

Committed to Calgary,
Connected to the World.



A world of support that revolves around one axis: **You.**

PERSONALIZED SERVICE & **Collaborative Teamwork.**

Your business is our business. Personalized service and collaborative teamwork form the core of our philosophy. We provide custom solutions focused on your business objectives, taking a fiduciary position with your asset to maximize value at each point of the process.

We will listen, take a holistic view of your business and apply our commercial knowledge to maximize potential, guide your investment and add value.

When appropriate, we are eager to push the boundaries and do things differently, as our singular purpose is to achieve better outcomes for our clients.

We are local and we are global. Our diversified platform spans North and South America and the Caribbean, Europe, the Middle East and Africa, and in the Asia Pacific region.

With our careful selection of seasoned professionals who are deeply rooted in their markets, we have developed our business to support yours over the long-term.

And as you look at growth markets, so do we — with more offices globally than any other commercial real estate firm, we are actively expanding in strategic locations so we can help you stay ahead of your competition.

Investment Sales Team



Blair Best - Associate, Investment & Retail Sales

As an Investment Sales Associate, **Blair Best** takes pride in providing market intelligence to his clients and ensuring they have all the tools they need to make timely, educated decisions. He has leveraged his experience in a technical and client-focused environment into Commercial Real Estate. His attention to detail and advisory experience form the foundation of his quality service mandate. Blair grew up in Red Deer, Alberta and graduated from the University of Alberta with a Bachelor of Science Degree, Specializing in Geology. He spent the first part of his career in the oilfield working in North Dakota, Saskatchewan and Alberta before settling in Calgary to start his family and work at an established and respected petroleum reserves evaluation firm for 16 years before joining NAI Advent in 2021

Direct +1 825 540-5827
Cell + 1 403 669-3969
bbest@naiadvent.com

With over \$20 million in Real Estate sales since 2020, Blair brings a highly organized work ethic and digital resources to his services for successful transaction solutions.



Liliya Chukleva - Marketing Manager

Liliya is responsible for maintaining, managing, and tracking transactions to ensure that all documentation is properly processed and filed, and all deals are progressing appropriately.

Her scope of responsibilities also include implementing marketing strategies and advertising campaigns, as well as graphic design and the preparation of marketing and promotional materials. Liliya is an invaluable asset to the team and the services she renders are top-tier and a major component of our clients' success.

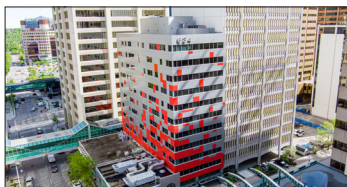
Direct +1 403 984-9818
lchukleva@naiadvent.com

2020 - 2023 Investment Transactions



12 Royal Vista Way NW

Submarket: Royal Vista
Size: 1,334 SF
Property Type: Retail Condo



634 6 Avenue SW

Submarket: Downtown Core
Size: 4,454 SF
Property Type: Office



2255 32 Street NE

Submarket: Sundridge
Size: 2,984 SF
Property Type: Retail Condo



7290 11 Street SE

Submarket: East Fairview Industrial
Size: 22,500 SF
Property Type: Retail



240007 Frontier Crescent

Submarket: Rocky View County
Size: 2,769 SF
Property Type: Industrial Condo



1815 27 Avenue NE

Submarket: South Airways
Size: 5,615 SF
Property Type: Industrial Condo



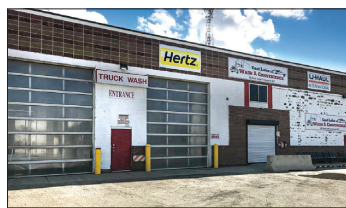
5930 3rd Street SW

Submarket: Manchester Industrial
Size: 0.22 Acres SF
Property Type: Land



1270 73 Avenue SE

Submarket: East Fairview Industrial
Size: 4,054 SF
Property Type: Office Condo



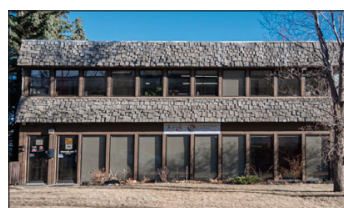
59 East Lake Crescent NE

Submarket: Airdrie
Size: 10,000 SF
Property Type: Car/Truck Wash



11500 29 Street SE

Submarket: Shepard Industrial
Size: 11,500 SF
Property Type: Investment Property



5918 3rd Street SW

Submarket: Manchester Industrial
Size: 4,543 SF
Property Type: Mix-use



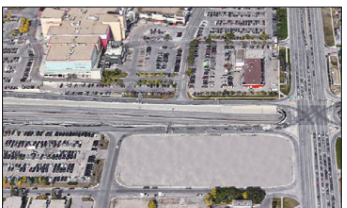
201 58 Avenue SW

Submarket: Manchester Industrial
Size: 835 SF
Property Type: Automotive Property



205 58 Avenue SW

Submarket: Manchester Industrial
Size: 3,317 SF
Property Type: Automotive Property



Macleod Trail S Glenmore Trail SW

Submarket: Meadowlark Park
Size: N/A
Property Type: Commercial Property



1052 Memorial Drive

Submarket: Sunnyside
Size: 1,787.24 SF
Property Type: Office Building



1501 17 Avenue SW

Submarket: Bankview
Size: 10,302 SF
Property Type: Retail Building

CURRENT Investment Opportunities

1104 20 Avenue NW | Calgary, AB

PROPERTY TYPE:	RETAIL CONVENIENCE CENTRE
BUILDING AREA:	4,145 SF
LAND AREA:	11,988 SF
ZONING:	C-N2 (COMMERCIAL - NEIGHBOURHOOD 2)
PRICE:	PLEASE CONTACT
YEAR BUILT:	1977



The subject property is situated in the heart of Calgary's bustling Capitol Hill neighbourhood. The area is renowned for its energetic atmosphere, attracting a mix of residents, professionals, and students from the nearby SAIT (Southern Alberta Institute of Technology). Total of \$120,000 improvements made.



SCAN FOR BROCHURE



RICHARDSON PLAZA 4655 37 Street SW | Calgary, AB

PROPERTY TYPE:	RETAIL CONVENIENCE CENTRE
BUILDING AREA:	7,431 SF
LAND AREA:	0.33 ACRES
ZONING:	C-N2 COMMERCIAL - NEIGHBOURHOOD 2
PRICE:	PLEASE CONTACT
YEAR BUILT:	1978

The subject property is a five-tenant, neighborhood retail building located on the corner of 37th Street SW and 46 Avenue SW in Glamorgan, Calgary. Well-maintained property with exterior paint completed within the last year. Great corner location achieving premium net lease rates with 4.4 year WALT.



SCAN ME FOR BROCHURE



BLAIR BEST
Associate, Capital Markets
(403) 669-3969
bbest@naiadvent.com

THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

3633 8 STREET SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com



NAI Advent is a full service real estate firm located in Calgary, Alberta, Canada. Our Company offers a complete range of real estate services including buying and selling, leasing, development, group investment and property management services.

NAI Advent takes a unique project-driven approach to real estate which encourages a more strategic and comprehensive focus than just buying, selling or leasing. Our knowledgeable professionals offer extensive experience in their disciplines and a proven track record of successful commercial real estate projects.

Brokerage



NAI Advent is a licensed, commercial brokerage offering a full range of services for private and institutional investors, developers, landlords, tenants and owner users. The NAI Advent team has extensive experience in the leasing, selling and purchasing of all types of commercial properties.

Services include:

- investment sales
- real estate site selection
- negotiating building acquisitions and dispositions
- land sales
- sublease and head-lease mandates
- lease buy outs



Commercial Real Estate Services, Worldwide.

Property Management



NAI Advent actively manages properties for both investors and owner occupiers to help enhance investment returns. Our wide range of property management capabilities extends to all types of properties, from office, to industrial, to retail.

Services include:

- financial reporting
- budgeting
- preventative maintenance
- facility operations
- leasing and renewals.

In all instances, our day to day focus ensures properties are managed with quality care and attention to detail and in lock-step with our leasing team to ensure value is maximized whenever possible.



NAI Advent through its affiliation with NAI Global provides commercial real estate services worldwide through its network of over 375 offices in more than 55 countries. As part of the NAI Network, we are now able to offer our clients Real Estate opportunities worldwide.

Build on the power of our network.™



NAI Advent is proud to be affiliated with a number of professional organizations such as SIOR and CCIM, Appraisal Institute of Canada, CFA Institute and NAIOP.



Group Investment

NAI Advent provides solid investment opportunities in a broad range of real estate investment vehicles. Supported by extensive research and local market expertise, our team has syndicated over two hundred million dollars of commercial real estate projects. The portfolio of commercial real estate products ranges from shopping centers in Florida, several commercial properties in Regina and Saskatoon, office buildings, industrial buildings and retail properties in Calgary and Edmonton, and several commercial land development projects.

Investment structures:

- limited partnerships
- limited corporations
- RRSP and non-RRSP eligible investments in commercial real estate

By using our extensive market intelligence, we are able to source, acquire, manage and value add properties for our investors like few others.

The NAI Advent Advantage

Collaboration + Experience = Results

Our goal is to maximize value for each and every one of our clients by providing a collaborative, client focused experience. We do this by leveraging our extensive expertise in all real estate disciplines: from Property Management and Group Investment to Leasing and Sales to Project Management and Development to deliver superior results.

This is the NAI Advent Advantage.



Project Services

NAI Advent is pleased to provide real estate consulting services for our clients. Our skilled in-house specialists can advise and coordinate development planning for a wide range of processes.

Services include:

- site selection
- co-ordination of area structure plans
- zoning and rezoning
- subdivision and condo titling
- due diligence for property acquisition
- development permits
- subdivisions
- feasibility analyses
- construction management
- various other functions required in the real estate development process.

Realizing Potential.
Delivering Results.

NAI Advent

Commercial Real Estate Services, Worldwide.

Blair Best, *Associate, Capital Market*

bbest@naiadvent.com

(403) 669-3969

3633 8 Street SE
Calgary, Alberta T2G 3A5

+1 403 984 9800

naiadvent.com