

Commercial real estate market as busy as ever



DAVID PARKER
AROUND TOWN

Talk to almost anyone in our commercial real estate industry and they will tell you they are as busy as ever, some achieving record volumes last year and many starting 2012 without breaking stride.

That's certainly the story for many of the staff at Barclay Street Real Estate. Associate broker **Kelly Carver**, as an example, sold over \$150 million in value, over 4 million square feet of land and over a million square feet of buildings in 2011. Two of the major Calgary properties were the historic Leeson & Lineham Building on Stephen Avenue and 40 Sunpark Plaza S.E. in Sundance Business Park.

Vice-president **Dan Harmsen** and his colleague **Ian Robertson** were given the task of leasing all 60,000 square feet of the new office tower at Canada Olympic Park at the time construction began on the Class A space adjacent to the Athletic and Ice Complex.

The building is now open and completely leased with the exception of just 2,500 square feet on the main level. Tenants include the National Sports School, WinSport, Hockey Canada, Alpine Canada, and Worley Parsons who move into two and a half floors on April 1.

It really is nice space with employees having the benefit of being able to use a fitness and training centre, daycare facilities and a conference and meeting centre.

Harmsen has shown his own confidence in the market by investing, with two other partners, in a commercial property along the ever improving 1st Street S.W. Along with Casola Koppe Architects and Wolsey Structural Engineering they have bought 1410, the former home of the Roman Catholic Diocese daycare — The New Family Place.

Most of the 2½-storey building will be occupied by the two companies with a 2,000-square-foot space available for lease in the



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The new office tower at Canada Olympic Park is now open and almost completely leased.

lower main level suitable for office/retail.

The firm's agents have started the year by listing some fine properties.

Around the corner along 15th Avenue between 1st and 2nd Streets, Harmsen and colleague **Ryan Swelin** have an interesting character office building for sale. Priced at \$1.5 million it boasts a large office and boardroom on the main floor plus fully built-out kitchenette/copy room, while the second level includes four offices and a balcony running the full length of the building. And it is serviced by nine surface parking stalls.

Inglewood is not only a trendy area, but with its closeness to downtown and East Village is becoming ripe for new development — already improved with the new Atlantic Avenue Art Block and the West Canadian building at the east end of 9th Avenue.

Harmsen and Swelin have just listed a \$5-million development site on the north side of the avenue made up of two separate addresses in the 1400 block. It consists of two buildings, both fully leased to two and four tenants fronting along a total of 250 feet from the corner of 13th Street S.E., one block east of Spolumbo's.

How immigration and citizenship supports the business community and the requirements of our economy are the subjects to be discussed at a presentation by **Jason Kenney** at a

luncheon sponsored by the Ireland Canada Centre for Commerce. The minister of immigration, citizenship and multiculturalism and MP for Calgary Southeast will address members and guests at the event taking place on Feb. 23 at the Westin Calgary hotel.

Blackline GPS, a Calgary-based industrial safety and commercial product manufacturer that addresses work environments focused on employee safety, has secured another large U.S. contract for its Blackline Loner GPS safety device.

At the American Correctional Association winter conference held in Phoenix, Ariz., this week it was announced that the Minnesota Department of Corrections is purchasing 50 units that will provide real-time safety monitoring for its Intensive Supervised Release agents.

In the event of an incident, Loner GPS identifies the agent in need of assistance and maps his or her precise location at a monitoring centre.

Ward Garven, managing director of the Calgary office of Stanton Chase International, has been re-appointed to the board in his role as vice-chairman of business excellence of the global executive search firm.

DAVID PARKER APPEARS TUESDAY, THURSDAY AND FRIDAY. READ HIS COLUMNS ONLINE AT CALGARY-HERALD.COM/BUSINESS. HE CAN BE REACHED AT 403-830-4622 OR E-MAIL INFO@DAVIDPARKER.CA