

FOR LEASE

MIDNAPORE CENTER

RETAIL/MEDICAL/OFFICE



Highlights ...

- ✓ Excellent opportunity within High Traffic Midnapore Mall just off Macleod Trail South
- ✓ Street level retail and 2nd floor Office/Medical
- ✓ High Exposure vehicle traffic corridor
- ✓ Anchor Tenants create great draw for new Tenant's
- ✓ Turnkey 2nd floor office units
- ✓ Landlords incentives available for main floor space
- ✓ High parking ratio offering 559 stalls

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Industrial, Retail, Investment Sales & Leasing

R E T A I L / M E D I C A L / O F F I C E L E A S E

- ADDRESS:** 240 Midpark Way SE, Calgary
- AVAILABLE SPACE:** **Main Floor:** North side 1,600 sq ft available
South side 3,000 up to 6,136 sq ft contiguous, former Bikram Yoga Unit 11, 7,435 sq ft, turnkey restaurant/bar space fully equipped Landlord would consider Downsizing restaurant to suit
2nd Floor: Suite 209 - 3,752 sq ft, fully developed
Suite 212 - 2,059 sq ft, Developed, other options available
- DESIGNATION:** Shopping Center, main floor Retail, 2nd floor office
- ZONING:** C-C2 Commercial Corridor 2
- LEASE TERM:** 5 Years
- OPTION TO RENEW:** 5 year renewal option
- MINIMUM RENT:** Main Floor Retail Starting at \$26.00 per sq. ft, per Annum
2nd floor office, Starting a \$15.00 per sq. ft. per annum
- ADDITIONAL RENT:** Estimated \$15.31 per sq. ft. per Annum for (2017), includes utilities for normal usage
- TENANT INDUCEMENTS:** Negotiable
- SIGNAGE:** Highly visible Fascia Signage and Pylon signage available at market rates
- PARKING:** Excellent parking ratio, 4 stalls per 1000 sq ft, 559 surface stalls in total
- COMMENTS:** Various Main floor options, including Turnkey Yoga studio and Medical office, Elevator access to 2nd floor, fully developed office units available. Limited area retail, strong Tenant draw, excellent parking and strategic location create this opportunity for new Retail or office Tenants.

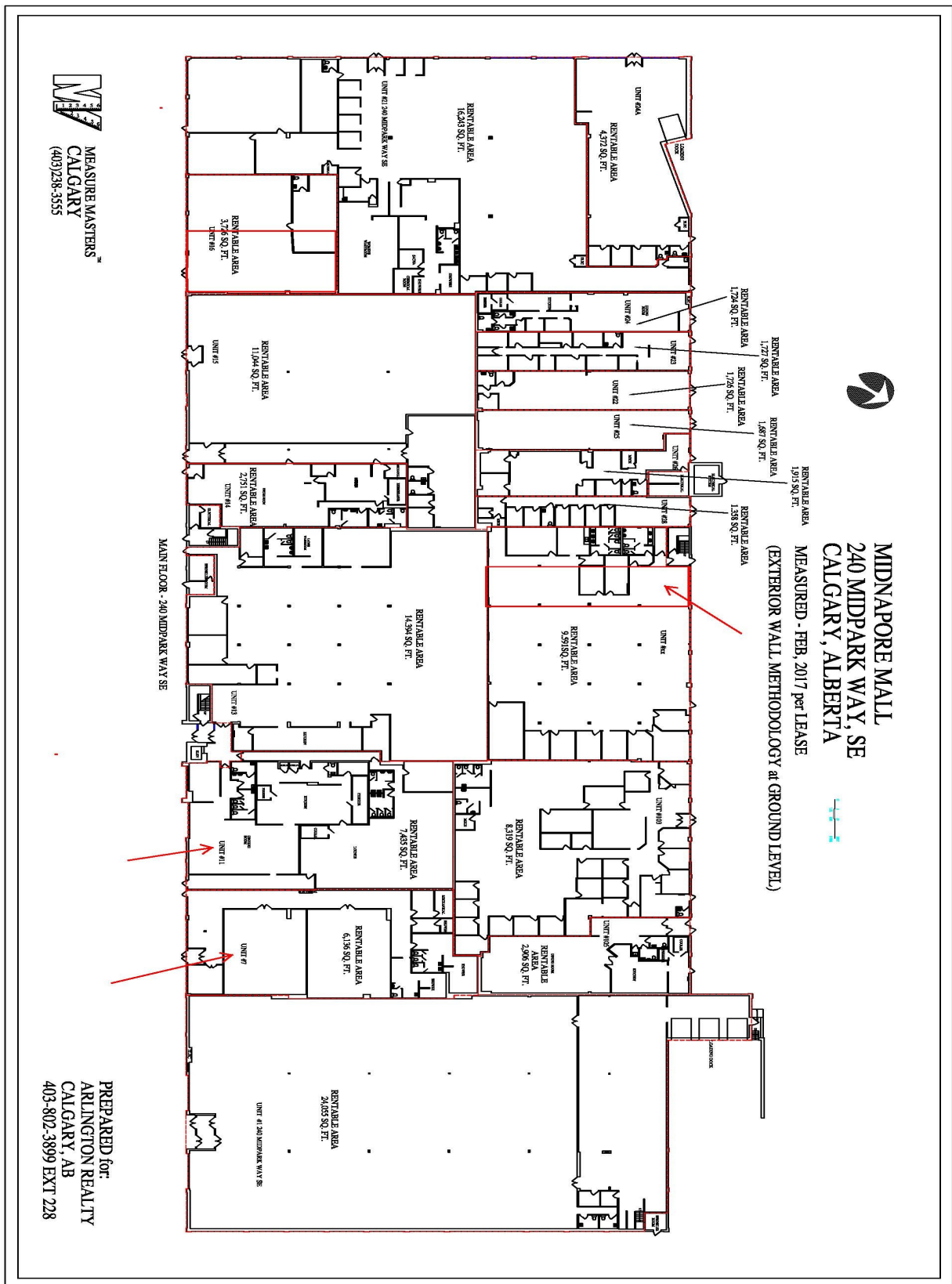


NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

RETAIL / MEDICAL / OFFICE
LEASE



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MEASURE MASTERS™
CALGARY
(403) 238-5555



MIDNAPORE MALL
240 MDDPARK WAY, SE
CALGARY, ALBERTA

MEASURED - FEB, 2017 per LEASE
(EXTERIOR WALL METHODOLOGY at GROUND LEVEL.)

PREPARED for:
ARLINGTON REALTY
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