

Roper Ridge

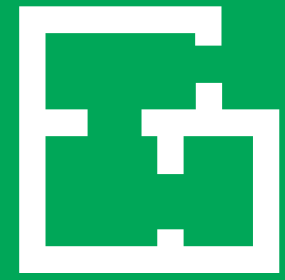
5663 70 Street
Edmonton, AB

Class A mixed use
business park with both
office and industrial space



Great *features.*

- Surface parking available
- Centrally located in southeast Edmonton with excellent exposure
- IB zoned (Business Industrial)
- Easy access to major arterials such as Roper Road & Whitemud Drive



107,690
Total SF



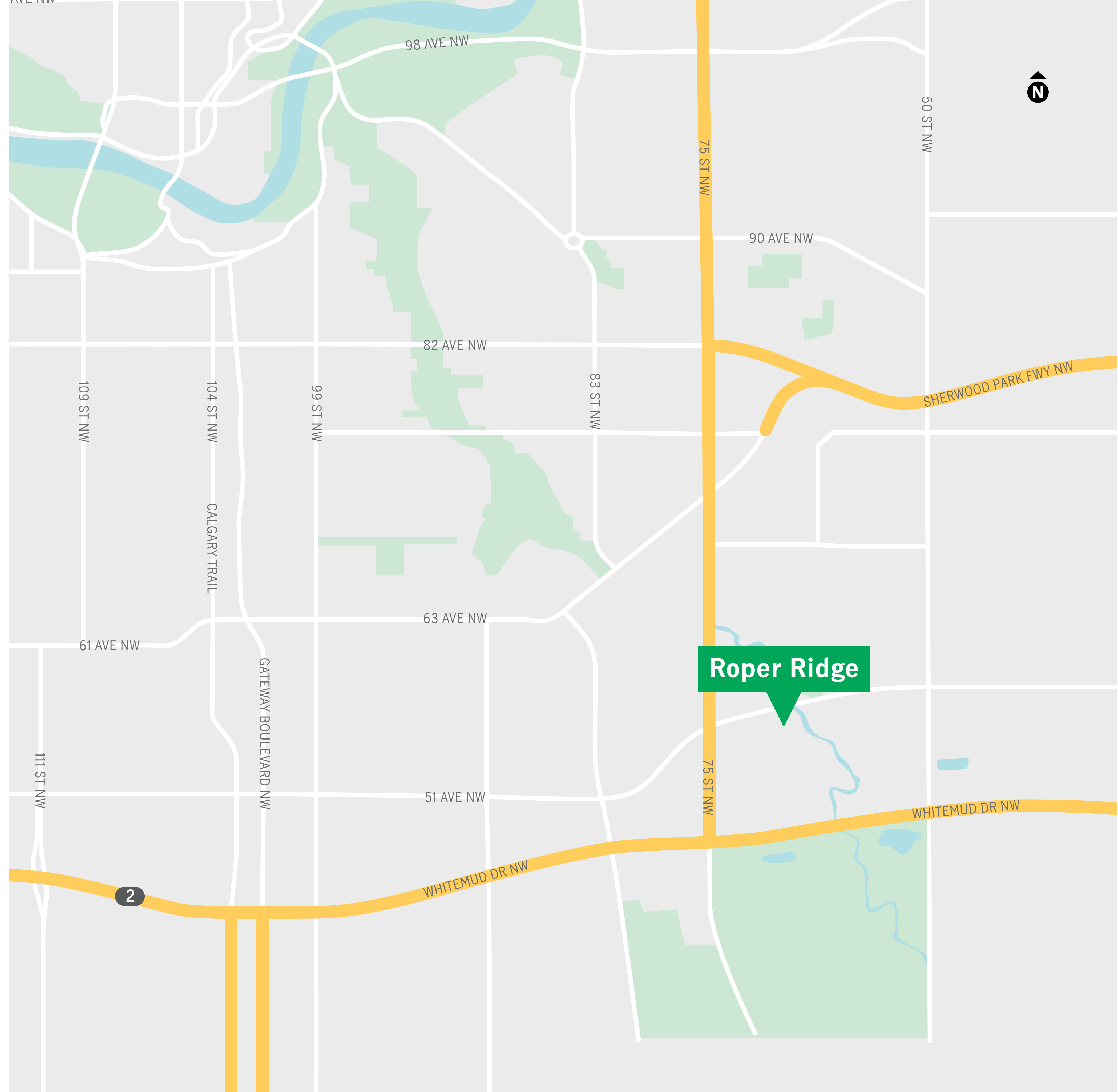
In the *neighbourhood.*

Driving Times

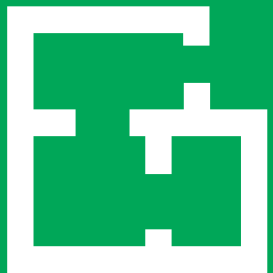
75 Street and
Whitemud Drive 5 mins

Downtown
Edmonton 19 mins

Edmonton
International
Airport 22 mins

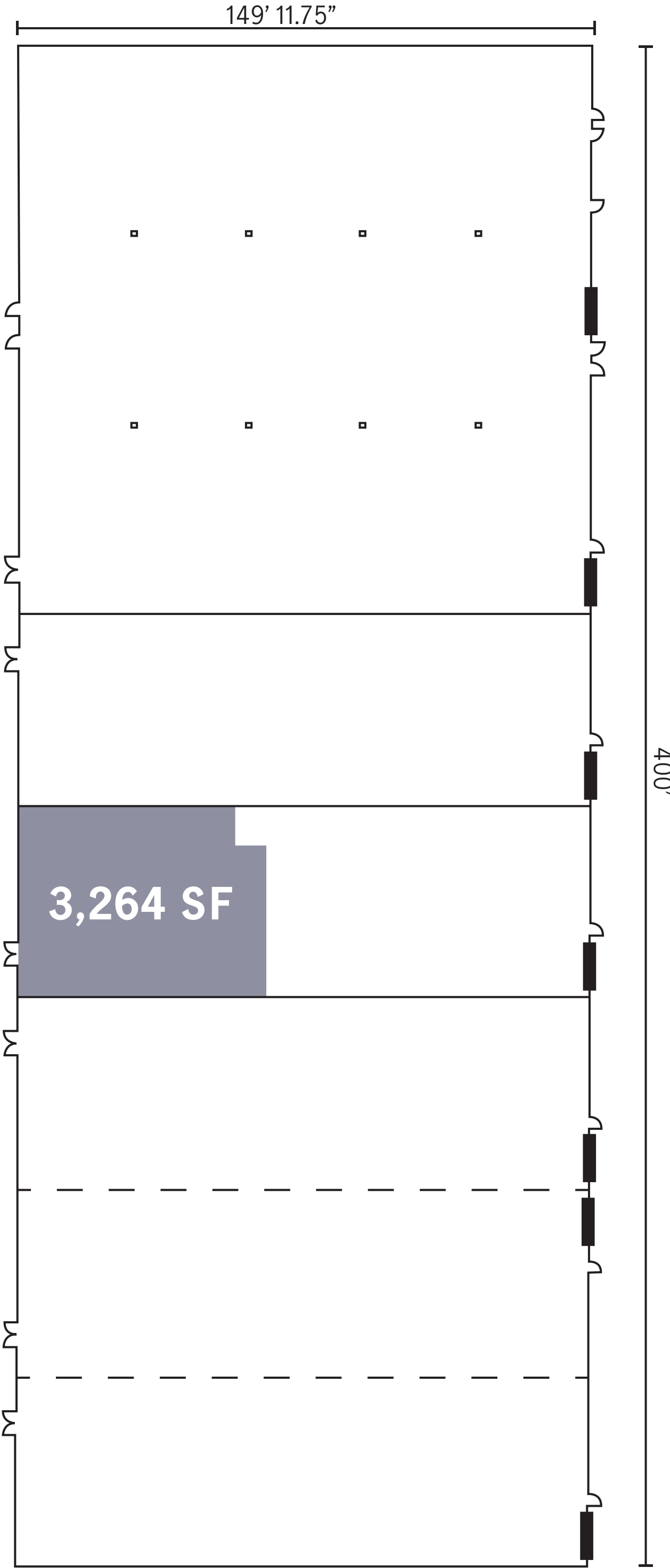
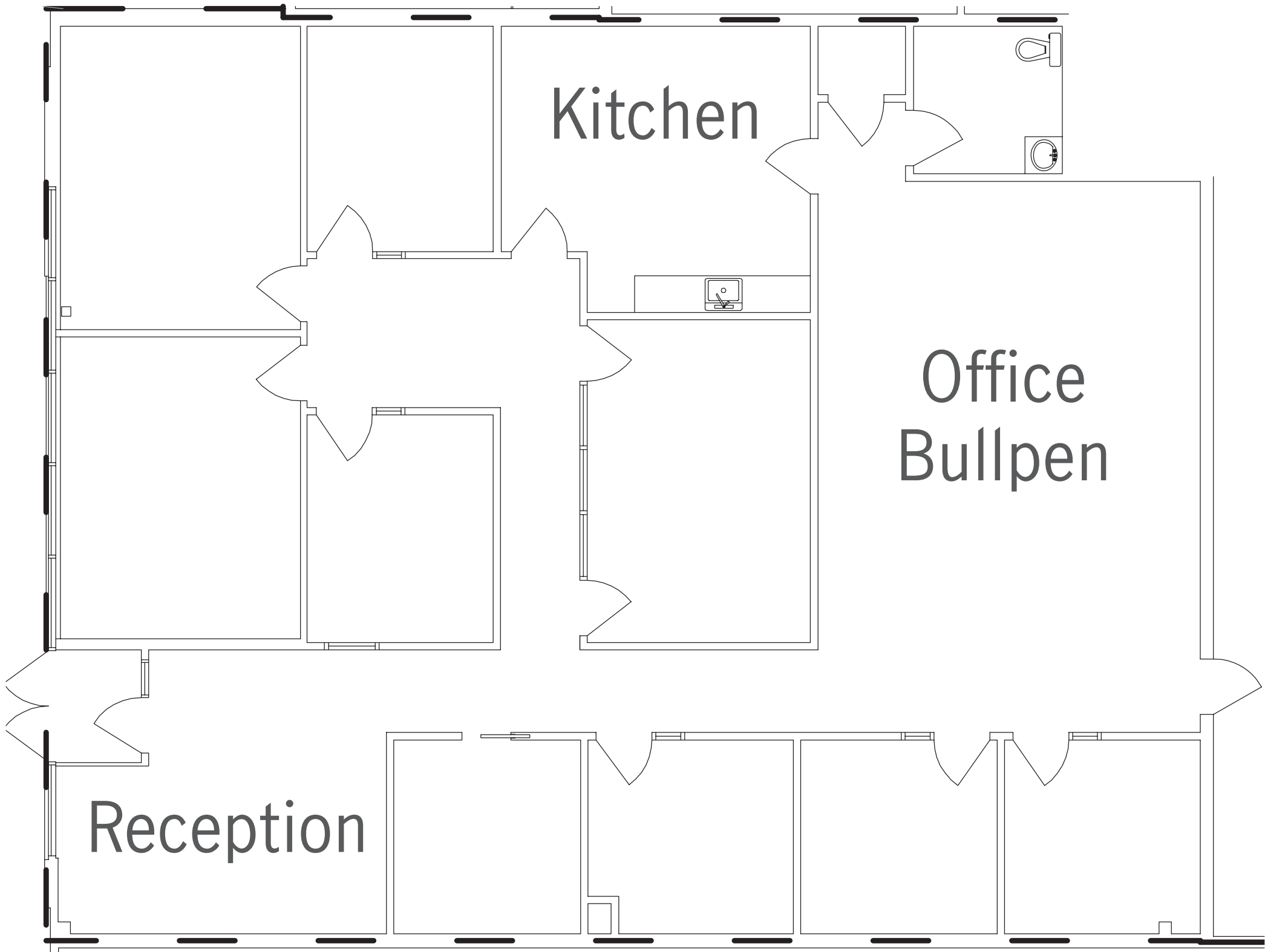


Space by design.



Suite 5663
3,264 SF

Available	Immediately
Asking Rate	\$11.00 PSF
Additional Rent	\$7.37 PSF Does not include utilities.



Decisions made *easier*. Lives made *better*.

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 60 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

60M

Total
Square Feet

25

Cities

570

Real Estate
Professionals

367

Properties

9

Countries

*As at December 31, 2019

In this *together*.

Our vision is to drive leadership in sustainable real estate across our global organization. This is what our impact looks like.

In 2018, we saved:

14,300

MWh of electricity
Equivalent to the electricity used
by 1,280 homes per year.

66 million

litres of water
Equivalent to the water needed to
fill 26 Olympic swimming pools.

\$1.25

million on utility costs

We've made great progress by:

Certifying

over 80% of our portfolio to
various green standards

Diverting

53% of waste away from landfills

Purchasing

51 MWh of renewable energy credits
Equivalent to nearly 10% of our total energy consumption.

By 2022,
we're aiming for:

65%

waste diversion rate

10%

reduction in energy

7.5%

reduction in water

For more information, visit manuliferealestate.com/sustainability

Keep in *touch*.

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