

FOR LEASE

MAIN FLOOR RETAIL & 2ND FLOOR OFFICE
TEMPLE CROSSING
5401 TEMPLE DRIVE NE



Highlights...

- ✓ 2nd floor vacancies, developed Suites, 201—672 sq ft, 223 - 938 sq ft, 226 - 2,541 sq ft,
- ✓ High exposure high traffic retail location
- ✓ Great draw from main floor & 2nd floor tenants
- ✓ Highly visible signage available
- ✓ Abundant on site parking

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Industrial, Retail, Investment Sales & Leasing

F O R L E A S E

ADDRESS:	5401 Temple Drive NE, Calgary, Alberta
AVAILABLE SPACE:	Main Floor Suite 201 - 672 sq ft developed 2nd Floor Suite 223 - 938 sq ft developed Suite 226 - 2,541 sq ft developed, 2 washrooms in suite Lower Level 2,334 sq ft \$14.00 all inclusive
OCCUPANCY:	Immediate
NET RENT:	Below Market rates at \$10.00 per sq ft per annum
OPERATING COSTS:	Estimated at \$14.53 per square foot per annum for 2017
UTILITIES:	2nd floor included in Op Costs
SIGNAGE:	Pylon - \$ ¼ panel \$80.00, ½ panel \$140.00 per month Fascia - Available, terms, style & price to be confirmed (in both cases, subject to availability, artwork and installation by the Tenant)
PARKING:	Ample on site
TERM:	5 years
MECHANICAL:	Fully air conditioned with elevator access to 2nd floor at West entrance
MAJOR TENANTS:	No Frills Supermarket, Dollarama, , Black Lion Pub, Subway, Temple Drycleaning, Entertainment Plus, Global Liquor, Rio Pizza, Properties Animal Clinic, Temple Medical Clinic, Future Drug Mart, Medina Barber Shop, as well as various other main and 2nd floor Tenant's .
COMMENTS:	High exposure retail and office within active Temple Crossing. Various turn key 2nd floor office spaces available with excellent signage exposure, accessible by both 2 stairwells and elevator from West entrance. Located on major high traffic corridor 52 Street NE. Combination of high traffic accessible location, Elevator Access, abundant parking, Anchor Tenant's, visible signage exposure and abundant parking on site create an excellent draw.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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