

F O R L E A S E

**MAIN FLOOR RESTAURANT/PUB/RETAIL
RARE FIND SMALL 2ND FLOOR OFFICE SUITES
TEMPLE CROSSING
5401 TEMPLE DRIVE NE**



Highlights...

- ✓ Turnkey main floor pub / restaurant 4,155 sq ft, could be Demised/ Converted to retail
- ✓ Rare find Main Floor Kiosk 326 sq ft
- ✓ Small developed office Suites, 688, 695, 735, 1,108 & 1,150, 2,541 sq ft,
- ✓ High exposure high traffic retail location
- ✓ Great draw from main floor & 2nd floor tenants
- ✓ Highly visible signage available and abundant on site parking

PAUL LOUTITT

Century 21 Bamber Realty Ltd.

1612 - 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 www.calgarycommercialrealty.com

Cellular: (403) 861-5232 Fax: (403) 229-0239 E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

FOR LEASE



FOR LEASE

ADDRESS:	Temple Crossing Shopping Centre 5401 Temple Drive NE, Calgary, Alberta
AVAILABLE SPACE:	Main floor - 4,155 sq ft pub/restaurant , vacant - K2 326 sq ft kiosk next to West Entrance 2nd Floor - Suite 221, 695 sq ft, open plan - Suite 205, 735 sq ft developed, available June 1, 2020 - Suite 209, 1,1,150 sq ft developed - Suite 210, 688 sq. ft. developed - Suite 217, 1,108 sq ft developed - Suite 226, 2,541 developed with 2 interior washrooms
NET RENT:	Main floor Asking \$25.00 per sq ft 2nd floor Below Market starting at \$10.00 per sq ft per annum as is
OPERATING COSTS:	Main floor \$14.00 per sq ft per annum for 2019, 2nd Floor \$16.00 per square foot per annum for 2019
UTILITIES:	Main floor separately metered 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) Pub Pylon \$140 Fascia \$160
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, Government Services, Subway, Temple Drycleaning, Entertainment Plus, Global Liquor, Rio Pizza, Properties Animal Clinic, Temple Medical Clinic, Drug Mart, as ell as various other main and 2nd floor Tenant's.
COMMENTS:	High exposure retail and office within active Temple Crossing. Main Floor Turnkey Restaurant / Pub space available 4,511 sq ft 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, anchor Tenant's, visible signage exposure and abundant on site parking create an excellent draw to the centre.

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.