

AIRPOINT AT EIA

AN AVATEX DEVELOPMENT



AIRPOINT AMENITIES

1,950,000 S.F. NON-TERMINAL RELATED GROWTH AT EIA SINCE 2014

135 ROOM MARRIOTT FAIRFIELD HOTEL OPENING SOON

CENTURY MILE HORSE RACETRACK OPENING SPRING 2019

50,000 S.F. CASINO OPENING SPRING 2019

10,110 FULL TIME EQUIVALENT JOBS AT EIA AS OF 2017 (NOT INCLUDING THE NEWLY OPENED MALL & COSTCO)

AIRPOINT AT A GLANCE

AirPoint at EIA is comprised of four multi use sites located at the heart of the EIA master development that comprises over 1,000,000 square feet, planned or under construction including operational assets such as Outlet Collections, Big Box retailers, Hotels, Restaurants, and future Office Campus.

The sites are located at the main entrance to the Edmonton International Airport, boasting high visibility from Highway 2, and are located between the Premium Outlet Collection and Costco.

With ample local amenities including unique identifying elements such as a feature canal, adjacent golf course, horse racetrack, and vibrant retail and hospitality setting, these sites also mark an ideal and prestigious location for regional and international office headquarters.

VEHICLE COUNTS

20,500 VPD - 2014

22,700 VPD - 2017 (forecast)

AIRPORT PASSENGER COUNTS

8,000,000 - 2015

TRADE AREA POPULATION

10,331 - 2016

AVERAGE HOUSEHOLD INCOME

\$98,570 - 2016

EMPLOYMENT

EIA - 12,000 (as of 2019)

Nisku / Leduc - 18,000

RETAILERS (OPENING 2019)

Wendy's
Sleep Country

Fatburger
Booster Juice

Starbucks
2-4 additional retailers



OVERALL CONTEXT

AIRPOINT AT EIA



AIRPOINT I

Visibility from HWY 2
En route to Premium Outlet Collection
National chains opening 2019
Adjacent to Costco

AIRPOINT II

Gateway to EIA master plan area
Excellent location for office campus
Access to entertainment and leisure amenities
Adjacent to Marriott Fairfield

AIRPOINT III

Unique canal-side development
Pedestrian connections to hotel and mall
Canal is the focal point of the EIA master plan
Opportunities for outdoor amenities

FUTURE SITE

Future Opportunity for Airpoint IV
Coming Soon

QUEEN ELIZABETH II HIGHWAY (HWY 2)

HIGHWAY 19



OVERALL CONTEXT LEGEND



Current / Completed Projects



AirPOINT Developments

- 1- REDTAIL LANDING GOLF CLUB
- 2- CENTURY MILE RACE TRACK & CASINO
- 3- ALBERTA MOTOR TRANSPORT
- 4- AURORA SKY (800,000 SF COMPLETE)
- 5- AURORA EXPANSION (300,000 SF)
- 6- AB. AEROSPACE AND TECH. CENTRE
- 7- RENAISSANCE AIRPORT HOTEL
- 8- AIRPOINT I
- 9- COSTCO
- 10- AIRPOINT II

- 11- AIRPOINT IV
- 12- PREMIUM OUTLET COLLECTION
- 13- AIRPOINT III
- 14- MARRIOTT FAIRFIELD
- 15- ROSENAU TRANSPORT
- 16- AEROTERM
- 17- CARGO JET, DHL, PUROLATOR
- 18,19- BEE & CBSA
- 20- ALBERTA HEALTH SERVICES

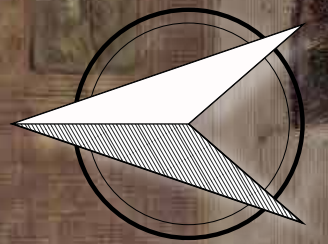
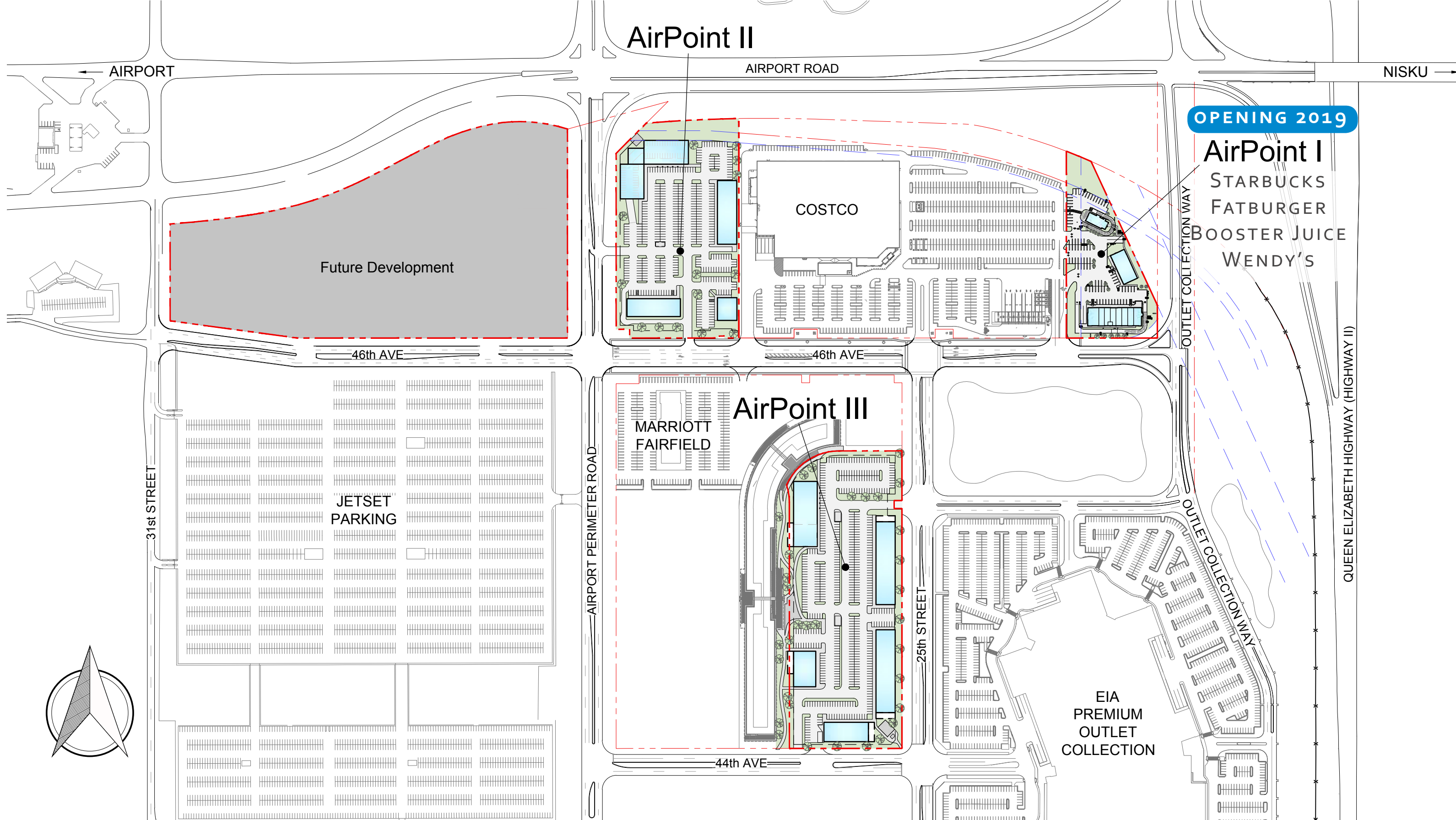


PHOTO: © THE STRATEGY FIRST PARTNERSHIP INC. 2015



OPENING 2019

AirPoint I
 STARBUCKS
 FATBURGER
 BOOSTER JUICE
 WENDY'S

COSTCO

AirPoint III

MARRIOTT
 FAIRFIELD

Future Development

JETSET
 PARKING

EIA
 PREMIUM
 OUTLET
 COLLECTION

FINAL SITE CONFIGURATION SUBJECT TO CHANGE



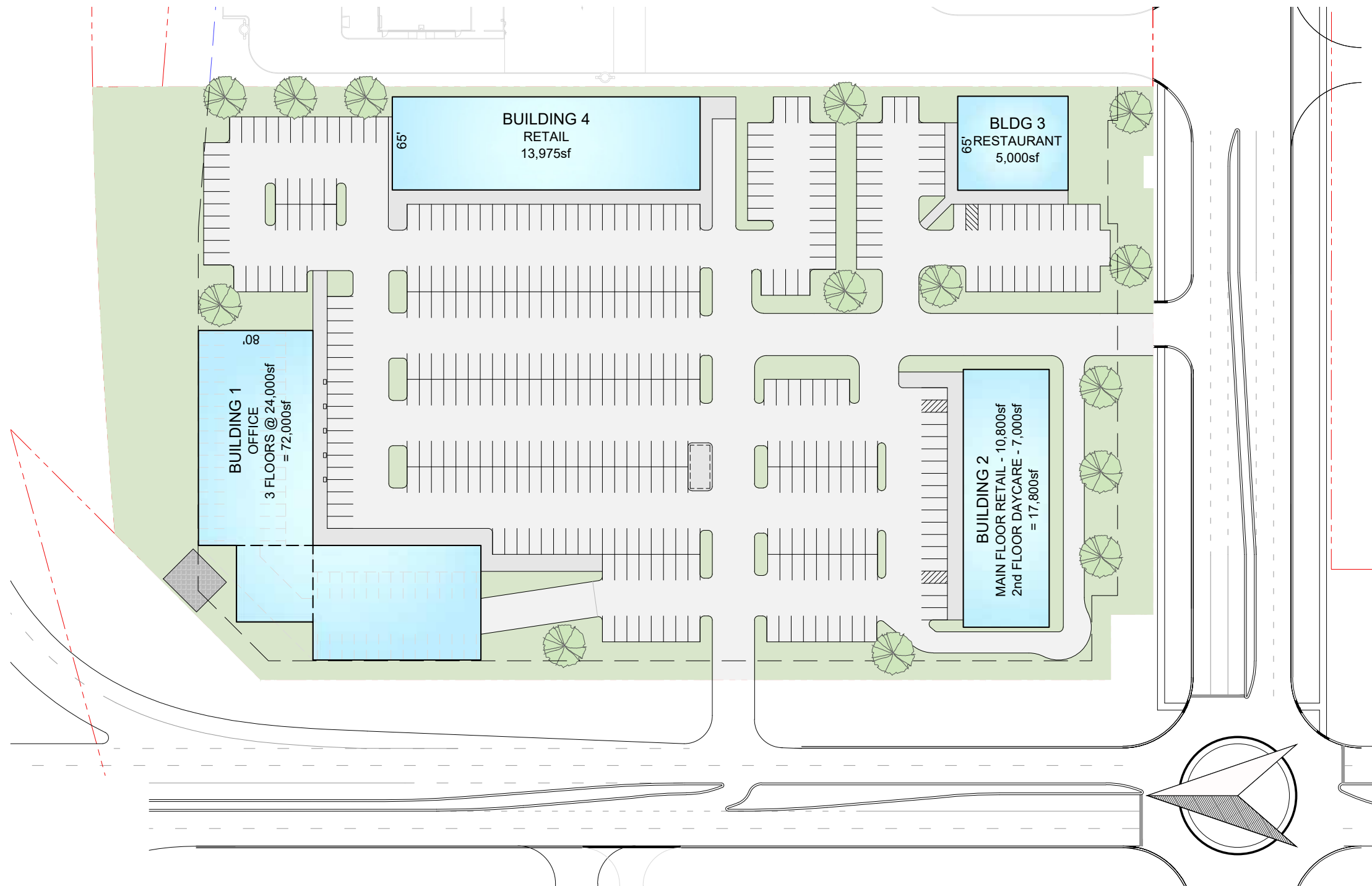
EIA - AirPoint Commercial Developments

The Avatex Companies



January 14, 2019
 PN: 18057





AIRPOINT II

SITE OVERVIEW

AirPoint II is a corner site with excellent exposure and access from Airport Road and Airport Perimeter Road. The site can accommodate a feature office campus, as well as smaller retail and personal service shops.

The site borders an existing Costco, and has views to adjacent features such as the Redtail Golf Club and Canal side restaurant site.

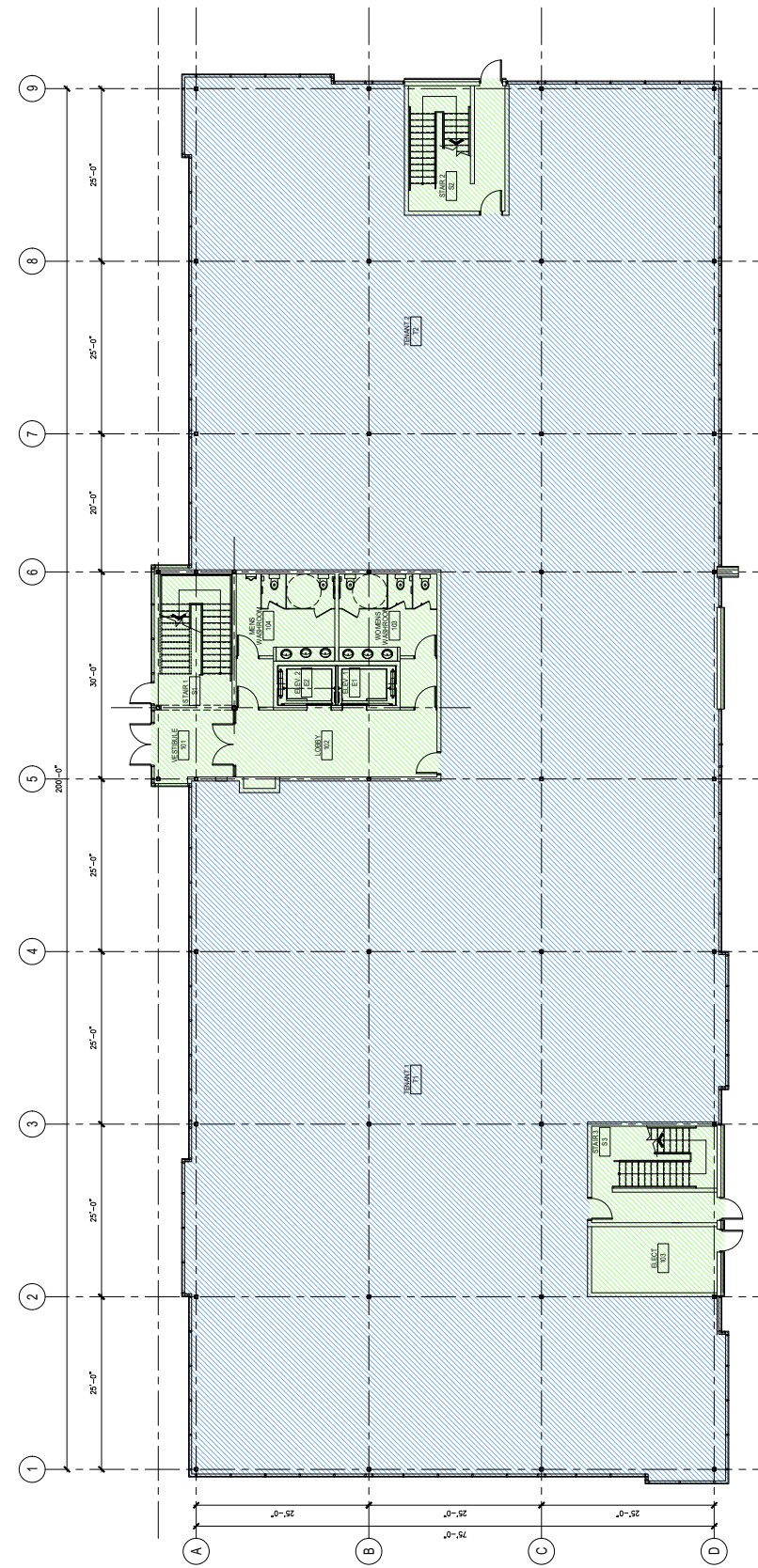
SITE STATISTICS

Site Area: ±6.66 Acres [26,950 m²]

Retail Area: ±58,075 SF [5,400 m²]

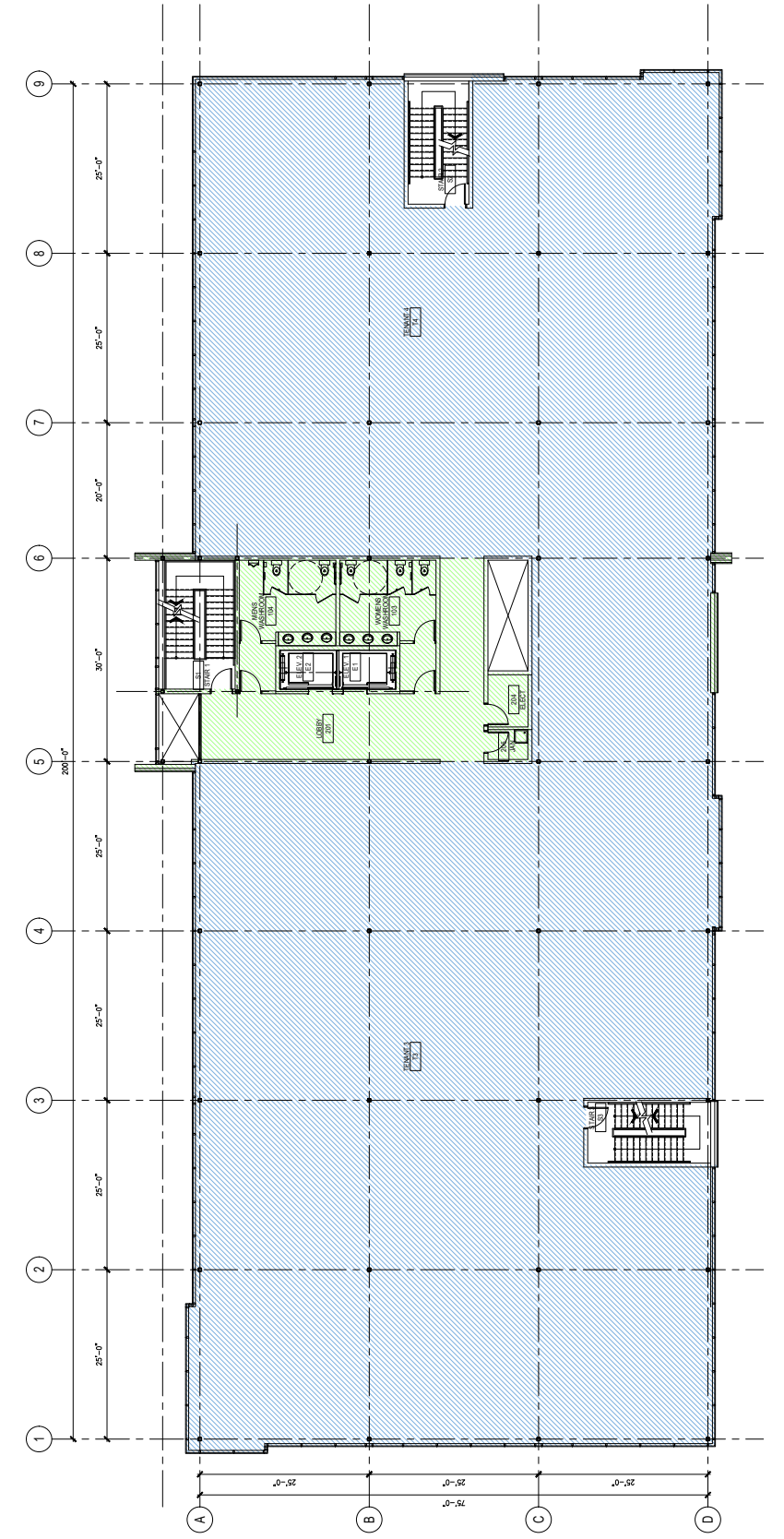
Office Area: Airpoint II & III up to ±200,000 SF [18,580 m²] Combined

Projected Parking Count: ±4.1 Stalls per 1000 SF



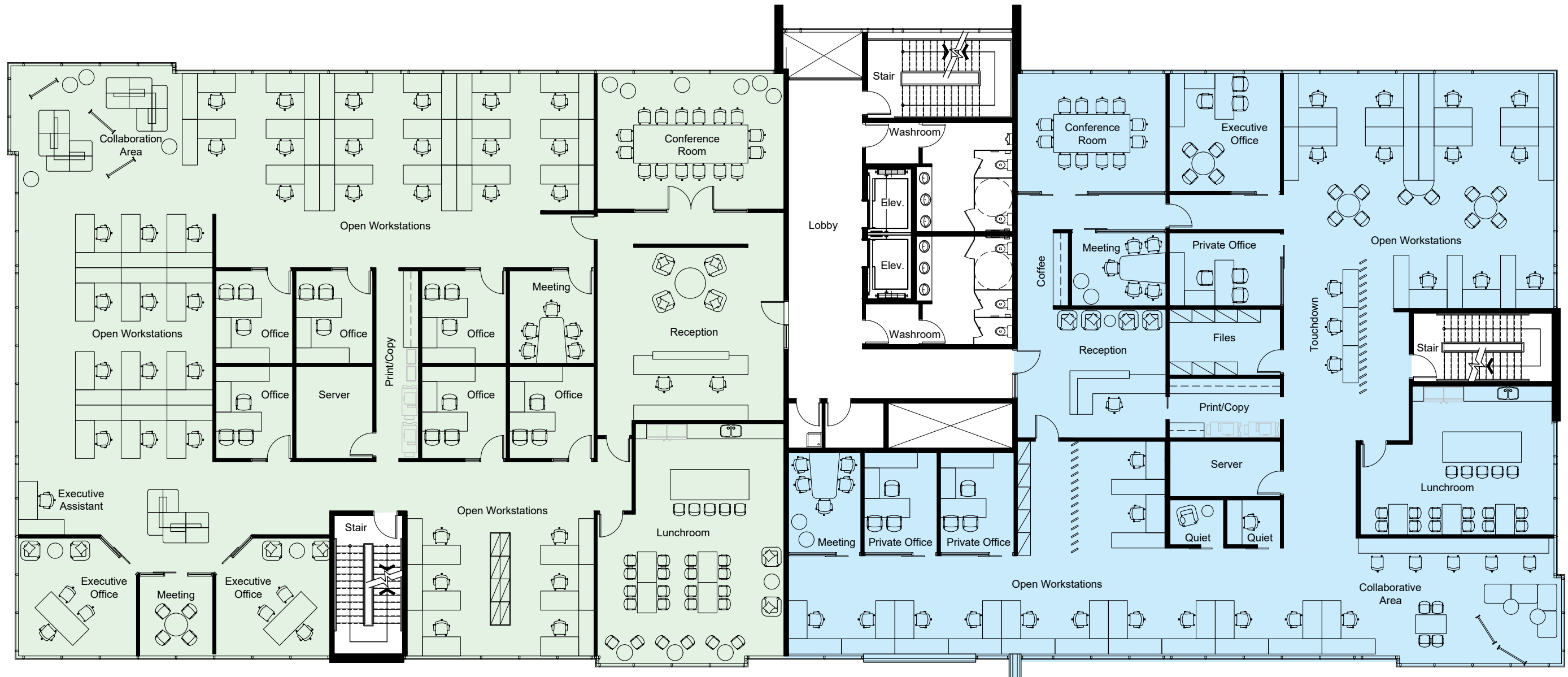
AIRPOINT OFFICE - CONCEPTUAL GROUND FLOOR

■ Total Floor Area: ±15,921 sf
■ Common Floor Area: ±2,059 sf



AIRPOINT OFFICE - CONCEPTUAL 2ND - 3RD FLOORS

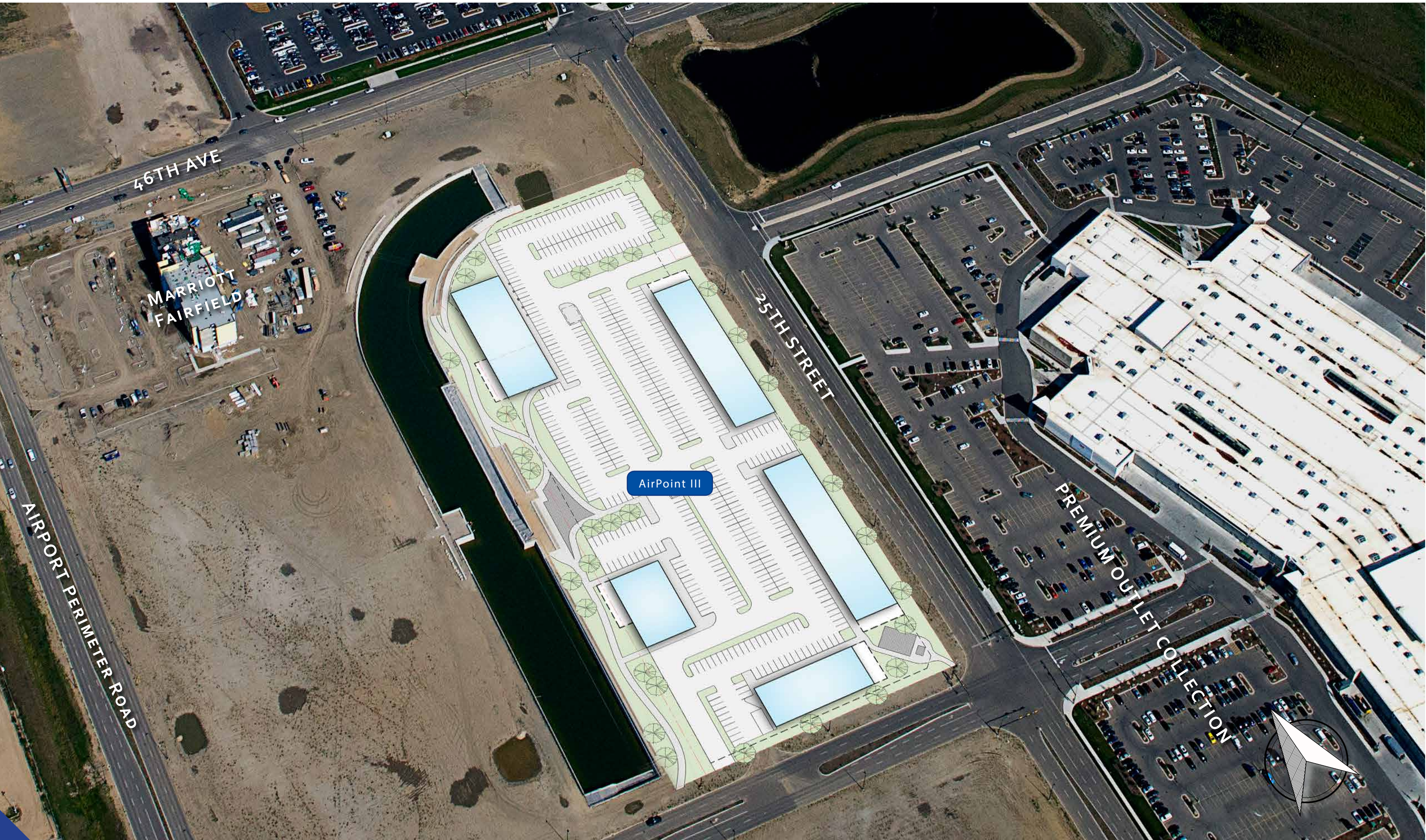
■ Total Floor Area: ±15,033 sf
■ Common Floor Area: ±1,201 sf



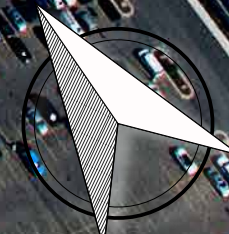
AIRPOINT OFFICE - CONCEPTUAL SECOND FLOOR TEST FIT (TWO TENANT SCENARIO)

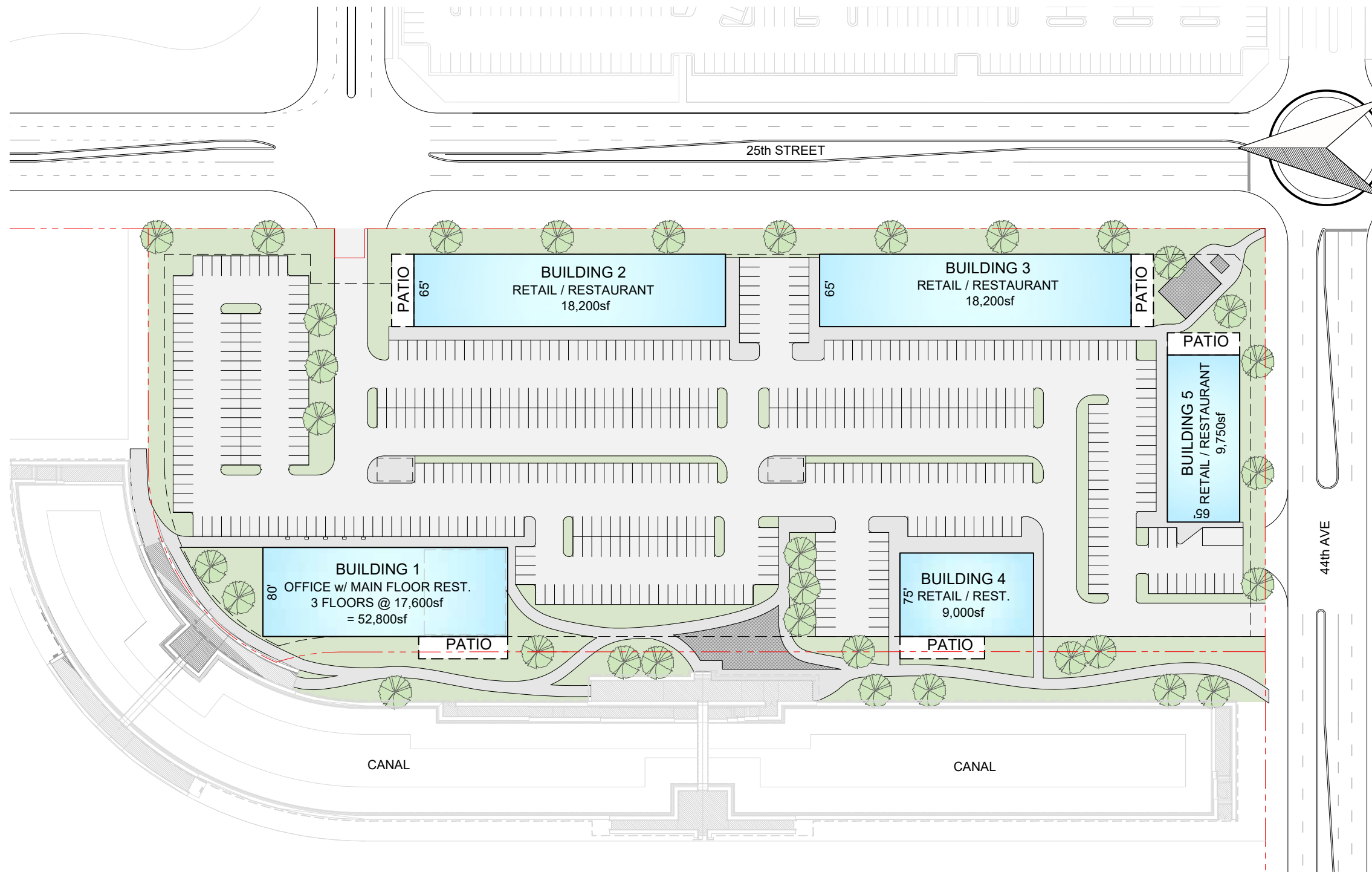
- Tenant 1 Area: ±7,700 sf
- Tenant 2 Area: ±6,200
- Total Area: ±13,900 sf

AIRPOINT OFFICE



AirPoint III





AIRPOINT III

SITE OVERVIEW

AirPoint III is a unique pedestrian friendly site, that is set between a feature canal and Premium Outlet Collection. The site is proposed as a mix retail and office development, with easy pedestrian access to the newly constructed Marriott Fairfield.

SITE STATISTICS

Site Area: ±8.94 Acres [36,180 m²]
 Retail Area: Up to ±73,000 SF [6,780 m²]
 Office Area: Airpoint II & III up to ±200,000 SF [18,580 m²] Combined
 Projected Parking Count: ±5.0 Stalls per 1000 SF





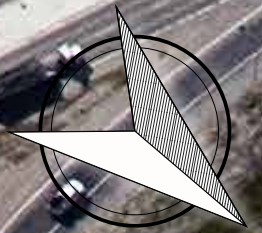
46TH AVE

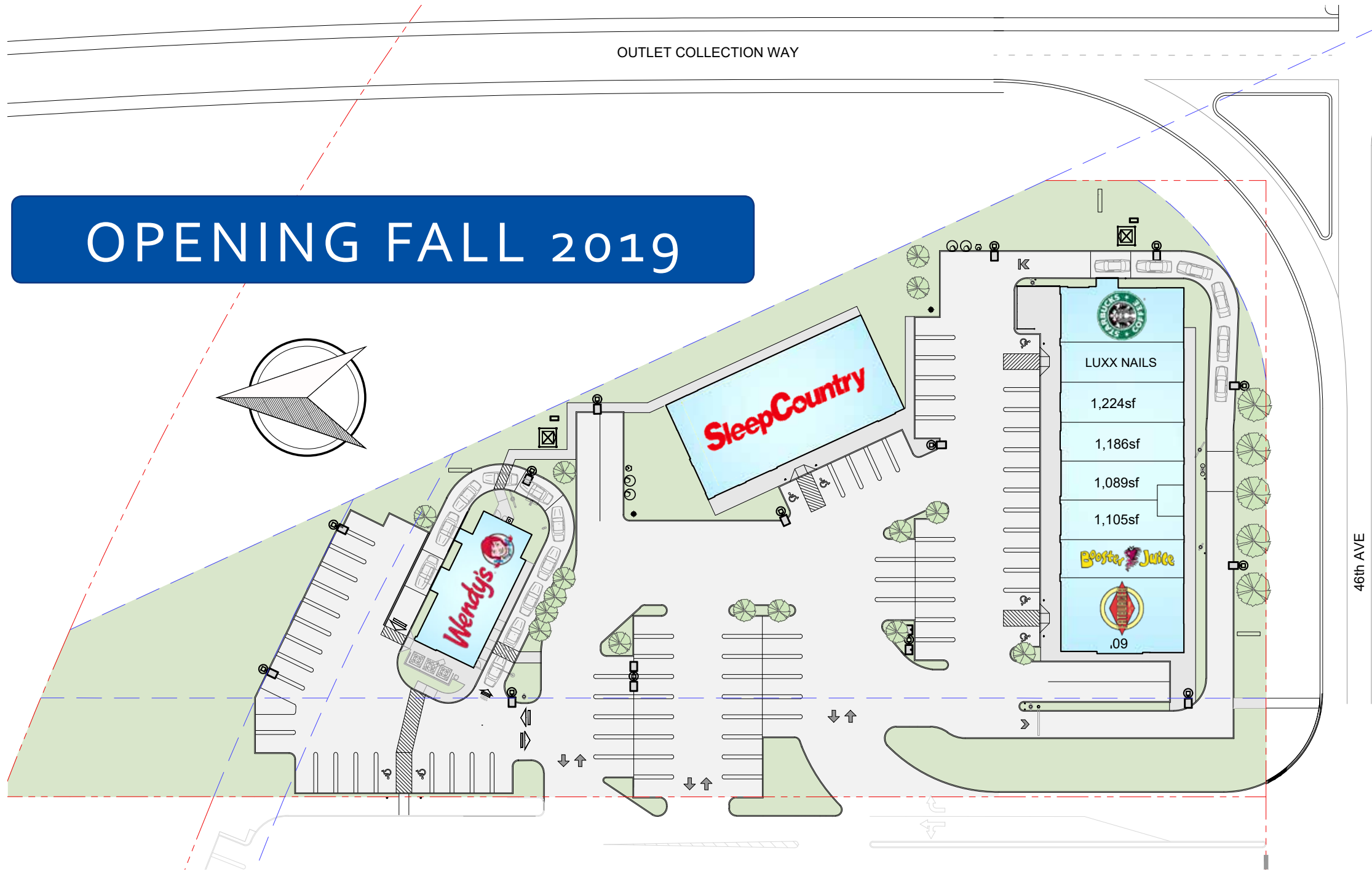
COSTCO

AirPoint I

OUTLET COLLECTION WAY

AIRPORT ROAD





OPENING FALL 2019

AIRPOINT I

SITE OVERVIEW

AirPoint I is a corner site with excellent exposure from Highway 2 and Airport Road, with access from Outlet Collection Way. The site is well under construction, with national retailers opening in 2019.

Airpoint I borders an existing Costco, and is exposed to the majority of traffic entering Premium Outlet Collection Mall.

SITE STATISTICS

Site Area: ±2.91 Acres [11,780 m²]
 Retail Area: ±19,000 SF [1,770 m²]
 Parking Count: ±4.7 Stalls per 1000 SF

RETAILERS OPENING 2019

- STARBUCKS
- WENDY'S
- SLEEP COUNTRY
- FATBURGER
- BOOSTER JUICE
- LUXX NAILS



AVATEX AIRPOINT

AVATEX.CA/AIRPOINT-AT-EIA/



FOR MORE INFO & LEASING OPPORTUNITIES CONTACT:

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