

← **FOUNDRY**



Welcome to the Foundry Okotoks.

The Foundry is a new and modern commercial park where businesses and investors have the opportunity to invest in premium, commercial retail strata units at an accessible price point.

Development highlights.

|               |                       |
|---------------|-----------------------|
| Unit sizes.   | 1,187 - 14,218 sf.    |
| Price point.  | Starting at \$400 sf. |
| Construction. | 75% complete.         |
| Occupancy.    | Q3 2025.              |

Town of Okotoks, Alberta.



Property/location - profile.

Strategically situated with convenient access to major amenities, Highway 2, and the rapidly expanding Calgary Metropolitan Region, The Foundry offers an unparalleled opportunity for business owners and commercial real estate investors seeking a prime location in a dynamic and growing community.

Property highlights.

|                    |                                   |
|--------------------|-----------------------------------|
| Location.          | Southbank Business Park, Okotoks. |
| Legal description. | Plan 2415123 Blk 2 Lot 15.        |
| Zoning.            | Industrial Business Park (IBP).   |
| Property type.     | Commercial retail.                |

Location highlights.

|               |                  |
|---------------|------------------|
| Best Western. | 50 metres away.  |
| Costco.       | 200 metres away. |
| QE HWY#2.     | 3 km. away.      |
| Calgary.      | 18 km. away.     |



Development - profile.

Footprint specifications.

|                |                                  |
|----------------|----------------------------------|
| Land size.     | 4.48 acres.                      |
| Building size. | 65,082 sf.                       |
| Parking.       | 229 car stalls & 12 bike stalls. |
| Landscaping.   | 0.89 acres.                      |

Building specifications.

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Material.        | Precast concrete & steel.                                            |
| Building height. | 22 ft.                                                               |
| Clear height.    | 19.5 ft.                                                             |
| Glazing.         | Mix of light storefront glazing and multi-pane glass overhead doors. |



**Units** - you can acquire by individual unit & expand across &/or back to back.

|                    |           |             |                                                                                                                            |
|--------------------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------|
| Size of all units. | 1,187 sf. | Exceptions. | 1,115 sf. - unit #122 & 207.<br>1,173 sf. - unit #101, 114, 115, 128, 201, 213, 214 & 226.<br>1,608 sf. - unit #108 & 220. |
|--------------------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------|

**Blocks** - or you can acquire blocks of space.

|                   |            |                   |            |
|-------------------|------------|-------------------|------------|
| Block 01.         | 14,218 sf. | Block 04.         | 14,216 sf. |
| Block 02.         | 9,845 sf.  | Block 05.         | 7,471 sf.  |
| Block 03.         | 9,470 sf.  | Block 06.         | 9,470 sf.  |
| Tot. building 100 | 33,533 sf. | Tot. building 200 | 31,157 sf. |



## Unit/block - specifications.

Each unit/block comes with all the essentials to initiate Tenant Improvements (TI). Features include:

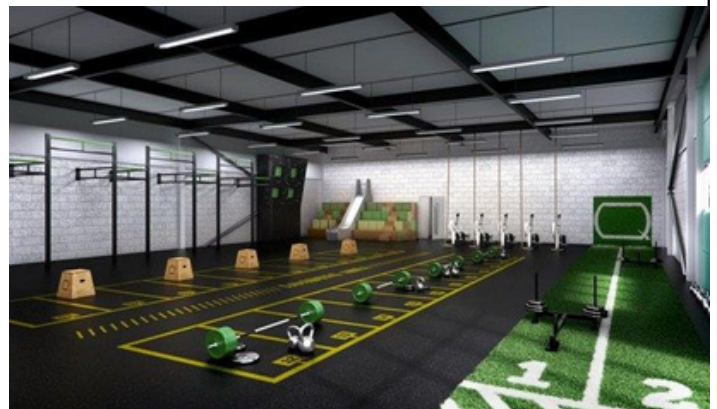
|                     |                                                                                                                                                    |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Heat & ventilation. | Minimum 100,000 BTU unit heater on thermostat control. Power actuated 12"x12" roof mounted air inlet, interlocked with a 200CFM 8" extraction fan. |
| Plumbing & water.   | Toilet & lavatory rough-ins. 1" underground water line & sleeves stubbed in.                                                                       |
| Power & electrical. | Roughed-in for 120/208 or 600/347 volt 3-phase power along with a communication/data conduit.                                                      |
| Lighting.           | Interior - 150W LED high bay lighting. Exterior - security/perimeter lighting.                                                                     |
| Mezzanine.          | You have the option to build a mezzanine up to 25% of your total sf.                                                                               |



## Zoning.

The zoning permits a variety of uses at the Foundry. From retail, commercial, professional and medical services to food/drink, training and recreational facilities.

|                     |                                                                                                                                           |                                                                                                          |                                                                                                                        |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Permitted uses.     | Arts & crafts.<br>Office.<br>Entertainment establishment.<br>Animal boarding & breeding.<br>Restaurant/Café.<br>Retail & service - large. | Pop-up.<br>Industrial - light.<br>Outdoor storage.<br>Death care.<br>Government.<br>Recreation - active. | Recreation - passive.<br>Special events.<br>Agricultural – urban.<br>Public utility.<br>Excavation, stripping/grading. |
| Discretionary uses. | Cannabis retail.<br>Retail & service - general.<br>Service station.<br>Industrial - medium.                                               | Wash station.<br>Culture.<br>Education.<br>Medical, childcare.                                           | Parking lot – independent.<br>Agriculture – general.<br>Agricultural – intensive.<br>Accessory building/structure.     |



Examples of various use cases at the Foundry.

Images for illustrative purposes only.



### **Construction company - introduction.**

The Foundry is architecturally designed and built to last using precast concrete and steel.

Built by the reputable Eagle Builders, based in Blackfalds, Alberta. Eagle is a manufacturing and construction company that specializes in the design, engineering, fabrication, and building of precast concrete structures.

[Click here to view Eagle Builder's website.](#) —→



## Why invest in Okotoks?

The commercial real estate market in Okotoks is driven by its economic links to Calgary and strong fundamentals, making it an attractive location for owner/operators and investors to invest.

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Close proximity to Calgary.</p> | <p>Okotoks is located 18km south of Calgary, a large urban market.</p> <p>Enables businesses in Okotoks to tap into this market while maintaining a lower cost base.</p> <p>Resulting in year over year commercial expansion.</p>                                                                                                                                                                              |
| <p>Strong market fundamentals.</p> | <p>Okotoks population - 32,563 population. Growth - 2.06% over the past year &amp; 7.6% over 5 years.</p> <p>Household income - notably high median income @ \$130K/yr. 26% higher than the national avg.</p> <p>Housing starts - 50% year over year growth. Housing rent - 5.01% increase year over year.</p> <p>These favorable conditions present opportunities for commercial real estate development.</p> |



## Why invest in the Foundry?

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>From a building/development perspective.</p> | <p>There is nothing else like it on the market:</p> <ul style="list-style-type: none"> <li>• Unique architectural flair - modern commercial design with expansive storefront glazing.</li> <li>• Flexible interiors - enables customers to choose unit sizing, storefront &amp; build-out.</li> <li>• 229 parking stalls - ample space for employee &amp; customer parking.</li> </ul> |
| <p>From an owner/operator perspective.</p>      | <p>Owning gives you a long-term, appreciating asset &amp; returns in a growing part of Alberta.</p> <p>Gain a cost advantage by locking into a mortgage &amp; eliminate the risk of rising lease rates.</p> <p>Instead of paying someone else's mortgage, you can build your own equity.</p> <p>Take advantage of the tax benefits of being a commercial property owner.</p>           |
| <p>From an investor perspective.</p>            | <p>Low inventory for smaller commercial spaces &amp; “go to” businesses (ie. training facilities).</p> <p>1% vacancy rate for commercial units in Okotoks.</p> <p>Predicted lease rates at the Foundry - \$28 - \$33 psf.</p> <p>Predicted capitalization rate (cap rate) at the Foundry - 6.5 - 7.5%.</p>                                                                             |



### **Construction status & video - as of February 2025.**

Click on the play button above to view our latest construction video. The development is approximately 80% complete with expected occupancy slated for Q3 2025.



**Construction images as of February 2025. The development is approximately 80% complete.**



**Construction images as of February 2025. The development is approximately 80% complete.**

**Key development files - available upon request.**

The below development and sales documentation is available upon request.

Site plan.

Landscape plan.

Floor plans.

Elevation plans.

Condominium plan.

Condominium by-laws.

Condominium management agreement.

Condominium budget.

Environmental & geotechnical reports.

Development appraisal report.

Development (DP) & Building (BP) permits.

If you have any questions or would like to request a meeting please contact us.

|                                                                        |                                                                            |                                                                           |                                                                                |
|------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------|
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