





# Grand Central Properties Inc.

Grand Central Properties Inc. ("Grand Central") owns, develops and manages quality commercial real estate. Grand Central is based in Cochrane, Alberta. We are community leaders in providing state of the art facilities in the retail, office, administrative, banking, medical and emergency services sectors. Since its inception in 2000, Grand Central has grown from a single property of 16,000 square feet to seven properties totaling over 315,000 square feet in Cochrane, Red Deer and Calgary.

# Leadership

Grand Central has achieved strategic growth through a mix of development and acquisitions. Our diverse management team and shareholder group bring extensive experience to creating value and producing exceptional returns for our shareholders. A deep rooted commitment to excellence along with their vision, foresight and leadership qualities are valuable assets that complement their expertise.

Hank Biesbroek - Chief Executive Officer/Director

Randy Mabbott - President/Director

Glen Gryzko - Vice President/Director

Terry Freeman - Director

Kern Kingsmith - Director

Steve Loepky - Director

Larry Shelley - Director

Resumes for each Board member are available  
on our website [www.grandcentralproperties.com](http://www.grandcentralproperties.com)





## Our Mission

We provide and manage quality properties.

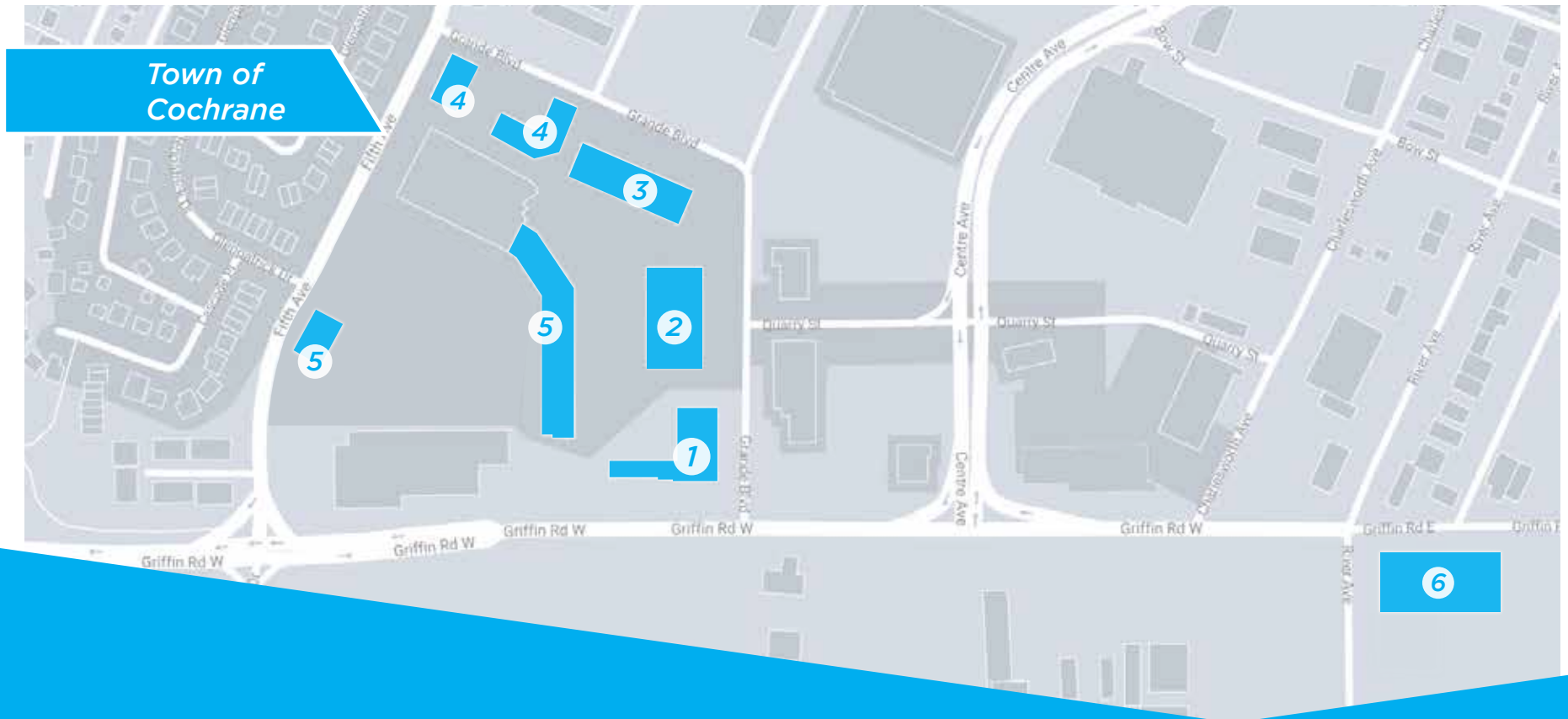
## Our Vision

Grand Central is an innovative, growth-oriented, commercial development and real estate holding corporation that provides exceptional returns to shareholders.

## Our Values

Respect, Honesty, Fairness, Responsiveness, Positive Attitude

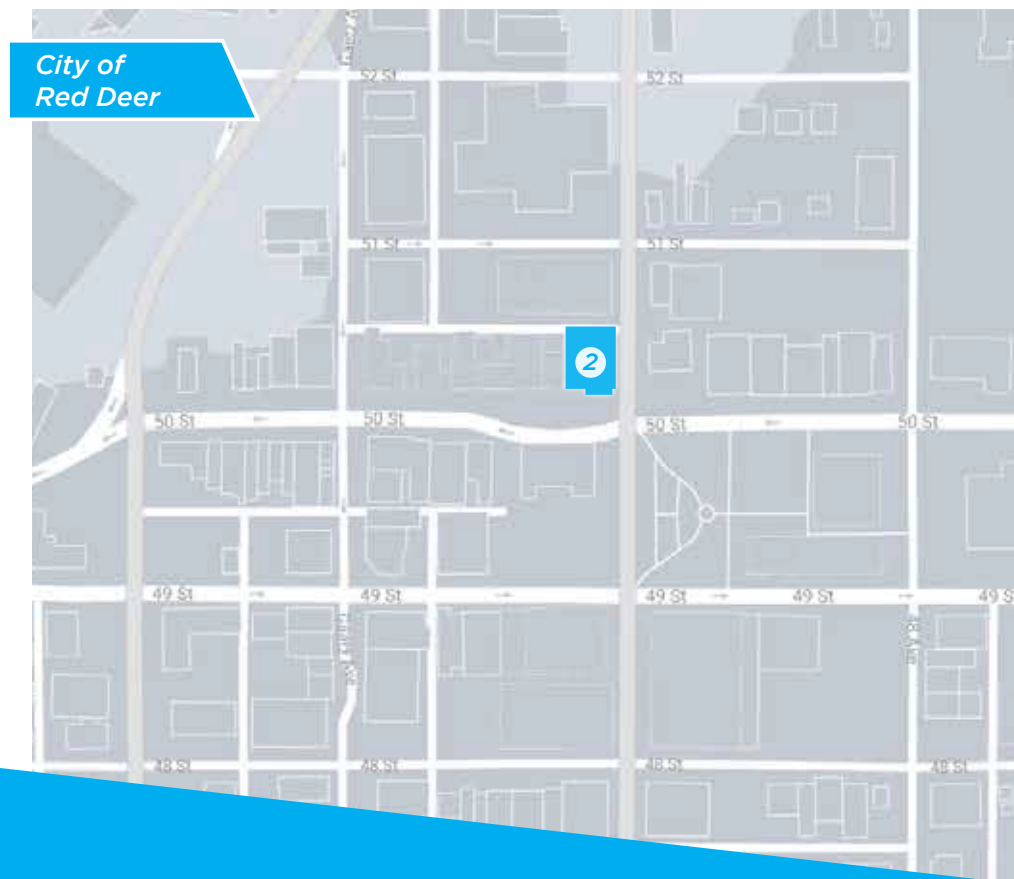
# Our Properties



## Building Directory

1. Town of Cochrane Protective Services Facility
2. Cochrane Community Health Centre (Urgent Care)
3. Grand Professional Centre
4. Grand Central Place
5. Cochrane Town Square
6. Sunnyside Lands

# Our Properties



## Building Directory

- 1. District Ventures - Calgary
- 2. Executive Place - Red Deer



## Grand Central Place

Grand Central Place was our first development in 2001 and is located on Grand Boulevard in Cochrane. It is made up of two stand-alone buildings, one is home to the Alberta Treasury Branch (5,500 square feet) and the other a professional building (10,496 square feet). The professional building is home to realtors, lawyers, a café & baker, a telecommunications company and dentists.





## Cochrane Town Square

Cochrane Town Square is an approximately 40,000 square foot commercial center anchored by Safeway on 5th Avenue in Cochrane. This center was acquired by Grand Central in 2004. Tenants include TD Canada Trust, Panago Pizza, Edo Japan, Jugo Juice, Your Dollar Store with More and Angles Hair and Aesthetics, the Paisley Boutique, Payless Smokes and Cigars, Winter Photographics and The Jeweller's Bench. An exterior renovation of the mall was completed during the summer of 2012 and the Town of Cochrane's first digital sign was added in 2015.



# Town of Cochrane Protective Services Facility

A 28,000 square feet building located on Grand Boulevard in Cochrane. This facility houses the Town of Cochrane Emergency Services Facility (fire and ambulance) and by-law enforcement.





## Cochrane Community Health Centre

A 50,500 square foot building occupied by Alberta Health Services on Grand Boulevard in Cochrane. This is a state of the art facility designed to meet the health care demands of Cochrane and northwest Calgary well into the future.





## Grand Professional Centre

This modern 39,000 square foot facility sits adjacent to the Cochrane Community Health Centre. It is home to professionals that includes engineers, medical doctors, physiotherapists and pharmacists.





## Sunnyside Lands

Acquired in January 2017, the Sunnyside Lands in Cochrane represent a return to Grand Central's roots with a new development project. Potential development concepts are in progress. Development is anticipated to start in 2019.

- The 10-acre site is situated along Griffin Road and River Avenue, a prime location to take advantage of:
- A new bridge to be constructed over the Bow River connecting to Griffin Road
- Proximity and access to the Spray Lake Sawmills Sports Centre
- New Greystone residential development to the south



## Executive Place

This twelve story structure built in 2010 is located in the heart of downtown Red Deer. With 104,930 square feet it is our largest property. Boasting an impressive tenant roster of Stantec, NOVA Chemical Corporation, RBC Dominion Securities, Hudsons Canada's Pub , Flexxcore Technology Solutions and BDC, this building serves as an iconic landmark in the skyline of Red Deer.





## District Ventures

Grand Central's first acquisition into the Calgary market in 2016. District Ventures is a 36,000 square foot mix of both office and retail. The building has undergone extensive renovations in recent years. Current tenants include Venture Communications, Sunterra Markets and Co-op Liquor.





## GRAND CENTRAL PROPERTIES

Randy Mabbott  
*President*

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