

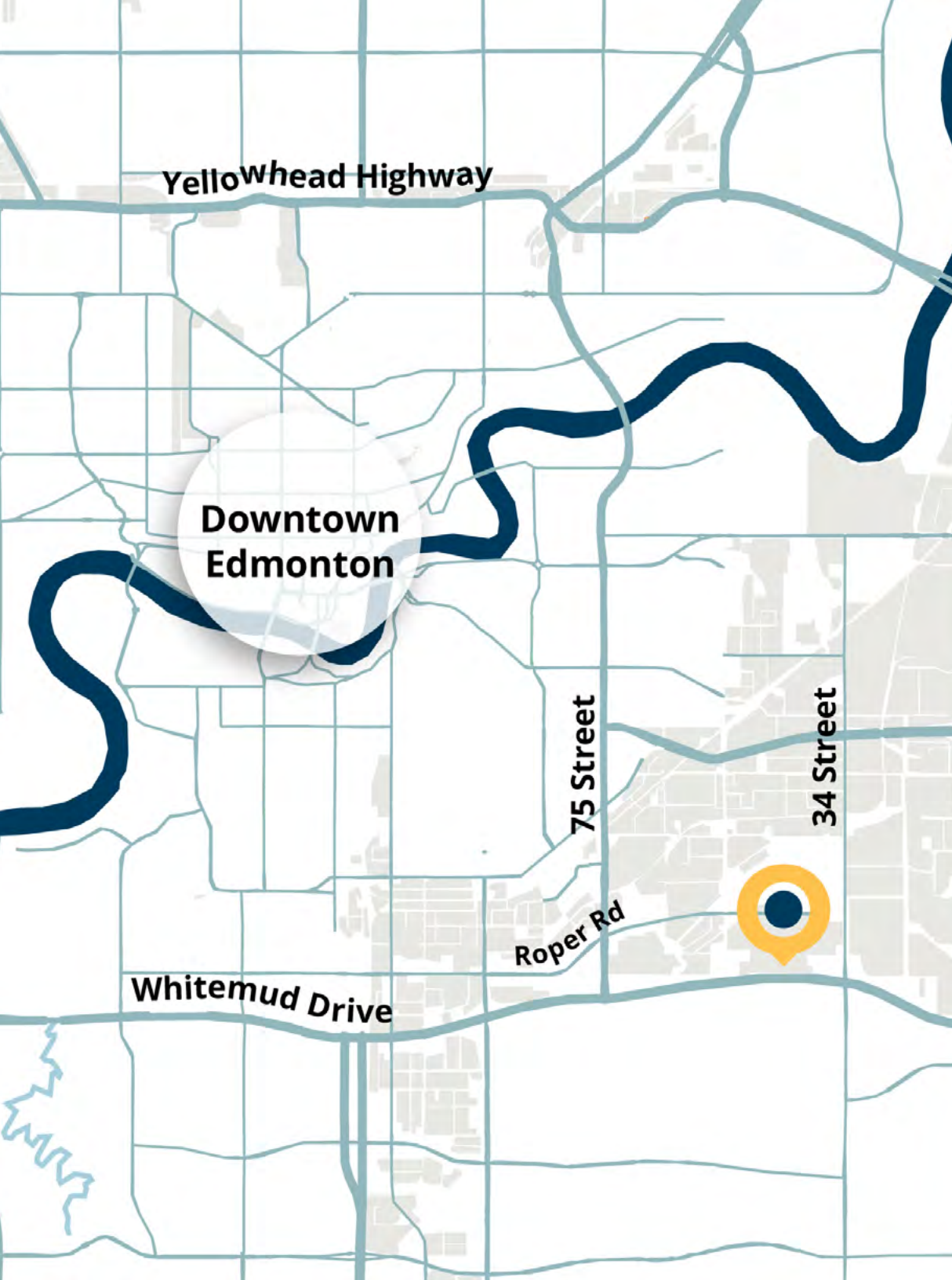


PROSPECT BUSINESS PARK

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

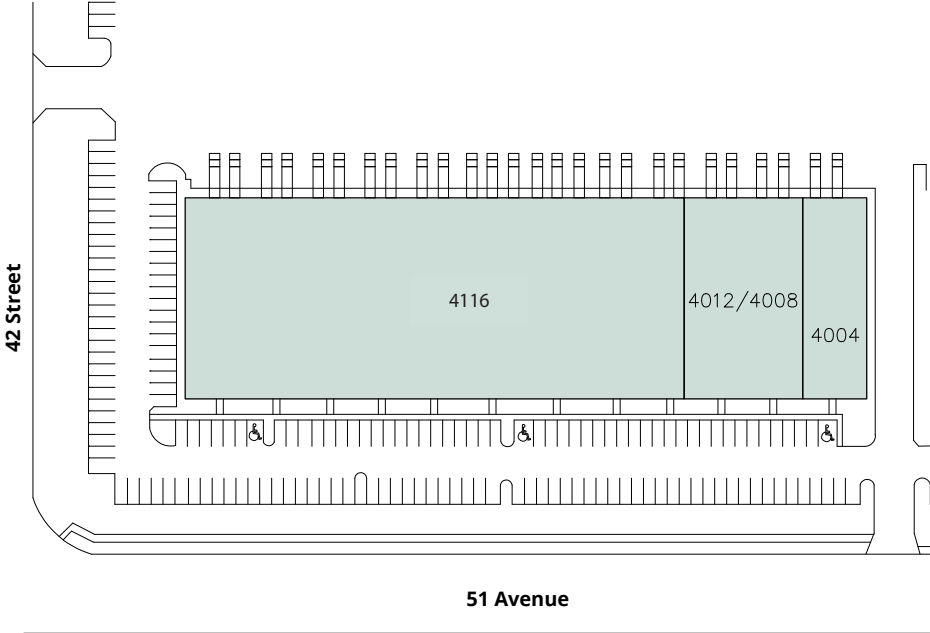
Whitemud Drive

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.

51 AVENUE BUSINESS CENTRE - PHASE I



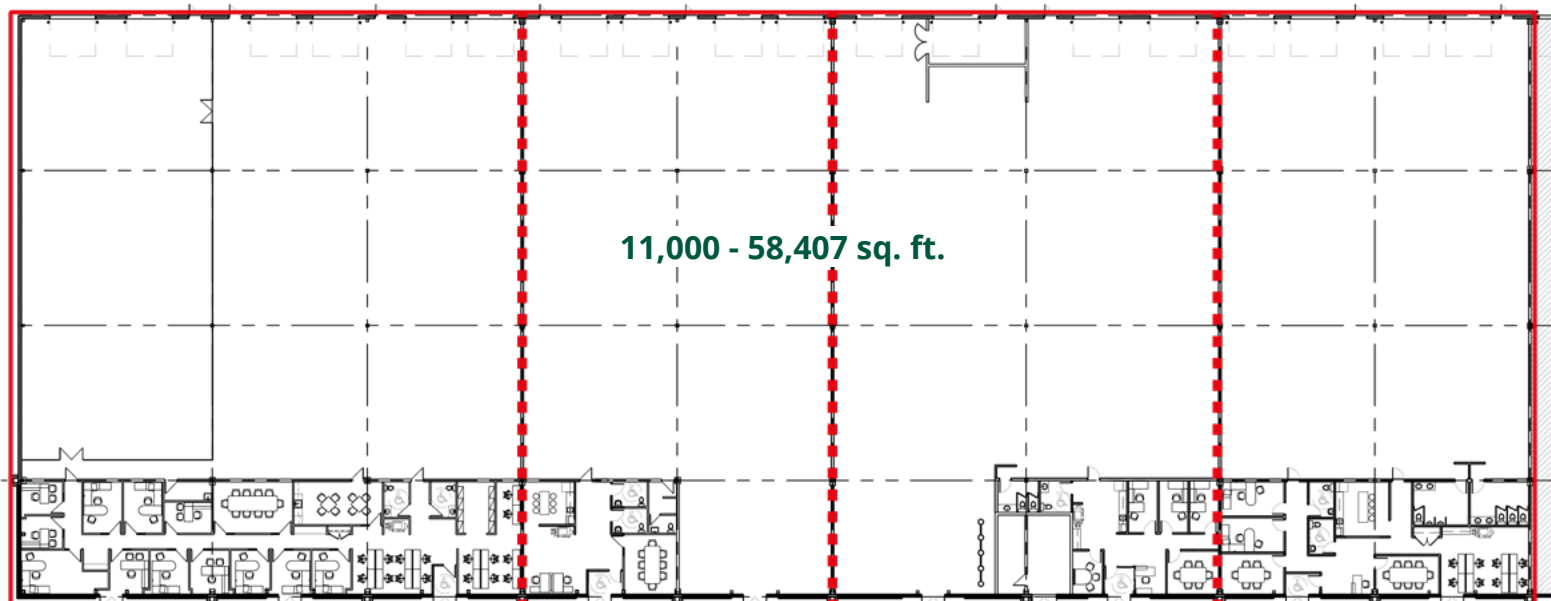
51 Avenue Business Centre - Phase I Overview



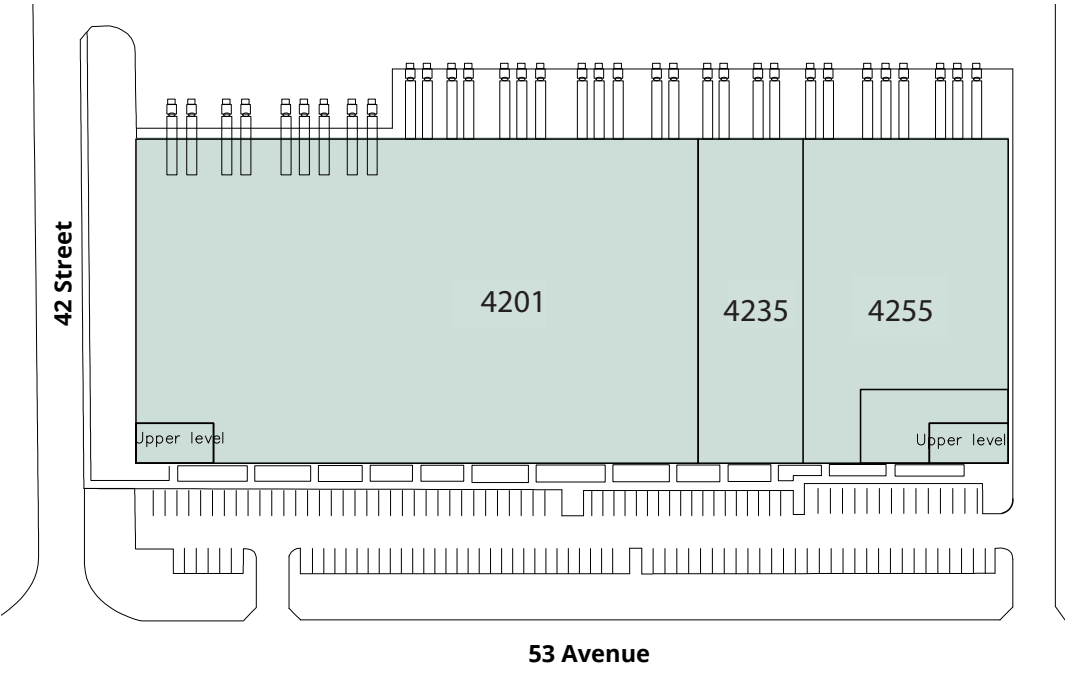
Unit 4116

Address	4116 - 51 Avenue NW, Edmonton, AB	Power	600 volt, 200 amps*
Total Rentable Area	11,000 – 58,407 sq. ft.	Lighting	LED
Office Area	Combined 8,478 sq. ft.	Sprinklers	Yes
Warehouse Area	Various sizes available	Building Depth	150' deep
Zoning	IB - Business Industrial	Lease Rate	Market
Ceiling Height	24' clear	Additional Rent	\$7.36/sq. ft. (2025 est.)
Loading	18 grade loading - 12' x 14'		

*To be confirmed by tenant



53 AVENUE BUSINESS CENTRE - PHASE I



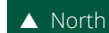
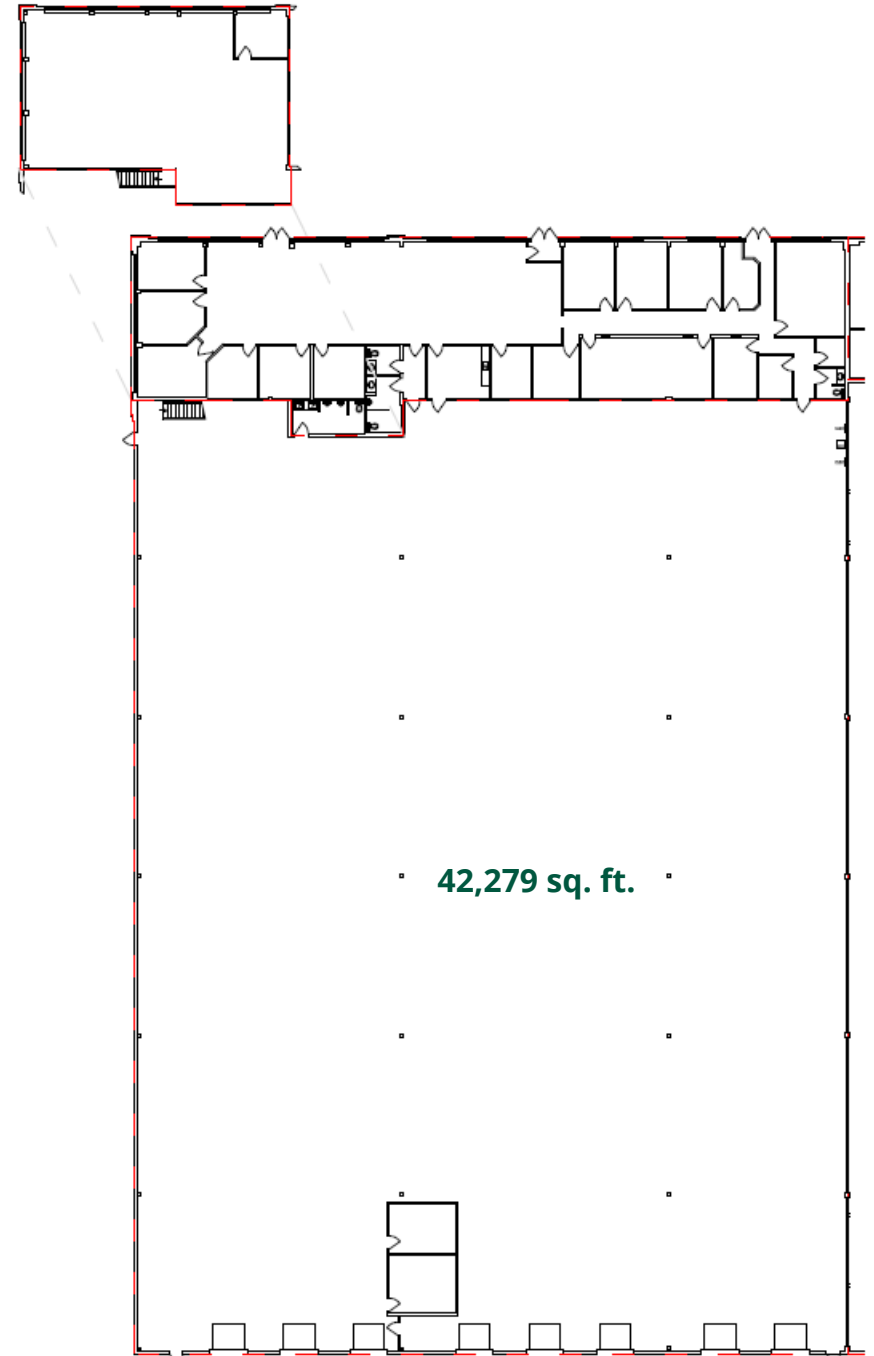
53 Avenue Business Centre - Phase I Overview



Unit 4255

Address	4255- 53 Avenue NW, Edmonton, AB
Total Rentable Area	42,279 sq. ft.
Warehouse	33,801 sq. ft.
Office Area	Main: 6,062 sq. ft. 2nd Floor: 2,416 sq. ft.
Yard Area	27,674 sq. ft.
Zoning	IL - Light Industrial
Ceiling Height	28' clear
Loading	8 dock - 8' x 10'
Power	600 volt, 400 amps*
Lighting	T5HO Light
Sprinklers	Yes
Building Depth	250' deep
Lease Rate	Market
Additional Rent	\$6.22/sq. ft. (2025 est.)

*To be confirmed by tenant



Property Details

Zoning	IL - Light Industrial
53 Avenue Business Centre Phase III	Building B - 192,500 sq. ft.
51 Avenue Business Centre Phase III	Building C - 78,000 sq. ft.
Ceiling Height	28' clear
Loading	Mixed dock & grade



Phase III - Building B Rendering



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.

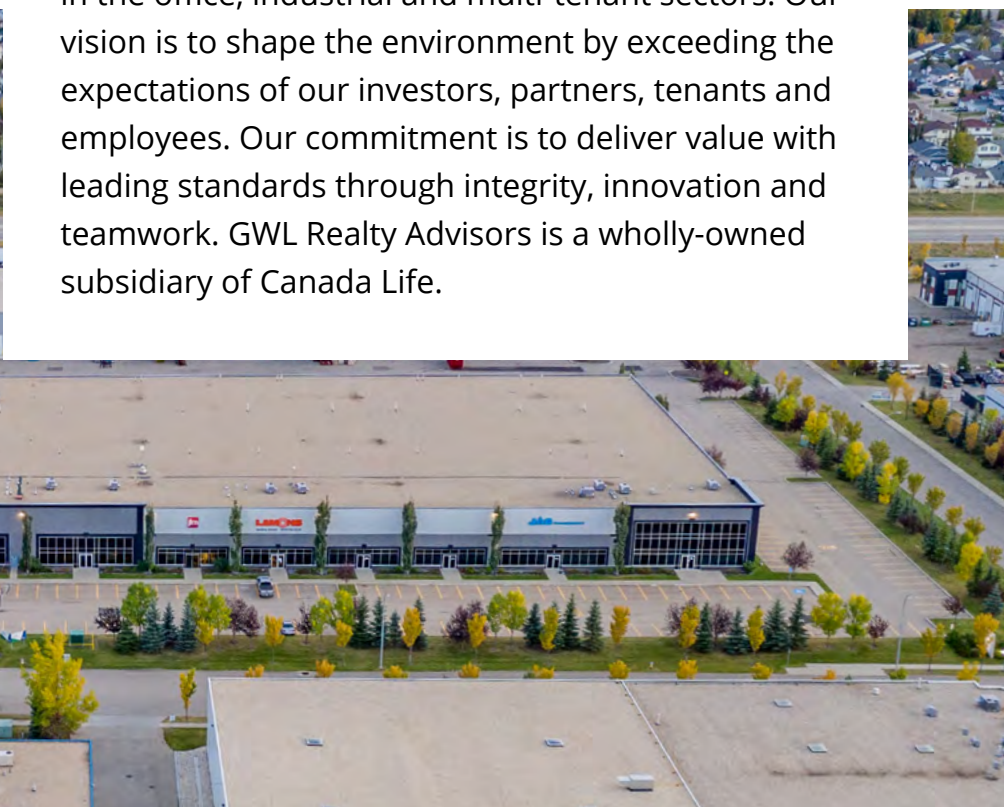
The site has excellent access to 50 Street, 75 Street, Roper Road, Whitemud Drive, and Anthony Henday Drive. It is also in close proximity to various amenities along 34 Street and 50 Street.





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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