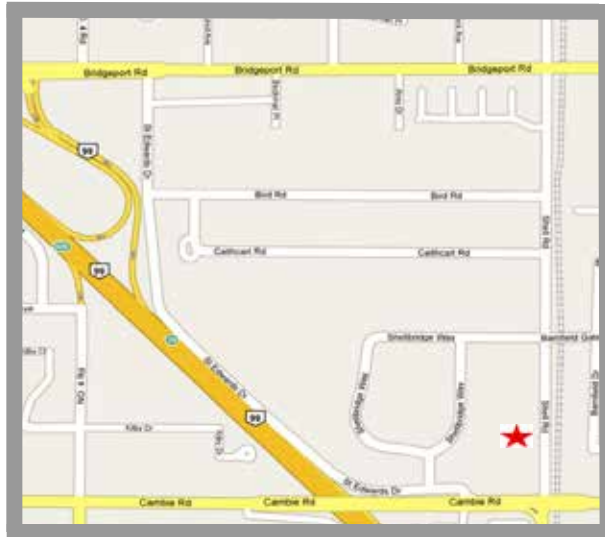


LOCATION AND DESCRIPTION



AEP consists of 13 campus style office buildings located in a mature 35 acre park comprising over 700,000 sq. ft. of office space. The Park is home to numerous national and international tenants including Apple Canada, The Keg Restaurants, Boston Pizza, McKesson Medical Imaging, Fransen Engineering, Top Producer Systems and ABB.



TRANSPORTATION LINKS

AEP is well located at the intersection of Shell and Cambie Roads in Richmond adjacent to Highway 99 linking Downtown Vancouver with the USA border. AEP has a dedicated shuttle service running from Canada Line Bridgeport Station to and from AEP during peak hours. Other locational advantages include:

- Approximately 25 minutes to Downtown Vancouver via the Oak Street Bridge.
- Less than 5 minutes to both Highway 99 (linking Downtown Vancouver with the USA border) and Highway 91 (linking Richmond with Delta, Surrey and the Fraser Valley).
- Approximately 5 minutes to Downtown Richmond via Cambie Road.
- Less than 10 minutes to Vancouver International Airport.

DESCRIPTION

- **BOMA BEST® Level 2 certified building.**
- One storey building with surface level parking comprising 24,613 sq.ft.
- 1 parking stall per 305 sq. ft. leased.
- Monitored card access system.
- HVAC provided by 14 roof top units.
- Power supply comprises 347/600 volt, 400 amp service with BC Hydro transformer.
- 24 hour monitored fire alarm with enunciator panel.

AMENITIES

- Within a 35 acre park-like setting (over 700 mature trees situated throughout AEP).
- AEP dedicated shuttle service runs from Canada Line Bridgeport Station to and from AEP during peak hours.
- Bus stops located on Cambie Road with connection to Canada Line's Aberdeen Station and Skytrain's 22nd Avenue Station.
- In proximity to Costco, The River Rock Casino and Hotel, IKEA, Home Depot, Lansdowne Shopping Centre, Richmond Centre, and multiple golf courses and driving ranges.
- On-site Crème de la Crumb café with additional restaurants in proximity including Moxie's, The Boathouse, Tim Horton's, CHOP House, Shark Club, Denny's and IHOP.
- On-site conference facility with seating for up to 76 people.
- Numerous adjacent hotels including Sandman "Signature", Accent Inn, Holiday Inn and Travelodge.
- Internet service providers may include Telus, Bell Canada, AT&T (Allstream), and Shaw Cable.
- On-site property management and maintenance office, including security patrols after-hours and on weekends.
- Immediately adjacent to AEP, the Sandman "Signature" Hotel offers conference facilities and Steve Nash Fitness World with tennis courts, squash courts and two swimming pools.
- Kids and Co. daycare operating within AEP providing reliable corporate child care.

AVAILABLE SPACE



SUITE	RENTABLE AREA (sq ft)	COMMENTS
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FULLY LEASED.

ADDITIONAL RENT

ESTIMATED 2018 OPERATING COSTS

OPERATING COSTS & TAXES	\$13.33 / sq. ft.
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AEP BUILDING D



The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

FOR INFORMATION PLEASE CONTACT

TIM EVANS
DIRECTOR, LEASING

tevans@bentallkennedy.com

Tel 604.233.1009
Fax 604.233.1844
Suite 90 - 10451 Shellbridge Way
Richmond, BC
V6X 2W8



WWW.BENTALLKENNEDY.COM
WWW.AIRPORTEXECUTIVEPARK.COM



3851 SHELL ROAD RICHMOND, BC