

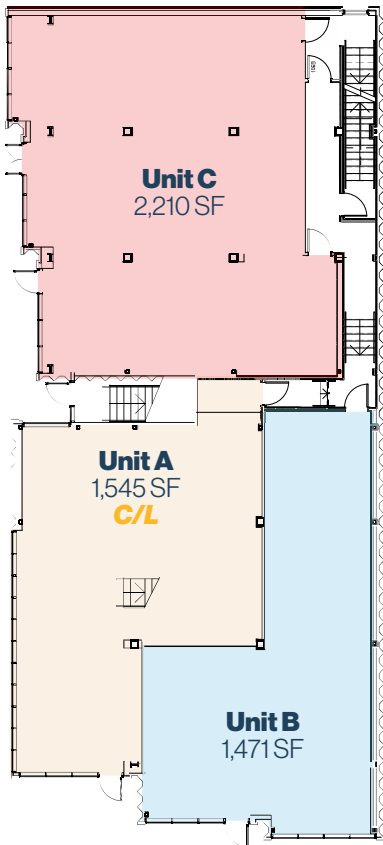


An Award-Winning  
Development by

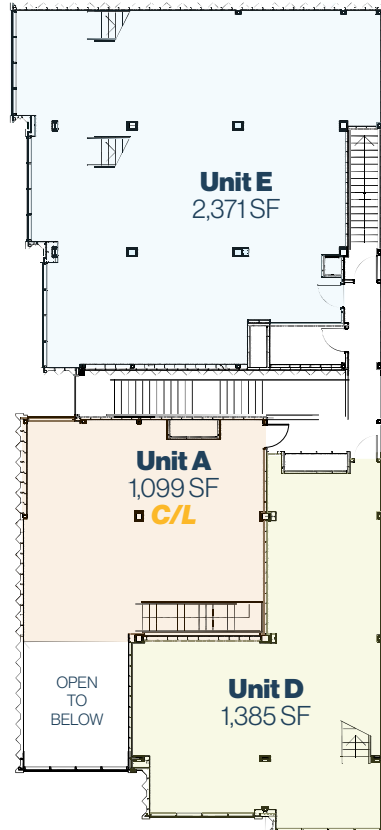


A Finalist in the  
Conceptual or Theoretical Urban Design Projects  
Mayor's Urban Design Awards 2024

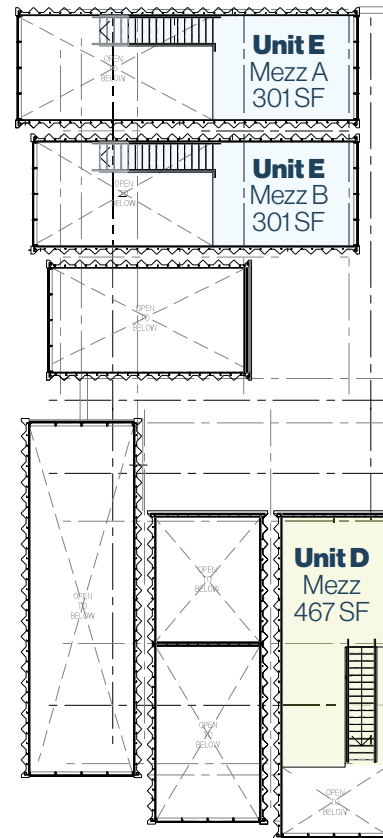
## Main Floor



## 2nd Floor



## Mezzanine



### Size Available

#### MAIN FLOOR

**Unit A:** 1,545 SF - (1 of 2) C/L

**Unit B:** 1,471 SF

**Unit C:** 2,210 SF

#### SECOND FLOOR

**Unit A:** 1,099 SF - (2 of 2) C/L

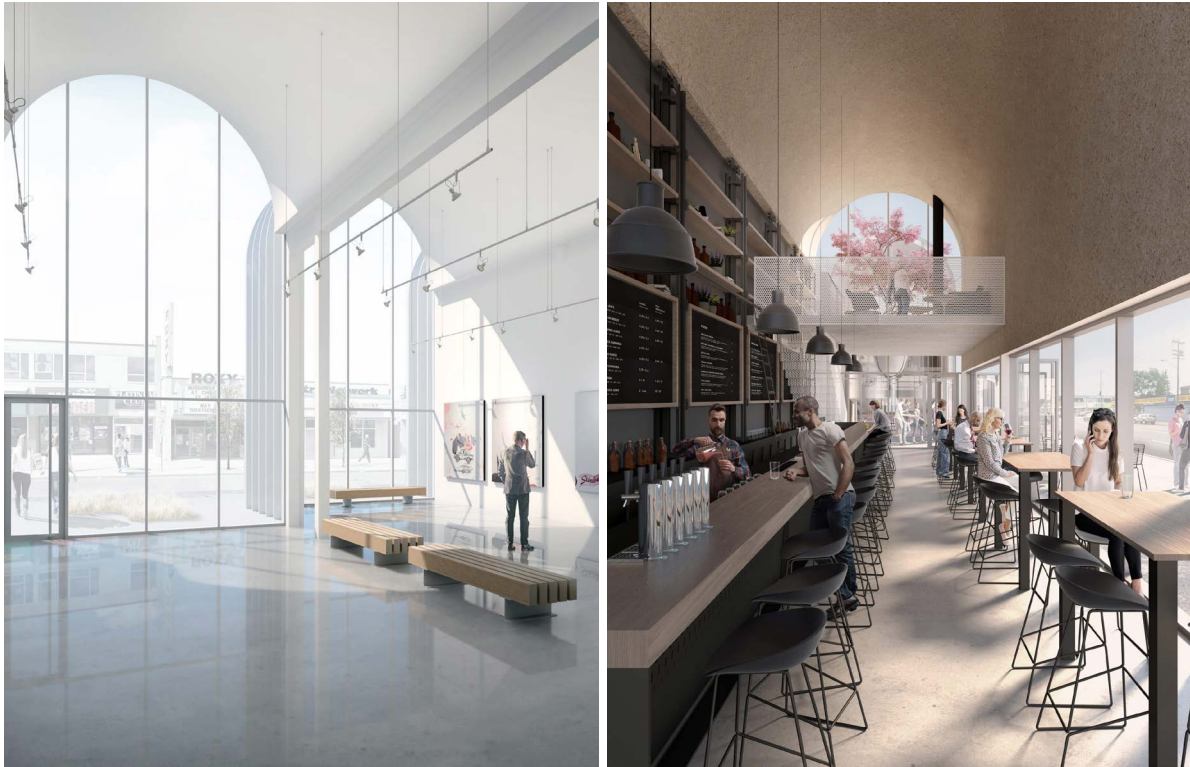
**Unit D:** 1,385 SF + 467 SF mezzanine

**Unit E:** 2,371 SF + 301 SF(x2) mezzanine

*Additional Demising Options Available*

<b>Availability</b>	Q1 2027 Completion (Est.)
<b>Net Rate</b>	Market
<b>Op Costs</b>	\$20.00 PSF (Est. 2025)
<b>Building Size</b>	12,000 SF
<b>Zoning</b>	C-Core 1
<b>Parking</b>	Street Parking

- **Prime Location** – Situated in the heart of Marda Loop, one of Calgary's most sought-after and vibrant neighborhoods.
- **High Exposure** – Exceptional visibility on 33rd Avenue & 21st Street SW, ensuring maximum foot and vehicle traffic.
- **Striking Architecture** – A uniquely designed stand-alone boutique retail development featuring stunning arches for a distinctive and memorable visual appeal.
- **Thriving Retail Hub** – Be part of a dynamic retail scene alongside popular shops, restaurants, and businesses.
- **Modernized Infrastructure** – The City is near completion of brand-new streetscapes, including updated streetlights, sidewalks, paving, and utilities, enhancing the pedestrian-friendly environment.
- Secure your space in one of Calgary's top retail destinations.



SOUTH FACADE



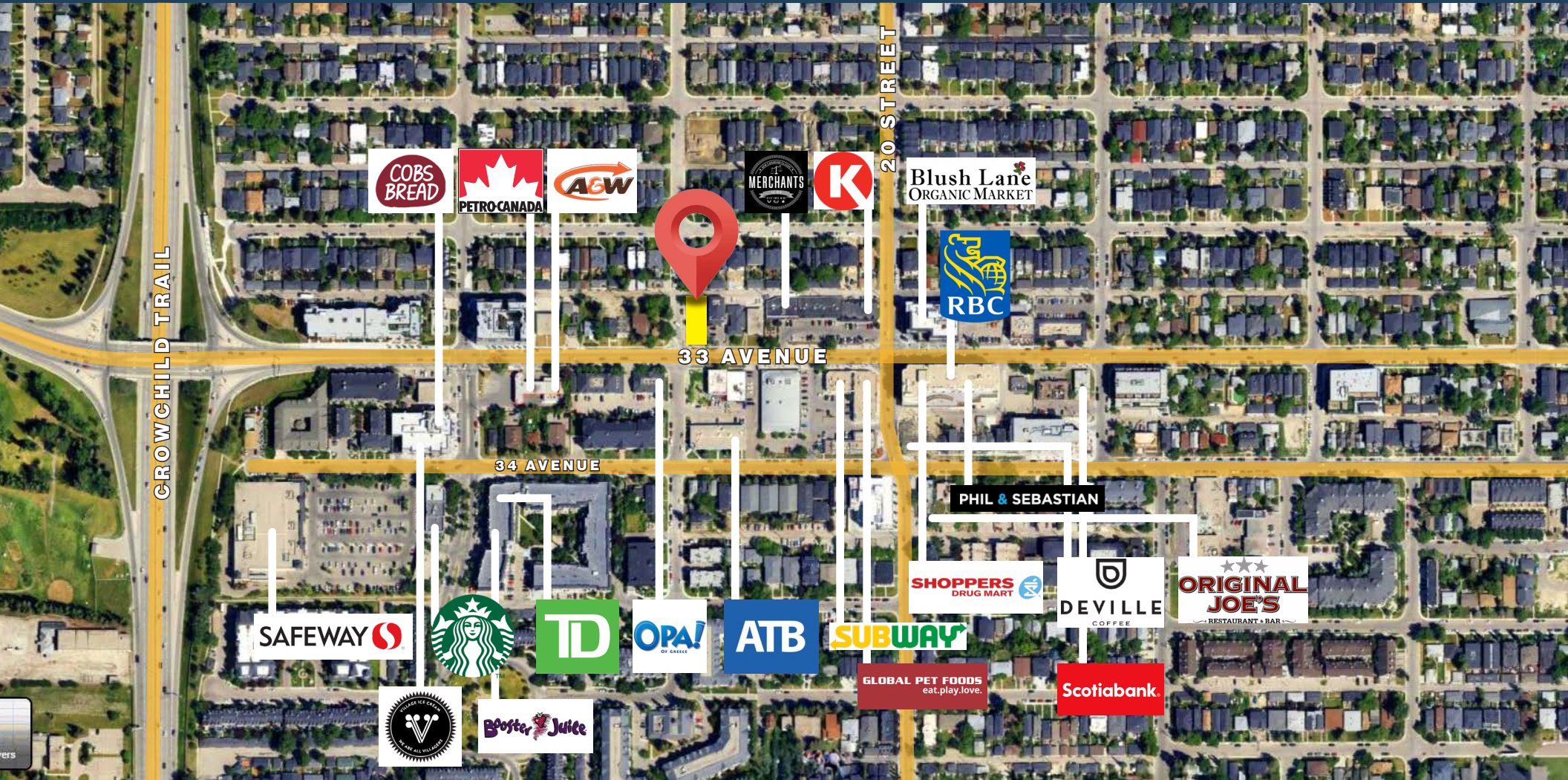
VIEW FROM SOUTH-WEST



WEST FACADE



VIEW FROM NORTH-WEST



 **NEIGHBORHOOD**  
South Calgary

 **POPULATION**  
3KM  
96,700

 **MEDIAN AGE**  
38.3

 **HOUSEHOLD INCOME**  
\$89,282

 **TRAFFIC COUNT**  
31,000 VPD | 33 Ave & Crowchild  
22,000 VPD | 33 Ave & 21 Street

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# Thank you for your Interest



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For more information, please contact one of our Associates.