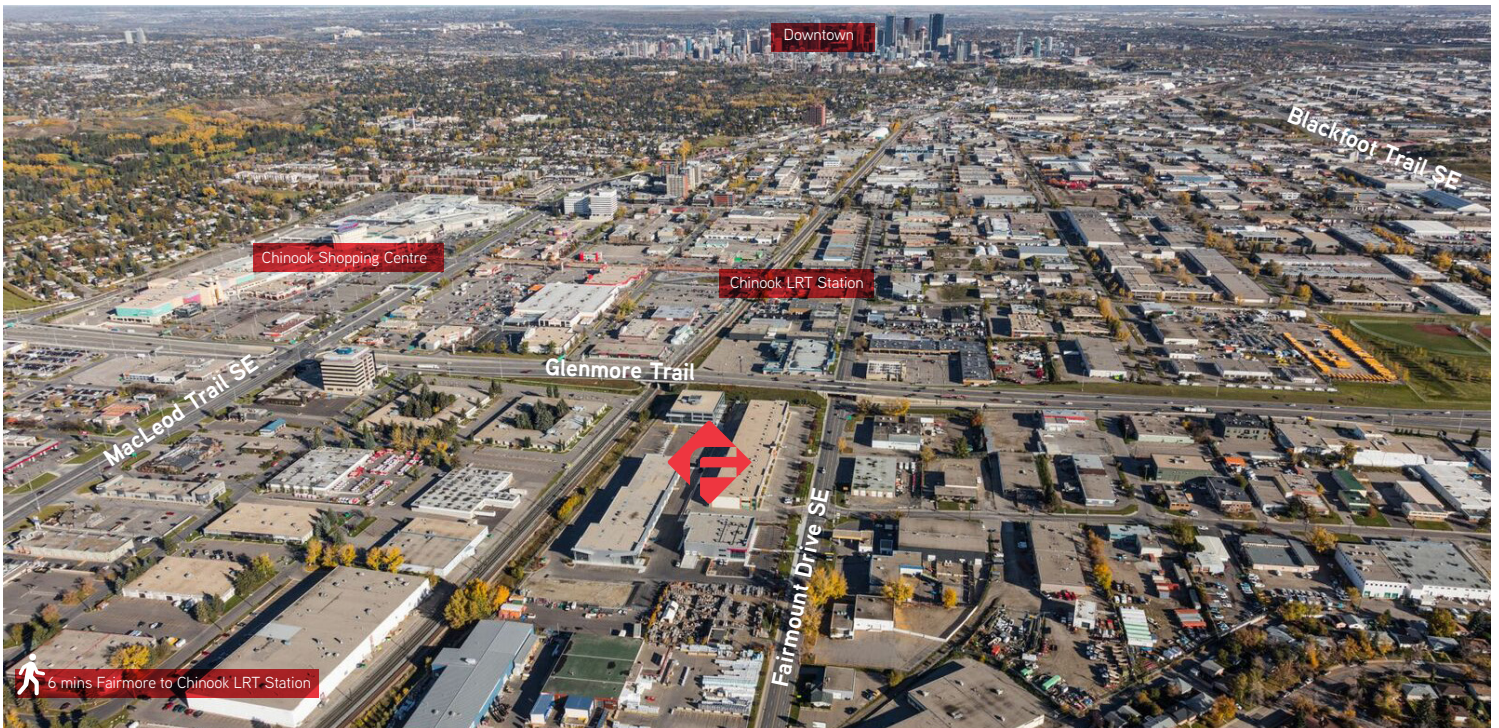
STOP PAYING RENT; START BUILDING EQUITY

There comes a point in the growth of every business when it no longer makes sense to rent. And, of course, there are many practical, financial, and symbolic benefits to owning your office or warehouse space. Financially, it adds a valuable corporate asset to your business that has the potential to appreciate over time. In a less tangible sense, ownership also gives you peace-of-mind. You now have a permanent address where your team can grow, new ideas can take root, and the next chapter in your success story can begin.

A RARE OPPORTUNITY TO HAVE IT ALL

Fairmore is the only new office and warehouse project in South Central Calgary, and one of the few opportunities to buy new commercial space in the entire city. There's a lot to be said for buying new – especially if you like clean, bright, and modern.

Business-wise, the location could not be more convenient. You'll be at the highly visible intersection of two major thoroughfares, with a full range of amenities nearby, and the quality of design and construction is unparalleled in Calgary's commercial market.



CENTRAL LOCATION HAS WIDESPREAD APPEAL

Make a move that will make everyone happy. Fairmore Business Park is central, highly accessible, and close to downtown, yet free from the congestion that exists in the city center. Employees living in Calgary's south and west residential areas will enjoy a short commute. When it comes to running workday errands or going out for lunch, there's no need for a trip downtown. Calgary's premier shopping, dining, and entertainment destination, Chinook Centre, with its 250 stores, is just minutes away. Everything you need to achieve balance throughout the course of your day is available here.

Ultimately, it is the high visibility of the location that will really benefit your business. Over 120,000 vehicles pass by on Glenmore Trail every day. Even the name of the business park – Fairmore – is a location marker, as it is derived from the two major streets that it borders: Fairmount Drive and Glenmore Trail.

FAIRMORE SITE PLAN





BUILT TO IMPRESS – INSIDE AND OUT

Fairmore Business Park is sleek, modern, and solidly built. It's decidedly upscale, a place where your employees will be happy to work, and where you can host meetings with pride. Such excellence in design and construction is a rarity in Calgary's office/warehouse market.

Meticulous thought went into every detail, from the insulated metal exterior panels to the high-quality lobbies and washroom finishes. Extensive landscaping and well-lit walkways create a welcoming ambiance. Signage standards are in place to maintain the aesthetic appeal of the business community. Way-finding systems promote the flow of traffic and pedestrians. Ample free parking is available for employees, customers, clients, and visiting business associates. There are definite advantages to being located in a business park of this caliber and prestige.



**MODERN DESIGN,
HIGH-QUALITY
CRAFTSMANSHIP,
AND PLENTY OF
PARKING**

EXCELLENCE IS STANDARD

The fully finished lobby leads to the elevator that provides convenient access to each floor. There are bathrooms on each floor and 8'-9' high clear ceilings. Extensive glazing brings in natural light.

UNIQUELY YOURS

Office shell space is ready for owner improvements and customization. In addition, each unit offers individually-controlled heating alongside numerous other building systems that are built-in.

REACH FURTHER

Signage opportunities can reach the 120,000 vehicles that go down Glenmore Trail each day, while the ample parking accommodates them. In addition, the generous lighting and substantial landscaping creates a welcoming atmosphere.

OFFICE FEATURES

- Elevator for convenient access
- Women's and men's washrooms on each floor (Building 5000)
- Fully finished elevator lobby
- 8'- 9' clear ceiling heights
- Shell space ready for owner improvements
- Full curtain wall glazing
- Individually controlled heating/cooling per unit
- 3-storey office building: 400 Amp 3ph @ 347/600V
- Ample FREE parking onsite, a component of ownership
- Parking ratio: 3 stalls per 1,000 SF (most tenants in the immediate area have average parking costs that equate to \$4 PSF/annum based on this parking ratio)
- Parking stall count over 300
- Brand new building efficiencies and condo board control over expenditures results in low office condo fees - \$5.72 psf/annum (Building 3000) and \$6.47 psf/annum (Building 5000)
- Main floor office units have direct access exterior doors and signage at the entrance of the unit

BUILDING 5000 OFFICE	FLOOR 1						FLOOR 2						FLOOR 3					
UNIT	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
SQ. FT.*	3,118	2,245	2,543	2,284	3,542	4,131	SOLD	2,245	2,829	2,284	3,542	4,513	3,265	2,245	2,829	2,284	3,542	SOLD

BUILDING 3000 OFFICE	FLOOR 1				FLOOR 2	
UNIT	39	40	41	42	43	44
SQ. FT.*	3,824	3,530	3,118	3,471	7,649	6,178

* Sellable square feet

SOLD SOLD
CONDITIONALLY SOLD CONDITIONALLY SOLD

For floorplans, go to fairmorepark.com



**FILLED WITH POTENTIAL,
BUILT TO GROW**

OFFERING BUSINESS SOLUTIONS

Fairmore Business Park's warehouse space offers solutions for a range of businesses. The 24' ceilings allow for a wide range of interior layouts, and the built-out mezzanine means there's always room for more. Plus, there's easy access to loading with generous marshalling.

PURPOSEFUL DESIGN

The assigned space for owner signage ensures Fairmore Business Park's modern aesthetic, while providing a high profile marketing opportunity for your business.

BUILT FOR MORE

Fairmore Business Park is solidly built, now and for the future. Substantial glazing and insulation exist throughout. Rough-in plumbing and structural steel with open-webbed steel joists create a solid foundation, while quality materials alongside high-efficiency fixtures and features build up from there.

WAREHOUSE FEATURES



- 24' clear ceiling heights
- 20% built-out mezzanine: steel staircase with handrails, toe plate and handrail post, metal deck with 4" concrete slab, and sprinkler system to comply with standard unit configuration
- Assigned space for owner signage
- Grade loading 12'x14' insulated metal overhead door
- Low E storefront glazing in aluminum frames
- Lower and upper level storefront glazing in front
- Easy access to loading with marshalling
- One (1) gas-fired unit heater per unit
- Sanitary tie-ins will be provided to each unit (capped below the floor slab)
- 100AMP/ 347/600V, 3PH, 4W per unit
- 45KVA transformer
- 120/208V panel
- High-efficiency T5HO high bay light fixtures
- Concrete slab-on-grade for 500 psf
- Structural steel with open webbed steel joists
- Corrugated metal roof deck
- EPDM roof system
- ESFR sprinklered building

BUILDING 4000 WAREHOUSE													RETAIL
UNIT	6	7	8	9	10	11	12	13	14	15	16	17	18
SQ. FT.*	SOLD	SOLD	SOLD	CONDITIONALLY SOLD	SOLD	SOLD	4,132	4,225	SOLD	SOLD	SOLD	SOLD	1,541

* Sellable square feet

SOLD
 CONDITIONALLY SOLD

For floorplans, go to fairmorepark.com

A RARE OWNERSHIP OPPORTUNITY

It Makes Sense to Own Rather Than Lease

TOPICS	OWN	LEASE
GROWING EQUITY	As you pay down your principal and your property appreciates, your equity builds	Renting brings no economic benefit
RENTAL HIKES	Stable mortgage rates reduce uncertainty	The market and landlords decide for you
MANAGEMENT FEES	As part of a team of cost-conscious owners, you have your say on the condo board	Your lease and management company determine operating costs and will change management fees
TAX BREAKS	Depreciate your unit from its full value annually and write off operating and mortgage interest expenses	Write off your lease as a business expense
IMPROVING SPACE	Money spent for mezzanine and office showroom build out increases unit value	Improvements benefit landlord and may raise renewal rate
LONG-TERM BENEFIT	Unit is an investment that can be rented to a third party or sold with business	No economic benefit to you

COMPARE YOUR COSTS IN THE TABLE BELOW

OWNING SCENARIO	WAREHOUSE	OFFICE	LEASING SCENARIO	WAREHOUSE	OFFICE
TOTAL SQUARE FEET	4,020	2,500	TOTAL SQUARE FEET	4,020	2,500
PRICE PER SQ. FT.	\$240	\$350	LEASE TERM	10 YEAR	10 YEAR
PURCHASE PRICE	\$964,800	\$875,000	ANNUAL RATE (PER SQ. FT.)	\$14	\$20
DOWN PAYMENT	\$241,200	\$218,750	ANNUAL LEASE COST	\$56,280	\$50,000
MORTGAGE AMOUNT	\$723,600	\$656,250	NET SAVINGS ON OWN VS. LEASE (10 YR)	\$99,609	\$79,921
MONTHLY MORTGAGE COST (INTEREST ONLY)	\$2,412	\$2,188	EQUITY BUILT DURING OWNERSHIP (10 YR)	\$494,793	\$490,117
ANNUAL MORTGAGE COST (INTEREST ONLY)	\$28,944	\$26,250	EQUITY BUILT DURING LEASING (10 YR)	\$0	\$0
MORTGAGE COST PER SQ. FT. (INTEREST ONLY)	\$7.20	\$10.50			

Mortgage based on 4.0% interest rate, 25 years amortization and 25% down payment. Actual mortgage payments will be dependent on qualification of buyer OAC. Equity built assumes 3% annual appreciation and pay down of principal. Interest only calculations based on average monthly interest paid over 10 years. All information provided by this table is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

THE FAIRMORE TEAM



HUNGERFORD PROPERTIES

Hungerford Properties has an outstanding track record in real estate development and management in Western Canada. As the developer behind Fairmore Business Park, Hungerford is leveraging over 40 years of expertise to build a showpiece for the City of Calgary. The team assembled to bring this high-quality commercial property to life are all experts in their field, committed to design and service excellence, and to building long-term value for owners.

GIBBS GAGE ARCHITECTS

Gibbs Gage is one of Western Canada's largest and most prolific architectural firms. The award-winning company is committed to building meaningful, sustainable work environments and has been the driving force behind a number of landmark commercial buildings and industrial parks.

CHANDOS

Chandos is a leading Canadian builder with a solid track record spanning over 30 years. The company is 100% employee-owned, on their second generation of management, and third generation of owners. With a commitment to service excellence, the company has built long-term relationships with such clients as Costco, Target, Earls, and University of Alberta.

COLLIERS INTERNATIONAL

Colliers – the dynamic, service-oriented, award-winning leader in real estate worldwide – has been retained to market Fairmore Business Park. Colliers is Canada's largest commercial real estate services company, with over 1,400 professionals providing a full range of services to real estate developers, investors, and tenants.



FAIRMORE
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Fairmore Business Park
7005 Fairmount Drive SE, Calgary
fairmorepark.com



WAREHOUSE CONTACT

Paul Marsden
Direct: 403 571 8764
Mobile: 403 605 9632
Email: paul.marsden@colliers.com

OFFICE CONTACT

Matt Lannon
Direct: 403 571 8824
Mobile: 403 807 8869
Email: matt.lannon@colliers.com

RETAIL CONTACT

Nick Preston
Direct: 403 538 2512
Mobile: 403 467 9222
Email: nick.preston@colliers.com

Josh Magnussen
Direct: 403 538 2526
Mobile: 403 771 2064

Email: josh.magnussen@colliers.com

Rendering and sketches are representation only and may not be accurate. Dimensions, sizes, areas, features and layouts are approximate only and subject to change without notice. Office unit area shown is based on condo plan measurements and includes gross up of office interior common area. The Developer reserves the right to make modifications to the information contained herein. E&OE



HUNGERFORD
PROPERTIES
hungerfordproperties.com