



**CUSHMAN &
WAKEFIELD**
Atlantic

offered exclusively
FOR SALE



6 Mount Carson Avenue

MOUNT PEARL, NL
Dorset Building



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Offering Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being provided to you for the sole purpose of evaluating the possible acquisition of 6 Mount Carson Avenue, Mount Pearl, Newfoundland and Labrador (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Vendor, or its exclusive broker, Cushman & Wakefield Atlantic.

This Memorandum was prepared by Cushman & Wakefield Atlantic based primarily on information supplied by Vendor. It contains select information about the Property and the real estate market but does not contain all the information necessary to evaluate the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors.

Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield Atlantic nor the Vendor guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Property is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Property without reliance on this Memorandum or any other Confidential Information.

Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield Atlantic nor the Vendor guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield Atlantic and the Vendor.

Limiting Conditions

The Vendor expressly reserves the right, at its sole discretion, to reject any offer to acquire the Property or to terminate any negotiations with any party at any time with or without written notice. The Vendor shall have no legal commitment or obligations to any prospective investor unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Vendor and any conditions to Vendor's obligations thereunder have been satisfied or waived.

The Vendor has retained Cushman & Wakefield Atlantic as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield Atlantic in connection with a transaction relating to the Property pursuant to a separate agreement.

Cushman & Wakefield Atlantic is not authorized to make any representation or agreement on behalf of Vendor. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with an investment in the Property if such claims arise from acts of such prospective investor or its broker.

This Memorandum is the property of the Vendor and may be used only by parties approved by the Vendor. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

For more informations, please contact:

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jearle@cwatlantic.com

WORK, SHOP, LIVE

Property Highlights

- This well-maintained purpose-built office building offers a professional image with quality construction and air conditioning.
- The building is fully accessible and completely barrier free.
- Gross rentable area is 27,043 sf on a 1.7 acre lot.
- The building has a varied professional tenant mix.
- Modern finishes and recent upgrades made to the buildings common areas.
- Great signage opportunities and visibility.
- Ample natural light and expansive views from windows covering building exterior.
- Ample on-site parking with a paved lot surrounding the building.
- Proximate to Donovan's Business Park/Beclin Business Park.

Mount Pearl is a progressive and family friendly residential and commercial hub. While like a city within a park, it has become one of the most significant commercial nodes in Newfoundland and Labrador.



3

FLOORS

Floors range in size from
8,500 sf - 10,504 sf

39%

OCCUPIED

Vacancies available across
all 3 floors.

27,043

SQUARE FEET

Gross rentable area across
3 floors.

\$4.9M

SALE PRICE

Multi-tenant office
investment opportunity.



Location Information

Located in a central area within the City of Mount Pearl offering easy access from anywhere in the metro area, the Dorset Building offers excellent visibility, a professional office setting and convenient location for your business.

Strategically situated between high traffic Kenmount Road and Topsail Road, and just minutes from the Outer Ring Road and Pitts Memorial Drive.

Mount Pearl is a community of 24,285 people with more commuting daily to its industrial parks and businesses within its boundaries.



Nature. Many parks nearby including Pearlview Woodland Park, Mount Pearl Y Park, St. David's Park, Francis Street Park and Pearl Gate Park.



Retail Access. Property is in proximity to shopping areas of Pitts Memorial Drive, Kenmount Road and Avalon Mall Regional Shopping Centre.



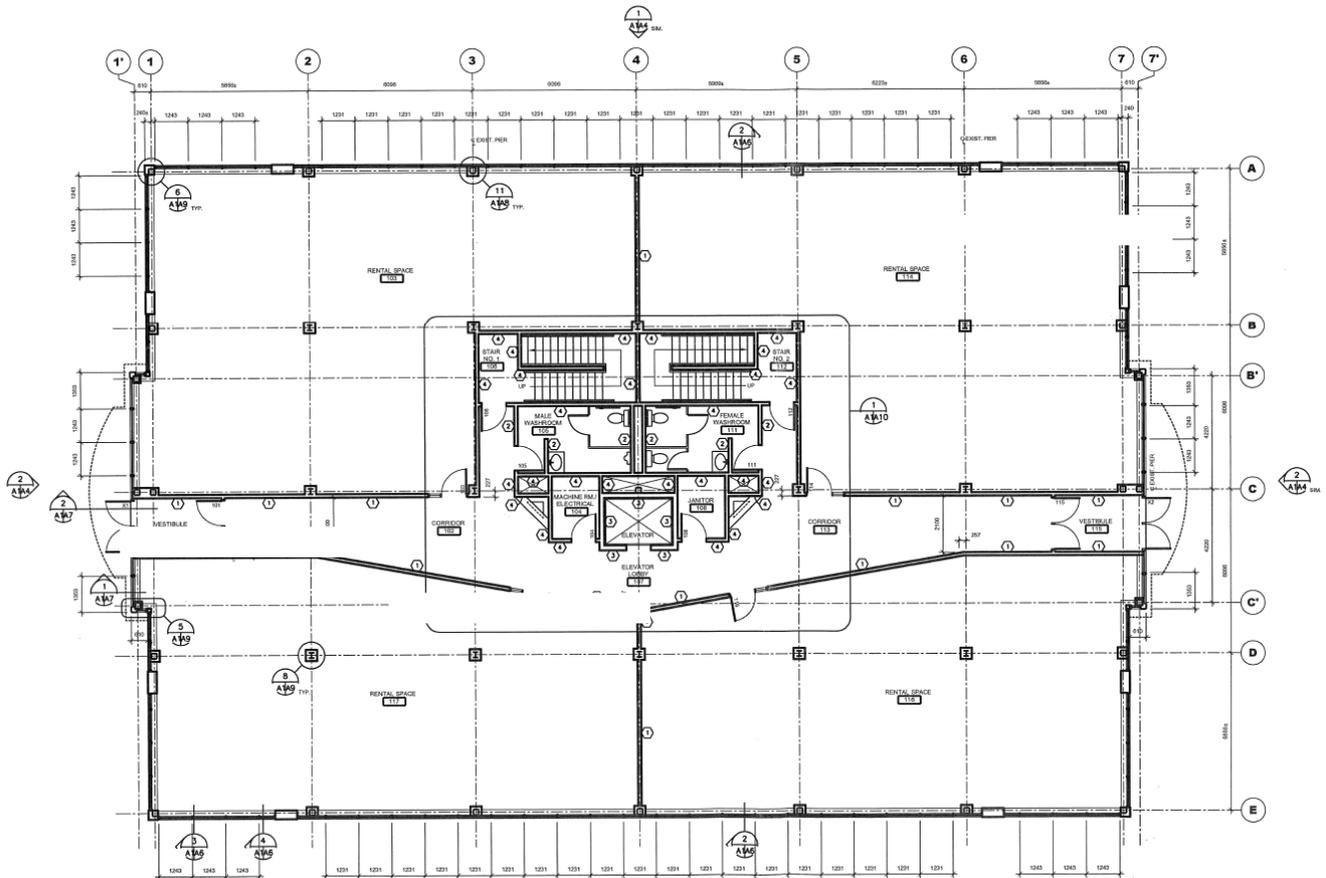
Promixity. This property offers quick access to Pitts Memorial Drive, Trans-Canada Highway, Team Gushue Highway and Kenmount Road. The area is well serviced by public transit.



Amenities. Building tenants enjoy and appreciate the convenience of working close to everything they need and want.



Floorplans

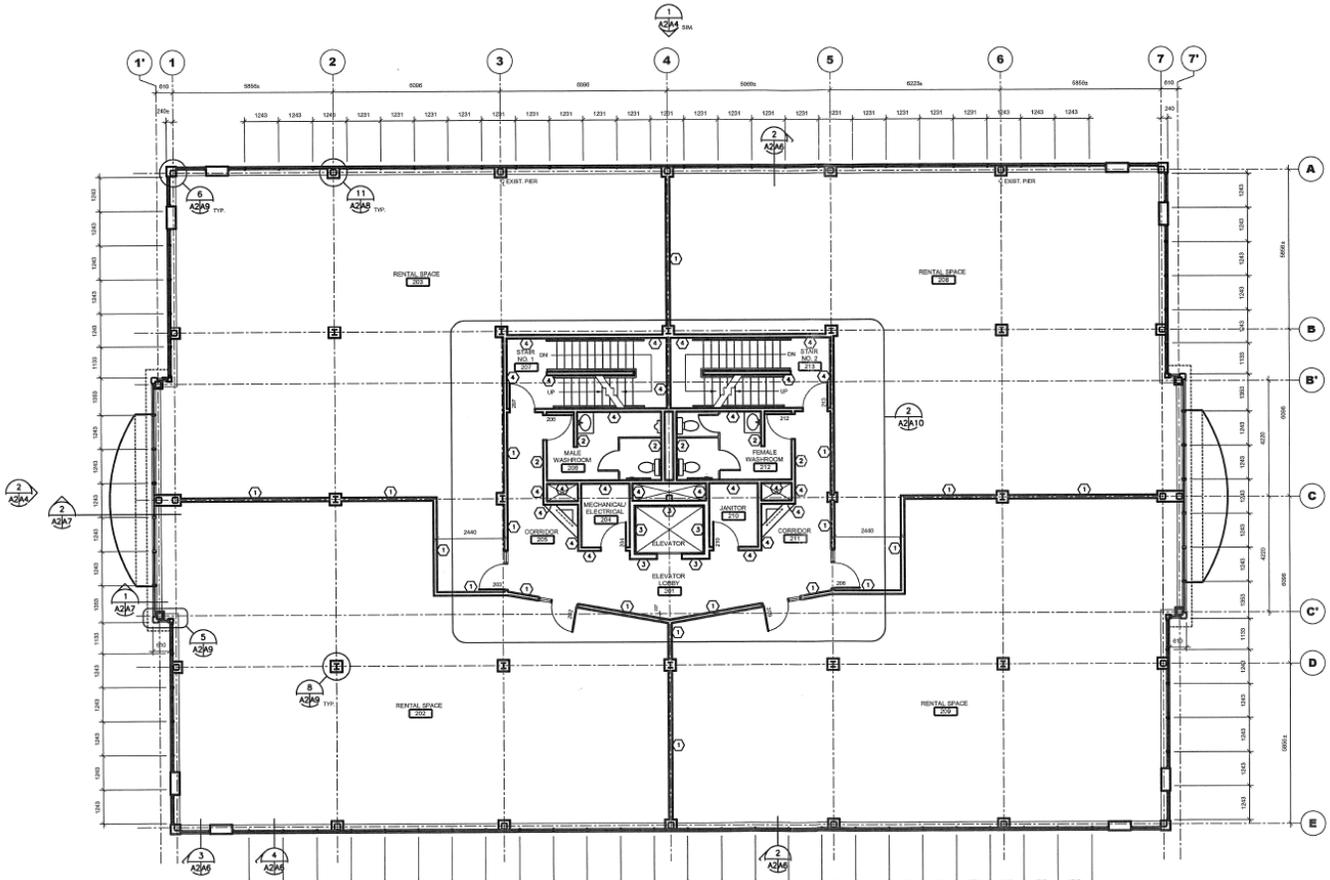


Main Floor

- Suite 101** 1,581 sf - vacant
- Suite 102A** 447 sf
- Suite 102B** 556 sf
- Suite 103** 1,415 sf
- Suite 104** 904 sf
- Suite 105** 1,489 sf - vacant
- Suite 106** 2,112 sf - vacant

Floor Size 8,504 sf

Floorplans



Second Floor

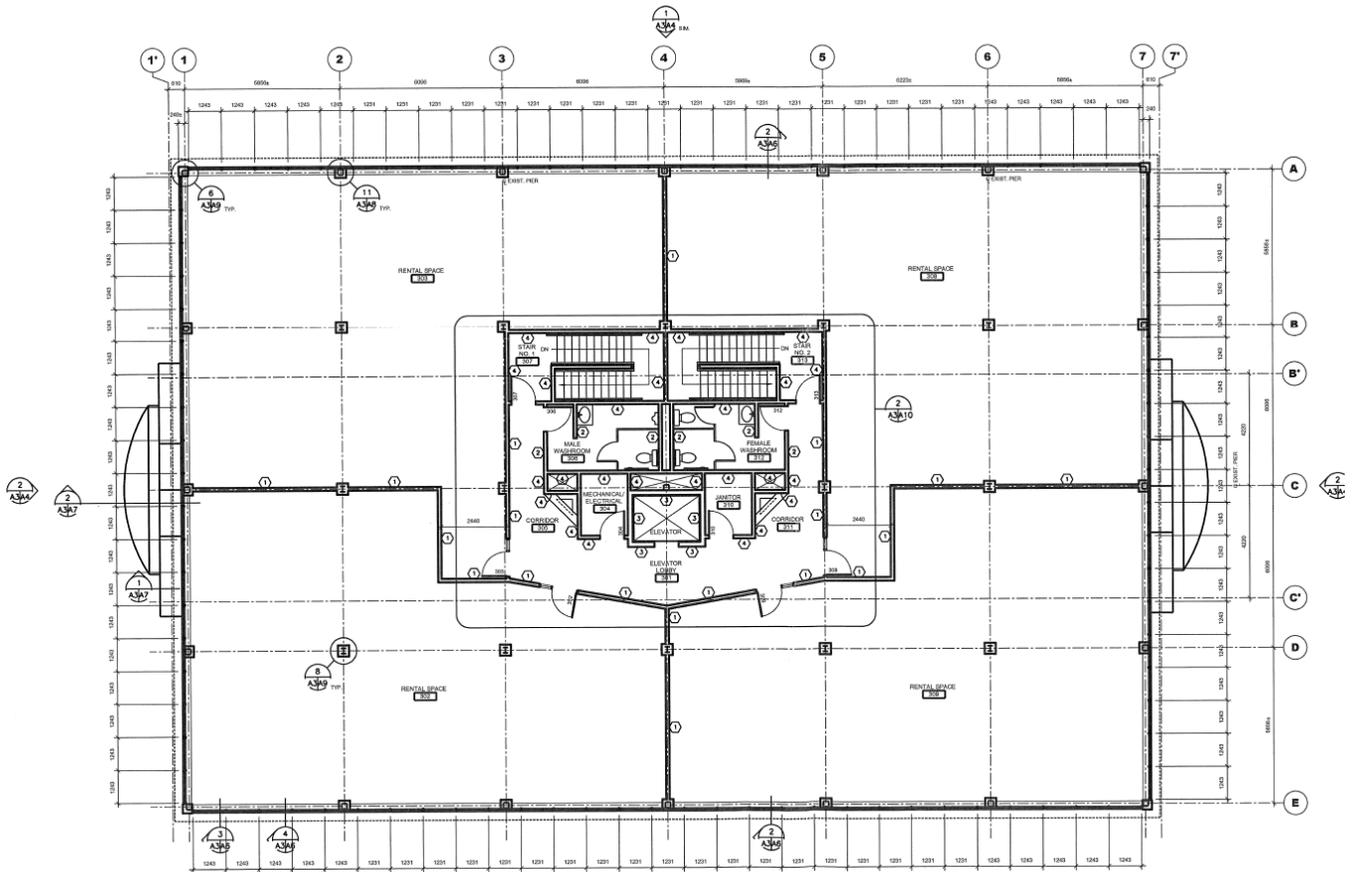
Suite 200 5,379 sf

Suite 201 1,580 sf - vacant

Suite 202 2,534 sf - vacant

Floor Size 9,493 sf

Floorplans



Third Floor

Suite 300 7,387 sf - vacant

Suite 301 1,800 sf

Floor Size 9,187 sf

Offering Process

The offering process of the Dorset Building, 6 Mount Carson Avenue, Mount Pearl is detailed below.

1. Interested parties may request additional information from the listing agent and tours may be requested from the listing agent with a minimum of 24 hours notice.

2. Buyer Proposals should be addressed to the following:

Redwood Management Ltd.
c/o Cushman & Wakefield Atlantic
55 Elizabeth Avenue, Suite 208
St. John's, Newfoundland & Labrador

Attention: Joanne Earle
Senior Associate
+1 709 576 3777 (Direct)
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3. The Vendor shall not be obliged to accept, or respond to, any Proposal received.

4. The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.





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