



Capital Markets  
Real Estate Group

# WOOD CENTRE

EXCLUSIVE SALE OFFERING

CALGARY, AB



Memorial Drive

Barlow Trail



PROPERTY OVERVIEW  
WOOD CENTRE, CALGARY, AB

RBC Capital Markets Real Estate Group (the “Advisor”) has been retained on an exclusive basis by institutional owners (the “Vendors”), to arrange the sale of a 100% interest in Wood Centre (the “Property”) in Calgary, Alberta.

Completed in 2008, Wood Centre is an 8-storey, 91% leased, Class A office building with underground parking encompassing 221,290 square feet that enjoys a prominent location at the convergence of Deerfoot Trail, Barlow Trail and Memorial Drive in Southeast Calgary. The Property offers sweeping views of the Bow River, the Rocky Mountains and Downtown Calgary.

This outstanding location receives unparalleled exposure to two of Calgary’s busiest thoroughfares, Barlow Trail and Memorial Drive, and is just a 5 minute drive to Downtown Calgary and a 15 minute drive to the Calgary International Airport. The Property is also a brief, 10 minute walk to both the Franklin LRT Station to the east and the Max Bell LRT Station to the west, providing an ideal central suburban office location for quick and efficient access throughout the City of Calgary.

Beautifully designed and constructed, along with \$3.4 million in recent ground floor lobby renovations, fitness centre, tenant lounge and conference centre upgrades, the building has achieved BOMA Best Gold, LEED Gold and Energy Star certifications, underscoring its incredible build quality and operational efficiencies.

The Property provides a very desirable 7.1 year weighted average lease term to maturity and is anchored by the 92,177 square foot Wood Canada Engineering to November 2033. Other notable tenants include the City of Calgary (27,267 sf to June 2032), SURECALL (14,500 sf to May 2032), Emerson Electric (12,646 sf to April 2029) and Silvera for Seniors (11,075 sf to August 2035).

The offering represents an outstanding opportunity to acquire a high-quality office building at an extremely attractive yield at a fraction of replacement cost, as the Calgary office market continues to rebound.

221,290  
SQUARE FEET OF GLA

2008  
YEAR BUILT

593  
PARKING STALLS

1 per 373 sf  
PARKING RATIO

91%  
CURRENT OCCUPANCY

7.1 years  
WEIGHTED AVERAGE LEASE TERM

\$17.50 psf  
AVERAGE IN PLACE RENT

\$4,187,000  
NET INCOME (AS LEASED AT 91%)





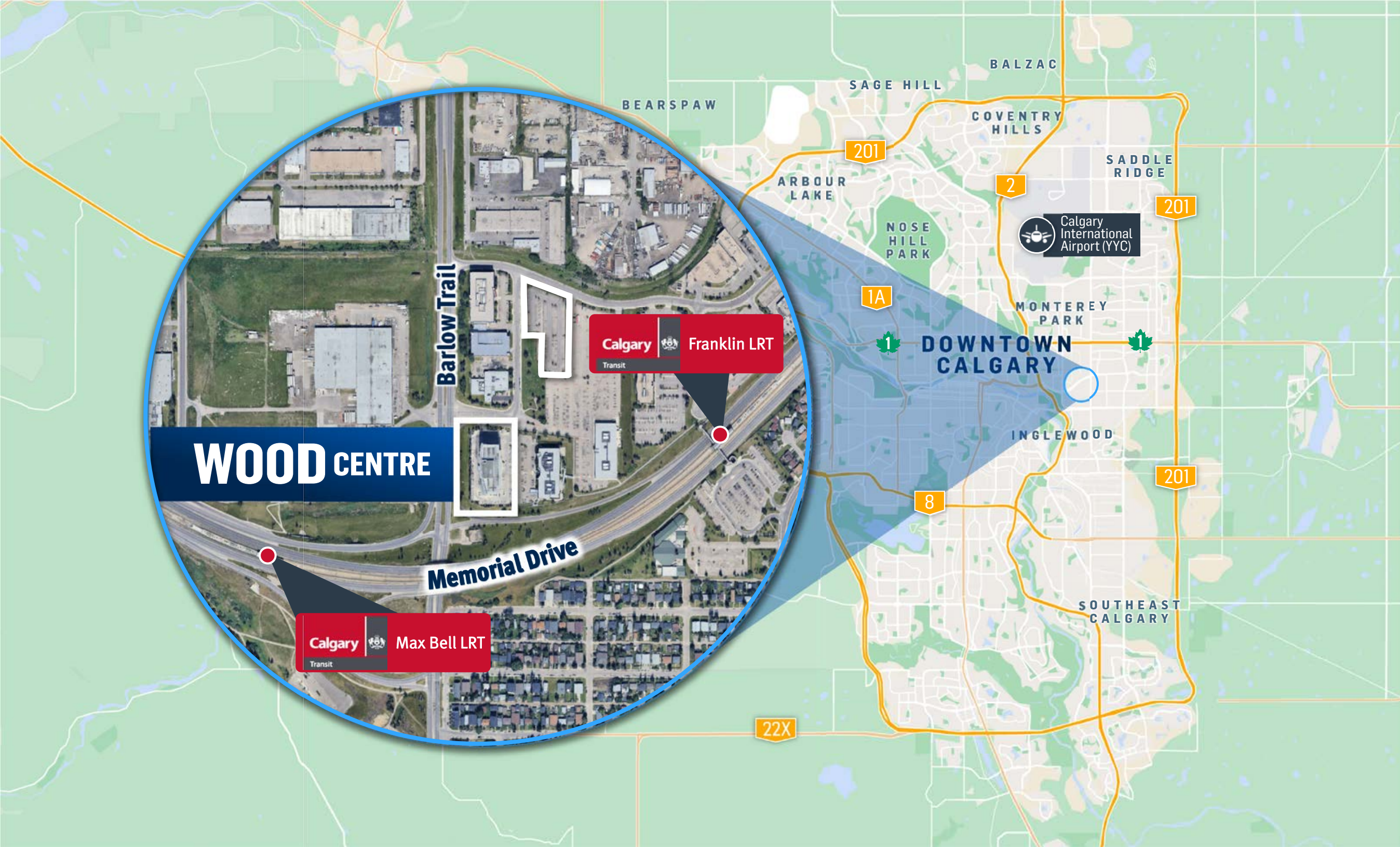
**OUTSTANDING LOCATION 5 MINUTES FROM DOWNTOWN CALGARY**  
**WOOD CENTRE, CALGARY, AB**

Wood Centre enjoys a prominent location at the northeast corner of the intersection of Memorial Drive and Barlow Trail in Southeast Calgary.

This outstanding location receives unparalleled exposure to two of Calgary’s busiest thoroughfares and is just a 5 minute drive to Downtown Calgary and a 15 minute drive to the Calgary Internation Airport.

Flanked to the east is the Franklin LRT station and to the west is the Max Bell LRT station; both ~700 meters away and only a 10 minutes walk from the Property, providing an ideal central suburban office location for quick and efficient access throughout the City of Calgary by vehicle, foot or public transit.

Sweeping, panoramic views of the Bow River, the Rocky Mountains and Downtown Calgary to the west, are both dramatic and rare, providing unparalleled user experiences resulting in high tenant retention, that are unmatched in other suburban office locations.

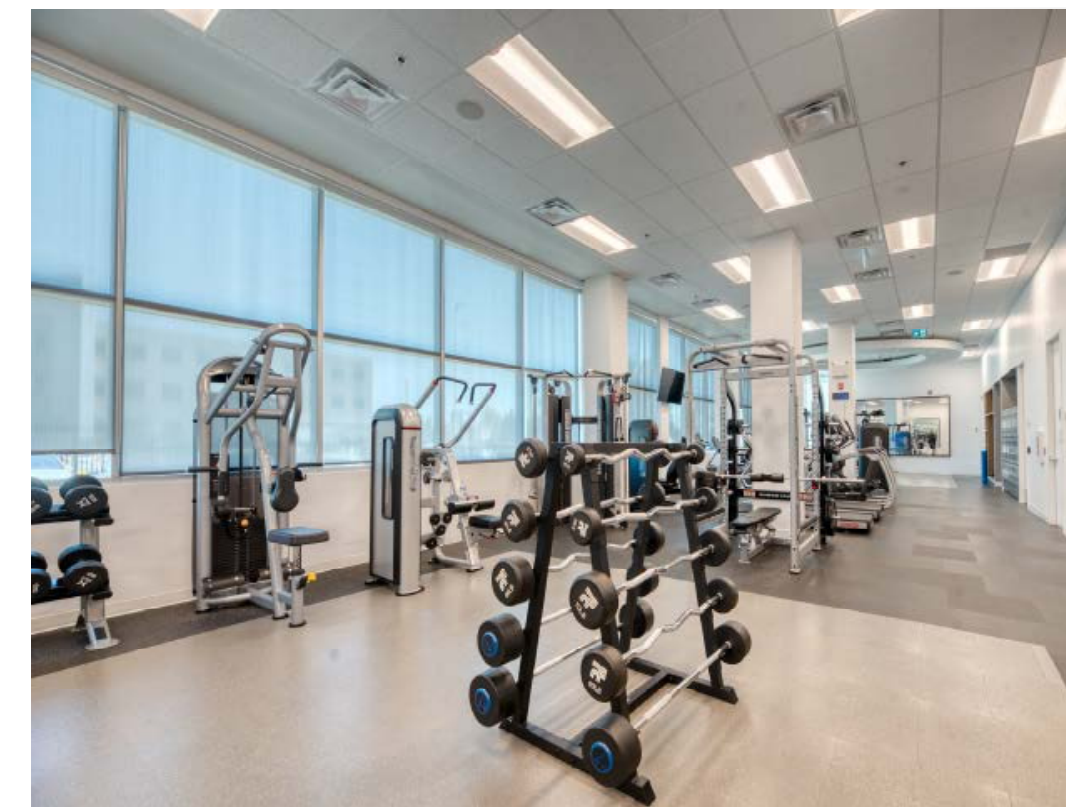




## INVESTMENT HIGHLIGHTS

### WOOD CENTRE, CALGARY, AB

- Outstanding location, just 5 minutes from Downtown Calgary
- High exposure location at the convergence of Deerfoot Trail, Barlow Trail & Memorial Drive in Southeast Calgary
- Stunning views of Downtown Calgary, the Bow River & the Rocky Mountains to the west
- Exceptionally designed & constructed in 2008 achieving BOMA Best, LEED Gold & Energy Star certification
- Institutionally managed to the highest standards, with \$3.4 million spent on upgrades in the past two years
- Exceptional tenant amenities, including a fitness centre, tenant lounge and conference centre
- Outstanding parking ratio of 1 stall per 373 square feet
- 91% leased with a desirable WALT of 7.1 years
- Strong anchor tenant – Wood Canada Engineering (92,177 sf) leased through to November 2033
- Contractual rent escalations in existing leases
- Significant discount to replacement cost
- Low risk and low management investment generating a high yield and strong net cash flow
- Free and clear of debt





## PROPERTY SNAPSHOT

### WOOD CENTRE, CALGARY, AB

**Address:** 2535 – 3<sup>rd</sup> Avenue SE, Calgary AB  
2652 – 3<sup>rd</sup> Avenue SE, Calgary AB

**GLA:** 221,290 square feet

**Year Built:** 2008

**Major Tenants:** Wood Canada / 92,177 sf / Nov-33 expiry  
City of Calgary / 27,267 sf / Jun-32 expiry

**Floorplates:** ~30,000 square feet

<b>Parking Stalls:</b>	Surface	359
	Underground	234
	<b>Total</b>	<b>593</b>

**Parking Ratio:** 373 sf per stall

**Avg. In Place Rent:** \$17.50 per square foot

**WALT:** 7.1 years

**Occupancy:** 91%

**Net Income:** \$4,187,000 (as leased at 91% occupancy)

# WOOD CENTRE



**Capital Markets**  
Real Estate Group

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