

FOR LEASE

MIDNAPORE MALL

RETAIL/MEDICAL/OFFICE



Highlights ...

- ✓ Excellent opportunity within very active Midnapore Mall just off Macleod Trail South
- ✓ Prime retail / restaurant / medical space available, approximately 2,295 sq. ft. available
Offering high ceiling and rear common loading dock access, **Now Leased**
- ✓ Two remaining Fully developed 2nd Floor office suites available 2,084 and 3,762 sq. ft.,
With elevator access,
- ✓ High vehicle and signage exposure
- ✓ High population area, strong household income and close proximity to LRT station
- ✓ Strong Tenant mix, including Wendy's, Dollarama, Planet Fitness, Cloverdale Paints, Treehouse Family Playground, International Food Supermarket and a mix of retail, beauty, medical, pharmacy, personal services and restaurant Tenant's

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Industrial, Retail, Investment Sales & Leasing

F O R L E A S E

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

ADDRESS:	240 Midpark Way SE, Calgary
AVAILABLE SPACE:	Main Floor: North side, Unit 36, 2,295 sq. ft. +/- Now Leased 2nd Floor: Two remaining Fully developed office suites, 2,084 and 3,752 sq. ft. available with elevator access
ZONING:	C-C2 Commercial Corridor 2
LEASE TERM:	5 - 10 Years
OPTION TO RENEW:	Negotiable
MINIMUM RENT:	Main Floor Retail \$30.00 - \$35.00 per sq. ft, per Annum 2nd floor office, Starting a \$15.00 per sq. ft. per annum
ADDITIONAL RENT:	Estimated Main \$16.03, 2nd Floor \$16.97 per sq. ft. per Annum for (2024), includes utilities for normal usage
TENANT INDUCEMENTS:	Negotiable
SIGNAGE:	Highly visible Fascia and Pylon signage, subject to availability, market rates
PARKING:	Excellent parking with 559 surface stalls
COMMENTS:	Prime retail space available on the main floor, Now Leased , featuring high ceilings and a convenient loading dock. The unit offers 2,295 square feet of versatile space, ideal for various business needs. Two remaining fully developed Office suites available with elevator access available on the 2nd floor, 2,084 and 3,752 sq. ft. This property boasts a strong tenant mix, excellent location, and ample parking, making it an attractive opportunity for new tenants seeking a vibrant and well-connected setting..



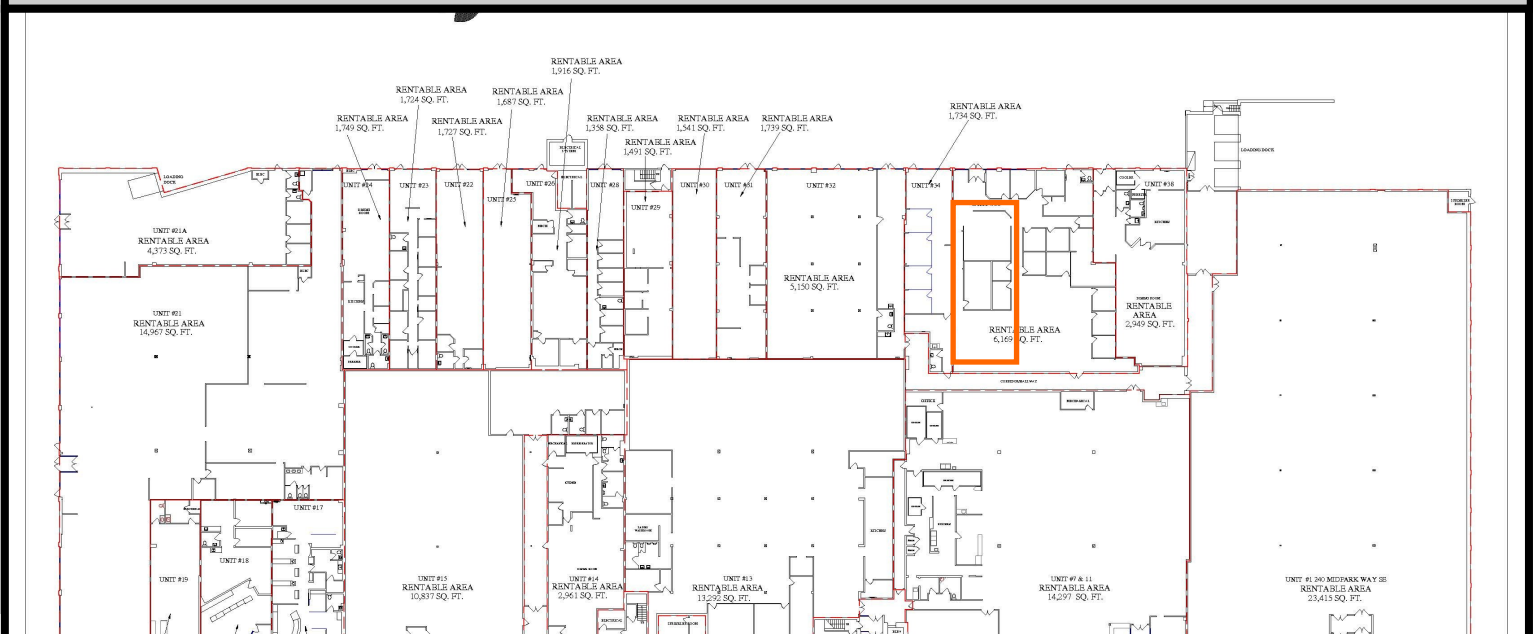
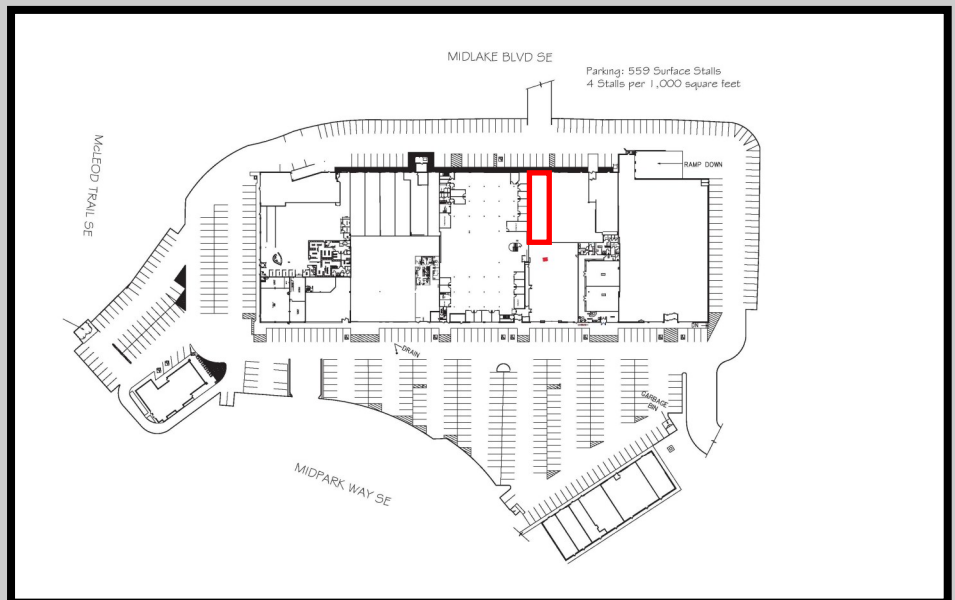
NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

FOR LEASE RETAIL/MEDICAL/OFFICE

Midnapore Center Main Floor Plan, Leasing Opportunity and Tenant Directory

- ✦ Planet Fitness
- ✦ International Fresh Foods Supermarket
- ✦ Modern Beauty
- ✦ Shawarma & Meat Shop
- ✦ Canna Cabana
- ✦ Chatime
- ✦ Treehouse Indoor Playground
- ✦ Pho So 1
- ✦ Dollarama L.P.
- ✦ Viva Dental
- ✦ Cool Vape Inc.
- ✦ Nutrition and Beyond
- ✦ Mission Thrift
- ✦ Cloverdale Paint
- ✦ Matrix Pharmacy
- ✦ Prompt Care Medical Centre
- ✦ BBQ Chicken
- ✦ Fiesta Market
- ✦ Leasa Renae Salons
- ✦ Orchid Oasis Massage & Spa
- ✦ Fairstone Financial
- ✦ Taste of Himalayas
- ✦ Eggsmart Restaurant
- ✦ Gold Bistro Chinese Restaurant
- ✦ Midnapore Hairstyling
- ✦ SF Massage
- ✦ RB liquor
- ✦ Little Caesars

Available Space Unit 36 North Side
2,295 Sq. ft. +/- **LEASED**



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Midnapore Center 2nd Floor Plan and Leasing Opportunities

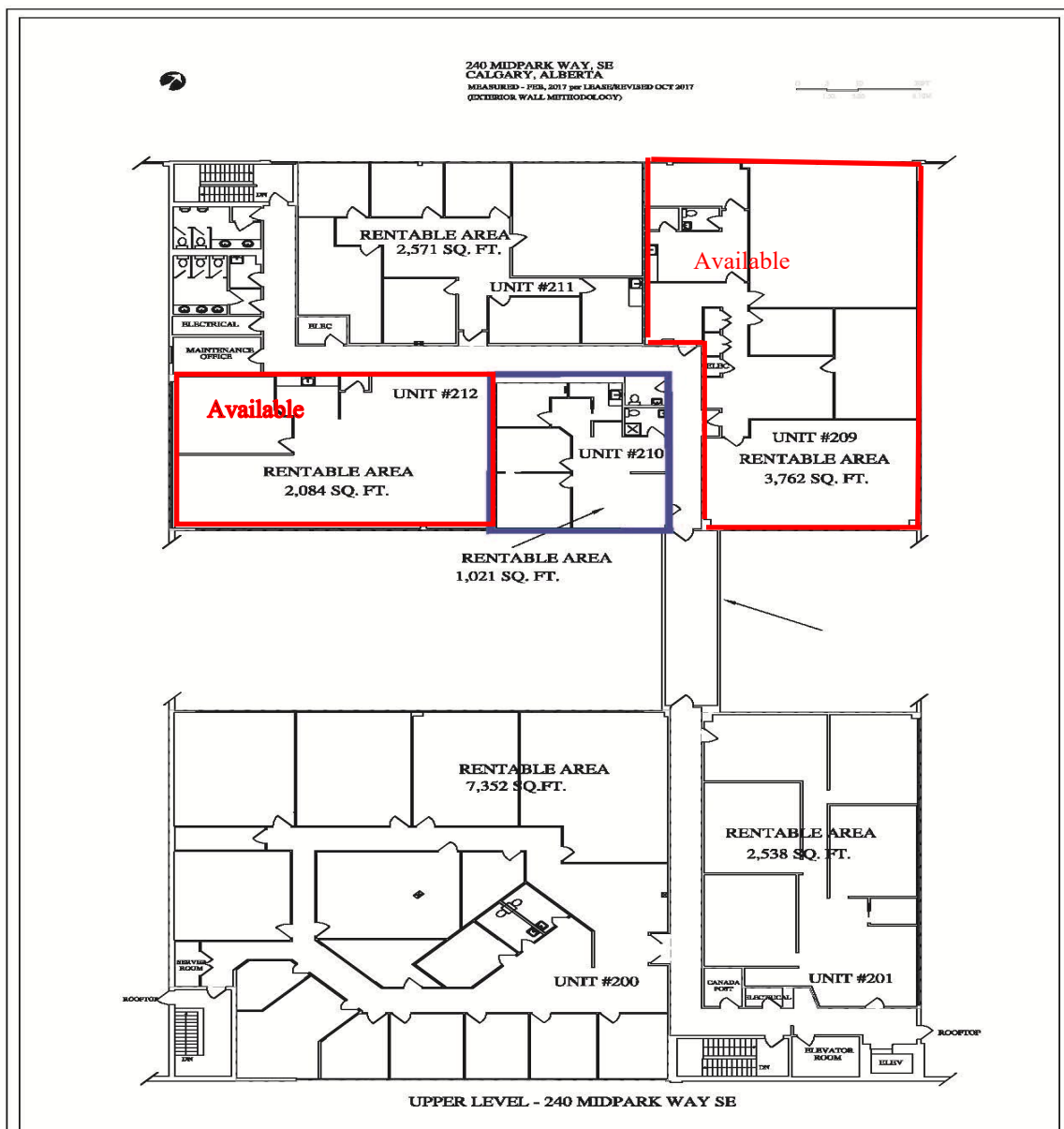
Available Spaces

Fully improved office space

Suite 209 – 3,762 sq. ft.

Suite 212– 2,084 sq. ft.

Improved office suites available with
minimum 60 days notice



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