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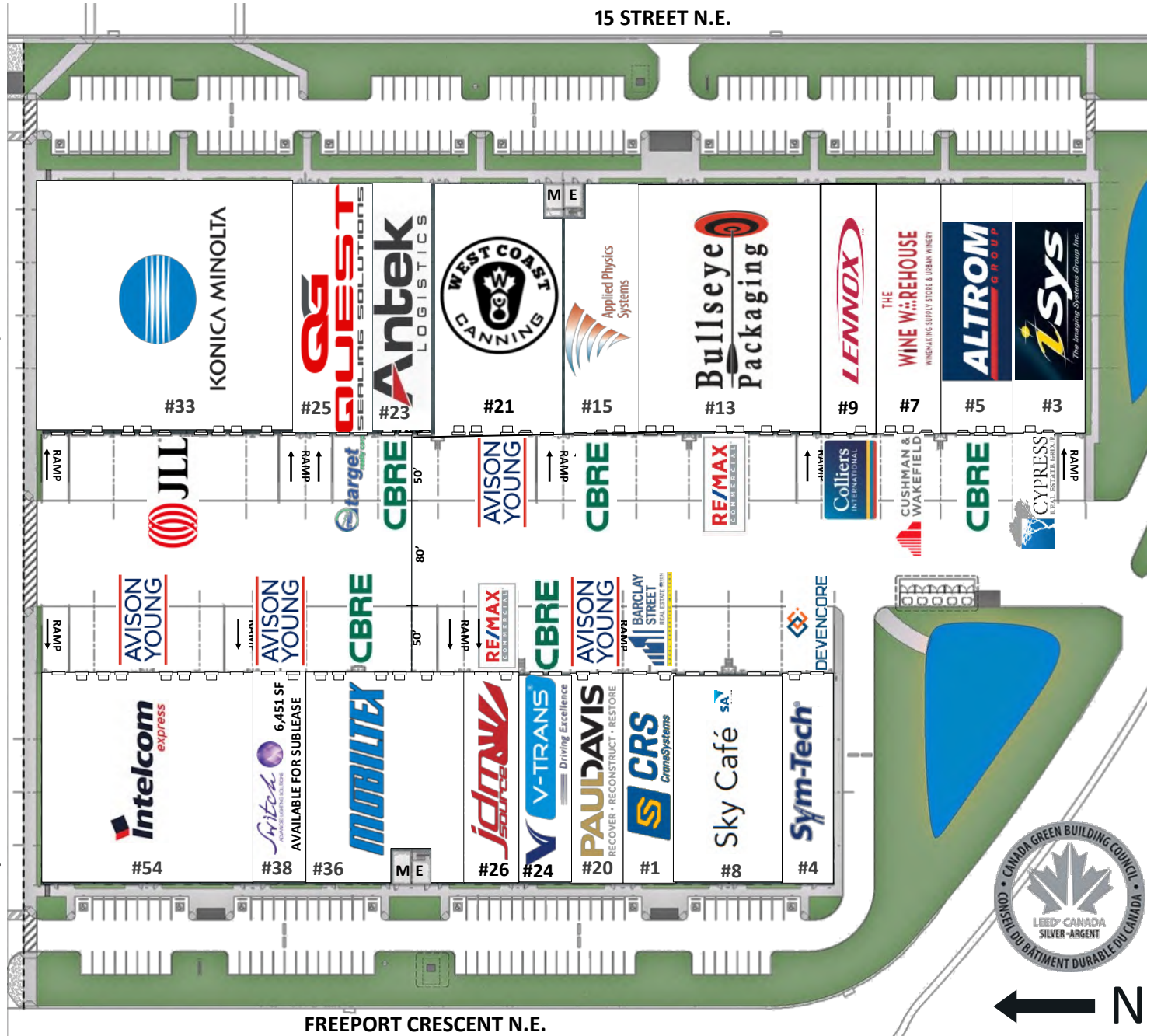


AIRPORT CROSSING - PHASE 2—LEASING UPDATE; OCTOBER 2020



BUILDING 3 | 10099 15 STREET NE

BUILDING 4 | 56 FREEPORT CRESCENT NE



BUILDING 3

BAY(S)	LOADING	AREA (SF)	RATE	OFFICE	OP COST 2020 BUDGET
2	Dock & Grade	21,007	\$10.00 PSF	10%	Op & Mgt Fees \$1.67 PSF
1	Dock & Grade	10,503	\$10.75 PSF	10%	Real Estate Tax* \$2.25 PSF
1	Dock	8,594	\$10.25 PSF	10%	Total Op Cost \$3.92 PSF

*Based on City of Calgary 2020 Mill Rate

BUILDING 3 SPECIFICATIONS

BUILDING AREA:	150,100 SF
CLEAR HEIGHT:	28' to underside of joists
ELECTRICITY:	2,000 amp, 347/600 volt, 3 phase main service; 200 amp service to individual bays
DOCK HEIGHT:	48"
DOCK LEVELERS:	40,000 lbs. 6' x 6' manual dock levelers
HEATING:	Gas fired unit heaters in warehouse with infra-red heaters in loading area
LIGHTING:	LED fixtures providing an average 40 FTC at eye level
NATURAL LIGHT:	Generous glazing for office area with clerestory window at rear of each warehouse bay
SPRINKLERS:	ESFR, K factor of 16.8 (IMPERIAL), 1,500 GPM fire pump, 85 PSI
HRV:	800 CFM (377 L/S) per bay
FLOOR:	7" slab, est. concentrated load capacity of 9,200 lbs.
ROOF:	EPDM with R-30 insulation rating
EXTERIOR WALLS:	9" thick insulated (R-19) pre-cast concrete sandwich panels on all four walls
TRUCK COURT:	180' shared truck court, 50' deep continuous concrete dolly pad
PARKING:	150 stalls (1.1 stall/1,000 sf)

LANDLORD'S WORK

- Supply and install new 200 amp, 600 volt, 3 phase service with panel
- 45 KVA transformer, 120/208 volt subpanel
- Tie all existing base building equipment into new electrical service
- Full height insulated demising wall, one-hour fire rating
- Provide and install RTU unit to service the office premises

BUILDING 4

BAY(S)	LOADING	AREA (SF)	RATE	OFFICE	OP COST 2020 BUDGET
2	Dock & Grade	12,903	\$11.25 PSF	15%	Op & Mgt Fees \$1.71 PSF
1	Dock & Grade	6,451	\$12.25 PSF	15%	Real Estate Tax* \$2.46 PSF
1	Dock	6,451	\$11.50 PSF	15%	Total Op Cost \$4.17 PSF

BUILDING 4 SPECIFICATIONS

BUILDING AREA:	96,000 SF
CLEAR HEIGHT:	28' to underside of joists
ELECTRICITY:	2,000 amp, 347/600 volt, 3 phase main service; 200 amp service to individual bays
DOCK HEIGHT:	48"
DOCK LEVELERS:	35,000 lbs. 6' x 6' manual dock levelers
HEATING:	Gas fired unit heaters in warehouse with infra-red heaters in loading area
LIGHTING:	LED fixtures providing an average 40 FTC at eye level
NATURAL LIGHT:	Generous glazing for office area with clerestory window at rear of each warehouse bay
SPRINKLERS:	ESFR, K factor of 16.8 (IMPERIAL), 1,500 GPM fire pump, 85 PSI
HRV:	600 CFM (283 L/S) per bay
FLOOR:	6" slab, est. concentrated load capacity of 7,500 lbs.
ROOF:	EPDM with R-30 insulation rating
EXTERIOR WALLS:	9" thick insulated (R-19) pre-cast concrete sandwich panels on all four walls
TRUCK COURT:	180' shared truck court, 50' deep continuous concrete dolly pad
PARKING:	96 stalls (1.08 stall/1,000 sf)

AMENITIES

- TELUS fibre to both buildings
- The Freeport Bar & Grill is located in Wyndham Garden, walking distance from Airport Crossing
- Freeport bus stop located on 15th Street, directly in front of Building 1
- Airport Crossing Warehouse Phase II has achieved LEED Silver Certification