

INVESTMENT SALE SUMMARY

ROYAL VISTA PROFESSIONAL CENTRE I

15 ROYAL VISTA PLACE NW | CALGARY

67,335 SF GLA Retail and Medical
Professional Complex in Calgary's
Northwest



EXISTING TENANTS INCLUDE +



INVESTMENT OPPORTUNITY —

Jones Lang LaSalle Real Estate Services, Inc. (“JLL Capital Markets” and/or the “Advisor”) is pleased to offer for sale a 100% freehold interest in **Royal Vista Professional Centre I** (the “Property”) located at **15 Royal Vista Place NW** in **Calgary, Alberta**.

Royal Vista Professional Centre I is a retail and medical professional building located in Calgary’s highly sought-after northwest quadrant. The Property is comprised of a retail podium with professional offices above, and two freestanding retail pads, totalling 67,335 square feet (“SF”) on 4.26 acres.

Offering a diverse range of essential consumer services including government, medical, banking, and self-care, the Property presents a rare opportunity to acquire a stabilized asset in an attractive retail node.

Key tenants include Service Canada, CIBC, Face Forward Dental, and National Research Council Canada. There will be a Tim Horton’s pad on-site, with construction already underway and an expected completion later in 2026 or early 2027. In addition, the Property is shadow-anchored by several national brands such as Shoppers Drug Mart, Sobeys, TD Bank, Dollarama, and Walmart Supercentre.

The Property is being offered to the market on an unpriced basis with offers to be reviewed on a first come, first served basis. The Vendor reserves the right to call a bid date, which will shall be communicated by the Advisors with a minimum of eight (8) business days’ notice.

ADVISORY GROUP

CASEY STUART, SIOR

Executive Vice President
JLL Capital Markets, Calgary
(403) 456 - 3247
Casey.Stuart@jll.com

RYAN MURPHY

Vice President
JLL Capital Markets, Calgary
(403) 456 - 5582
RyanJ.Murphy@jll.com

JLL CAPITAL MARKETS

Bankers Hall East
Suite 3900
855 - 2nd Street SW
Calgary, AB T2P 4J8 jll.ca

INVESTMENT HIGHLIGHTS

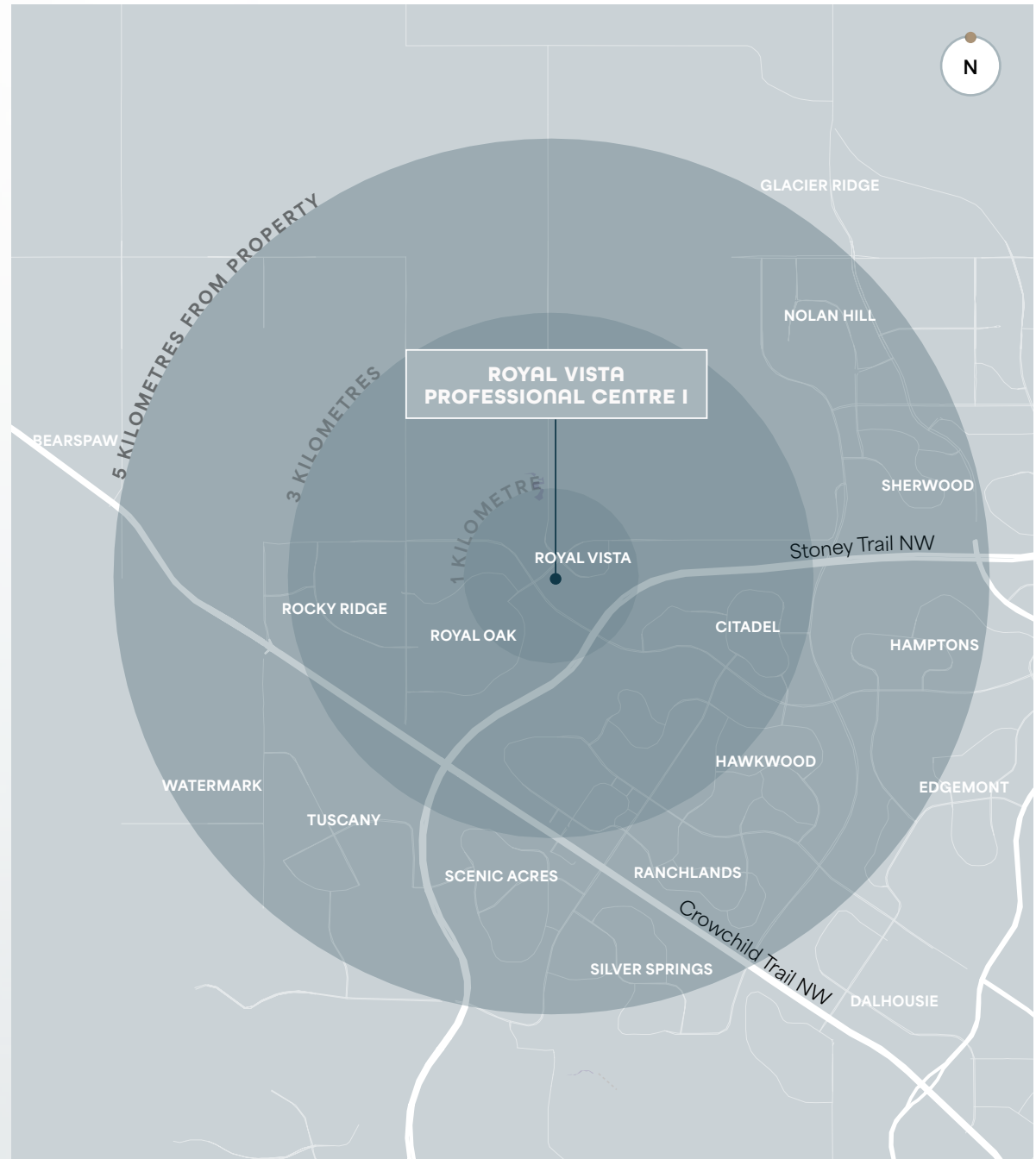
01

EXCELLENT LOCATION IN CALGARY'S NORTH- WEST COMMUNITY

The Property is shadow-anchored by several national brands such as Shoppers Drug Mart, Sobeys, TD Bank, Dollarama, and Walmart Supercentre.

The Property is in close proximity to multiple automotive retailers in the area including Audi, BMW, Jaguar/Land Rover, Honda, Lexus, Mazda, Nissan, and Toyota, benefitting from additional traffic.

In addition, the Property is a two-minute drive to Stoney Trail, Calgary's 'ring road' providing connections to other highways such as Trans-Canada Highway (Highway 1), Glenmore Trail and Deerfoot Trail.



INVESTMENT HIGHLIGHTS

02

DIVERSE TENANCY PROFILE

Existing tenants at the Property include Government of Alberta, CIBC, National Research Council Canada, Mad Rose Pub, Spy Hill Dental, Face Forward Oral & Maxillofacial Surgery, and several others.

Many of the current tenants have occupied space at the Property for over a decade, demonstrating the draw of this superior suburban asset.

The Property is currently 98.2% leased to a diverse roster of tenants. The tenancy profile presents a wide range of consumer services that drive regular traffic to the centre—banking, passport services, childcare services, health and self-care services, and full service dining.

With a remaining weighted average lease term (“W.A.L.T.”) of 3.70 years and an average in-place rent of \$26.38 per square foot (“PSF”), in-place tenancies provide a secure income stream over the medium term.

03

TOP-PERFORMING SUBURBAN OFFICE MARKET

Royal Vista’s suburban office market is one of the best performing suburban office markets in Calgary.

The submarket maintains a competitive position with a vacancy rate of 0% combined with an availability rate of 4.4%, substantially outperforming the broader Northwest submarket and citywide averages.

The average direct asking net rent in Royal Vista is \$26.50 PSF, substantially higher than the city average at \$17.50 PSF.

Furthermore, average net asking rates in the Northwest suburban office market are forecasted to have upward pressure for the remainder of the year and into 2027 due to low vacancy and an overall lack of available inventory.

As a well-positioned asset in this desirable quadrant, the Property is perfectly situated to capitalize on these strong market conditions and capture future office and retail rental rate growth.

INVESTMENT HIGHLIGHTS

04

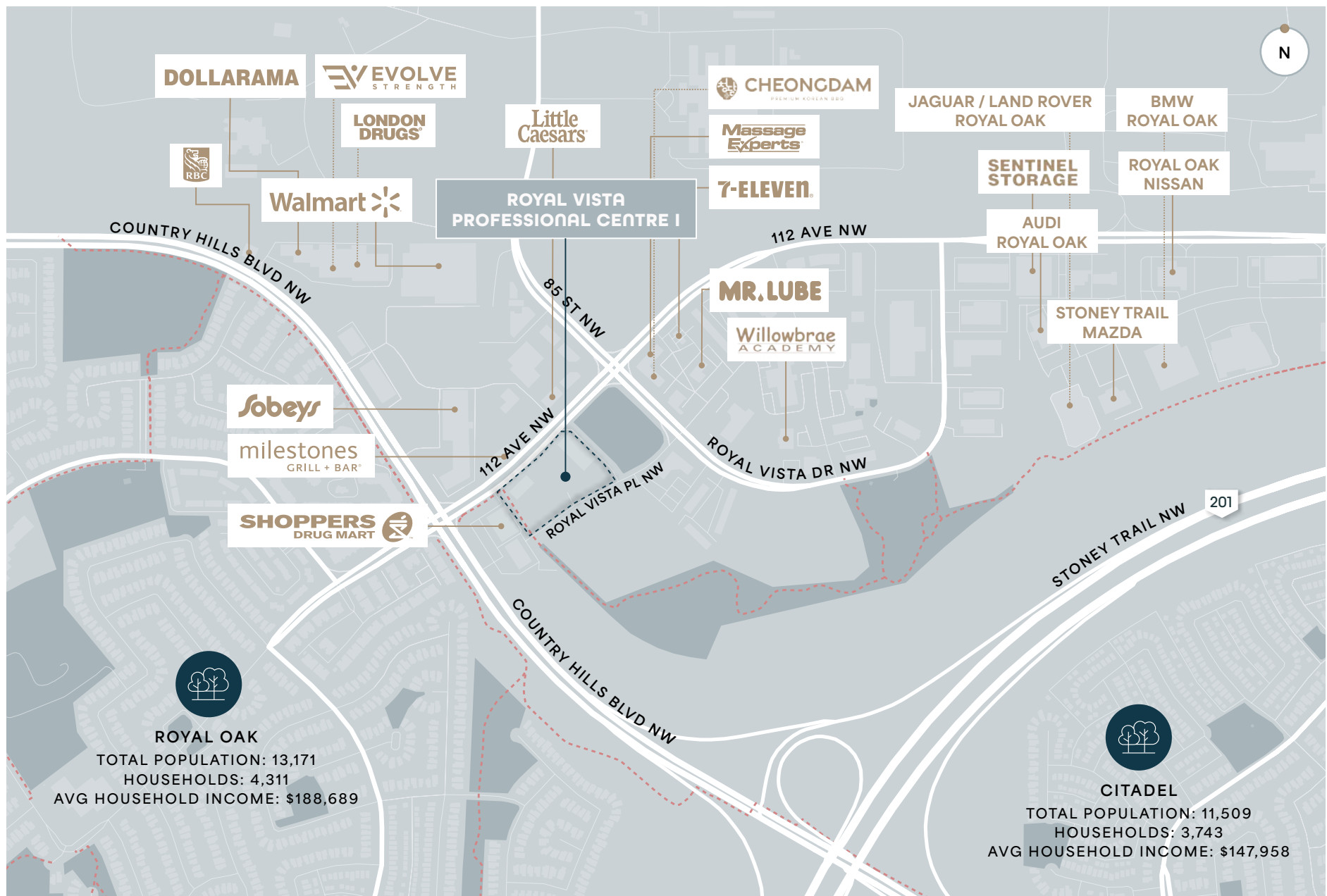
BRAND NEW TIM HORTON'S ON-SITE

Construction has started on a brand new, 2,700 SF, Tim Horton's pad featuring a drive thru. A great Canadian staple, tenants and surrounding businesses will benefit from the relocation from an adjacent site, and inclusion of drive-thru service. This new addition will increase traffic and overall activity in the centre.

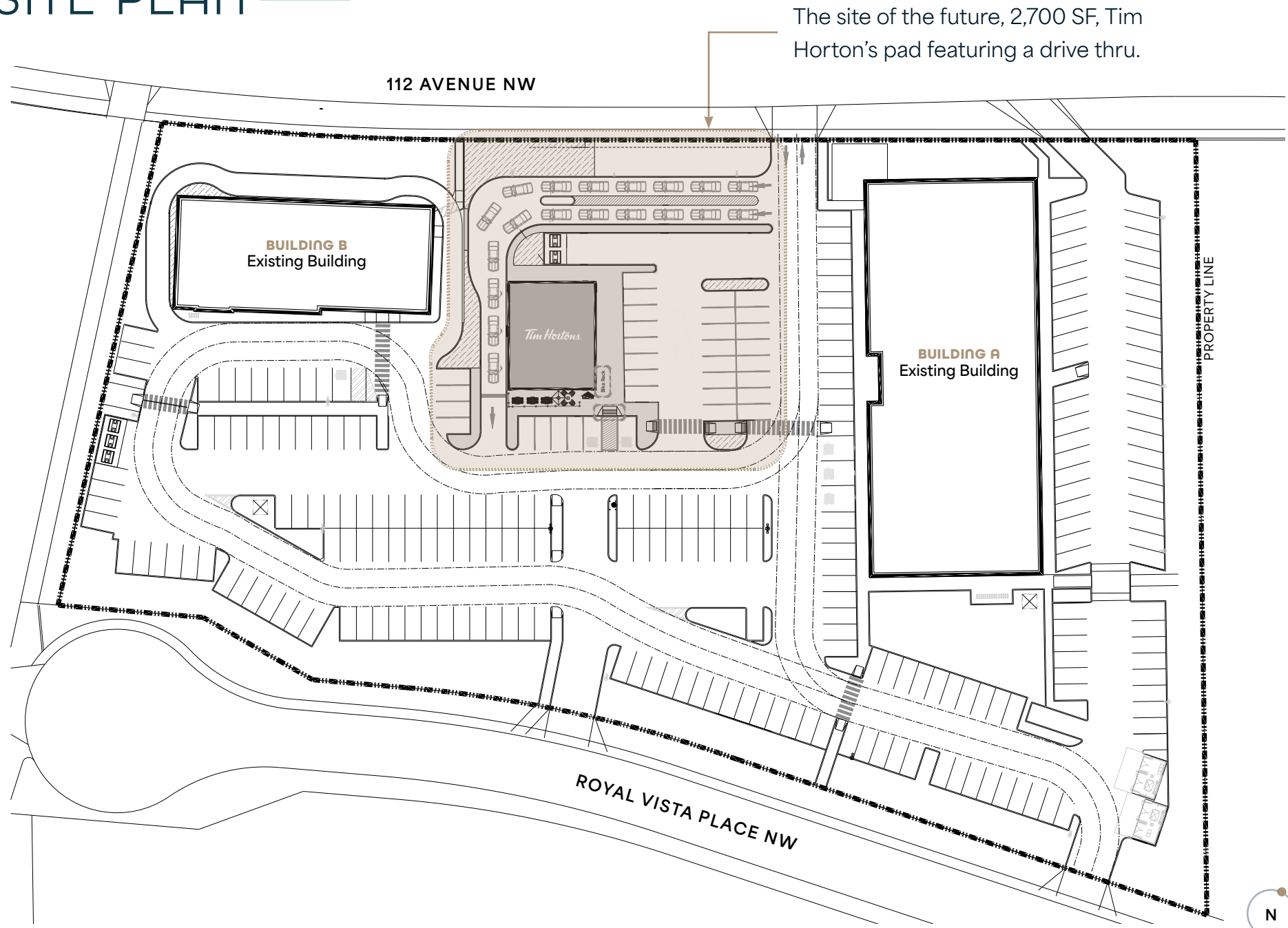
Images herein is for visual purposes only. Exact dimensions, parcel size, building facade, building location, and access will vary.



LOCATION OVERVIEW



SITE PLAN



The site of the future, 2,700 SF, Tim Horton's pad featuring a drive thru.



PROPERTY OVERVIEW

Royal Vista Professional Centre I currently consists of two buildings.

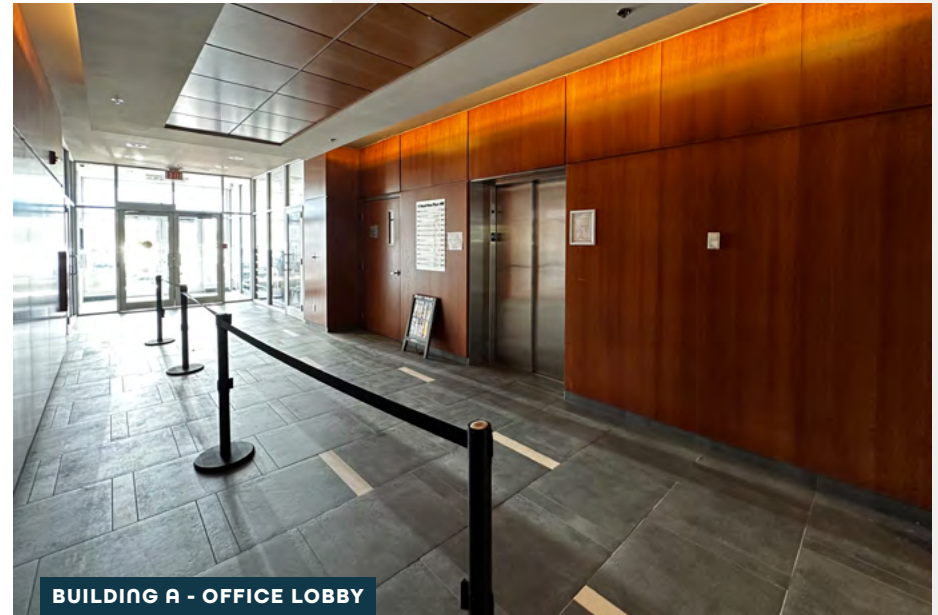
Located on the north portion of the site, **Building A** is a three-storey, multi-tenant building comprising of a variety of office and medical/health professional tenants, as well as other services.

Located on the southwest portion of the site, **Building B** is a single storey, freestanding retail pad currently occupied by two tenants—Face Forward Oral & Maxillofacial Surgery and CIBC.

Address	15 Royal Vista Way NW
Legal Description	Plan 1012885; Block 2; Lot 5
Site Area	4.26 Acres
Community	Royal Vista
Total GLA	67,335 SF
Year Built	2012
Avg In-Place Rent	\$26.38 PSF
W.A.L.T.	3.70 Years
No. of Tenants	22
Occupancy Rate	98.2%



TENANT INTERIOR PHOTOS —



TENANT INTERIOR PHOTOS —



OFFERING PROCESS

JLL Capital Markets has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Interested parties are invited to submit a Letter of Intent to the Advisors for consideration.

The Property is being offered to the market on an unpriced basis with offers to be reviewed on a first come, first served basis. The Vendor reserves the right to call a bid date, which will shall be communicated by the Advisors with a minimum of eight (8) business days' notice.

ADVISORY GROUP

All inquiries regarding the Property should be directed to:

CASEY STUART, SIOR

Executive Vice President
JLL Capital Markets, Calgary
(403) 456 - 3247
Casey.Stuart@jll.com

RYAN MURPHY

Vice President
JLL Capital Markets, Calgary
(403) 456 - 5582
RyanJ.Murphy@jll.com

JLL CAPITAL MARKETS

Bankers Hall East | Suite 3900, 855 - 2nd Street SW
Calgary, AB T2P 4J8 | jll.ca

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Real Estate Services, Inc. 070326 1026

