Retail Portfolio

Hopewell™
Development Corporation

Sixth Floor, 1122 4th Street SW
Calgary, Alberta T2R 1M1

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Information contained in this report has been

Hopewell Development Corporation
Retail Portfolio

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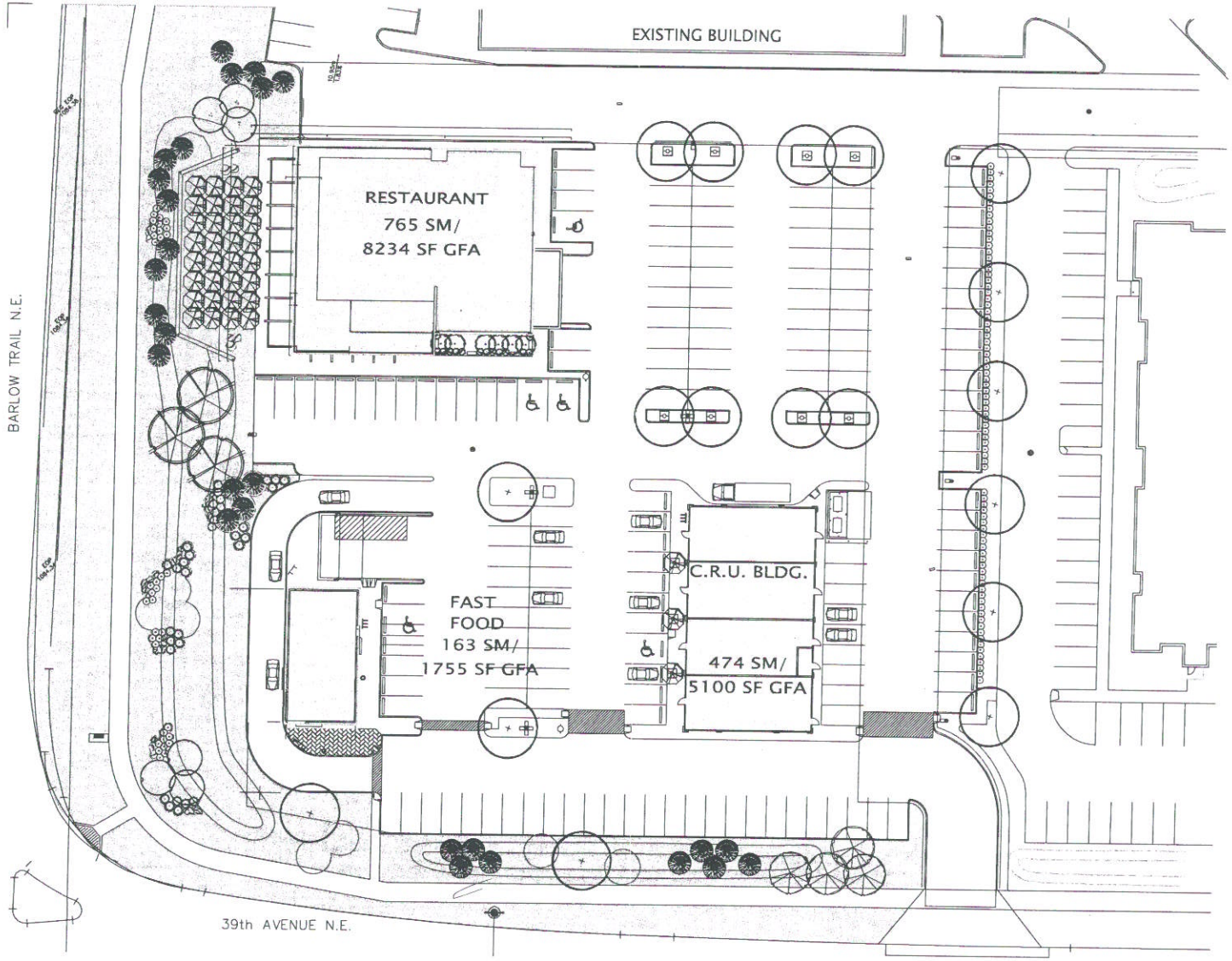
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DEVELOPMENT PERMIT SUMMARY

LEGAL ADDRESS:

LOT 19, BLOCK 1, PLAN 001 0926, CALGARY, AB

MUNICIPAL ADDRESS:

2616 39TH AVENUE NE, CALGARY, AB

LAND-USE CLASSIFICATION:

DC3522000
I-2 GENERAL LIGHT INDUSTRIAL
ADDITIONAL DISCRETIONARY USE
OF A RESTAURANT

SITE AREA:
TOTAL: 10,859sq.m. (2.682 acres)

THIS APPLICATION
AREA: 1,476sq.m. (0.36 acres)

TOTAL BUILDING AREA: 474 sq.m. (5,100 s.f.)

PARKING REQUIREMENTS:

THIS APPLICATION: (EXCL. SERVICE RM.)

ENTIRE SITE:

PARKING REQUIRED PHASE I = 21 stalls (DP 2000-2610)
PARKING REQUIRED PHASE II = 115 stalls (DP 2002-2514)
PARKING REQUIRED PHASE III = 34 stalls (as above)

TOTAL PARKING REQUIRED = 170 stalls
TOTAL PARKING PROVIDED = 167 stalls
(includes 5 barrier-free stalls)

Hopewell Development Corporation

BUSINESS PARK
39TH AVENUE NE, CALGARY

SITE AND LANDSCAPE-PHASE 3

SCALE: 1:250 REVISED DECEMBER 19 2003

DP-1

N

BKDI ARCHITECTS

Project Number: 202-138

300 640-6 Ave. S.W. Calgary, Alberta T2P 1G7 Tel: (403) 233-2525 Fax: (403) 262-2055 www.bkdi.com

Hopewell Business Park

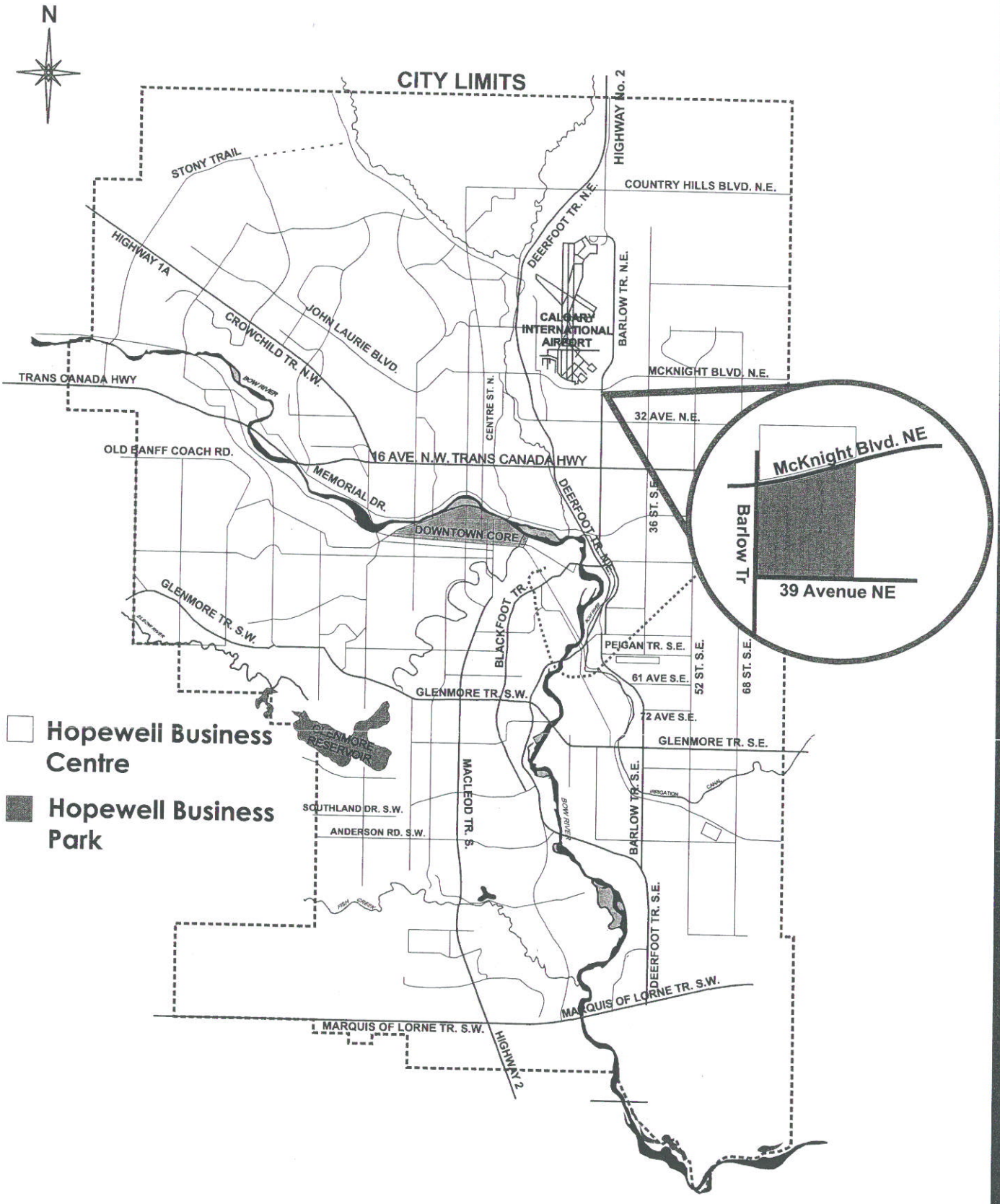
2616 39th Avenue NE

Project Main Project Details **Location Overview**

Project Details

Vacancy:	**5,000 sq.ft.**
Description:	This retail site is highly visible from Barlow Trail and McKnight Boulevard. The remaining CRU has 5,000 sq.ft. of vacancy.
Project Timing:	Spring 2004
Site Size:	2.68 acres
Parking:	42 parking stalls
Lease Terms:	5 years or more
Access:	Off 39th Avenue NE
Comments:	The property has an impressive view of both the Calgary downtown Skyline and the Rocky Mountains to the west. The Park is located less than four kilometres from the Calgary International Airport, and a significant portion of the city traffic accesses the Airport via McKnight Boulevard and/or Barlow Trail. The site is easily accessible via controlled all-turns access from north and southbound Barlow Trail. The direct access to the site is off 39th Avenue NE. Zoning permits for a wide range of uses including sit down restaurants, gas bar, convenience stores, and fast food.
Leasing Inquiries:	**CB RIchard Ellis** 600, 505 2nd Street SW Calgary, Alberta T2P 1N8 Phone: 403. 263-4444 Fax: 403. 269-4202 **Mark Benny** 403. 750-0541 (direct) mark.benny@cbre.com

CITY of CALGARY



LOCATION

Hopewell Business Park is a 55 acre site located in the northeast sector of the City of Calgary. Well known for it's "high-tech" industrial and quasi-retail user concentrated developments, it is fast becoming one of the highest profile light industrial & commercial Business Parks in Calgary.

Hopewell Business Park is situated at the southeast corner of McKnight Boulevard and Barlow Trail N.E., which are two major thoroughfares within the City of Calgary, and the major connectors into the northeast quadrant. With this location, ***Hopewell Business Park*** offers outstanding visibility in Northeast Calgary and great accessibility to the rest of the City via Barlow Trail N.E., McKnight Boulevard and Deerfoot Trail. The Park is also only a short distance from the 39th Avenue LRT station.

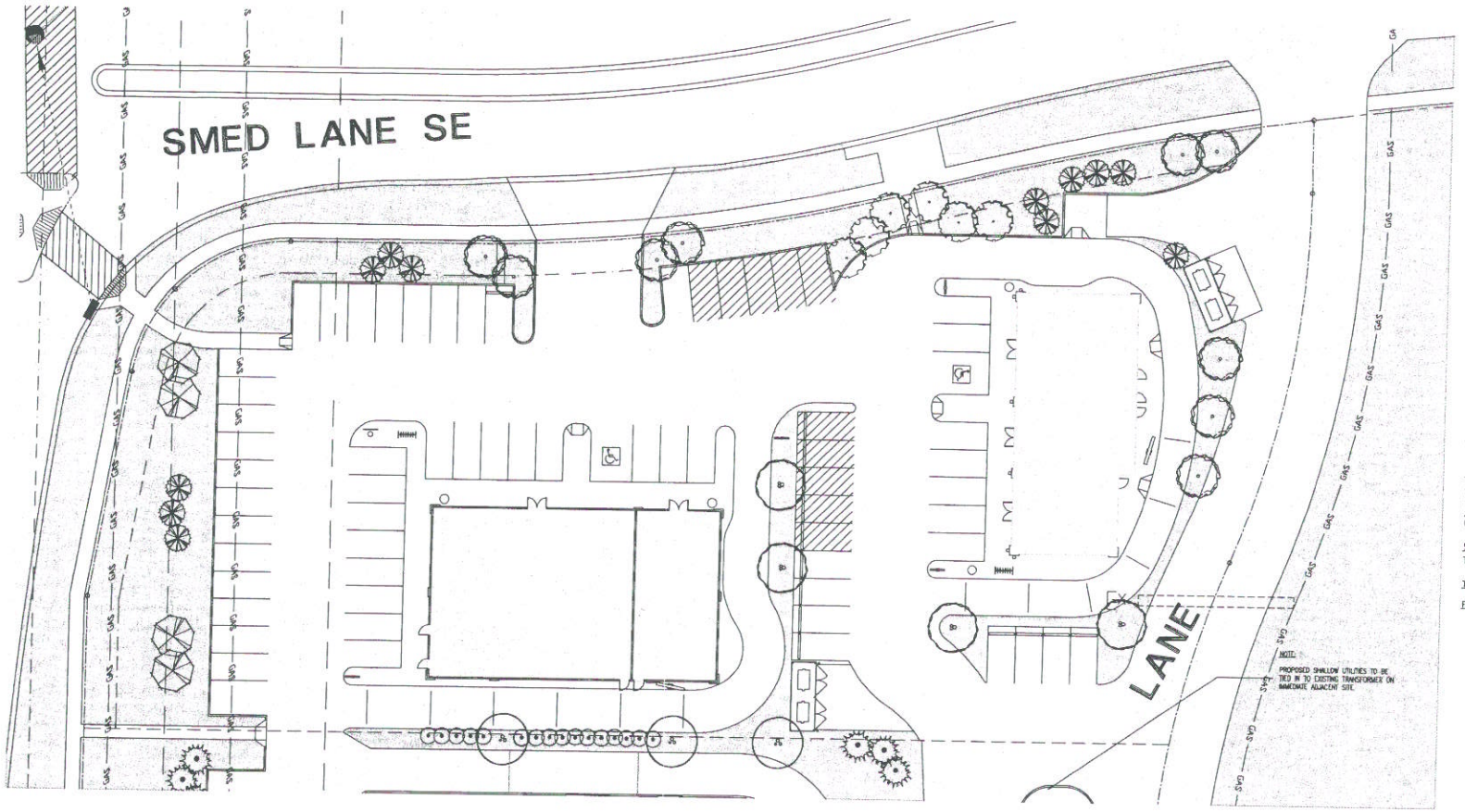
The Park will be composed of high-tech industrial warehousing and distribution facilities as well as suburban office and office flex space. Tenants within the Park include:

G.E. Harris – General Electric Canada
All New Manufacturing
Cutler Hammer (Eaton Yale)
Uniserve International
Sureline Manufacturing Inc.
World Wide Custom Brokers
GlaxoSmithKline
Irwin Industrial Agencies

The property has an impressive view of both the Calgary Downtown Skyline and the Rocky Mountains to the west. The Park is located less than 4 km away from the Calgary International Airport, and a significant portion of city traffic accesses the Airport via Barlow Trail.

Access to the Park is through 39th Avenue via Barlow Trail N.E. The western and eastern borders are Barlow Trail N.E. and 28th Street N.E. respectively, with McKnight Boulevard N.E. bordering the north end of the Park.

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LEGAL ADDRESS:
LOT 1, BLOCK 10, PLAN 021 0817,
N.W. 1/4 SEC. 26, TWP. 23, RGE 29,
W 4th M.
CALGARY, ALBERTA

MUNICIPAL ADDRESS:
5303-68th AVENUE S.E., CALGARY, ALBERTA

LAND-USE CLASSIFICATION:
C-1A LOCAL COMMERCIAL DISTRICT

LANDSCAPED AREA:

THIS APPLICATION:
LANDSCAPED AREA: 1,140 sq.m.
@ 1 tree per 35 sq. m. = 33 trees
DECIDUOUS TREE: 22 TREES
CONIFEROUS TREE: 11 TREES
TOTAL TREES PROVIDED: 35 TREES
DECIDUOUS TREE: 23 TREES
CONIFEROUS TREE: 12 TREES

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS.

*NOTE:
FOR ALL EXISTING UTILITIES SEE DWG. DP-1

LEGAL ADDRESS:

LOT 1, BLOCK 5, PLAN 7360AH, NW 1/4 SEC. 26;23;29

MUNICIPAL ADDRESS:

BUILDING 100, 5303 68th Avenue SE, Calgary, AB

LAND-USE CLASSIFICATION:

DC3572000
I-2 GENERAL LIGHT INDUSTRIAL
ADDITIONAL DISCRETIONARY USE
OF A RESTAURANT

SITE AREA:
TOTAL: 5, 365 sq.m. (1.325 acres)

TOTAL BUILDING AREA: 342 sq.m. (3680 s.f.)

PARKING REQUIREMENTS:

THIS APPLICATION:
RESTAURANT/FOOD SERVICE: 1 stalls/3.5sq.m. net area
BLDG. AREA = 212Osf = 638sf/59sq.m. net
REQ'D. PRK'G. = 17 + 5 (drive-thru)= 22 stalls

RETAIL STORE: 1560sf/145sq.m. x 5.5/93 x 0.85
(5.5 stalls per 93 sq.m. of net floor area)
Net Floor Area = 85% of Gross Floor Area
REQ'D. PRK'G. = 7 stalls

ENTIRE SITE:

TOTAL PARKING REQUIRED = 29 stalls
TOTAL PARKING PROVIDED = 57 stalls
(includes 2 barrier-free stalls)

- SITE LIGHT STANDARDS

- INDICATES CONCRETE

*NOTE:
FOR ALL EXISTING & PROPOSED UTILITIES, ALL PROPOSED GRADES, ALL CATCH BASINS, UTILITY POLES & FIXTURES, AND HYDRANTS PLEASE SEE MECHANICAL SITE PLANS

Hopewell Development Corporation

HOPEWELL DISTRIBUTION CENTRE
52nd STREET S.E. CALGARY

LANDSCAPE PLAN

SCALE: 1:200

REVISION 1-DPL-1
NOVEMBER 5, 2003

Project Number: 232.047

300 640-8 Ave. S.W. Calgary, Alberta T2P 1G7 Tel: (403) 233-2525 Fax: (403) 262-2055 www.bkdi.com

BKDI ARCHITECTS

Great Plains Plaza

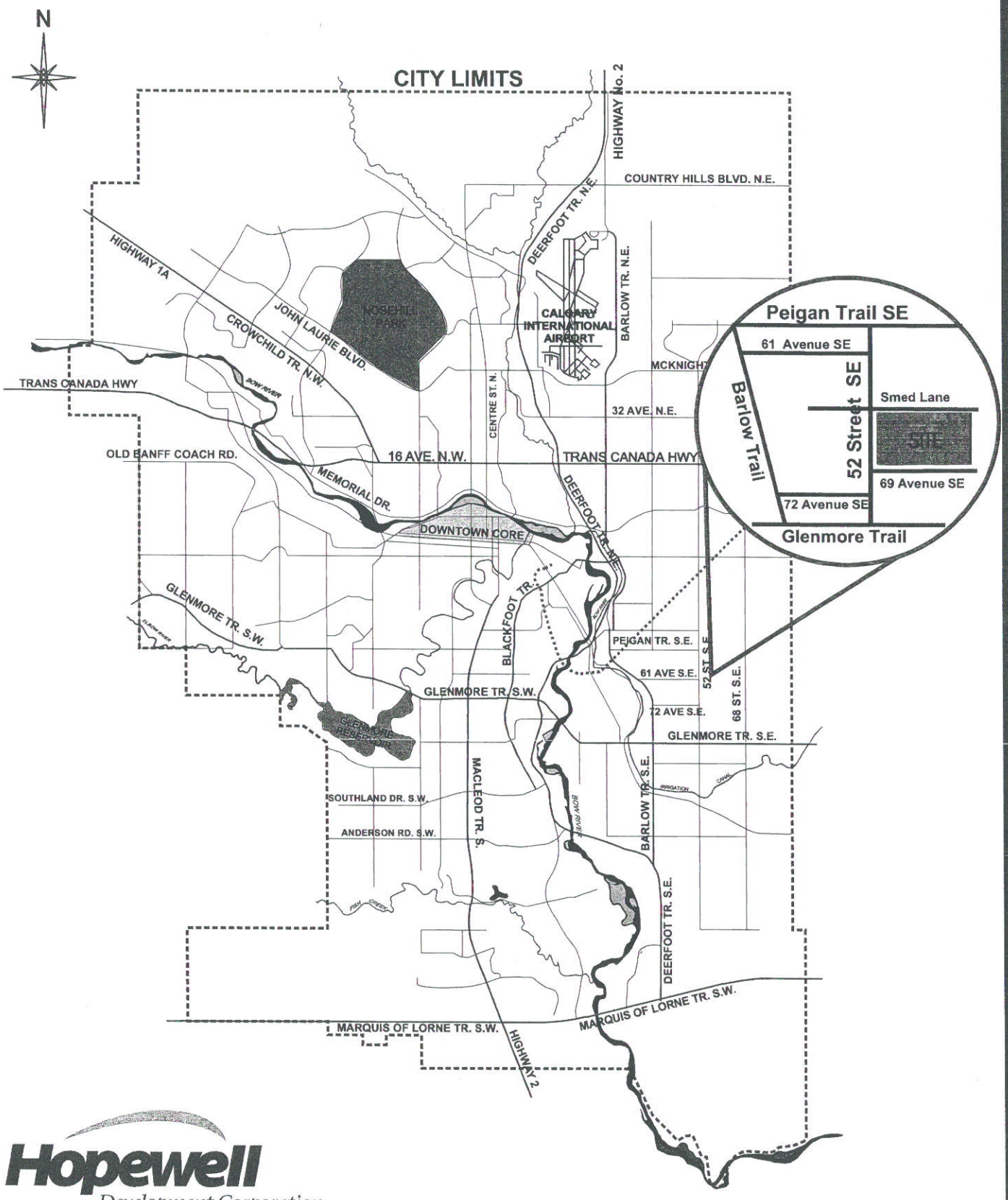
52nd Street SE between 68th Avenue & Smed Lane

Project Main **Project Details** **Location Overview**

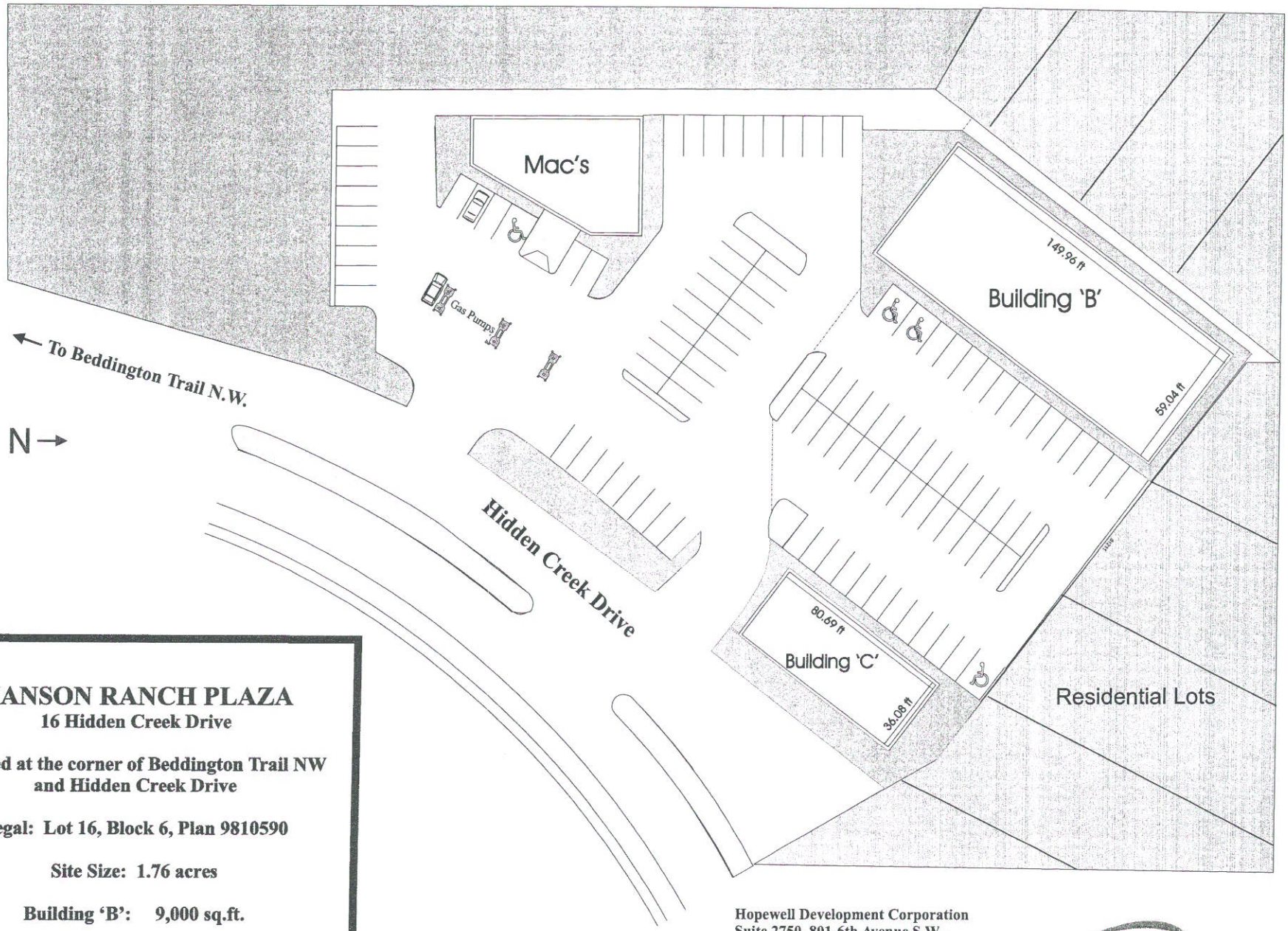
Project Details

Vacancy:	**3.43 acres**
Description:	This site offers an excellent opportunity providing a 3.7 acres retail component within a 60 acre commercial business park in the industrial development zone of Calgary Foothills. The site has excellent visibility from 52nd Street and 68th Avenue SE. Access to the site is from 52nd Street off 68th Avenue SE.
Project Timing:	Spring 2004
Site Size:	3.43 acres
Parking:	To be determined
Lease Terms:	5 years or more
Access:	Off Smed Lane
Comments:	Once fully developed, Great Plains Plaza, will consist of a 60-acre modern, attractive, high quality light manufacturing and distribution park located within the Great Plains Industrial district of Southeast Calgary. Hopewell Development Corporation will develop the Park with the same high standards as previously demonstrated with other such developments as Hopewell Business Park, Eastfield Business Park, and Gateway Business Centre.
Leasing Inquiries:	**CB Richard Ellis** 600, 505 2nd Street SW Calgary, Alberta Phone: 403. 263-4444 Fax: 403. 269-4202 **Mark Benny** 403. 750-0541 (direct) mark.benny@cbre.com

THE CITY OF CALGARY



Hopewell
Development Corporation



HANSON RANCH PLAZA

16 Hidden Creek Drive

Located at the corner of Beddington Trail NW and Hidden Creek Drive

Legal: Lot 16, Block 6, Plan 9810590

Site Size: 1.76 acres

Building 'B': 9,000 sq.ft.

Building 'C': 3,000 sq.ft.

Parking: 105 stalls

Hopewell Development Corporation
Suite 2750, 801-6th Avenue S.W.,
Calgary, AB
T2P 3W2
www.hopewell.com

Phone 403-232-8821 Fax 403-232-8892

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Hanson Ranch (LEASED)

16 Hidden Creek Drive NW

Project Main Project Details **Location Overview**

Project Details

Vacancy:

Description: Hanson Ranch consists of a Mac's store and gas bar and 2 CRU buildings that are fully leased. All Tenants are expected to be open for business in the Fall 2003.

Project Timing: FULLY LEASED SUMMER 2003

Site Size:

Parking:

Lease Terms:

Access:

Comments: test

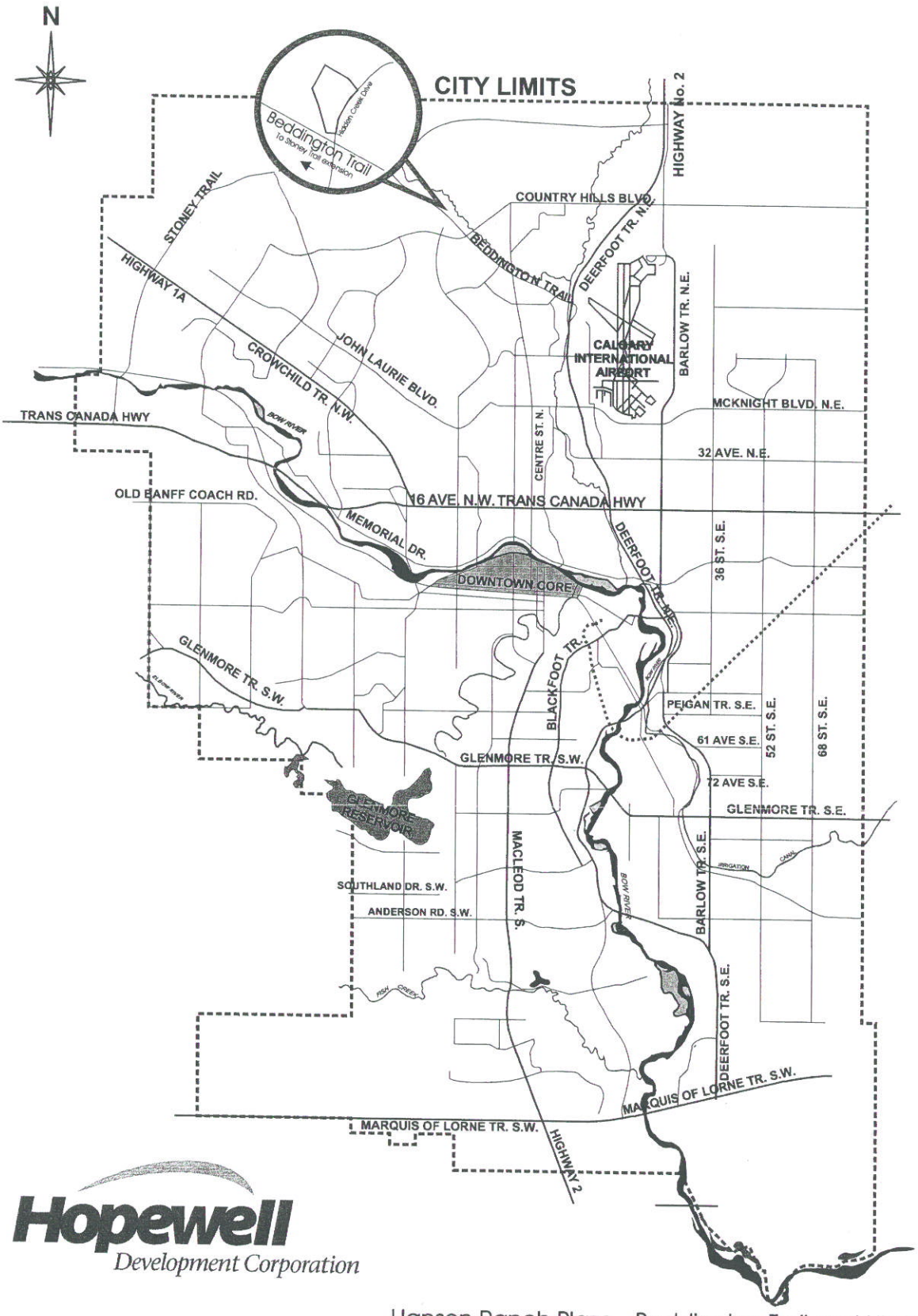
test2

Leasing Inquiries:

Phone:
Fax:

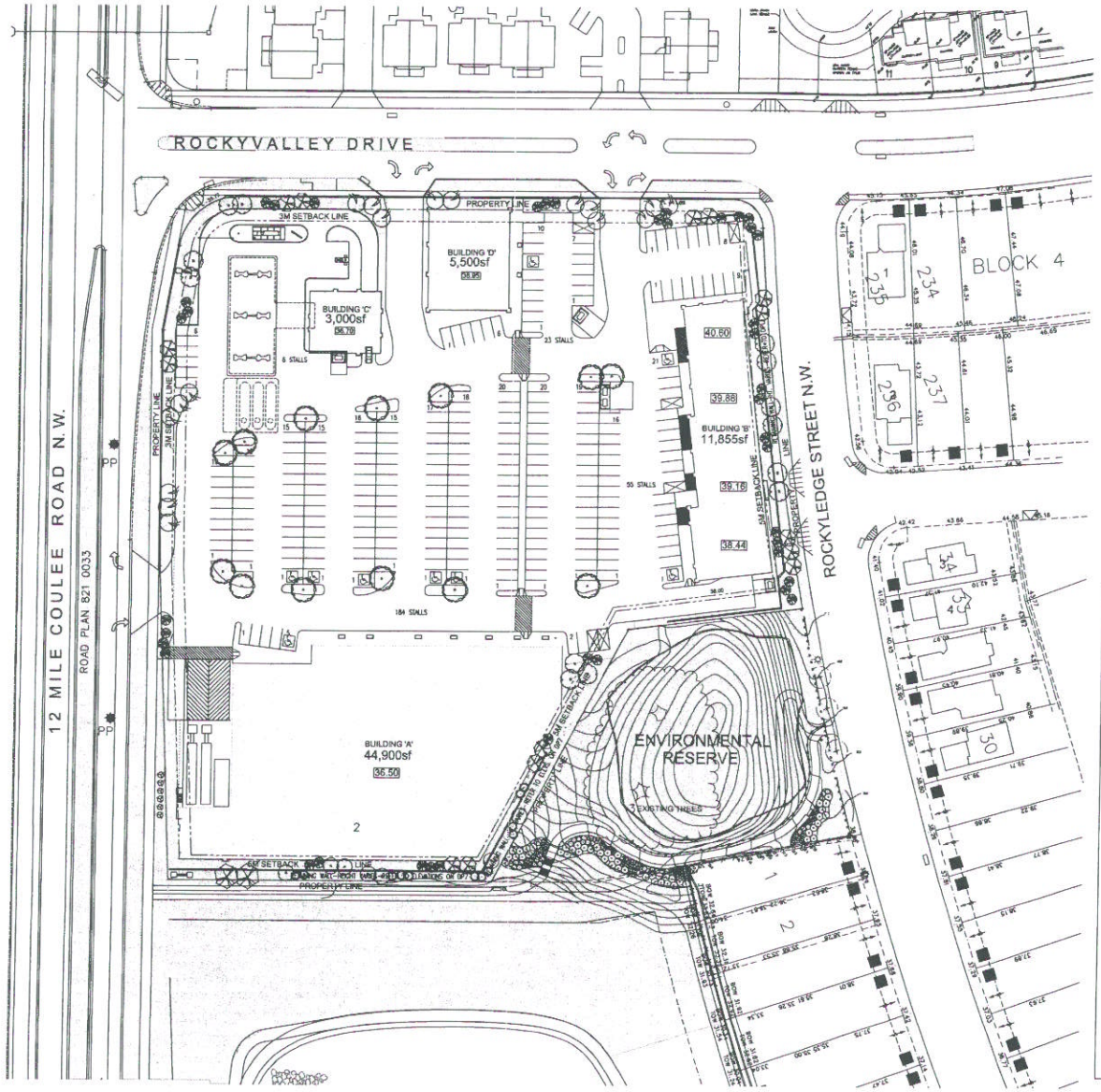
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CITY of CALGARY



Hopewell
Development Corporation

Hanson Ranch Plaza - Beddington Trail and Hidden Creek Dr. NW



FLOOR AREA AND PARKING SUMMARY

BUILDING 'A'

MAX. GROSS FLOOR AREA:	48,460 SF/4,502 SM
NET FLOOR AREA @ 65.3%: (see drawing DP-SA)	31,947 SF/2,968 SM
PARKING STALLS PROVIDED:	184 PARKING STALLS
PARKING STALLS REQUIRED:	176 PARKING STALLS

4,502 SM x 5.5/93 x 0.65.3 = 176 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 65.3% OF GROSS FLOOR AREA)

BUILDING 'B' 11,855 SF(INCLUDES 225 SF SERVICE)

G.F.A. TENANT 'E' (LIQUOR STORE):	3,580 SF/342 SM
NET FLOOR AREA @ 85%: (based on plan provided)	2,392 SF/222 SM
PARKING STALLS PROVIDED:	15 PARKING STALLS
PARKING STALLS REQUIRED:	14 PARKING STALLS

342 SM x 5.5/93 x 0.85 = 14 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 85% OF GROSS FLOOR AREA)

G.F.A. TENANT 'C' (SUBWAY STORE):	1,200 SF/112 SM
NET FLOOR AREA @ 47%	564 SF/53 SM
PARKING STALLS PROVIDED:	5 PARKING STALLS
PARKING STALLS REQUIRED:	4 PARKING STALLS

112 SM x 5.5/93 x 0.47 = 4 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 47% OF GROSS FLOOR AREA)

G.F.A. TENANT 'A':	2,000 SF/186 SM
NET FLOOR AREA@ 85%:	1,700 SF/158 SM
PARKING STALLS PROVIDED:	11 PARKING STALLS
PARKING STALLS REQUIRED:	10 PARKING STALLS

158 SM x 5.5/93 x 0.85 = 10 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 85% OF GROSS FLOOR AREA)

G.F.A. TENANT 'B':	1,200 SF/111 SM
NET FLOOR AREA@ 85%:	1,020 SF/95 SM
PARKING STALLS PROVIDED:	6 PARKING STALLS
PARKING STALLS REQUIRED:	6 PARKING STALLS

95 SM x 5.5/93 x 0.85 = 6 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 85% OF GROSS FLOOR AREA)

G.F.A. TENANT 'D'	3,730 SF/346 SM
NET FLOOR AREA@ 85%:	3,171 SF/295 SM
PARKING STALLS PROVIDED:	18 PARKING STALLS
PARKING STALLS REQUIRED:	18 PARKING STALLS

95 SM x 5.5/93 x 0.85 = 6 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 85% OF GROSS FLOOR AREA)

TOTAL PARKING STALLS PROVIDED:	55 PARKING STALLS
TOTAL PARKING STALLS REQUIRED:	52 PARKING STALLS

BUILDING 'C'

GROSS FLOOR AREA (C-STORE)	1,700 SF/158 SM
NET FLOOR AREA @ 40%: (based on plan provided)	765 SF/71 SM
PARKING STALLS PROVIDED:	8 PARKING STALLS
PARKING STALLS REQUIRED:	5 PARKING STALLS

158 SM x 5.5/93 x 0.45 = 8 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 45% OF GROSS FLOOR AREA)

BUILDING 'D'

GROSS FLOOR AREA:	5,500 SF/511 SM
NET FLOOR AREA:	4,673 SF/434 SM
PARKING STALLS PROVIDED:	23 PARKING STALLS
PARKING STALLS REQUIRED:	26 PARKING STALLS

434 SM x 5.5/93 x 0.85 = 26 STALLS

(5.5 PARKING STALLS PER 93 SM OF NET FLOOR AREA)
(NET FLOOR AREA = 85% OF GROSS FLOOR AREA)

TOTAL SITE

GROSS FLOOR AREA:	67,335 SF/6,255 SM
NET FLOOR AREA:	46,234 SF/4,296 SM
PARKING STALLS PROVIDED:	268 PARKING STALLS
PARKING STALLS REQUIRED:	259 PARKING STALLS

BKDI ARCHITECTS

Hopewell Development Corporation

ROCKYRIDGE SHOPPING CENTRE

COMPREHENSIVE SITE PLAN

SCALE: 1:500

DATE: JANUARY 22 2004

PROJECT: # 99020