

GOLDEN WEST Business Park

October 2008



Qualico's Golden West Business Park offers a unique concept in a sustainable business park environment. The Park will offer low density site coverage, creative building design unique design features with extensive employee and customer parking.

The park will be marketed to a variety of groups including light industry, advanced technology, call centers and corporate headquarters. Opportunities exist for both single and multiple-tenant facilities.

Environmentally friendly, the development plan will include one to three storey office buildings set among existing mature tree lines (former golf course fairways) including extensive green areas for walking paths, trails and natural water pond features.

Golden West Business Park provides a next generation initiative in this development

opportunity by creating a healthy, productive and innovative work place. It will provide a high end suburban office-campus type atmosphere utilizing sustainable building and environmental design principles.

A park like development with stylish buildings, including headquarters for a variety of technical and professional services, will profile this development.

A comprehensive multi phased 120 acre business community strategically located in Northwest Edmonton, bordered by 137 avenue to the south and 170 street to the immediate west of the property. Daily traffic counts: 22,700 vehicles along 137 Avenue and 18,900 traveling along 170 Street.

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Comprehensive planning will allow development to commence immediately. Total building footprints will encompass 689,000 square feet of the 120 acre site with total development building areas in the neighborhood of 1,338,000 square feet representing 27.5% site coverage. The first phase of the proposed development is intended to be located at the South East portion of the site which allows not only for initial servicing connection but access to the development utilizing existing ingress and egress corridors.

With easy commute from St. Albert and most parts of metropolitan Edmonton this west end location is logically positioned and ready for development. The North West sector has seen unprecedented growth in all sectors of the business community and Golden West Business Park will lead future growth in the area for quality space and amenities. Ideally suited for corporate offices, research and development and professional service facilities, this development will cater to a wide variety of professional services.

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