

ROYAL VISTA CORNER

9 ROYAL VISTA DRIVE NW



BRAND NEW MEDICAL, RETAIL & OFFICE SPACE FOR LEASE



MIXED-USE DEVELOPMENT WITH
RETAIL, OFFICE AND MEDICAL



PROPERTY HIGHLIGHTS

BUILDING SIZE:	49,471 s.f.
NET RATES:	Aggressive Market Rates
OPERATING COSTS:	\$15.13 P.S.F. (EST. 2019) Electricity Excluded
ZONING:	I-B
YEAR BUILT:	2017
PARKING RATIO:	1:334 s.f.
PARKING:	148 Surface Stalls, free of charge
TIA:	Negotiable


LOCATION, ACCESS & EXPOSURE

- Situated in deep NW Calgary at Royal Oak Business Park
- Intersection of Country Hills Blvd NW and Stoney Trail
- Easy access to/from Country Hills Blvd NW, Stoney Trail, and Crowchild Trail

 EXPOSURE TO 30,000 VEHICLES PER DAY FROM COUNTRY HILLS BLVD

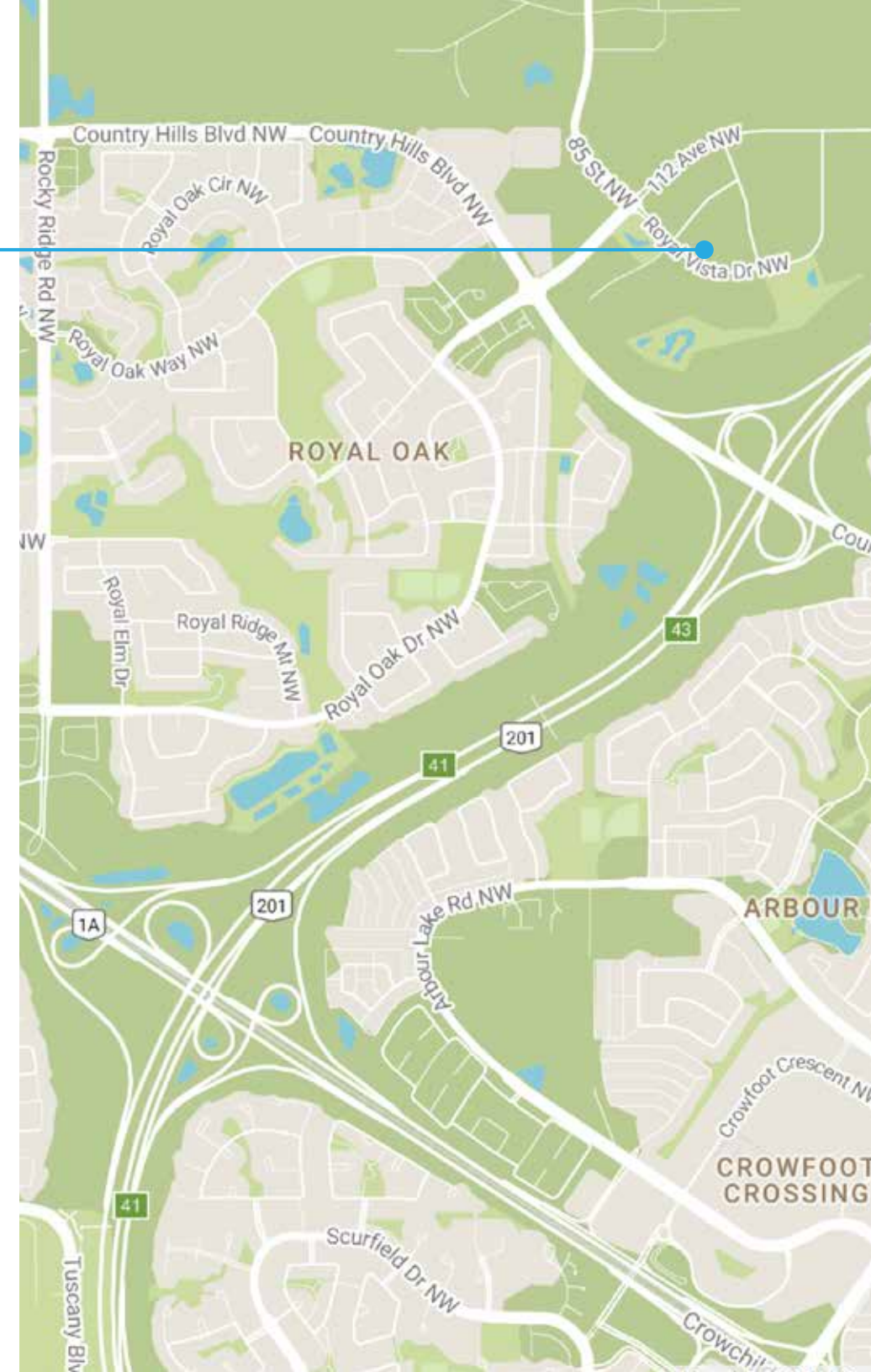
 ENTRY LOCATED FOR EASY ACCESS FROM ALL DIRECTIONS

 ACROSS FROM ROYAL OAK SHOPPING CENTRE AND ESTABLISHED BUSINESSES / SERVICES

 EASY ACCESS VIA TRANSIT WITH A BUS STOP LOCATED SEVERAL STEPS AWAY ON ROYAL VISTA DRIVE

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INTEGRATED SERVICES IN BUILDING DESIGN



SUSTAINABLE CONSTRUCTION

- Versatility of amenities, as well as user comfort, health and safety
- Building in compliance with energy efficiency and sustainable development requirements

WELL THOUGHT-OUT STRUCTURES

- Well designed structure integrates electromechanical facilities effectively
- Design and materials are guided by environmental imperatives and key issues associated with the life cycle of the building

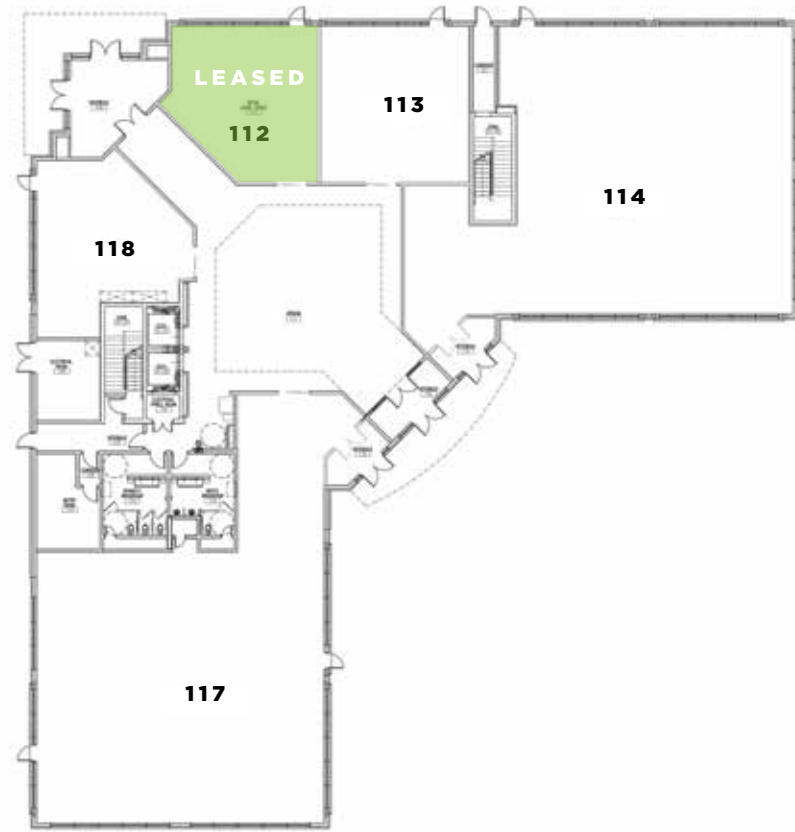
WASTE MANAGEMENT

- Molok® deep collection containers are being used which are more sustainable than traditional waste collection methods

COMFORT AND ENERGY PERFORMANCE

- Designed electromechanical systems that provide comfort with efficient energy use
 - Natural ventilation
 - Displacement ventilation
 - High-efficiency lighting
 - Solar insulated windows
 - Solar shading for west & south exposure

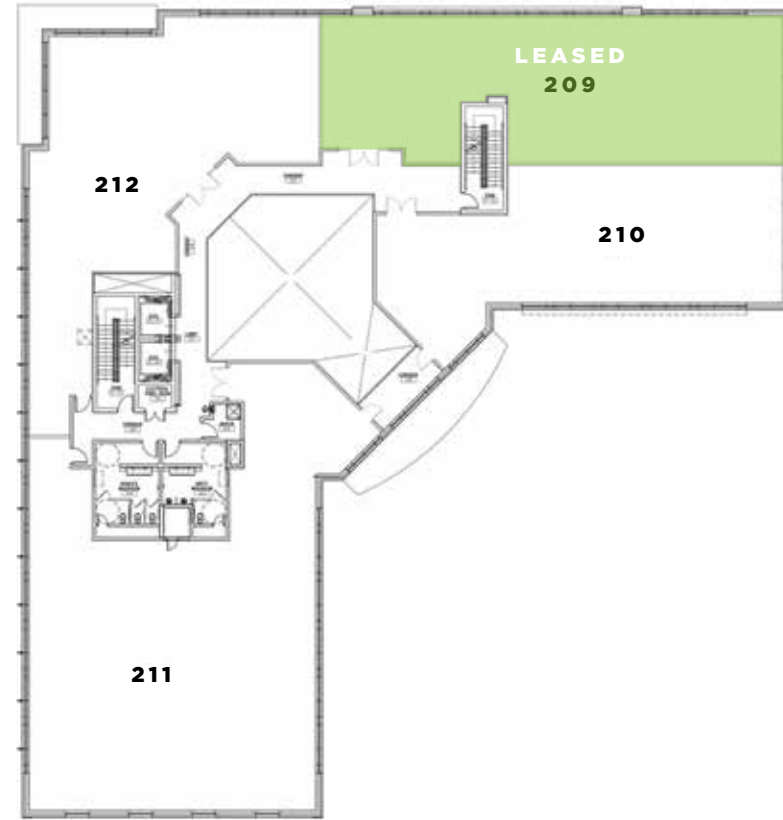
FLOOR PLANS & DETAILS



MAIN FLOOR - 16,442 S.F.

- Suite 112 - 1,127 s.f. **LEASED**
- Suite 113 - 1,228 s.f.
- Suite 114 - 5,143 s.f.
- Suite 117 - 5,027 s.f.
- Suite 118 - 1,165 s.f.

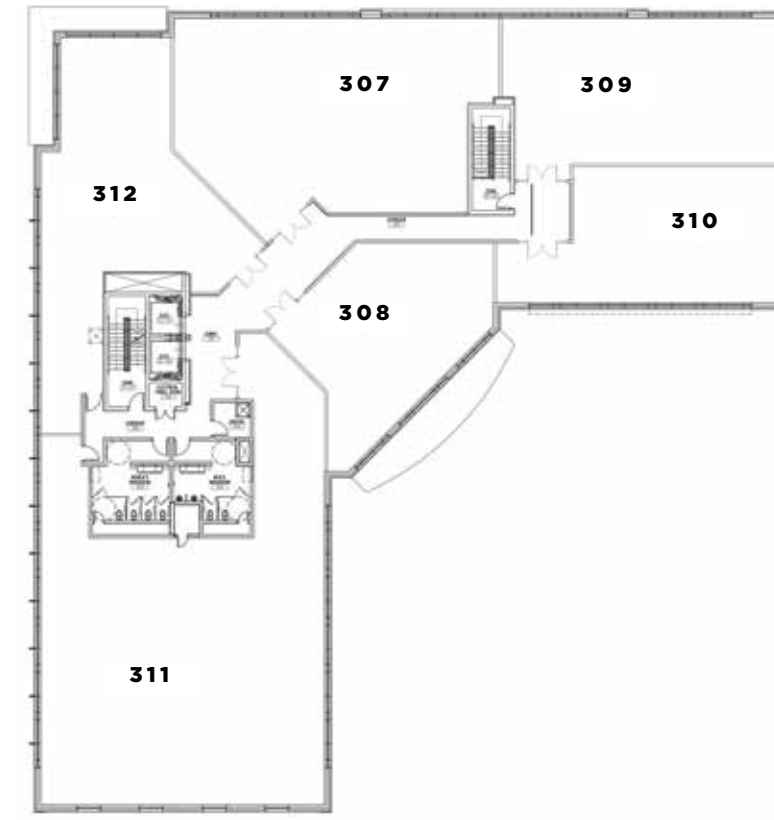
- The main floor features a two storey atrium with a central lobby giving access to elevators and stairs
- Main floor proposed for a pharmacy, restaurant and retail/office users



SECOND FLOOR - 16,640 S.F.

- Suite 209 - 3,368 s.f. **LEASED**
- Suite 210 - 2,935 s.f.
- Suite 211 - 5,484 s.f.
- Suite 212 - 3,403 s.f.

- Proposed area for radiology, lab services and walk-in clinic



THIRD FLOOR - 16,640 S.F.

- Suite 307 - 3,150 s.f.
- Suite 308 - 1,673 s.f.
- Suite 309 - 2,243 s.f.
- Suite 310 - 1,845 s.f.
- Suite 311 - 5,089 s.f.
- Suite 312 - 2,452 s.f.

- Third floor office suites



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