



LEASING OPPORTUNITY
88% OCCUPIED

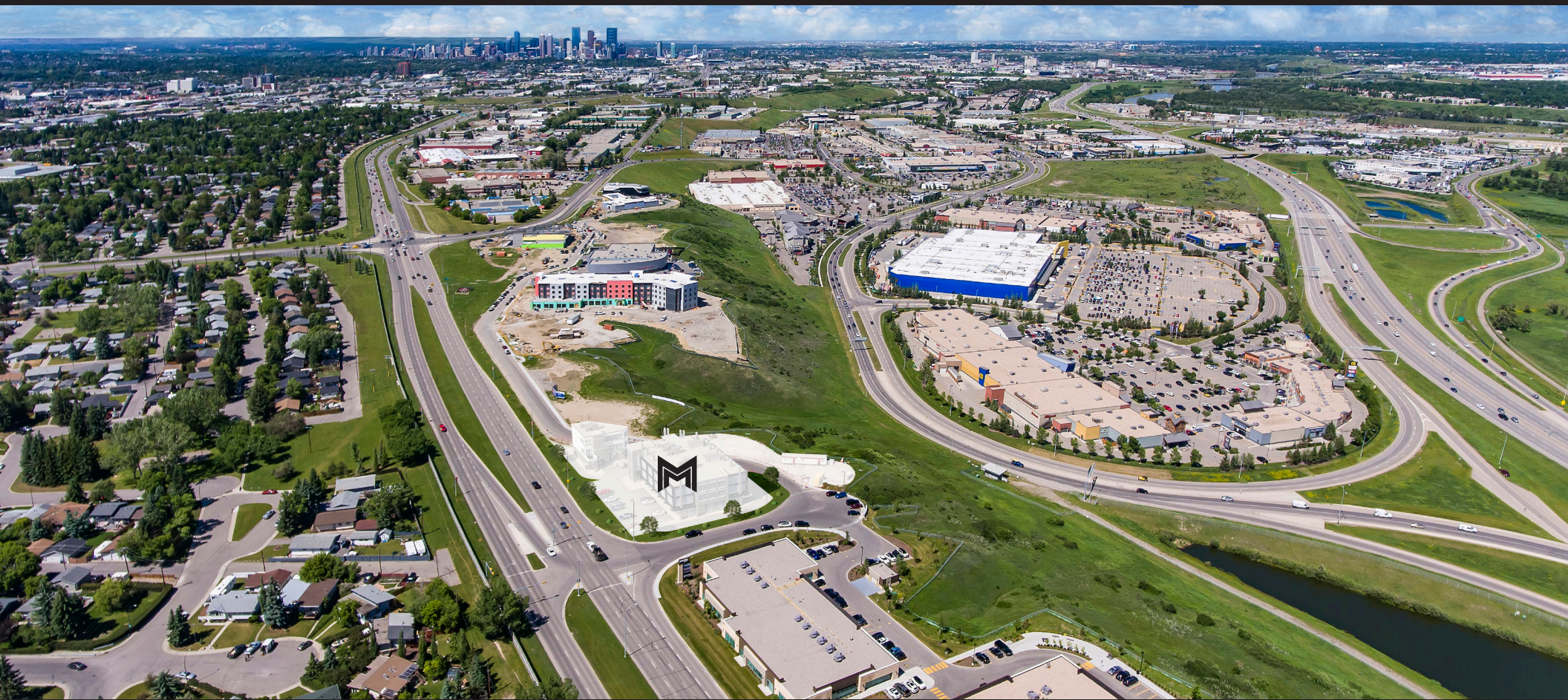


1,900 S.F. — 2,700 S.F.
OF MEDICAL SPACE
AVAILABLE

A PROJECT OF



D&P
COMMERCIAL GROUP



OVERVIEW



D&P Commercial Group is a private real estate investor, developer, owner, and manager that specializes in destination medical facilities. Founded by physicians, we understand the unique requirements of our tenants (healthcare providers) and their patrons (patients). An experienced team and network of trusted partners ensures that global trends are combined with local needs to create sustainable properties that make lasting contributions to the overall health and wellness of people and communities.

From inception to operation, D&P Commercial Group's goal for each project remains steadfast: provide tenants (healthcare providers) the best opportunity to run successful practices and give every patron (patient) the optimal environment for healing. With this in mind, novel concepts and high-quality materials are used to build state-of-the-art destination medical facilities with iconic architecture, modern design, cutting-edge technology, environmentally-friendly features, and efficient flow. In addition, we take great pride in strategic planning, meticulous attention to detail, and timely execution before and during construction as well as proactive and responsible management after completion.



Meadows Mile Professional Building—the first in a series of projects by D&P Commercial Group—is located in the thriving southeast quadrant of Calgary, Alberta, Canada. Brilliantly situated along a major thoroughfare and in close proximity to a unique blend of residential, retail, and industrial areas, this site has high visibility and easy accessibility. With visually stunning and fully integrated spaces, Meadows Mile Professional Building is the true confluence of form and function, enabling a positive and seamless experience for tenants (healthcare providers) and patrons (patients) alike. A healing environment for people of all ages, this destination medical facility will transform the delivery of healthcare and remain a centre of excellence for years to come.



PROPERTY CONCEPTS

1

STATE-OF-THE-ART DESTINATION MEDICAL FACILITY with iconic architecture, modern design, cutting-edge technology, environmentally-friendly features, and efficient flow optimizes the experience for tenants (healthcare providers) and patrons (patients).

2

DIVERSE, YET SYNERGISTIC, GROUP OF SERVICE PROVIDERS consolidates and streamlines access to high-quality patient-centred care in one location.

3

COMMUNITY OF LIKE-MINDED HEALTHCARE PROFESSIONALS AND ENTREPRENEURS fosters interdisciplinary referrals, collaboration, and innovation, creating an integrated health ecosystem.

4

PRIMARY CARE PRACTICES for adults and children provide strong referral base for all other tenants.

5

CENTRALIZED WEBSITE AND SOCIAL MEDIA managed by dedicated and experienced marketing personnel results in a vast, continuously evolving network of followers from which tenants can generate new business.



PROPERTY DETAILS

ADDRESS	8500 Blackfoot Trail S.E. (Building 1) and 8450 Blackfoot Trail S.E. (Building 2) Calgary, Alberta, Canada T2J 7E1
TOTAL SIZE	44,809 S.F.
AVAILABLE SPACE	1,900 S.F. — 2,700 S.F.
TERM	5 or 10 Years
RATE	As Per Market
OPERATING COSTS	\$15.00 Per S.F. — \$16.00 Per S.F. (2019 Estimate)
TI ALLOWANCE	Negotiable
PARKING	Total: 233 Stalls (71 Surface 162 Underground) Ratio: ~ 6 Stalls Per 1,000 S.F.
AMENITIES	Bicycle Storage Charging Stations for Electric and Hybrid Vehicles Fibre-Optic High-Speed Internet Food/Beverage Vendor (Starbucks®) Outdoor Lounge Area
COMPLETION DATE	Q4 2019

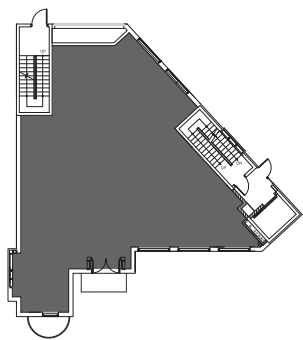


PROPERTY HIGHLIGHTS

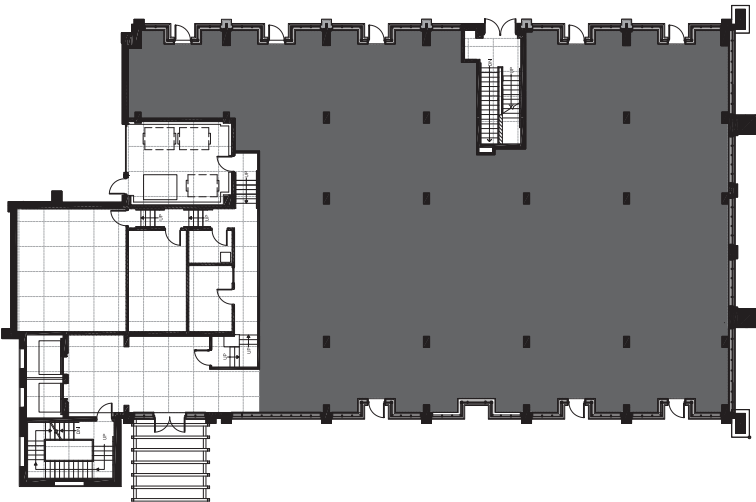
BUILDING CLASS	A
OVERVIEW	2 Freestanding 3-Storey Buildings on 1.8 Acre Lot
SURROUNDING AREA	Residential: Acadia, Fairview, and Willow Park Retail: Deerfoot Meadows, Chinook Centre, Southcentre Mall, Calgary Farmers' Market, and Calgary Auto Mall Industrial: Blackfoot Point Business Park
ACCESS/EGRESS	Automobile: Via Deerfoot Trail, Glenmore Trail, Heritage Drive, MacLeod Trail, and Southland Drive Bus: Via Routes 39 and 410 Train: Via Heritage and Chinook LRT Stations
EXPOSURE	Signage: Pylon Traffic Flow: ~ 33,000 Vehicles Per Day
FEATURES	Special Masonry Brick Colors and Detail Lofty Exposed High Ceilings Polished Concrete Flooring Floor-to-Ceiling Windows with Energy-Efficient, Low Emissivity Glass and Full-Height Glazing Modern Glass Elevators and Open Staircase Customizable Workspaces Stunning 360° Views from Escarpment

FLOOR PLANS

BUILDING 2



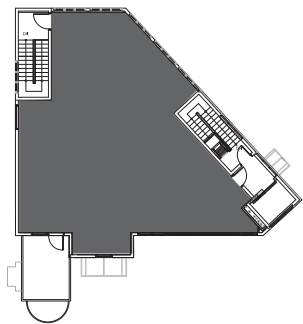
BUILDING 1



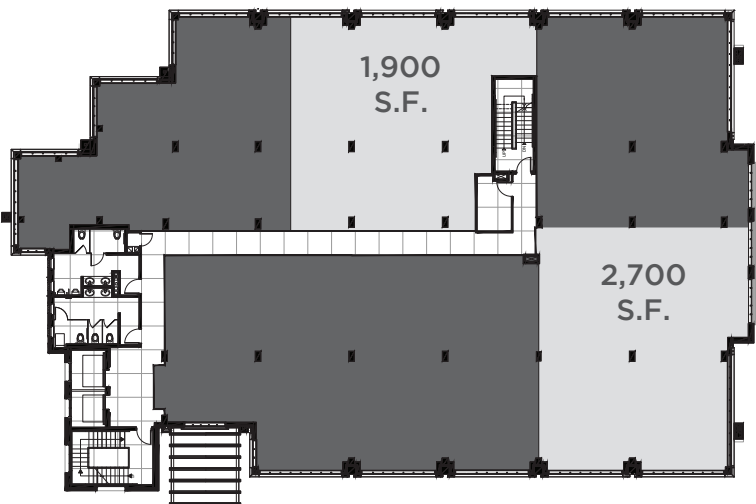
MAIN FLOOR



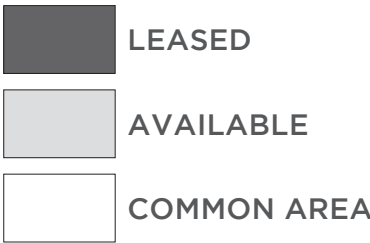
BUILDING 2



BUILDING 1

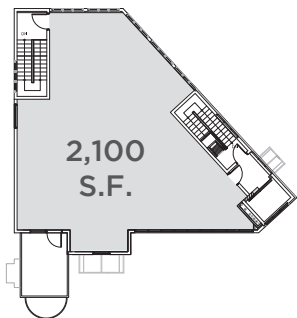


SECOND FLOOR

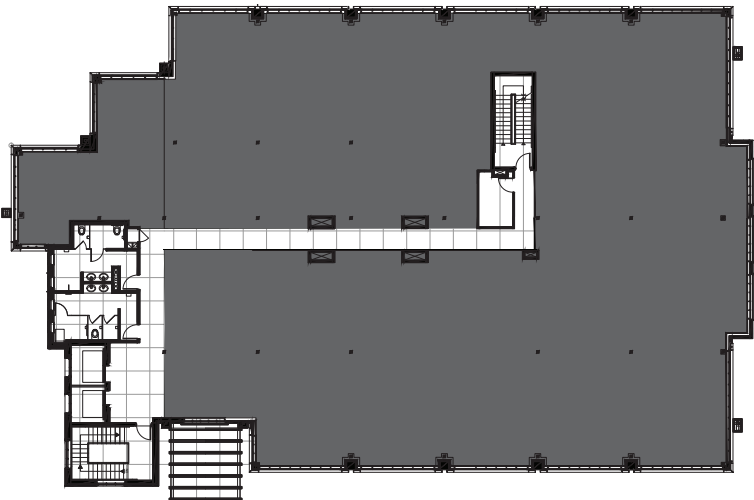


FLOOR PLANS

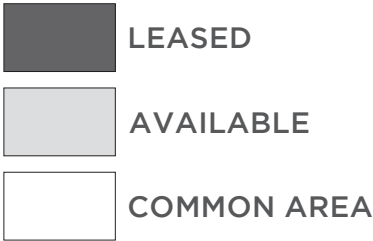
BUILDING 2



BUILDING 1



THIRD FLOOR

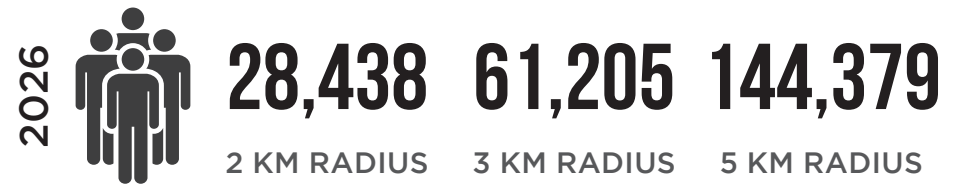
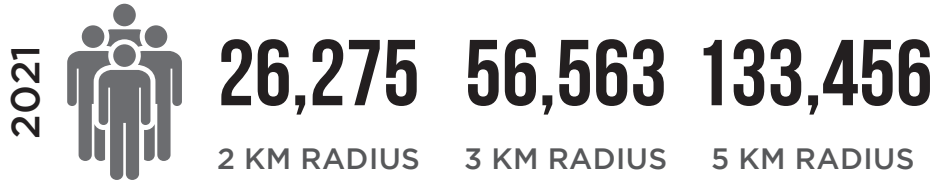
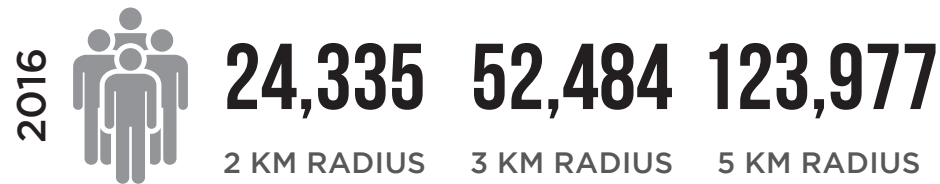


CONFIRMED TENANTS



AREA DEMOGRAPHICS

POPULATION



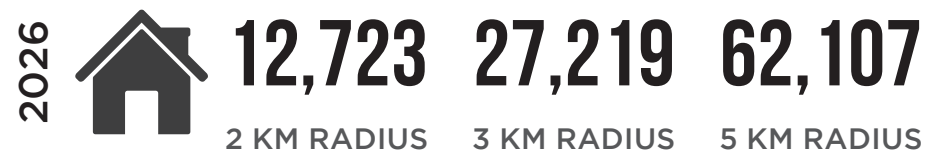
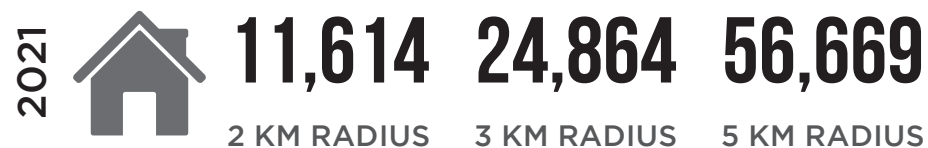
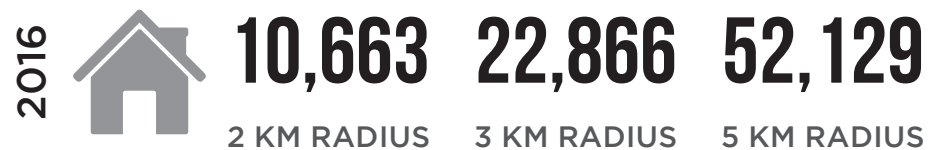
GROWTH 2016-2021

2 KM RADIUS: 7.97%
3 KM RADIUS: 7.77%
5 KM RADIUS: 7.65%

GROWTH 2016-2026

2 KM RADIUS: 16.85%
3 KM RADIUS: 16.62%
5 KM RADIUS: 16.46%

HOUSEHOLDS



GROWTH 2016-2021

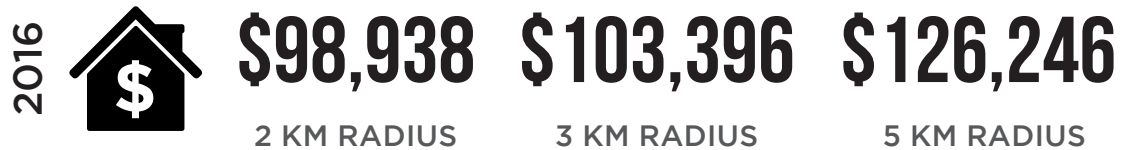
2 KM RADIUS: 8.92%
3 KM RADIUS: 8.66%
5 KM RADIUS: 8.71%

GROWTH 2016-2026

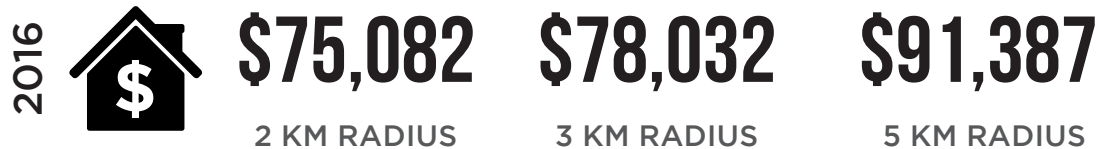
2 KM RADIUS: 19.32%
3 KM RADIUS: 19.04%
5 KM RADIUS: 19.14%

AREA DEMOGRAPHICS

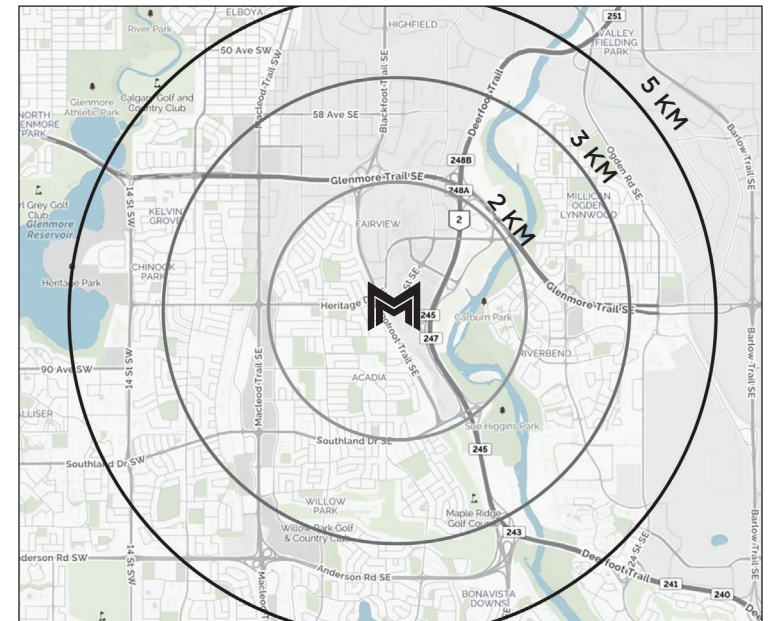
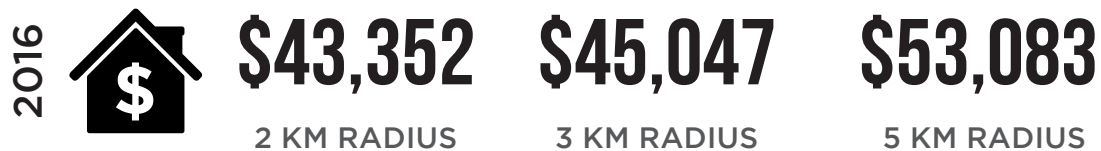
AVERAGE HOUSEHOLD INCOME



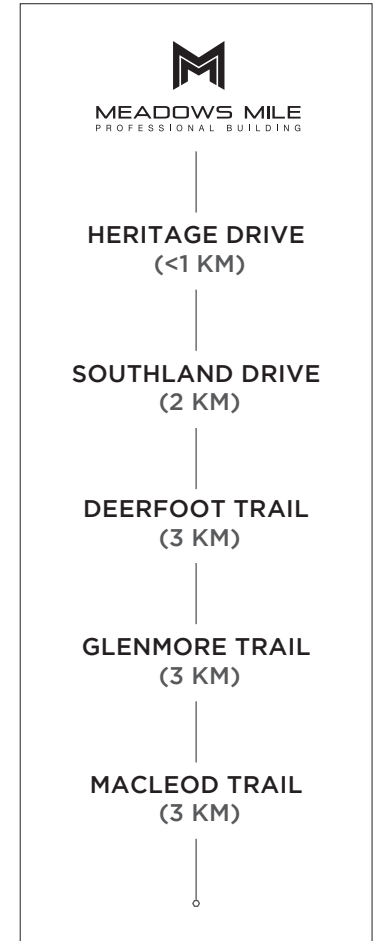
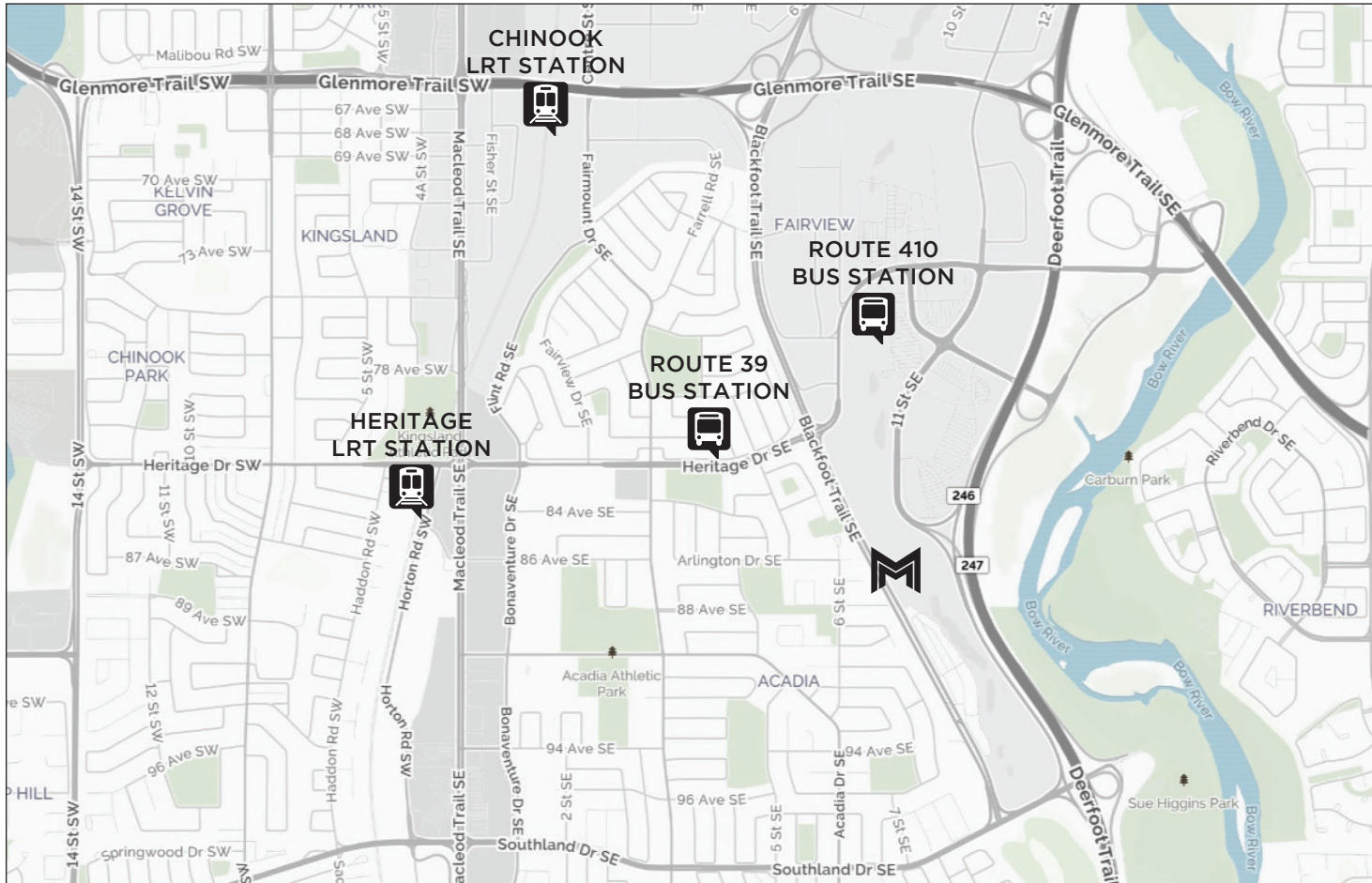
MEDIAN HOUSEHOLD INCOME



PER CAPITA INCOME



AREA MAP



ROCKYVIEW GENERAL HOSPITAL
(5 KM)

SHELDON M. CHUMIR HEALTH CENTRE
(9 KM)

SOUTH HEALTH CAMPUS
(16 KM)

DEERFOOT MEADOWS
(2 KM)

CHINOOK CENTRE
(4 KM)

SOUTHCENTRE MALL
(4 KM)

CALGARY FARMERS' MARKET
(1 KM)

CALGARY AUTO MALL
(4 KM)

DOWNTOWN
(10 KM)

AIRPORT
(25 KM)



MEADOWS MILE PROFESSIONAL BUILDING



OUR TEAM



CONTACT INFORMATION



[FOR LEASING INQUIRIES]

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