

THE GRYPHON

MARDA LOOP



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PROPERTY HIGHLIGHTS

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

SPACE FOR LEASE

AVAILABLE	1,065 sq ft - 2,027 sq ft
ADDRESS	19 St & 34 Ave SW, Calgary, AB
COMPLETION	Summer 2027
DEVELOPER	Mancal Properties

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)



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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HARVEST MARKET - SOUTHEAST CALGARY

AVAILABILITY: 1,224 sq ft - 2,600 sq ft



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: quick service restaurant, specialty food, dessert, bakery, pet

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RANGEWINDS RETAIL - SOUTHEAST CALGARY

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



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**FUTURE DEVELOPMENT****AVAILABILITY:** 800 sq ft - 4,000 sq ft**VIEW BROCHURE >>****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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- 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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- 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

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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ONE SPACE REMAINING

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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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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THE GATES OF NOLAN HILL - NW CALGARY

AVAILABILITY: 2,264 sq ft ; 5,537 sq ft



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COMMENTS

- Premium grocery-anchored shopping centre located in Nolan Hill
- 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)
- Anchored by Sobeys, State & Main, Dairy Queen, & Petro Canada

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UXBOROUGH - NORTHWEST CALGARY



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COMMENTS

- Development located immediately across from St. Mary'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

FUTURE DEVELOPMENT



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, 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)



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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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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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GULF CANADA SQUARE - DOWNTOWN CALGARY

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



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



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



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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707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 3,934 sq ft



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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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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BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 2,627 sq ft



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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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



BANKERS COURT



BRITANNIA PLAZA



CATALYST



THE EDISON



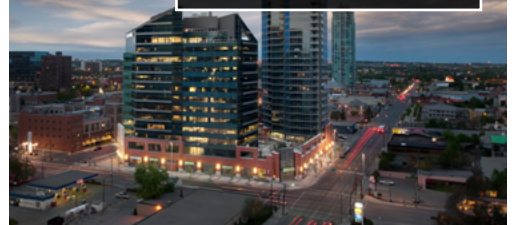
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HANSON SQUARE



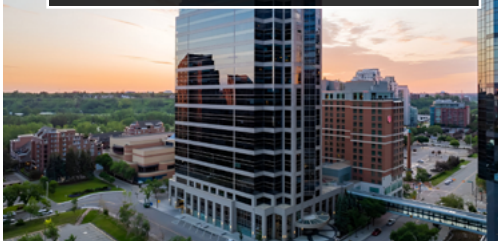
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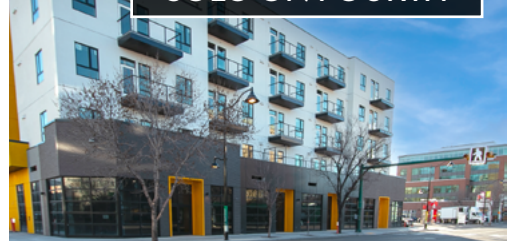
MAXWELL BATES BLOCK



MILLENNIUM TOWER



SOLO ON FOURTH



SPRINGBOROUGH CENTRE



TROLLEY SQUARE



WATERMARK TOWER



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