

## The Steppes Office Campus

Conveniently located next to the upscale South Edmonton Summerside Community, this iconic landmark is just 10 blocks south of the new Anthony Henday Ring Road and minutes from many of Edmonton's major locations, including the South Edmonton Common Shopping Centre and the Edmonton International Airport.



The office complex is comprised of 2 low rise office buildings totaling 75,000 square feet of rentable area located over a common heated underground parking area.

The Steppes Office Campus was developed upon a campus concept to promote an ergonomic and collegial office environment. This is accomplished by the inclusion of large green spaces in the design and outdoor tenant amenities such as multiple and expansive above grade terrace areas that allow office workers to enjoy the outdoors as a part of their working experience and as well, to promote social interaction with co-workers and other tenants and to create a comfortable work environment.





The Steppes was completed in the summer of 2008. Full tenancy was achieved in the fall of 2010 with new leasing opportunities coming up in September 2013. The annual operating cost is, on average \$2.00 less than comparable existing A class suburban office space. This is according to the BOMA Operating Cost Survey - Edmonton Region - 2011 Budget Costs report.

The Steppes Office Campus has implemented and refined a number of unique and leading edge technologies providing an improved environment and operational costs savings for electrical systems, facility controls, heating and cooling systems and other mechanical systems. These systems include;

- a hybrid heating system that uses low temperature, high efficiency, low emission boilers combined with a geothermal grounds source system and heat pump technology coupled with optimized controls,
- exploitation of free and low cost cooling opportunities through existing HVAC devices and unique control methods,
- treatment of rainwater for reuse in grey water applications such as water closets and irrigation.
- an extensive power monitoring system that provides a view into all distribution systems as well as common areas and tenant electrical consumption patterns,
- high efficiency lighting systems using day lighting, advanced lighting control and new lighting technologies such as LED lamps.
- onsite storm water management facilities that protect the facility and reduces the City of Edmonton's storm water management requirement during severe storms and flooding,
- a continuous air quality monitoring and on demand fresh air supply system.
- Parking ratio of 3 stalls per 1000 SF with underground and surface stalls which are all energized





The Steppes Office Campus has been certified by the BOMA BEST program with a level 4 rating for sustainable or “green” facilities operation and building quality. This certification is based upon actual performance rather than on the potential performance ratings and standards that focus on design rather than operational results. The Steppes level 4 certification is the highest level of performance that can be achieved in the BOMA BEST program and is the first (and only) building complex in Edmonton to be

awarded this level. In 2012 The Steppes received the Earth Award for the highest rated building in terms of sustainability and quality.



Additionally, the Steppes potable water consumption has been found to be the lowest for office buildings in Canada, according to the results of the most recent BOMA BEST Energy and Environmental Report and the associated surveyed buildings, with an amazing 0.009 cubic meters consumed per square meter of floor area per year.

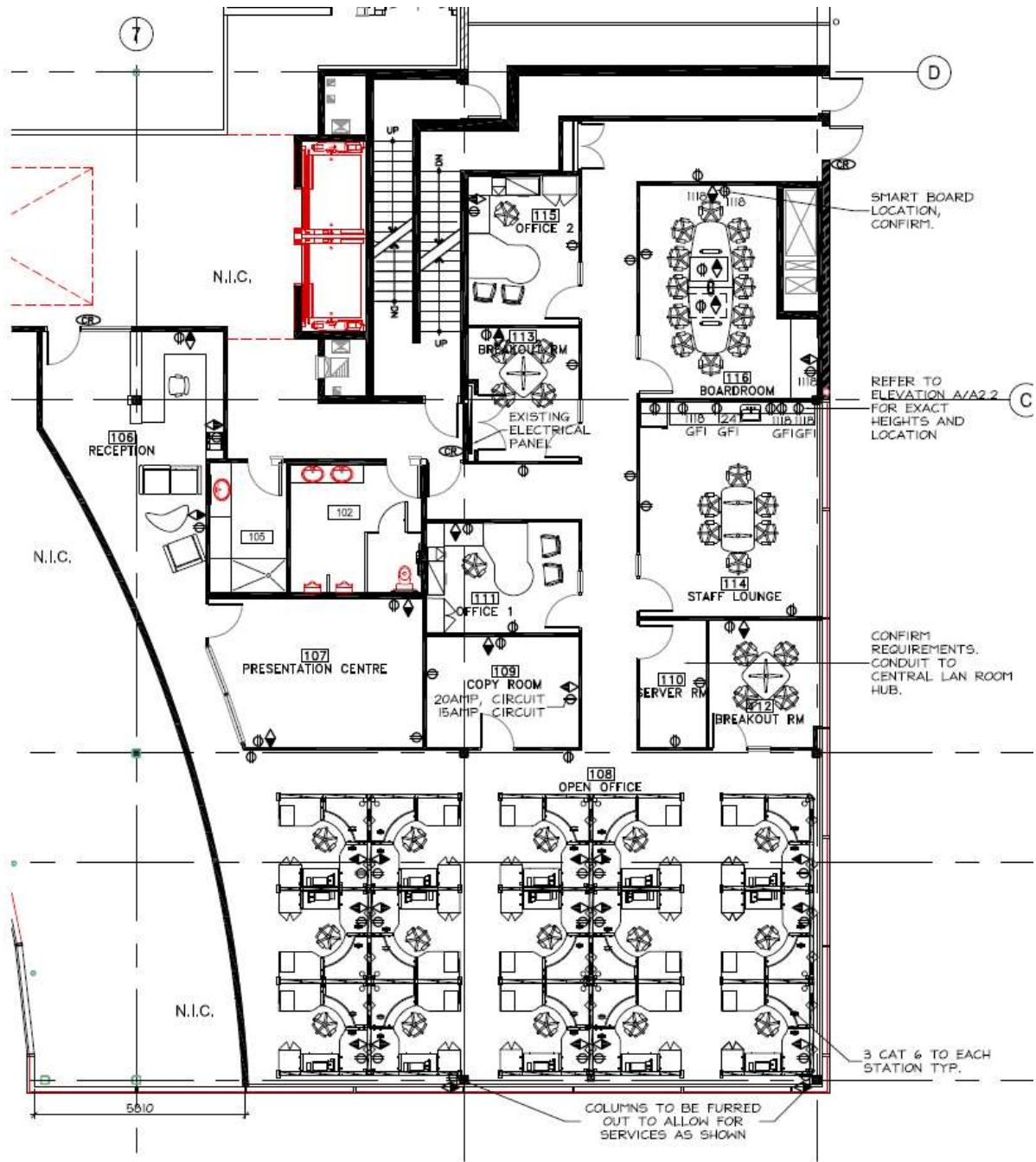


The Steppes Office Campus was developed by Building and Land Development Group Inc. ([www.bldg-inc.ca](http://www.bldg-inc.ca)), an integrated property development company offering lease spaces, building services and build to suit opportunities. Management of the Steppes is provided by BLDG Services Group ([www.bldgservices.ca](http://www.bldgservices.ca)) who provide commercial property management along with building operations, maintenance and repair services.

## Leasing Opportunities

The available tenant suites in the Steppes have been built out in the last 6 years and some have an option to be provided furnished. With current lease hold improvement costs and furnishing cost, this results in “like new” space at a cost \$50 per square foot under comparable new space. Over a 5 year lease term, this results in saving of \$10 per square foot per year. **Stated operating cost at the Steppes include all tenant cost including in suite cleaning and all taxes.**

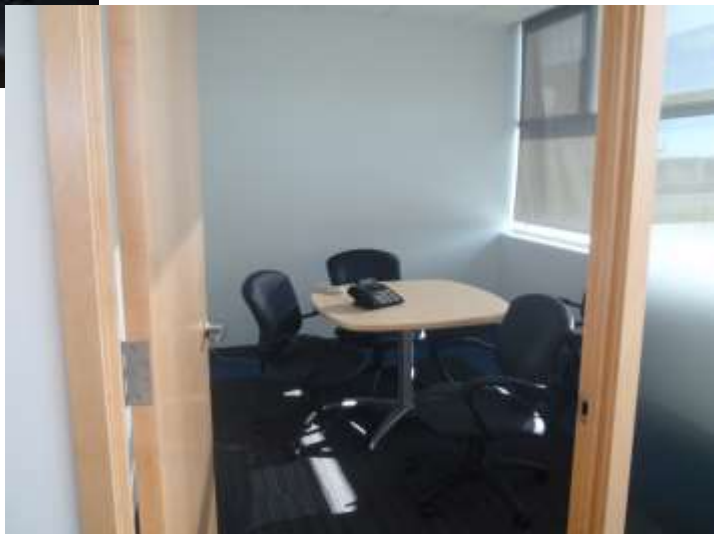
# Suite W103 Detail



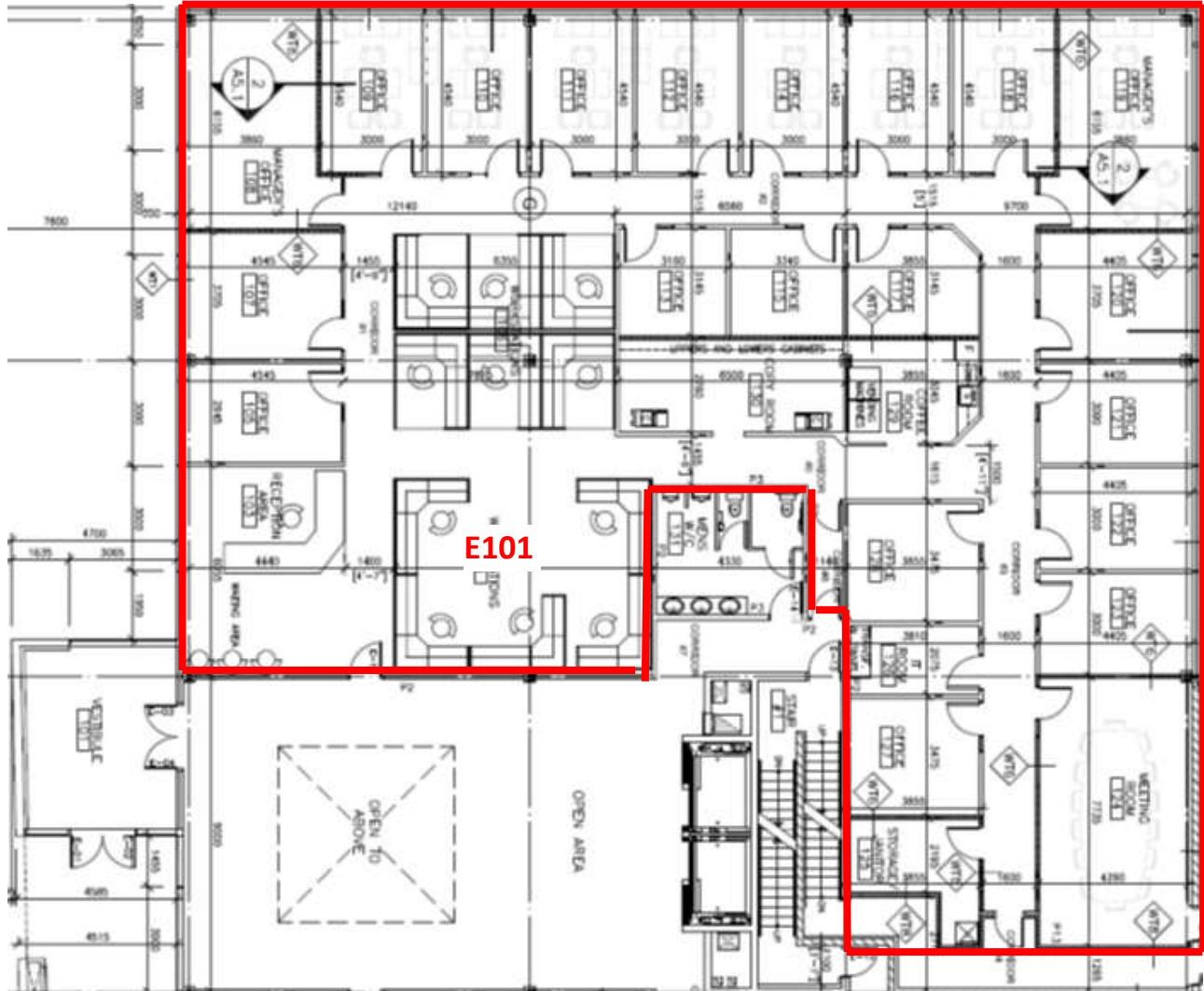
Location: 1st Floor West – Suite 103 , 1259 – 91 St. SW Available December 1<sup>st</sup>, 2015

Size: 4,904 SF Rentable – Lease Rate: Market

2014 Inclusive Operating Cost – \$13.90 per SF



## Suite E101 Detail



Location: 1st Floor East – Suite 101 , 1253 – 91 St. SW Available April 30<sup>th</sup>, 2014

Size: 7,173 SF Rentable – Lease Rate: Market

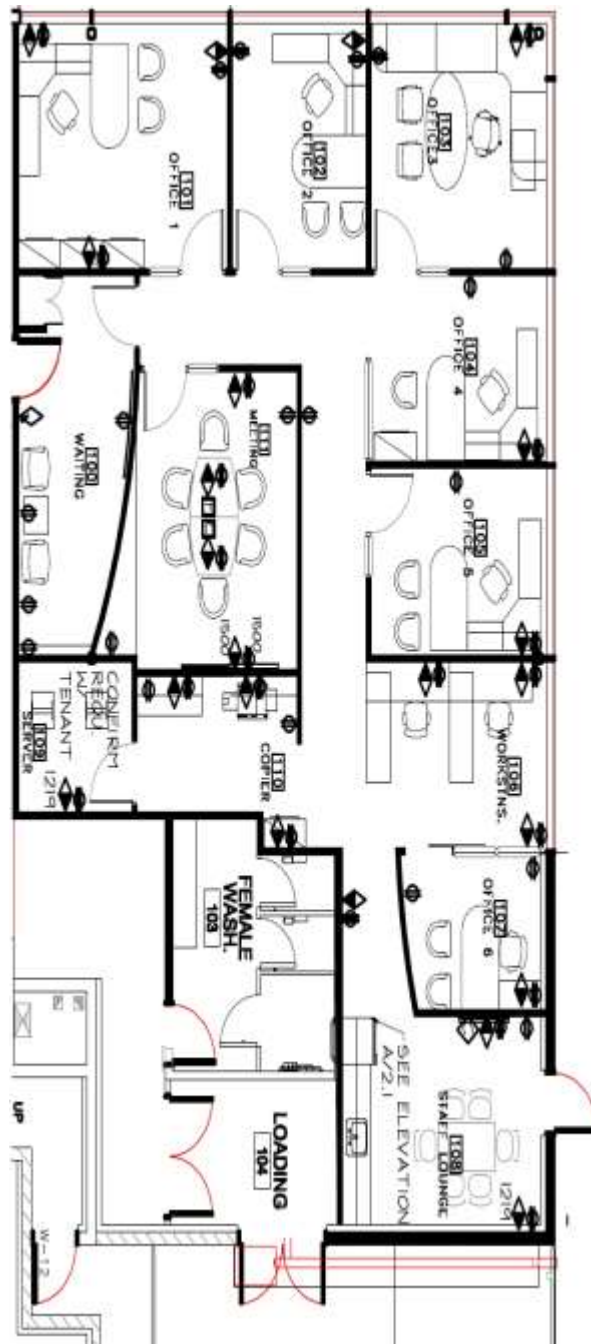
2014 Inclusive Operating Cost – \$13.90 per SF





# Suite W101 Detail

(Option for Furnished)



Location: 1<sup>st</sup> Floor West – Suite 101, 1259 – 91 St. SW

Size: 1,852 SF Rentable – Lease Rate: Market

2014 Inclusive Operating Cost – \$13.90 per SF

Available January 1<sup>st</sup>, 2015

