

# ENERGY SQUARE



October 2008



Energy Square is located along Jasper Avenue in Edmonton's downtown core. The location of the office building allows the occupants to take advantage of the numerous high quality restaurants and retailers that surround the building.

Energy Square is conveniently connected to both the central business and government districts.

Energy Square comprises 12 stories with efficient floor plates of 10,886 square feet for a total area of 129,662 square feet. Built in 1979 the timeless gold reflecting exterior is a prominent Jasper Avenue feature. All tenants at Energy Square have access to the building's conference room, suitable for meetings of up to 50 people.

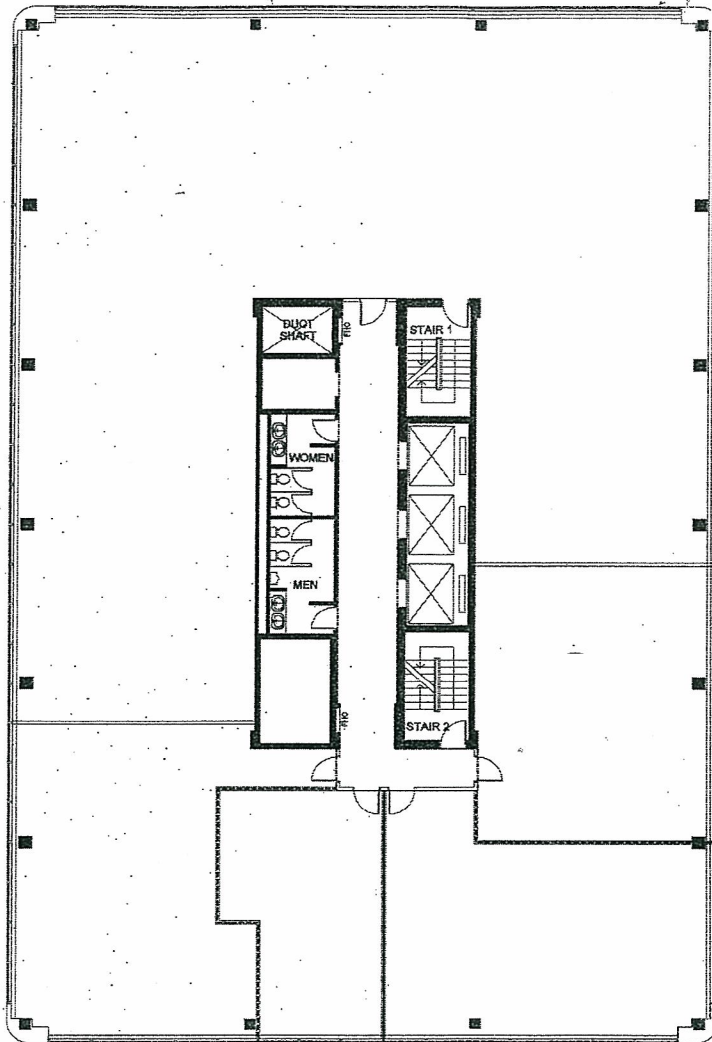
Secure, brightly lit underground parking is available at the rate of one stall per 1,000 square feet of leased area. Tenants and their visitors benefit from on street meter parking and several surface parking sites within the immediate vicinity. Easily accessible and frequent bus service to and from all parts of the city is a short walk. The fast and convenient Light Rail Transit system is only one block away.

Energy Square offers an opportunity for companies to enjoy the benefits of an appealing presence together with a modern and comfortable office environment, all at an advantageous rental rate.

## QUALICO

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

# ENERGY SQUARE



FLOOR RENTABLE AREA:  
10,652.5 SQ. FT.  
FLOOR USEABLE AREA:  
9,297.5 SQ. FT.  
FLOOR R/U RATIO: 1.0909  
BUILDING R/U RATIO: 1.07

Leasing Opportunities: Fully Leased.

Floor Plate Size: 10,866 sq. ft. (2-12).

Operating Costs: \$10.30 (2008 estimate).

Parking: Fully secure underground parking at 1 stall per 1,000 sq. ft.

LRT Access: Close proximity to LRT.

## QUALICO

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