



PARAGON
BUSINESS PARK



FOR SALE

OFFICE AND WAREHOUSE
CONDOS IN SHERWOOD PARK

TAKE YOUR BUSINESS TO A WHOLE NEW LEVEL.

Paragon is a rare business park ownership opportunity in the greater Edmonton market. Located in the highly accessible and sought-after Sherwood Park, this is the ideal place to position your business for growth and continued success. The expansive and customizable office, retail and warehouse space ensures you'll be surrounded by businesses of all types and sizes. Owning your space is an investment in your business and your future.

EASY TO ACCESS. HARD TO MISS.

Paragon is in a truly enviable location. Not only will you love working in Sherwood Park, one of the most affluent cities in Alberta, your company will benefit from the high visibility and year-round traffic that is naturally generated by the business park. The area also offers excellent access to businesses in the heartland. Major transportation routes include Baseline Road to the south, Anthony Henday Drive (the Edmonton Ring Road) to the west, Yellowhead Trail (Highway 16) to the north, and Sherwood Drive to the east. You can get anywhere in the Edmonton area within 30 minutes. Paragon is also well served by transit, making it a quick and easy commute for employees.

GET EXACTLY WHAT YOU WANT.

Give your company the space it needs to grow and operate smoothly. Paragon Business Park is not only expansive; it is also fully customizable. Whether you are a mid-size professional, medical office, or require expansive warehouse facilities, Paragon gives you the flexibility to create a space that accommodates your business needs.



THE NEIGHBOURHOOD

HEALTH + RECREATION

- 1 Synergy Wellness Centre
- 2 Recreational Park
- 3 Future Park
- 4 World Health Sherwood Park
- 5 Millennium Place

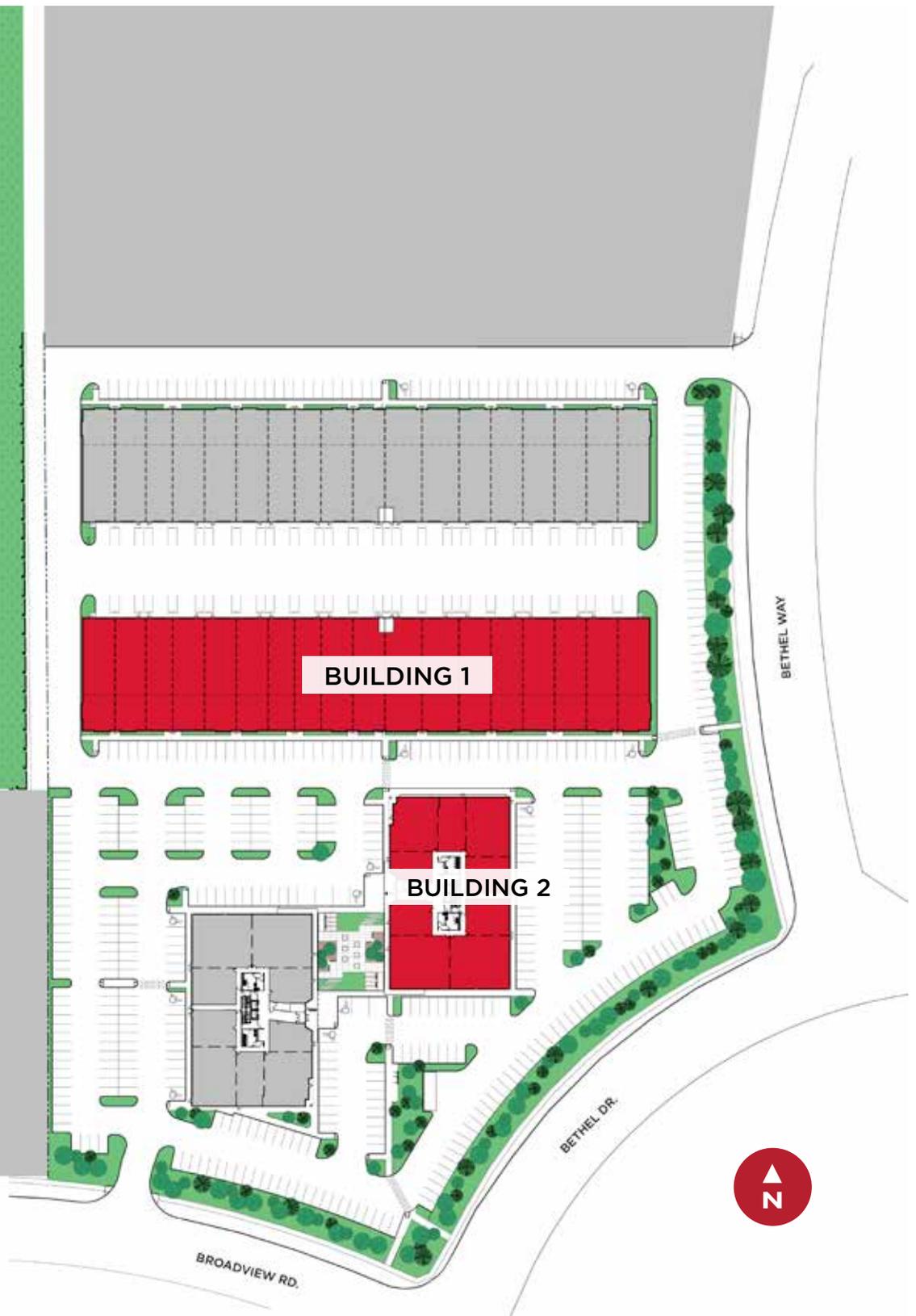
FOOD + COFFEE SHOPS

- 1 Joey Restaurant
- 2 Second Cup Coffee
- 3 Average Joe's All-Star Bar
- 4 Panago
- 5 Swiss Chalet Restaurant

SHOPS + SERVICES

- 1 Superstore
- 2 Park and Ride
- 3 Staples
- 4 RBC Royal Bank
- 5 Rona
- 6 Costco





PARAGON SITE PLAN

■ PHASE 1 ■ FUTURE PHASES

For floorplans, visit paragonpark.ca



PRIDE OF OWNERSHIP AND PEACE OF MIND COME NATURALLY IN THIS MODERN, QUALITY-BUILT COMMERCIAL PARK.

- » Zoning C5 with Industrial Heavy Overlay
- » Easy access to major arterials like Baseline Road and Broadmoor Boulevard
- » Campus style development with extensively landscaped courtyard and well-lit walkways
- » Irrigated landscaping throughout
- » Heavy duty asphalt main drive aisle
- » Over 570 parking stalls
- » Park and Ride across the street
- » Future park complements existing amenities
- » On site bike racks
- » Full storm, sanitation, water, gas and electric services

OFFICE

EXPERIENCE A NEW WAY TO WORK.

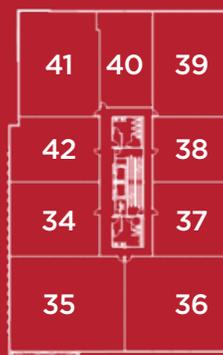
You want to be proud of where you work, especially if you own it. Everything about Paragon is best in class. Paragon offers flexible size ranges, and the modern exterior makes it a distinctive landmark and gives your business a prestigious address. Exceptional quality is built-in, from the advanced window glazing to the insulated metal panels, to create a more comfortable, energy efficient work environment and to offer lasting value. Plus, you'll enjoy the lifestyle benefits that come with working in a business park.



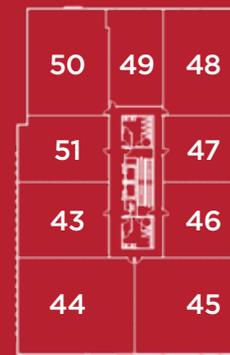
1st Level



2nd Level



3rd Level



OFFICE FEATURES

- » Two elevators per office building
- » Fully finished main entrance lobby
- » Women's and men's washrooms on each office level
- » Clear ceiling heights of 10'6" on the main floor, and 9' on the second and third floors
- » 4.5w/SF power allowance at 208v
- » Extensive glazing for natural light
- » 4 parking stalls per 1,000 SF
- » Individually controlled heating/cooling per unit
- » Ground-level signage opportunities

BUILDING 2 / OFFICE

LEVEL 1									RETAIL
UNIT	25	26	27	28	29	30	31	32	33
SQ. FT.*	1,550	3,356	SOLD	1,697	1,699	2,746	1,566	2,607	1,285

LEVEL 2									
UNIT	34	35	36	37	38	39	40	41	42
SQ. FT.*	2,232	3,660	3,363	1,932	1,693	2,747	1,721	2,828	1,931

LEVEL 3									
UNIT	43	44	45	46	47	48	49	50	51
SQ. FT.*	2,232	3,660	3,363	1,932	1,693	2,747	1,721	2,828	1,931

CONDITIONALLY SOLD
 SOLD

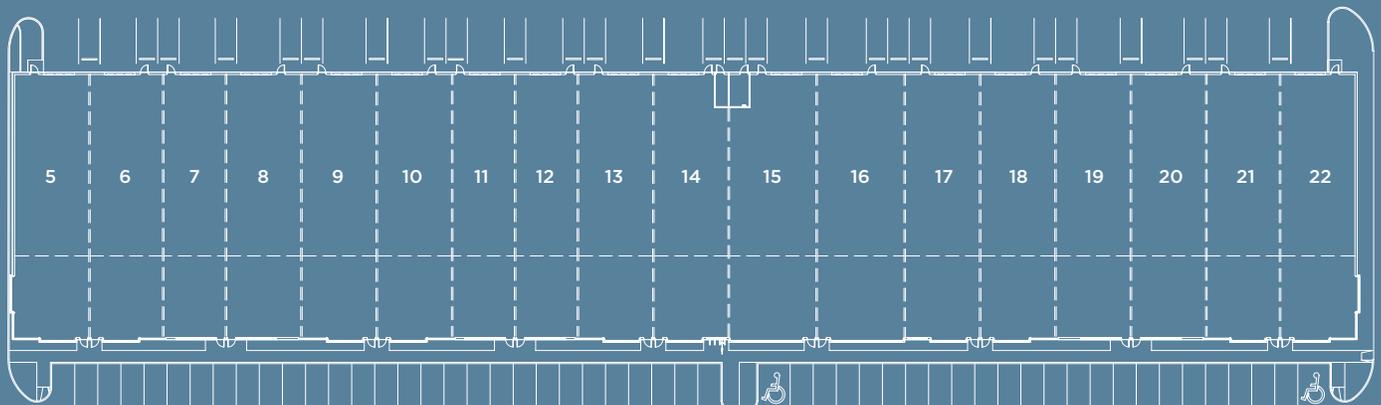
WAREHOUSE

BETTER WORKSPACES LEAD TO BETTER BUSINESS.

Owning space at Paragon will have a huge impact on your business. You'll be in good company, surrounded by market leaders and forward thinkers who are committed to continued growth. Being central and accessible will make it easy to serve existing customers and drive new business, and the top quality workspace will motivate employees and enhance productivity. More than just a smart move, Paragon is also a strategic business investment. Built by a developer with an outstanding track record, it is a valuable corporate asset that has the potential to appreciate over time.



Main Floor



WAREHOUSE FEATURES

- » 24' clear ceiling heights
- » Storefront and back signage opportunities
- » Grade loading 12' x 14' insulated overhead doors
- » Low E glazing for lower and upper level storefront windows
- » Ability to build-out mezzanine, pile caps installed by developer
- » High efficiency T5HO lighting
- » ESFR sprinklers throughout
- » 100a 347/600V, 3PH, 4W, 30kVa transformer, 200a 120/208V panel per unit
- » Concrete slab-on-grade designed to 500 psf
- » Structural steel with open-web steel joist
- » Corrugated metal roof with EPDM membrane
- » One (1) gas-fired heater per unit
- » Two (2) sanitary tie-ins provided for each unit, capped at the slab
- » Heavy duty asphalt in marshalling area
- » Easy access to loading with generous marshalling

BUILDING 1 / WAREHOUSE

UNIT	5	6	7	8	9	10	11	12	13
SQ. FT.*	3,300	3,143	2,666	3,199	3,214	3,214	2,666	2,666	3,214

UNIT	14	15	16	17	18	19	20	21	22
SQ. FT.*	3,141	3,651	3,762	3,214	3,214	3,199	3,199	3,143	3,300

- CONDITIONALLY SOLD
- SOLD

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 equity benefit
MONTHLY COST ESCALATIONS	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 SQ. FT.	3,200	2,300	TOTAL SQ. FT.	3,200	2,300
PRICE PER SQ. FT.	\$245	\$310	LEASE TERM	10 YEAR	10 YEAR
PURCHASE PRICE	\$784,000	\$713,000	ANNUAL RATE (PER SQ. FT.)	\$15.00	\$27.00
DOWN PAYMENT	\$196,000	\$178,250	ANNUAL LEASE COST	\$48,000	\$62,100
MORTGAGE AMOUNT	\$588,000	\$534,750	NET SAVINGS ON OWN VS. LEASE (10 YR)	\$108,840	\$283,453
MONTHLY MORTGAGE COST (INTEREST ONLY)	\$1,685	\$1,533	EQUITY BUILT DURING OWNERSHIP (10 YR)	\$404,116	\$367,519
ANNUAL MORTGAGE COST (INTEREST ONLY)	\$20,224	\$18,393	EQUITY BUILT DURING LEASING (10 YR)	\$0	\$0
MORTGAGE COST PER SQ. FT. (INTEREST ONLY)	\$6.32	\$7.99			

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 PARAGON TEAM

HUNGERFORD PROPERTIES

Hungerford Properties has a proven track record in real estate investment, management and development in Western Canada. For over 40 years, the company has built and refurbished millions of square feet of the highest-quality commercial space, including Alberta projects such as NorthWing, Nexus, Icon, and Fairmore Business Park. These projects are proof of the Hungerford commitment to excellent design and high-quality commercial property development.

Hungerford intends to replicate this high standard of development at Paragon, and has carefully selected a team of professionals – all experts in their field – to bring the Paragon Business Park to life.



RIDDELL KURCZABA

Riddell Kurczaba is a professional architecture and interior design consulting firm with extensive experience in working with clients to plan, visualize, design, and implement their projects. The firm's broad and deep knowledge and client-centric approach results in pragmatic and responsive solutions that all project stakeholders – from owners to end users – can take pride in.

CHANDOS

Chandos is a leading Edmonton-based 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.

AVISON YOUNG

Avison Young, renowned for driving innovation and service excellence in the real estate commercial market, is the principal commercial leasing agent for Paragon Business Park. Their integrated team approach, extensive expertise and broad range of professionals will add value and build a competitive advantage for the business park.

VERITAS MANAGEMENT SERVICES

Veritas Management Services Inc. is an Edmonton-based firm specializing in the management of commercial, retail, industrial and residential condominiums. The company prides itself on innovative services and providing unparalleled, transparent, customer experience to all their stakeholders.



PARAGON

B U S I N E S S P A R K

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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



hungerfordproperties.com