

# FOR LEASE

## MIDNAPORE CENTER

### RETAIL/MEDICAL/OFFICE



#### Highlights ...

- ✓ Excellent opportunity within very active Midnapore Mall just off Macleod Trail South
- ✓ Prime retail / restaurant / medical space available, can be subdivided, 1,700 - 6,169 sq. ft., 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 Treehouse Family Playground, Wendy's, Dollorama, Planet Fitness, Cloverdale Paints, International Food Supermarket and a mix of retail, beauty, medical, pharmacy, personal services and restaurant Tenant's

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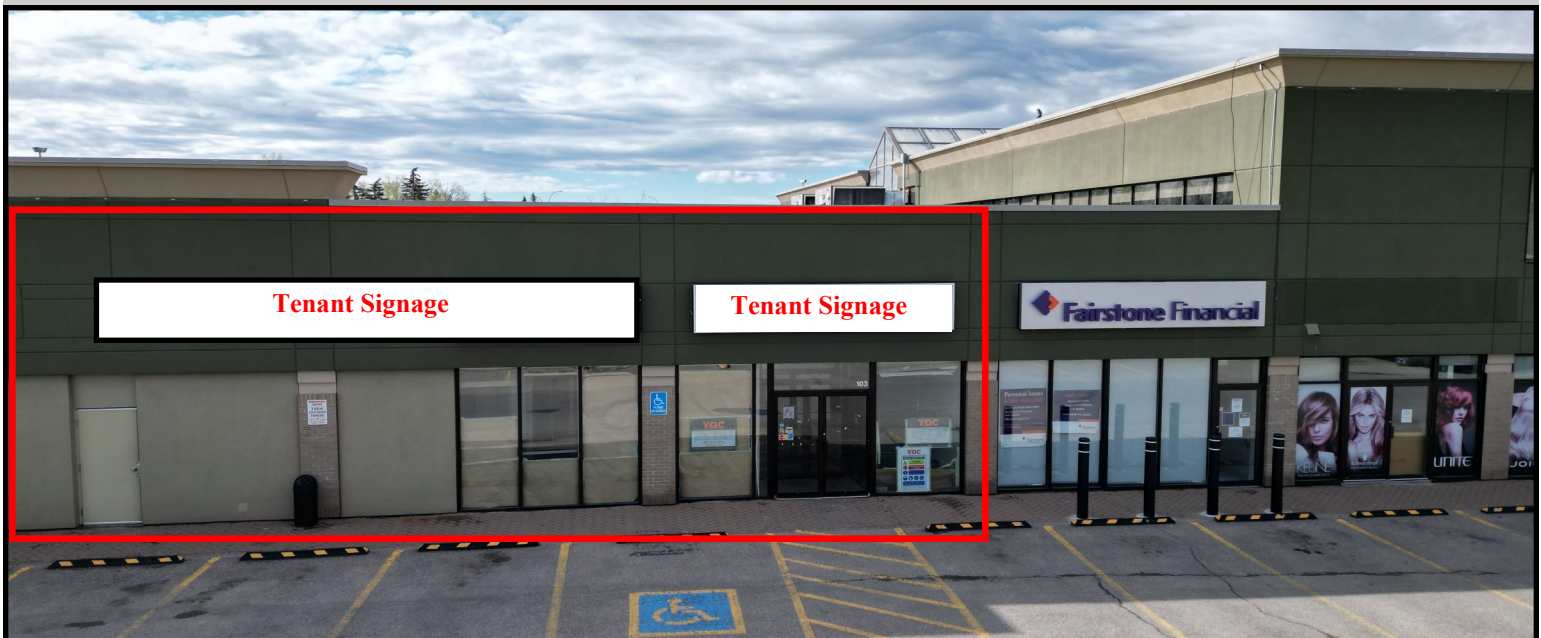
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**Industrial, Retail, Investment Sales & Leasing**

# 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, 1,700 - 6,169 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 \$28.00 - \$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 Signage and Pylon signage, subject to availability, market rates
<b>PARKING:</b>	Excellent parking with 559 surface stalls
<b>COMMENTS:</b>	Prime main floor retail space with high ceilings and loading dock, 6,169 available can be subdivided. 2nd floor Office options also available with elevator access. Strong Tenant mix, excellent location and parking, create a strong draw for new Tenants.



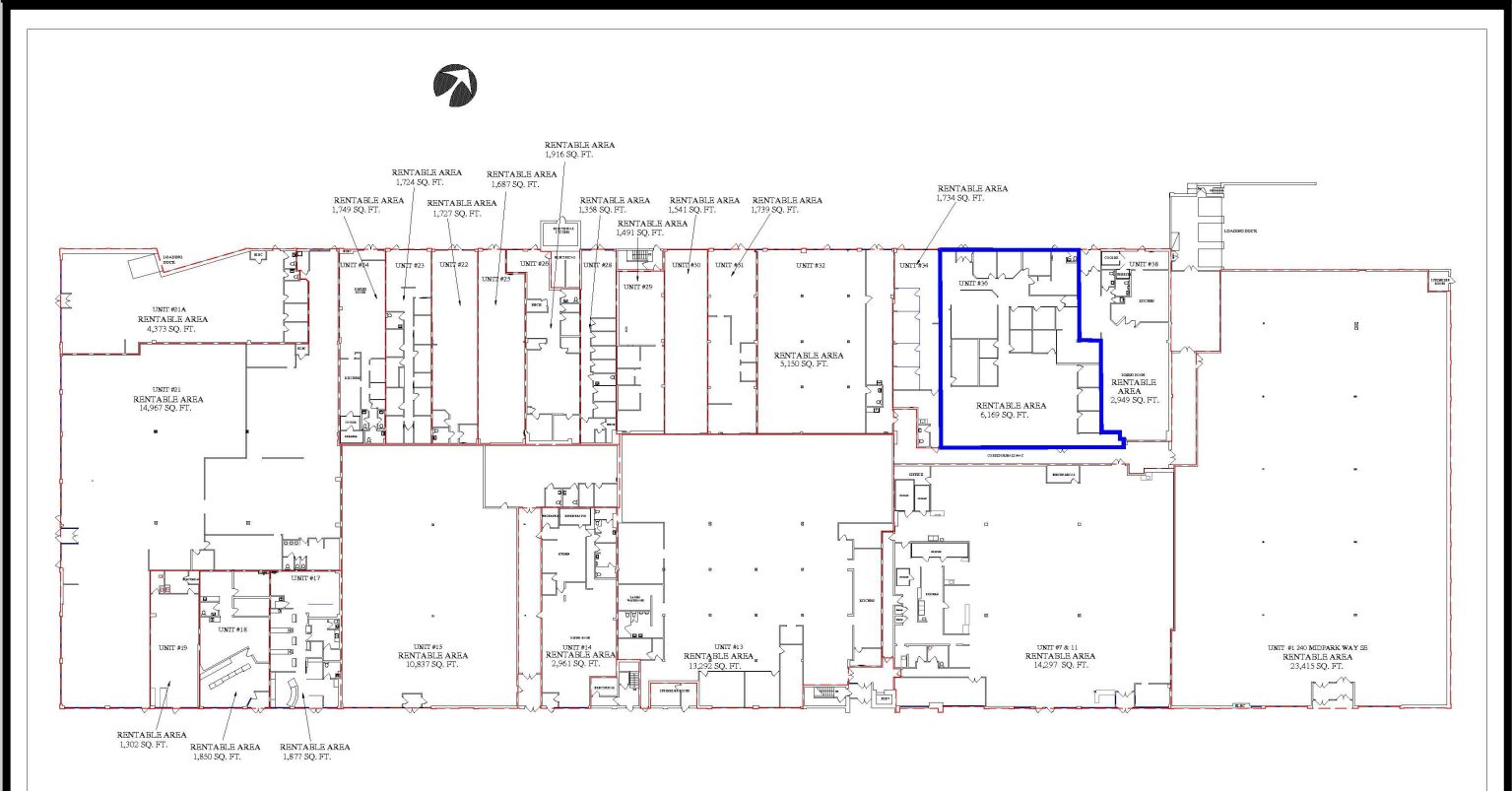
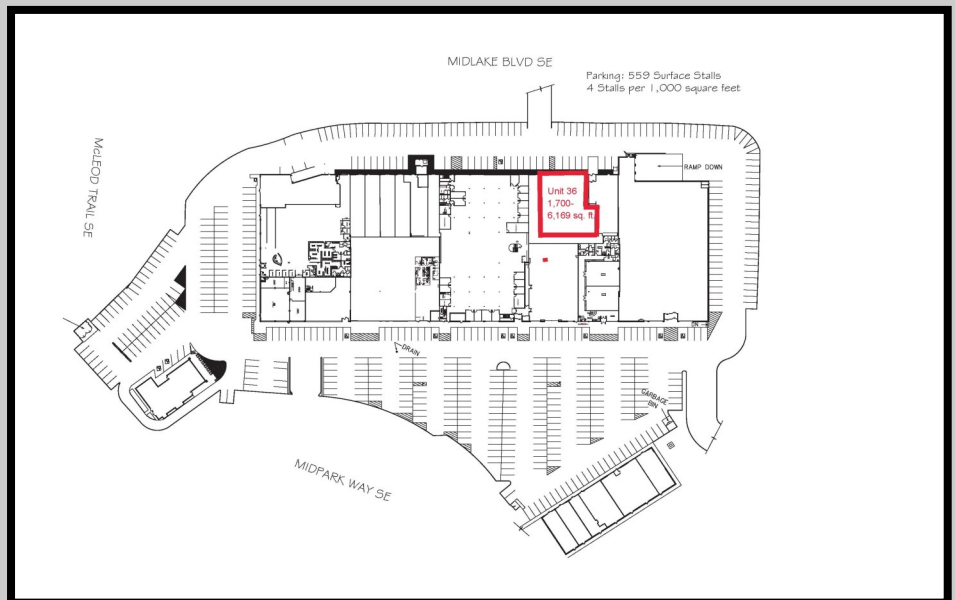
NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

# FOR LEASE RETAIL/MEDICAL/OFFICE

## Midnapore Center Main Floor Plan, Leasing Opportunity and Tenant Directory

- ✦ Planet Fitness, Unit 1
- ✦ International Fresh Foods Supermarket, Unit 7
- ✦ Modern Beauty, Unit 32
- ✦ Shawarma & Meat Shop, Unit 31
- ✦ Canna Cabana, Unit 28
- ✦ Chatime, Unit 30
- ✦ Treehouse Indoor Playground, Unit 13
- ✦ Pho So 1, Unit 14
- ✦ Dollarama L.P., Unit 15
- ✦ Viva Dental, Unit 17
- ✦ Cool Vape Inc., Unit 18
- ✦ Nutrition and Beyond, Unit 19
- ✦ Mission Thrift, Unit 21
- ✦ Cloverdale Paint, Unit 21A
- ✦ Matrix Pharmacy, Unit 22
- ✦ Prompt Care Medical Centre, Unit 23
- ✦ BBQ Chicken, Unit 24
- ✦ Fiesta Market, Unit 25
- ✦ Leasa Renae Salons, Unit 26
- ✦ Orchid Oasis Massage & Spa, Unit 28
- ✦ Fairstone Financial, Unit 34
- ✦ Taste of Himalayas Unit 38

**Available Space Unit 36 North Side  
1700 - 6169 Sq. ft., can be subdivided**



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## Midnapore Center 2nd Floor Plan and Leasing Opportunities

### Available Space

Suite 210

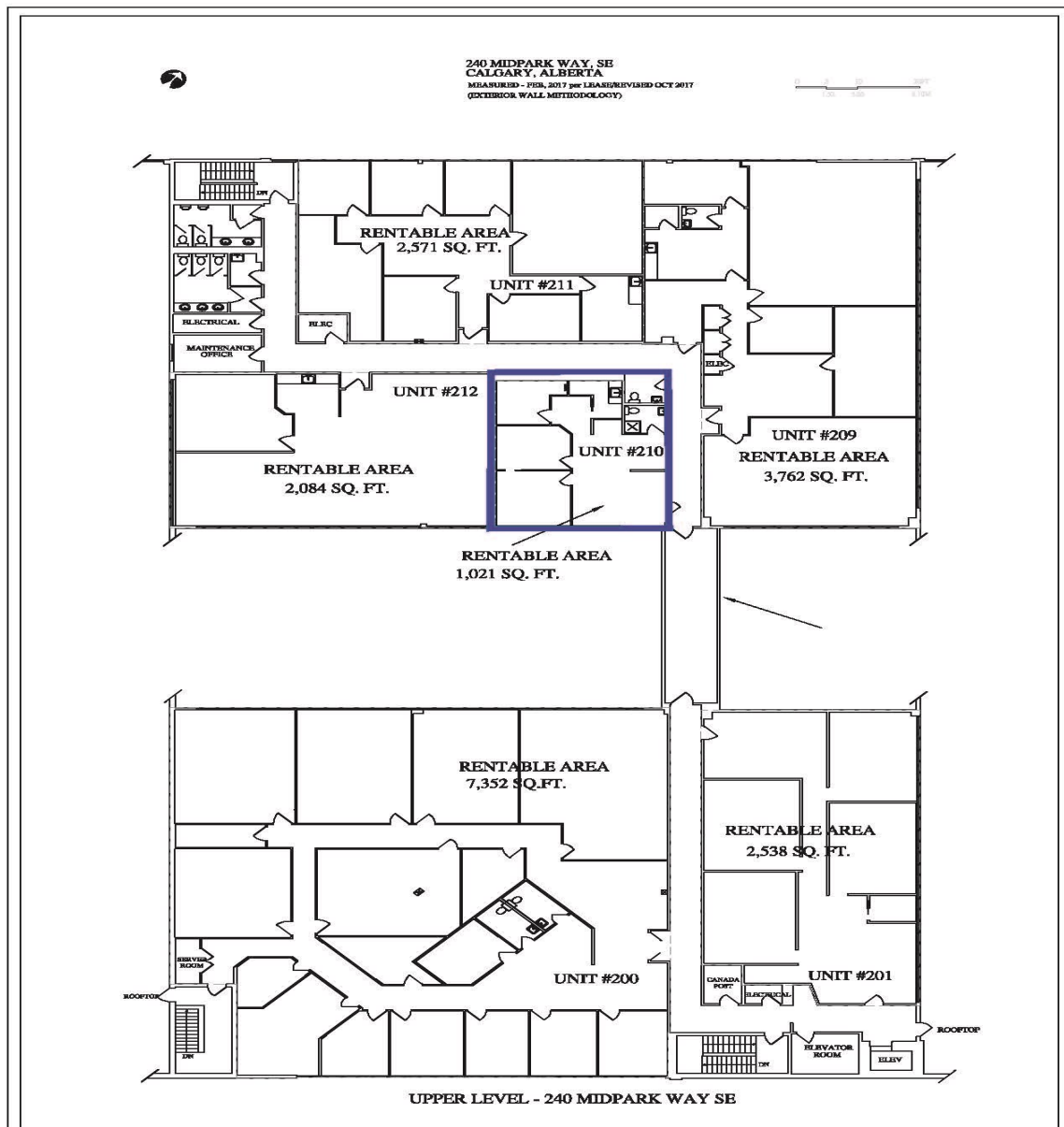
Fully improved office space

1,021 sq. ft.

In suite washroom

Suites 209, 211, 212 ,

Improved office available with notice



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