

FOR LEASE

PROFESSIONAL OFFICE SPACE AT UMC CENTRE

14020 128 Avenue, Edmonton AB



HIGHLIGHTS

- Two main floor professional office spaces, 1,171 sq ft & 1,360 sq ft (+/-)
- High visibility location fronting St. Albert Trail just 0.5 km from Yellowhead Trail
- Professionally managed office building with free surface parking and available underground parking
- 1.5 km from Christy's Corner (Moxie's, Famoso, Mucho Burrito, etc.)
- Starting at \$2.337/mo +/- gross (estimate based on basic rent and additional rent)

CONTACT

THOMAS BRAUN MBA

Partner, Associate

T 780.423.7575 C 780.690.8353

thomas@royalparkrealty.com

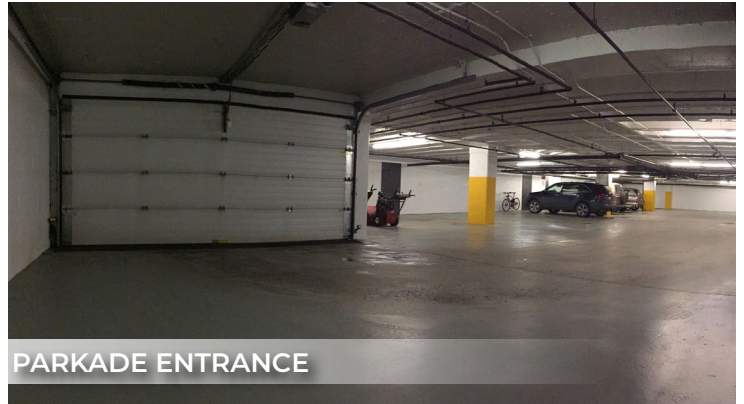


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PHOTOS



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PROPERTY DETAILS

ADDRESS	14020 128 Avenue, Edmonton AB
LEGAL DESCRIPTION	Plan: 7620006 Block: 2 Lot: 11
ZONING	IB - Business Industrial
BUILT	1970's +/-
CONSTRUCTION TYPE	Concrete and steel beam
BUILDING SIZE	19,864 sq ft +/-
SPACE AVAILABLE	1,171 or 1,360 sq ft +/- main floor office
SITE IMPROVEMENTS	Professional landscaping, asphalt parking (surface), concrete underground parking
PARKING	Surface: 2.7 stalls/1,000 sq ft Underground: 2 stalls/1,000 sq ft at \$75/stall/month
POSSESSION	Immediate
SECURITY	FOB activated door and onsite security cameras
INTERNET	Fibre in the building



OFFICE DETAILS

CEILING HEIGHT	9' clear (TBC)
HEATING & COOLING	Boiler and air conditioning
LIGHTING	Fluorescent
LAYOUT	Main floor has reception, 2 offices, bullpen, kitchenette and a wall of windows



SECURITY CAMERA

- On site security camera
- Fob activated door
- Professional landscaping
- Asphalt Surface
- Concrete underground parking

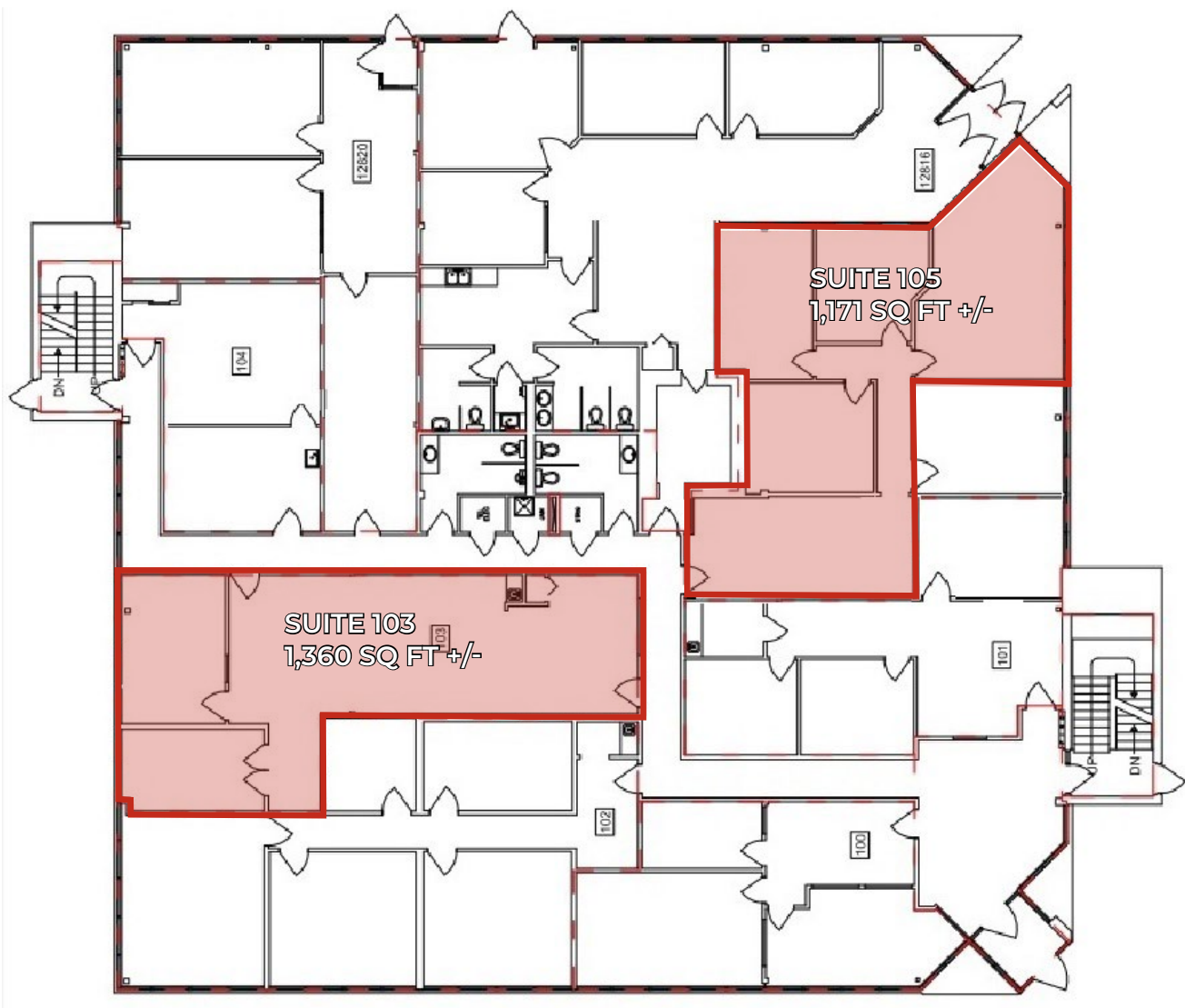


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SUITE 103 & 105



FINANCIALS

	AREA (sq ft)	GROSS RENT (\$/mo)**
SUITE 103	1,171 sq ft +/-	\$2,337.12/mo +/-
SUITE 105	1,360 sq ft +/-	\$2,714.33/mo +/-

** Values are monthly gross rents based off annual basic and additional rent and subject to change without notice.**

Floor plans provided for reference only, actual may vary.



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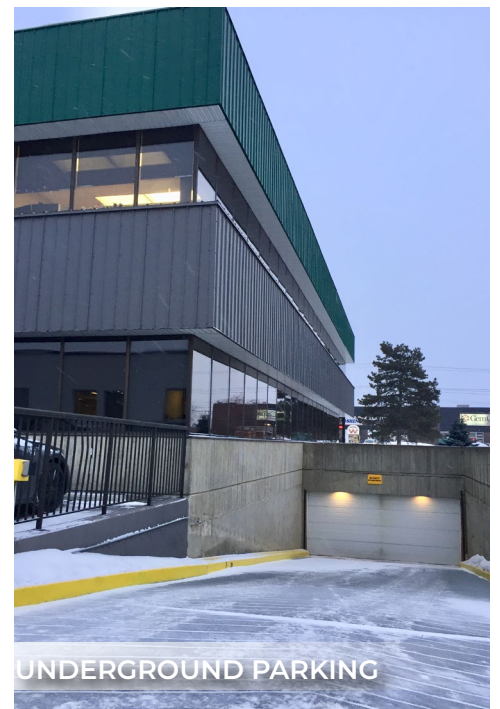
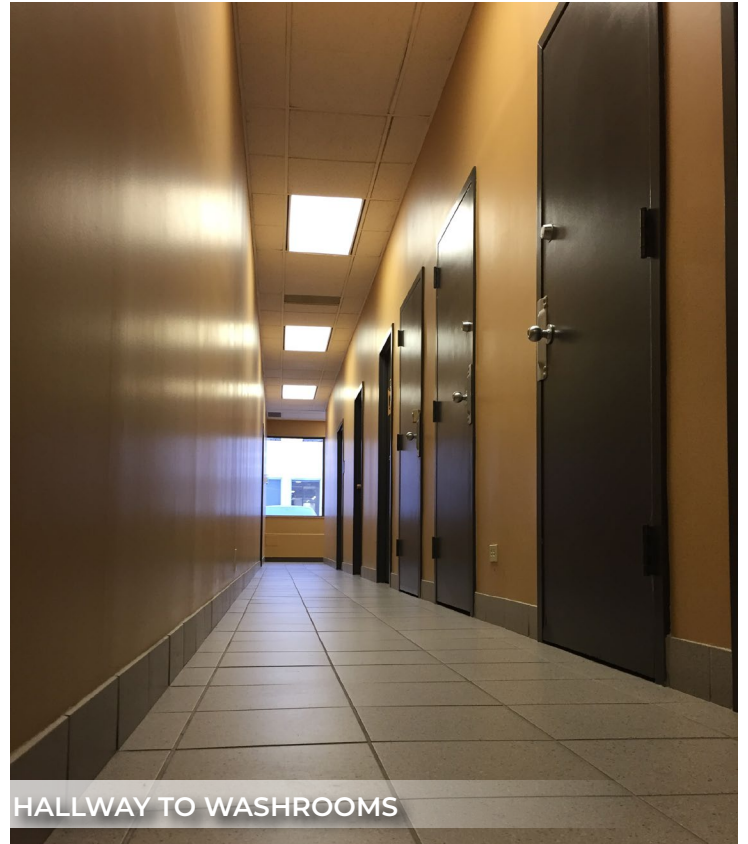
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PHOTOS



- Large offices
- Walls of windows
- New flooring
- New paint

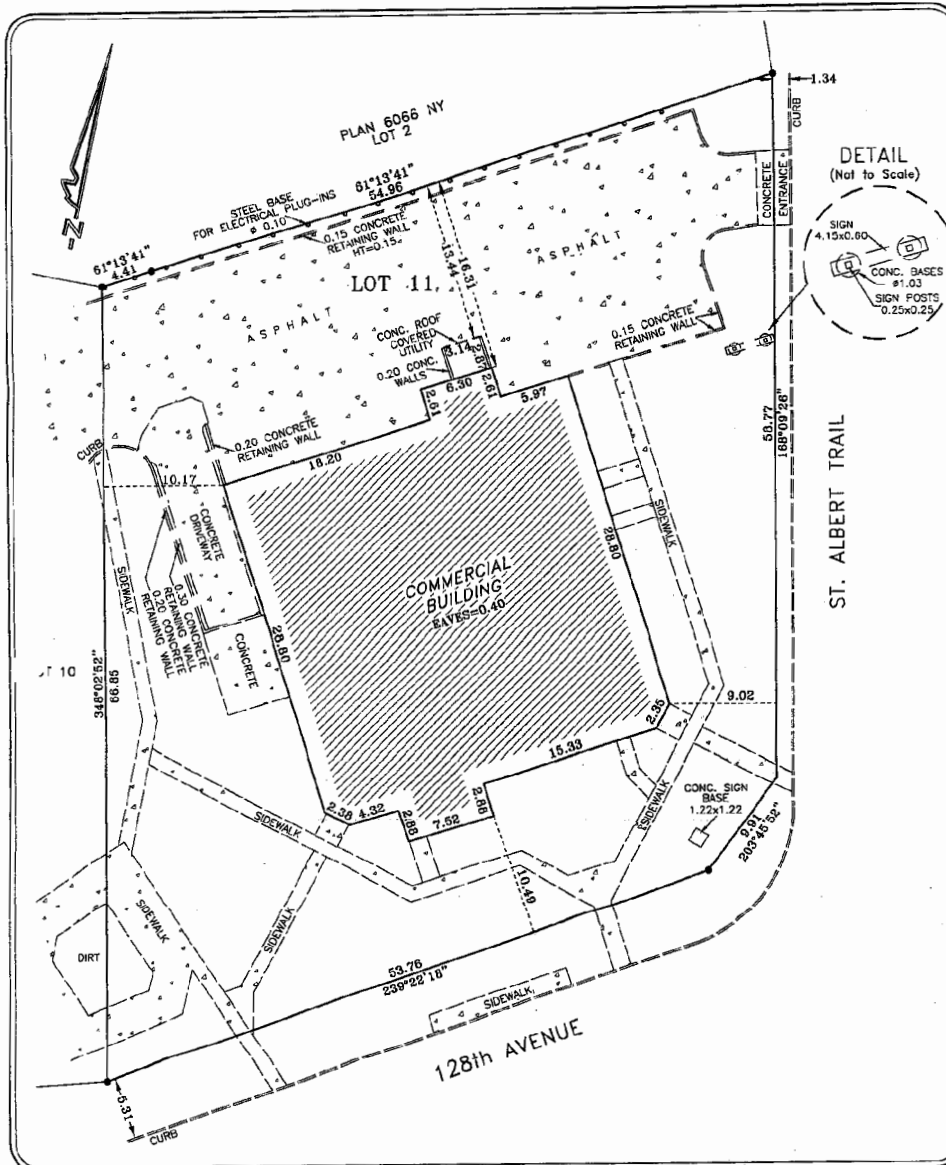


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SITE PLAN (exact layout to be confirmed by tenant)



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

	PREPARED BY: CANADIAN ENGINEERING & SURVEYS INC. 9785-45 AVENUE, EDMONTON, ALBERTA T6E 5V8 PHONE: (780) 438-1335 FAX: (780) 437-4640 TOLL FREE: 1-888-438-1355 EMAIL: online@ces-canada.com WEB PAGE: www.ces-canada.com		
	LOT: 11	BLOCK: 2	PLAN: 762 0006
	FOR: MASTERS AT AUGUSTIA PROPERTIES LTD. c/o UMC FINANCIAL MANAGEMENT INC.		
	ADDRESS: 14010-128 AVENUE EDMONTON		
TITLE: 002 381 152	SEARCH DATE: 2001-04-11	SURVEY DATE: 2001-04-19	
<p>NOTE:</p> <ul style="list-style-type: none"> .. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF 2. FOUND NO MARK UNLESS OTHERWISE SHOWN ALL TIES ARE WITHIN THE LINE UNLESS OTHERWISE NOTED ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES 5. MEASUREMENTS APPLY TO FINISHED SURFACE OF EXTERIOR BUILDING WALLS, YARD DISTANCES ARE FROM FOUNDATION AND PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE SHOWN 6. EAVES ARE DIMENSIONED TO THE LINE OF FASCIA 7. THERE MAY BE ADDITIONAL SURVEY INFORMATION ON THE BACK OF THIS PAGE <p>LEGEND:</p> <ul style="list-style-type: none"> * - FEENCES ARE SHOWN THAT - = LEGAL SURVEY ROP POSTS FOUND SHOWN THIS <p>THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND THE CANADIAN ENGINEERING & SURVEYS' PERMIT STAMP (IN RED INK)</p>			
FILE: T34309	SCALE: 1:400	FIELD: MK CALC: EDG DRN: EDG CKD: CC	

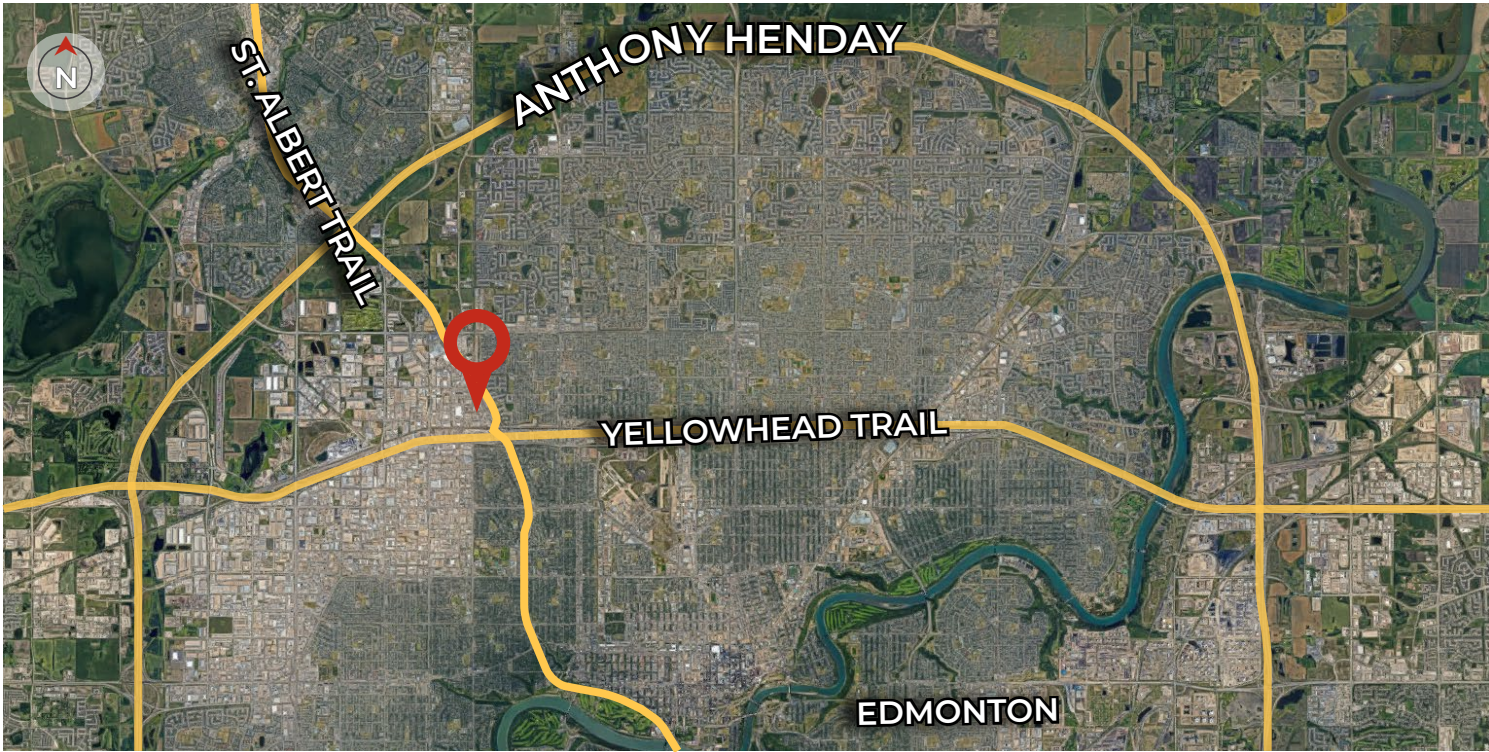


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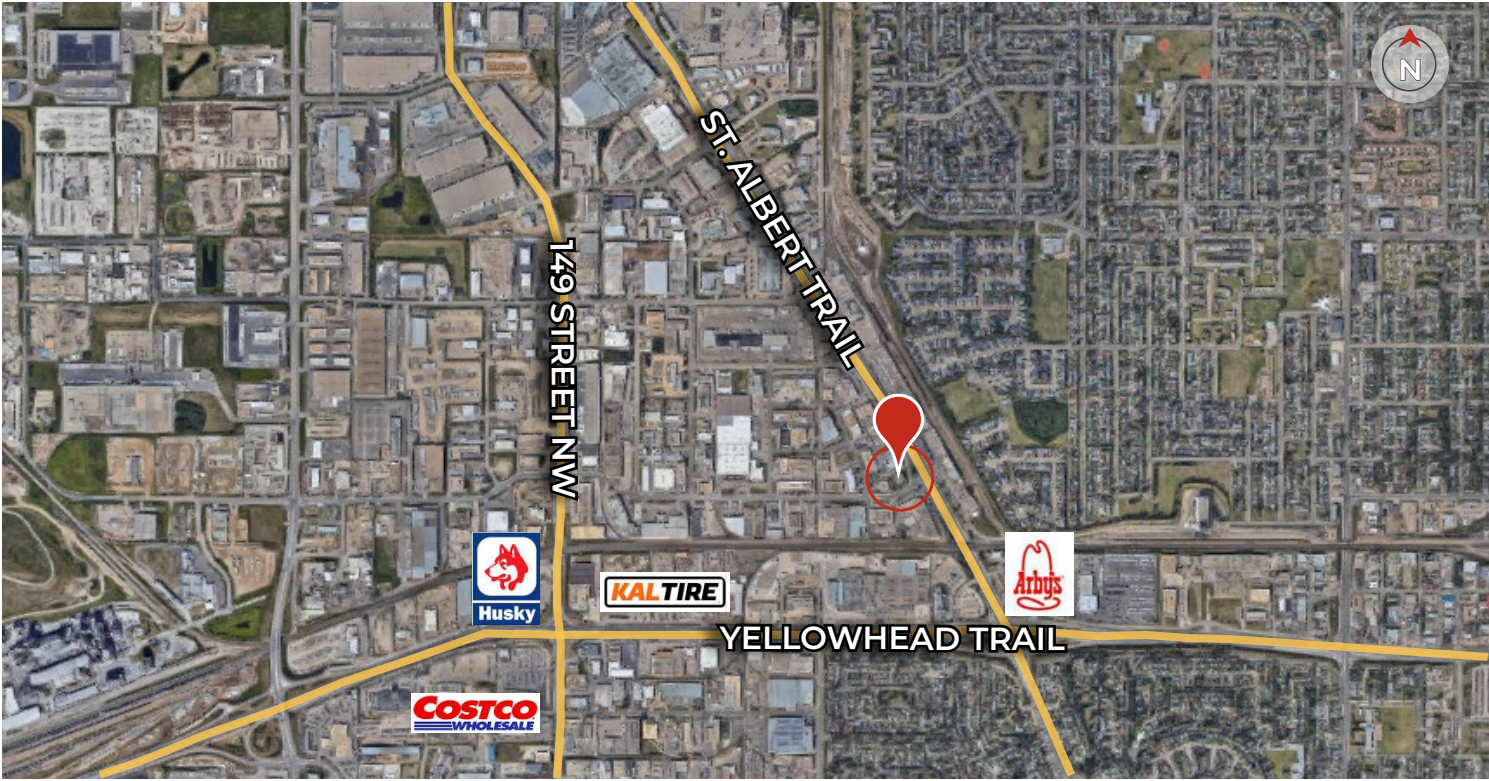
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REGIONAL MAP



LOCAL MAP



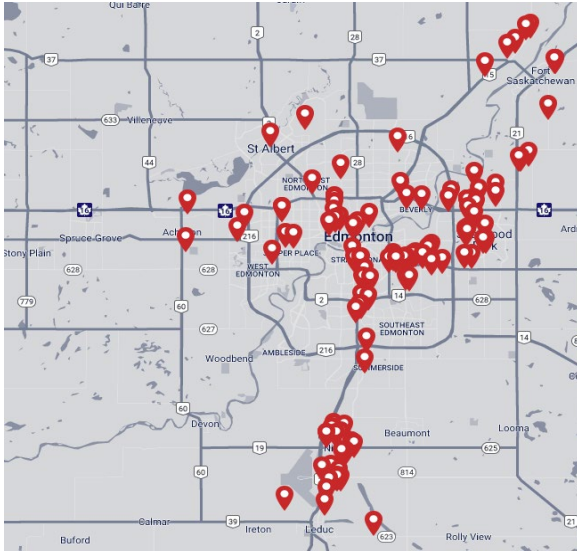


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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