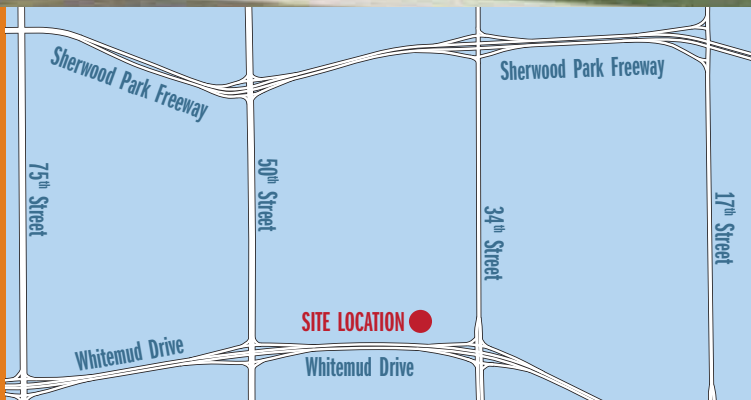


51st Avenue Business Centre

at Prospect Business Park — Phase I



GWL REALTY
ADVISORS



51st Avenue Business Centre Phase I – Rendering

51st Avenue Business Centre at Prospect Business Park – Phase I

- Well located in the southeast industrial market with easy access to 50th Street, 34th Street and Whitemud Drive
- Direct exposure off Whitemud Drive (+72k daily traffic count)
- New development with modern building systems; Phase I available for occupancy in Q3 of 2014
- Landlord: The Great-West Life Assurance Company and London Life Insurance Company
- Property Management: GWL Realty Advisors Inc.

Phase I

- Located at the intersection of 51st Avenue and 42nd Street
- Total building size of 78,000 square feet
- Grade level loading
- 24' clear ceiling height
- Bay depth of 150' with grid widths of 40' and 50' for bay sizes beginning at 6,000 sf
- 159 total parking stalls

Phase II & III

- Future development



51st Avenue Business Centre Site Plan



Prospect Business Park Site Plan

For further information contact Brent Peyre at Brent.Peyre@gwlra.com

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GWL Realty Advisors is a leading Canadian real estate investment advisor with a board 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 The Great-West Life Assurance Company.

