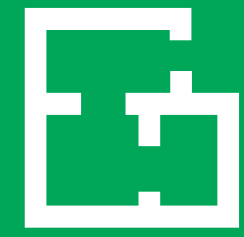


Papaschase Business Park

A 231,000 SF industrial complex offering superior access to 51st Avenue, 99th Street and Whitemud Drive.

45 Avenue and 97 Street
Edmonton, AB



**231,000
Total SF**

Great *features.*

- Multiple Bay Sizes and Mezzanine Offices available
- Ceiling height: 17'
- Close proximity to Whitemud Drive and direct access to 97th Street
- Bay sizes starting from 2,640 SF
- Ample scramble parking
- Fibre optic internet available
- Zoning: IB – Industrial Business





In the *neighbourhood.*

Food

1. Bonanza Buffet

2. Golden Rice Bowl

3. Tony Roma's

4. Vietnam City

5. Lemongrass Cafe

6. Tim Hortons

7. Albert's Family Restaurant

8. Harvey's

9. Thai House
10. Kyoto Sushi

11. McDonald's

12. Happy Garden

13. Pizzeria Prego

14. Sushi Wasabi

15. Parkallen

16. Earls Kitchen + Bar

17. Nando's

18. Red Lobster

19. Olive Garden

Retail

1. Rally Subaru

2. Toyota

3. Eurosport

4. Staples
5. Mark's

6. The Home Depot

7. Southgate Mall

Services

1. Domo

2. Petro-Canada

3. CIBC

4. TD Bank

5. Scotiabank

6. RBC

7. HSBC

Other

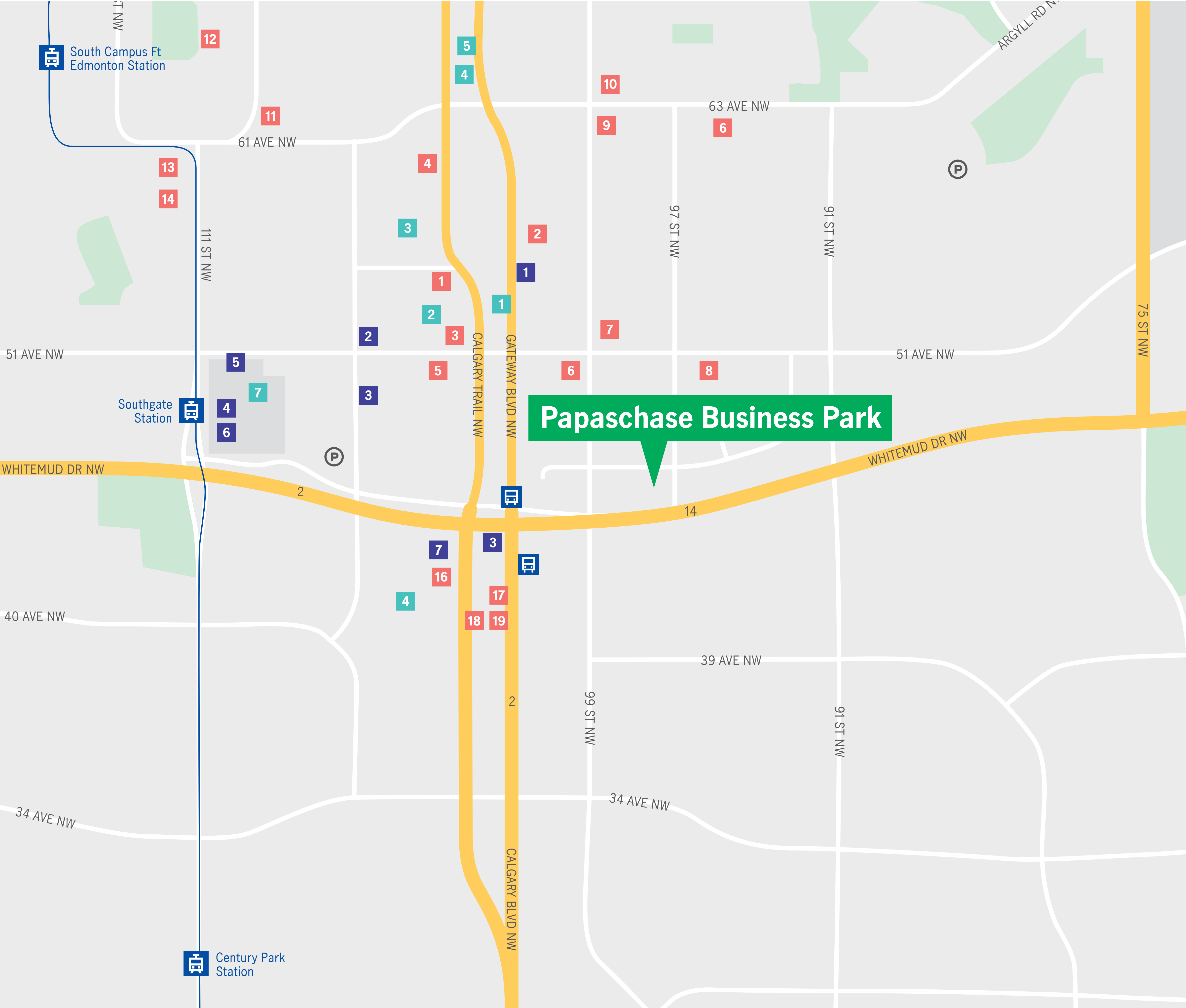
- Light Rail Station

Bus Stop

Parking

Driving Times

| | |
|-------------------------------------|--------|
| Whitemud Drive | 2 mins |
| Gateway Boulevard/ Calgary Trail | 4 mins |
| Highway 2 | 9 mins |





Space *by design.*

| Suite | Rate |
|------------------------------|---------------------------------|
| Single Bay | \$9.75 PSF |
| Double Bay | \$9.25 PSF |
| Triple Bay + | \$8.75 PSF |
| Office Mezzanine | \$13.00 PSF |
| Operating Costs - Main Floor | \$5.01 PSF (includes water) |
| Operating Costs - Mezzanine | \$5.97 PSF (includes utilities) |

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*.

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