

CREEKSIDE CROSSING

AIRDRIE



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PROPERTY HIGHLIGHTS

- Established outdoor shopping centre, located on two major connector roads in the heart of West Airdrie - 8th Street and 1st Avenue
- 16 schools within a 5 min drivetime ranging from K-12
- Abundant, free parking for tenants and customers
- Targeted uses: coffee, sit-down breakfast, quick-service restaurant

SPACE FOR LEASE

AVAILABLE	1,793 square feet
ADDRESS	124 8 Street SW, Airdrie AB
YEAR BUILT	2010
LANDLORD	GWL Realty Advisors

TAURUS
PROPERTY GROUP

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ASPEN VILLAGE - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 1,581 sq ft - 12,856 sq ft (Pre-Leasing Phase 1)



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COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Phase I targeted uses: full-service restaurant, premium pub, breakfast, large format cafe, bakery

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BRITANNIA PLAZA - SOUTHWEST CALGARY

AVAILABILITY: 1,656 sq ft



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COMMENTS

- Boutique shopping centre facing 49 Ave SW, between Elbow Dr and 8 Street SW with 26,000 vehicles passing the site daily
- Situated in the affluent and historical neighborhood of Britannia, featuring the Calgary Golf and Country Club, Crescent Park, Sandy Beach Park and the Elbow River Pathway
- Shadow anchored by Sunterra Market

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EVOLUTION - SOUTHEAST CALGARY

AVAILABILITY: 1,545 sq ft



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COMMENTS

- Retail podium at the base of two residential towers with over 450 occupied condos
- In East Village, a master-planned, mixed-use urban village with an expected residential population of 11,500 at build out
- Community home to the Central Library, Studio Bell Music Centre, Platform Innovation Centre and The Confluence Historic Site and Parkland
- Vacancy is fully built-out for medical esthetic uses

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WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 2,477 sq ft



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COMMENTS

- 112,000 sq ft open-air shopping mall on Macleod Trail, shadow anchored by South Centre Mall
- Primarily local boutiques offering a wide variety of products with 15 retailers exclusive to the centre
- Co-tenants include: Deville Coffee, Cobs Bread, Belmont Diner Code Ninjas, Crave Cupcakes and more!

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SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,270 sq ft



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COMMENTS

- Mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, bakery, unvented quick-service restaurant, pet, fitness, convenience

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SPRINGBOROUGH CENTRE - SOUTHWEST CALGARY



LEASED
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100% LEASED

COMMENT

Springborough Centre is located in Southwest Calgary, just off 69th Street and 17th Avenue SW. The building is situated in the epicenter of the city's most affluent neighbourhoods in terms of education and average income levels.

- Abundant surface parking for staff and visitors
- Four schools and universities within one block of the centre with over 4,000 students
- Close proximity to the 69 Street LRT station

LEASED

LEASED

LEASED

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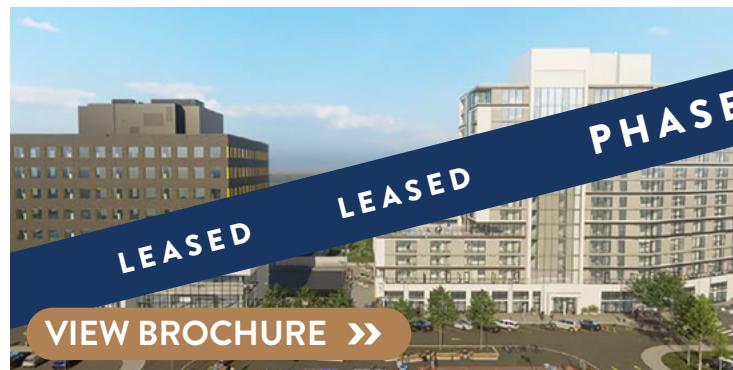
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UXBOROUGH - NORTHWEST CALGARY



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PHASE 1 LEASED COMMERCIAL
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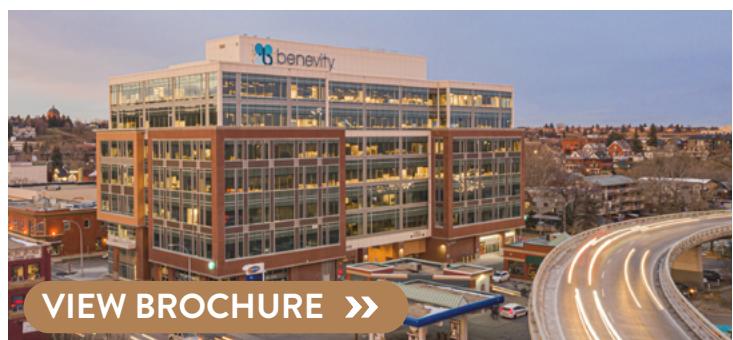
A mixed-use development located immediately across from Foothills Medical Centre and Calgary Cancer Center

- Exposure to over 54,000 vehicles daily on the TransCanada Highway and high volumes of pedestrian traffic accessing the nearby hospital and university
- Co-tenancies: Willowbrae Daycare, Caffe Beano, Kinton Ramen, Firehouse Subs, Pacific Poke, and Lustre Nails

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MEREDITH BLOCK - NORTHEAST CALGARY (BRIDGELAND)

AVAILABILITY: 2,800 sq ft ; 4,051 sq ft



COMMENTS

- Mixed-use building nestled between 4th Street NE and Edmonton Trail, fronting onto Meredith Road NE
- Less than a 15 min walk to downtown and 5 min walk to Bridgeland LRT station
- Targeted uses: health & beauty, specialty medical, food & beverage and pet services

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FOURTH STREET LOFTS - BELTLINE CALGARY

AVAILABILITY: ~ 3,869 sq ft (option to demise)



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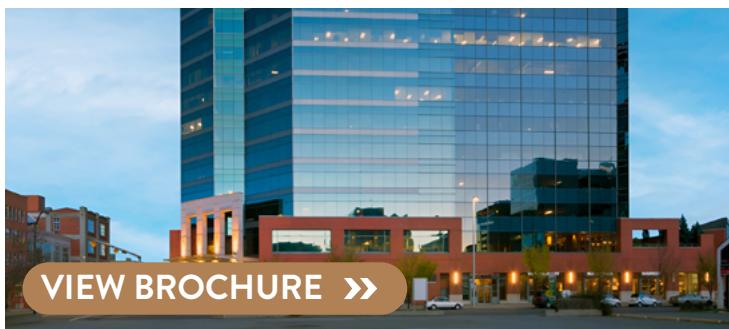
COMMENTS

- A 29-storey, mixed use development with 3,869 square feet of main floor retail space
- On the corner of 4th St SW and 14th Ave SW, with over 10,000 vehicles passing the site daily
- Targeted uses: full-service restaurants, coffee, wine bar, bakery, dessert, spa, salon and aesthetics

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TRANSALTA PLACE - BELTLINE CALGARY

AVAILABILITY: 2,968 sq ft



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COMMENTS

- Surrounded by two residential towers making up the premier commercial development, Keynote Urban Village
- Situated between downtown Calgary and the Beltline, providing convenient access to the LRT and Stampede grounds
- Co-tenancies include: Sunterra Market, 5 Vines, Starbuck and Muse Aesthetics

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BROOKFIELD PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main: 2,300 sq ft (restaurant opportunity)



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COMMENTS

- In the heart of downtown located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network
- Over 2,200 people working in the tower per weekday
- Co-tenancies: Mari Bakeshop, Hula Poke, Dirtbelly, Chachi's, Deville Coffee, Canadian Crew Barbershop

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BANKERS HALL - DOWNTOWN CALGARY

AVAILABILITY: 496 sq ft - 7,368 sq ft



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COMMENTS

- Five storey glass atrium at the base of two 52-storey office towers
- Premiere office address and retail hub in downtown Calgary
- Plus 15 connected into The Core, Royal Bank Building, Gulf Canada Square & Bankers Court
- First class, mixed-use shopping environment with retailers offering unique high quality merchandise

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FIFTH AVENUE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main Level: 2,950 sq ft Plus 15: 979 sq ft Food Court: 395 sq ft ; 485 sq ft



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COMMENTS

- Two tower complex encompassing 1.5 million sq ft of office space with 43,000 sq ft of retail area
- Retail podium includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the Plus 15
- Co-tenancies include: Oeb Breakfast, Servus, Marcello's, Monogram

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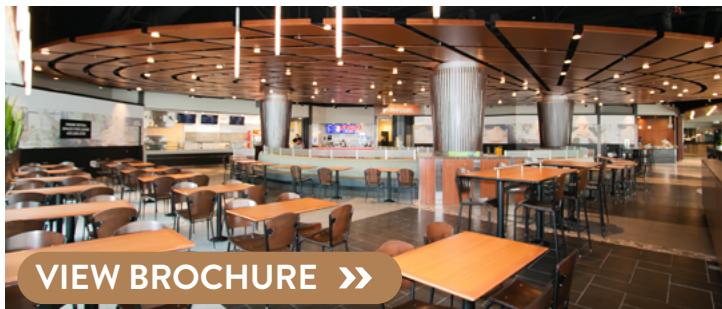
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GULF CANADA SQUARE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 692 sq ft Food Court: 352 sq ft



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COMMENTS

- 20-storey office tower in downtown commercial district, with close proximity to Stephen Avenue and The Core Shopping Centre
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily
- Co-tenancies: Tim Hortons, Alfonso Bakery, Garbanzo's, Servus Credit Union, LifeMark and more

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THE AMPERSAND - DOWNTOWN CALGARY

AVAILABILITY: 724 sq ft



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COMMENTS

- Three tower, A-class office complex that was recently renovated to showcase a 20,000 square foot, glass atrium that includes a library, social staircase, café and food-truck market
- Connected to the TransCanada building and The Harmony Parkade through the Plus 15
- Steps away from Chinatown, Eau Claire, the Bow River pathway and East Village

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MILLENNIUM TOWER - DOWNTOWN CALGARY

AVAILABILITY: 2,802 sq ft (C/L)



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COMMENTS

- Class A, 25-storey office tower on the corner of 4th Street and 2nd Avenue SW, situated in the Eau Claire district
- Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- Office is 100% leased
- Daytime population over 55,000 in a 10 minute walking radius

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FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 sq ft - 1,185 sq ft



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COMMENTS

- 34 storey office tower in Calgary's downtown core with a recently renovated main floor and plus 15
- Plus 15 connected in four directions, averaging more than 16,000 pedestrians daily
- Site showcases two levels of retail and services including a food court, dentist, barber, convenience store and jewelry store

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CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,195 sq ft



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COMMENTS

- 15-storey office tower located on the corner of 3rd Street and 6th Avenue SW - a dense area of downtown with a daytime population over 10,500 within a 1 block radius
- Direct plus 15 access to First Canadian Centre, Intact Place, 505 Third and 333 Fifth Avenue
- Within walking distance of the LRT, CORE Shopping Centre and the Bow River Pathway

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BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



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COMMENTS

- 100% office occupied
- Direct connection to Bankers Hall shopping atrium, containing fashion, food and health service providers
- Café Alchemist recently opened early 2020
- Plus 15 connection to The Edison planned

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STOCK EXCHANGE - DOWNTOWN CALGARY

AVAILABILITY: 1,028 sq ft ; 4,693 sq ft



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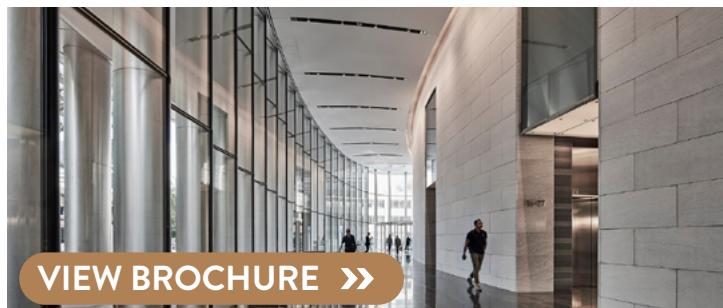
COMMENTS

- 13-storey, office tower located on the corner of 2nd Street and 5th Avenue SW with over 10,000 square feet of retail servicing an employment population greater than 20,000
- Directly connected to Calgary Place, Canada Place and Fifth Avenue Place via Plus 15

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707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 3,934 sq ft



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COMMENTS

- 27-storey office tower on the corner of 7 Ave and 5 St SW that showcases an indoor winter garden and soaring 30-foot tall lobby.
- Located immediately in front of 6 St LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- Direct Plus 15 connections to Encor Place and Watermark Tower

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BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 1,000 sq ft ; 2,627 sq ft



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COMMENTS

- The 846 stall Bow Parkade is located on a prominent corner beside Calgary's tallest tower, Brookfield Place Calgary
- Directly adjacent from the LRT station and connected to Intact Place and Brookfield Place via the Plus 15
- Car rental opportunity available

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444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



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COMMENTS

- 23-storey office tower in downtown Calgary on the corner of 5th Avenue and 4th Street SW
- Adjacent Plus 15 connections accumulate to over 20,500 pedestrians daily
- Targeted uses: medical uses (physical therapy, chiropractor, dental naturopath), salon / barber, aesthetics, print shop, dry cleaning / alterations, non-vented quick service restaurant

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102 6 AVENUE SE - MEDICINE HAT



COMING

LEASED

LEASED

LEASED

LEASED

100% LEASED

Commercial corner site at SW corner of 6th Avenue and 1 Street SE

- Excellent on-site parking
- Close proximity to City Hall, Law Courts and Riverside Veteran's Memorial Park

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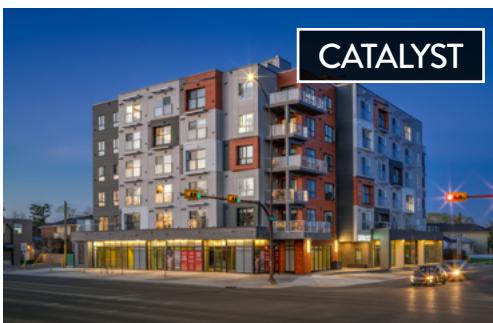
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