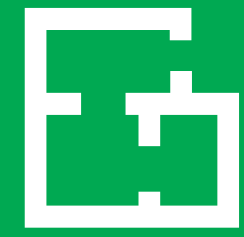


1015 4th

Centrally located office tower in the Beltline district.

1015 4th Street SW
Calgary, AB



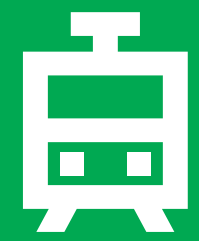


123,245
Total SF

Great *features.*

- Highly visible location
- Three levels of underground parking
- Parking ratio: 1 per 1,900 SF
- Operating costs: \$17.55 PSF
- On-site retail: F45 Fitness, Tim Hortons and Emily Rose Health





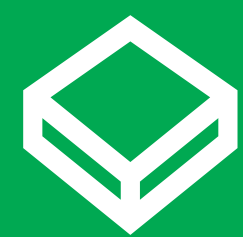
Immediate access
to public transit



12 floors



New elevator
upgrades



10,800 SF
floorplate



In the *neighbourhood.*

Food

- 1. The Beltliner
- 2. National on 10th
- 3. Vintage Chophouse and Tavern
- 4. CRAFT Beer Market
- 5. Milk Tiger Lounge
- 6. Pampa Brazilian Steakhouse
- 7. Koi
- 8. Last Best Brewing & Distilling

Services

- 1. Starbucks
- 2. Good Earth Coffeehouse
- 3. Pure Form Salon
- 4. Tim Hortons
- 5. RBC Royal Bank
- 6. Gas Plus
- 7. ATCO Gas
- 8. HSBC Bank

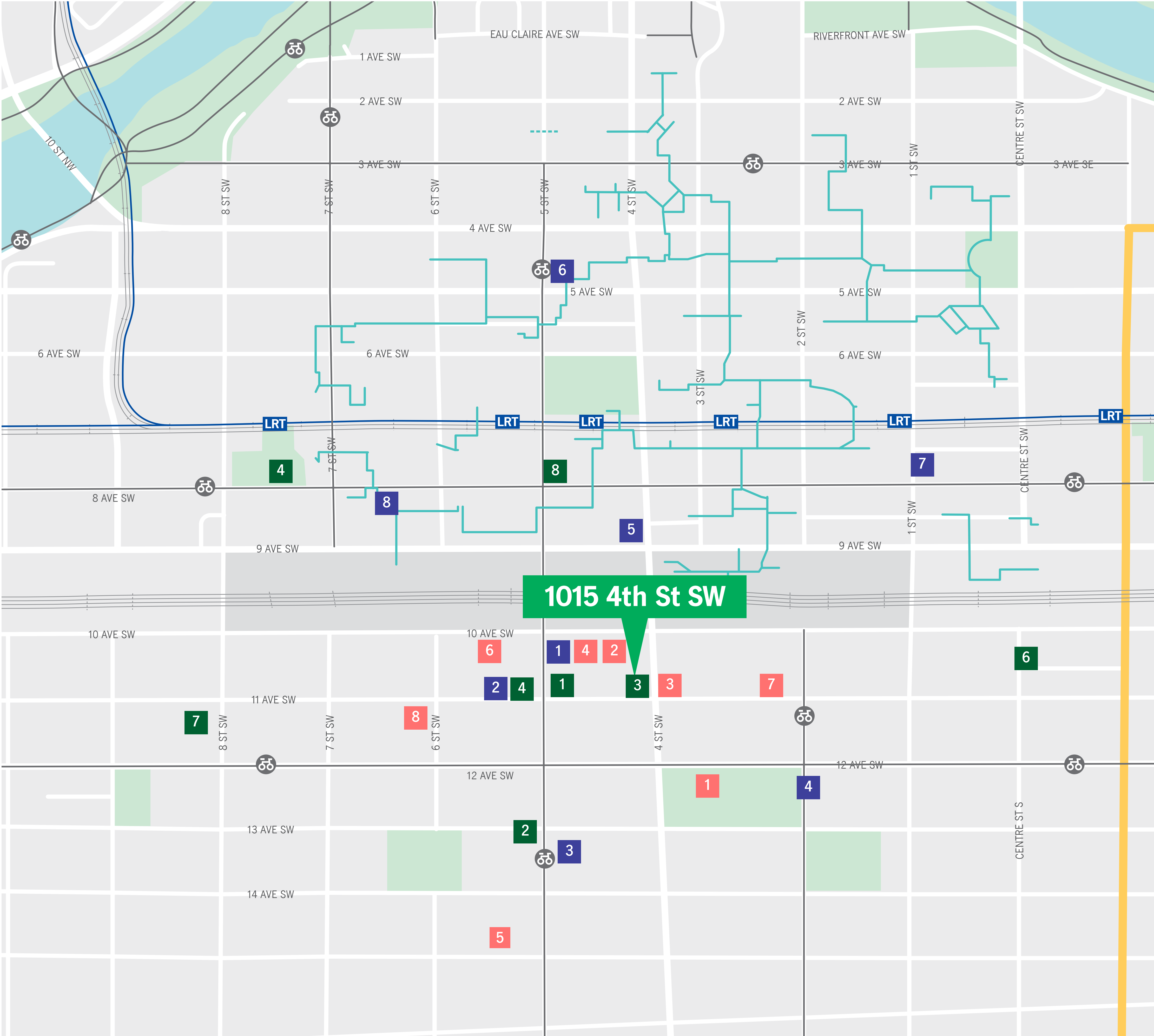
Retail & Lodging

- 1. UNDRCARD Boxing
- 2. F45 Fitness
- 3. Shelf Life Books
- 4. Hotel Arts
- 5. Banker's Hall
- 6. The Westin Calgary
- 7. Hyatt Regency
- 8. Globe Cinema

Driving Times

Downtown Calgary750M

Calgary International Airport25 mins





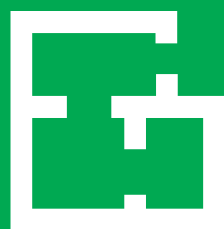
Space by *design.*

Suite	SF	Available	Description
200	1,881	Immediately	Turnkey opportunity; open plan space with new carpet and paint
225	1,864	Immediately	1 office, workstation area, boardroom, kitchen, and reception area
250	2,136	Immediately	5 offices, meeting room, kitchen, and reception area
260	3,101	Immediately	Open plan
300	7,753	Immediately	21 offices, board room, kitchen, reception and server room
402	2,511	Immediately	3 offices, boardroom, server room, kitchen, open area and reception
404	2,372	Immediately	Show suite featuring 6 offices, a meeting room and kitchen

Space by *design*.

Suite	SF	Available	Description
430	3,466	Immediately	10 offices, boardroom, open area, kitchen, and
520	2,931	Immediately	10 offices, boardroom, open area, kitchen, and reception area
535	588	July 1, 2022	Office intensive
600	7,459	Immediately	4 offices, boardroom, server/copy room and 3 kitchens; space can be subdivided
730	2,145	August 1, 2022	Mix of office and open area with reception
745	1,046	September 1, 2022	3 offices, kitchen and reception area
1130	3,078	Immediately	5 offices, meeting room, kitchen and server room

Space by *design.*



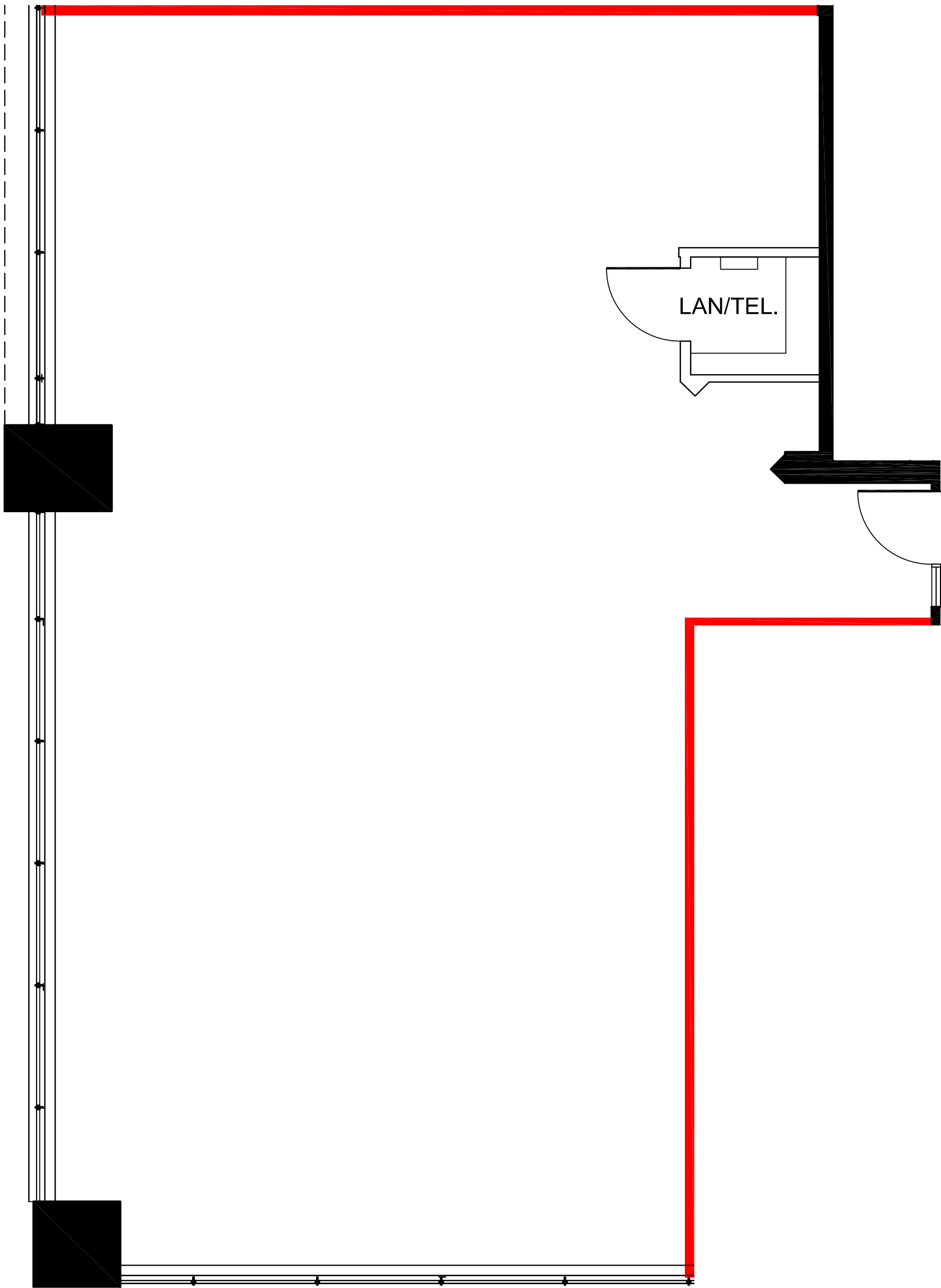
Suite 200
1,881 SF

Basic Rent	Market Rates
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Operating Costs	\$17.55
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Available	Immediately
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Turnkey opportunity; open plan space with new carpet and paint



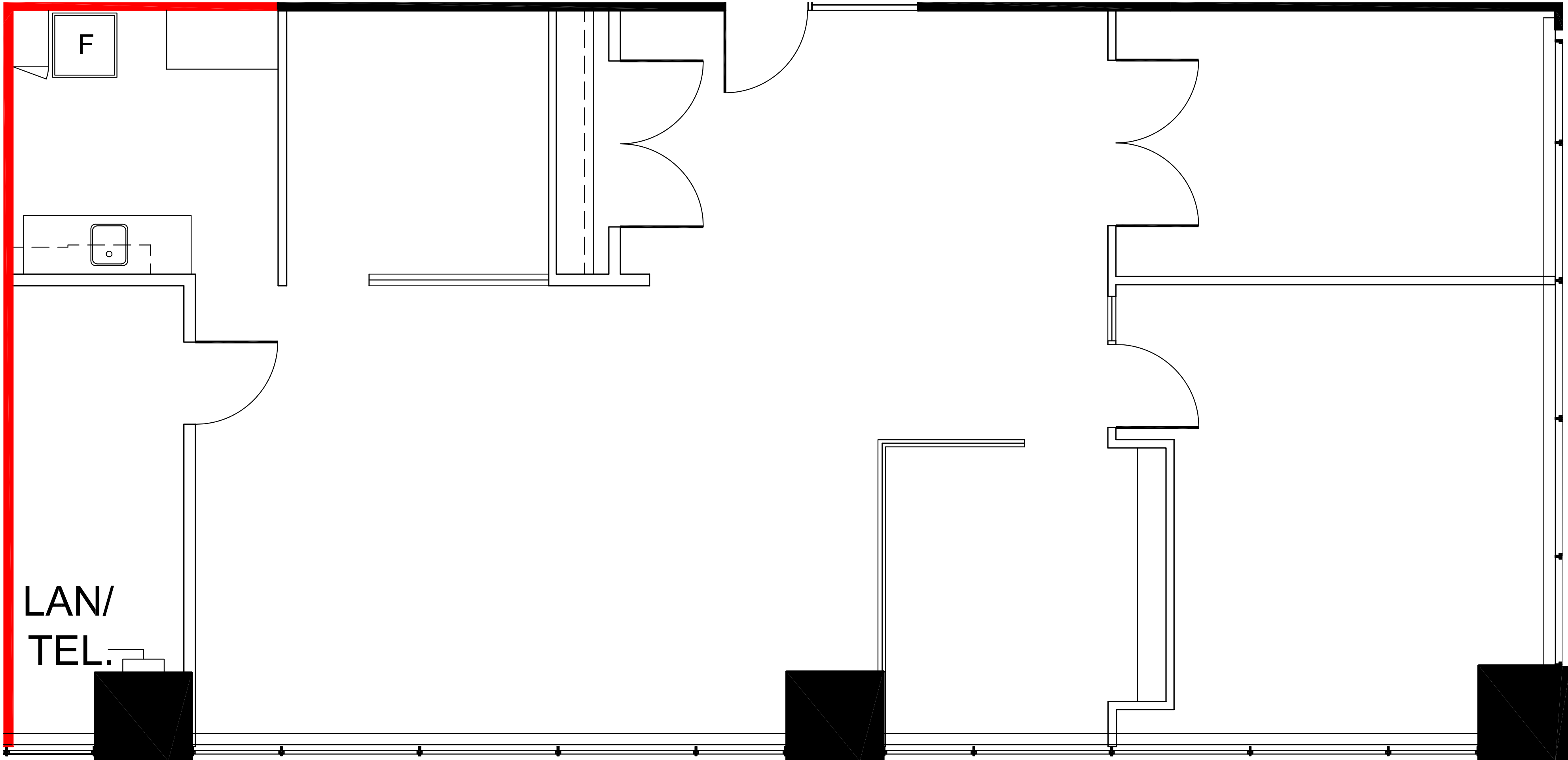
Space by *design.*



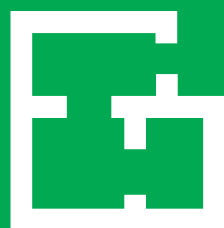
Suite 225
1,864 SF

Basic Rent	Market Rates
Operating Costs	\$17.55
Available	Immediately

1 office, workstation area, boardroom, kitchen, and reception area

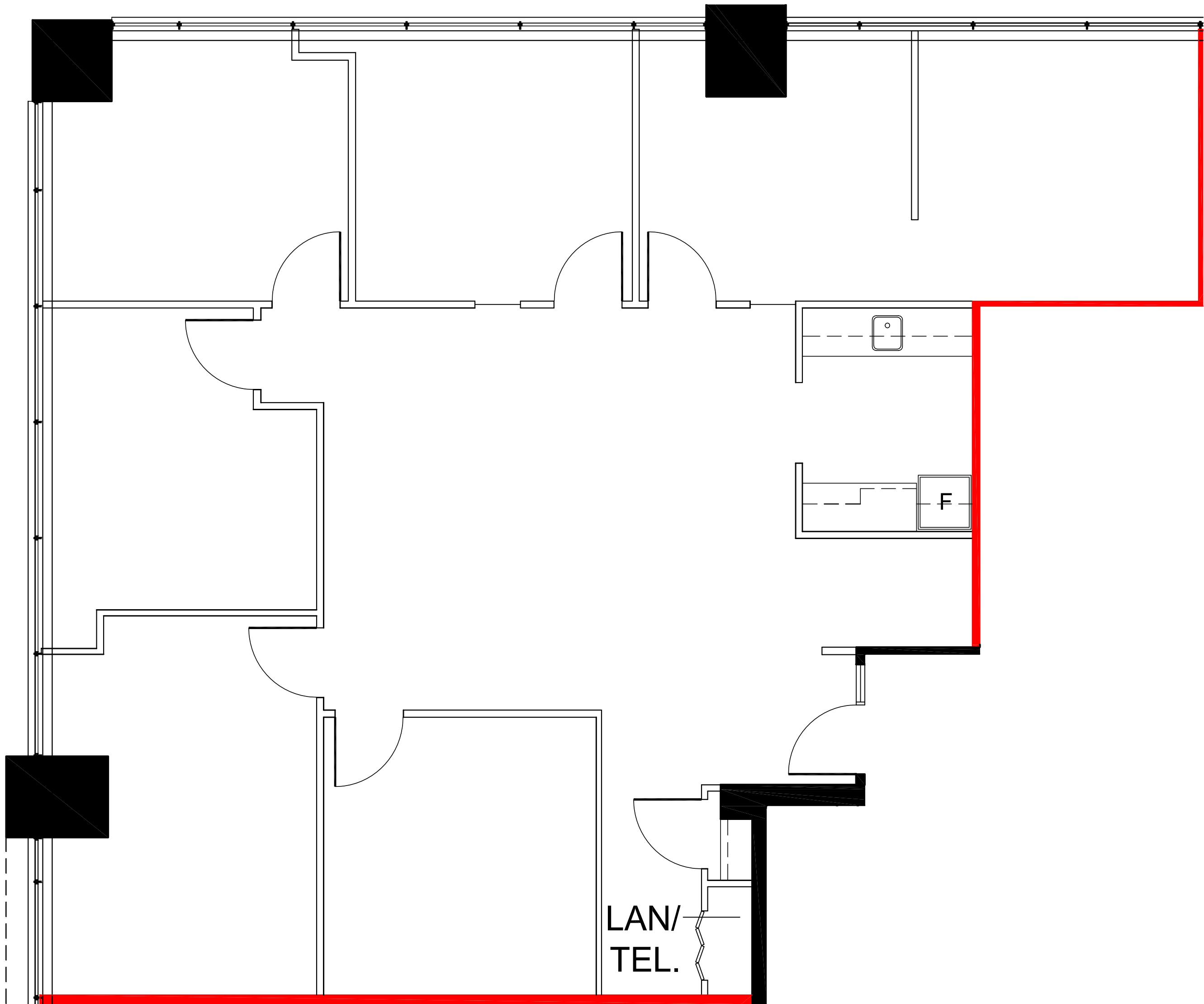


Space *by design.*



Suite 250
2,136 SF

Basic Rent	Market Rates	5 offices, meeting room, kitchen, and reception area
Operating Costs	\$17.55	
Available	Immediately	

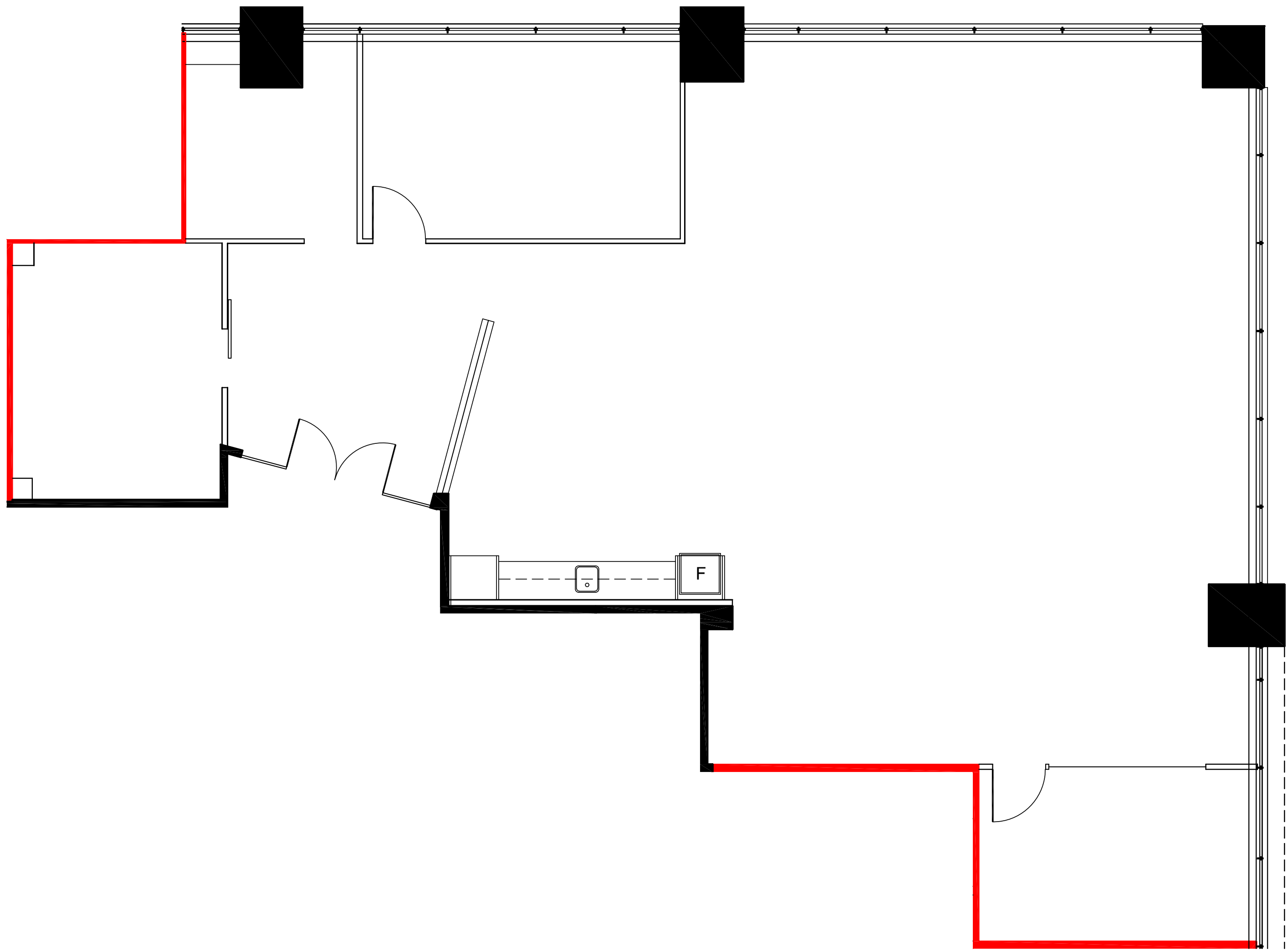


Space by *design.*

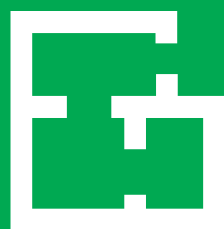


Suite 260
3,101 SF

Basic Rent	Market Rates	2 offices, boardroom, kitchen, server room, reception and open plan
Operating Costs	\$17.55	
Available	Immediately	

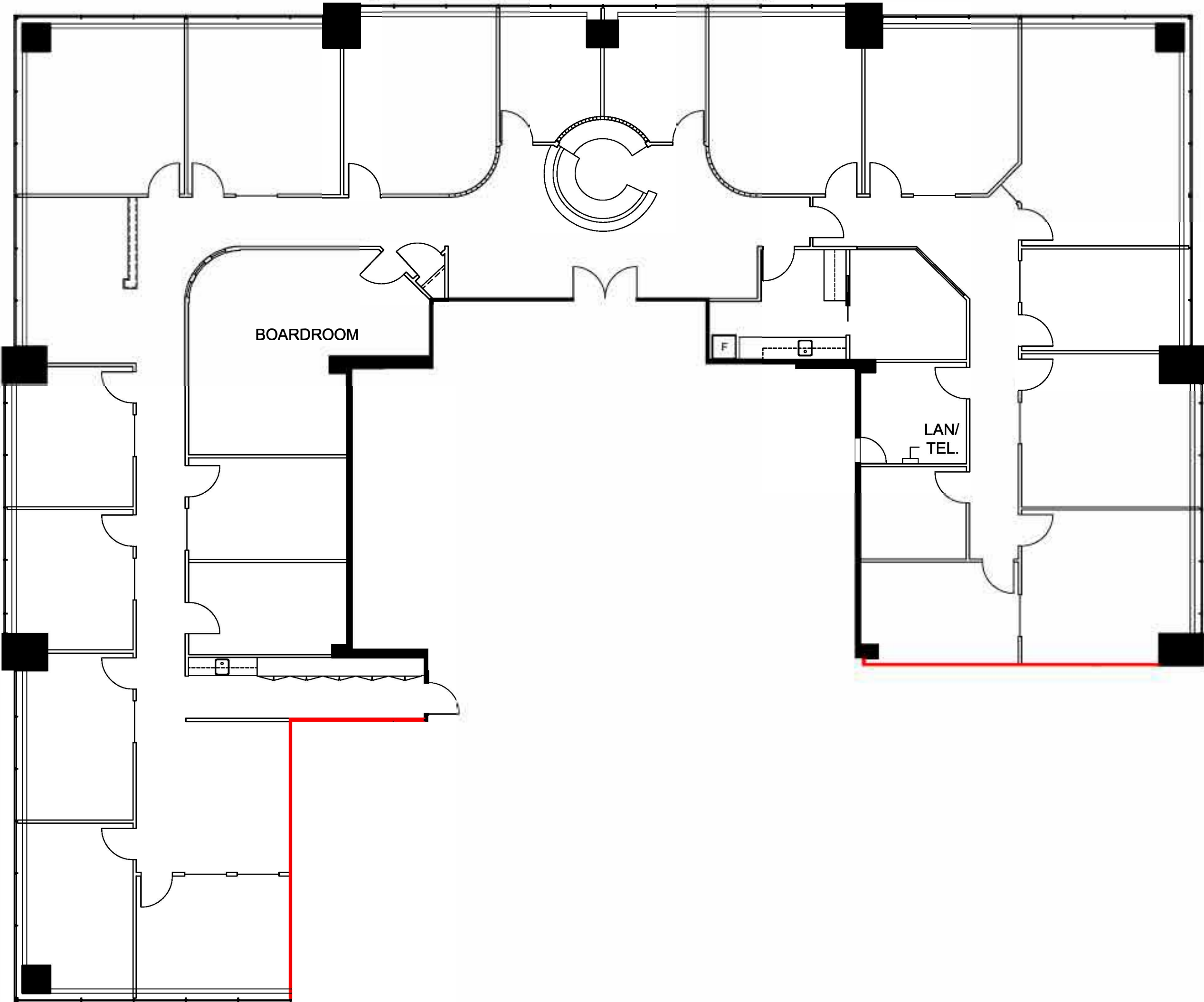


Space by *design.*

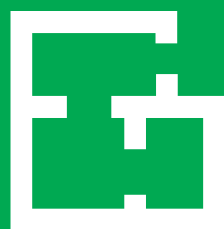


Suite 300
7,753 SF

Basic Rent	Market Rates	21 offices, board room, kitchen, reception and server room
Operating Costs	\$17.55	
Available	Immediately	

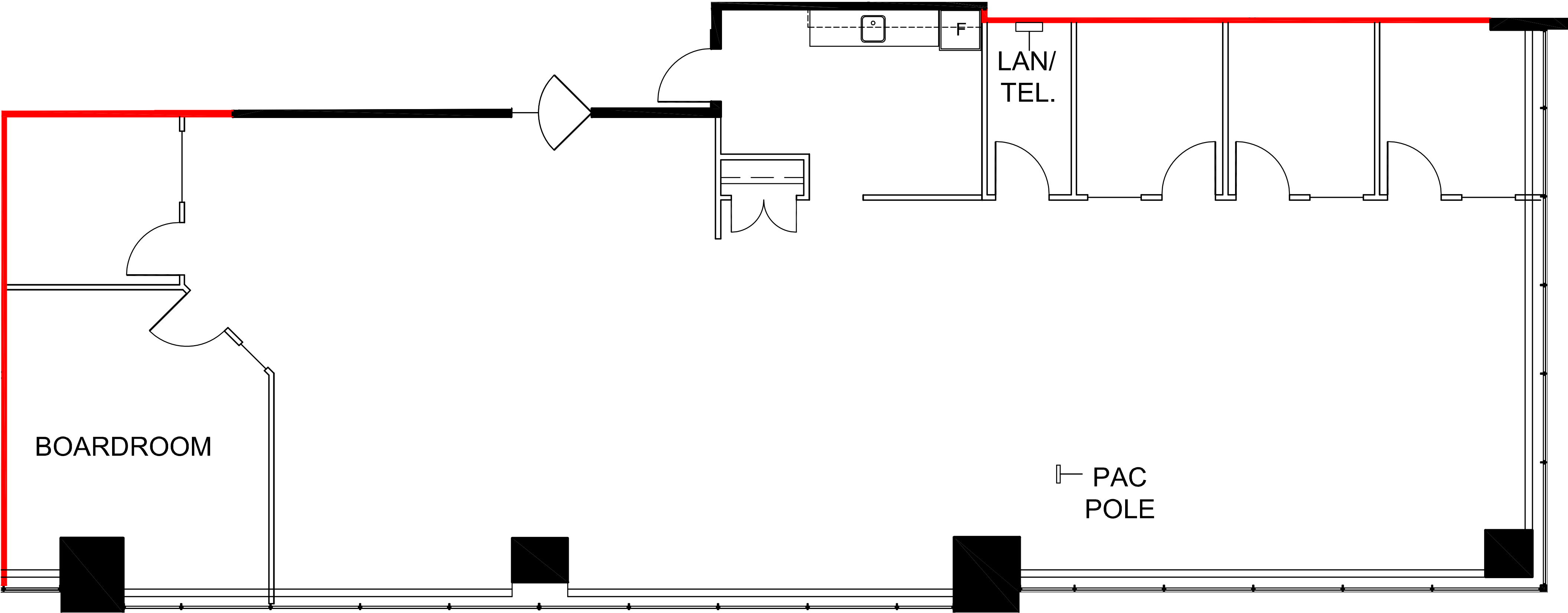


Space by *design.*



Suite 330
3,158 SF

Basic Rent	Market Rates	4 offices, open area, boardroom, and kitchen
Operating Costs	\$17.55	
Available	Immediately	



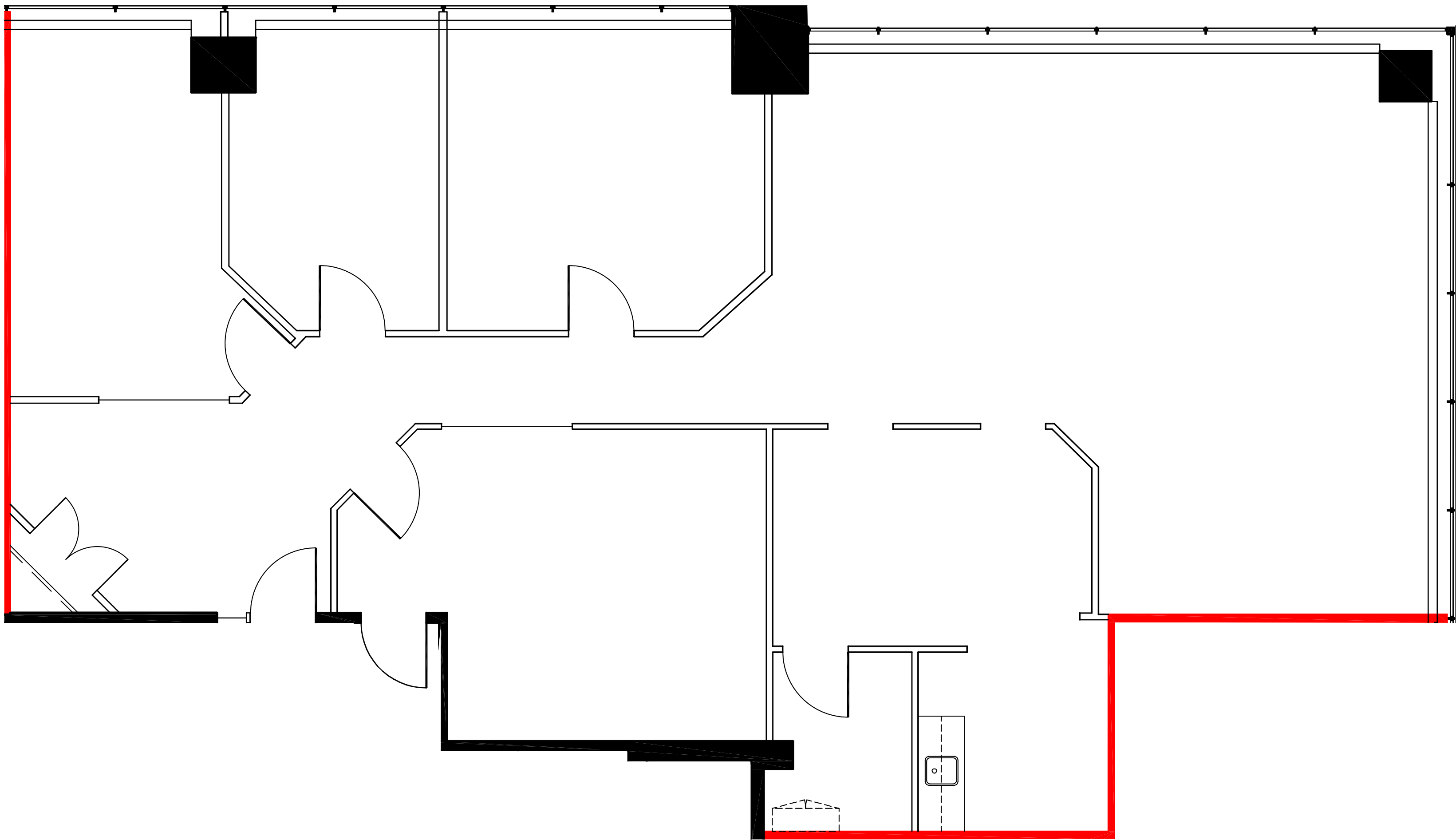
Space by *design*.



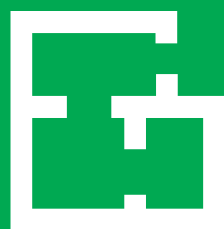
Suite 402
2,511 SF

Basic Rent	Market Rates
Operating Costs	\$17.55
Available	Immediately

3 offices, boardroom, server room, kitchen,
open plan area and reception



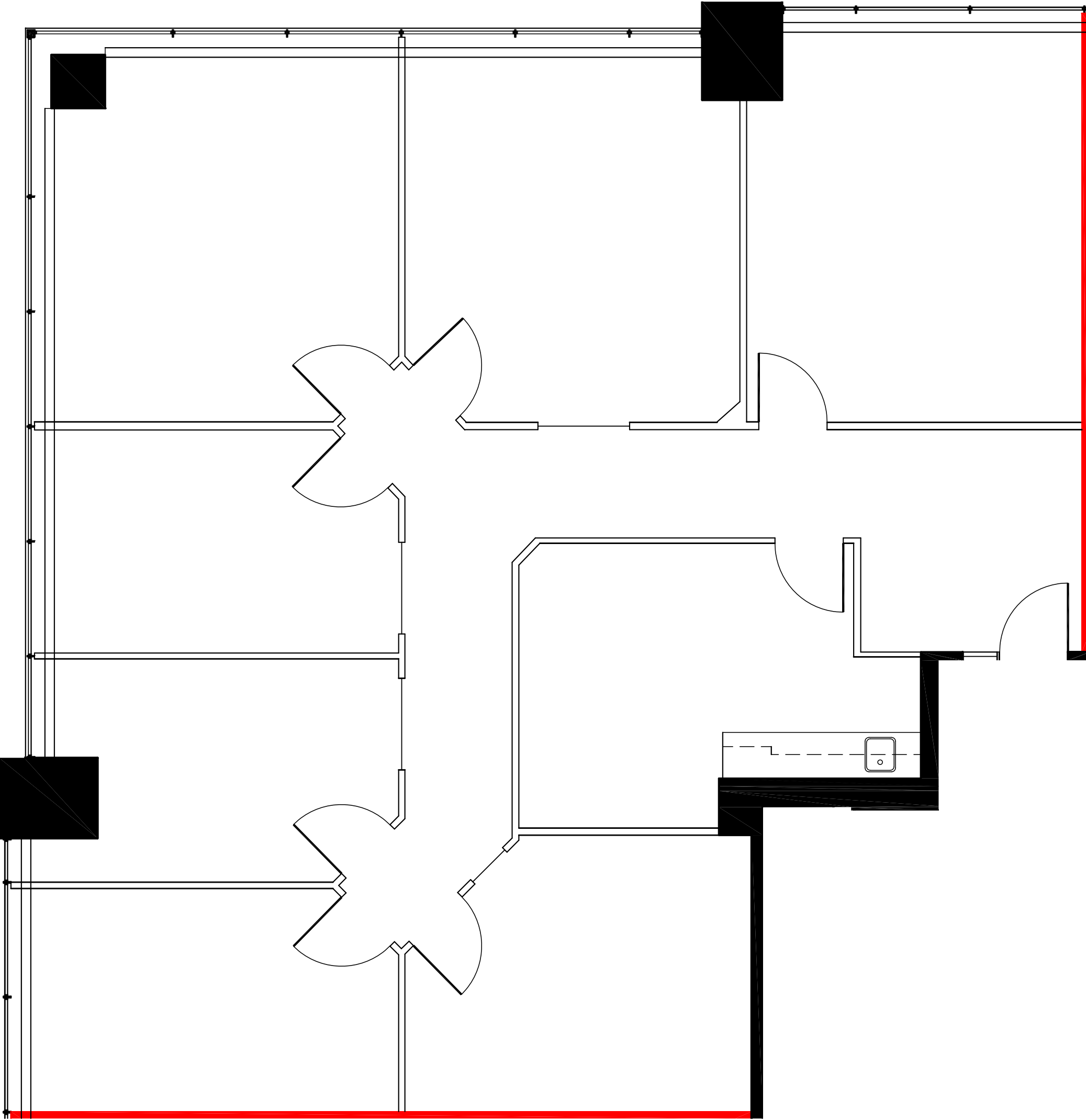
Space by *design.*



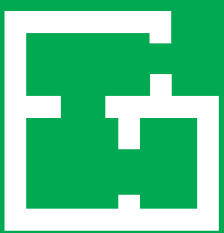
Suite 404
2,372 SF

Basic Rent	Market Rates
Operating Costs	\$17.55
Available	Immediately

Show suite featuring 6 offices, a meeting room and kitchen



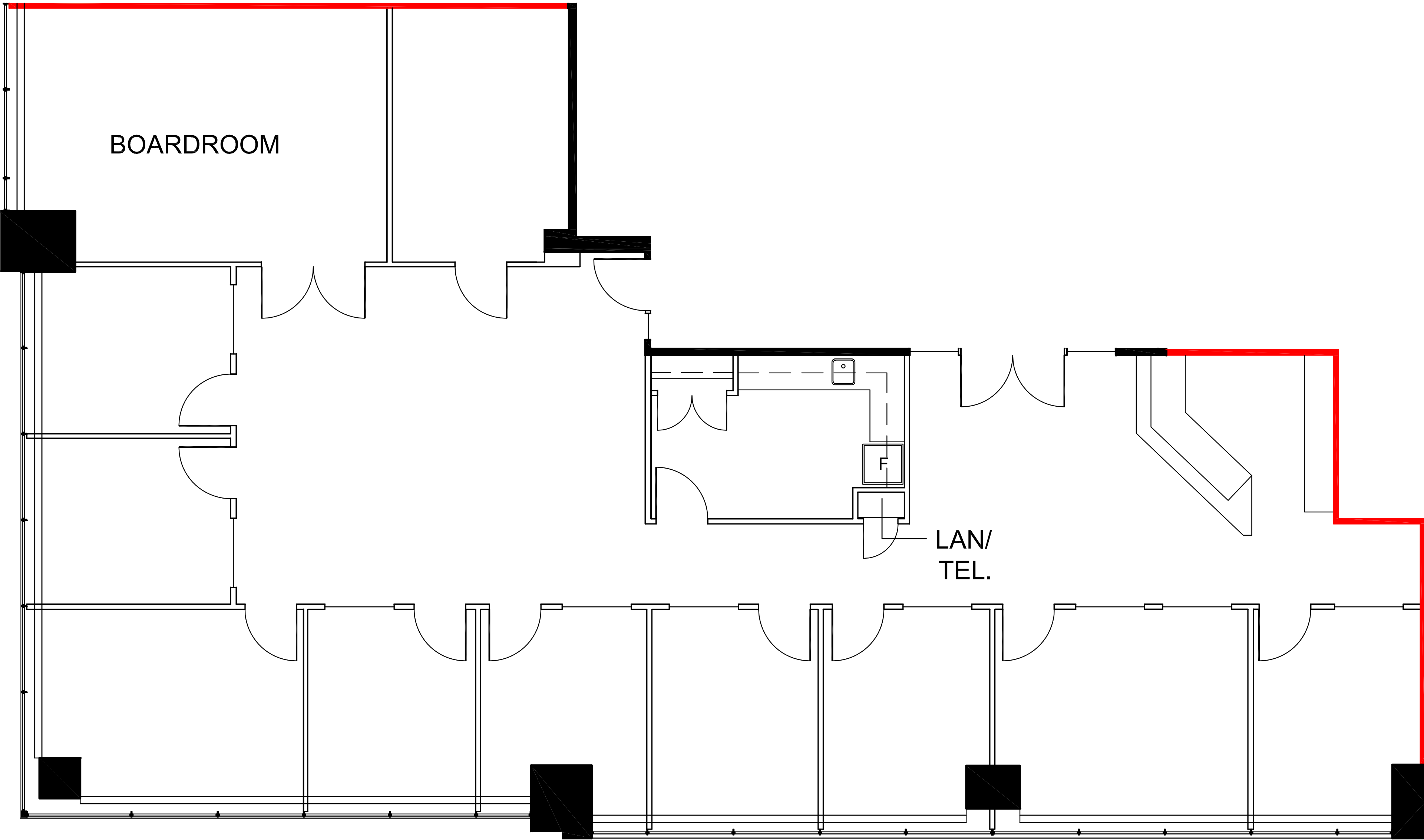
Space *by design.*



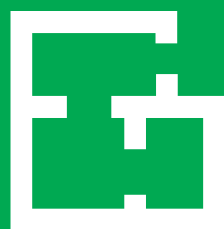
Suite 430
3,466 SF

Basic Rent	Market Rates
Operating Costs	\$17.55
Available	October 1, 2021

10 offices, boardroom, open area,
kitchen, and reception area



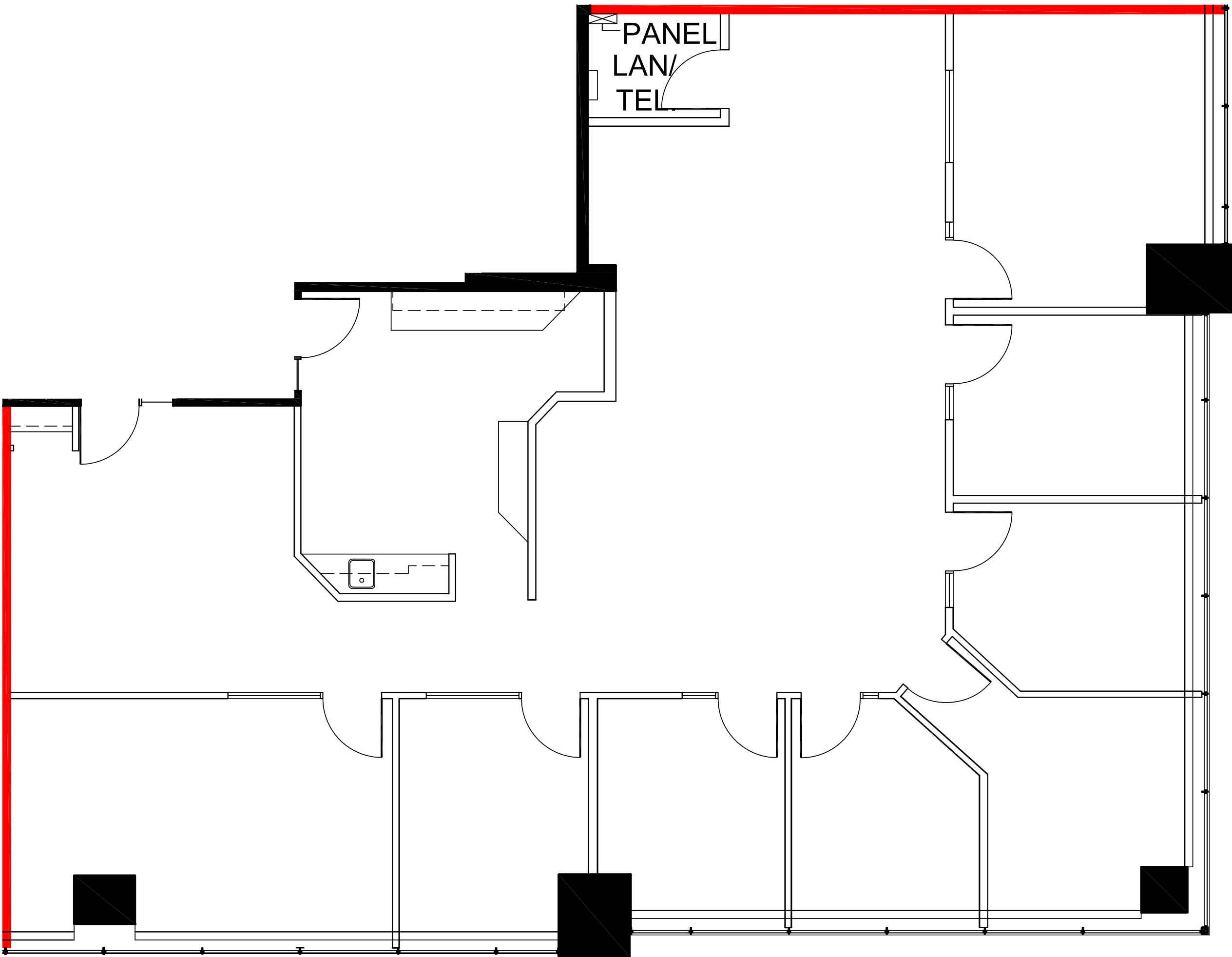
Space *by design.*



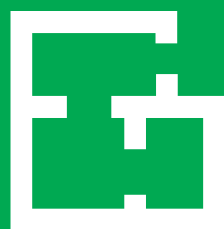
Suite 520
2,931 SF

Basic Rent	Market Rates
Operating Costs	\$17.55
Available	Immediately

Show suite with 7 offices, meeting room, kitchen/copy room, server room and reception area

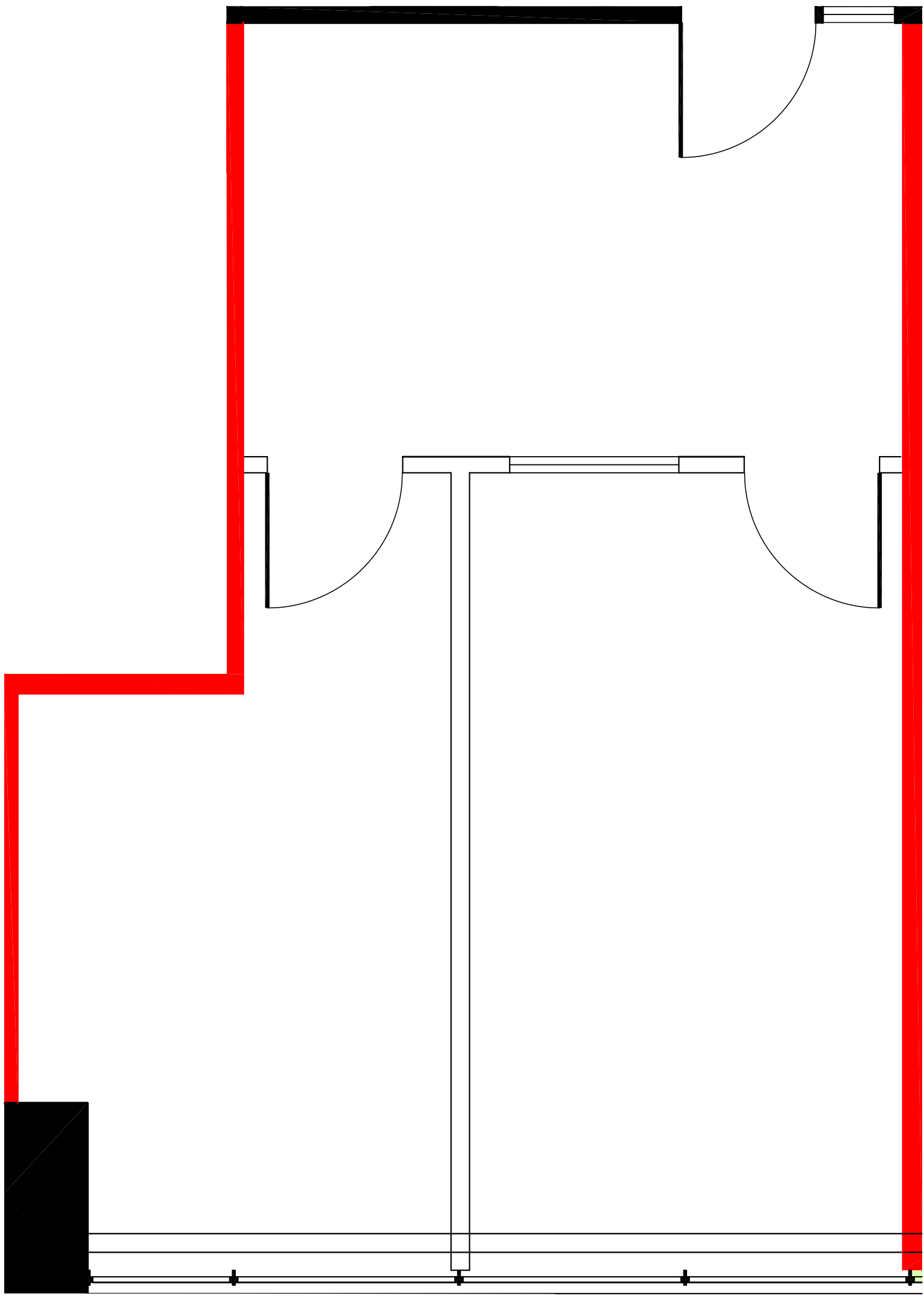


Space *by design.*



Suite 535
588 SF

Basic Rent	Market Rates	Office intensive
Operating Costs	\$17.55	
Available	July 1, 2022	

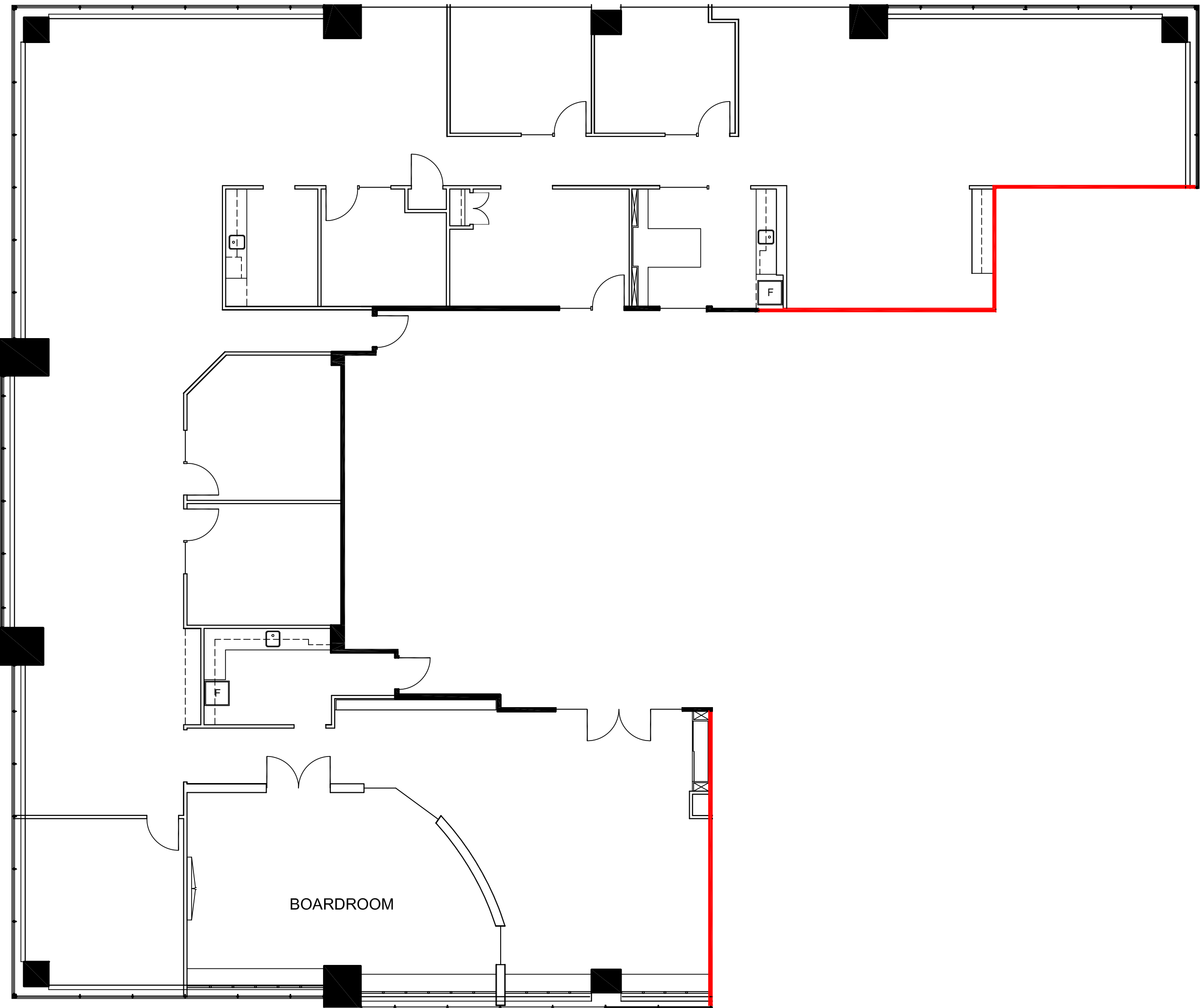


Space by *design*.



Suite 600
7,459 SF

Basic Rent	Market Rates	4 offices, boardroom, server/copy room and 3 kitchens; space can be subdivided
Operating Costs	\$17.55	
Available	Immediately	



Space by *design.*



Suite 730
2,145 SF

Basic Rent

Market Rates

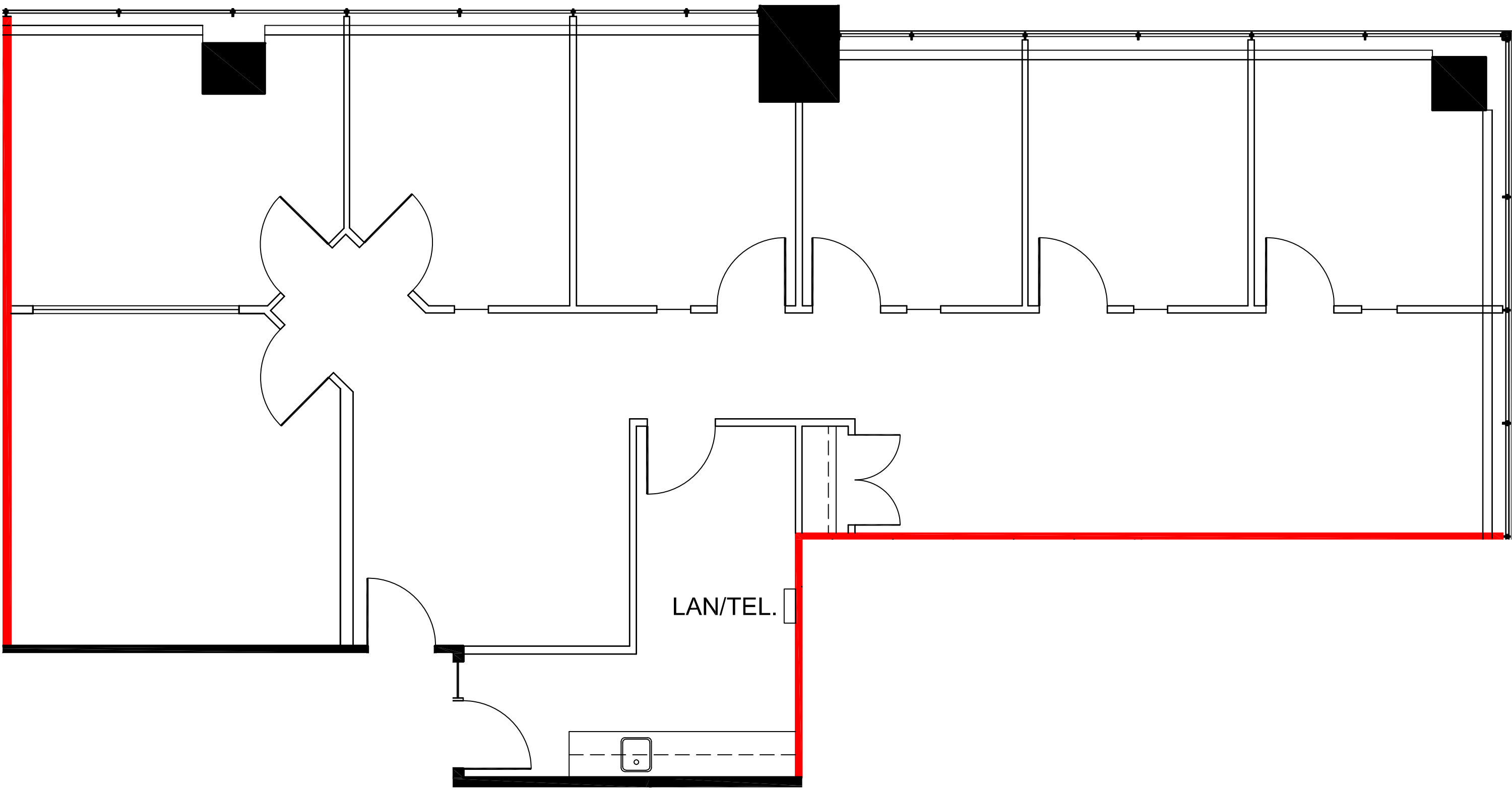
Mix of office and open area with reception

Operating Costs

\$17.55

Available

August 1, 2022



Space *by design.*



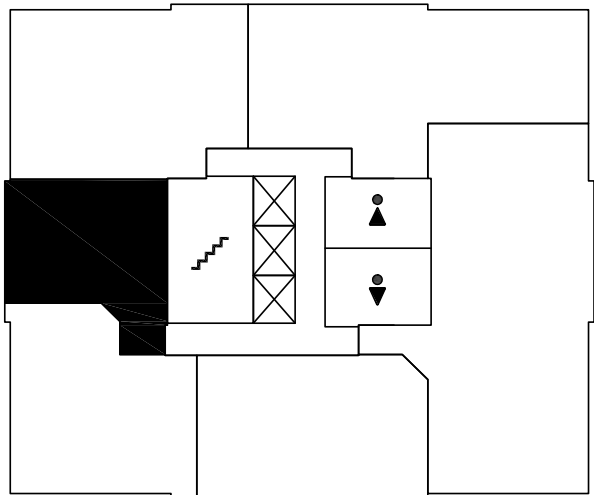
Suite 745
1,046 SF

Basic Rent	Market Rates
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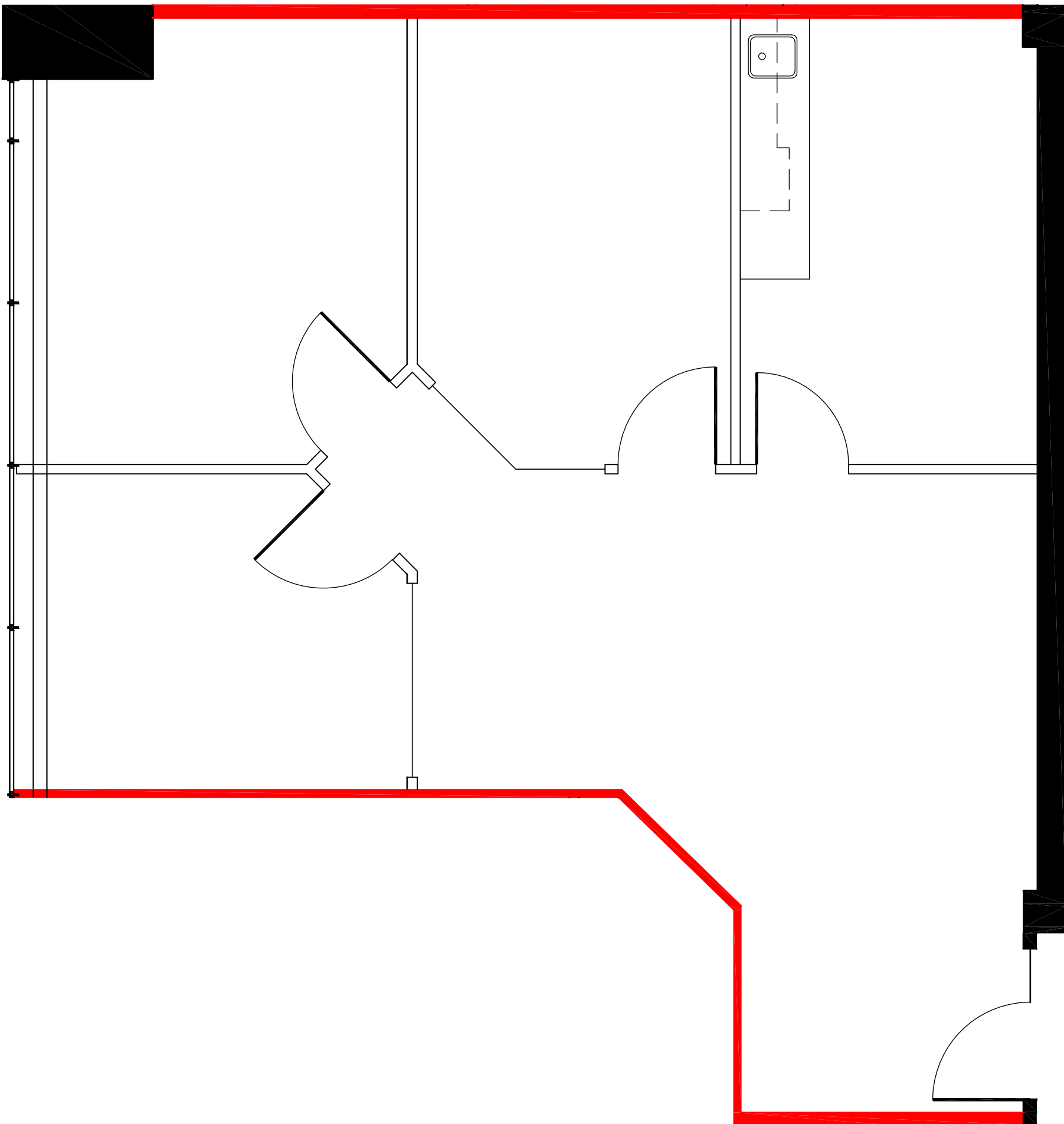
Operating Costs	\$17.55
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Available	September 1, 2022
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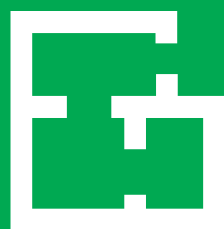
3 offices, kitchen and reception area



KEY PLAN

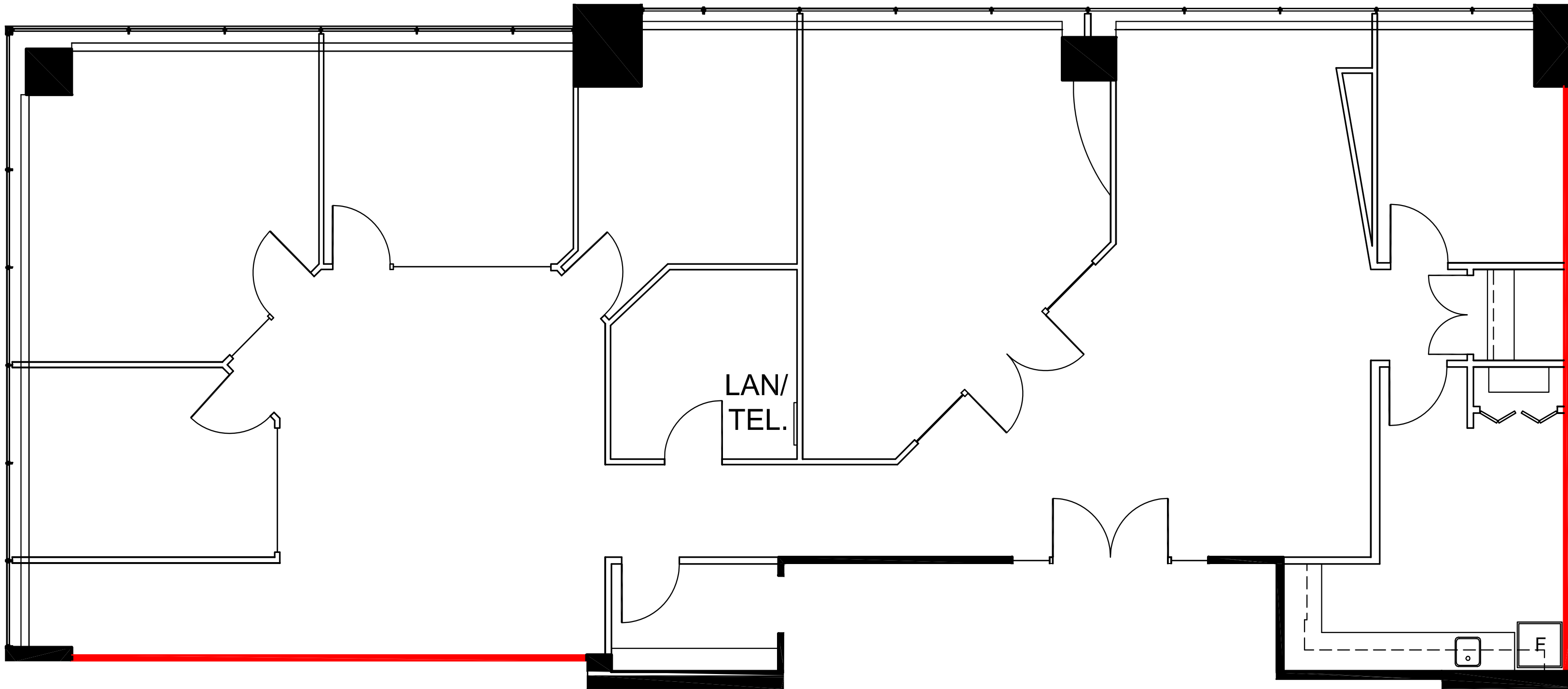


Space by *design.*



Suite 1130
3,078 SF

Basic Rent	Market Rates	5 offices, meeting room, kitchen and server room
Operating Costs	\$17.55	
Available	Immediately	



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

30
Cities

452
Real Estate
Professionals

331
Properties

11
Countries

In this *together*.

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

1 Minimize our environmental impact

- Set a greenhouse gas reduction target of 80% by 2050
- Achieved an 80% global green building certification

2 Support health and wellness

- Achieved Fitwel Viral Response Module certification with distinction at the entity level and have 5 Fitwel building scorecard certifications
- Launched our return to office program, which defines our policies and procedures for the operation of our buildings during and after COVID-19

3 Engage stakeholders on sustainability

- Hosted virtual events for tenants with a focus on sustainability
- Introduced a new real estate sustainability award recognizing the property that exceeds expectations to support our tenants

4 Promote responsible business practices

- Conducted a climate risk and resilience assessment across our global portfolio
- Achieved a PRI score of A in the Direct Property Investing module

5 Be accountable for our performance

- Received a GRESB resilience score of 86 out of 100, placing us 3rd out of 13 among our peers
- Achieved our proprietary 2020 Sustainable building standards

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

Keep in *touch*.

Ben Oldfield

Leasing Director

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T 403 355 3002

manulifeim.com/realestate

Manulife Investment Management

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