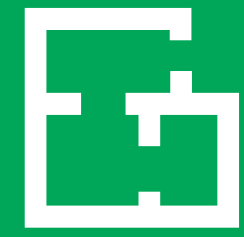


Dominion Centre

An industrial building located in the heart of
Edmonton's Northwest industrial corridor.

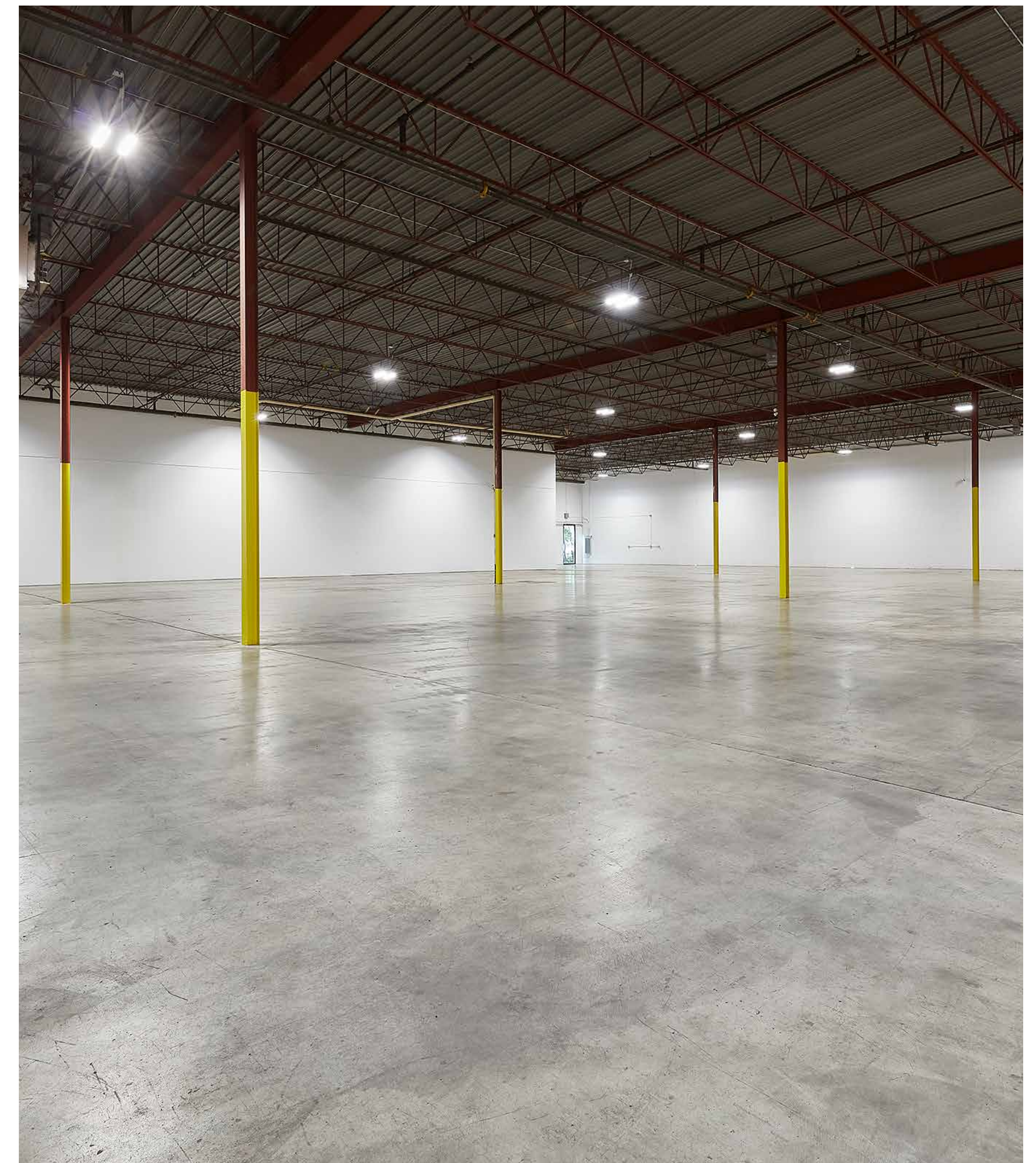
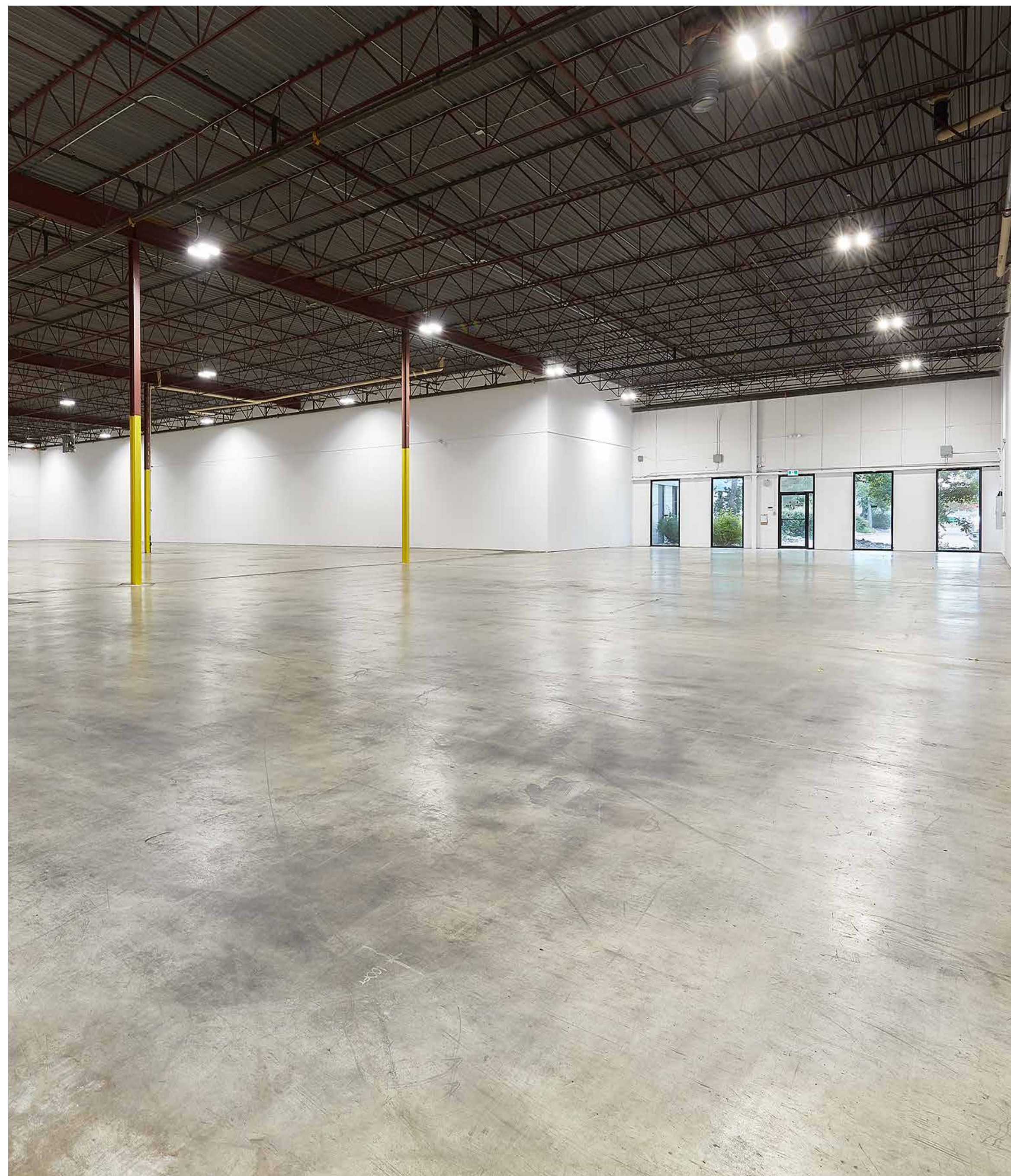
14504 / 14598 121A Avenue
Edmonton, AB



214,381
Total SF

Great *features.*

- Excellent access to and from Yellowhead Trail
- Upgraded LED lighting throughout warehouse
- Competitive operating costs
- Dock height doors (8' x 10')
- Landscaped courtyards and grounds
- Fully sprinklered buildings



In the neighbourhood.

Food

1. Sunrise Bakery

2. Shanghai 456

3. Panda Hut Express

4. Wendy's

5. Max's

6. Smilie's Restaurant

7. Mr.Sub

8. Fifendekel

9. Smitty's Family

10. Boston Pizza

11. McDonald's

12. Tim Hortons

13. Subway

14. Karlen Cafe

15. A&W

Retail

1. Costco

2. Peavey Mart

3. Mark's

4. Walmart

5. Westmount Shopping Centre

6. The Home Depot

7. 7-Eleven

Services

1. BMO

2. Scotiabank

3. TD Bank

4. Esso

5. Domo

6. Husky

7. Petro-Canada

8. Shell

9. EV Plug

Train Station

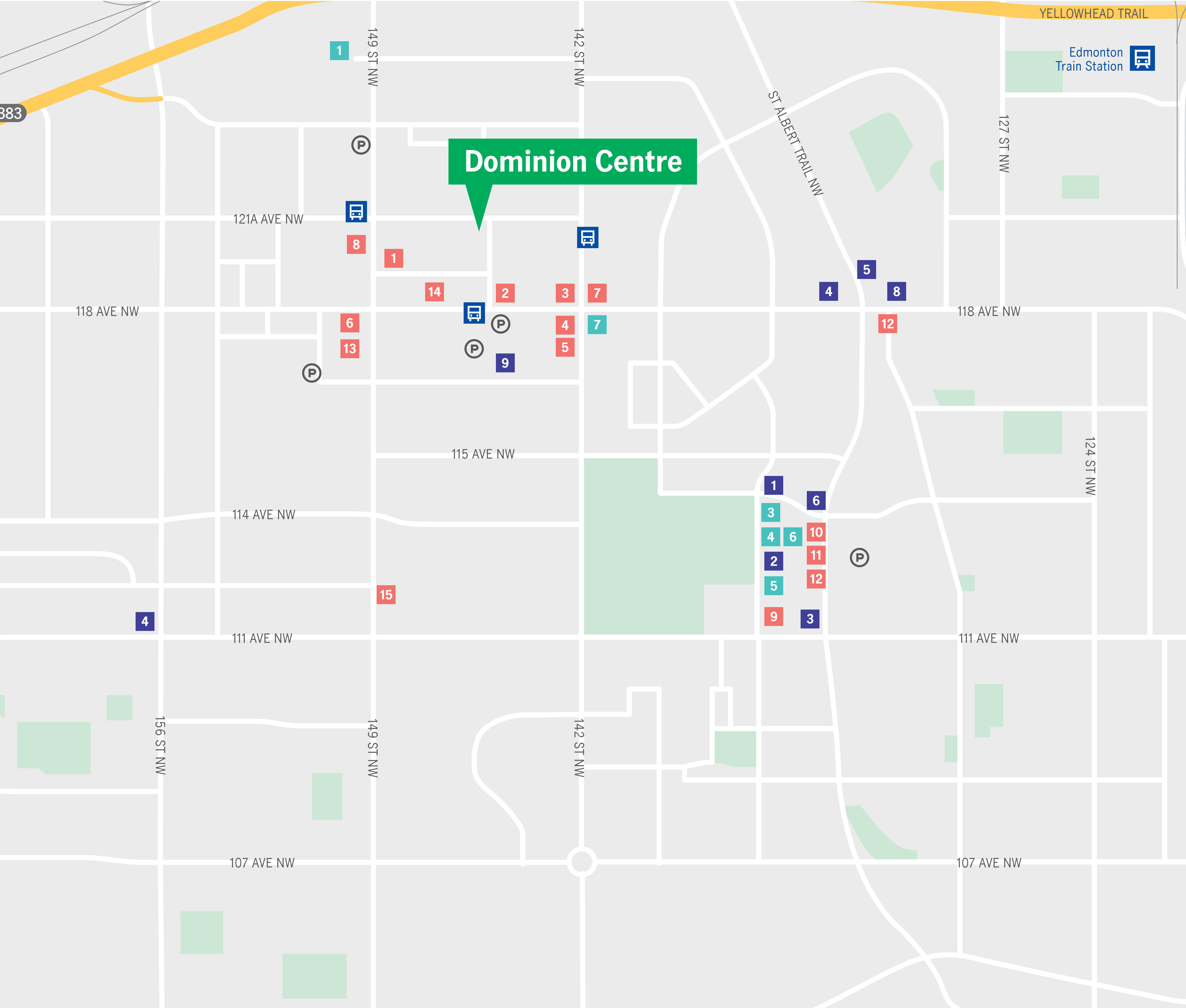
Bus Stop Nearby

Parking

Other

Driving Times

Yellowhead Trail	5 mins
Downtown Edmonton	15 mins
Edmonton International Airport	30 mins



Decisions made *easier*. Lives made *better*.

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 64 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail, and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

64M
Total
Square Feet

27
Cities

567
Real Estate
Professionals

355
Properties

11
Countries

In this *together*.

Our vision is to drive leadership in sustainable real estate across our global organization.

Our Sustainability commitments are:

- Minimize our environmental footprint
- Support health and wellness
- Promote responsible business practices
- Be accountable for our performance
- Engage our stakeholders

In 2019, we saved:

13,850

MWh of energy
Equivalent to the energy used by approximately 540 Canadian homes.

27,920 m³

less water consumed
Equivalent to the water needed to fill 164 thousand bathtubs.

7,900 MT

of waste diverted from landfill
Achieving an average portfolio waste diversion rate of 45%

We've made great progress by:

Certifying

over 80% of our portfolio to various green building certifications

Engaging

Green Champions at all of our buildings to drive our sustainable goals forward

Partnering

with sustainable organizations to help strengthen our communities

For more information, visit manulifeim.com/realestate/sustainability

Keep in *touch*.

Jonathan Wang

Leasing Manager

E Jonathan_Wang@manulife.com

T 780 670 5246

Brenton Chung

Leasing Manager

E Brenton_Chung@manulife.com

T 780 670 5220

Laura Bradley

Leasing Director

E Laura_Bradley@manulife.com

T 780 409 2338

manulifeim.com/realestate

Manulife Investment Management

Edmonton Real Estate Office

10180 101 Street, Suite 1220

Edmonton, AB