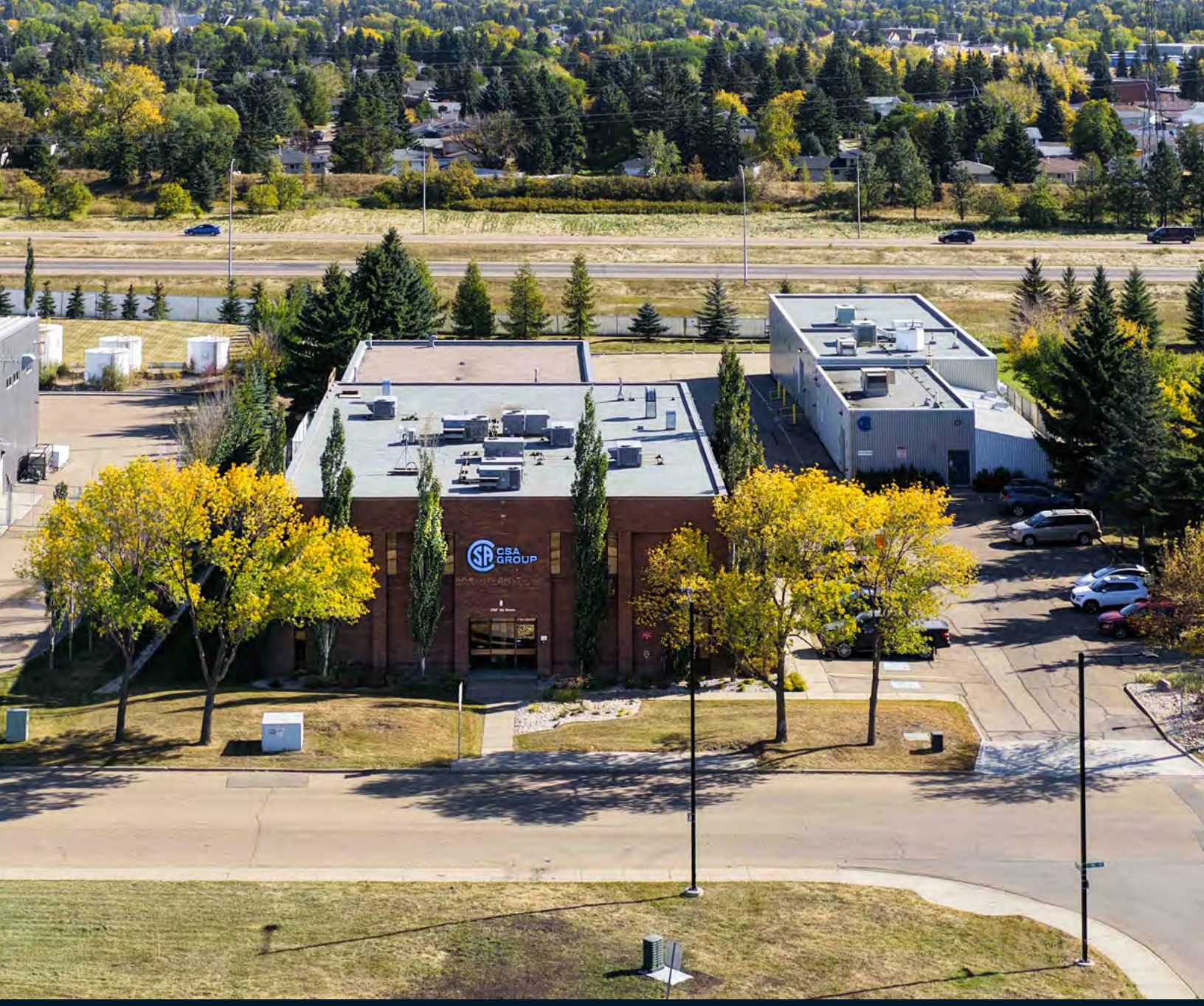


JLL SEE A BRIGHTER WAY

For sale

CSA Group Building
1707 94 St NW, Edmonton, Alberta

JLL Capital Markets, Edmonton

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer a 100% freehold interest in the CSA Group Building, located at 1707 94 St NW, in Edmonton, Alberta, Canada (the “Property”, the “Asset” or the “Offering”).

The Offering presents an investor or owner-user with the opportunity to acquire a 23,066 SF office asset with a lab component located in the Edmonton Research Park. The vacant Offering provides an investor with a value-add opportunity well below replacement cost, with the ability to optimize, convert, or re-work the space unencumbered by leases.

The CSA Group Building is being offered to the market as-is, where-is on an unpriced basis. Offers will be reviewed as they are received. The vendor reserves the right to set a bid date at a later time.

Please contact the Advisor for further information.

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Investment Highlights

01. Location

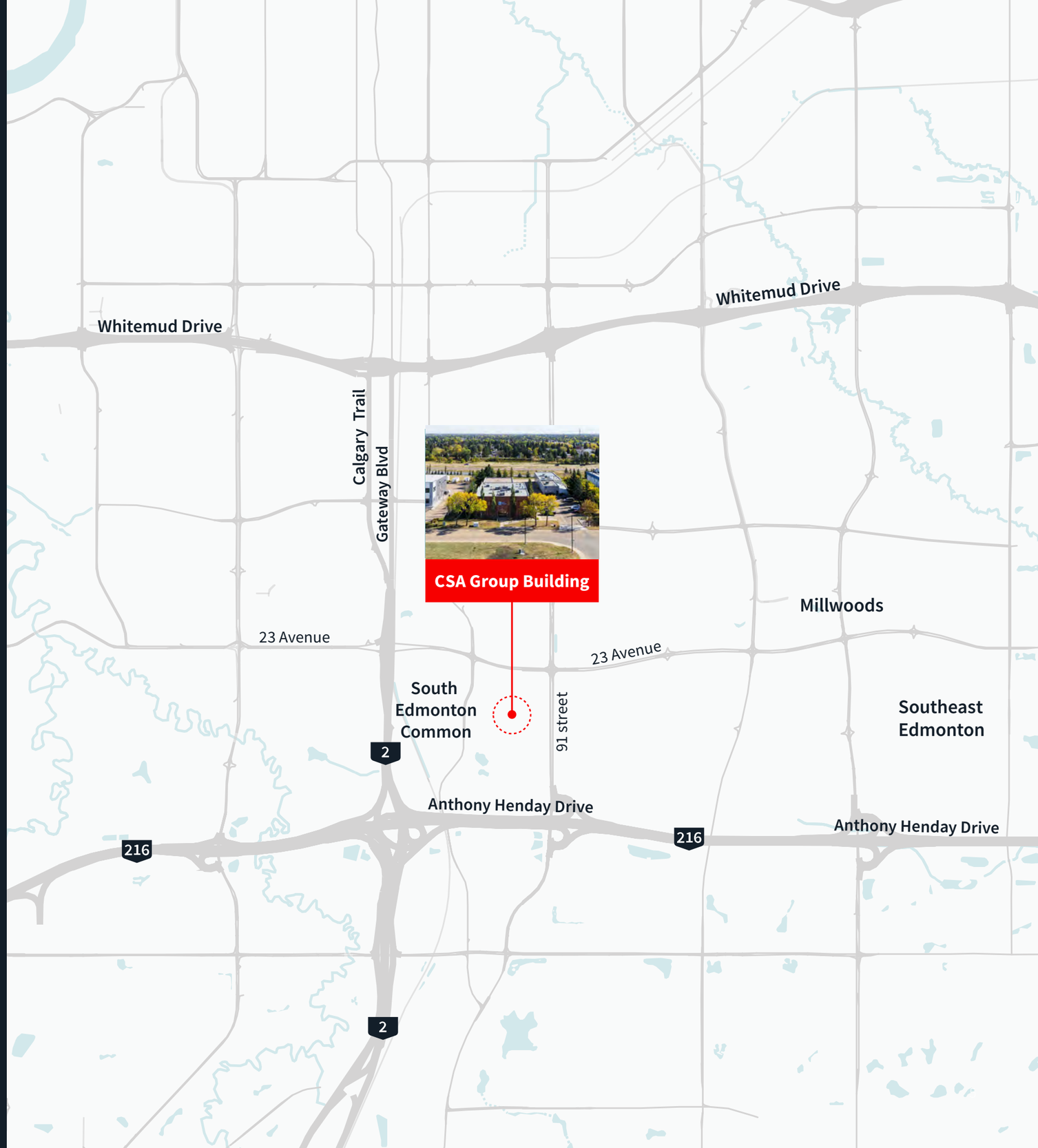
The Property offers excellent connectivity via major arterial roads including Calgary Trail/Gateway Blvd, 91st Street, 23rd Avenue & Anthony Henday Drive. Furthermore its location near the suburbs provides employees with reduced transit times.

02. Asset Value Well Below Replacement Cost

The Property presents an investor with the opportunity to acquire a well-positioned office asset within Edmonton's Research Park, well below today's replacement cost.

03. Capitalize on Reemergence of the Office Market

Like many North American cities, the Edmonton office market remains somewhat challenged; however, there are indications that a reemergence of the market is underway. Suburban office vacancy rates are dropping quarter-over-quarter which historically translates into increased activity in the core. Edmonton's troubled "A" class sublease space within Edmonton's core has been dramatically reduced with the Stantec sublease fully occupied, redirecting tenants' focus on "B" and "C" headlease product.

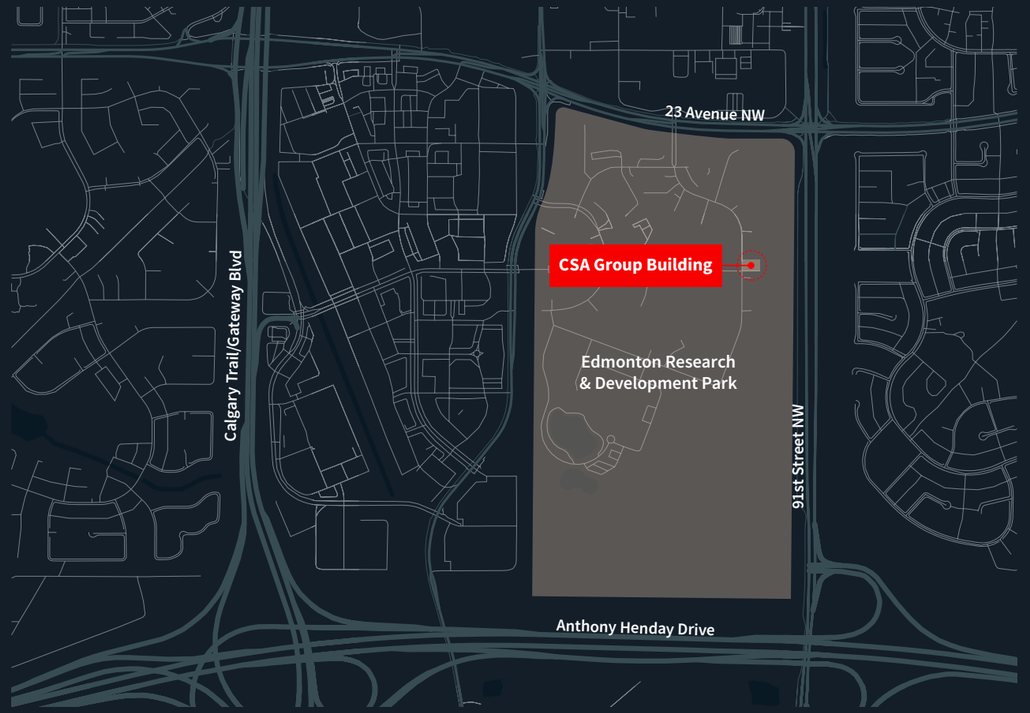


1707 94 St NW / Edmonton, Alberta



Location Overview

- The Property is located in the Edmonton Research Park which benefits from excellent connectivity due to its proximity to prominent major arterial roads including Calgary Trail/ Gateway Blvd, 91st Street, 23rd Avenue & Anthony Henday Drive
- Located less than 1km from one of North America's largest open-air retail developments, South Edmonton Common, and 1km from Highways 2 and 216, the property benefits from its proximity to all amenities
- Being located in the suburbs provides easy access to the Property with minimal traffic congestion for employees of Edmonton Research Park



Property Overview

Property Address
1707 94 St NW, Edmonton, Alberta

Legal Description
Plan 8520483; Block 3; Lot 5A

Site Area
1.77 Acres

Building Size: **23,066 SF**
- Main Building: **16,016 SF***
- Annex: **7,050 SF**

Site Coverage
29.9%

Year Built
1984

Parking
69 surface stalls

Zoning
Business Employment (BE)

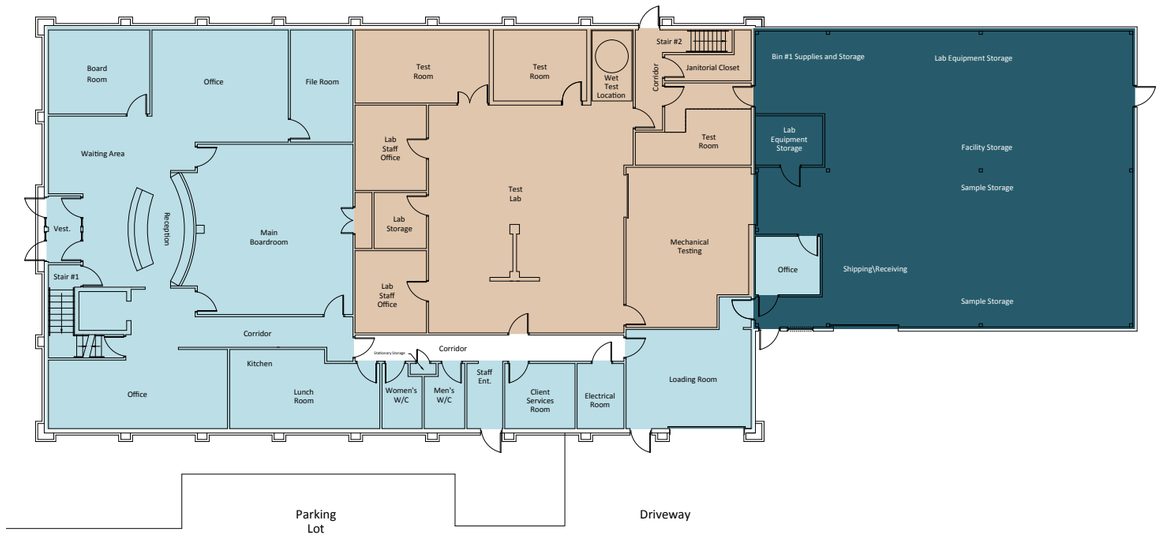
Property Taxes (2025)
$97,850.76

Grade Doors
2 (main bldg.); 3 (annex)

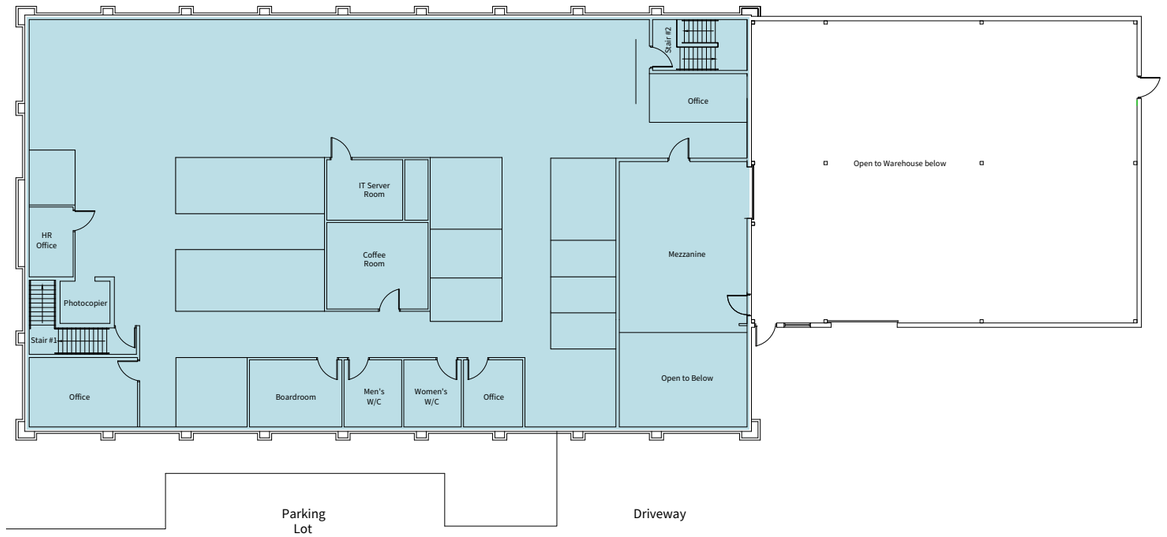
**Excluding basement area of 536 SF in main building*

Main Building Floor Plan

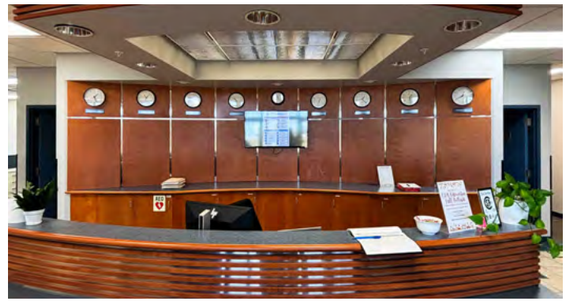
Main floor



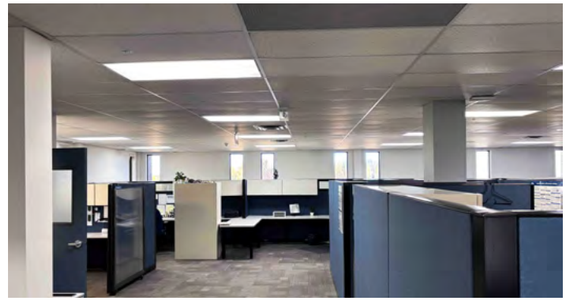
Second floor



Office *Lab* *Warehouse*









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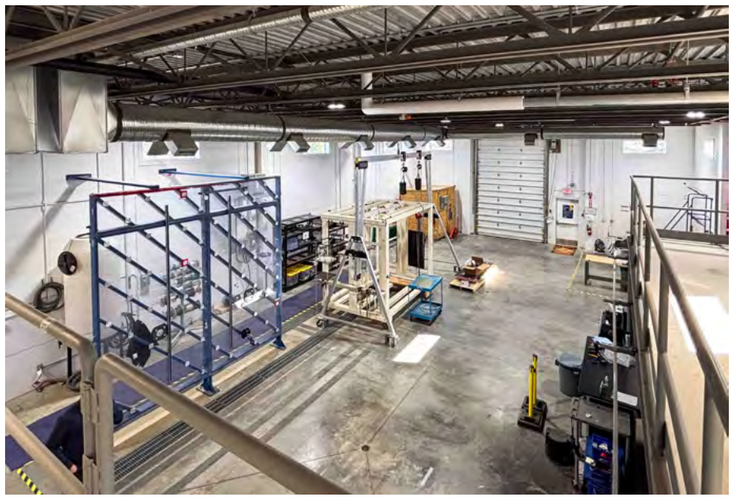
1707 94 St NW / Edmonton, Alberta











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JLL SEE A BRIGHTER WAY

Financing and Offering Process

Confidential Data Room

Qualified parties will be provided access to the Property's data room upon execution of a confidentiality agreement ("CA").

Submission Guidelines

Interested parties will be invited to submit a Letter of Intent (the "LOI") for the Property, which addresses the requirements outlined below. The LOI should outline the terms for the purchase of the Property and should include, at a minimum, the information and items described below:

- Purchase price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser's financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an "as is where is" basis.

Free And Clear

The Property is being offered on a free and clear basis, providing investors the opportunity to secure new mortgage financing at favorable interest rates.

Submission Date

The Property is being offered to the market on an unpriced basis.
In the event of a bid date, it will be communicated by the Advisors fourteen (14) days in advance. Interested parties will be invited to submit their form of LOI addressed to the Vendor, care of:

Adam Kilburn, Andrew Simpson & Michael Seidel
National Bank Centre, 10180 101 Street NW, Suite 3560
Edmonton, AB T5J 3S4
Tel +1 780 328 2550

LOIs will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transaction and the proposed date, and conditions of closing.

