

60 Green Grove Drive St. Albert, AB



New Office Units For Lease!

- One unit on main floor (914 sq. ft.)
- Two units on second floor (2,370 sq. ft. & 3,089 sq. ft.)



Current Tenants

- #100—Drayden Insurance and Registries
- #110—Parkstone Oral Health and Wellness Inc.
- #205—Dr. Alex Brown, Alliance Endodontics
- #210—Body Restoration Physiotherapy
- #220—Edward Jones Financial

Lease Rates

<u>Unit</u>	<u>Est. Useable Sq. Ft.</u>	<u>Est. Rentable Sq. Ft.</u>	<u>Net Lease</u>
105	863	914	\$29.50
200	2,006	2,370	\$22.50
215	2,614	3,089	\$22.50

FOR INFORMATION CONTACT GUY C HEBERT

780-445-4723

guy@bermontrealty.com



60 Green Grove Drive St. Albert, AB



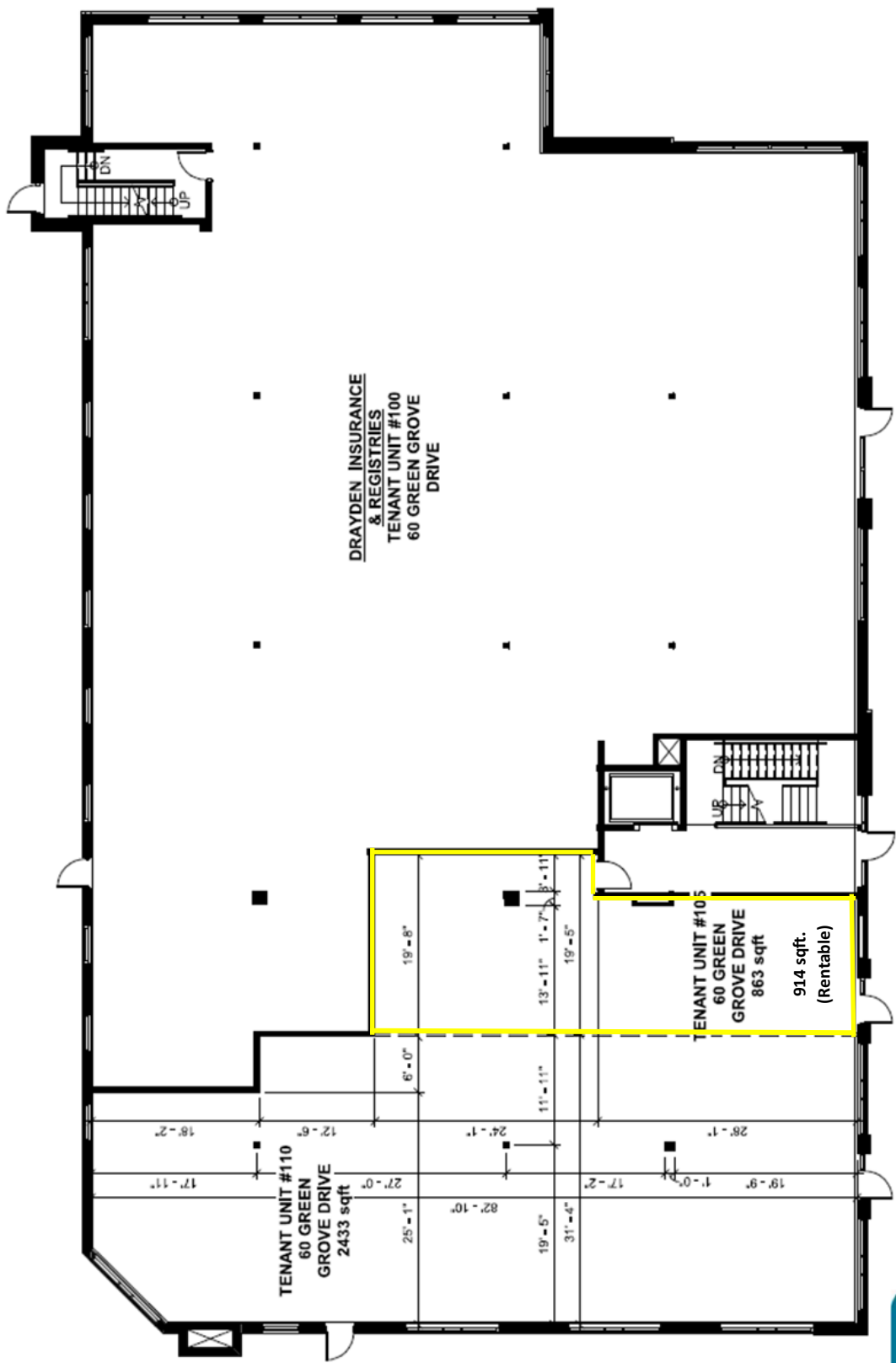
- New building with almost 75% leased
- Elevator in building runs from parkade through to the second floor
- Full tenant build out required, including, but not limited to:
 - * multi-zone HVAC & perimeter heat
 - * Electrical & telecommunication distribution
 - * installation of T-bar ceiling
 - * Lighting and all interior finishing
 - * Flooring and window coverings to be completed by tenant
 - * Electrical & mechanical engineered plan and construction supervision required to be completed by Arrow Engineering Inc.
- Up to \$30 per useable square footage provided for Tenant Improvement Allowance depending on Lease
- 2nd floor common area washrooms & hallways are already built out by Landlord
- Common area load factors are subject to Boma standards after completion
- Estimated operating costs to be \$18 and include:
 - * Utilities (excluding telephone and network lines)
 - * Maintenance & repairs
 - * Property taxes
 - * Building insurance
 - * HVAC and sprinkler system
 - * Snow removal
 - * Exterior lighting
 - * Elevator and security system maintenance (excluding in Premises security system)
- Telus Fibre & Shaw Cable
- Security cameras and various locations throughout building and alarmed common area exit doors
- Tenants are responsible for in-premise security
- Heated underground parking only for employees (\$100/stall per month)



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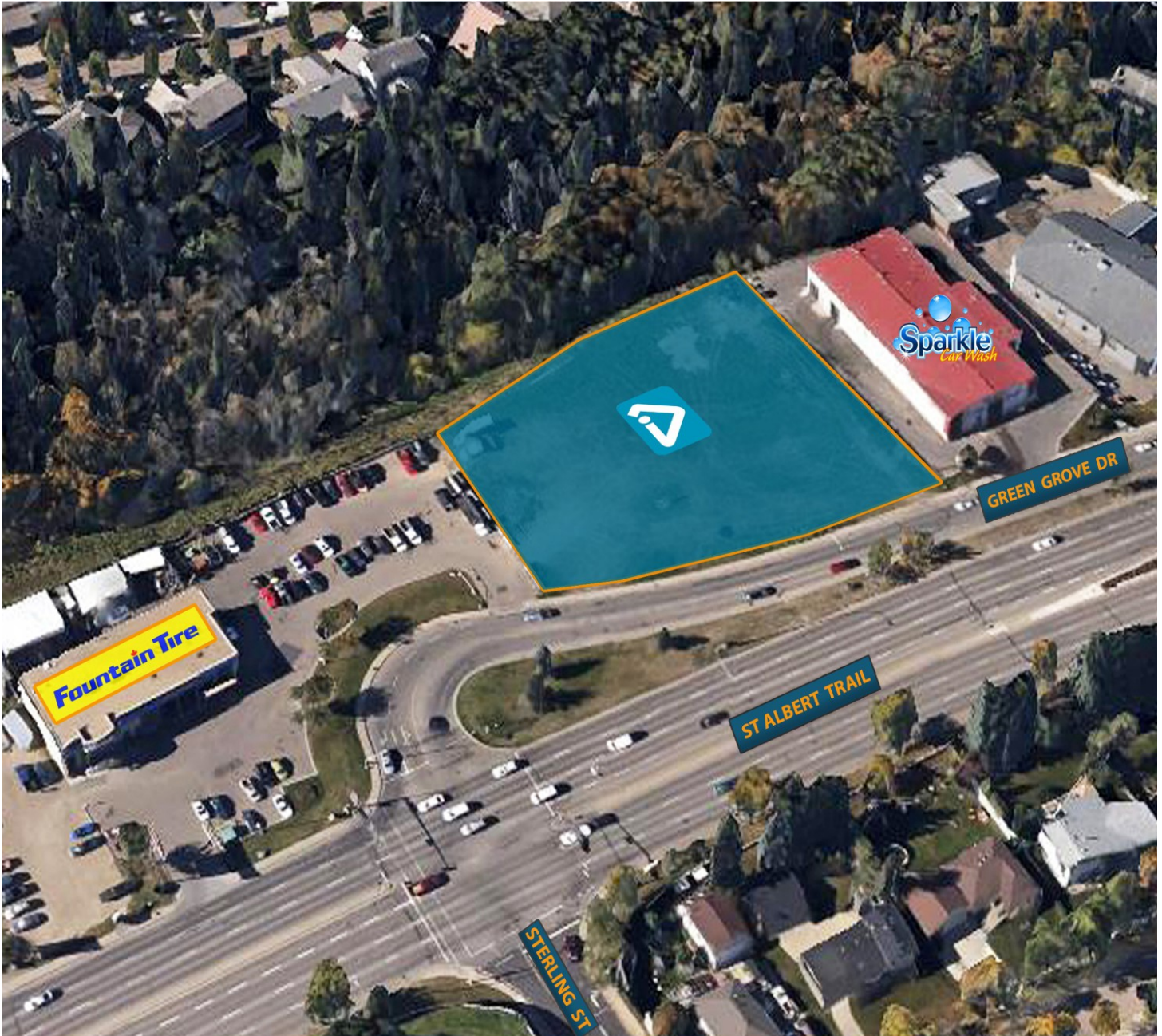
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DRAYDEN CENTER ST. ALBERT

MAIN FLOOR Option 2

60 Green Grove Drive St. Albert, AB



*Excellent North & South Bound Access to Green Grove Drive & St. Albert Trail

* Traffic Count St. Albert Trail: 47,000 vehicles per day.

* Anchor Tenant: Drayden Insurance & Drayden Registries 250 Customers Per Day

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DRAYDEN CENTRE SITE

- * New Development
- * Municipal Address: 60 Green Grove Dr., St Albert, Alberta
- * Legal Description: Lot 42 , Block 1B , Plan 082 2725
- * Zoning: CC (Commercial Corridor)
- * Parking: 42 Above Ground Parking Stalls Plus 28 Underground Heated Stalls = 70 Total Parking
- * Heated Storage
- * Traffic Count: St. Albert Trail, Approximately 47,000 vehicles per day.

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