



OFFICE SPACE FOR LEASE:

**COLLEGE PLAZA
PROFESSIONAL BUILDING**
750 sq. ft to 5,747 sq. ft Available

For Further Information Please Contact:

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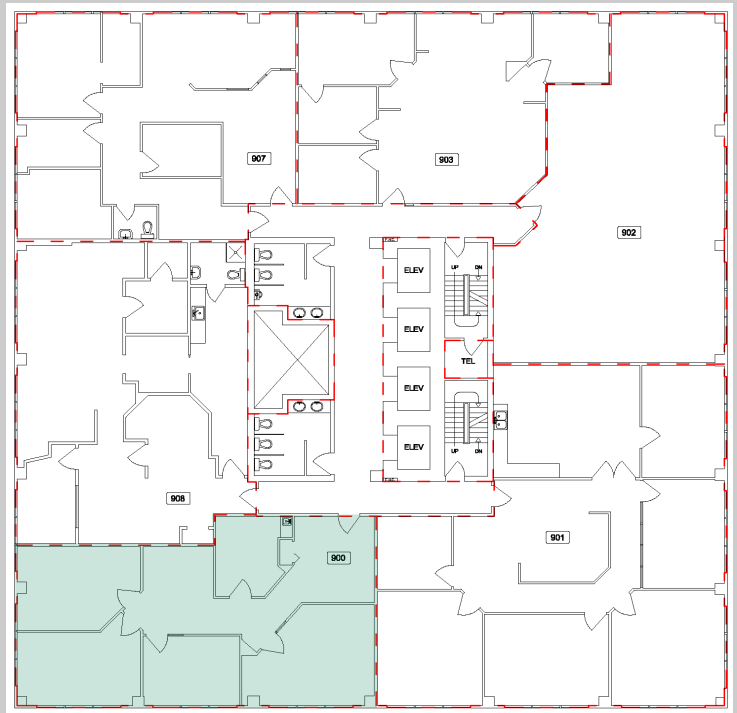


**WESTCORP PROPERTIES INC. IS A PROPERTY MANAGEMENT COMPANY WITH PROPERTIES IN
EDMONTON, CALGARY, WINNIPEG, KELOWNA AND BONNYVILLE**

*Westcorp services include: Acquisition · Development · Construction Management · Marketing
· Leasing and Sales · Asset Management · Residential Property Management ·
Commercial Property Management · Hotel Management*

RETAIL SERVICES:

- ◆ SOBEY'S URBAN FRESH
- ◆ THE MEDICINE SHOPPE
- ◆ KOPIO GOURMET COFFEE
- ◆ CIBC
- ◆ FUNKY PICKLE PIZZA
- ◆ PITA PIT
- ◆ DAIRY QUEEN / ORANGE JULIUS
- ◆ LIQUOR MERCHANTS
- ◆ DANDY SALON SPA
- ◆ FABUTAN
- ◆ FLIGHT CENTRE
- ◆ VARSITY OPTICAL
- ◆ ALBERTA BALLET



BUILDING INFORMATION:

Feature Premises:	Suite 900 - 1,452 Sq. Ft	Operating Costs & Taxes:	\$15.26 per Square Foot
Occupancy Date:	Flexible	Improvement Allowance:	Negotiable
Annual Net Rent:	Market Rate	Parking:	1:1000

OTHER AVAILABLE SPACE:

19th floor - Suite 1900

5,747 square feet

16th floor - Suite 1602

1,236 square feet

12th floor - Suite 1200

4,589 square feet

11th floor - Suite 1101

2,336 square feet

10th floor - Suite 1004

1,359 square feet

9th floor - Suite 900

(featured above)

1,452 square feet

6th floor - Suite 606

4,016 square feet

5th floor - Suite 506

3,366 square feet

4th floor - Suite 407

1,084 square feet

3rd floor - Suite 307

750 square feet

3rd floor - Suite 306

1,213 square feet

3rd floor - Suite 302

1,068 square feet

FEATURES:

- Excellent LRT and public transit access*
- Heated underground tenant & customer parking*
- High speed elevators*
- Tenant Improvement Allowances available*
- Spectacular views*
- 9,561 square foot floor plates*

AMENITIES INCLUDED WITH EVERY LEASE

- Bradford Board Room*
- Carleton Meeting Room*
- Olympic sized heated swimming pool*
- Exclusive fitness facility access*
- Cambridge Room conference training facility (equipped with overhead projector & screen)*
- MacKenzie Hall Social Room (seating for 60)*
- Movie theatre, seating for 12*