

# REMINGTON DEVELOPMENT CORPORATION

## MAY 2019 LEASING UPDATE - EDMONTON



| PROJECT                                   | AVAILABLE  | HIGHLIGHTS  | SERVICES   | COMMENTS   |
|---|--|---|--|--|
| <b>DISCOVERY BUSINESS PARK</b>            | <p>278.19 acres total Phase I</p> <p>Lots ranging from 1.37 to 35.99 acres</p> <p>Build to Suit Opportunities</p> <p>For Lease or Sale</p> | <ul style="list-style-type: none"> <li>• Strategically located at the intersection of QEII and Hwy. 19; convenient access to all major transportation routes.</li> <li>• Flexible zoning for industrial, retail and commercial businesses.</li> <li>• Close proximity to the Edmonton International Airport and Nisku / Leduc Business Park.</li> <li>• Direct visibility and exposure along QEII Hwy.</li> <li>• Hwy. 19 to be six lanes with two all-turn signal-controlled intersections.</li> <li>• Available Q4 2018 – Q1 2019 (to be confirmed).</li> </ul> | <ul style="list-style-type: none"> <li>• Heavy duty paved roadways with streetlights.</li> <li>• All sites to be stripped and rough graded; full services to the property line.</li> <li>• Urban Commercial (UC3) zoned lands to be completed with curb and gutter.</li> <li>• Light Industrial (LI) zoned lands to be completed with drainage ditches.</li> <li>• Access to high speed data.</li> </ul> | <p>Zoning:</p> <p>Urban Commercial 3 (UC3)</p> <p>Industrial Business (IB)</p> <p>Light Industrial (LI)</p>  |
| <b>DISCOVERY CENTRE</b>                   | <p>11,000–113,889 sq. ft.</p> <p>Up to 1.31 acres of fenced and paved yard storage</p> <p>For Lease</p>                                    | <ul style="list-style-type: none"> <li>• Brand new multi-tenant industrial facility</li> <li>• Flexible size configurations with both dock &amp; grade loading</li> <li>• Fenced yard storage available</li> <li>• Attractive corner site with dual access points on 102 Avenue SW &amp; 135 Street SW</li> <li>• Pre-cast concrete construction with 28' clear ceiling heights</li> <li>• Crane ready building</li> <li>• Excellent access to QEII &amp; Highway 19</li> </ul>   | <ul style="list-style-type: none"> <li>• Full City of Edmonton services</li> <li>• Power supply to be determined</li> </ul>  | <p>Zoning:</p> <p>Light Industrial (LI)</p> <p>Market lease rates</p> <p>Attractive operating costs of \$3.21 PSF</p> <p>Occupancy for fall 2019</p> |
| <b>SOUTH CENTRAL RETAIL / OFFICE SITE</b> | <p>3.68 acres</p> <p>For Lease or Sale</p>   | <ul style="list-style-type: none"> <li>• Future design build opportunity located at the corner of 75 Street NW and 68 Avenue NW.</li> <li>• Shovel-ready site</li> <li>• Within one block of the new Davies LRT Station</li> </ul>  | <ul style="list-style-type: none"> <li>• Full City of Edmonton servicing</li> </ul>  | <p>Zoning:</p> <p>General Business (CB2)</p>   |