



COMMERCIAL REAL ESTATE SERVICES

FOR LEASE:



- Industrial District; suitable for light industrial and related office
- Location: 100-109 Bow Meadows (condo unit 28 on attached plan)
- Size 1227 square feet leasable per condo plan (approx. 9.76m x 11.73m)
- Basic Rent from \$16/sf (\$1,636/month)
- Condo Fees & Property taxes estimated at \$ (\$550/month)
- Gas, water and electricity billed to Tenant as separately metered (2014 avg. 300/mth.)

Comments:

- Corner unit with windows facing fabulous views east, north and west facing
- Two parking stalls
- Finished as offices with washroom
- Flexible lease term

- *E& O E; this material is based on information provided by the Landlord*
 - *For further details, please call 403-678-5744*
 - SHAWN BIGGINGS, broker

"Schedule A"

LAND TITLES OFFICE

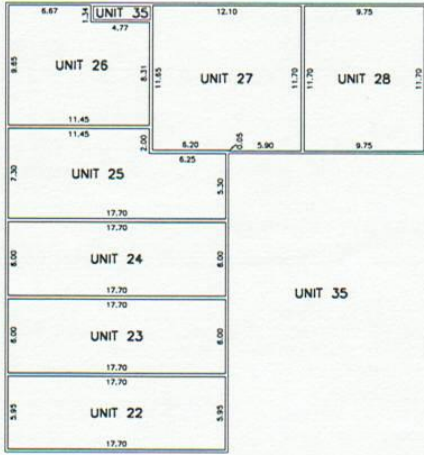
PLAN NO. _____

ENTERED AND REGISTERED
ON _____

INSTRUMENT NO.: _____

A.D. REGISTRAR

SHEET 1 OF 1



MAIN FLOOR
SCALE = 1:200



CANMORE - ALBERTA

TENTATIVE CONDOMINIUM PLAN
OF REDIVISION OF
UNIT 2 AND 2742 UNDIVIDED ONE TEN THOUSANDTHS
SHARES IN THE COMMON PROPERTY,
BARE LAND CONDOMINIUM PLAN 011 0381

WITHIN THE
N.W.1/4 SEC. 27, TWP. 24, RGE. 10, W.5M.

BY: H.D. MacAULAY, A.L.S., 2003

SCALE = 1:200

- LEGEND :
- STATUTORY IRON SURVEY POSTS FOUND SHOWN THIS •
 - "M" DENOTES MUNICIPAL RESERVE
 - "P.U." DENOTES PUBLIC UTILITY LOT
 - "U.R./W." DENOTES UTILITY RIGHT OF WAY
 - "c.s." DENOTES COUNTERSUNK
 - "R" DENOTES RADIUS
 - "A" DENOTES CENTRAL ANGLE OF CURVE
 - RADIAL BEARINGS SHOWN THIS (R)
 - "sq.m." DENOTES SQUARE METRES
 - "SEC." DENOTES SECTION
 - "TWP." DENOTES TOWNSHIP
 - "RGE." DENOTES RANGE

- NOTES :
- DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF AND ARE BETWEEN SURVEY MONUMENTS UNLESS SHOWN OTHERWISE.
 - DISTANCES SHOWN ALONG CURVILINEAR BOUNDARIES ARE ARC DISTANCES.
 - BEARINGS ARE GRID, BASED ON NAD83 DATUM, 3TM PROJECTION, REFERENCE MERIDIAN 114° WEST LONGITUDE AND ARE DERIVED FROM TIES TO ALBERTA SURVEY CONTROL MONUMENTS 1768 (658-92.20) AND 146316 (658-88.11) AS SHOWN ON BARE LAND CONDOMINIUM PLAN 011 0381.
 - A COMBINED FACTOR OF 0.999801 CAN BE APPLIED TO REDUCE DISTANCES TO MEAN SEA LEVEL AND THE PROJECTION PLANE FOR THE CALCULATION OF 3TM COORDINATES.
 - CONDOMINIUM UNIT NUMBERS ARE SHOWN THIS UNIT 12
 - CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THIS UNIT 12
 - THE BOUNDARIES OF UNITS 22 TO 34 ARE AS DEFINED BY SEC.9(1) OF THE CONDOMINIUM PROPERTY ACT.
 - THE BOUNDARIES OF UNIT 35 ARE GOVERNED BY THE MONUMENTS PLACED PURSUANT TO SEC.9(1) OF THE CONDOMINIUM PROPERTY ACT.
 - UNIT DIMENSIONS AND AREAS EXTEND TO UNIT BOUNDARIES AND ARE DERIVED FROM AS-BUILT MEASUREMENTS TAKEN BETWEEN 2003 AND 2003.
 - DIMENSIONS SHOWN ON THE SITE PLAN ARE TAKEN TO THE EXTERIOR SURFACE OF CONCRETE FOUNDATION WALLS AT GROUND LEVEL.
 - DISTANCES FROM THE BUILDING TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS SHOWN OTHERWISE.
 - ALL AREAS NOT DESIGNATED AS UNITS 22 TO 34 INCLUSIVE ARE PART OF UNIT 35.
 - AREA SHOWN FOR UNIT 35 IN UNIT FACTOR TABLE IS DETERMINED AT MAIN FLOOR LEVEL.
 - AREA AFFECTED BY THE REGISTRATION OF THIS PLAN SHOWN BOUNDED THIS : AND CONTAINS 0.327 HECTARES.

SURVEYOR :
NAME: H.D. MacAULAY, A.L.S.
DATES OF SURVEY: 2003 TO 2003.



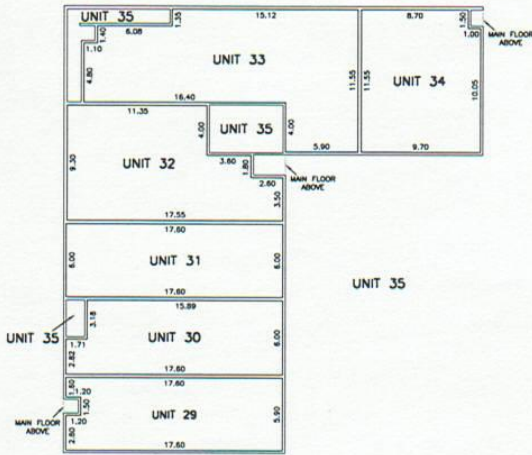
REGISTERED OWNERS :
KIDNER CONSTRUCTION LTD.

LOCAL AUTHORITY :
NAME: TOWN OF CANMORE
FILE NO.: D.P. 2003-.....

POST TENSIONED CABLES :
THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING POST TENSIONED CABLES SIGNED BY REED COSTLEY, P. ENG. STATING THAT THERE ARE NO POST TENSIONED CABLES LOCATED ANYWHERE ON OR WITHIN THE BUILDING OR THE PROPERTY ON WHICH THE BUILDING IS LOCATED.

ALPINE LAND SURVEYS LIMITED
UNIT 20, 110 KAMAHAKISTE WAY,
CANMORE, ALBERTA, T1W 2X2
PHONE: 678-6563
FILE: 02-423 (2-423.DWG) DATE PLOTTED: 11/03/2003

N.W. 1/4 SEC. 27, TWP 24, RGE 10, W.5M.



LOWER FLOOR
SCALE = 1:200

- For further details, please call 403-678-5744
- SHAWN BIGGINGS, broker