

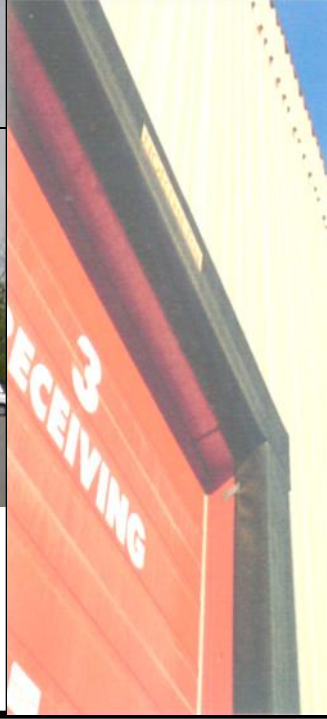


Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

Contact:

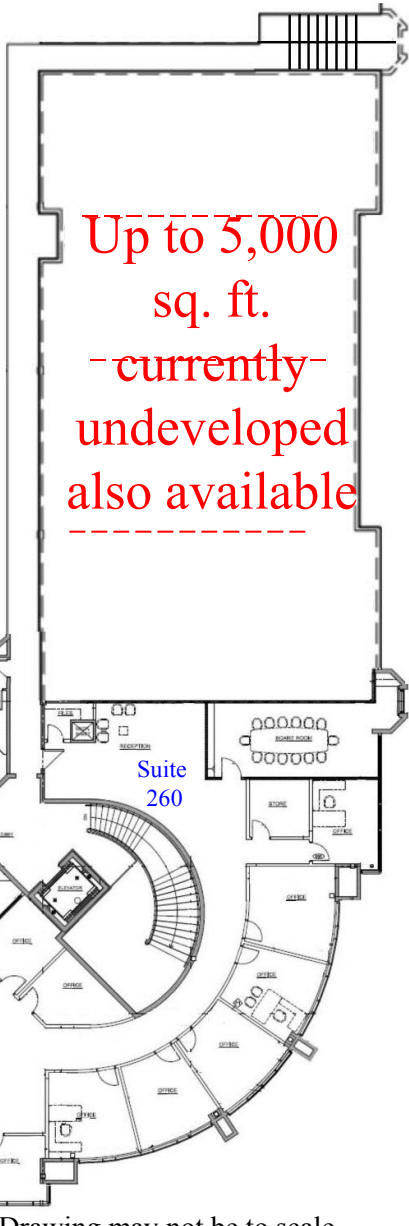
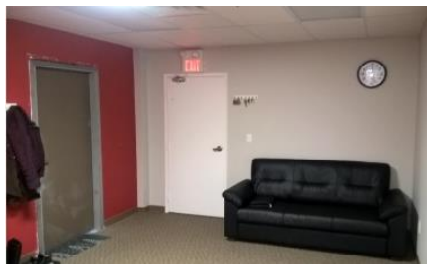
Mathieu Dery
(403) 862-0799
mdery@smicommercial.com



Westwinds Business Park 3670 – 63rd Avenue N.E.

Suite 250 1,250 s.f.

- Very efficient space with 6 offices + meeting room
- Reception, kitchenette and storage areas
- Full HVAC
- Good windows
- Elevator building
- **I-B Industrial Business zoning for wide variety of uses**
- New construction
- Minutes walk to Westwinds C-Train Station
- Minutes drive to Calgary International Airport as well as Metis, McKnight, Deerfoot & Stoney Trails

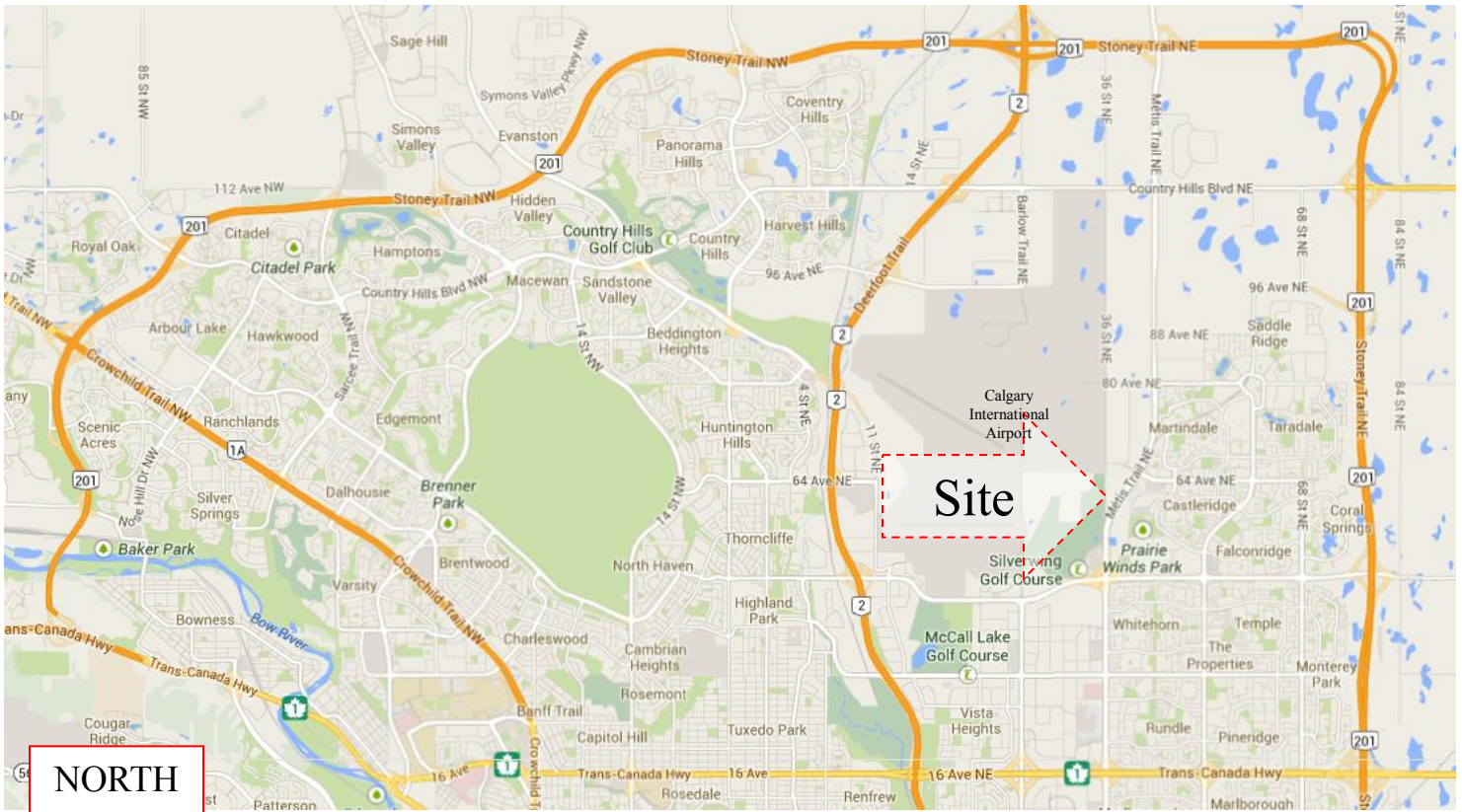


Drawing may not be to scale

\$2,100 per month gross rent + annual cost-base increases

HIGH-QUALITY OFFICE LEASE

2nd Floor, 3670 – 63rd Avenue N.E.



This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein. All information is subject to change without notice.