

F O R L E A S E

1 2 0 0

5 9 A V E N U E S E

Calgary, AB



PROPERTY DESCRIPTION

+ Year Built:

2009

+Space Available:

Suite 220: 9,488 SF

Suite 240: 2,469 SF

Suite 300: 16,555 SF

+ Available:

Suite 220: Immediately

Suite 240: Immediately

Suite 300: 60 Days

+ Operating Costs:

\$15.42 per SF

+ Basic Rent:

Market

+ Parking Rate:

Underground: \$75/month

Surface: Free of charge

PROPERTY HIGHLIGHTS



"A" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #72 and 75 located in front of the building



Potential for building and podium signage



Fitness centre available for tenant use

MAIN FLOOR

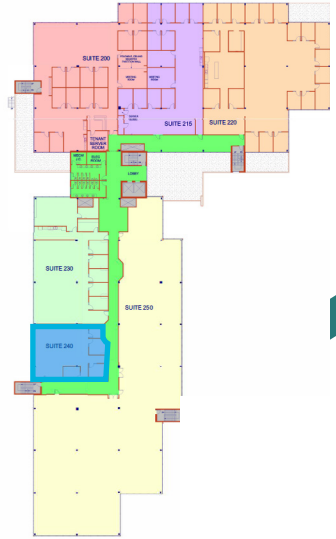
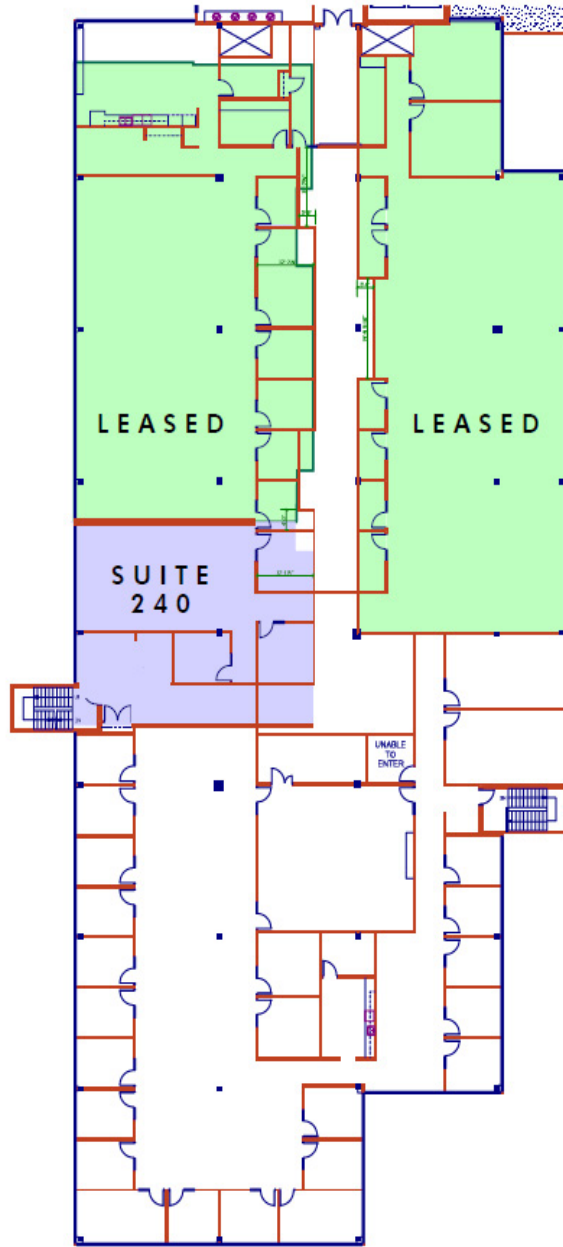


*Furniture not included

FLOOR PLAN

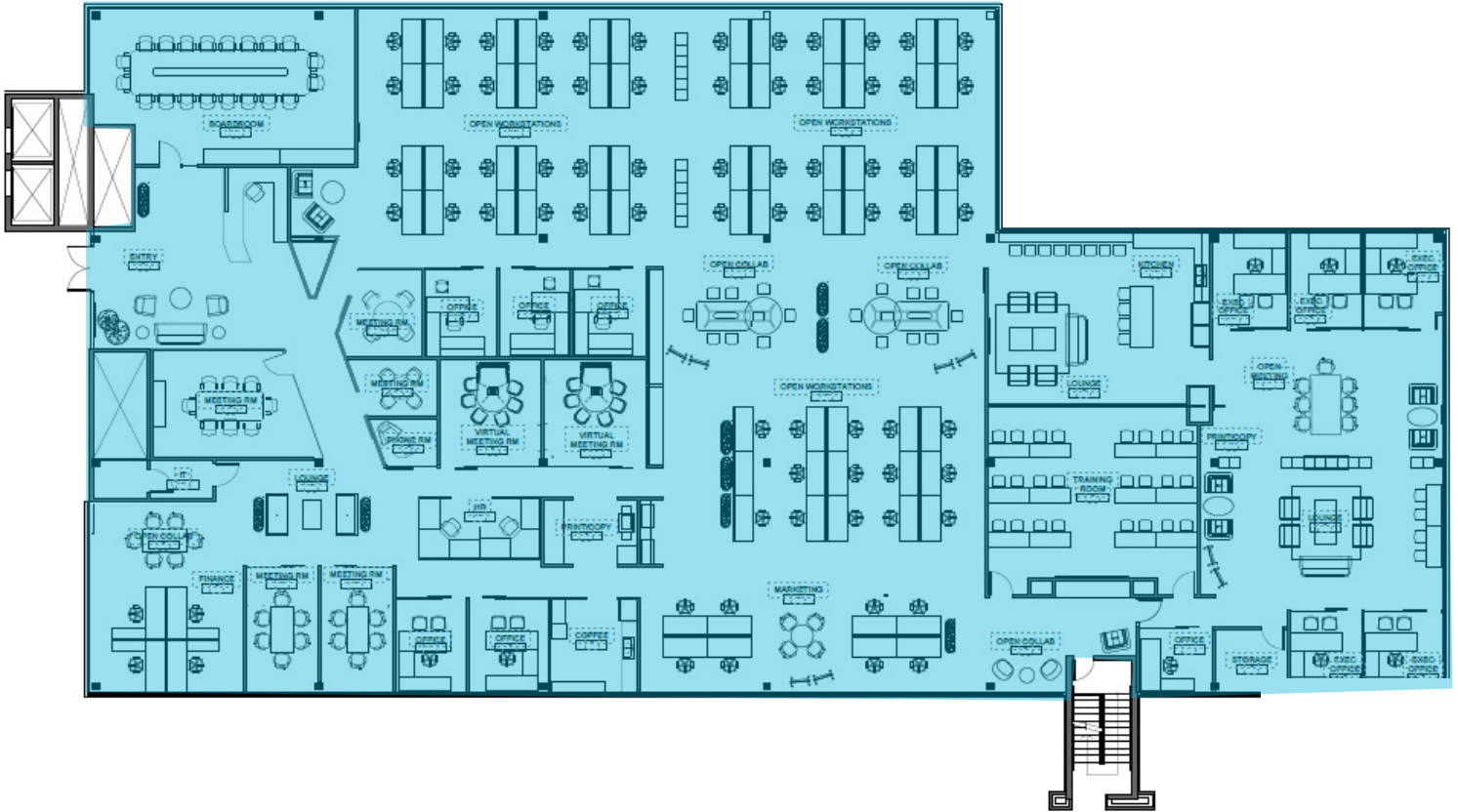
SUITE 240: 2,469 SF

KEY PLAN



FLOOR PLAN

SUITE 300: 16,555 SF



NEARBY AMENITIES



Amenities

- | | | |
|-----------------------------|--------------------------|--------------------------|
| 1 Bow River Brewing | 17 Black Apron Cuisine | 33 Bento Sushi |
| 2 Red's Diner | 18 Ricky's All Day Grill | 34 Tim Hortons |
| 3 Husky | 19 Chinook Mall | 35 Tim Hortons |
| 4 Petro-Canada | 20 Heart of Saigon | 36 Edo Japan |
| 5 Tim Hortons | 21 Pasquales | 37 Via Cibo |
| 6 RBC Bank | 22 Cactus Club | 38 Starbucks |
| 7 Subway | 23 Benny's Breakfast Bar | 39 Thai Express |
| 8 HSBC Bank | 24 The Keg | 40 Fiva Guys |
| 9 Gaucho Brazilian Barbeque | 25 Kinjo Sushi | 41 Shark Club Sports Bar |
| 10 Hotel Blackfoot | 26 Fat Burger | 42 Fat Burger |
| 11 Prairie Dog Brewing | 27 Sho Sushi Bar | 43 Moxie's Grill & Bar |
| 12 Golden Bell Saigon | 28 Ajito | 44 Jerusalem Shawarma |
| 13 Ogam Chicken | 29 Starbucks | 45 Lindt Chocolate Shop |
| 14 il Centro | 30 Noodlebox | 46 TacoTime |
| 15 Red Lobster | 31 Tim Hortons | 47 The Chopped Leaf |
| 16 Keith's Deli | 32 Boston Pizza | 48 Dairy Queen |

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, maps, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, completeness and compliance of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE, CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.
 Mapping Source: Canada Location Intelligence canada@mapbox.com, Data: Speed, Esri/ArcGIS, Microsoft Bing, Google Earth



1200
59 AVENUE SE
Calgary, AB

PLEASE CONTACT:

STUART WATSON

Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA

Senior Vice President
+1 403 750 0529
katie.sapieha@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.