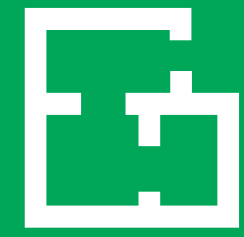


Riverview

Centrally located industrial property that features exposure to Glenmore Trail.

1245 64th Avenue SE
Calgary, AB

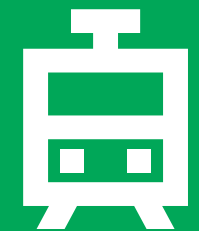




59,000
Total SF



Excellent signage
exposure to
Glenmore Trail



Access to major
transportation
routes

Great *features.*

- On-site tenant parking
- Glass entry doors
- Operating costs: \$6.36 PSF
- Basic rent: Market Rates



In the *neighbourhood.*

Food

1. Via Cibo
2. Benny's Breakfast Bar
3. Boston Pizza
4. Moxie's Grill & Bar
5. Five Guys Burgers
6. A&W Canada
7. Shark Club Sports Bar & Grill
8. Chopped Leaf

Services

1. Summit Salon
2. Starbucks
3. Tim Hortons
4. Enterprise Rent-a-Car
5. Tim Hortons

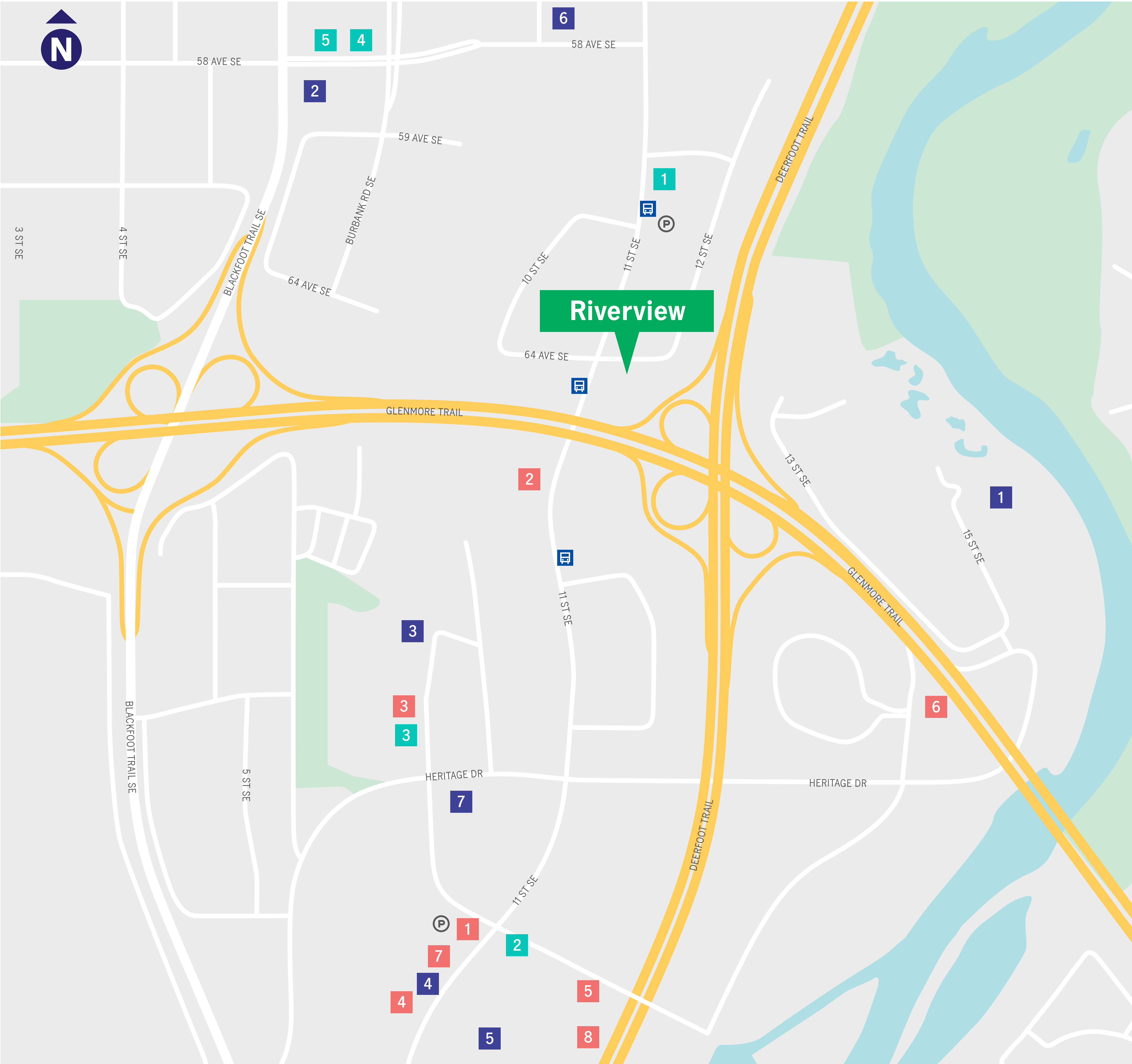
Retail & Lodging

1. Golf Canada Calgary Centre
2. Hotel Blackfoot
3. Costco
4. Sandman Hotel & Suites
5. IKEA Calgary
6. Ascension Fitness
7. Real Canadian Superstore

Driving Times

Downtown Calgary 15 mins

Calgary International Airport 25 mins



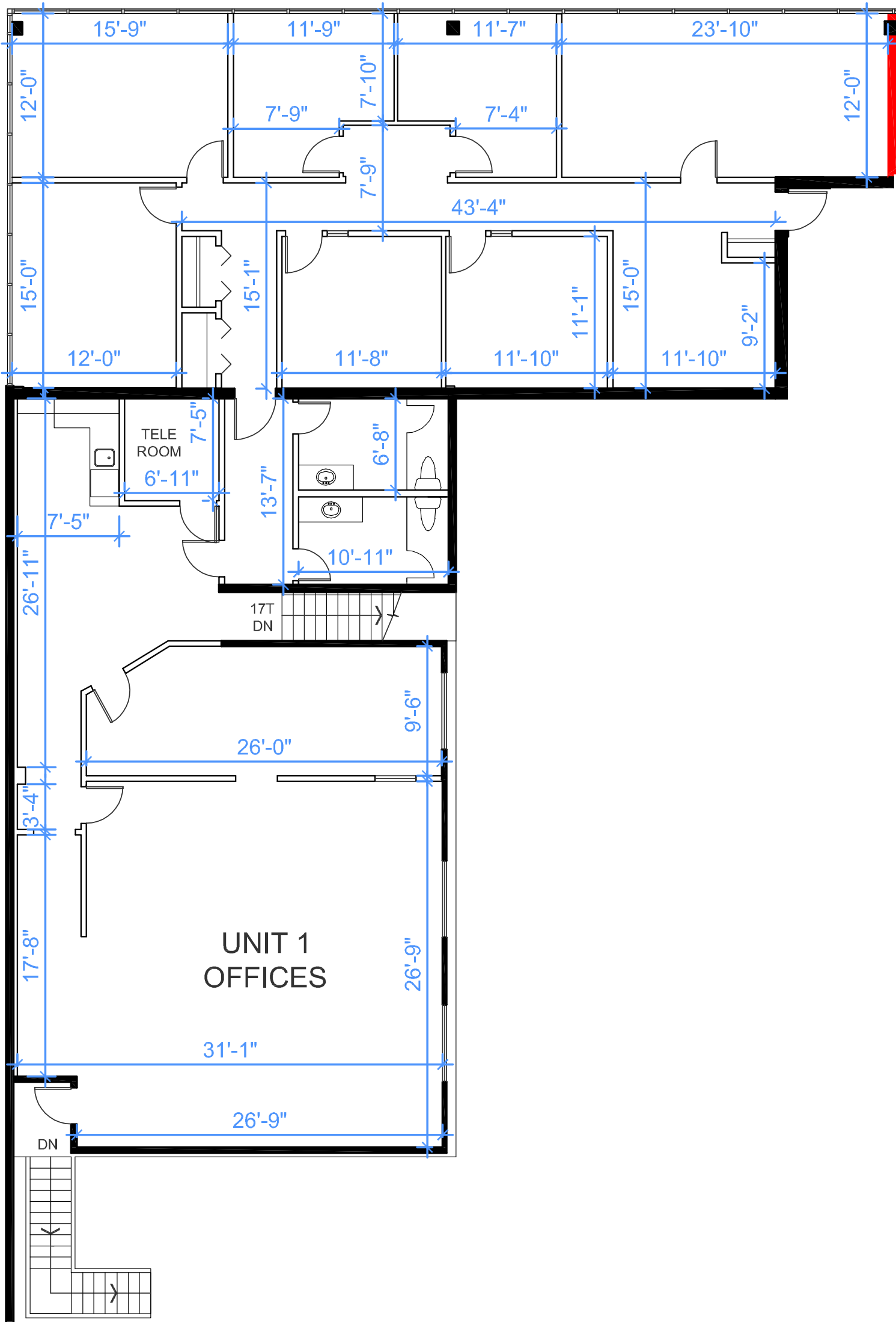
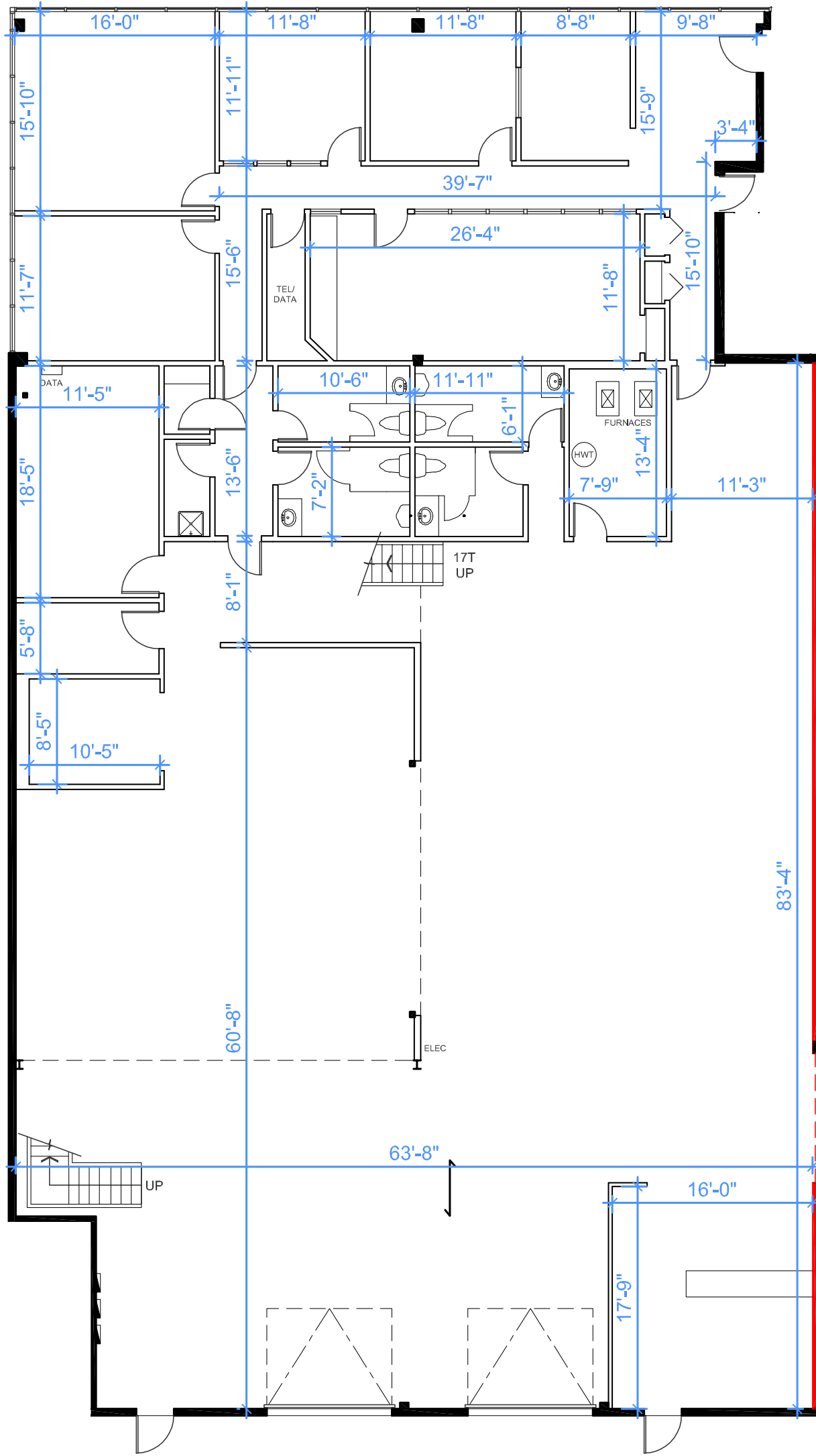
Space by design.



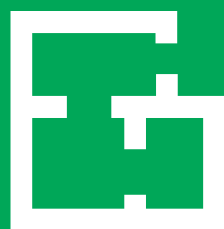
Ground Unit 1-2
Second Floor
Unit 1-2A
10,569 SF

Basic Rent	Market Rates
Operating Costs	\$6.36
Available	Immediately

Unit 1-2: End cap unit
2 overhead Drive-in doors
Large office component



Space by *design.*



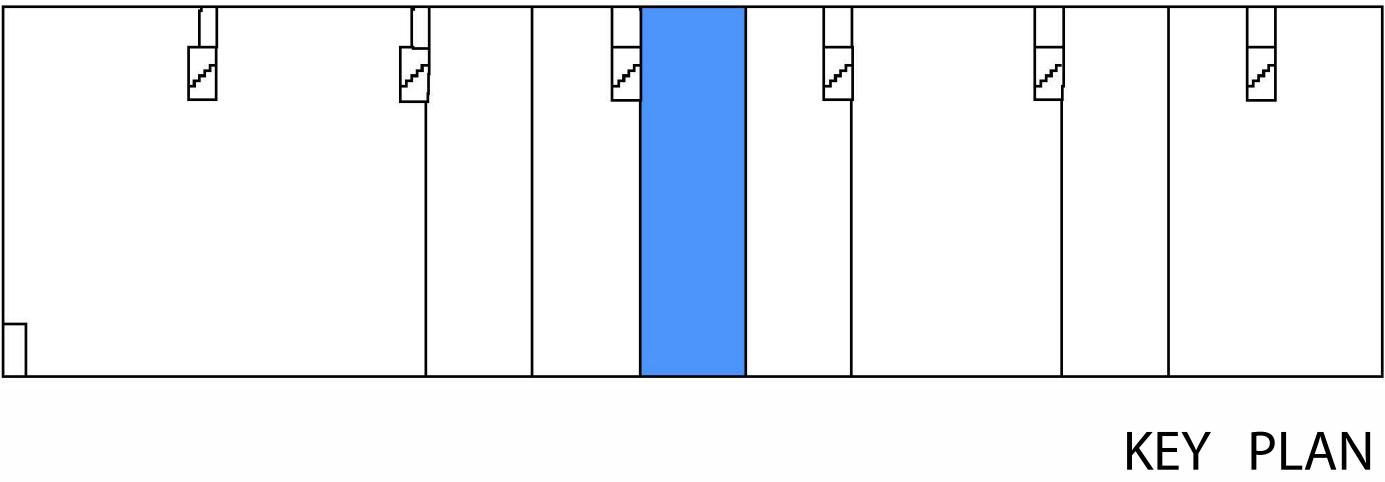
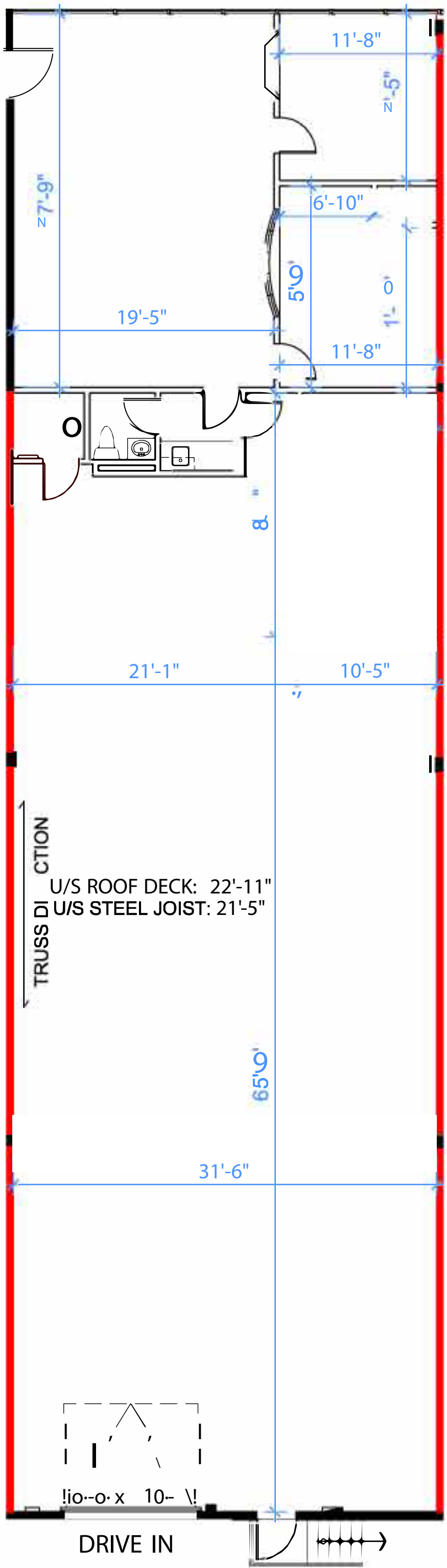
Bay 7
3,627 SF

Basic Rent	Market Rates
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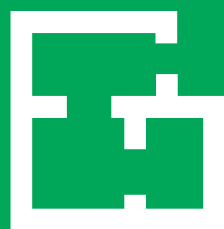
Operating Costs	\$6.36
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Available	November 1, 2022
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I-G zoning, 20’ ceiling, 200A Power, signage exposure to Glenmore Trail, 1 dock door



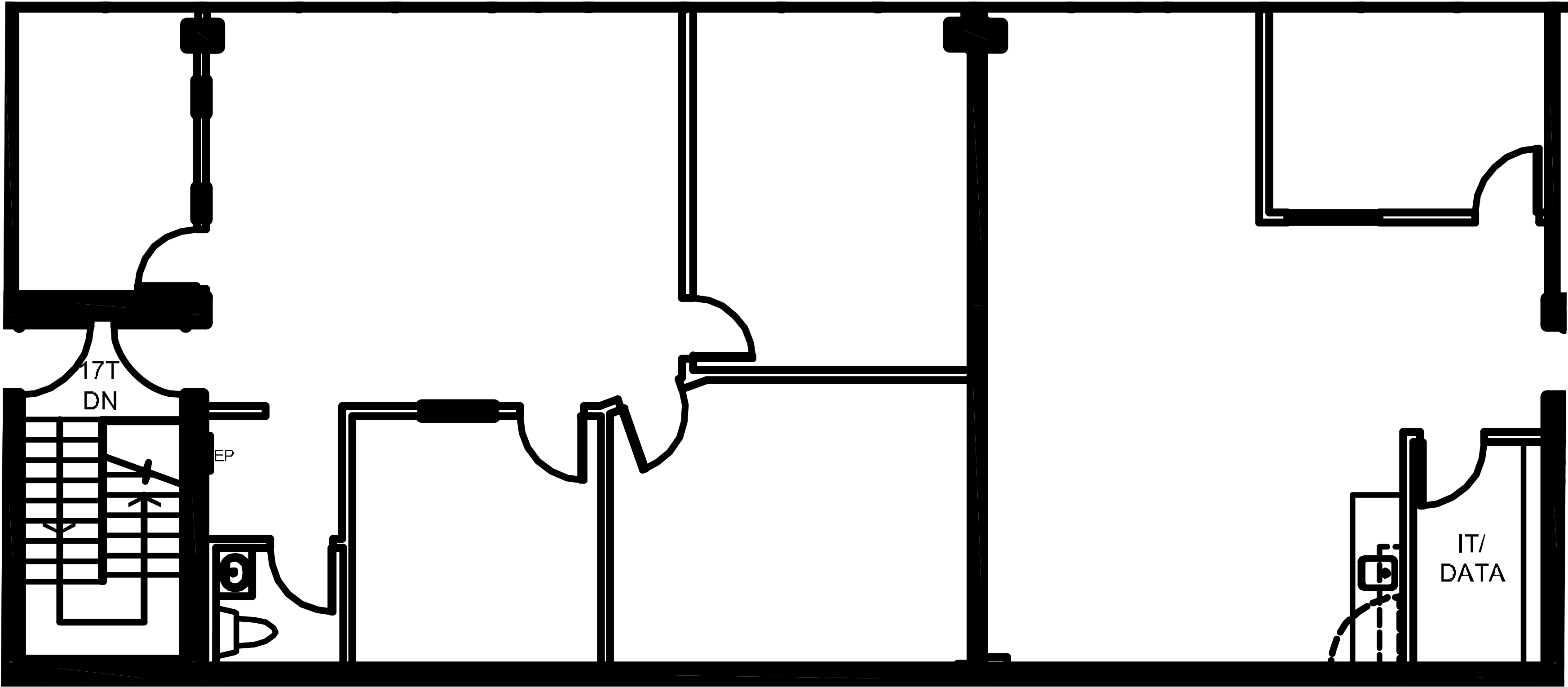
Space by *design*.



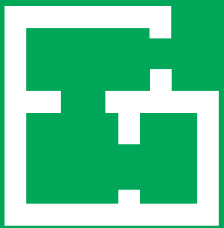
Unit 7A/8A
1,706 SF

Basic Rent	Market Rates
Operating Costs	\$6.36
Available	Immediately

Second floor space only
Mix of office space and open area



Space by *design.*



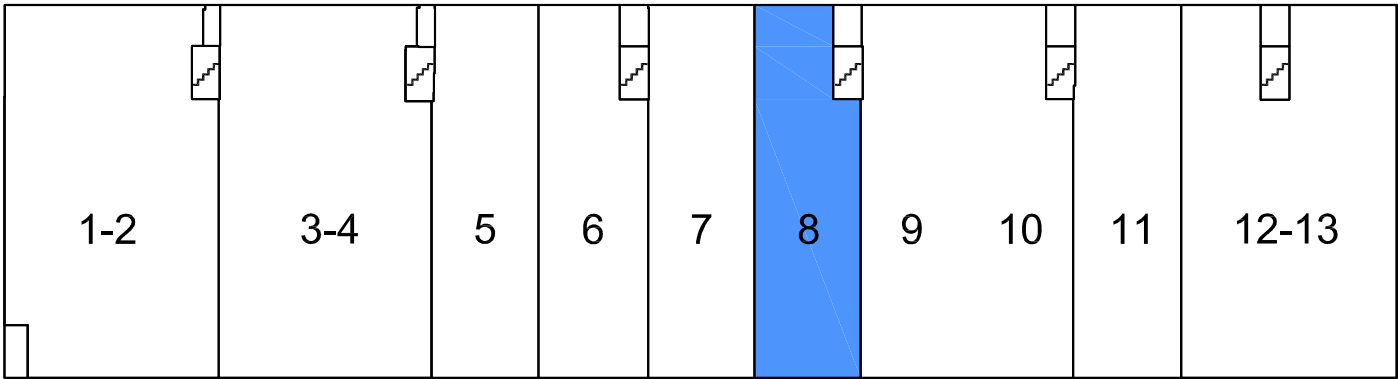
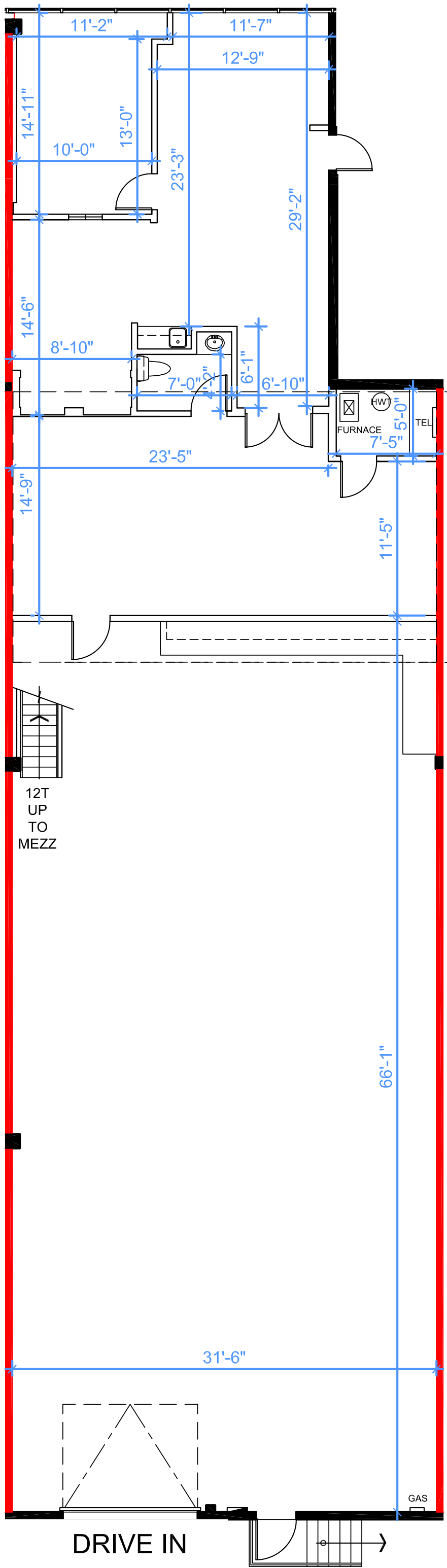
Bay 8
3,397 SF

Basic Rent	Market Rates
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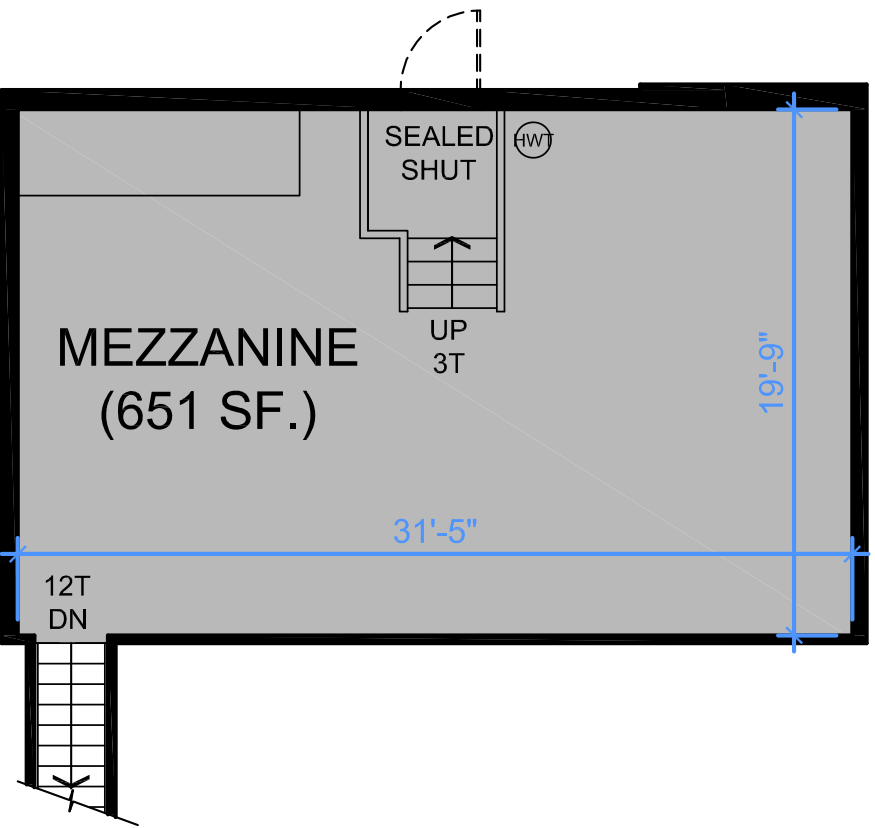
Operating Costs	\$6.36
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Available	November 1, 2022
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I-G zoning, 20’ ceiling, 200A Power, signage exposure to Glenmore Trail, 1 drive-in door. Make up air unit .



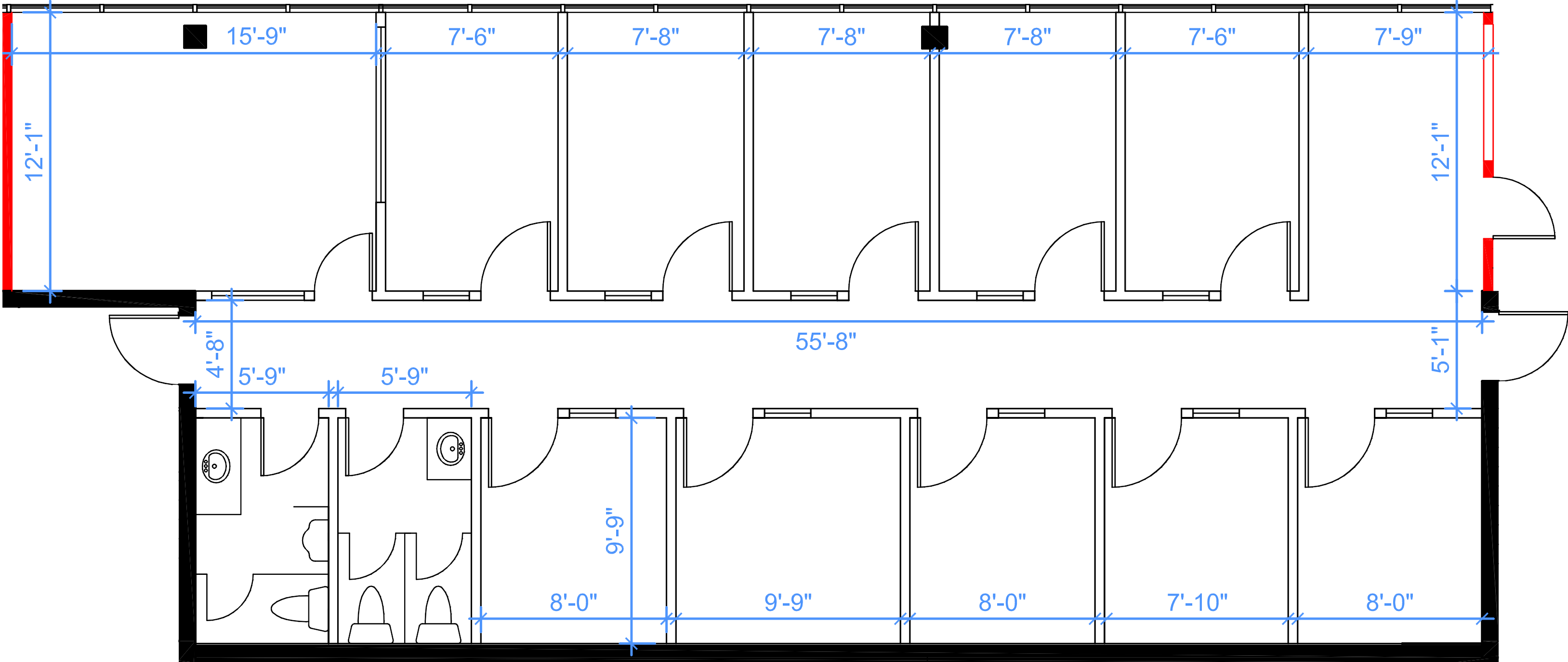
KEY PLAN



Space by *design.*


Unit 9-10A
2,094 SF

Basic Rent	Market Rates	Second floor office unit with kitchen (not represented in floor plan)
Operating Costs	\$6.36	
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

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