

CENTRE WEST



October 2008



Centre West is located in the heart of Edmonton's government sector at 10035-108 Street. The building is within walking distance of Edmonton's downtown city centre, close to both the financial district and Edmonton's rapid expanding and world class arts district. The office building is fully leased to the Alberta Government and is connected to neighboring buildings via two second level pedways. One connects to the Blue Cross Building, and the second connects to The Capital Health Centre

West of the building is 44 Capital Boulevard, a large office complex. Three blocks south are the Alberta Legislative buildings and parks with easy access to Edmonton's world class river valley. The river valley has an extensive network of trails for recreational activities.

Centre West is serviced by underground parking and by surface parking immediately adjacent to the office tower. The office building has convenient access to all major public transit routes with the nearest light rail transit station located one block northeast of the building.

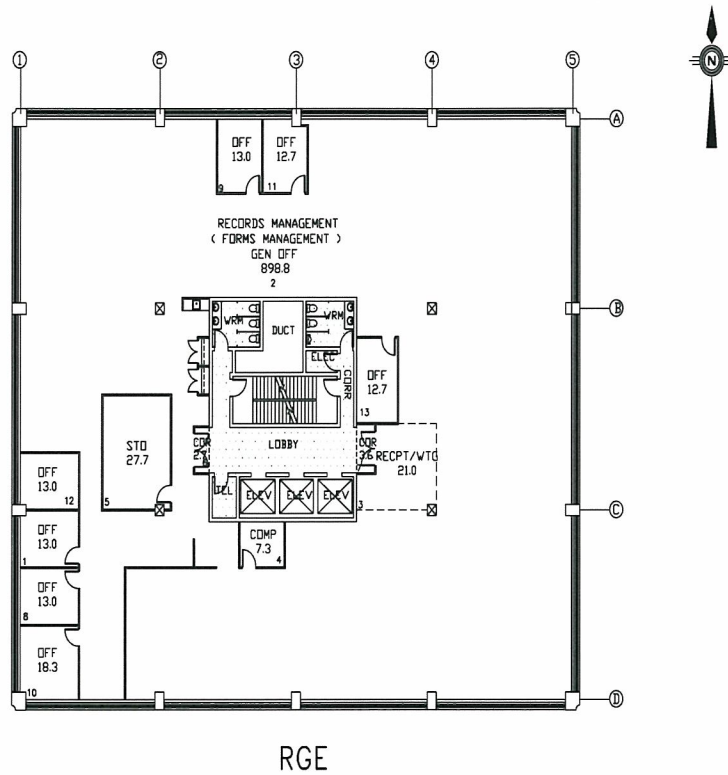
One block to the north is the vibrant Jasper Avenue, providing the occupants of Centre West quick access to the numerous high quality restaurants, retailers and services.

The University of Alberta's main campus, located on the south side of the North Saskatchewan River, is easily accessible by the light rail transit as are all major sporting facilities and culture events that occur in close proximity to Centre West.

QUALICO

1200 Energy Square
10109 - 106 Street
Edmonton, Alberta
T5J 3L9 Canada
Tel: (780) 424-7474
Fax: (780) 426-6217
qualicocommercial-edm.com

CENTRE WEST



Leasing Opportunities:	Fully Leased
Floor Plate Size:	11,000 sq.ft.
Operating Costs	\$9.15 per sq.ft. (2008 estimate)
Parking :	Fully secure underground parking
LRT Access:	Close to LRT (Corona Station)

QUALICO

1200 Energy Square
10109 – 106 Street
Edmonton, Alberta
T5J 3L9 Canada
Tel: (780) 424-7474
Fax: (780) 426-6217
qualicocommercial-edm.com