



COMMERCIAL RETAIL SPACE FOR LEASE



9950 MACLEOD TRAIL SOUTH, CALGARY, AB

NOW AVAILABLE FOR TENANT FIXTURING!

OVERVIEW:

The Telsec Group is pleased to present a leasing opportunity for two new commercial retail buildings located along Bonaventure Drive SE, with access available from both Macleod Trail and Bonaventure Drive SE. The two buildings are approximately 6,100 sq. ft. and 6,800 sq. ft. with individual spaces starting at 1,019 sq. ft.

HIGHLIGHTS:

Occupancy:	Available for tenant fixturing.
Project:	Two Commercial Retail Buildings by Telsec Property Corp.
Location:	Just south of Southland Drive along Bonaventure Drive
Zoning:	C-COR3
Sizes:	North building has suites starting at 1,019 sq. ft.
Rate:	\$31.00/ sq. ft.*
Parking:	Approx 4 stalls per 1,000 sq. ft.
TI:	\$15.00 / sq. ft**
Operating Costs:	\$4.70 / sq. ft**

CONTACTS: Sean Flathers sflathers@telsec.ca
Jasmin MacDonald jasmin@telsec.ca



BUILDING NAME/ADDRESS	CENTRE/BUILDING SIZE	UNITS AVAILABLE	LEASE RATE	OP. COSTS
9950 MACLEOD TRAIL SOUTH, CALGARY, AB	BUILDING 1: 6,100 SQ. FT.	115 & 119	\$31.00/SQ. FT.*	(NOT INCLUDING PROP. TAX) \$4.70/SQ. FT.**
	BUILDING 2: 6,800 SQ. FT.	208	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**

*Rate and Tenant Allowance subject to change **Estimate for 2012, not including Property Taxes

PHOTOS



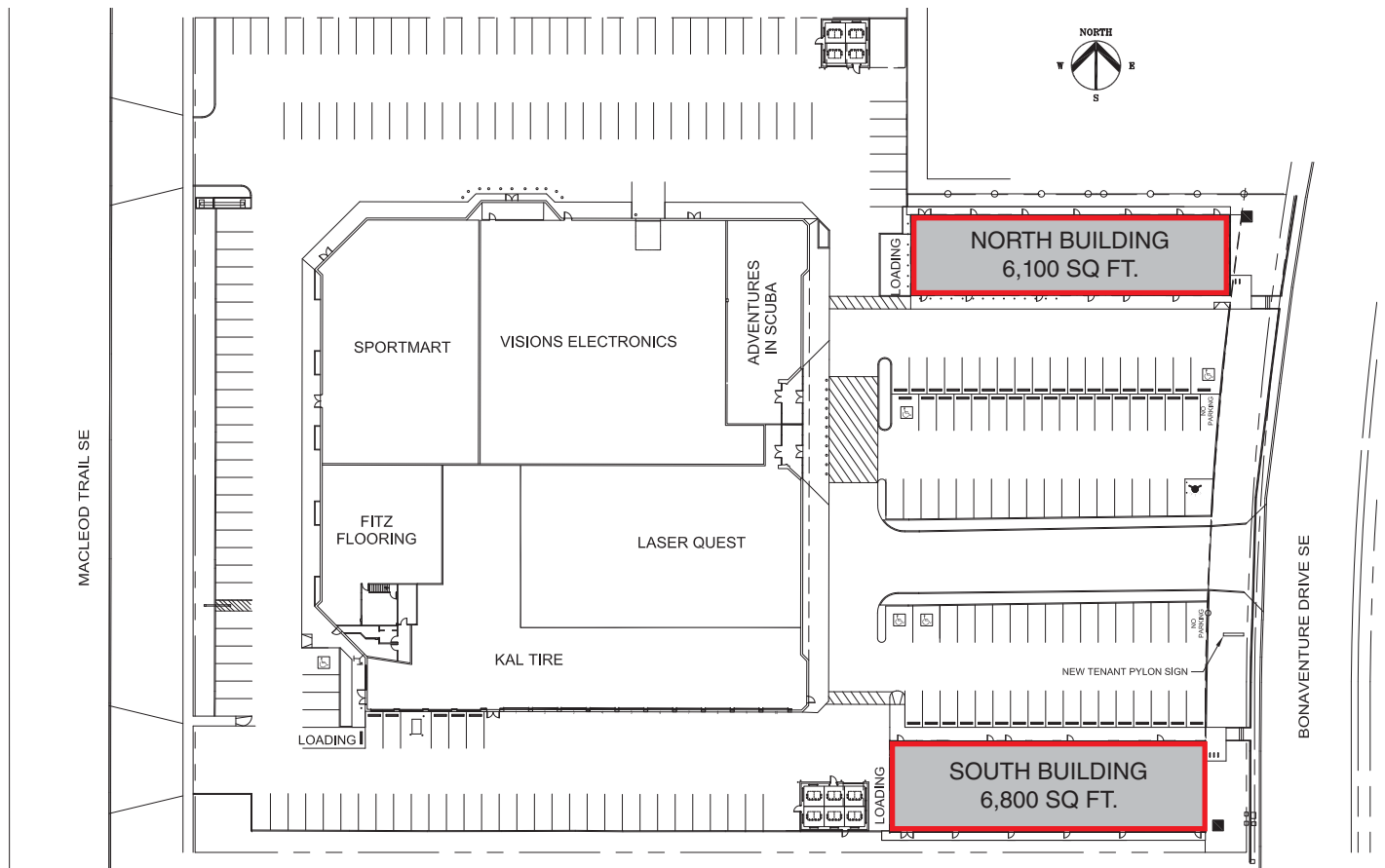
CONTACTS: Sean Flathers sflathers@telsec.ca
 Jasmin MacDonald jasmin@telsec.ca



BUILDING NAME/ADDRESS	CENTRE/BUILDING SIZE	UNITS AVAILABLE	LEASE RATE	OP. COSTS (NOT INCLUDING PROP. TAX)
9950 MACLEOD TRAIL SOUTH, CALGARY, AB	BUILDING 1: 6,100 SQ. FT.	115 & 119	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**
	BUILDING 2: 6,800 SQ. FT.	208	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**

*Rate and Tenant Allowance subject to change **Estimate for 2012, not including Property Taxes

AREA PLAN



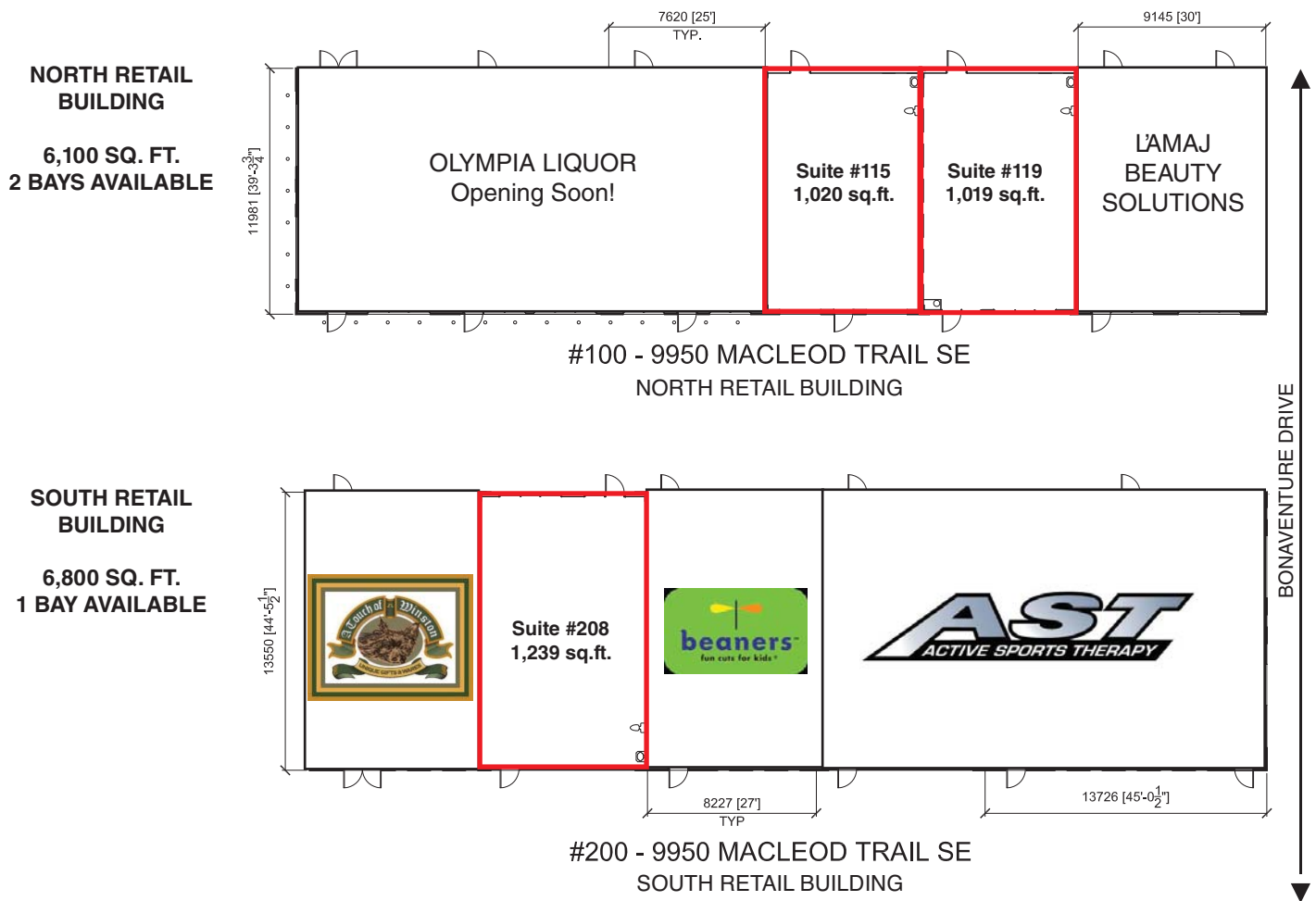
CONTACTS: Sean Flathers sflathers@telsec.ca
 Jasmin MacDonald jasmin@telsec.ca



BUILDING NAME/ADDRESS	CENTRE/BUILDING SIZE	UNITS AVAILABLE	LEASE RATE	OP. COSTS
9950 MACLEOD TRAIL SOUTH, CALGARY, AB	BUILDING 1: 6,100 SQ. FT.	115 & 119	\$31.00/SQ. FT.*	(NOT INCLUDING PROP. TAX) \$4.70/SQ. FT.**
	BUILDING 2: 6,800 SQ. FT.	208	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**

*Rate and Tenant Allowance subject to change **Estimate for 2012, not including Property Taxes

FLOORPLAN

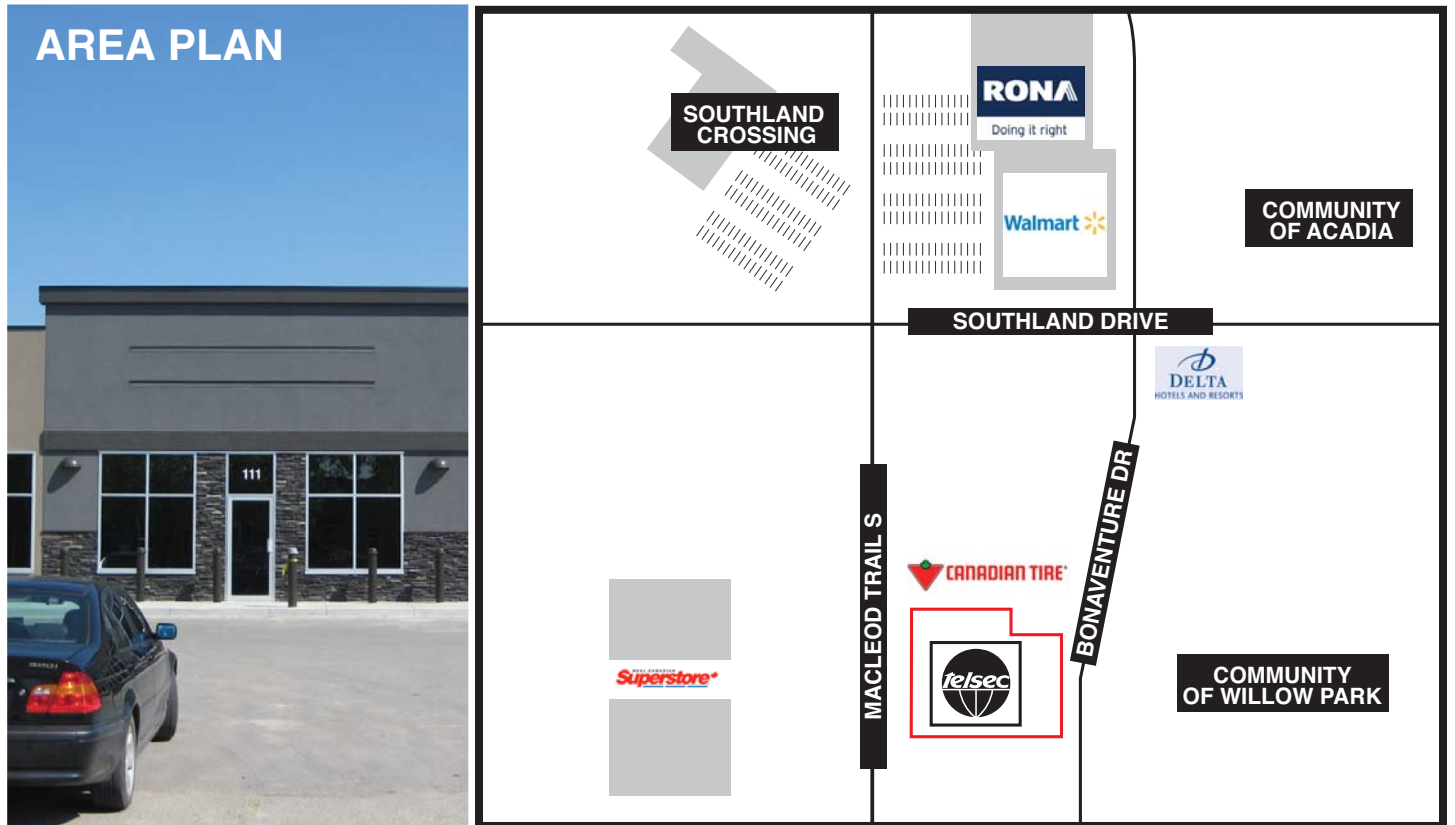


CONTACTS: Sean Flathers sflathers@telsec.ca
Jasmin MacDonald jasmin@telsec.ca



BUILDING NAME/ADDRESS	CENTRE/BUILDING SIZE	UNITS AVAILABLE	LEASE RATE	OP. COSTS (NOT INCLUDING PROP. TAX)
9950 MACLEOD TRAIL SOUTH, CALGARY, AB	BUILDING 1: 6,100 SQ. FT.	115 & 119	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**
	BUILDING 2: 6,800 SQ. FT.	208	\$31.00/SQ. FT.*	\$4.70/SQ. FT.**

*Rate and Tenant Allowance subject to change **Estimate for 2012, not including Property Taxes



CONTACTS: Sean Flathers sflathers@telsec.ca
 Jasmin MacDonald jasmin@telsec.ca