

For Sale by Court Order

Airport Corporate Centre

1601 Airport Road NE, Calgary, Alberta



Eric Horvath, CCIM
Senior Vice President | Partner
+1 403 215 7257
eric.horvath@colliers.com

Matt Gregory, CFA
Associate Vice President
+1 403 218 4397
matt.gregory@colliers.com

Matt Lannon
Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block
Vice President
+1 403 571 8756
brittany.block@colliers.com

Hart Buck
Senior Vice President
+1 604 727 7001
hart.buck@colliers.com
Personal Real Estate Corporation

Jennifer Darling
Associate Vice President
+1 778 837 5900
jennifer.darling@colliers.com

Colliers

The Opportunity

On behalf of the court appointed receiver, Colliers is pleased to present the exclusive opportunity to acquire the Airport Corporate Centre (the "Property") located at 1601 Airport Road NE in Calgary, Alberta, Canada.

The Airport Corporate Centre offers 146,329 square feet of premium office space, situated adjacent to the main terminal of Calgary International Airport (YYC). The property boasts exceptional visibility and easy accessibility from all quadrants of the city via Deerfoot Trail and the new Calgary Ring Road.

This investment opportunity includes the leasehold interest in the top seven floors (2-8) of the Property. The main floor and parkade are controlled by the property Landlord, the Calgary Airport Authority. The current lease with the Landlord runs through 2052, with a base rent of \$10,000 per year, plus participation rent.

The Property stands as the only office development directly connected to the main YYC terminal and is one of the few "A" class office properties in Calgary's NE quadrant. Currently, approximately 50% of the Property is occupied by a diverse range of tenants, primarily within the aviation and commodities sectors. This presents an excellent owner-user opportunity for organizations seeking direct YYC access and enhanced visibility at well below replacement cost.



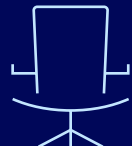
146,329 SF
NRA



"A" Class
Quality



20,310 SF
Average
Floor Plate



~50%
Occupied



Underground/
Surface
Parking



Leasehold
Interest
Ownership

List Price: \$7,950,000

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Key Highlights



Location

- Situated at the heart of Calgary International Airport (YYC).
- Easily accessible from all quadrants of the city via Airport Trail, Deerfoot Trail, and Stoney Trail (Calgary Ring Road).
- YYC is Canada's fourth busiest airport, with over 18.5 million passengers in 2023.
- Extensive food and beverage options available in the terminal (pre-security) and at the Delta/Marriott Airport Hotels, all accessible via interior walkways.



Building Quality

- High-quality "A" Class building constructed in 2000.
- The only office building located directly at YYC.
- Limited inventory of "A" Class office space in the NE submarket.
- Ample parking provided for all tenants through the Calgary Airport Authority.
- Dedicated surface visitor parking located directly at the main entrance.



Strengthening Leasing Market

- Calgary's suburban office leasing market continues to gain strength.
- Expectations for a continued decline in office vacancy rates, driven by the strength of Calgary's economy.



Owner-User Opportunity

- With approximately 50% occupancy, the Property presents a prime opportunity for an owner-user to acquire an "A" Class asset at a value well below replacement cost.
- Dedicated tenant base with a focus on airport-related businesses.



Calgary's Robust Economy

- Calgary consistently demonstrates some of the strongest economic fundamentals in Canada.
- Projected to lead the nation in key real estate drivers: GDP growth, employment growth, population growth, and net in-migration.

Salient Facts

Address	1601 Airport Road NE, Calgary, AB
Parcel ID	Plan 9210847 Block A
Location	Calgary International Airport (YYC)
Zoning	AT: Air Terminal District
List Price	\$7,950,000
Interest Leasehold	Initial Lease Term Expiring June 29, 2052
Land Area	0.810 Acres
Year Built	2000
Building Class	A
Rentable Area	146,329 SF with Floor Area Ratio of 4.147
Average Floor Plate	~20,310 SF
Occupancy	~50%
Operating Costs	\$16.39 PSF/Annum
Floors	2 Through 8 (7 Floors Total)
Key Tenants	<p>Transport Canada</p> <p>Tim-Br-Marts Ltd.</p> <p>Garda Security</p> <p>De Beers Canada Inc.</p> <p>Canadian Air Transport Security Authority (CATSA)</p> <p>Unifi Aviation</p>



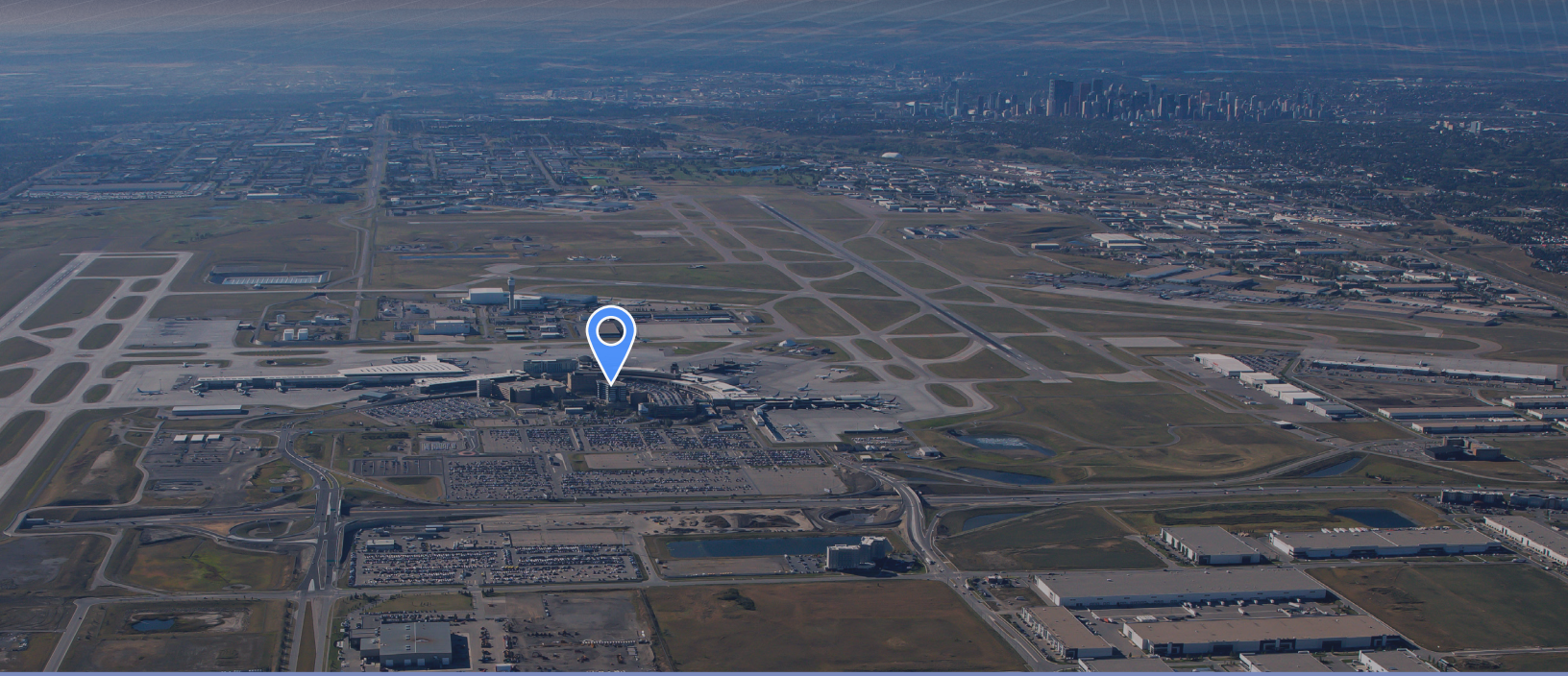
Location Overview



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Offering Process

Airport Corporate Centre | 1601 Airport Road NE, Calgary, Alberta



Once a Non Disclosure Agreement (NDA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the Property will be subject to approval by the Court of the King's Bench of Alberta.

Please contact listing agents for further information and to learn more about the offering process.

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