

SPRINGBOROUGH

PROFESSIONAL CENTRE



COMMENTS

- Located in the heart of West Calgary
- One of the most affluent areas in Canada
- Situated adjacent to the Ambrose University College, a Provincially accredited, degree granting University which opened in September 2008
- Designed to provide convenient access for area residents, the University population and Regional visitors

RETAIL SPACE FOR LEASE

RETAIL OFFICE	100% Leased 500 - 5,000 square feet
ADDITIONAL RENT (2010 estimate)	\$11.80 PSF
LANDLORD	Springborough Plaza Joint Venture Ltd.
ADDRESS	30 Springborough Blvd. SW
PROPERTY TYPE	Professional Building, Medical & Retail
PARKING	1:250 square feet (+/-320 stalls)
POSSESSION	Immediate
NUMBER OF STOREY'S	3
TOTAL SQUARE FOOTAGE	81,175 square feet
LEASABLE RETAIL SPACE	28,545 square feet
LEASABLE OFFICE SPACE	52,630 square feet

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TAURUS
PROPERTY GROUP

403.206.2131

bbayer@taurusgroup.com

www.taurusgroup.com

ROYAL VISTA PROFESSIONAL CENTRE



AVAILABILITY Main Floor: 19,204 sq ft Freestanding Pad: 8,000 sq ft

OCCUPANCY FALL 2012

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 7 Royal Vista Place NW
 CALGARY, AB

COMMENTS Currently seeking a family friendly restaurant, coffee, and other service users for the main floor of this two level high quality mixed-use development. Excellent access and visibility to surrounding traffic and great exposure to Country Hills Blvd.



SCOTIA CENTRE SASKATOON

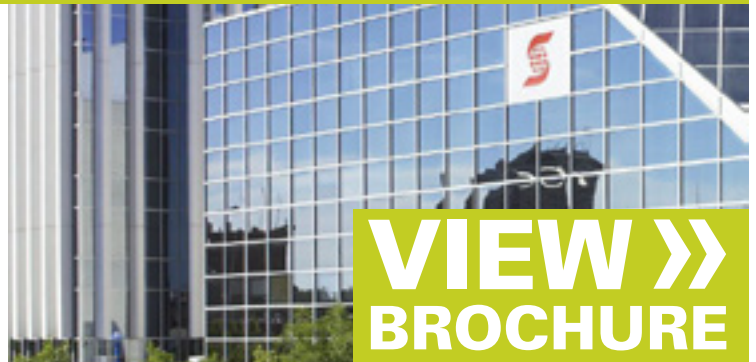


AVAILABILITY Unit 112: 1,426 sq ft

LEASING CONTACT PAUL MCCLOY
DIRECT 403.206.2132
EMAIL pmccloy@taurusgroup.com

ADDRESS 123 2nd Avenue S
 SASKATOON, SK

COMMENTS Opportunity to locate in a mixed-use Centre in downtown Saskatoon with outside exposure directly across the street from Midtown Plaza.



WESTHILLS TOWNE CENTRE



AVAILABILITY 100% Leased

LEASING CONTACT PAUL MCCLOY
DIRECT 403.206.2132
EMAIL pmccloy@taurusgroup.com

ADDRESS Stewart Green Way SW
 CALGARY, AB

COMMENTS Currently seeking women's fashion and women's shoe retailer for future opportunities in this Centre.



102 6 AVENUE SE MEDICINE HAT



AVAILABILITY Unit size: 1,297 sq ft

LEASING CONTACT PAUL MCCLOY
 DIRECT 403.206.2132
 EMAIL pmccloy@taurusgroup.com

ADDRESS 102 6th Avenue SE
 MEDICINE HAT, AB

COMMENTS Ideal opportunity for a food or service user who desires prime exposure in downtown Medicine Hat with plentiful dedicated parking and pylon signage exposure.



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MOUNT ROYAL BLOCK

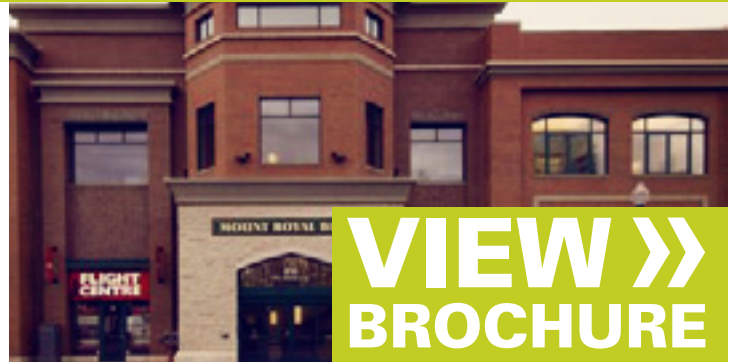


AVAILABILITY Unit CRU 01b: 521 sq ft

LEASING CONTACT PAUL MCCLOY
 DIRECT 403.206.2132
 EMAIL pmccloy@taurusgroup.com

ADDRESS 815 17th Avenue SW
 CALGARY, AB

COMMENTS Great opportunity for a small boutique user to have a presence in a prime location on 17th Avenue. Ideal uses include jewelry, specialty food or fashion accessories.



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4TH & 4TH BUILDING



AVAILABILITY Unit 101: 3,635 sq ft Unit 208: 688 sq ft Unit 209: 840 sq ft Unit 210: 1,055 sq ft

LEASING CONTACT BONNIE COOKE
 DIRECT 403.206.2137
 EMAIL bcooke@taurusgroup.com

ADDRESS 435 4th Avenue SW
 CALGARY, AB

COMMENTS Great main floor restaurant opportunity location in Calgary's central downtown core approximately 3,600 sq ft. Building is connect to Plus 15, ideal uses for Plus 15 space, hair salon, alterations shop, optical, travel agency and other service type uses.



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BANKERS HALL



AVAILABILITY Unit 221: 1,650 sq ft Unit 340: 1,217 sq ft Unit 366: 453 sq ft Unit 368: 253 sq ft

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 315 8th Avenue SW
 CALGARY, AB

COMMENTS Offers a first class mixed-use shopping environment. Suited to retailers with unique high quality merchandise. Ideal targeted use, high-end footwear, national/regional burger concept for food court.



SUNCOR ENERGY CENTRE

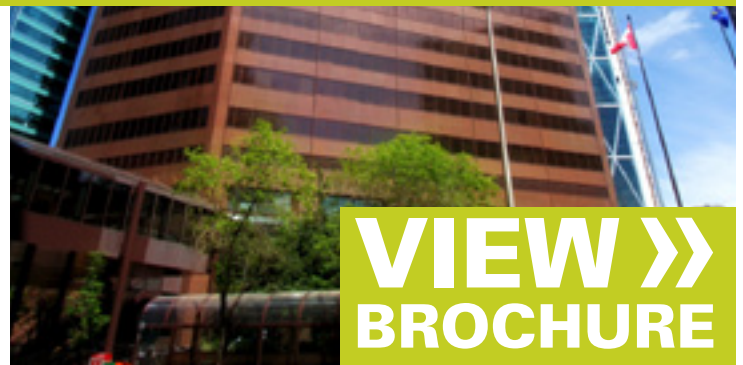


AVAILABILITY Unit 130: 498 sq ft Unit 108: 2,279 sq ft Unit 270: 3,077 sq ft

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 111 5th Avenue SW
 CALGARY, AB

COMMENTS Targeting a larger regional food service tenant for the Plus 15 as well as smaller specialty food concept. The complex is located near the Westin, International, Delta & Hyatt hotels and soon to be connected to The Bow.



FIFTH AVENUE PLACE



AVAILABILITY Unit 102B: 1,755 sq ft

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 425 1st Street SW
 CALGARY, AB

COMMENTS Covers the entire block between 4th and 5th Avenue, with 50,000 square feet of retail servicing a employment population of more than 18,000. Targeting a professional service use for 1700+ main floor; physiotherapist, diet centre or travel agent.



ROSLYN BUILDING



AVAILABILITY Unit 120: 925 sq ft

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 400 5th Avenue SW
 CALGARY, AB

COMMENTS Ideal opportunity for nail salon, chiropractor, computer store, cell phone, sushi bar and any other service type tenant. Building is Plus 15 connected and space has great street exposure to 5th Avenue.



HERALD COMPLEX

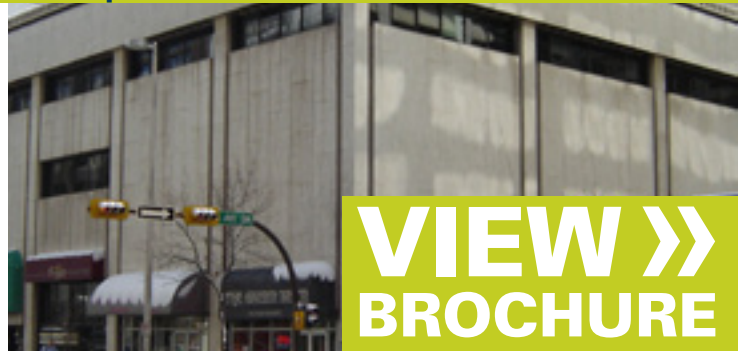


AVAILABILITY Unit M214: 2,063 sq ft Unit 215: 3,256 sq ft Unit M611: 111 sq ft
 Unit MZ103: 2,990 sq ft Unit M208: 865 sq ft

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 7th Avenue & 2nd Street SW
 CALGARY, AB

COMMENTS High traffic street and LRT locations available. Vacant space available for immediate possession. Targeted uses, cheque cashing service, computer/electronics, copy shop.



ATRIUM I BUILDING



AVAILABILITY Unit 180: 5,505 sq ft Unit 120: 1,571 sq ft

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 839 5th Avenue SW
 CALGARY, AB

COMMENTS Seeking restaurant, computer store, medical clinic for larger space and a service tenant such as a nail salon, postal/courier service, travel agent for small space. Opportunity to capitalize on both office and residential customers.



SKYVIEW POWER CENTRE



AVAILABILITY Unit 5: 1,209 sq ft

LEASING CONTACT PAUL MCCLOY
DIRECT 403.206.2132
EMAIL pmccloy@taurusgroup.com

ADDRESS 13808 137th Avenue
EDMONTON, AB

COMMENTS Dominant power centre in NW Edmonton with excellent exposure to 137th. Excellent tenant mix and sales performance.



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ATRIUM ON 11TH



AVAILABILITY Unit 107: 6,160 sq ft

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 625 11th Avenue SW
CALGARY, AB

COMMENTS High profile retail space located in the heart of Calgary's design district. Two store high space – full height glass storefront. Targeting home or office furnishings, art gallery, interior design /builder showroom.



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840 7TH AVENUE SW



AVAILABILITY Unit 340: 1,292 sq ft

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 840 7th Avenue SW
CALGARY, AB

COMMENTS The LRT station is located at the building entrance, an on-site retail and hotel accommodations with excellent downtown location and value.



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JOFFRE PLACE



AVAILABILITY Unit 102: 3,384 sq ft

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 708 11th Avenue SW
CALGARY, AB

COMMENTS Ideal opportunity for a furniture or home accessory tenant looking to locate in the heart of the Design District on 11th Avenue, good street exposure.



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ATRIUM II BUILDING



AVAILABILITY Unit 110: 2,023 sq ft

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 840 6th Avenue SW
CALGARY, AB

COMMENTS Atrium II has excellent exposure to the high traffic 8th street corridor between Downtown and the Beltline. This building creates an atmosphere of prestige with a classic corporate image.



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MOUNT ROYAL PLACE



AVAILABILITY 100% Leased

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 1414 8th Street SW
CALGARY, AB

COMMENTS Mount Royal Block has highly visible location close to 17th Avenue SW shopping district and Mount Royal Village Shopping Centre. 8th Street corridor is used as a connector between downtown and the beltline.



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KENSINGTON HOUSE



AVAILABILITY 100% Leased

LEASING CONTACT PAUL MCCLOY
DIRECT 403.206.2132
EMAIL pmccloy@taurusgroup.com

ADDRESS 1167 Kensington Cres NW
CALGARY, AB

COMMENTS Kensington House is located in the heart of Kensington and only minutes from the downtown core. On-street public parking is easily accessible throughout the village.



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BANKERS COURT



AVAILABILITY 100% Leased

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 850 2nd Street SW
CALGARY, AB

COMMENTS Bankers Court has immediate access to the Bankers Hall shopping atrium which contains a selection of Calgary's most prestigious retailers.



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MCFARLANE TOWER

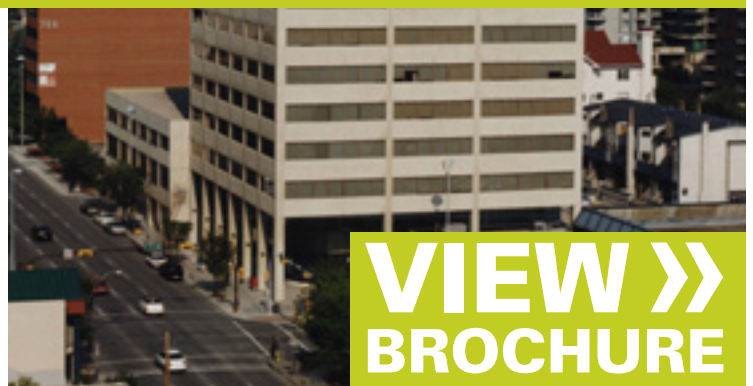


AVAILABILITY 100% Leased

LEASING CONTACT BONNIE COOKE
DIRECT 403.206.2137
EMAIL bcooke@taurusgroup.com

ADDRESS 700 4th Avenue SW
CALGARY, AB

COMMENTS The McFarlane Tower has two retail bays to service its occupants and there is limited retail space available in the immediate area.



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ALTIUS CENTRE



AVAILABILITY 100% Leased

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 500 4th Avenue SW
CALGARY, AB

COMMENTS This property is directly connected to the city's plus 15 network and is in close proximity to several major hotels and office complexes in Calgary's financial core.



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UNION SQUARE



AVAILABILITY 100% Leased

LEASING CONTACT BERNIE BAYER
DIRECT 403.206.2131
EMAIL bbayer@taurusgroup.com

ADDRESS 1325 1st Street SW
CALGARY, AB

COMMENTS There are three new residential towers within a one block radius with a young, affluent population. Just minutes from the city's Business Centre and is the premiere landmark in Calgary's flourishing First Street Village.



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ALBERTAN CORNER



AVAILABILITY 100% Leased

LEASING CONTACT PAUL MCCLOY
DIRECT 403.206.2132
EMAIL pmccloy@taurusgroup.com

ADDRESS 1010 8th Avenue SW
CALGARY, AB

COMMENTS Excellent Beltline location with exposure to 8th Street and 10th Avenue SW and plentiful onsite parking.



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