

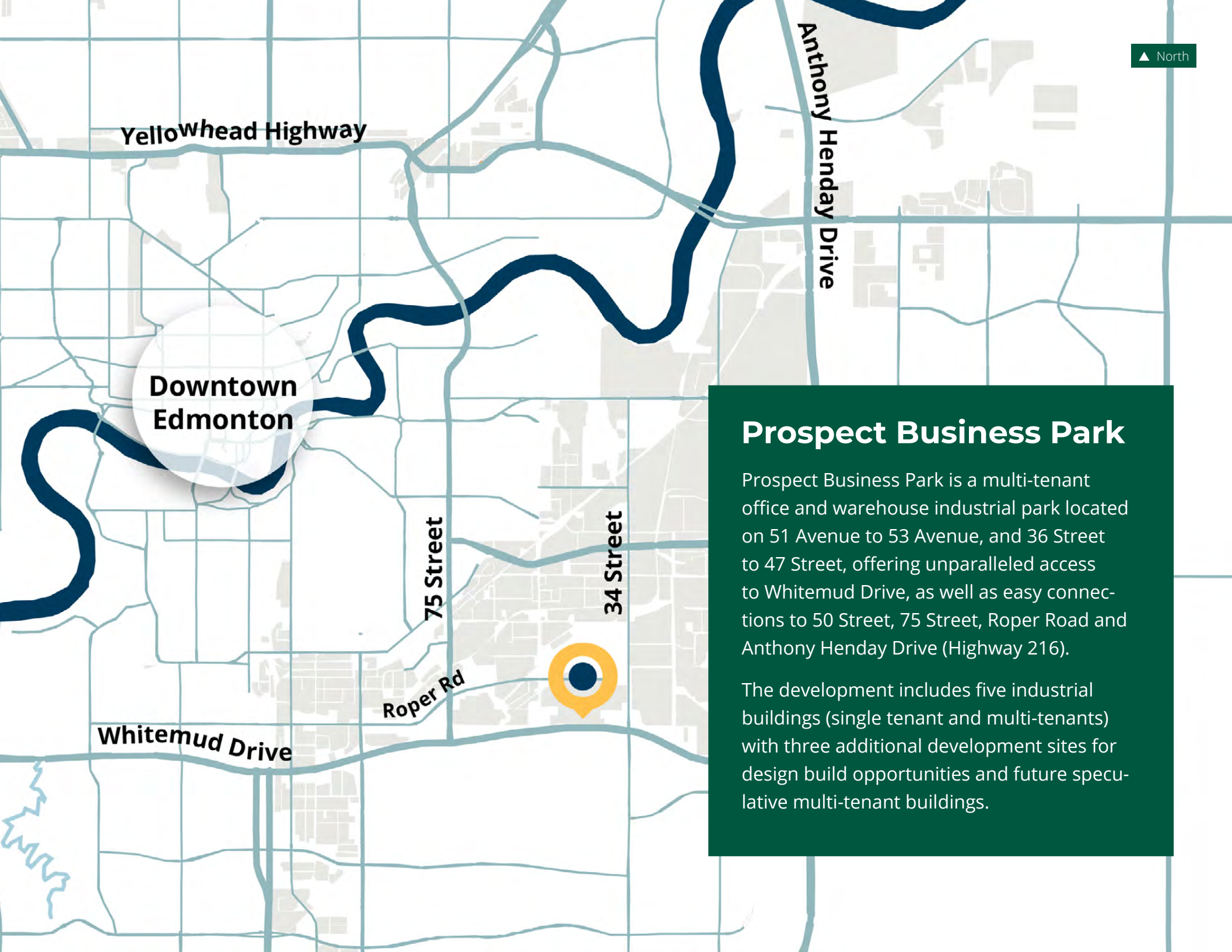


PROSPECT BUSINESS PARK

51 Avenue - 53 Avenue & 36 Street - 47 Street,
Edmonton, Alberta

PROSPECT
BUSINESS PARK

GWL REALTY
ADVISORS



Yellowhead Highway

Anthony Henday Drive

Downtown
Edmonton

75 Street

34 Street

Roper Rd

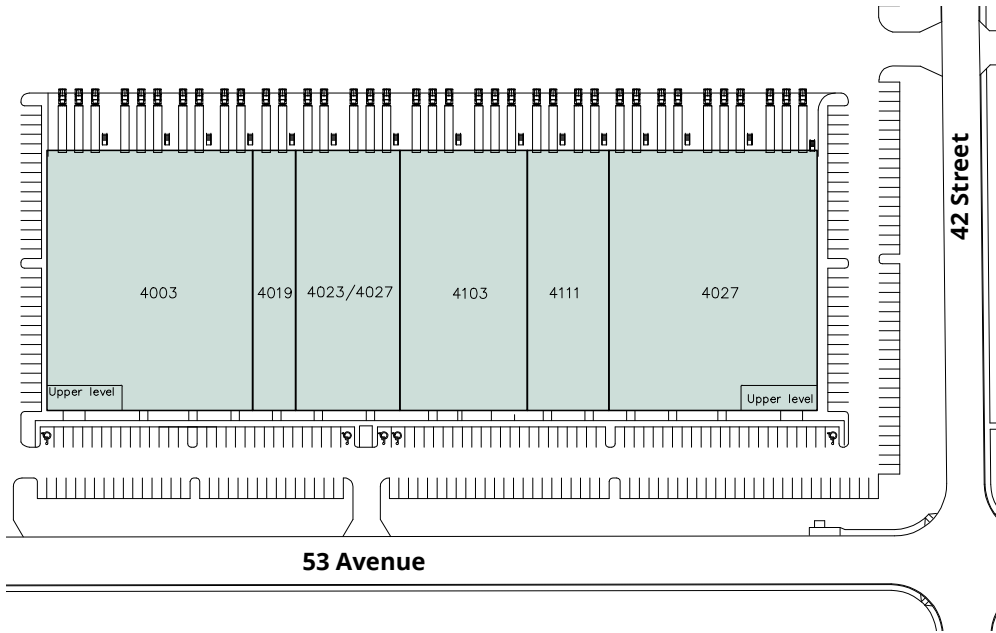
Whitemud Drive

Prospect Business Park

Prospect Business Park is a multi-tenant office and warehouse industrial park located on 51 Avenue to 53 Avenue, and 36 Street to 47 Street, offering unparalleled access to Whitemud Drive, as well as easy connections to 50 Street, 75 Street, Roper Road and Anthony Henday Drive (Highway 216).

The development includes five industrial buildings (single tenant and multi-tenants) with three additional development sites for design build opportunities and future speculative multi-tenant buildings.

53 AVENUE BUSINESS CENTRE - PHASE II



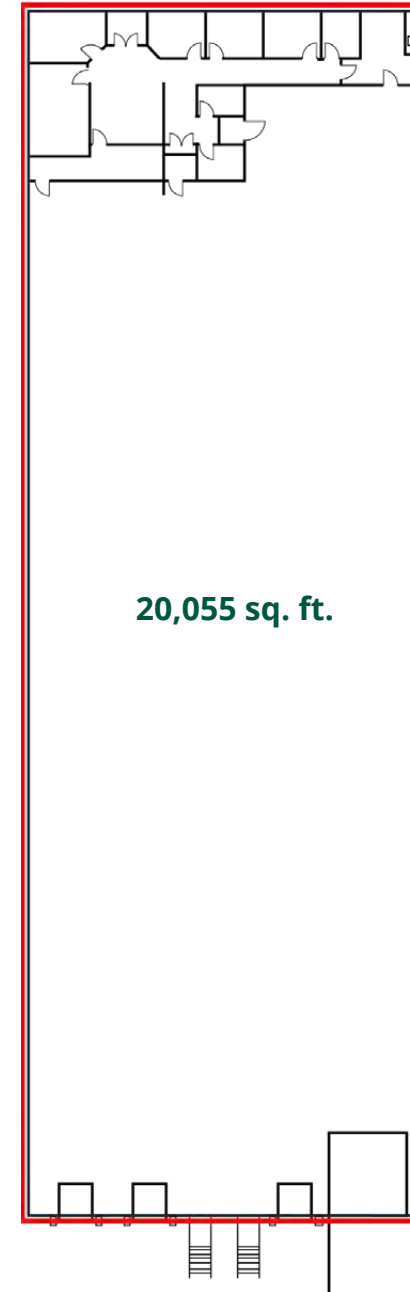
53 Avenue Business Centre - Phase II Overview



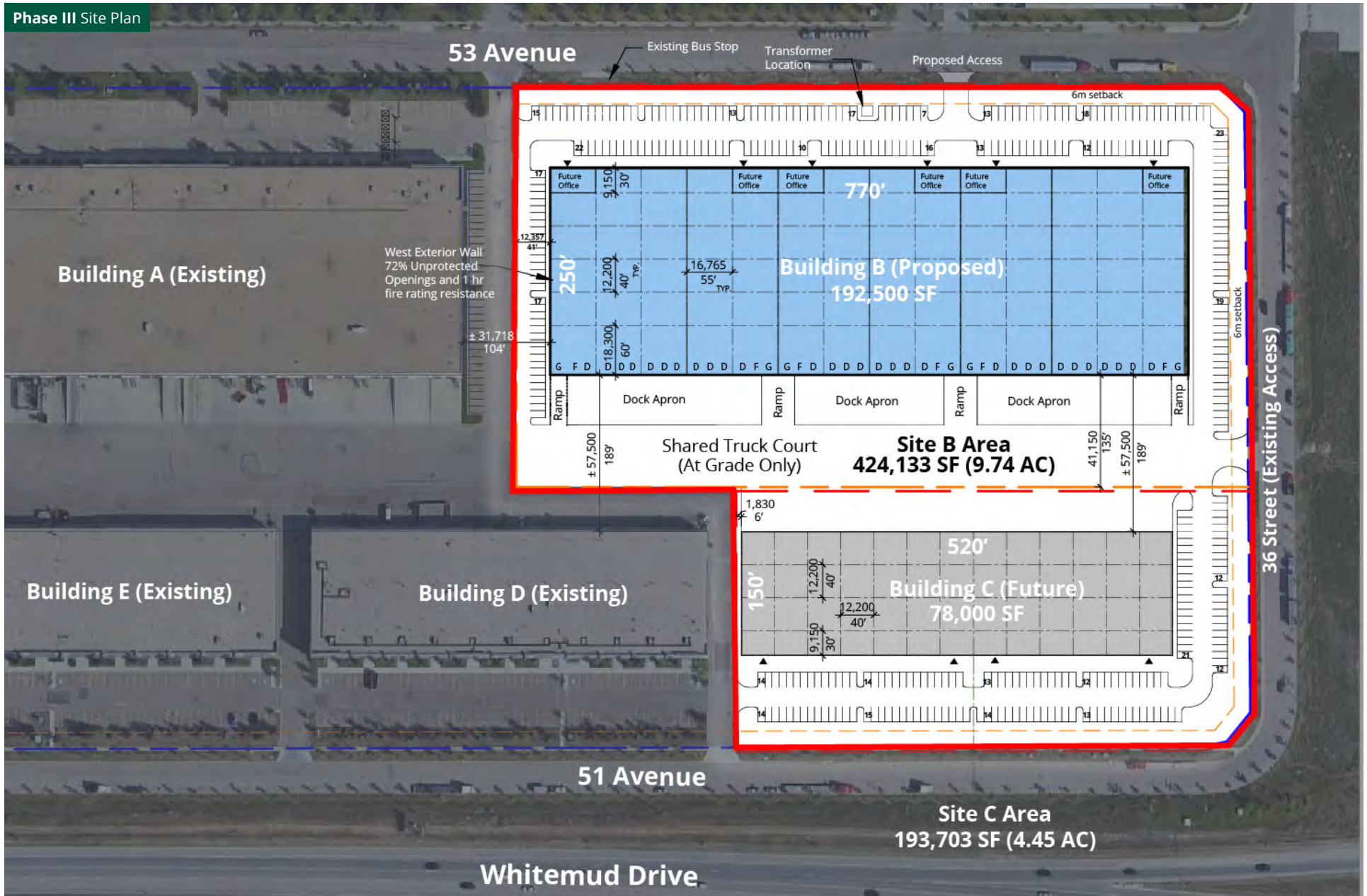
Unit 4111

Address	4111 - 53 Avenue NW, Edmonton, AB
Total Rentable Area	20,055 sq. ft.
Yard Area	1,131 sq. ft.
Zoning	IL - Light Industrial
Ceiling Height	28' clear
Loading	3 dock loading - 8' x 10' 1 grade door - 14' x 16'
Power	600 volt, 400 amps*
Lighting	T5HO Light
Sprinklers	Yes
Column Width	40' wide
Building Depth	250' deep
Lease Rate	Market
Additional Rent	\$5.42/sq. ft. (2024 est.)

*To be confirmed by tenant



Phase III Site Plan



Property Details

Address	5103 - 36 Street Edmonton, AB
Total Rentable Area	220,000 sq. ft.
Total Site Size	11.79 Acres
Zoning	IB - Industrial Business

Currently in pre-construction, this build-to-suit opportunity has unparalleled exposure to Whitemud Drive with approximately 99,600 vehicles per day.

The site has excellent access to 50 Street, 75 Street, Roper Road, Whitemud Drive, and Anthony Henday Drive. It is also in close proximity to various amenities along 34 Street and 50 Street.





About GWL Realty Advisors

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes. Our team has extensive experience in all facets of real estate investment, management and development in the office, industrial and multi-tenant sectors. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork. GWL Realty Advisors is a wholly-owned subsidiary of Canada Life.





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