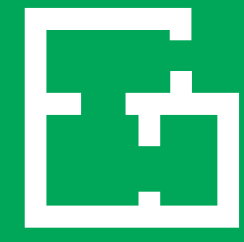


Nortco Building

Small bay industrial space available immediately

4718 97 Street
Edmonton, AB

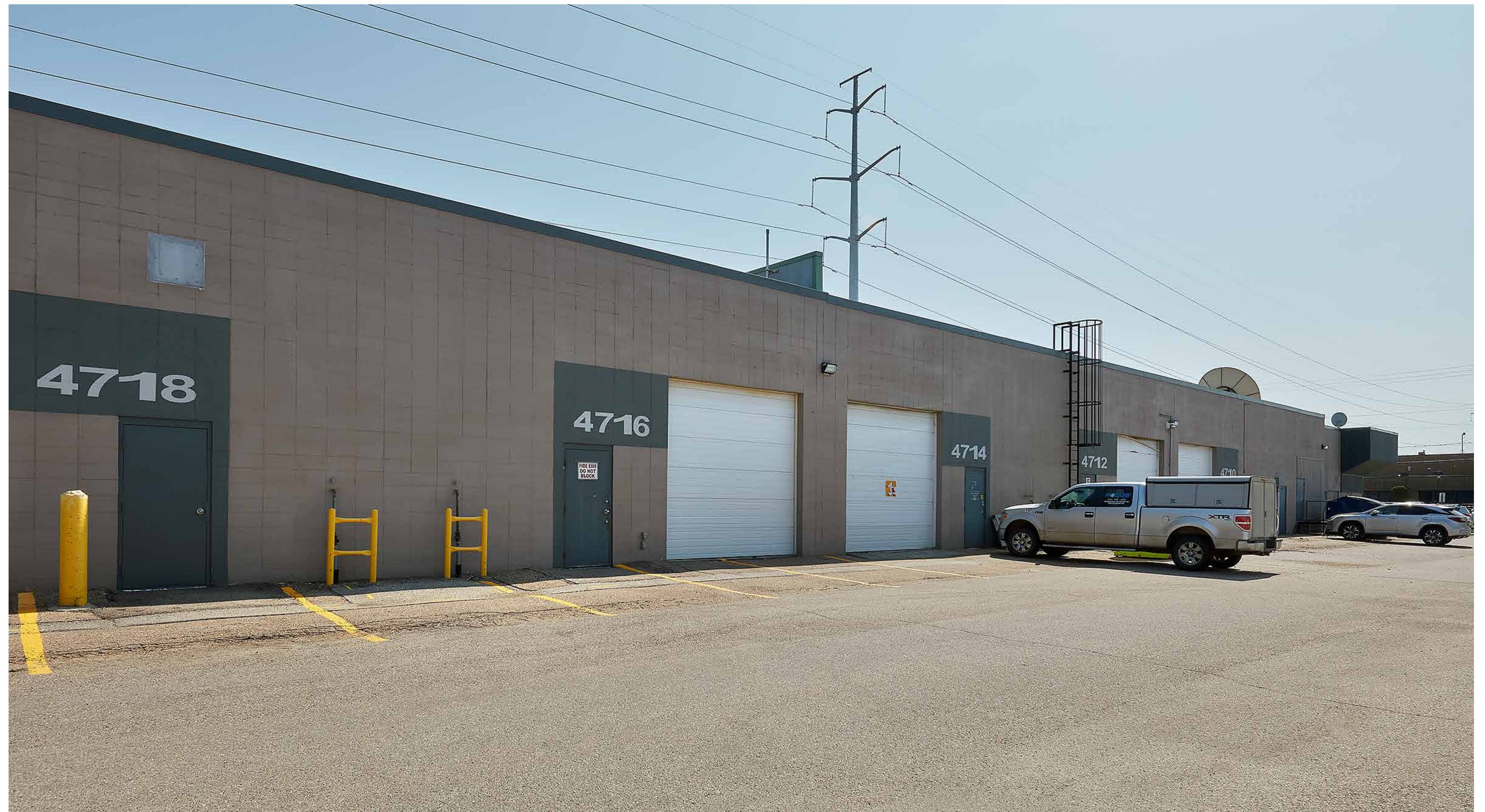




58,851
Total SF

Great *features.*

- Exposure along 97 Street
- Grade loading
- IM zoned (Medium Industrial)
- Great access to major arterials such as Whitemud Drive
- Available immediately
- 20' clear height



In the *neighbourhood.*

Food

- F1 Vaticano Cucina
- F2 A&W Canada
- F3 Olive Garden

Services

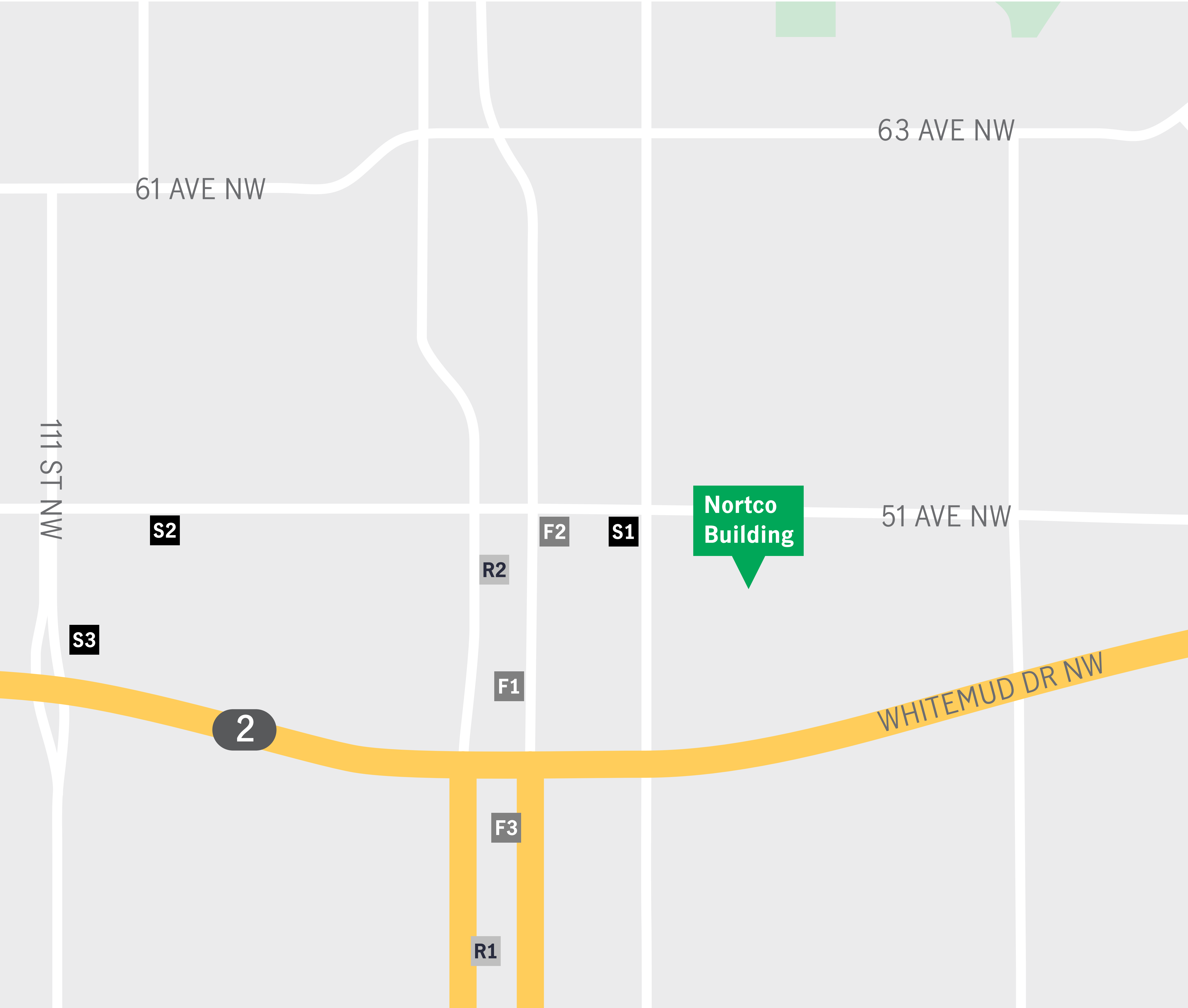
- S1 Shell
- S2 Scotiabank
- S3 RBC

Retail

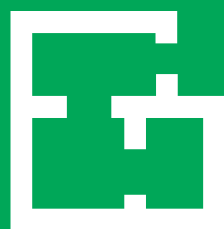
- R1 South Park Shopping Centre
- R2 Real Canadian Superstore

Driving Times

Whitemud Drive	1 min
Calgary Trail	5 mins
Anthony Henday Drive	10 mins



Space by design.



Suite 4718
5,092 SF

Available Area 5,092 SF

Legan Plan Plan 7721481, Blk 2, Lot 9

Loading Two (2) grade doors

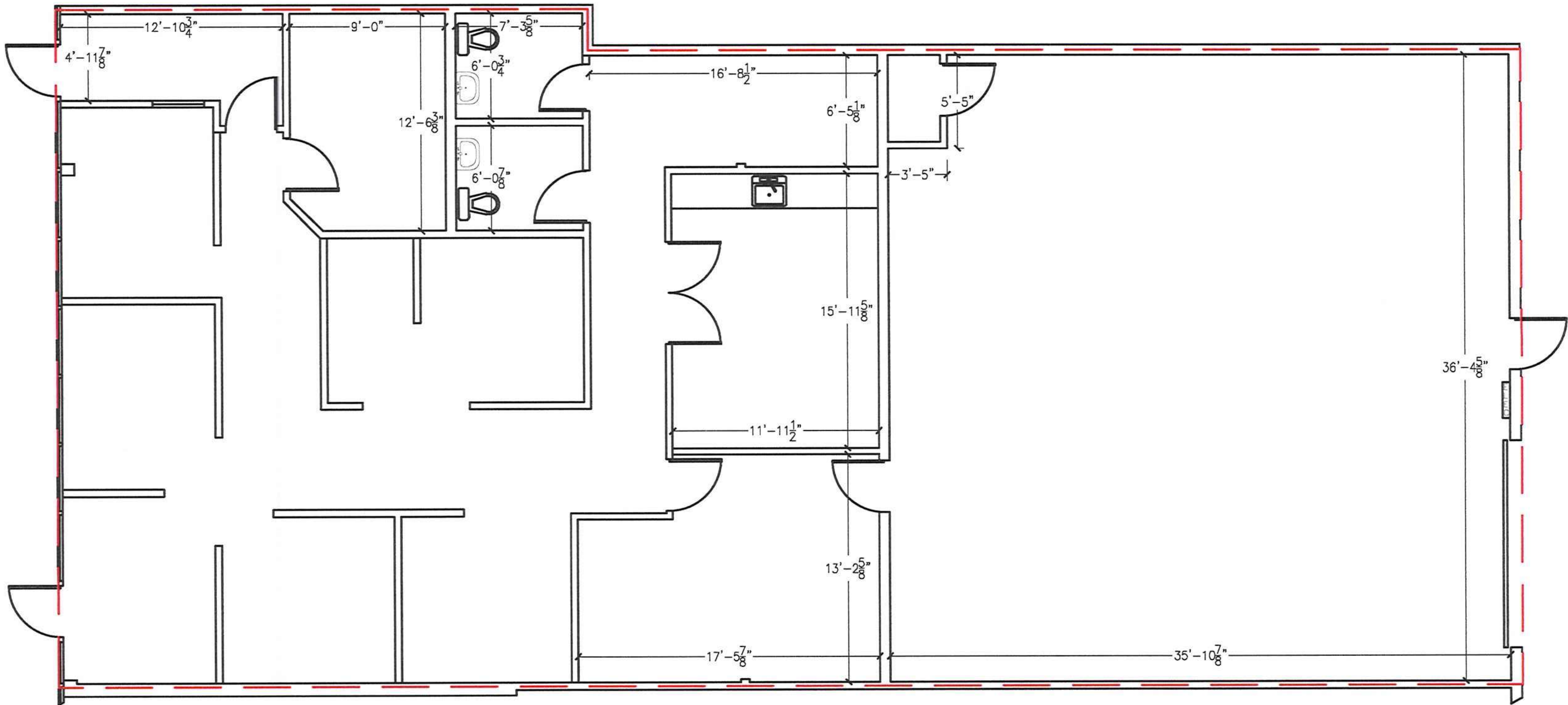
Zoning IM - Medium Industrial

Ceiling Height 16' 3" clear

Lease Rate \$10.00 PSF

Additional Rent \$6.64 (2021 estimate)

Available Immediately



Space by *design*.



Suite 9740
3,201 SF

Available Area3,201 SF

Legan PlanPlan 7721481, Blk 2, Lot 9

LoadingOne (1) Grade Door (12' x 12')

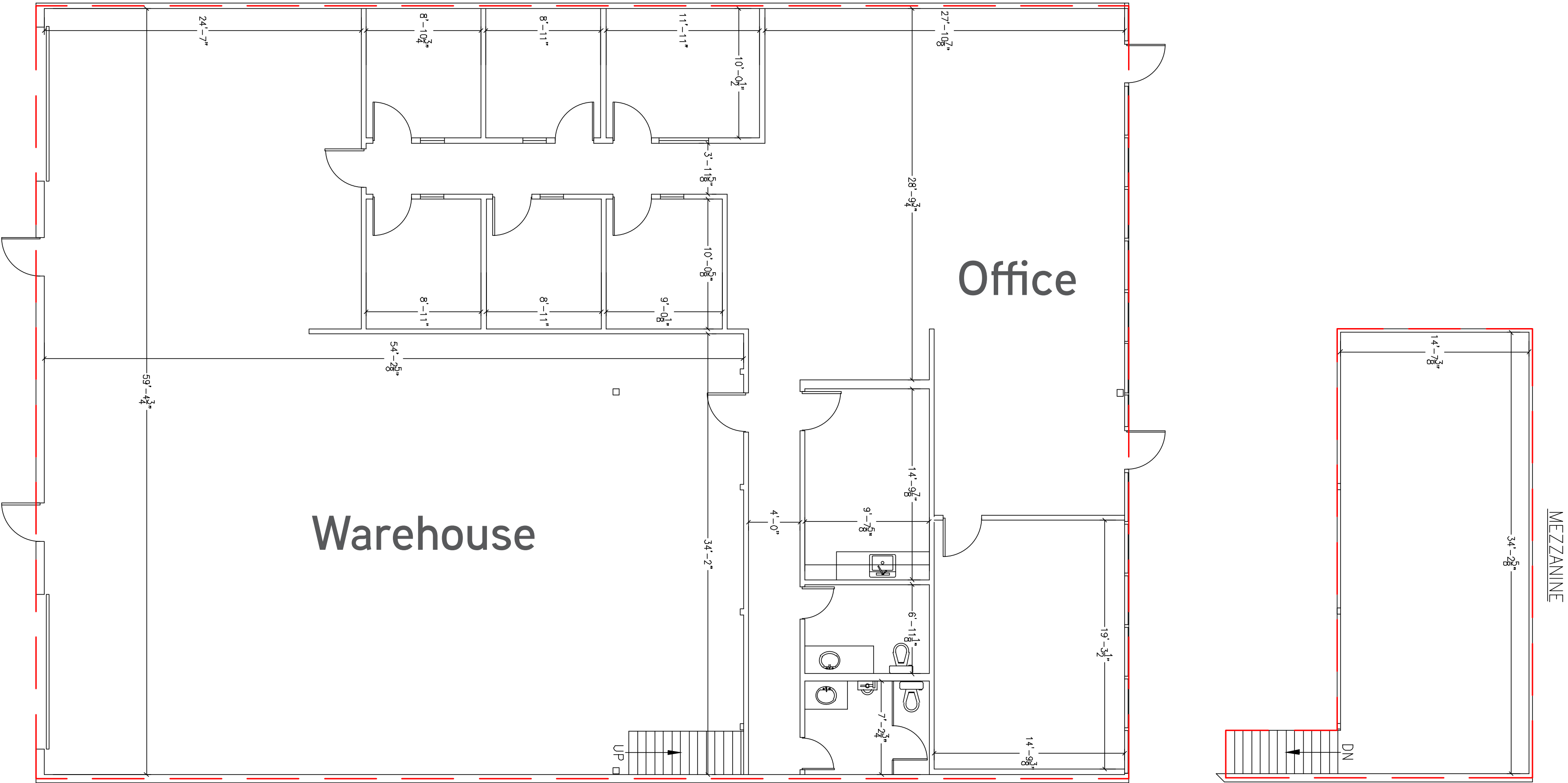
ZoningIM - Medium Industrial

Ceiling Height16' 3" clear

Lease Rate\$9.75 PSF

Additional Rent\$6.64 (2021 estimate)

AvailableImmediately



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