

# 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,
- ✓ 2nd Floor office suite available 1,021 sq. ft., elevator access, other 2nd floor options
- ✓ 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

<b>ADDRESS:</b>	240 Midpark Way SE, Calgary
<b>AVAILABLE SPACE:</b>	Main Floor: North side, Unit 36, 2,295 sq. ft. +/- 2nd Floor: Suite 210, 1,021 sq. ft., fully developed, other options
<b>ZONING:</b>	C-C2 Commercial Corridor 2
<b>LEASE TERM:</b>	5 - 10 Years
<b>OPTION TO RENEW:</b>	Negotiable
<b>MINIMUM RENT:</b>	Main Floor Retail \$30.00 - \$35.00 per sq. ft, per Annum 2nd floor office, Starting a \$15.00 per sq. ft. per annum
<b>ADDITIONAL RENT:</b>	Estimated Main \$16.03, 2nd Floor \$16.97 per sq. ft. per Annum for (2024), includes utilities for normal usage
<b>TENANT INDUCEMENTS:</b>	Negotiable
<b>SIGNAGE:</b>	Highly visible Fascia and Pylon signage, subject to availability, market rates
<b>PARKING:</b>	Excellent parking with 559 surface stalls
<b>COMMENTS:</b>	Prime retail space available on the main floor, featuring high ceilings and a convenient I loading dock. The unit offers 2,295 square feet of versatile space, ideal for various business needs. Additional office options are available on the second floor, complete with elevator access for easy mobility.

This property boasts a strong tenant mix, an 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 This property may be withdrawn from the market at anytime without further notice.

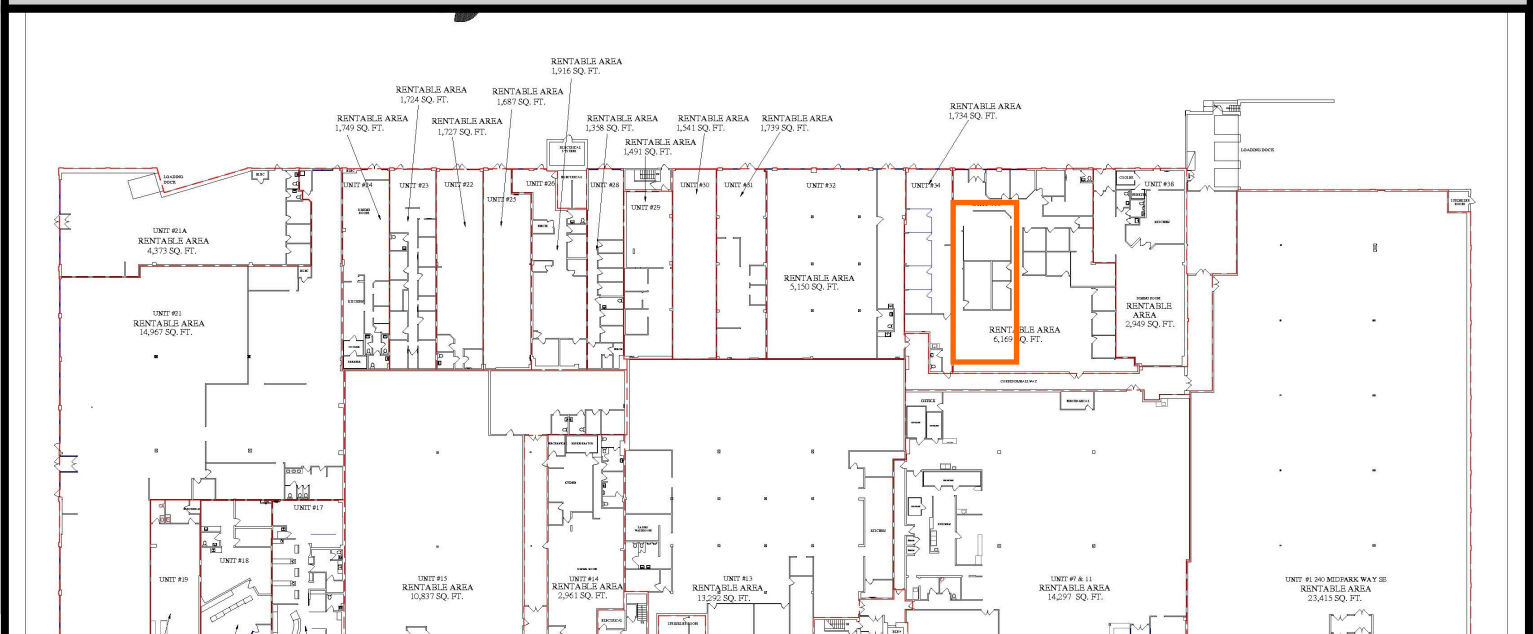
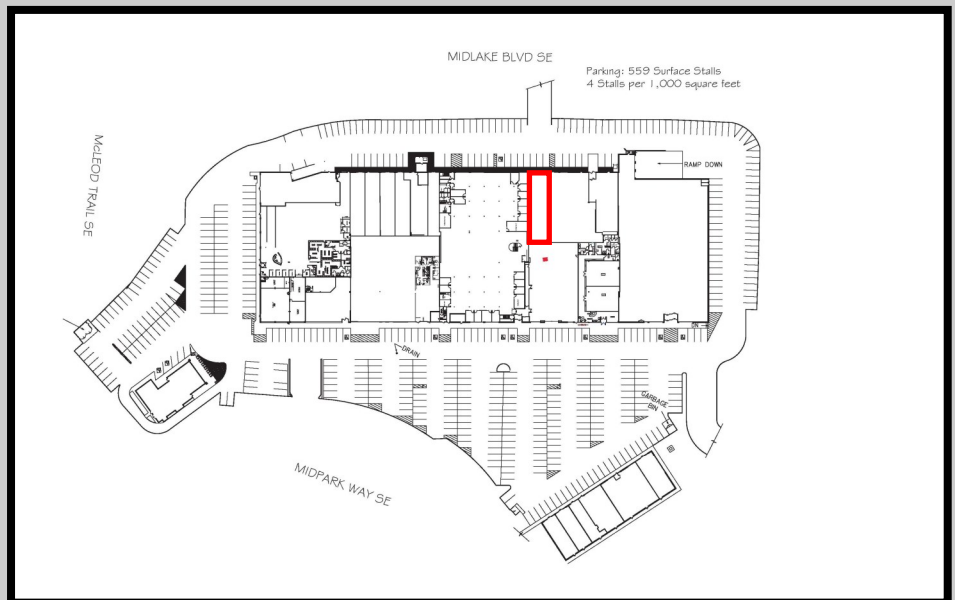


# FOR LEASE RETAIL / MEDICAL / OFFICE

## 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. +/-



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## Midnapore Center 2nd Floor Plan and Leasing Opportunities

### Available Space

Suite 210

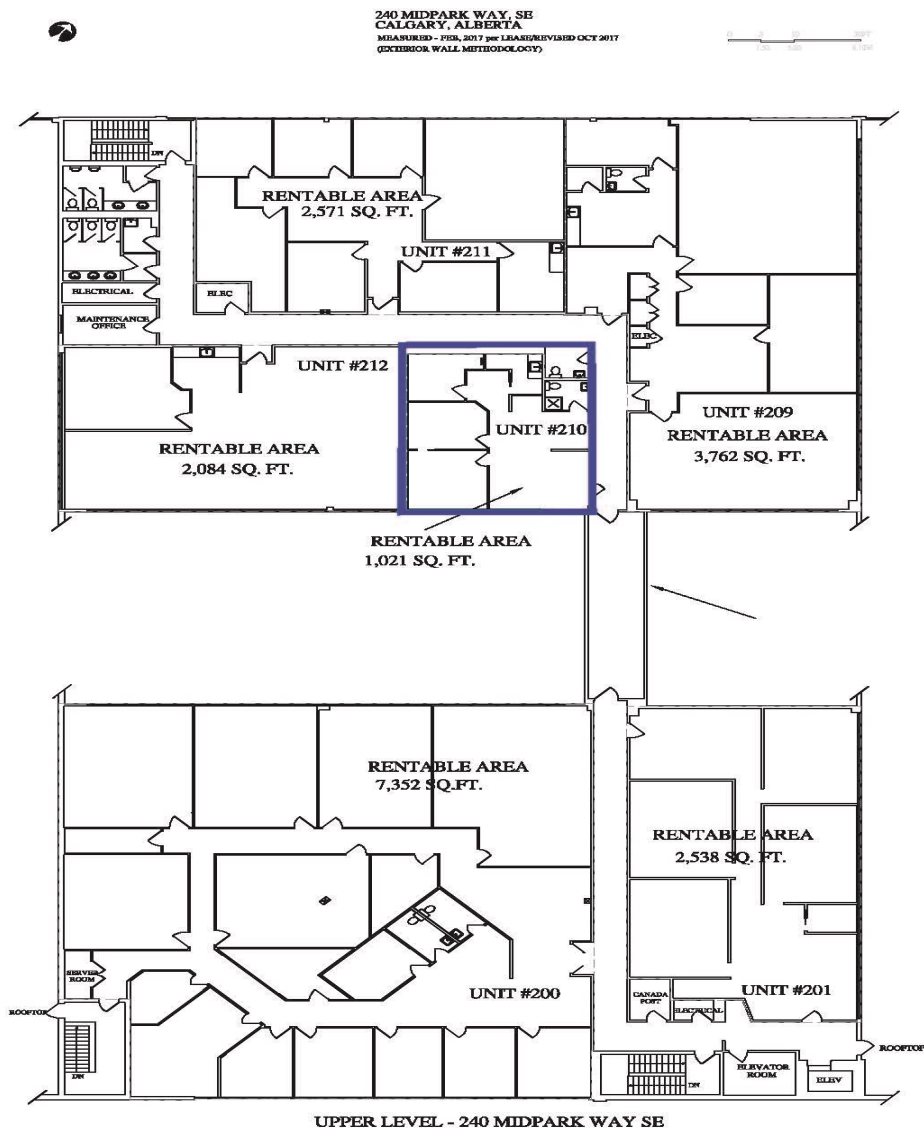
Fully improved office space

1,021 sq. ft.

In suite washroom

Suites 209, 211, 212 ,

Improved office available with notice





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