

THE GATES OF NOLAN HILL

NORTHWEST CALGARY



PROPERTY HIGHLIGHTS

- Premium shopping centre anchored by Sobeys, State & Main, and Petro Canada
- Adjacent to Shaganappi Trail NW (exposure over 20,000 vehicles daily) and 5 minute drive from Sarcee Trail NW (exposure to 10,000 vehicles daily)
- 34,000 people living in the immediately adjacent, growing communities of Nolan Hill, Sage Hill, Simons Valley and Kincora

SPACE FOR LEASE

AVAILABLE	2,264 sq ft ; 5,537 sq ft
ADDRESS	8 Nolan Hill Blvd NW, Calgary AB
PARKING	341 surface stalls
LANDLORD	Royop (Nolan Hill) Development Ltd.

TAURUS
PROPERTY GROUP

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FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

BELTLINE & DOWNTOWN

GREATER ALBERTA

100% LEASED

ASPEN VILLAGE - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 926 sq ft - 3,376 sq ft (Pre-Leasing Phase 1 - Q2 2028)



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COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Services seven adjacent communities with a combined population over 54,800
- Phase I targeted uses: full-service restaurant, premium pub, breakfast, bakery

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THE GRYPHON - SOUTHWEST CALGARY (MARDA LOOP)

NEW LISTING

AVAILABILITY: Phase I: 926 sq ft - 12,678 sq ft (Pre-Leasing Phase 1 - Q2 2028)



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COMMENTS

- In the heart of Marda Loop - one of Calgary's most dynamic and sought-after dining and shopping destinations
- 200+ retailers in immediate area, with local restaurants, cafés, and amenities that attract people from across the city
- Phase 1 targeted uses: full service restaurant, breakfast, quick-service restaurant, beauty & wellness, financial, specialty food, curated goods

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HARVEST MARKET - SOUTHEAST CALGARY

AVAILABILITY: 1,128 sq ft - 4,004 sq ft



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COMMENTS

- Vibrant new development poised for more than 40,000 residents across Rangeview and Mahogany
- Two-building, 15,000 sq ft centre with ample on-site parking
- Completion Q2 2027
- Targeted Uses: coffee, bakery, specialty grocery, barber, pet, quick service restaurants

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RANGEWINDS RETAIL - SOUTHEAST CALGARY

AVAILABILITY: +/- 1,350 sq ft - 3,835 sq ft



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COMMENTS

- Gas bar anchored convenience centre in Ogden's industrial area with over 6,800 square feet of retail space
- Directly faces the Barlow Trail and 50th Avenue SE intersection, with 27,000 vehicles passing the site daily
- Outdoor patio and a drive-thru opportunities
- Targeted uses: quick service food and beverage

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MAHOGANY DISTRICT - SOUTHEAST CALGARY

AVAILABILITY: 800 sq ft - 4,000 sq ft



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COMMENTS

- Est. completion: Q3 2028; stay tuned for pre-leasing start date
- Connects homes to local retail shops in Mahogany
- At full build out, Mahogany and neighbouring areas will have a combined population exceeding 50,000
- Targeted uses: food and beverage, coffee, specialty food, beauty esthetics, pet, pharmacy

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FUTURE DEVELOPMENT

BARLOW CROSSING - SOUTHEAST CALGARY

AVAILABILITY: 1,351 sq ft - 8,342 sq ft



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COMMENTS

- 30 acre development with showroom warehouse buildings and retail amenities in South Foothills
- Adjacent to Barlow Trail, 2 min drive from Glenmore Trail, and 5 min drive from Deerfoot trail
- Daytime population of 69,450 in a seven minute drivetime radius
- Approximately 1,585 businesses in the surrounding area

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STAMPEDE STATION - SOUTHEAST CALGARY

NEW LISTING

AVAILABILITY: 3,237 sq ft ; 4,982 sq ft



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COMMENTS

- Located on the corner of 14th Ave SE and Macleod Trail, in the heart of Calgary's Culture + Entertainment District.
- Directly adjacent to the recently renovated Stampede LRT station, new BMO Centre, future Scotia Place Event Centre and Stampede Grounds
- Targeted uses for current retail vacancies: full-service, quick service restaurant, coffee, bakery, pharmacy, medical, fitness

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WILLOW PARK VILLAGE - SOUTHEAST CALGARY

ONE SPACE REMAINING

AVAILABILITY: 1,591 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

ONE SPACE REMAINING

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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MEREDITH BLOCK - NE CALGARY (BRIDGELAND)

ONE SPACE REMAINING

AVAILABILITY: 2,800 sq ft



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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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UXBOROUGH - NORTHWEST CALGARY



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COMMENTS

- Uxborough development located immediately across from Stollery's 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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BROADWAY ON 17TH - BELTLINE CALGARY



COMMENTS

- Three tower, mixed use development that will redefine one of Calgary’s prominent intersections - 4 St and 17Ave SW
- Will feature an open, central plaza envisioned as a hotspot not only for residents and visitors, but also the wider community
- Opportunity for large-scale flagship restaurants, grocery, and daycare

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FOURTH STREET LOFTS - BELTLINE CALGARY

ONE SPACE REMAINING

AVAILABILITY: 1,337 sq ft



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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238 11 AVENUE SE - BELTLINE CALGARY

AVAILABILITY: 4,523 sq ft



COMMENTS

- Facing 11 Ave SE, off Macleod Trail with 34,000 vehicles & 8,000 pedestrians passing site daily
- 3 min drive / 7 min walk from future Scotia Place Event Centre and Stampede Grounds
- Targeting restaurants with takeout offerings and strong evening/ weekend business. Ghost kitchen opportunity available.

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BROOKFIELD PLACE - DOWNTOWN CALGARY

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



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



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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444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



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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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, Alforno 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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FIFTH AVENUE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main Level: 2,950 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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BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



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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FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 sq ft - 1,185 sq ft



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 jewellery store

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CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,195 sq ft



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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BOW PARKADE - DOWNTOWN CALGARY**AVAILABILITY:** 2,627 sq ft**VIEW BROCHURE >>****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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com**707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY****AVAILABILITY:** Plus 15: 3,934 sq ft**VIEW BROCHURE >>****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 on 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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CREEKSIDE CROSSING - AIRDRIE

AVAILABILITY: 1,793 sq ft (C/L)



COMMENTS

- Established outdoor shopping centre located on the two major connector roads in Airdrie - 8th Street and 1st Avenue
- Continued population growth expected in trade area - increasing retail demand
- Abundant free parking for tenants and customers
- Targeted uses: coffee, breakfast, quick service restaurant

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ABERDEEN MARKET



BEDDINGTON TOWNE CENTRE



BRITANNIA PLAZA



CATALYST



THE EDISON



ELEVEN



FIRST ST MARKET



HANSON SQUARE



KEYNOTE R2



MAXWELL BATES BLOCK



MILLENNIUM TOWER



SOLO ON FOURTH



SPRINGBOROUGH CENTRE



TROLLEY SQUARE



WATERMARK TOWER



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